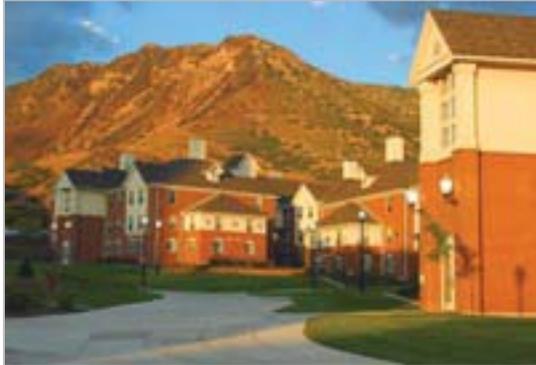


**University of Utah**

**Student Housing Master Plan**

**Final Report  
April 2012**



**HANBURY EVANS WRIGHT VLATTAS + COMPANY**

In the Spring of 2011, University of Utah (“U of U”, “University”) engaged Brailsford & Dunlavey (“B&D”) and Hanbury Evans Wright Vlattas & Company (“Hanbury Evans”) for a Student Housing Master Plan (the “Study”). The intention of the Study was to evaluate the entire U of U housing system and test additional sites for the potential of new housing developments. The Study was a joint effort between the two firms with B&D, acting as a prime consultant, performing the strategic analysis, market analysis, and financial modeling. Hanbury Evans, the sub-consultant, performed the completion of the master planning site feasibility analysis.

This report, prepared by B&D’s project team comprised of Greg Wachalski, Regional Vice President, Daniel Durack, Assistant Project Manager, and Ryan Jensen, Project Analyst, sets forth B&D’s findings and recommendations as part of the Study. The findings contained herein represent the professional opinions of B&D personnel based on assumptions and conditions detailed in this report. B&D has conducted research using both primary and secondary information sources, which are deemed to be reliable but whose accuracy B&D cannot guarantee.

BOARD OF TRUSTEES MINUTES  
June 12, 2012

Item 505 - Student Housing Master Plan

"On motion duly made by Trustee Phil Clinger and seconded by Trustee Keven Rowe, the Residential Housing Master Plan was approved. There was one negative vote. Trustees requested further studies in going forward with this plan and Taft Price offered to work with administration and campus housing to look at other viable options to keep future costs in check."

### Sections

- 1 ..... Executive Summary
- 2 ..... Focus Group Interviews
- 3 ..... Off-Campus Market Analysis
- 4 ..... Survey Analysis
- 5 ..... Competitive Context Analysis
- 6 ..... Demand Analysis
- 7 ..... Financial Analysis
- 8 ..... Master Planning Concepts

### Appendices

- A ..... Student Survey
  - 1. Survey Results
  - 2. Survey Comments
- B ..... Faculty/Staff Survey
  - 1. Survey Results
  - 2. Survey Comments
- C ..... Off-Campus Market Charts
- D ..... Competitive Context Charts
- E ..... System-Wide Financial Model



# Section 1:

## Executive Summary



**BRAILSFORD & DUNLAVEY**



## Objectives and Methodology

Brailsford & Dunlavey, in association with Hanbury Evans Wright Vlattas, was retained by the University of Utah in Spring 2011 to perform a Student Housing Master Plan.

B&D's scope of work included student focus groups, an off-campus (private-sector) housing market analysis, an Internet survey sent to students and faculty/staff, a competitive context analysis, and a system-wide financial model. Based on the survey analysis, B&D constructed a housing demand model. The model quantifies the demand for the proposed units at specific rental rates in the context of U of U's enrollment figures. Hanbury Evans Wright Vlattas, an architectural sub-consultant to B&D, then conducted site studies on potential locations for on-campus housing based on the findings from B&D's market analysis.

## Strategic Analysis

The recommendations developed through this Housing Master Plan were driven by several strategic objectives outlined by the Planning Committee in coordination with B&D.

**1. *The University of Utah identified freshman students as the primary target market for University housing.***

With projected enrollment growth and increasing freshman class sizes, the University of Utah is experiencing growing demand for beds in University housing. The U of U is also witnessing growth in attendance among out-of-state and International students who desire on-campus housing at higher rates than students from Utah. In order to accommodate this demand among incoming students, the U of U would like to have more available freshman unit types to avoid forcing some upperclassmen and graduate students into the off-campus market.

**2. *With the recent entry into the PAC-12 Conference, the University has an updated "peer" group. In addition to competing with these schools on athletic and academic levels, the University understands that it will now be competing with these PAC-12 institutions for prospective students due to more exposure on the West Coast.***

While comparable in size and reputation to the other institutions within the PAC-12 Conference, the University of Utah has a reputation as being more of a commuter campus than these schools. In an effort to change this perception, the University would like to capitalize on this exciting opportunity as a chance to increase the on-campus, residential presence and improve campus life. This new comparison group means that the University will associate itself with different schools when it comes to academics, student life, housing, and cost of attending. Raising the standard of the U of U will assist in recruiting efforts for students that traditionally attend other PAC-12 schools.

- 3. *The University of Utah strives to build strong residential communities at strategic locations on campus. The University would like to provide dining and parking in proximity to housing where possible.***

The University identified six potential locations for new or reconfigured student housing communities. Each site was analyzed for its ability to accommodate a critical mass of students as well as any applicable dining, parking, or community space. The intent was to test the feasibility of creating communities that catered to certain demographic groups (freshmen, upperclassmen, family housing, etc.).

- 4. *As a part of this planning process, the University of Utah administration expressed a desire to eliminate the subsidy currently covering a portion of the Housing and Residential Education budget.***

The University of Utah currently subsidizes a portion of Housing and Residential Education through institutional support towards the debt service. These subsidies amount to approximately \$2,375,000 for the 2011-2012 academic year. As a part of this Planning process, the University articulated its interest to reduce these subsidies to zero over time. In the system-wide financial model (**Appendix E**), this subsidy is gradually phased out and completely eliminated by the 2015-2016 academic year.

### **Summary of Findings**

Based on the focus group sessions, students seem satisfied with the housing options available to them at the U of U. Despite the fact that the students who have lived on campus at the U of U found it to be a great experience, many of the students we spoke with either live with parents or commute to campus from a house or apartment rental. Students living on campus generally like the convenience, ability to make friends, and location. However, some students mentioned that the residence halls seem to be isolated from the academic buildings and far from the rest of campus. Students mentioned that an apartment-style residence hall with full kitchens in a good location would interest more students in living on campus. The site currently occupied by the Annex Building was generally agreed upon as the most popular location for future U of U housing.

The qualitative information provided from the focus group sessions helped B&D develop the content of the student and faculty/staff survey. A total of 1,334 students and 291 faculty/staff responded to the web-based survey in February 2011. The survey found that students, overall, are satisfied with their living arrangement no matter where they live with less than 10% of respondents across all locations saying their housing situation was either “Unsatisfactory” or “Very unsatisfactory”. Approximately 58% of students living in off-campus housing rent their unit and another 27% living with parents/relatives. The weighted average rental rates for students in the off-campus market are \$477/month and \$121/month in utility costs for an average of \$598/month in aggregate off-campus housing costs. The results from the faculty/staff survey show that approximately 64% of respondents would be interested in rental/transitional housing offered through the U of U and 68% would be interested in University-sponsored, discounted, for-sale housing.



B&D analyzed the off-campus housing market in Salt Lake City because the on-campus housing system at the U of U functions in the context of the entire housing market. The off-campus housing research found that students pay, on average, \$475/month with rents ranging from \$283/month to \$1,599/month per bedroom. Rental rates are generally higher for properties in neighborhoods surrounding the U of U campus (Downtown SLC, The Avenues, Federal Heights), while properties further from campus (south or west of SLC) have, on average, lower rental rates but offer more amenities such as pools, fitness centers, and clubhouses. The willingness among students to travel to campus (average of 11.6 miles based on survey results) means that a wide range of price points and quality levels are potentially available to students.

In addition to analyzing the off-campus, private housing competition in the community, B&D researched six PAC-12 schools and five Utah institutions (only housing costs) to see how the U of U's housing system compares to other institutions. The U of U's total student body enrollment is the second smallest out of all those surveyed (only Oregon State's is smaller). U of U also has the highest percentage of undergraduate males and by far the highest percentage of part-time undergraduate students. The housing rates for standard double, suite-style, and apartment-style bedrooms at the U of U are the lowest among all PAC-12 peers (**Exhibit 1.1**). However, these housing rates are above the average among in-state institutions. The on-campus housing system at the U of U is the smallest of all analyzed peer schools. The U of U can house approximately 11% of the entire student enrollment, the lowest percentage among all peers.

University	Traditional Double Room	Suites	
		Single	Double
University of Utah	\$3,234	\$4,097	\$3,495
<b>PAC-12 Peer Institutions</b>			
Arizona State University	\$5,200	\$5,700	\$5,300
University of California, Berkeley*	\$8,623	\$9,465	\$9,297
University of California, Los Angeles*	\$7,216	\$9,631	\$8,578
University of Colorado*	\$6,550	\$7,462	\$7,462
Oregon State University	\$6,846	\$9,436	\$7,119
University of Washington	\$6,308	\$6,492	\$5,379
<b>AVERAGE</b>	<b>\$6,790</b>	<b>\$8,031</b>	<b>\$7,189</b>

\*40% meal plan discount applied

**Exhibit 1.1:** Academic Year Rates for PAC-12 Peer Schools



## Recommendations

### 1) Housing Program Size Recommendations

B&D's demand analysis shows that an additional 2,150 students (1,780 undergraduates) would live in U of U housing by 2019-2020 if the unit types they desired were available. Based on these findings, as well as the market analysis and financial feasibility, B&D is proposing 800 beds of semi-suite or pod-style units, primarily for freshmen. The first phase of 400 beds will open for occupancy by Fall 2015 and the second phase will open for Fall 2016. The proposed facilities, in addition to the Honors Housing facility opening Fall 2012, will accommodate a significant portion of this additional freshman demand for University housing. The upper-division and graduate student demand will be addressed in future housing projects as financial capacity within the housing system becomes available.

	Estimated Additional Demand	Honors Housing Beds	Proposed Beds (2015)	Proposed Beds (2016)	% of Additional Demand Accommodated
Undergraduate Students	1,780	309	400	400	62.3%

Exhibit 1.2: Undergraduate Program Demand and Recommendations

### 2) Financial Recommendations

For the 2011-2012 academic year, Housing and Residential Education received a subsidy of \$2,375,000 through the Paul Brinkman and In-Plant Funds. In order to eliminate these subsidies, improve the financial health of the HRE system, and finance new proposed projects, B&D included a series of rental rate increases in the financial model.

- Residence Halls: Rental rates will be increased by 8% for the 2012-2013, 2013-2014, and 2014-2015 academic years and 7% for the 2015-2016 academic year. The rates will be inflated at 5% thereafter.
- New Projects: The rental rates at the new proposed projects will be set at a 20% premium over the Sage Point double deluxe rate. In addition, these rental rates will inflate at 5% yearly.
- Apartments (Benchmark Plaza & Shoreline Ridge): Rental rates will be increased by 8% for the 2012-2013, 2013-2014, and 2014-2015 academic years and 7% for the 2015-2016 academic year. The rates will be inflated at 5% thereafter.
- Apartments (Downtown Commons): Rental rates will be inflated yearly at a flat 3% rate.
- Honors Housing: Rental rates will be increased by 6% for the 2013-2014, 2014-2015, and 2015-2016 academic years and 5% thereafter.



These rental rate increases will allow for the elimination of the HRE subsidies and help pay for new projects while not impacting the U of U's competitive advantage among PAC-12 schools. Even with these increases, the U of U's rental rates for suite-style units will still be less expensive than the seven PAC-12 institutions by 2020-2021 (assuming a flat 4% inflation rate at the peer institutions).

The debt coverage ratio after following the previously mentioned financial recommendations is 1.03 in Year 5 (2015-2016) and 1.59 in Year 15 (2025-2026).

### 3) Site Analysis

Sites were chosen for potential housing that helped foster residential communities and maintain proximity to parking and dining. **Exhibit 1.3** shows the locations for the site studies performed by Hanbury Evans Wright Vlattas. These sites include locations outlined in the 2008 Campus Master Plan as well as additional sites evaluated as a part of this Plan.

1. Heritage Commons Site
2. Annex Site
3. Stadium Site
4. University Village Site
5. HPER Mall Site
6. Outdoor Recreation Building Site

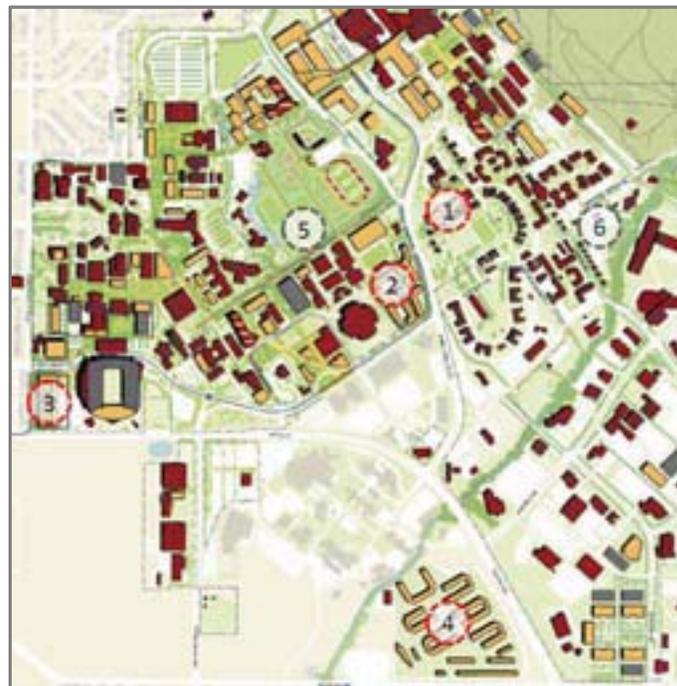


Exhibit 1.3: Locations for Site Analysis

## Master Planning Sites

These sites were evaluated by Hanbury Evans based on a detailed demand analysis by B&D that outlined the target population, bed count, and unit type.

1. **Heritage Commons Site** – 140 beds for freshman interest groups in two buildings.
2. **Annex Site** – 1,100 beds (in addition to Honors Housing under construction) along with a dining facility.
3. **Stadium Site** – 500 beds in apartment-style units over first floor retail along with two potential parking structures.
4. **University Village Site** (two options)
  - a. 700 units of family housing, 280 apartment-style beds for single-students, and 300 apartment-style beds for graduate students, along with a parking structure and two community centers.
  - b. 600 units of family housing, 500 apartment-style beds for single-students, and 300 apartment-style beds for graduate students, along with a parking structure and two community centers.
5. **HPER Mall Site** (two options)
  - a. 700 beds in double-occupancy, semi-suites within two buildings.
  - b. 1,400 beds in double-occupancy, semi-suites within four buildings.
6. **Recreation Building Site** (two options)
  - a. 300 beds in double-occupancy, semi-suites within two buildings.
  - b. 510 beds in double-occupancy, semi-suites within three buildings.



Exhibit 1.4: Annex Site



While the market analysis confirmed the significant demand for family housing at the U of U, financial constraints tied to this type of housing do not make it feasible at this time. First, B&D recommends the stabilization of the undergraduate housing program (HRE) to the point where it can eliminate the current subsidy and produce a positive cash flow. At that point, redevelopment of the University Village area into a mixed-use family, graduate, undergraduate student housing community should be re-examined.

## **Section 2:**

# Focus Group Interviews



**BRAILSFORD & DUNLAVEY**



## **Objective**

The purpose of the focus group interviews was to engage a variety of University of Utah students, faculty, and staff in dynamic conversations about their preferences, experiences, and recommendations regarding on- or off-campus housing. Focus groups were intended to yield qualitative data, reveal hidden sensitivities, and help structure the survey questions.

## **Methodology**

Focus group sessions were held on March 8<sup>th</sup> and 9<sup>th</sup>, 2011 at the Student Union, West Village Community Center, and Peterson Heritage Center. The housing focus groups were intended to engage participants in a dialogue about residential programming, housing preferences, off-campus housing opportunities, and a variety of other topics.

Each focus group was led by a moderator from Brailsford & Dunlavey whose role was to guide the conversation to address issues pertaining to the housing master plan. The moderator introduced a series of questions, intentionally open-ended in nature, and permitted individuals to discuss tangential issues and engage in dynamic conversations. In total, 77 students, faculty, and staff over nine separate sessions provided feedback on student housing, faculty/staff housing, student residential life, and the campus in general. Participants in all sessions were, generally, very vocal on the subject matter, and the interaction proved informative.

The following report is an overview of the key findings of the focus groups and contains a summary of the discussion and specific points raised. The responses shown are meant to illustrate the range of answers, comments, and concerns voiced during the sessions.

## **Detailed Analysis**

*Why did you decide to attend the University of Utah? What are some other schools you looked at? How critical was on-campus housing to your decision to attend the U of U?*

- Students in the focus groups decided to attend the University of Utah because of the academics, nationally recognized programs (Engineering), outdoor recreation opportunities, and its close proximity to family.
- A few of the schools that students looked at in addition to the University of Utah include Snow College, BYU, University of Washington, Utah State, Southern Utah University, Duke University, University of Denver, Yale, USC, and Virginia Tech.
- On-campus housing did not seem to be a major factor in the decision to attend the University of Utah. Many students we talked to live with their parents in the Salt Lake City area and did not consider living on campus.

*In general, what is your perception of campus life at the U of U?*

- The majority of students said that U of U feels like a commuter campus. Several students noted that this makes it more difficult to meet people because most students leave campus after class. It is also harder to get students involved with student activities when they live off campus.
- Students mentioned that the campus has a different feel than other schools they have visited (i.e. University of Washington, USC) with fewer students and less activity around campus. They felt that part of the reason is that there are not enough places to socialize for students living on campus, with the Union being too far from the main residence hall area.
- One student noted that campus life would probably improve if there were more students living in University housing.
- Other students held the contradictory view that despite feeling like a commuter campus, you can still be involved and meet a lot of people on campus.

*Why do students live on campus at the U of U?*

- International students felt that living on campus was a convenient and easy option for them because most do not have cars and found it difficult to locate a place in the off-campus market. Also, many of the international/graduate students like the location of their on-campus housing (Medical Plaza, Shoreline Ridge, etc) because it is close to their classrooms and labs.
- Other students felt that it is easier to study and be serious about their academics when living on campus.
- Another reason for students to live on campus is a housing scholarship that must be redeemed in U of U housing.

*What has your experience been like in U of U residence halls?*

- Most students said that the U of U residence halls are isolated. Several times students mentioned the residence halls as being “up there,” meaning they are far from academic buildings and clearly separated from the rest of campus. The main residence hall area is perceived by many students as being far from campus because many take public transportation to get to class and, if they do not, it is a fairly long walk uphill to return.
- Students overall agreed that living in on-campus housing was expensive and that cheaper options were available off campus.
- Students who had lived on campus felt that overall it was worthwhile and something that every student should experience.

*What are the perceptions of specific U of U residence halls?*

- **Medical Plaza:** Mentioned as a good location for graduate students. Students felt as though it needs some updating like swipe cards and more community space. Students also do not



understand why these buildings are not a part of HRE, as this makes maintenance requests more difficult. The ability to open windows would be nice as well.

- **East/West Village:** Students living in East/West Village appreciate the value, safety, and strong sense of community the apartments provide. Graduate students felt the complex was in a perfect location and liked that it was somewhat removed from campus. Undergraduates did not like the location and stated the shuttle buses were far too infrequent. All students acknowledged the maintenance issues in the complexes, but stated they would be unable to pay much more than they are currently paying in rent if the complex were renovated.
- **Shoreline Ridge:** Graduate students felt as though they were being forced out of this area to make room for more undergraduates.
- **Officers Circle:** These residence halls were mentioned as the most popular on campus and that students are happiest here because of the living learning communities.
- **Downtown Commons:** Students appreciate the value and independence the complex provides. Also, students feel the commute to campus is easy.

*Why do students move to off-campus housing?*

- The top reason that students decided to move off campus was because living on campus was not financially feasible.
- Other reasons that were mentioned included access to a full kitchen, no meal plan requirement, the desire to have more independence, and fewer rules/restrictions (especially concerning alcohol use).
- One student said that they were moving off campus because they were getting married and unable to secure a unit in the U of U family housing.

*How would you describe the off-campus housing market?*

- Students mentioned many off-campus housing options that are available to students at affordable rates.
- Many houses/apartments directly to the west of campus are actually closer to academic buildings than the main residence hall area.
- Students without a car mentioned the need to live off of the TRAX line in order to commute to campus.

*How do U of U's residence halls compare to other school's you are familiar with?*

- Students agreed that Utah's residence halls were nicer than most other schools they had visited. They have seen many community-style bathrooms at other schools and prefer Utah's arrangement of a maximum of four people per one bathroom.
- While students liked the condition and privacy of the U of U residence halls, they did not like the location. Other schools they had visited, including USU, BYU, University of Minnesota, Cal, and

UC-Santa Barbara, have residence halls in closer proximity to classrooms, restaurants, and shopping. They believe that this helps create more of a residential community on campus.

*What do you think of the existing residence life programming?*

- Juniors and seniors said that residence life programming was nice to have as a freshman or sophomore but not necessary for older students.
- One participant mentioned that students are never informed of different events going on but would attend if they knew. Other students said that the events never fit in with their schedules.

*What is your perception of on-campus dining?*

- Students would like to see more options for on-campus dining.
- Guest meals were mentioned as being unfair to students because they already paid for the meals and they felt like they should be able to use them however they want.

*What would be your ideal unit type/room layout?*

- One student mentioned that an apartment-style residence hall with full kitchens in a good location would attract more students to campus.
- The four-bedroom, single-occupancy units with shared kitchens and common areas were popular among students. However, graduate and international students felt as though these units would become too crowded with everyone using the kitchens. They preferred one-bedroom or two-bedroom, single-occupancy units with kitchens.
- Several students mentioned that although bathrooms and kitchens in-unit are nice, living rooms are unnecessary and rarely used by students who have them. They would prefer larger bedrooms and shared common or study rooms on each floor.

**Single-Occupancy Bedrooms:**

- Students said they like the extra space and privacy but felt that they would not meet as many people in these rooms.
- Students living in these units felt that they could be social and meet more people but that it took more effort.

**Double-Occupancy Bedrooms:**

- Undergraduates felt that double-occupancy rooms could be a good relationship builder that promoted more socializing than the private bedrooms.
- However, they realized that these rooms are not for everyone and that it is much easier to be paired with someone who has similar interests. Students felt that it should be easier to change roommates if there are issues.
- Graduate students overall were opposed to living in a double-occupancy bedroom.



*What would be your preferred location for on-campus housing?*



- 1: Perceived by students as being far and uphill from the main academic campus. Graduate/Medical students liked the proximity to their classrooms.
- 2: Popular location, not as favorable as #3.
- 3: Most popular location. However, some students were concerned about noise levels due to its proximity to the TRAX line.
- 4: Good location, but would interfere with football game parking. Some students (mostly those currently living off campus) felt that parking should not be sacrificed for new housing.
- 5 & 6: Many undergraduate students were unfamiliar with this location. They said they would consider this location if it was inexpensive.

*What do you think of faculty/staff housing sponsored by the University? (faculty/staff only)*

- Housing in Salt Lake City is “expensive,” especially near campus.
- Focus group participants were aware of potential faculty/staff members turning down jobs at the U of U because of their inability to find affordable housing in the region. However, they were not aware of anyone leaving the U of U due to high housing costs.
- Participants felt the U of U does not provide adequate assistance in locating new housing in Salt Lake City, especially if you are moving from outside the region.
- Faculty/staff housing on or near campus would be an important aspect in expanding the residential feel of the campus.

- Participants felt that down payment assistance would be the most helpful, followed by university-owned housing.
- Participants felt that a three to five year commitment to the U of U was appropriate for receiving housing assistance. Anything more than five years seemed too restrictive.

*Other issues/concerns?*

**Walkability:** Students felt that the U of U does not cater enough to pedestrians. It is difficult to get around campus unless you have a car. In addition, students felt the campus shuttle service was too infrequent and routes were too long.

**Grocery stores:** Students said that a grocery store on campus or within walking distance would be nice.

**PAC-12:** Students are excited about the U of U entering the PAC-12 and thought this should improve the athletics, academics, and campus life at the university.

**Family Housing:** Students were divided on whether or not family housing should be a priority for the U of U. Freshmen did not understand why they should be helping pay for family housing when few of them would be using it. Sophomores, juniors, and seniors and graduate students understood that this was a part of the culture at the U of U and were more open to the idea of subsidizing family housing.

### Summary of Findings

Overall, students are happy with their experiences at the University of Utah. Despite the fact that the students who have lived on campus at the U of U found it to be a great experience, many of the students we spoke with either live with parents or commute to campus from a house or apartment rental. Students living on campus generally like the convenience, ability to make friends, and location. However, some students mentioned that the residence halls seem to be isolated from the academic buildings and far from the rest of campus.

Students mentioned that an apartment-style residence hall with full kitchens in a good location would interest more students in living on campus. The Annex site (#3 in map on previous page) was generally agreed upon as the most popular location for future U of U housing.



## **Section 3:**

# Off-Campus Market Analysis



**BRAILSFORD & DUNLAVEY**



## **Objective**

The objective of the off-campus housing market analysis was to identify the nature of the private rental housing market, allowing a comparison of non-university housing options that are available to students at the University of Utah. Data was collected for the neighborhoods surrounding the campus that were most likely to be populated with U of U students. This analysis highlights the price, distance, variety, size, and amenities offered by the private rental units near the University of Utah.

## **Methodology**

Through Internet searches and conversations with students and property managers, B&D identified a list of 61 properties that fall within the addressable off-campus market. Quantitative information, such as rental rates, lease terms, square footage, unit types, and amenities are based on findings from March and April 2011. A full report of the data collected can be found in **Appendix C: Off-Campus Market Charts**.

In an effort to break this large off-campus market into smaller regions, B&D identified four separate zones within the market. The creation of zones allowed for comparisons of price point, amenity offerings, and quality across properties in different geographic areas.

## **Findings**

The rental market in Salt Lake City and the surrounding communities has many offerings for students at the University of Utah. However, the price, quality, location, and amenity packages of these available rental units vary greatly across the market.

In order to better understand the rental housing offerings, B&D analyzed the properties identified in four separate zones and summarized the findings across all properties.

### *Rental Rates*

B&D researched rental prices of studio, one-, two-, and three-units in the Salt Lake City area (only one four-bedroom unit was identified in the off-campus analysis). The monthly rental rate averages and ranges by unit type for the 61 properties surveyed are listed below.

- The average rent per bedroom (all units) was \$475/month
- **Studios:** \$573/month (range of \$464 - \$747)
- **One-bedroom apartments:** \$719/month (range of \$509 - \$1,599)
- **Two-bedroom apartments:** \$455/bed/month (range of \$300 - \$900)
- **Three-bedroom apartments:** \$354/bed/month (range of \$283 - \$474)

### Average Rental By Unit Type (Per Bedroom)



**Exhibit 3.1:** Average Rental Rates Per Bedroom

The most common unit types available in the off-campus market are the one- and two-bedroom units. One-bedroom units were available in 80% of the properties surveyed while two-bedroom units were found in 90% of the properties. Studio units were found only in 10% of properties while three-bedroom units were available in 25% of properties. The majority of property owners said that they required a security deposit with the average being \$343.

Rents, on average, were higher for rentals located in neighborhoods closer to the U of U campus (i.e., Downtown Salt Lake City, The Avenues, Federal Heights, etc.). Conversely, rentals in communities to the south or west of Salt Lake City (i.e., Taylorsville, Murray, West Valley City, etc.) generally have lower rents but are further from the U of U campus.

#### *Amenities*

The apartment complexes and house rentals can offer a variety of different amenities in order to attract prospective tenants. The following list shows the percentage of properties surveyed that offered each of the amenities:

- Parking: 57%
- Pool: 61%
- Fitness Center: 54%
- Clubhouse: 39%
- Washer/Dryer In-Unit: 33%

Apartment complexes and house rentals to the south of Salt Lake City (on average 8 – 12 miles from the U of U campus) provide the most community amenities while the rentals close to the campus offer the least amount of amenities to their residents.



*Zone Analysis*

In order to break the off-campus market down into smaller geographic areas, B&D analyzed properties in four designated zones:

1. University Area
2. Downtown Salt Lake City Area
3. South Salt Lake City Area
4. West Salt Lake City Area

Zone	Average Driving Distance to Campus (Miles)
University Area	2.5
Downtown Salt Lake City Area	3.6
South Salt Lake City Area	9.1
West Salt Lake City Area	6.4

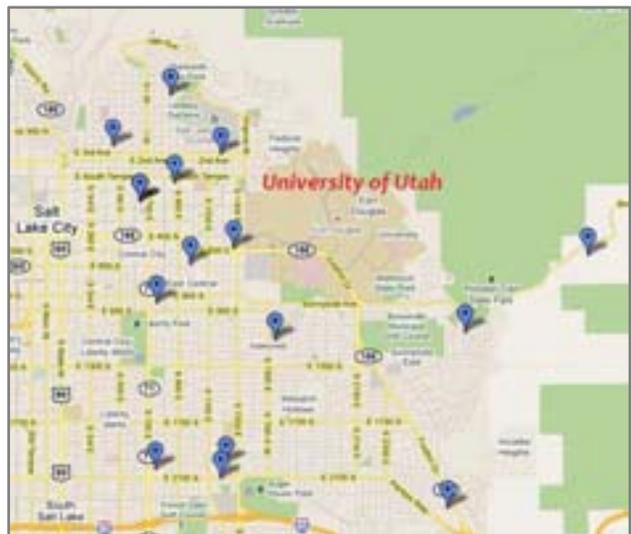
**Exhibit 3.2:** Zone Map Summary

The following sections highlight the common characteristics and maps highlighting properties surveyed within the zones.

**University Area**

*Zone Description*

The properties surveyed in the area directly adjacent to the U of U campus (see **Exhibit 3.3**) were more expensive than the overall average (only properties in the Downtown Area were more expensive). In addition, rentals in the University Area offered the least amount of amenities out of all the defined zones. This could be attributed to the fact that this area had the highest number of house rentals out of any area surveyed in this analysis. Properties in this location, however, are still desirable to students because of their close proximity to the campus.



**Exhibit 3.3:** University Area Property Map

Unit Type	Average Rent/Unit	Average Rent/Bed	Average Square Feet
Studio	\$598	\$598	450
1 Bedroom	\$753	\$753	669
2 Bedroom	\$1,087	\$544	986
3 Bedroom	\$1,250	\$417	N/A

Exhibit 3.4: University Area Summary

**Downtown Salt Lake City Area**

*Zone Description*

The properties identified in the Downtown Salt Lake City Area (**Exhibit 3.5**) are, on average, the most expensive. The majority of these rentals are one- or two-bedroom apartment units within fairly large complexes. These complexes offer many luxury amenities including pools, fitness centers, garages, and washer/dryers in-unit. This area has the highest percentage of properties offering fitness centers and off-street parking. Despite the relative close proximity to campus, many of these properties may be cost prohibitive to U of U students.

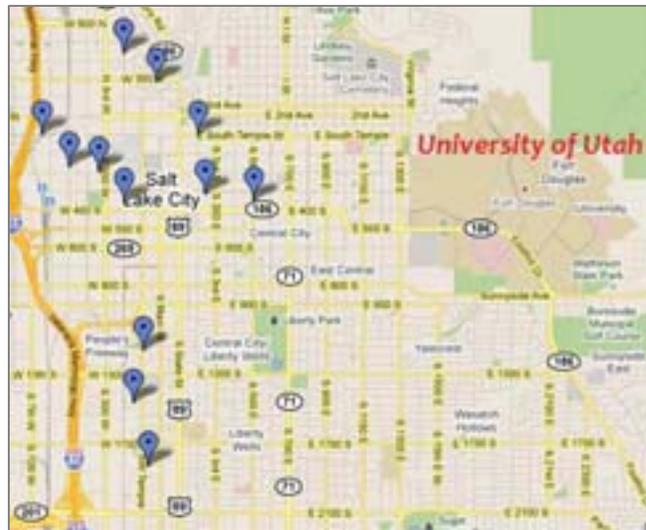


Exhibit 3.5: Downtown Area Property Map

Unit Type	Average Rent/Unit	Average Rent/Bed	Average Square Feet
Studio	\$643	\$643	347
1 Bedroom	\$889	\$889	689
2 Bedroom	\$1,033	\$517	935
3 Bedroom	\$1,268	\$423	1,159

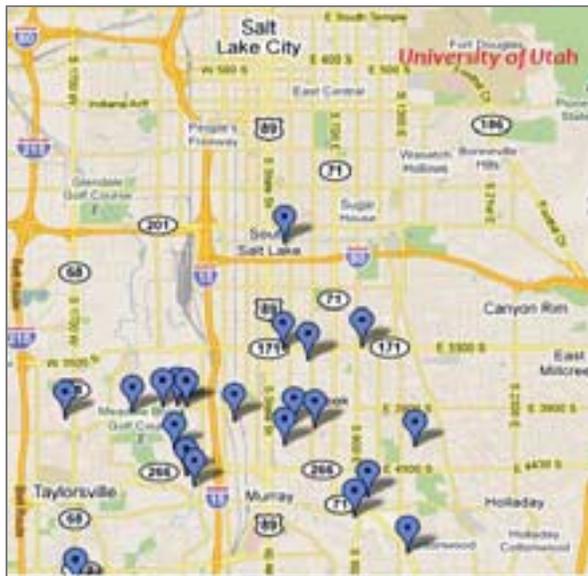
Exhibit 3.6 Downtown Salt Lake City Area Summary



**South Salt Lake City Area**

*Zone Description*

The properties identified in the South Salt Lake City Area (**Exhibit 3.7**) are less expensive than the overall average (only the West Salt Lake City Area is less expensive). This area has an abundance of large apartment complexes that average 288 units. Many of the apartment complexes offer outdoor community amenities such as pools, playgrounds, tennis courts, and jogging/biking paths. Despite the large size of many of the complexes, the actual unit sizes are smaller than those available in the Downtown or University Area. In addition, these properties are the furthest from the U of U campus with an average driving distance of 9 miles.



**Exhibit 3.7:** South Salt Lake City Area Property Map

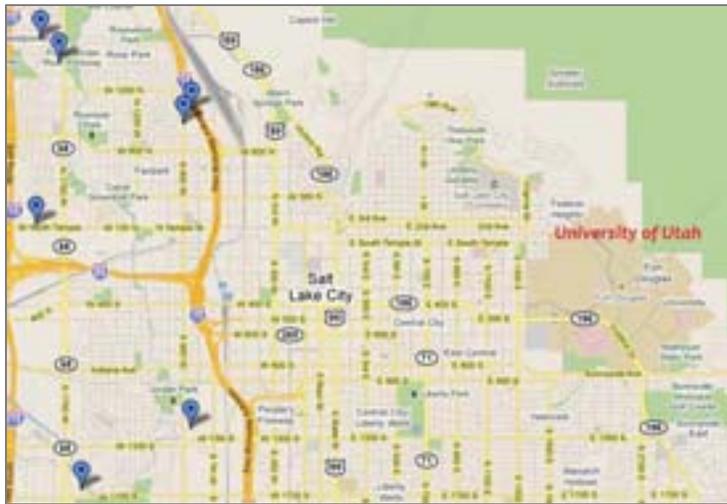
Unit Type	Average Rent/Unit	Average Rent/Bed	Average Square Feet
Studio	\$544	\$544	441
1 Bedroom	\$668	\$668	659
2 Bedroom	\$848	\$424	887
3 Bedroom	\$1,026	\$342	1,223

**Exhibit 3.8** South Salt Lake City Area Summary

**West Salt Lake City Area**

*Zone Description*

On average, the properties researched in the West Salt Lake City Area (see **Exhibit 3.9**) are the least expensive. The rental properties are also located in some of the largest apartment complexes in the area with an average of approximately 300 units per complex. Many of the apartment complexes in this area have swimming pools (75%) and fitness centers (63%) but they also require very low security deposits (average of \$189). The average square footage of the unit sizes in this area are the smallest out of all the different geographic zones.



**Exhibit 3.9** West Salt Lake City Area Property Map

Unit Type	Average Rent/Unit	Average Rent/Bed	Average Square Feet
<i>Studio</i>	\$464	\$464	350
<i>1 Bedroom</i>	\$580	\$580	569
<i>2 Bedroom</i>	\$705	\$353	791
<i>3 Bedroom</i>	\$933	\$311	1,050
<i>4 Bedroom</i>	\$1,093	\$273	1,200

**Exhibit 3.10** West Salt Lake City Area Summary



## Summary

The off-campus rental market at the University of Utah offers a variety of options to meet the needs of all types of students. B&D's research and analysis revealed the following main findings:

- Students, on average, pay \$475/month/bedroom. Rent ranged from \$283/month/bedroom to \$1,599/month/bedroom depending on the unit type.
- Rental rates are generally higher for properties in the neighborhoods surrounding the U of U campus (Downtown Salt Lake City, The Avenues, Federal Heights). Properties further from campus, to the south or west of Salt Lake City, on average, have lower rental rates and offer more amenities such as pools, fitness centers, and clubhouses.
- Students' willingness to travel to campus (average of 11.6 miles based on survey results) means that a wide range of price points and quality levels are potentially available to students.

Supplementary information on the Salt Lake City rental market was available through the *Greater Salt Lake Area Apartment Market Report, Summer 2011*, Commerce Real Estate Solutions. This report shows that the vacancy rates are declining in the Salt Lake City apartment market (5.2% in 2011, down from 7.2% in 2009) and are pushing rental rates upward. These trends in the overall market will have an impact on U of U students planning to rent in the off-campus market as there may be fewer desirable units available within their price point.

# Section 4:

## Survey Analysis



**BRAILSFORD & DUNLAVEY**



**Objective**

B&D conducted two separate electronic surveys via the Internet at the University of Utah. The first survey tested the housing preferences of University of Utah students. The second survey was sent to select faculty/staff to test their interest in housing assistance provided by the University. Data collected through the student survey also forms the basis for B&D's recommendations of the types and amount of housing projected in **Section 6: Demand Analysis**.

**Methodology**

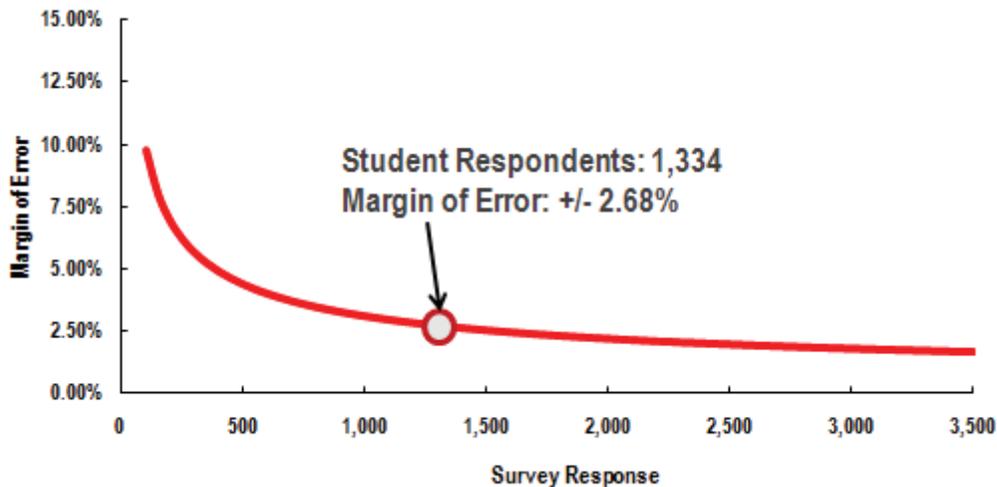
Survey questions were designed to assess current housing preferences, housing selection criteria, and unit type preferences. Response options were structured to maximize information in the projection of desirable facility characteristics and demand for specific housing amenities. Demographic questions allow B&D to organize the response and analyze demand based on different student and faculty/staff characteristics.

U of U students completed 1,334 electronic surveys on-line after being notified via an e-mail. Several prizes were awarded randomly as an incentive for survey participation, including one \$100 gift card, two \$50 gift cards, and four \$25 gift cards to the U of U bookstore.

A total of 291 faculty and staff completed their separate survey. Faculty and staff were not eligible for any prize incentives.

**Survey Significance**

A total of 1,334 University of Utah students responded to the survey between February 2, 2011 and February 17, 2011. Assuming a student population of 30,819, the margin of error is +/- 2.68% within a 95% confidence level. With 1,334 respondents, the survey captured approximately 4% of the entire U of U student population.



**Exhibit 4.1:** Survey Margin of Error – Student Survey

A total of 291 University of Utah faculty and staff responded to the faculty/staff survey between February 2, 2011 and February 17, 2011. The survey had a margin of error of +/- 5.74% within a 95% confidence level. With 291 respondents, approximately 14% of the faculty and staff sample responded to the survey.

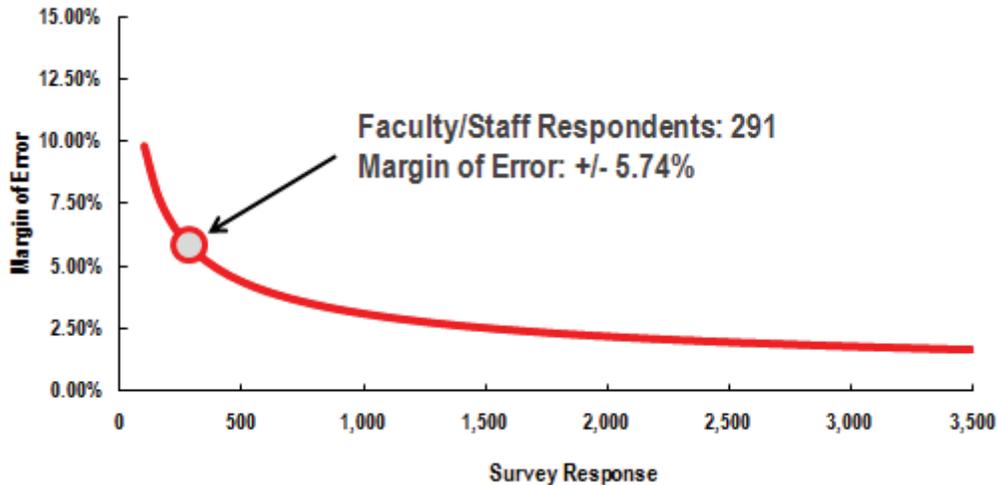


Exhibit 4.2: Survey Margin of Error – Faculty/Staff Survey

## Student Survey - Summary of Findings

### Survey Demographics

The survey demographics are fairly representative of the U of U population demographics. **Exhibit 4.3** shows that the composition of male to female and full- to part-time student respondents closely match the student body demographics. Freshmen and seniors are under-represented while juniors and graduate students are slightly over-represented in the survey respondents.

The slight skewing of survey respondents is typical and acceptable due to the fact that no one demographic group is heavily over- or under-represented. In addition, B&D’s methodology for determining demand allows for the isolation of demographic subgroups in order to determine their responses to any single question.

For more detailed information on the survey demographics and results refer to **Appendix A: Survey Results**.



### Survey vs. University Demographics

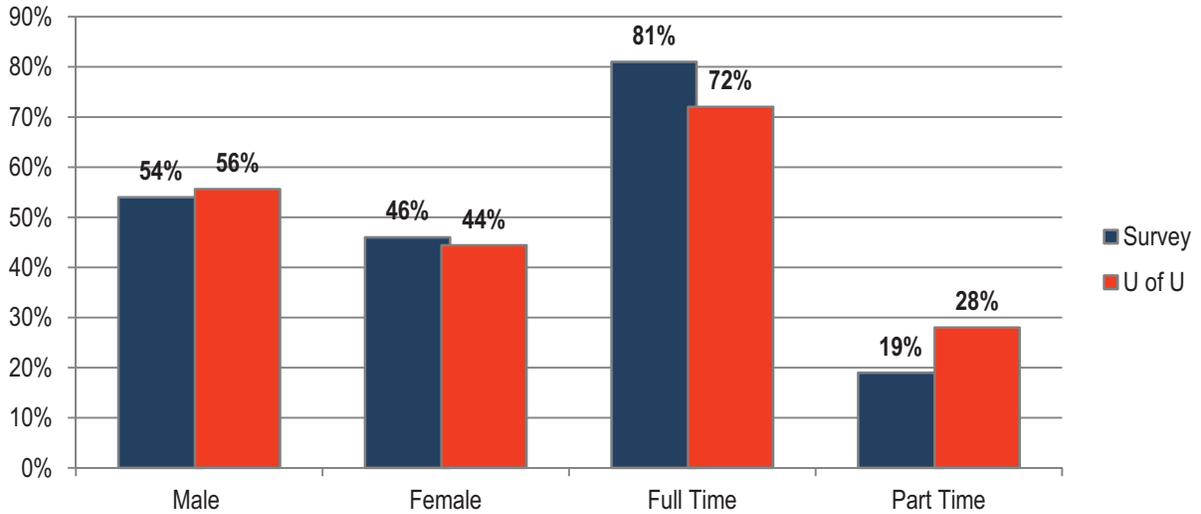


Exhibit 4.3: Survey vs. University Demographics – Student Survey

#### Current Living Arrangements

Students were asked a series of questions regarding their current living arrangements and factors that influence their housing decisions. **Exhibit 4.4** shows that approximately 88% of the survey respondents live in non-university housing.

### Where do you currently live?

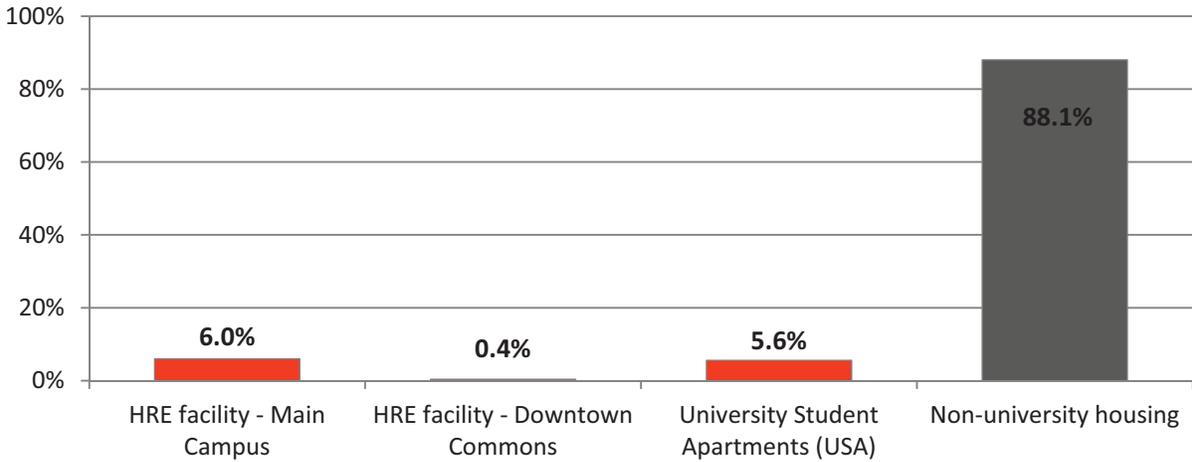
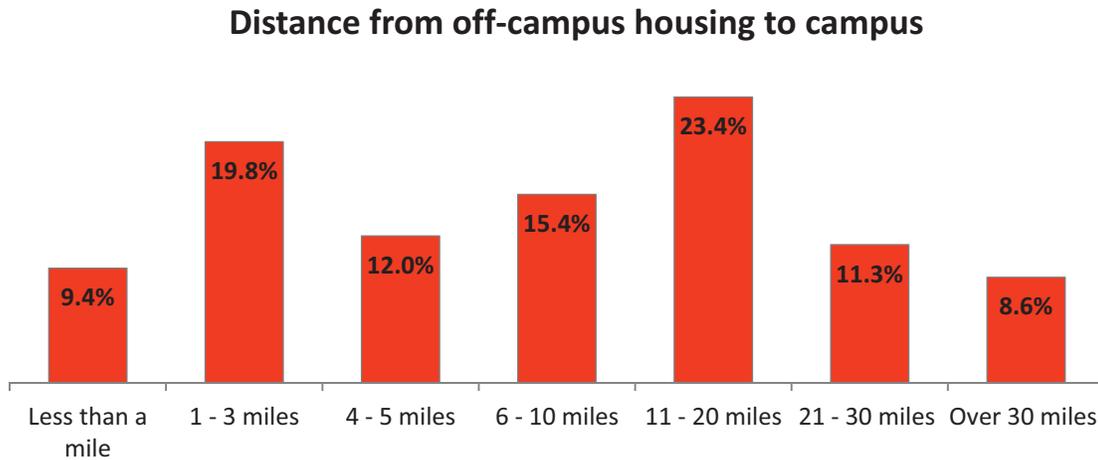


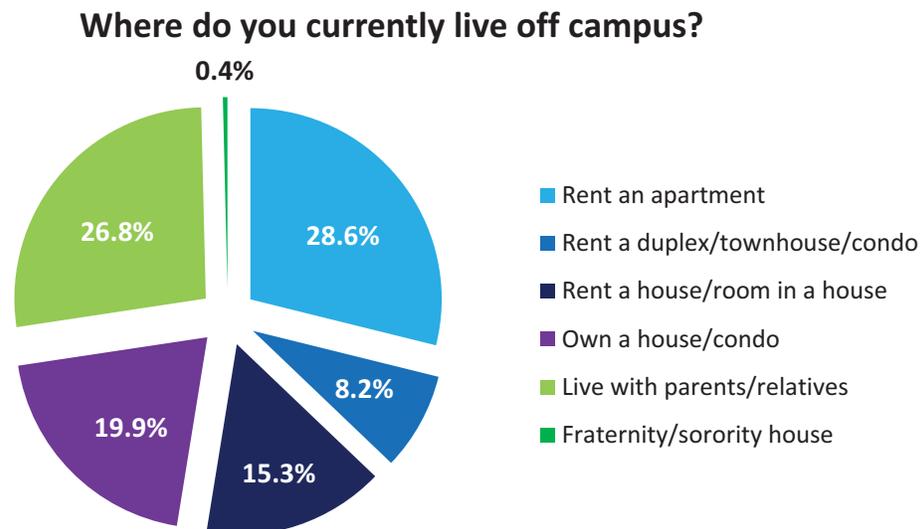
Exhibit 4.4: Where survey respondents live

The students living in non-university housing travel an average of 11.6 miles to campus, based on the survey results. **Exhibit 4.5** shows the range of distances students in non-university housing live from campus.



**Exhibit 4.5:** Distance to campus for off-campus students

**Exhibit 4.6** shows the living arrangements most common to students in non-university housing. Of the students that do not live with their parents/relatives, the majority either rent an apartment or own a house/condo.

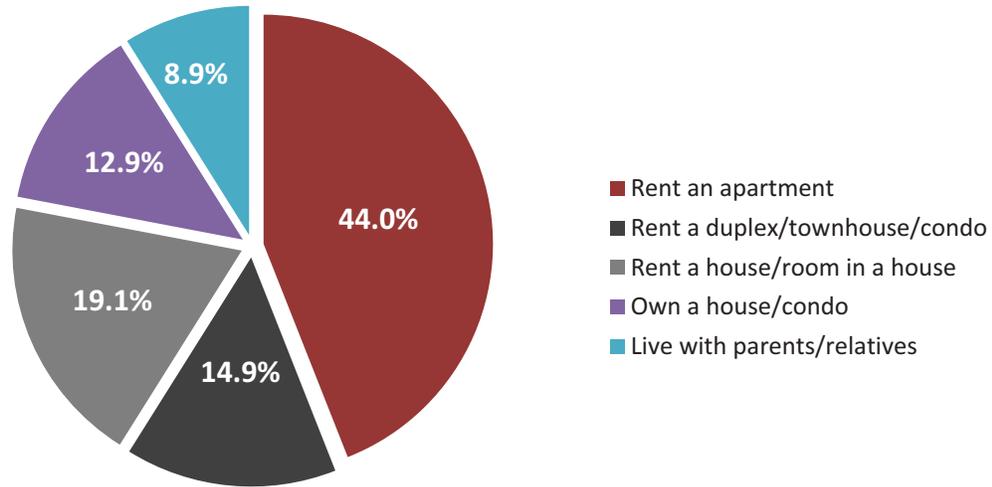


**Exhibit 4.6:** Living arrangements for off-campus students

**Exhibit 4.7** (next page) shows that a higher percentage of students living between 1 – 5 miles from campus rent an apartment, duplex, townhouse, condo, or house/room in a house. These students are also less likely to live with parents/relatives (26.8% vs. 8.9%).



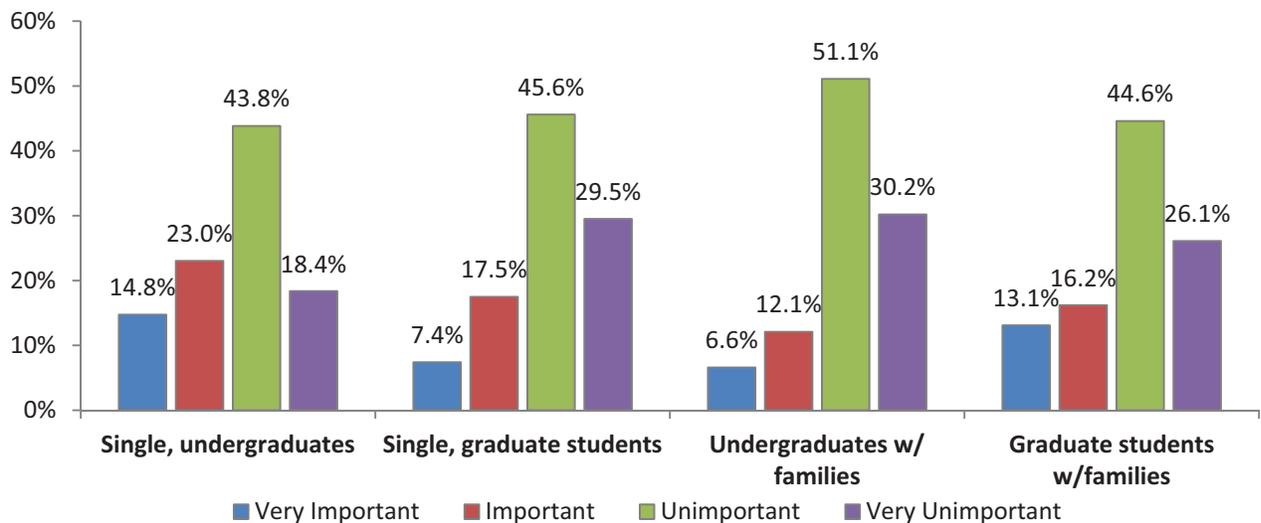
**Where do you currently live off campus?  
(students within 1 - 5 miles from campus)**



**Exhibit 4.7:** Living arrangements for off-campus students (1-5 miles from campus)

On-campus housing is most important to single, undergraduate students with approximately 38% of these students saying it was either “Very Important” or “Important” (**Exhibit 4.8**) in their decision to attend the U of U. Only 19% of undergraduates with families felt that it was either “Very Important” or “Important”.

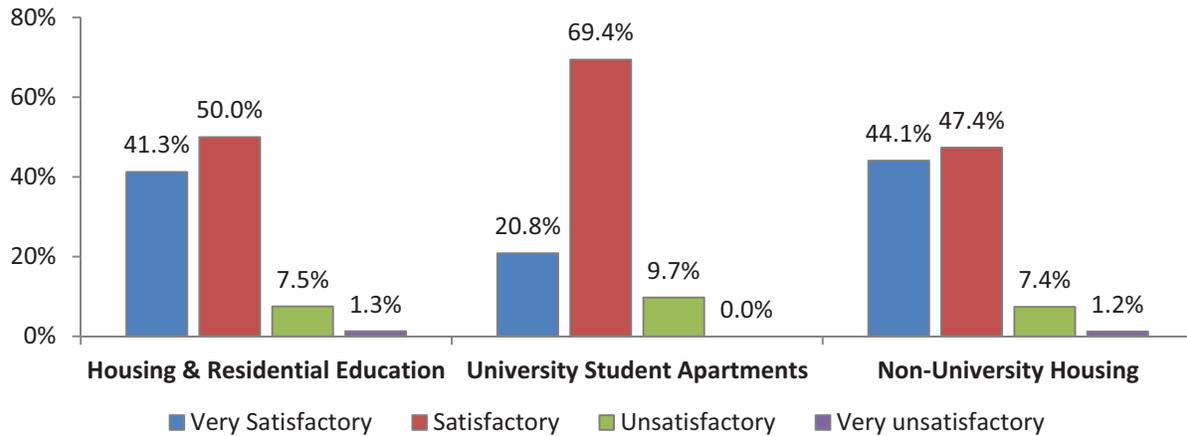
**Importance of on-campus housing in decision to attend U of U**



**Exhibit 4.8:** Importance of university housing in decision to attend the U of U

Overall, students are satisfied with their current living situation while attending the University of Utah (**Exhibit 4.9**). Less than 10% of all respondents across all locations (HRE, USA, and non-university housing) said that their current living situation was either “Unsatisfactory” or “Very unsatisfactory”.

### Satisfaction with Current Living Situation

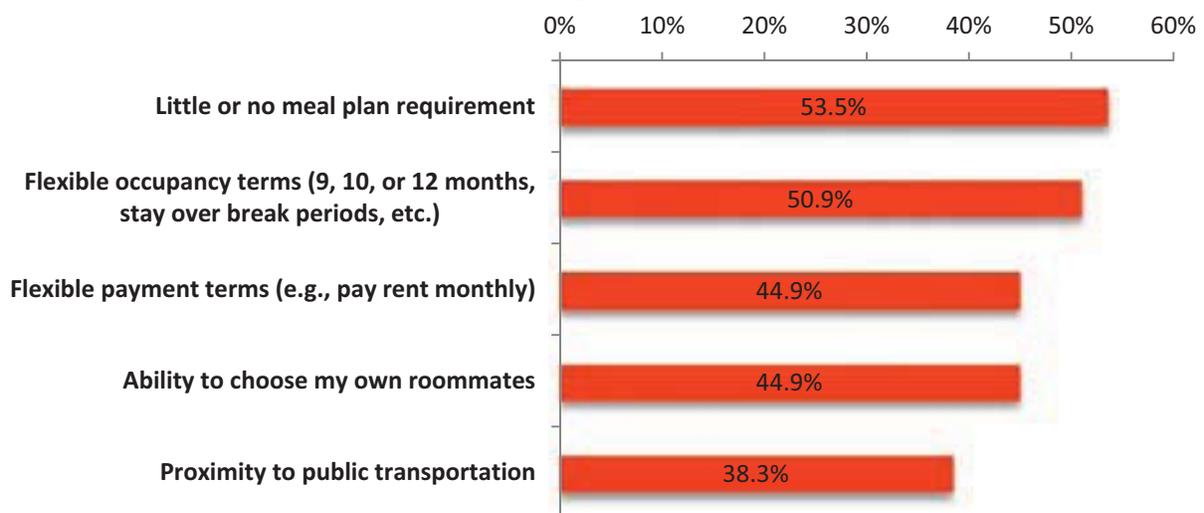


**Exhibit 4.9:** Importance of university housing in decision to attend the U of U

#### University of Utah Housing

The survey asked students a series of questions about what they would like to see in a new University of Utah housing facility. The following two exhibits show the most important lifestyle preferences.

### Most Important Lifestyle Preferences if U of U Built New Housing (Overall)



**Exhibit 4.10:** Most Important Lifestyle Preferences – All Students



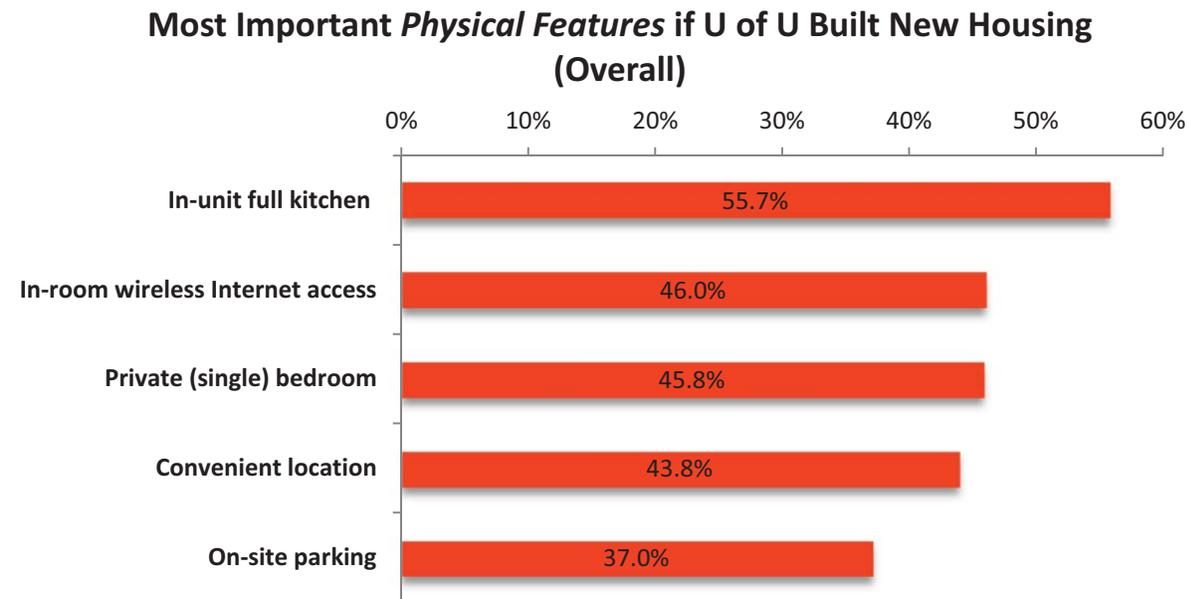
**Exhibit 4.11** shows the different preferences between single, non-single, graduate, and undergraduate students. A limited meal plan requirement and the ability to choose their own roommates are more important to single students. Flexible occupancy terms and the ability to retain the same living unit from year to year are more important to non-single students.

**Which five *lifestyle preferences* would be most important to you in new U of U housing?**

	Single, undergraduates	Single, graduate students	Undergraduates with families	Graduate students with families
<b>1st Choice</b>	<i>Little or no meal plan requirement</i>	<i>Flexible occupancy terms</i>	<i>Flexible occupancy terms</i>	<i>Ability to retain the same living unit from year to year</i>
<b>2nd Choice</b>	<i>Ability to choose my own roommates</i>	<i>Little or no meal plan requirement</i>	<i>Flexible payment terms</i>	<i>Flexible occupancy terms</i>
<b>3rd Choice</b>	<i>Flexible occupancy terms</i>	<i>Ability to choose my own roommates</i>	<i>Little or no meal plan requirement</i>	<i>Proximity to public transportation</i>
<b>4th Choice</b>	<i>Flexible payment terms</i>	<i>Proximity to public transportation</i>	<i>Ability to bring my own furniture</i>	<i>Little or no meal plan requirement</i>
<b>5th Choice</b>	<i>Fewer rules and regulations</i>	<i>Flexible payment terms &amp; Ability to retain same living unit from year to year</i>	<i>Ability to retain the same living unit from year to year</i>	<i>Flexible payment terms</i>

**Exhibit 4.11:** Top five lifestyle preferences by subpopulations

**Exhibit 4.12** shows that the physical features students would like to see in a new University of Utah housing facility include an in-unit full kitchen, in-room wireless Internet access, and private bedrooms.



**Exhibit 4.12:** Most Important Physical Features – All Students

Private bedrooms are more important to single students while units designed for families and a convenient location are more important physical features to non-single students.

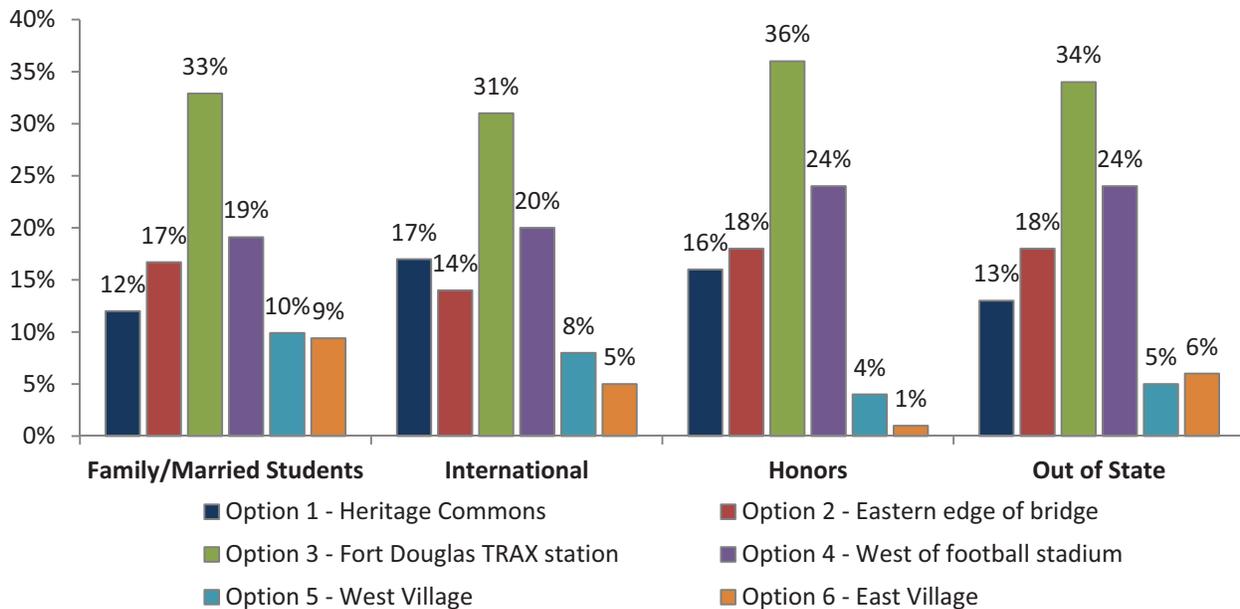
**Which five physical features would be most important to you in new U of U housing?**

	Single, undergraduates	Single, graduate students	Undergraduates with families	Graduate students with families
<b>1st Choice</b>	<i>In-unit full kitchen</i>	<i>Private bedroom</i>	<i>In-unit kitchen</i>	<i>In-unit full kitchen</i>
<b>2nd Choice</b>	<i>In-room wireless Internet</i>	<i>In-unit kitchen</i>	<i>Washer/dryer in-unit</i>	<i>Convenient location</i>
<b>3rd Choice</b>	<i>Private bedroom</i>	<i>Convenient location</i>	<i>In-room wireless Internet</i>	<i>Units designed for families</i>
<b>4th Choice</b>	<i>Convenient location</i>	<i>In-room wireless Internet</i>	<i>Convenient location</i>	<i>On-site parking</i>
<b>5th Choice</b>	<i>On-site parking</i>	<i>Washer/dryer in-unit</i>	<i>Units designed for families</i>	<i>In-room wireless Internet</i>

**Exhibit 4.13:** Top five physical features by subpopulations

The survey tested six potential locations for University of Utah housing. **Exhibit 4.14** shows the preferred locations by the student subpopulations of family/married, international, Honors College, and out-of-state students. All four groups had the site adjacent to the Fort Douglas TRAX station as the most popular choice, followed by the site directly to the west of the football stadium.

**Preferred Location for University Housing**

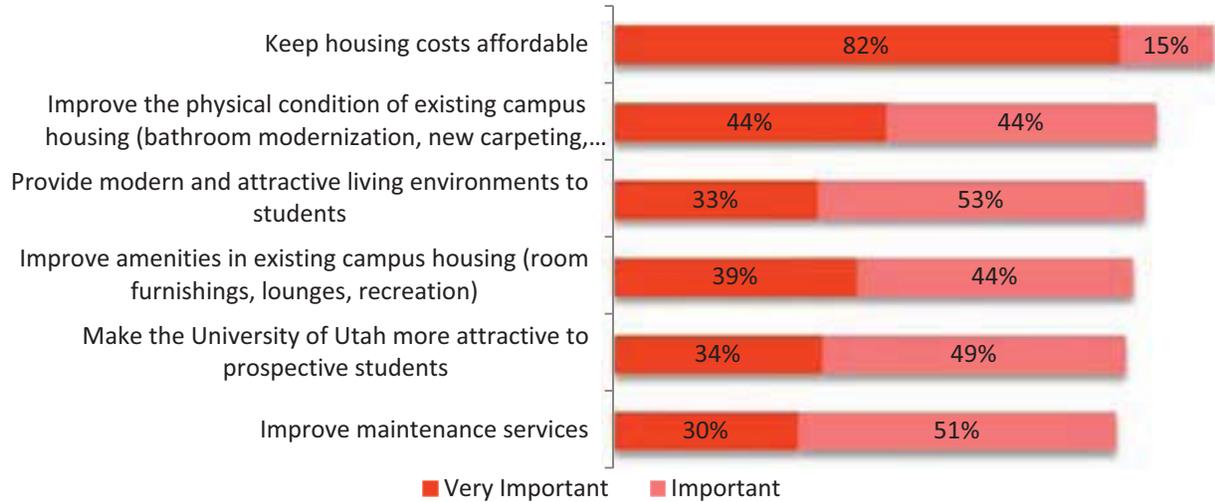


**Exhibit 4.14:** Preferred housing locations



According to students, keeping costs affordable is overwhelmingly the most important factor for the University of Utah as they consider improvements to their housing (**Exhibit 4.15**).

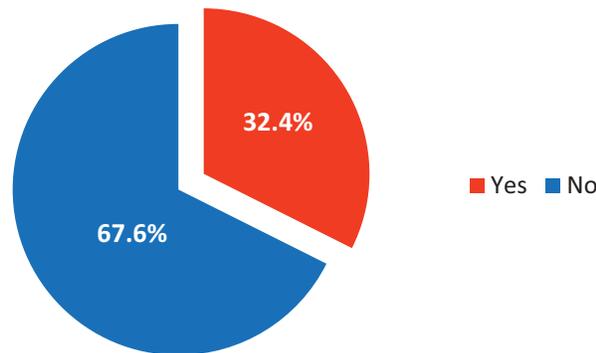
**Most Important factors for U of U as they consider improvements to housing**



**Exhibit 4.15:** Most important considerations for U of U housing

The survey asked students a question about their willingness to pay \$65/semester in order to subsidize family housing at University of Utah. **Exhibit 4.16** shows that approximately one-third of all students would be willing to pay \$65/semester to subsidize this housing.

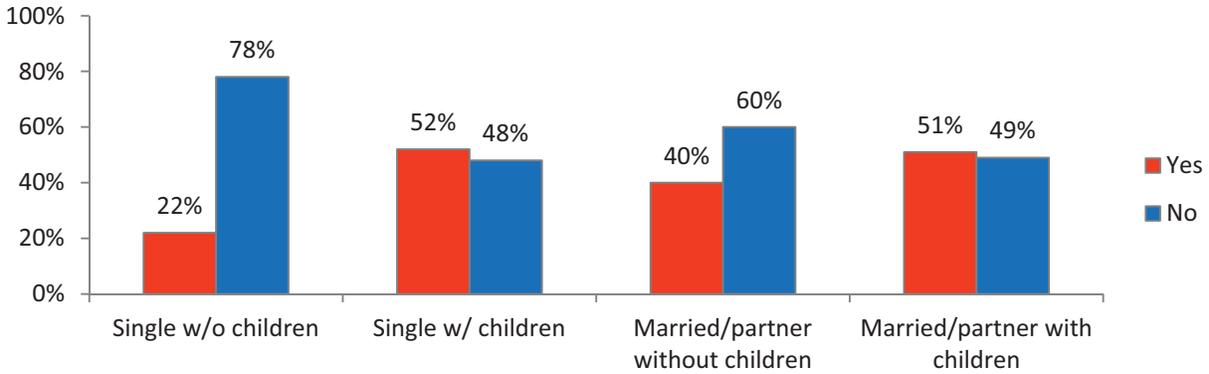
**Would you be willing to pay \$65/semester to subsidize family housing?  
(Overall)**



**Exhibit 4.16:** Willingness to subsidize family housing – All students

**Exhibit 4.17** shows that married/partnered students and those with children are more likely than single students to subsidize family housing.

## Willingness to subsidize family housing (by marital status)

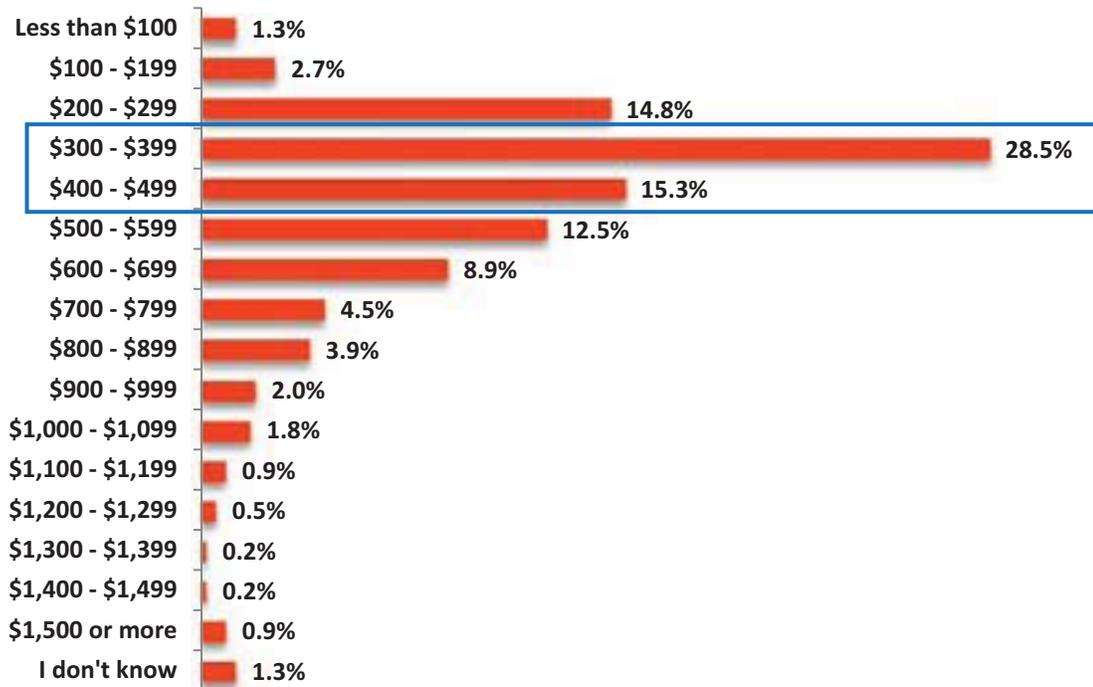


**Exhibit 4.17:** Willingness to subsidize family housing – By marital status

### Off-campus (non-university) housing

Students living off campus were asked several questions pertaining to their living arrangements and housing costs. **Exhibit 4.18** shows that approximately 44% of students pay between \$300 and \$500 a month in rent (weighted average is approximately \$477/month).

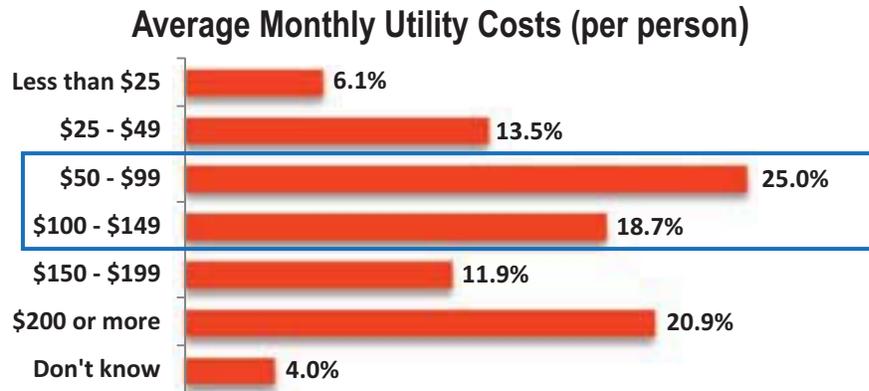
### Average Off-Campus Rental Rates (per person)



**Exhibit 4.18:** Average off-campus housing rental rates (per person)



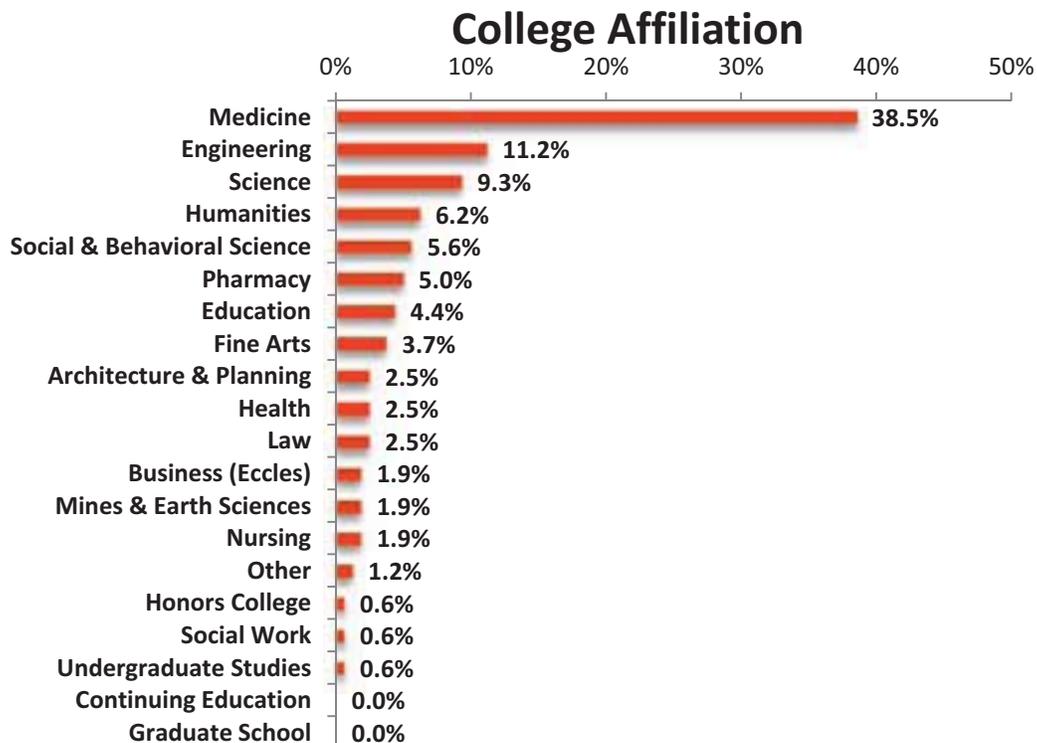
**Exhibit 4.19** shows that students living in off-campus housing pay a wide range of monthly utility costs. The most common range is between \$50 and \$150 per month with a weighted average of approximately \$121 per person per month.



**Exhibit 4.19:** Average off-campus utility rental rates (per person)

### Faculty/Staff Survey - Summary of Findings

A total of 291 University of Utah faculty and staff members responded to the survey. The survey was sent to 2,040 faculty and 76 staff (director level and above) members who have been with the university for less than five years. Approximately 38.5% of the respondents to the faculty and staff survey were affiliated with the School of Medicine (**Exhibit 4.20**).



**Exhibit 4.20:** College affiliation for faculty/staff respondents

The majority of respondents (over 80%) moved to Salt Lake City in order to take a position at the University of Utah.

**Did you move to the Salt Lake City area to join the University of Utah's faculty or staff?**

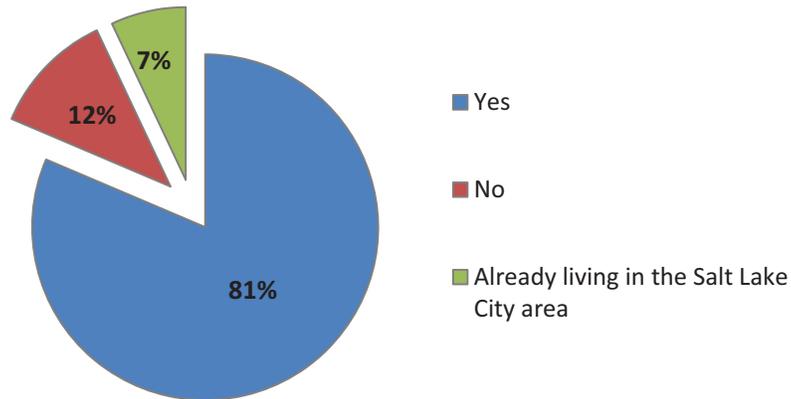


Exhibit 4.21: Reason for moving to Salt Lake City

Faculty and staff that moved to Salt Lake City to work for the University of Utah felt that the availability of affordable housing was an important factor in their decision to accept the position. Over 70% of respondents felt that it was either a "Very Important" or "Important" factor.

**How important was the availability of affordable housing in the Salt Lake City area to you when you made the decision to work at the U of U?**

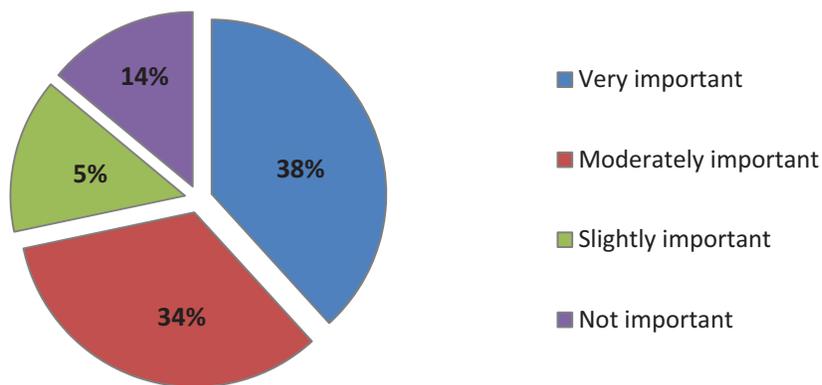
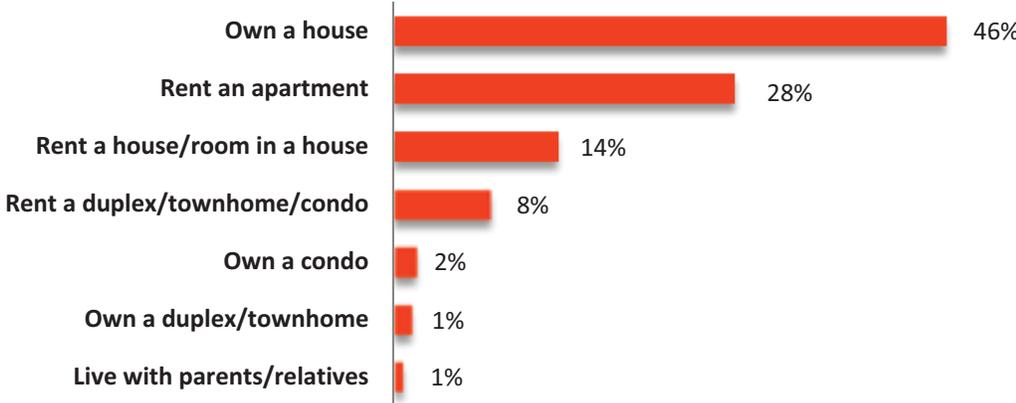


Exhibit 4.22: Importance of affordable housing



**Exhibit 4.23** shows that close to half of the faculty/staff that responded own a house. Approximately 28% of the respondents rent an apartment.

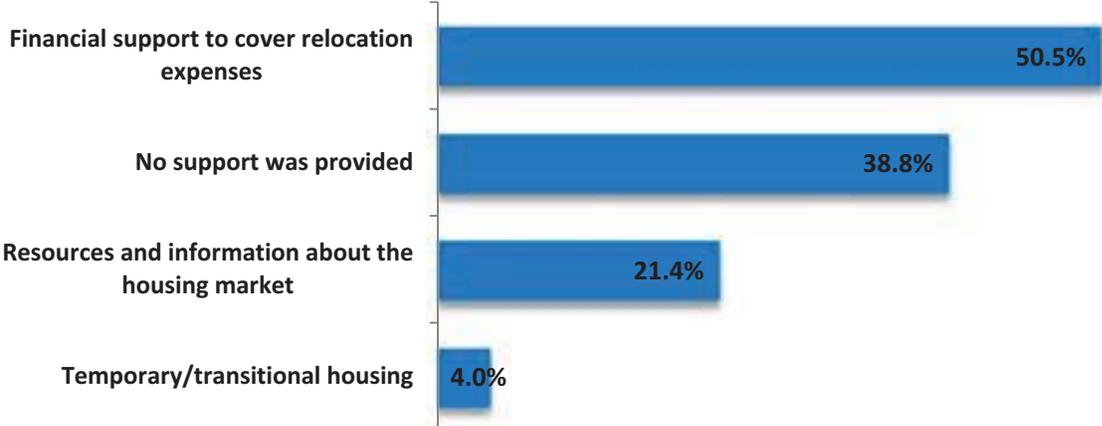
### Type of Residence



**Exhibit 4.23:** Type of living arrangement

Approximately 50% of the faculty/staff that responded were given financial support from the U of U to help with relocation if they moved in order to work for the university. However, a large percentage (38.8%) were given no support when they relocated.

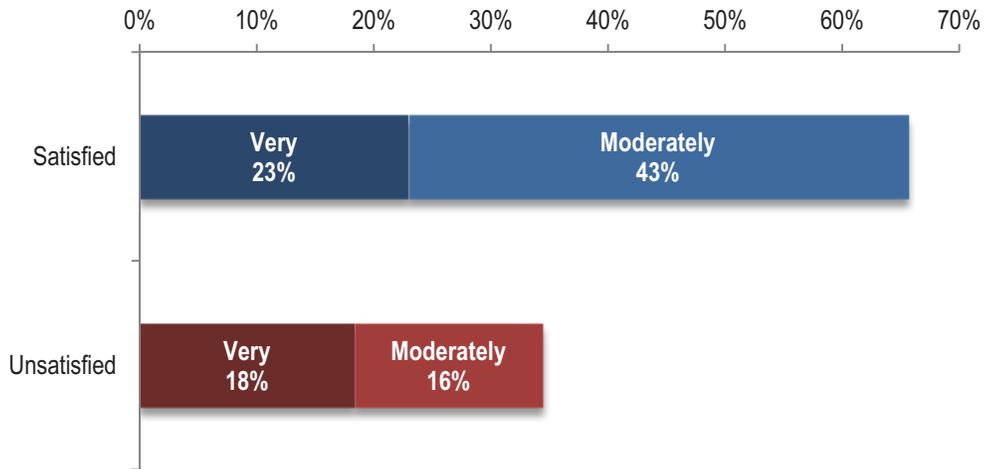
### What type of support was provided by the U of U when you moved?



**Exhibit 4.24:** Relocation support by U of U

The majority of survey respondents were satisfied with the level of support provided by the U of U in their relocation (**Exhibit 4.25**). Approximately 23% of respondents were “Very Satisfied” and 43% were “Moderately Satisfied” with the level of support.

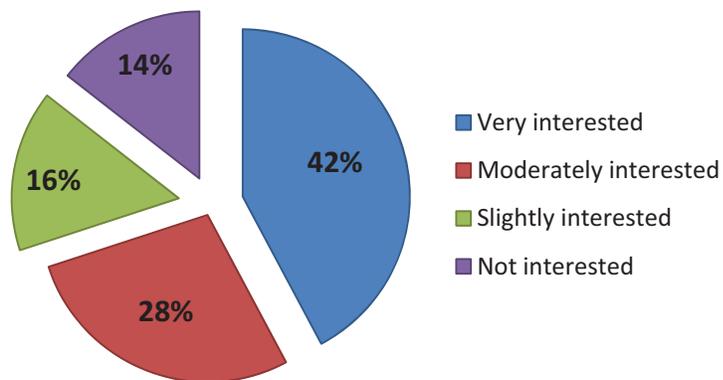
**How satisfied were you with the level of support provided to you by the U of U for relocation?**



**Exhibit 4.25:** Satisfaction with level of support

Faculty/staff survey respondents were asked a series of questions on their level of interest in different relocation and housing support options that could be offered by the U of U. Respondents were interested in the idea of a university-sponsored resource center with approximately 70% of faculty/staff being either “Very Interested” or “Moderately Interested” in this concept.

**How interested would you be in a U of U-sponsored resource center?**

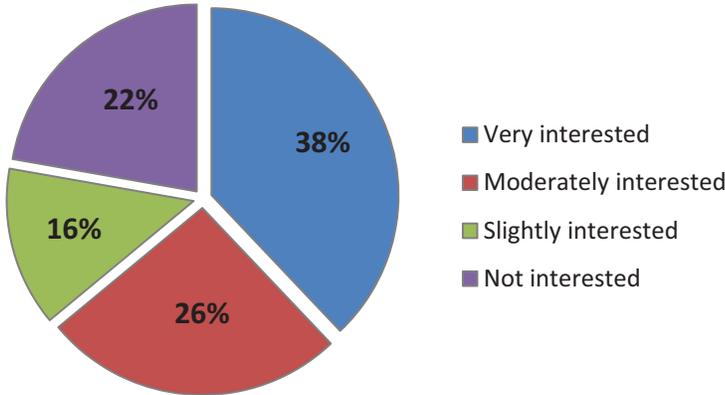


**Exhibit 4.26:** Level of interest in a resource center



The survey also tested the possibility of rental/transitional housing available to faculty or staff through the U of U (**Exhibit 4.27**). Respondents were slightly less interested in this concept with approximately 64% of respondents saying they would be either “Very Interested” or “Moderately Interested” in this housing option.

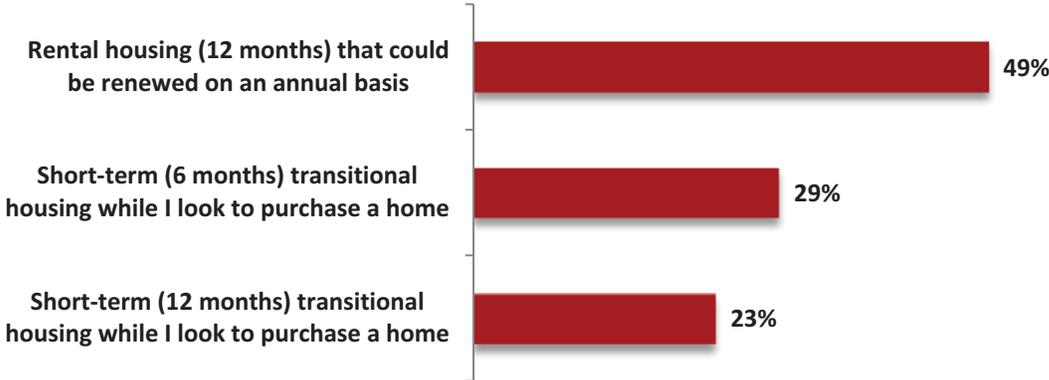
**How interested would you be in the availability of rental/transitional housing offered by the U of U?**



**Exhibit 4.27:** Level of interest in rental/transitional housing

Survey respondents were most interested in the option of rental housing that could be renewed annually over short-term, transitional housing offered by the U of U (**Exhibit 4.28**).

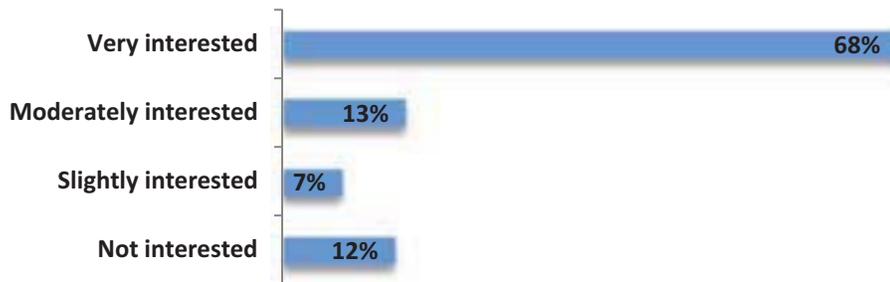
**What is the primary type of rental/transitional housing you are interested in?**



**Exhibit 4.28:** Interest in rental/transitional housing options

The survey asked how interested faculty/staff members would be in receiving financial assistance from the University of Utah for the purchase of a home. The response to this was very positive with over 80% of respondents saying they would be either “Very Interested” or “Moderately Interested” in this assistance (**Exhibit 4.29**).

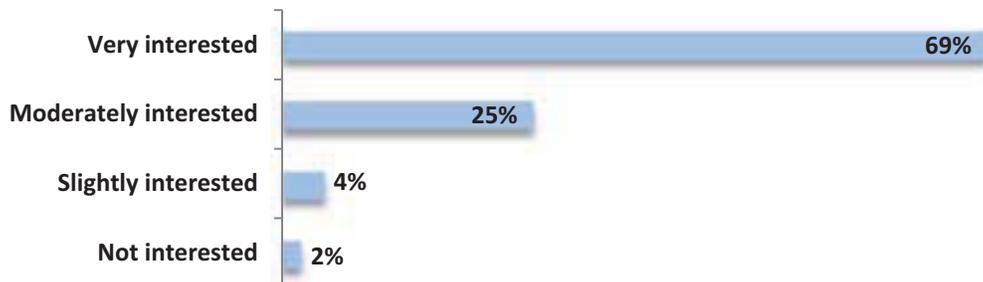
### How interested would you be in receiving financial assistance from the U of U for the purchase of a home?



**Exhibit 4.29:** Interest in financial assistance for purchasing a home

Survey respondents that answered “Very Interested” or “Moderately Interested” to the initial question above were given a follow up question shown below in **Exhibit 4.30**. The majority of these respondents still showed interest with the added stipulation that the faculty/staff member would be committed to work for the U of U for five years.

### How interested would you be if it meant that you would be committed to work at the U of U for five years?

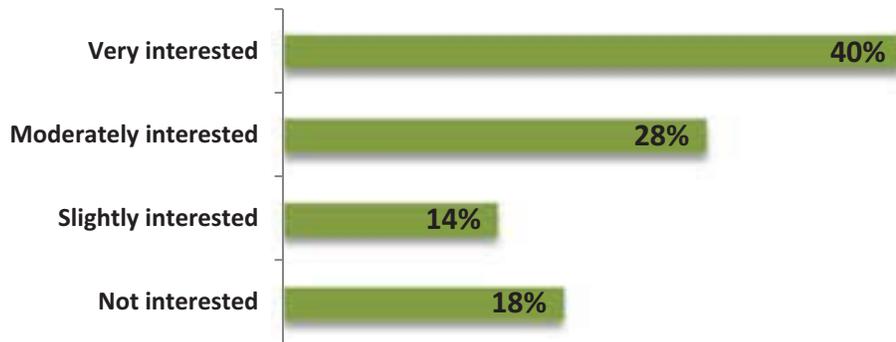


**Exhibit 4.30:** Interest in financial assistance for purchasing a home with work requirement



Lastly, the survey asked how interested faculty/staff members would be in U of U-sponsored, discounted for-sale housing to help the transition to Salt Lake City. **Exhibit 4.31** shows that almost 70% of respondents were either “Very Interested” or “Moderately Interested” in this option.

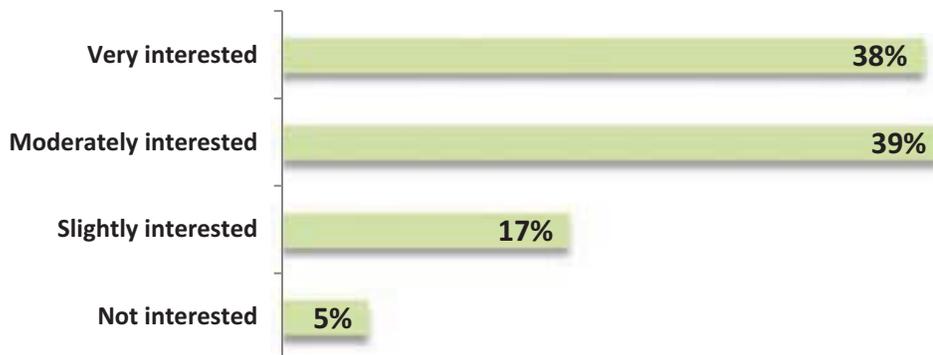
### How interested would you be in University-sponsored, discounted, for-sale housing?



**Exhibit 4.31:** Interest in U of U-sponsored, for-sale housing

In a follow-up question, the survey asked if respondents (only those that said they were either “Very Interested” or “Moderately Interested” initially) would still be interested if the university would limit the amount they could sell the property for in the future. Approximately 77% of respondents said they would still be interested in university-sponsored, discounted, for-sale housing if the U of U limited the amount they could sell it for in the future.

### How interested would you be if it meant that the University limited the amount that you could sell the property for in the future?



**Exhibit 4.32:** Interest in U of U-sponsored, for-sale housing with stipulation

## Summary

B&D conducted both student and faculty/staff surveys via the Internet at the University of Utah.

The student survey was meant to test demand for U of U student housing as well as understand preferences, satisfaction levels, and current living conditions in the off-campus market. Based on the results discussed in this section and the rest of the survey, several general conclusions can be drawn:

- Overall, students are very satisfied with their current living situation no matter where they live. Less than 10% of respondents across all locations (HRE, USA, and non-university housing) said that their current living situation was either “Unsatisfactory” or “Very unsatisfactory”.
- Approximately 58% of the students living in off-campus housing rent their living unit. A relatively large percentage (26.8%) live with parents or relatives or own a house/condo (19.9%). Many students living off campus also commute far to get to campus with 23.4% saying they travel 11 – 20 miles to get to the U of U campus.
- Most students living in off-campus housing pay between \$300-\$500/month in rent and \$50-\$150/month in utility costs. The weighted average rent is \$477/month in rent and \$121/month in utility costs for an average of \$598/month in off-campus housing costs.

The faculty/staff survey was meant to test the interest in different levels of housing assistance for U of U employees relocating to Salt Lake City. Below are the levels of interest for the various housing assistance options tested in the survey:

- **U of U-sponsored resource center with local housing market information:** 70% said either “Very Interested” or “Moderately Interested”
- **Rental/transitional housing:** 64% said either “Very Interested” or “Moderately Interested”
- **Financial assistance for the purchase of the home:** 81% said either “Very Interested” or “Moderately Interested”
- **University-sponsored, discounted, for-sale housing:** 68% said either “Very Interested” or “Moderately Interested”



# Section 5:

## Competitive Context Analysis



**BRAILSFORD & DUNLAVEY**



**Objective**

The objective of the competitive context analysis is to understand the University of Utah’s market position among its peer institutions. The analysis identifies the overall student body demographics, surveys the current housing stock offered at the different institutions, and highlights the costs associated with on-campus housing.

**Methodology**

Senior administrators at the U of U, along with B&D, selected six “peer” institutions to use as a basis of comparison. The “peer” comparison schools are all “PAC 12” institutions, which the University of Utah will be joining starting in 2011-2012. In addition to these “peer” schools, B&D identified five Utah institutions that were analyzed only for housing cost comparisons to the U of U. The following is a list of the six “peer” institutions and five in-state institutions analyzed:

Peer Institutions	Utah Institutions
Arizona State University	Southern Utah University
University of California, Berkeley	Weber State University
University of California, Los Angeles	Utah State University
University of Colorado	Dixie State College of Utah
Oregon State University	Brigham Young University
University of Washington	

**Exhibit 5.1:** Peer and In-State Institutions for U of U

B&D sought to understand the quality, quantity, and price of the housing stock at each “peer” institution (only price was analyzed for the Utah institutions). Housing administrators at each school were contacted and asked a series of questions pertaining to the housing options and pricing at their respective institutions. The subsequent quantitative research relied on documentation readily accessible and typically used by students researching the schools. In order to remain consistent with information available to the student market, B&D used these publicly available sources even when minor inaccuracies in the data were evident.

While B&D is confident that the information gathered through these telephone interviews and e-mail correspondence is accurate (as of April 2011), none of the information was validated by physical inspection of the facilities. Additional floor plans and photographs were reviewed when they were readily available.

The full competitive analysis data is included in **Appendix D: Competitive Context Charts**.

**Findings**

Tuition & Fees / Room & Board

- According to the National Center for Education Statistics (NCES), U of U's tuition for both in-state and out-of-state students is the lowest among all the "peer" institutions (see **Exhibit 5.2**). The comparison schools' tuition averages \$9,030 for in-state students and \$27,207 for out-of-state students. The University of Utah's 2010-2011 tuition for undergraduate students is \$6,272 for Utah residents and \$19,840 for out-of-state residents.
- U of U's "total cost of attending" (as defined by NCES) for both in-state and out-of-state residents is below the benchmark average. The "total cost of attending" for Arizona State University and Oregon State University most closely resembles the rates at the U of U.
- According to NCES, the U of U's room and board costs are the lowest among all "peer" institutions. The comparison institutions offer room and board rates ranging from \$9,168 to \$15,317 per academic year and an average rate of \$11,354. Oregon State University offers the second lowest room and board rates at \$9,168, approximately \$2,178 more per academic year than the rates at U of U. **Note:** NCES calculates room and board rates based on a standard double residence hall room and full board plan for full-time undergraduates.

University	Tuition & Fees		Room & Board	Total Cost of Attending	
	In-State	Out-of-State		In-State	Out-of-State
<i>University of Utah</i>	<b>\$6,272</b>	<b>\$19,840</b>	<b>\$6,990</b>	<b>\$20,184</b>	<b>\$33,752</b>
Arizona State University	\$8,132	\$20,596	\$9,706	\$21,924	\$34,388
University of California, Berkeley	\$10,940	\$33,819	\$15,317	\$31,054	\$53,933
University of California, Los Angeles	\$10,781	\$33,660	\$13,743	\$29,620	\$52,499
University of Colorado	\$8,511	\$29,493	\$10,792	\$25,747	\$46,729
Oregon State University	\$7,115	\$20,435	\$9,168	\$20,621	\$33,941
University of Washington	\$8,701	\$25,239	\$9,399	\$22,042	\$38,670
<b>Benchmark Average</b>	<b>\$9,030</b>	<b>\$27,207</b>	<b>\$11,354</b>	<b>\$25,168</b>	<b>\$43,360</b>

**Exhibit 5.2:** Tuition, Fees, and Room & Board Comparison



Student Demographics

- The total student body enrollment at the University of Utah is the second smallest of all the peer institutions (only Oregon State is smaller). Student demographic data shown in **Exhibit 5.3** is based on the Fall 2009 enrollment numbers provided by NCES.
- The gender breakdown for undergraduate students shows that the U of U has the highest percentage of males out of all peer institutions. In addition, the U of U has a significantly higher percentage of part-time undergraduate students than the other institutions. This is noteworthy because part-time students are less likely than full-time students to live in university housing.

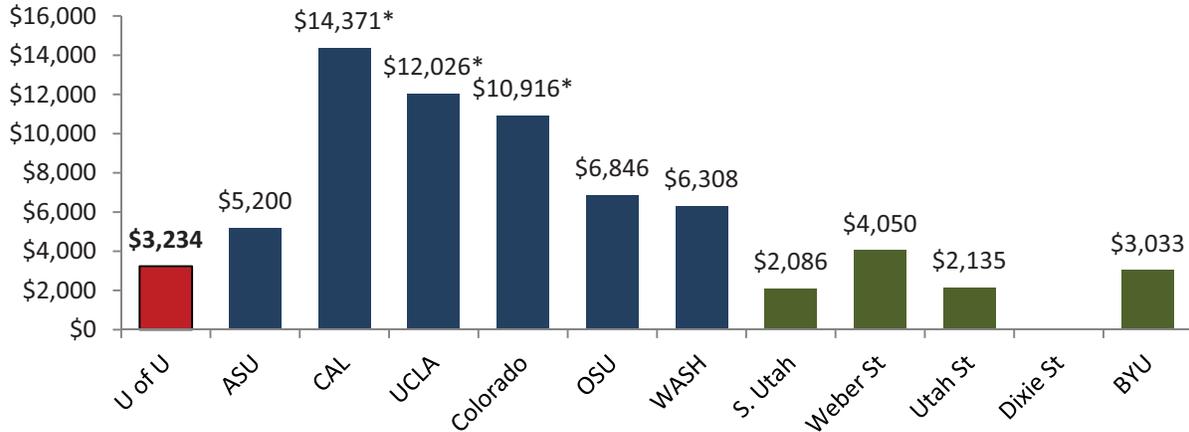
University	Total Enrollment	Undergraduate Enrollment	Graduate Enrollment	Undergrad Gender		Part-Time Undergrads
				%Male	%Female	
<i>University of Utah</i>	<i>29,284</i>	<i>22,149</i>	<i>7,135</i>	<i>55%</i>	<i>45%</i>	<i>31%</i>
Arizona State University	68,064	54,277	13,787	49%	51%	16%
University of California, Berkeley	35,830	25,530	10,300	47%	53%	3%
University of California, Los Angeles	38,550	26,687	11,863	44%	56%	3%
University of Colorado	33,010	27,219	5,791	53%	47%	8%
Oregon State University	21,950	18,067	3,883	53%	47%	16%
University of Washington	45,943	32,718	13,225	50%	50%	14%
<b>Benchmark Average</b>	<b>40,558</b>	<b>30,750</b>	<b>9,808</b>	<b>49%</b>	<b>51%</b>	<b>10%</b>

**Exhibit 5.3:** Student Demographics Comparison

Housing Costs

- The University of Utah has the most inexpensive housing costs of any PAC-12 peer institution. For standard double rooms in residence halls, the average academic year (2010-2011) rental rate was \$9,278. **Note:** The University of California, Berkeley, UCLA, and the University of Colorado combine all room and board costs.
- When compared to other Utah institutions, the U of U has a higher than average rental rate for a standard double room. The average standard double room among these schools was \$2,826 per academic year (2010-2011 rates), with Weber State being the only school with higher rental rates than the U of U (see **Exhibit 5.4**).

### Housing Cost Comparison: Standard Double Rates (2010-2011)

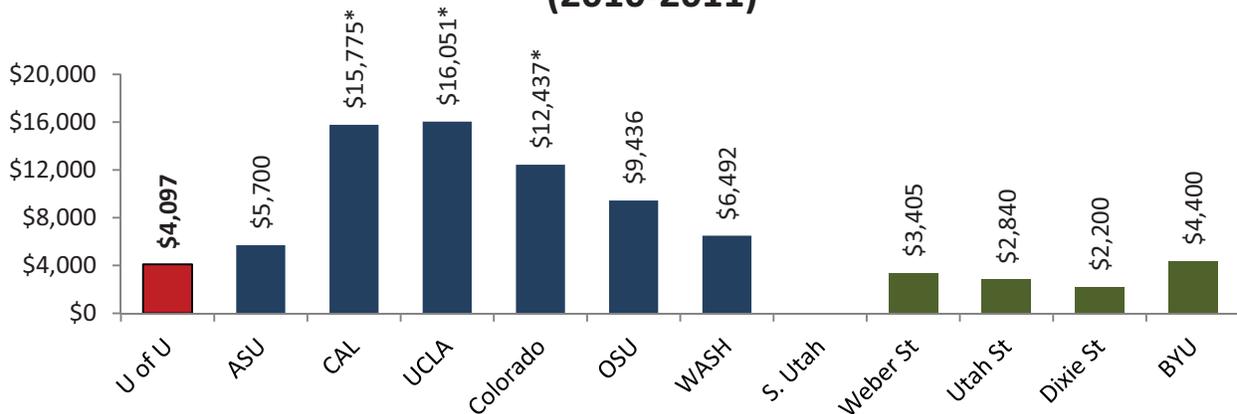


\*Includes meal plan

Exhibit 5.4: Academic Year Rates for Standard Double Rooms

- The U of U has the most inexpensive suite-style bedrooms (single-occupancy) out of all PAC-12 peers (Exhibit 5.5). The rates at Arizona State University are the second lowest at \$5,700 per academic year.
- Among other in-state institutions, the U of U has the second highest rates for private suite-style bedrooms behind BYU. The average rate for academic year (2010-2011) was \$3,211 among the Utah institutions.

### Housing Cost Comparison: Suite-Style Singles (2010-2011)



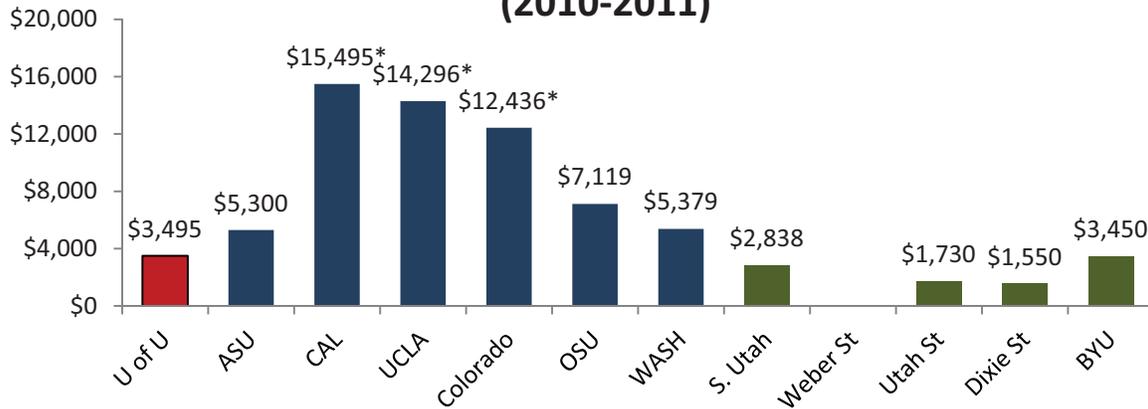
\*Includes meal plan

Exhibit 5.5: Academic Year Rates for Single-Occupancy Suites



- Exhibit 5.6** shows that similar to suite-style singles, the U of U has the most inexpensive rates for suite-style doubles among PAC-12 peers. The average for PAC-12 peers is \$10,004 per academic year compared to \$2,392 per academic year for in-state institutions.

### Housing Cost Comparison: Suite-Style Doubles (2010-2011)

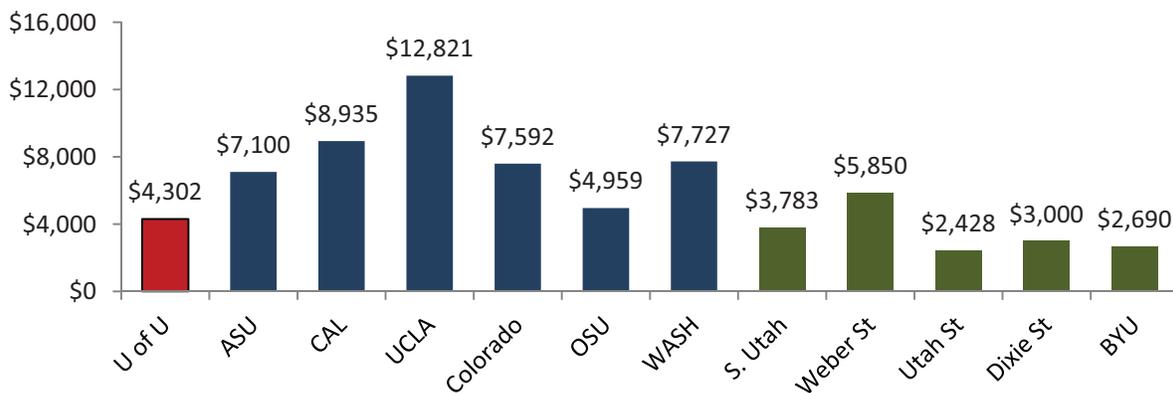


\*Includes meal plan

**Exhibit 5.6:** Academic Year Rates for Double-Occupancy Suites

- U of U also has the lowest apartment-style bedrooms in university housing among PAC-12 peers (**Exhibit 5.7**). The second lowest rates (Oregon State University) are approximately \$650 more per academic year than those offered at the U of U.

### Housing Cost Comparison: Apartment-Style Rooms (2010-2011)



**Exhibit 5.7:** Academic Year Rates for Apartment-Style Rooms

Housing System

- The University of Utah has by far the smallest housing system (HRE and USA) out of all the peer institutions analyzed (**Exhibit 5.8**). The next closest in size among the comparative PAC-12 schools is the University of Washington with approximately 5,790 beds. Along with having the smallest housing system, the U of U can house the smallest percentage of students in university housing at approximately 11% (the average among peers is 20%).
- For the Fall 2011 semester all peer schools are reporting 100% occupancy in university housing except Oregon State University which is at approximately 95%.
- Arizona State University and the University of Colorado are the only peer institutions that have first-year live-on requirements.

University	Design Capacity	% Can House	# of Residents	Occupancy Rate	First Year Requirement
University of Utah*	3,330	11%	3,305	100.4%	No

Arizona State University	12,246	18%	11,142	91%	Yes
University of California, Berkeley	6,259	17%	6,203	99%	No
University of California, Los Angeles	9,411	24%	9,146	97%	No
University of Colorado	6,000	18%	5,475	91%	Yes
Oregon State University	5,900	27%	5,987	101%	No
University of Washington	5,790	13%	5,667	98%	No

<b>Benchmark Average</b>	<b>7,601</b>	<b>20%</b>	<b>7,270</b>	<b>96%</b>	
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\*Based on Institution Census date data, Fall 2010

**Exhibit 5.8:** Housing System Comparisons – Spring 2011



## Summary

B&D compared the U of U to the six PAC-12 peer institutions on categories such as cost of attending, student demographics, room and board, and on-campus housing stock. In addition, five Utah institutions were compared solely on the cost of university housing. The major findings from this analysis are summarized below:

- The U of U is the least expensive school out of all the peer institutions analyzed. Both the in-state and out-of-state “total costs of attending” (as defined by the National Center for Education Statistics) at the U of U are the lowest among all schools.
- The U of U’s total student body enrollment is the second smallest out of all those surveyed (only Oregon State’s is smallest). U of U also has the highest percentage of undergraduate males and by far the highest percentage of part-time undergraduate students.
- The housing rates for standard double, suite-style, and apartment-style bedrooms at the U of U are the lowest among all PAC-12 peers. The housing rates at U of U are above the average among in-state institutions.
- The on-campus housing system at the U of U is the smallest of all analyzed peer schools. The U of U can house approximately 11% of the entire student enrollment, the lowest percentage among all peers.

# Section 6:

## Demand Analysis



**BRAILSFORD & DUNLAVEY**



## **Objectives and Methodology**

B&D developed a student housing demand model to quantify the market for on-campus student housing at the University of Utah. The model projects demand under the assumption that the housing facilities would be developed to match student preferences. The model derives demand based on responses from the student survey as well as current enrollment and enrollment growth projection figures provided by the U of U.

## **Capture Rates and Demand/Supply Reconciliation**

The model allowed B&D to analyze each class or demographic group to project housing demand. The capture rates reflect the percentage of students in each target market who indicated their intention to live in the proposed/existing units. For example, the number of all out-of-state students included in the target market and interested in living in the proposed/existing units, divided by the out-of-state student sample size, results in the capture rate for the current academic year. These capture rates are then applied to the enrollment figures for each demographic group generating the potential demand. The projected demand is multiplied by weight factors to ensure a demographic balance between the survey respondents and the entire target market population. This demand is then distributed among the fourteen unit types (ten single-student units and four family-style units) based on preferences shown in the survey responses. The projected demand is then compared to the supply of existing U of U housing at a unit type and system-wide level.

## **Target Market**

B&D surveyed the entire student population at the University of Utah. However, only certain demographic groups were included in the target markets for the demand based programming. Students must meet all of the criteria in order to be included in either of the target markets defined below. The same target markets were also created for students with families. However, these students had to be married/partnered or have children.

### *On-Campus Target Market: Students residing in U of U housing*

- Full-time students
- Single, without children
- Currently living in U of U housing (HRE or USA)

### *Off-Campus Target Market: Students renting in the off-campus market*

- Full-time students
- Single, without children
- Currently living in non-university housing (renting an apartment/duplex/condo/house or room in a house)
- Paying \$400 or more in their personal share of monthly rent

B&D excludes off-campus students currently paying less than \$400/month in rent because the premium to move into U of U housing for some of these students would be too large and unrealistic. However, students paying \$400/month in rent would actually pay less if they lived in U of U housing, based on a double-occupancy room for the 2010-2011 academic year (\$3,234 per academic year, \$359 per month). The prospect of moving into U of U housing would be a reasonable option for them because not only would they pay less than their current rent but they would have the added benefits, convenience, and amenities that go along with living in University housing.

### Tested Location, Units, and Price Points

In the survey, B&D provided a detailed description of the proposed units with amenities included and rental rates. Respondents were shown either single- or double-occupancy units based on how they answered a previous question on their unit type preference. Students that said they are married/partnered or have children were only shown family-style units.

The housing options tested in the survey were displayed to students as shown below.

#### Single-Occupancy Unit Types

*The next questions refer to numerous housing options with approximate room rates given in today's dollars, including costs of utilities, cable TV, and high-speed wireless Internet access. The layouts given are for illustrative purposes only and are NOT drawn to scale.*

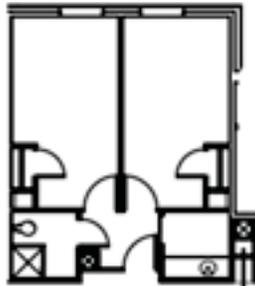
#### **A. Semi-Suite Unit (similar to Sage Point)**

Two furnished bedrooms connected by a shared bathroom. No kitchen or living area.

Meal Plans are NOT included in the rate listed below but are required for living in these units.

#### **Estimated Rent:**

\$425/month/person; \$3,827/Academic Year/person

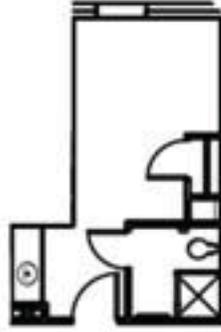


**B. Studio Unit (similar to Sage Point Super Single)**

One furnished (single-occupancy) bedroom with a private bathroom. No kitchen or living area. Meal Plans are NOT included in the rate listed below but are required for living in these units.

**Estimated Rent:**

\$455/month/person; \$4,097/Academic Year/person



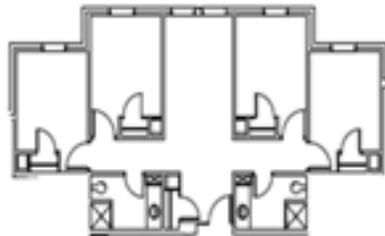
**C. Four-Bedroom, Two Bath Suite (similar to Sage Point Single Deluxe)**

Four furnished single (private) bedrooms with two shared bathrooms and a living room.

Meal Plans are NOT included in the rate listed below but are required for living in these units.

**Estimated Rent:**

\$455/month/person; \$4,097/Academic Year/person



**D. Four-Bedroom, Two Bath Apartment (similar to Benchmark Plaza and Shoreline Ridge)**

Four furnished single (private) bedrooms with two shared bathrooms, a living room, and a kitchen in the unit.

Meal Plans are NOT REQUIRED for these units.

**Estimated Rent:**

\$478/month/person



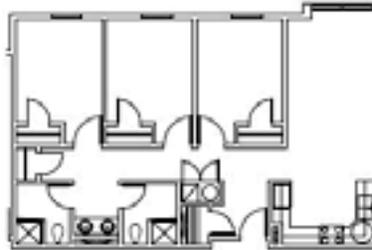
**E. Three-Bedroom, Two Bath Apartment (similar to Benchmark Plaza and Shoreline Ridge)**

Three furnished single (private) bedrooms with two shared bathrooms, a living room, and kitchen in the unit.

Meal Plans are NOT REQUIRED for these units.

**Estimated Rent:**

\$500/month/person



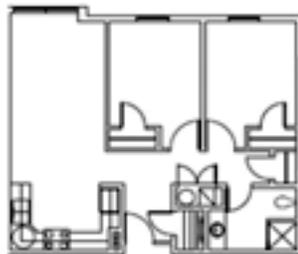
**F. Two-Bedroom, One Bath Apartment (similar to Benchmark Plaza, Shoreline Ridge, and Downtown Commons)**

Two furnished single (private) bedrooms with a shared bathroom in the unit. Full kitchens and living rooms in each apartment.

Meal Plans are NOT REQUIRED for these units.

**Estimated Rent:**

\$536/month/person



Double-Occupancy Unit Types

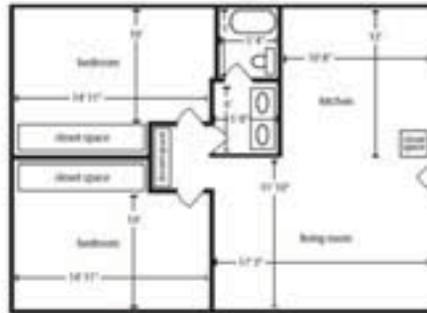
**A. Two-Bedroom, One Bath Apartment (similar to Downtown Commons)**

Two furnished double occupancy (shared) bedrooms with a shared bathroom in the unit. Full kitchens and living rooms in each apartment.

Meal Plans are NOT REQUIRED for these units.

**Estimated Rent:**

\$299/month/person



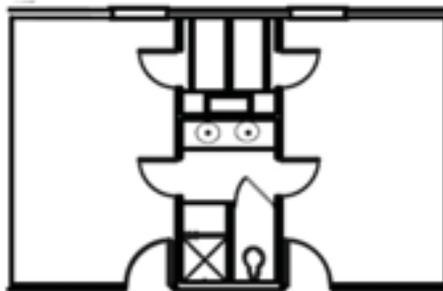
**B. Semi-Suite Unit (similar to Chapel Glen, Gateway Heights, and Sage Point)**

Two furnished bedrooms (double-occupancy) connected by a shared bathroom. No kitchen or living area.

**Meal Plans** are NOT included in the rate listed below but are required for living in these units.

**Estimated Rent:**

\$360/month/person; \$3,234/Academic Year/person



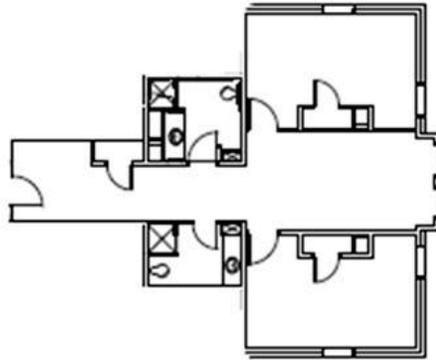
**C. Two-Bedroom, Two Bath Apartment (similar to Sage Point)**

Two furnished bedrooms (double-occupancy) with two bathrooms and a common area in each unit. No kitchen.

**Meal Plans** are NOT included in the rate listed below but are required for living in these units.

**Estimated Rent:**

\$390/month/person; \$3,495/Academic Year/person



**D. Large Double (similar to Sage Point)**

One furnished bedroom (double-occupancy) with a bathroom. No kitchen or living area.

**Meal Plans** are NOT included in the rate listed below but are required for living in these units.

**Estimated Rent:**

\$390/month/person; \$3,495/Academic Year/person



Family-Style Units

**A. One-Bedroom Apartment (similar to East Village, West Village, and Medical Plaza)**

One bedroom with a bathroom, living room, and full kitchen in each unfurnished unit.

**Meal Plans** are NOT REQUIRED for these units.

**Estimated Rent:**

\$575/month/unit



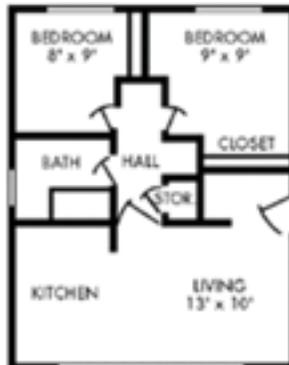
**B. Two-Bedroom Apartment (similar to East Village, West Village, and Medical Plaza)**

Two bedrooms with a bathroom, living room, and full kitchen in each unfurnished unit.

**Meal Plans** are NOT REQUIRED for these units.

**Estimated Rent:**

\$725/month/unit



**C. Three-Bedroom Apartment (similar to East Village, West Village, and Medical Plaza)**

Three bedrooms with a bathroom, living room, and full kitchen in each unfurnished unit.

**Meal Plans** are NOT REQUIRED for these units.

**Estimated Rent:**

\$930/month/unit



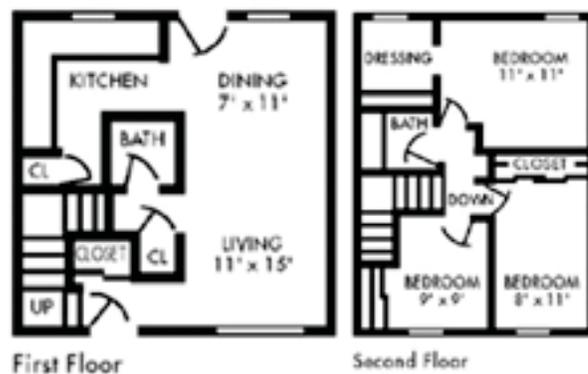
**D. Three-Bedroom Townhouse (similar to East Village, West Village, and Medical Plaza)**

Three bedrooms with two bathrooms, living room, and full kitchen in each unfurnished unit.

**Meal Plans** are NOT REQUIRED for these units.

**Estimated Rent:**

\$1,114/month/unit



Along with the option to choose one of these fourteen unit types, students were able to choose the option of living in non-University housing for this academic year. This allowed B&D to determine the breakdown of who would not have lived in U of U housing for the current academic year along with their reasoning.

### Demand Projections

The demand for U of U housing was projected two separate ways in the demand model. First, demand was projected for all unit types by enrollment level (class). Second, the overall demand was projected based on four different demographic groups as directed by U of U administration. The demand was broken down this way in order to show the impact that varying projected growth levels across these groups would have on future demand for housing. These four demographic groups as well as the enrollment growth assumptions used for each are listed below:

- *Honors students* – 1% a year growth through 2019-2020
- *International (non-Honors) students* – 8% growth for next 2 years, 4% thereafter till 2019-2020
- *Out-of-State (non-Honors) students* – 2% a year growth through 2019-2020
- *In-state (non-Honors) students* – 1% a year growth through 2019-2020

**Exhibit 6.1** shows the demand projections (based on the above enrollment growth assumptions) for these different demographic groups. This maximum, survey-based demand for 2019-2020 shows 4,993 beds will be desired among single-students by 2019-2020. Assuming the current HRE design capacity of 2,367 beds does not change, that means there will be a deficit of over 2,600 beds in U of U housing among single-students. Out of the demanded 4,993 beds, 4,325 are in single-occupancy units and 668 are in double-occupancy units.

The demand model shows, based on the survey-based projections, that the maximum potential capture rate of single-students in HRE could increase to over 14% (up from a current capture rate of 8% in Spring 2011).

Population	2019-2020 Enrollment Projection	Potential Capture Rate	Maximum Potential Demand
Honors	2,975	45.2%	1,345
International (non-Honors)	3,518	25.3%	890
Out of State (non-Honors)	6,970	16.8%	1,174
<u>In state (non-Honors)</u>	<u>21,846</u>	<u>7.3%</u>	<u>1,584</u>
<b>TOTAL</b>	<b>35,309</b>	<b>14.1%</b>	<b>4,993</b>
<b>Current HRE Design Capacity (as of Spring 2011)</b>			<b>2,367</b>
<b>Surplus / (Deficit) of Beds</b>			<b>(2,626)</b>

**Exhibit 6.1:** Single-Student Demand Projections for 2019-2020

As mentioned earlier, the student survey tested four family-style units for those who said they were either married/partnered or had children. Based on the results of the survey, the current demand for family-style units far exceeds the current supply within University Student Apartments (**Exhibit 6.2**).

Population	Current Enrollment	Potential Capture Rate	Maximum Potential Demand
Family Students	30,819	10.2%	3,136
Current USA Design Capacity			963
Surplus / (Deficit) of Beds			(2,173)

**Exhibit 6.2:** Current Survey-Based Demand for Family-style Units

With the understanding that there exists considerable demand for both single- and family-style units in U of U housing, B&D came up with several project concepts that could realistically fulfill this future demand. B&D looked at the demand in the context of freshmen, upperclassmen, and graduate students because these groups of students frequently share similar unit type preferences and generally live together in university housing.

*-Freshmen Demand*

The freshmen unit type preferences (based on 2019-2020 projections) are shown in **Exhibit 6.3**. The model shows that freshmen will demand 949 beds in single-occupancy, non apartment-style units (outlined in blue below) and 890 beds in single-occupancy, apartment-style units (outlined in green below). B&D believes that the demand for double-occupancy units for freshmen is being met and excluded those units from this analysis.

	Semi-Suite Single	Studio Single	Four BR Suite Single	Four BR Apt Single	Three BR Apt Single	Two BR Apt Single
Freshmen	237	297	415	356	297	237

**Exhibit 6.3:** Freshmen Unit Type Preferences – Single Occupancy

For the purposes of this analysis, B&D assumed that the U of U would not allow freshmen to live in apartment-style units. However, based on the “second choice preference” question within the survey, B&D realistically believes that 30% of the freshmen who said they would like to live in an apartment-style unit would still live in University housing even if they were not allowed to live in one of those units.



Using these assumptions, B&D projects the demand for the following freshmen beds:

- Non-apartment style demand: 949 beds
- “First choice” apartment-style demand: 890 beds x 30% = 267 beds
- Total demand: 949 + 267 = 1,216 beds / 1.2 Discount Factor\* = 1,013 beds

\*The discount factor allows for a conservative approach to projecting total demand.

Approximately 1,000 beds in single-occupancy units (semi-suites, studios, and four-bedroom suites) will be demanded by freshmen students by 2019-2020.

*-Sophomore, Junior, and Senior Demand*

**Exhibit 6.4** shows the demand for all unit types tested in the survey among sophomores, juniors, and seniors. The model projects that a maximum of 1,853 beds will be demanded by these students in 2019-2020, if all the unit types tested in the survey were offered in U of U housing.

	Semi-Suite Single	Studio Single	4BR Suite Single	4BR Apt Single	3BR Apt Single	2BR Apt Single	2BR Apt Double	Semi-Suite Double	2BR Suite Double	Large Double
<b>Sophomores</b>	82	109	27	191	136	109	54	0	27	0
<b>Juniors</b>	59	59	45	59	30	30	30	0	0	0
<b>Seniors</b>	151	252	0	101	50	151	101	0	0	0
<b>TOTAL</b>	292	420	72	351	216	290	185	0	27	0

**Exhibit 6.4:** Upperclassmen Unit Type Preferences – All Units

However, with 918 upperclassmen students currently living in HRE housing, B&D believes there is a demand for approximately 935 additional beds for upperclassmen.

- Total upperclassmen demand: 1,853 beds
- Upperclassmen currently living on campus (Fall 2010): 918 students
- Total additional demand: 1,853 – 918 = 935 beds / 1.2 Discount Factor = 780 beds

The demand analysis shows an excess of approximately 780 beds split evenly between suites and apartment-style units will be desired among sophomores, juniors, and seniors by 2019-2020.

*-Graduate Student Demand*

The projected 2019-2020 demand among graduate students for single-occupancy units in U of U housing is 562 beds (**Exhibit 6.5**). With 120 graduate students currently living in HRE housing, B&D believes there is demand for 442 additional beds for graduate students. NOTE: Due to increased demand among first-year students, HRE has transitioned beds previously for graduate students to accommodate upperclassmen students.



- Total graduate student demand: 562 beds
- Graduate students currently living on campus (Fall 2010): 120 students
- Total additional demand:  $562 - 120 = 442 \text{ beds}$  / 1.2 Discount Factor = 368 beds

B&D recommends that the excess of 368 beds demanded by graduate students be accommodated entirely through two-bedroom apartments.

	Semi-Suite Single	Studio Single	Four BR Suite Single	Four BR Apt Single	Three BR Apt Single	Two BR Apt Single
Graduate Students	64	102	13	89	77	217

Exhibit 6.5: Graduate Student Unit Type Preferences – Single Occupancy

### Summary

Using enrollment projections provided by the U of U, current occupancy levels within University housing, and student survey data, B&D analyzed demand among different enrollment classes and demographic groups. Based on this demand analysis, B&D recommends the following approach to the student housing facilities at the U of U, broken down below by the enrollment level:

- **Freshmen:** An excess of approximately 1,000 beds in semi-suites, studios, and four-bedroom suites (all single-occupancy) will be demanded among freshmen by 2019-2020. These projections assume that freshmen will not be allowed to live in apartment-style units.
- **Upperclassmen:** B&D believes there will be demand for an additional 780 beds among sophomores, juniors, and seniors by 2019-2020. The unit type preferences show that these beds should be split evenly between suites and apartment-style units.
- **Graduate students:** The projections show that graduate students will demand approximately 370 additional beds by 2019-2020. In order to maximize efficiency, B&D recommends providing these beds through two-bedroom apartment units.



# Section 7:

## Financial Analysis



**BRAILSFORD & DUNLAVEY**



## **Objective**

B&D created a system-wide financial model to test the impact of reducing the university subsidy to Housing and Residential Education (HRE), explore rental rate increases to financially strengthen the system, and generate the necessary cash flow to finance new student housing construction projects and dining facilities. The model is based upon the entire HRE system that includes both housing and dining operations. It analyzes actual and projected revenues, operating expenses (administrative and non-personnel) as well as the general economic performance of each of the residential buildings and/or complexes. Dining revenues and expenses are analyzed strictly on a system-wide basis and are not broken out into individual areas. The main evaluation criteria in the financial performance analysis are the debt coverage ratio and the annual cash flow after debt service.

It is important to note that the costs for additional parking to serve these new facilities were not factored into the financial models. For the purposes of this Housing Master Plan, these costs were kept separate.

## **Methodology**

The financial model includes three types of pro formas:

- System-wide pro forma showing aggregate performance of the entire housing system, combining housing and dining operations
- Group pro formas demonstrating performances of the following groups of residential buildings at the U of U (as of 2011/2012):
  - Heritage Commons Residence Halls
    - Officers Circle
    - Chapel Glen
    - Gateway Heights
    - Sage Point
  - Heritage Commons Apartment Complexes
    - Benchmark Plaza
    - Shoreline Ridge
  - Downtown Commons Apartment Complexes
    - Downtown Commons 1
    - Downtown Commons 2
  - New Apartment Complex (opens 2012/2013)
    - Honors Housing
  - Proposed Undergraduate Housing
    - Phase 1
    - Phase 2

- Individual building pro formas for each existing and planned student housing facility (including a new dining facility) on campus

### Revenues

The revenues listed within the model include a combination of cash flows from both housing and dining operations. Each individual project page includes housing rental revenues during the Fall and Spring semester, calculated on a per bed basis. Rental rates are based on HRE rates established for the 2011-2012 academic year (Year 1 in the model). The occupancies shown in the model vary from building to building and are based on actual occupancies during the 2011-2012 academic year. The occupancy rate for new projects is assumed to be 95% at opening for all phases.

A rental rate inflation schedule is included at the end of the financial model. This schedule outlines the percentage rental rate increases for each housing area, starting with the 2012-2013 academic year.

All rental revenues from housing are combined in the system-wide pro forma with meal plan revenue and university subsidies. University subsidies include Paul Brinkman Funds and transfers from In-Plant Funds, which are phased out by 2015-2016. Meal plan revenues are inflated on a 4% annual basis

### Expenses

The expenses listed within the model include a combination of housing and dining expenses from operations. Individual project pages include expenses for administrative and non-personnel costs. Administrative expenses include salaries/wages and employee benefits costs. Non-personnel costs include all other Residential Living expenses, excluding meal plan and convenience store cost of goods sold. Expenses are inflated at 3% annually across all buildings.

All administrative and non-personnel expenses are combined on the system-wide proforma with meal plan and convenience store cost of goods sold.

### Proposed Project Costs and Debt Service

As previously mentioned, B&D recommends the construction of new housing geared towards undergraduate students. The new housing will be separated into two phases, with the first phase opening in Fall 2015 and the second phase opening in Fall 2016. A new dining hall opening in Fall 2015 is modeled as well.

The proposed projects will be composed of the following elements and will service their debt based upon the projected overall costs and financing assumptions:



- New Project Phase 1
  - Construction of 400 undergraduate, semi-suite beds
    - Total project cost: \$27,012,211
    - Cost per bed: \$67,531
    - Debt term: 30 years
    - Interest rate: 5.50%
    - Annual debt service: \$1,859,000
  
- New Project Phase 2
  - Construction of 400 undergraduate, semi-suite beds
    - Total project cost: \$27,822,578
    - Cost per bed: \$69,556
    - Debt term: 30 years
    - Interest rate: 5.50%
    - Annual debt service: \$1,914,000
  
- New Project - Dining
  - Construction of a 14,500 gross square foot dining facility
    - Total project cost: \$8,159,939
    - Debt term: 30 years
    - Interest rate: 5.50%
    - Annual debt service: \$561,000

### Rental Rate Inflation

In order to achieve a healthy debt coverage ratio across the entire HRE system, finance each of the new projects, eliminate the current University subsidies toward HRE (\$2,375,000 for 2011-2012), and generate a positive cash flow for future endeavors, a series of rental rate increases will need to occur.

- Residence Halls: Rental rates will be increased by 8% for the 2012-2013, 2013-2014, and 2014-2015 academic years and 7% for the 2015-2016 academic year. The rates will be inflated at 5% thereafter.
- New Projects: The rental rates at the proposed new projects for the opening will be priced at a 20% premium over the Sage Point double deluxe units. From thereafter, these rental rates will inflate at 5% yearly.
- Apartments (Benchmark Plaza & Shoreline Ridge): Rental rates will be increased by 8% for the 2012-2013, 2013-2014, and 2014-2015 academic years and 7% for the 2015-2016 academic year. The rates will be inflated at 5% thereafter.
- Apartments (Downtown Commons): Rental rates will be inflated yearly at a flat 3%.
- Honors Housing: Rental rates will be increased by 6% for the 2013-2014, 2014-2015, and 2015-2016 academic years and 5% thereafter.

For a detailed timeline of the system-wide rate increase, please see the rental rate inflation schedule in **Appendix E: System-wide Financial Model**.

**Findings**

The chart (**Exhibit 7.1**) below from the system-wide financial model demonstrates that by implementing the recommended rental rate increases, the overall system (including housing and dining operations) is able to generate a strong cash flow after the opening of several new projects.

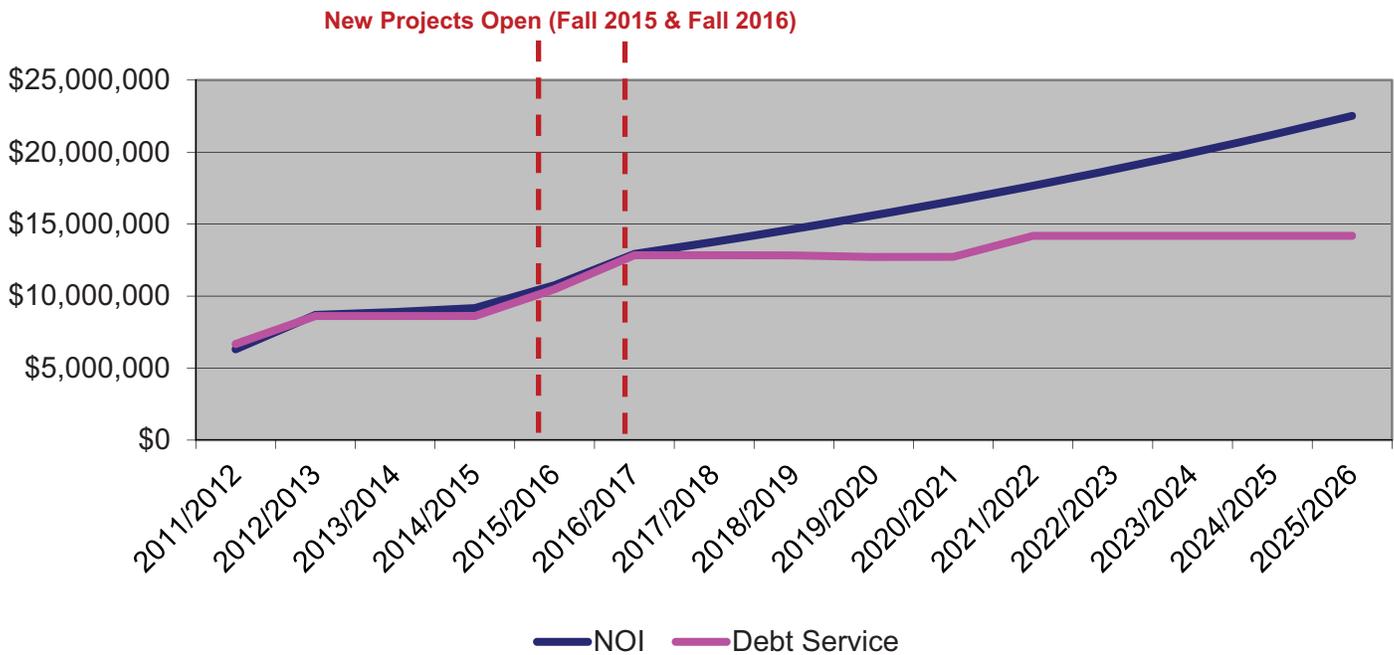
Implementation Year:	1	3	5	7	9	11	13	15
Academic Year:	2011/2012	2013/2014	2015/2016	2017/2018	2019/2020	2021/2022	2023/2024	2025/2026

<b>Annual Cash Flow:</b>	<b>(\$361,714)</b>	<b>\$277,836</b>	<b>\$206,928</b>	<b>\$858,843</b>	<b>\$2,813,888</b>	<b>\$3,403,263</b>	<b>\$5,693,408</b>	<b>\$8,256,093</b>
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Debt Coverage Ratio	0.95	1.03	1.03	1.07	1.23	1.25	1.41	1.59
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**Exhibit 7.1:** Annual Cash Flow and Debt Coverage Ratio (includes new and existing facilities)

**Exhibit 7.2** below shows the comparison of net operating income to debt service over the course of the financial model. Note the leveling off of debt service after 2016.



**Exhibit 7.2:** NOI and Debt Service



The table below (**Exhibit 7.3**) shows the impact that the proposed rental rate increases will have on the U of U housing costs in comparison to PAC-12 peer schools. The rates shown are for suite-style doubles with the rental rate increases mentioned earlier in this section. The peer school rates are inflated at a 4% annual rate.

Based on these assumptions, the University of Utah rates will stay the least expensive out of the seven selected PAC-12 peers by 2025-2026.

	1	3	5	7	9	11	13	15
	2011/2012	2013/2014	2015/2016	2017/2018	2019/2020	2021/2022	2023/2024	2025/2026
<b>U of U</b>	\$3,416	\$3,984	\$4,604	\$5,076	\$5,597	\$6,170	\$6,803	\$7,500
ASU	\$5,300	\$5,732	\$6,200	\$6,706	\$7,253	\$7,845	\$8,485	\$9,178
Univ of Wash.	\$5,379	\$5,818	\$6,293	\$6,806	\$7,362	\$7,962	\$8,612	\$9,315
Oregon St	\$7,119	\$7,700	\$8,328	\$9,008	\$9,743	\$10,538	\$11,398	\$12,328
Washington St	\$5,500	\$5,949	\$6,434	\$6,959	\$7,527	\$8,141	\$8,806	\$9,524
UC, Boulder **	\$7,462	\$8,070	\$8,729	\$9,441	\$10,212	\$11,045	\$11,946	\$12,921
UCLA **	\$8,578	\$9,278	\$10,035	\$10,853	\$11,739	\$12,697	\$13,733	\$14,854
UC, Berkeley **	\$9,297	\$10,056	\$10,876	\$11,764	\$12,724	\$13,762	\$14,885	\$16,099
<i>**meal plan discount applied</i>								
<b>Peer Average</b>	<b>\$6,948</b>	<b>\$7,515</b>	<b>\$8,128</b>	<b>\$8,791</b>	<b>\$9,508</b>	<b>\$10,284</b>	<b>\$11,124</b>	<b>\$12,031</b>

**Exhibit 7.3:** Rental Rate Comparison Among PAC-12 Peers

# Section 8:

## Master Planning Concepts



**BRAILSFORD & DUNLAVEY**



## Objective

The 2008 Campus Master Plan recommends that additional on-campus student housing be provided on the University of Utah's campus. The Plan further recommends that this new housing be developed in close proximity to existing TRAX stations with are conveniently located to the campus academic core.

The consultants were asked to evaluate six sites for potential student housing expansion. The first three were identified by the University's 2008 Campus Master Plan.

- Site 1: Heritage Commons Site, located on Historic Fort Douglas is located at the east end of the George S. Eccles 2002 Legacy Bridge;
- Site 2: Annex Site, in the South Campus District, located on the Northwest corner of Mario Capecchi Drive and South Campus Drive currently occupied by the Annex Building; and
- Site 3: Stadium Site, located in the West Campus District between South Campus Drive and East 500 South at University Street adjacent to the football stadium.

Three additional sites were evaluated as part of the study:

- Site 4: University Village Site, on the northwest corner of Foothill Drive and East Sunnyside Avenue,
- Site 5: HPER Mall Site, located in the Central Campus District along the southern edge of what the 2008 Plan refers to as, the Central Playing Fields, and
- Site 6: Recreation Building Site, located on Historic Fort Douglas on the site currently occupied by the Outdoor Recreation Building and the adjacent Cottam Oaks area.

## Methodology

Site studies for each of the sites were developed using the most recent AutoCAD base maps and aerial photography as provided by the University. Other studies and proposals were also obtained from the University that outlined concepts and ideas under consideration on these or adjacent sites including:

- The 2008 Campus Master Plan
- The HPER Mall Illustrative, September 2010
- The Universe Project, March 2009 – Stadium Site
- The Honors Housing Program Study, May 2010 – Annex Site
- The University Student Apartments, Student Family Housing Replacement Feasibility Study, March 2010

The six sites were evaluated relative to target population (residence hall vs. apartment), bed capacity according to unit type/configuration, proximity to existing features (site constraints, historic features, other housing, recreation, etc.)

Summary

Site 1: Heritage Commons Site

The 2008 Plan envisioned this site as 300 apartment beds. However, during the housing study the University’s historic preservation staff stated that historic overlay guidelines dictated that any new building constructed on this site would be limited to two stories in height to minimize impact on the views from the Drill Field. Also, due to its relative proximity to the existing dining facility and the adjacent landscape preserve of Chapel Glen the Study recommends this site be dedicated to a freshman interest group program. Due to the narrow confines of the site the target bed capacity is 140 beds in two buildings.



Exhibit 8.1: Heritage Commons Site

	Total Beds	Parking Spaces Required*	Parking Spaces Available	Difference
Site 1	140	56	0	-56

\*Assumes 0.4 space per bed.

Exhibit 8.2: Parking Availability for Site 1



Site 2: Annex Site

The 2008 Plan indicates this site as 1,800 apartment beds. As of this writing, the University is constructing the first phase of an Honors housing complex of 314 apartment beds, classroom and seminar rooms, café / convenience store and parking. The Study recommends an additional 1,100 beds in five residential buildings each a maximum height of six stories. One half of the first floor is assumed to be common and support space with five stories of residential. Unit types are assumed to be 10-12 person pods with community bath and lounge; 80% single occupancy bedrooms and 20% double occupancy. A 500-seat dining facility is also desired to serve both the new housing and the existing honors housing. Parking will be limited to drop-off, service and handicap accessibility.



Exhibit 8.3: Annex Site

	Total Beds	Parking Spaces Required*	Parking Spaces Available	Difference
<b>Site 2</b>	1,414	566	0	-566

\*Assumes 0.4 space per bed.

Exhibit 8.4: Parking Availability for Site 2

Site 3: Stadium Site

The 2008 Plan identifies the parking lot on the west side of the football stadium as the Universe Project site proposing 300 apartment beds over ground floor retail with two parking garages. The Study evaluated the site bed capacity as 500 beds with four stories of student apartment housing in one and two-bedroom units over ground floor retail but also including the resident lobby and support spaces. Two potential parking structures were estimated at five stories each for a total of 1,500 spaces.



Exhibit 8.5: Stadium Site

	Total Beds	Parking Spaces Required*	Parking Spaces Available	Difference
<b>Site 3</b>	500	500	1,500	1,000

\*Assumes 1 space per bed for apartment-style units.

Exhibit 8.6: Parking Availability for Site 3



Site 4: University Village Site

The University recognizes the need to significantly renovate or completely replace the existing family housing on campus. The Study evaluated two options with a mix of unit types for single undergraduate students, graduate students and students with families on the University Village site.

- Option 1 recommends:
  - 700 family units of one, two and three-bedrooms in three and four-story buildings, with on-grade parking, tot lots and a family specific community center,
  - 280 single-student apartment beds and 300 graduate student beds in two and four-bedroom units,
  - A 600-car parking structure and a
  - Community Center

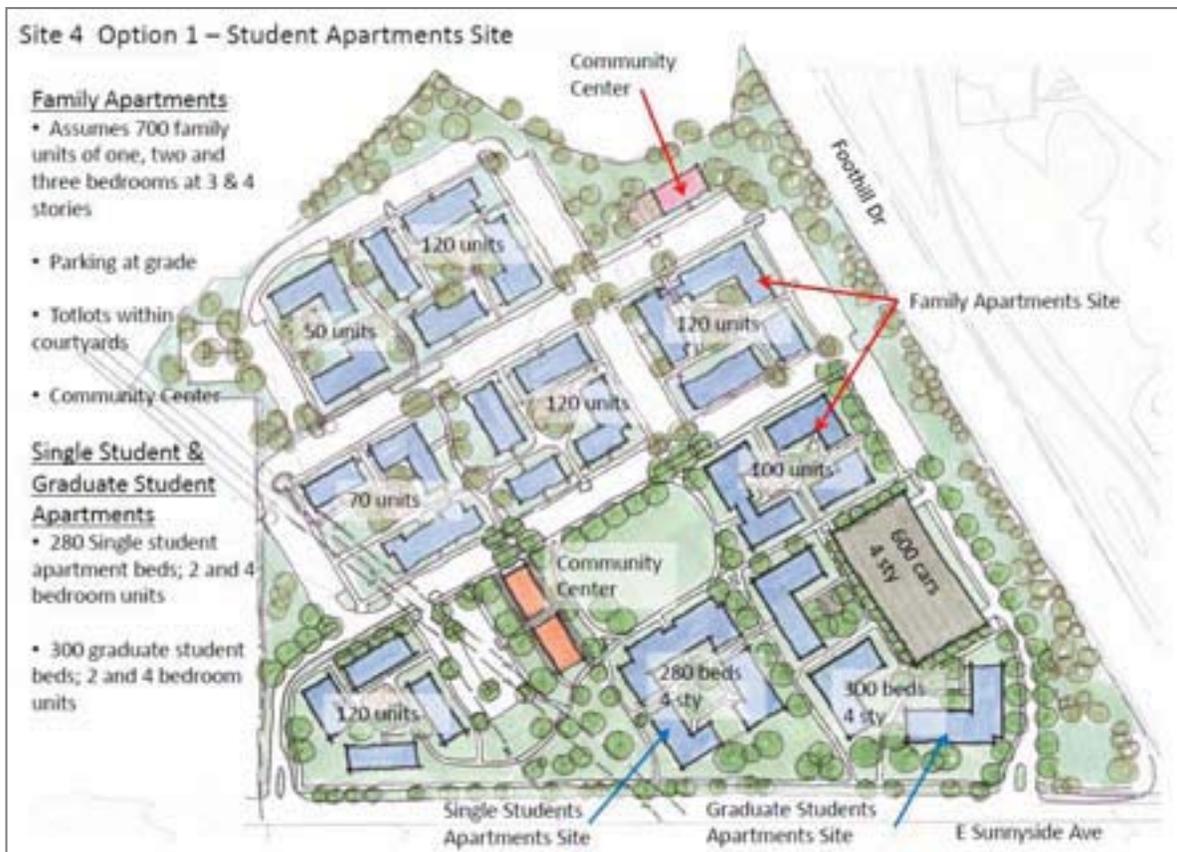


Exhibit 8.7: University Village Site - Option 1

	Total Beds	Parking Spaces Required*	Parking Spaces Available	Difference
<b>Site 4 (option 1)</b>	1,280	1,280	600	-680

\*Assumes 1 space per bed for apartment-style units.

Exhibit 8.8: Parking Availability for Site 4 – Option 1

- Option 2 recommends:
  - 600 family units of one, two and three-bedrooms in three and four-story buildings, with on-grade parking, tot lots and a family specific community center,
  - 500 single-student apartment beds and 300 graduate student beds in two and four-bedroom units,
  - A 600-car parking structure and a
  - Community Center

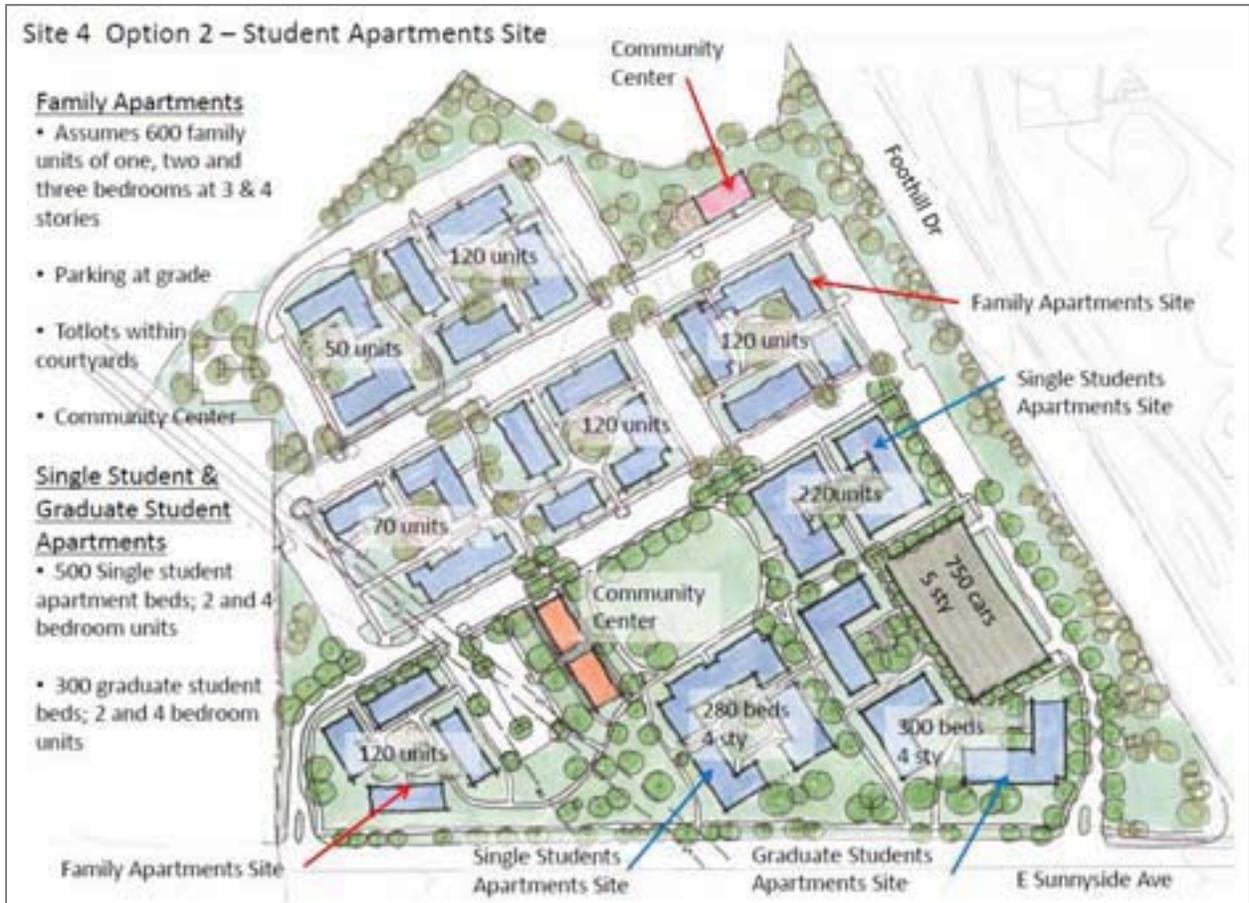


Exhibit 8.9: University Village Site - Option 2

	Total Beds	Parking Spaces Required*	Parking Spaces Available	Difference
<b>Site 4 (option 2)</b>	1,400	1,400	600	-800

\*Assumes 1 space per bed for apartment-style units.

Exhibit 8.10: Parking Availability for Site 4 – Option 2



Site 5: HPER Mall Site

During the Study the University asked about the potential for student housing along the north side of the HPER Mall. The 2008 Plan identifies the HPER Mall as part of the connective landscape concept of the Central Campus District. The Plan also indicates the site north of the Mall as the Central Playing Fields. Site considerations included maintaining a proposed storm water infiltration zone on the west side of the site adjacent to the Carolyn Tanner Irish Humanities Building and maintaining the ability of the University to construct some playing fields. Two potential outcomes were developed for this site:

- Option 1: Two, four-story residential buildings of either 700 beds in a double occupancy semi-suite configuration or 350 beds in a four-single occupancy bedroom suite configuration. This option minimally impacts future playfields.

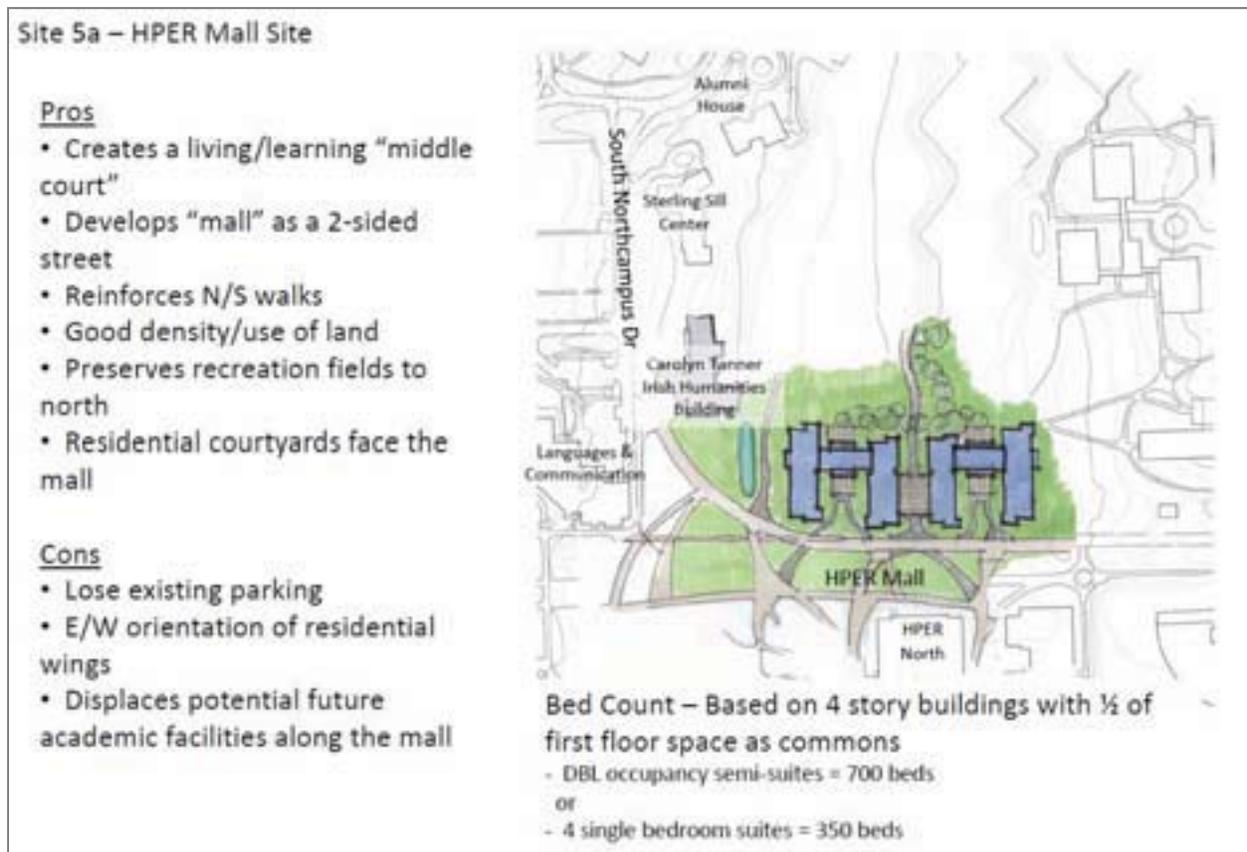


Exhibit 8.11: HPER Mall Site - Option 1

	Total Beds	Parking Spaces Required*	Parking Spaces Available	Difference
<b>Site 5 (option 1)</b>	700	280	0	-280

\*Assumes 0.4 space per bed.

Exhibit 8.12: Parking Availability for Site 5 – Option 1

Exhibit 8.13 shows the impact that HPER Mall Option #1 layout will have on the existing recreational areas.



Exhibit 8.13: HPER Mall Site – Impact on Recreation



- Option 2: Four, four-story residential buildings of either 1,400 beds in a double occupancy semi-suite configuration or 700 beds in a four-single occupancy bedroom suite configuration. This option significantly reduces the development of future play fields.

**Site 5b – HPER Mall Site**

Pros

- N/S orientation of residential wings
- Substantial capacity to accommodate housing
- New N/S pedestrian corridors occupied with activity
- Accommodates Hper Mall master plan
- Ability to be phased over time

Cons

- Lose existing parking
- Create more parking demand
- Occupies substantial recreation field space
- Scale of project likely beyond the demand



**Bed Count – Based on 4 story buildings with 1/2 of first floor space as commons**

- DBL occupancy semi-suites = 1,400 beds
- or
- 4 single bedroom suites = 700 beds

Exhibit 8.14: HPER Mall Site - Option 2

	Total Beds	Parking Spaces Required*	Parking Spaces Available	Difference
<b>Site 5 (option 2)</b>	1,400	560	0	-560

\*Assumes 0.4 space per bed.

Exhibit 8.15: Parking Availability for Site 5 – Option 2

Site 6: Recreation Building Site

During the Study the University identified the site of the existing outdoor recreation building as a potential student housing site due to its location adjacent to the existing housing on Fort Douglas. Site considerations included preservation of the existing historic structure, limited impact to the Cottam Oaks and respecting the 50-foot setback from the creek. Two potential outcomes were developed for this site:

- Option 1: Two, four-story residential buildings of either 300 beds in a double occupancy semi-suite configuration or 120 beds in a four-single occupancy bedroom suite configuration. This option assumes the existing historic building is renovated for student use and minimally impacts the Cottam Oaks area.

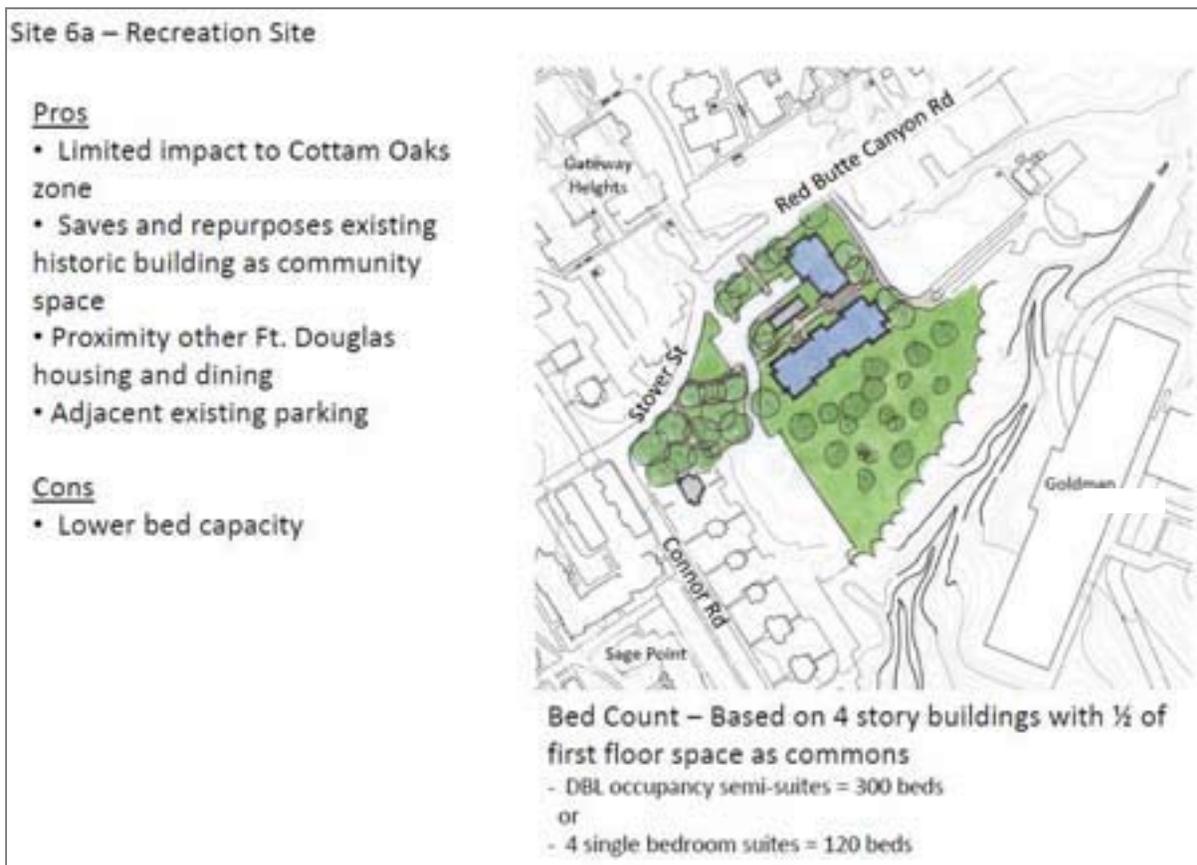


Exhibit 8.16: Recreation Site - Option 1

	Total Beds	Parking Spaces Required*	Parking Spaces Available	Difference
<b>Site 6 (option 1)</b>	300	120	0	-120

\*Assumes 0.4 space per bed.

Exhibit 8.17: Parking Availability for Site 6 – Option 1



- Option 2: Three, four-story residential buildings of either 510 beds in a double occupancy semi-suite configuration or 350 beds in a four-single occupancy bedroom suite configuration and a small community center adjacent to the creek. This option assumes the existing historic building is renovated for student use and redefines the Cotton Oaks area and requires selective transplantation of trees.

**Site 6b – Recreation Site**

Pros

- Saves and repurposes existing historic building as community space
- Aligns building with topography
- Opens residential community to the creek
- Proximity other Ft. Douglas housing and dining
- Adjacent existing parking

Cons

- No new parking provided
- May impact Cottam Oaks zone
- Potential archeological impacts



**Bed Count – Based on 4 story buildings with 1/2 of first floor space as commons**

- DBL occupancy semi-suites = 510 beds
- OR
- 4 single bedroom suites = 330 beds

Exhibit 8.18: Recreation Site - Option 2

	Total Beds	Parking Spaces Required*	Parking Spaces Available	Difference
<b>Site 6 (option 2)</b>	510	204	0	-204

\*Assumes 0.4 space per bed.

Exhibit 8.19: Parking Availability for Site 6 – Option 2

# Appendix A:

# Student Survey Results & Comments



**BRAILSFORD & DUNLAVEY**



# Housing Study 2011

**Description:** Please provide access to Ryan Jensen at Brailsford & Dunlavey (as well as any other associates he requests). Their StudentVoice rep is John Caruso. Please provide access to Jerry Basford and Barb Remsburg.

**Date Created:** 1/28/2011 5:27:59 PM

**Date Range:** 2/2/2011 12:00:00 AM - 2/17/2011 11:59:00 PM

**Total Respondents:** 1334

Q1. What is your class standing?			
Count	Percent		
132	9.90%		Freshman
165	12.37%		Sophomore
286	21.44%		Junior
283	21.21%		Senior
13	0.97%		Second undergraduate degree
405	30.36%		Graduate
48	3.60%		Professional
2	0.15%		Other
1334	Respondents		

Q2. What is your current enrollment status?			
Count	Percent		
1075	80.83%		Full time (12+ hours per term for Undergraduates, 9+ hours per term for graduate students)
255	19.17%		Part time (under 12 hours per term for Undergraduates, under 9 hours per term for graduate students)
1330	Respondents		

Q3. What is your age?			
Count	Percent		
154	11.54%		18 - 19
194	14.54%		20 - 21
332	24.89%		22 - 24
375	28.11%		25 - 29
279	20.91%		30 or over
1334	Respondents		

Q4. What is your gender?			
Count	Percent		
716	53.88%		Male
610	45.90%		Female
3	0.23%		Other
1329	Respondents		

Q5. What is your marital/family status?			
Count	Percent		
781	58.68%		Single without children
27	2.03%		Single with children
251	18.86%		Married/partner without children
272	20.44%		Married/partner with children
1331	Respondents		

Q6. What is your ethnic or racial background?

Count	Percent		
100	7.52%		Asian
21	1.58%		Pacific Islander
10	0.75%		Black
38	2.86%		Hispanic
31	2.33%		Latino/Latina
9	0.68%		Native American
3	0.23%		American Indian
1048	78.86%		White
44	3.31%		Multiracial
25	1.88%		Other (please specify)
1329	Respondents		

Q7. Prior to attending the University of Utah, where did you live?

Count	Percent		
942	70.93%		Utah
13	0.98%		Colorado
13	0.98%		Arizona
51	3.84%		California
218	16.42%		Other States (in US)
91	6.85%		Outside of the US (please specify)
1328	Respondents		

Q8. What College are you in? SELECT ALL THAT APPLY

Count	Respondent %	Response %		
34	2.56%	2.17%		Architecture & Planning, College of
182	13.72%	11.63%		Business, David Eccles School of
0	0.00%	0.00%		Continuing Education
64	4.82%	4.09%		Education, College of
186	14.02%	11.88%		Engineering, College of
66	4.97%	4.22%		Fine Arts, College of
70	5.28%	4.47%		Graduate School
107	8.06%	6.84%		Health, College of
46	3.47%	2.94%		Honors College
158	11.91%	10.10%		Humanities, College of
40	3.01%	2.56%		Law, College of
84	6.33%	5.37%		Medicine, School of
27	2.03%	1.73%		Mines & Earth Sciences, College of
32	2.41%	2.04%		Nursing, College of
26	1.96%	1.66%		Pharmacy, College of
117	8.82%	7.48%		Science, College of
171	12.89%	10.93%		Social & Behavioral Science, College of
27	2.03%	1.73%		Social Work, College of
96	7.23%	6.13%		Undergraduate Studies, Office of
32	2.41%	2.04%		Other (please specify)
1327	Respondents			
1565	Responses			

Q9. What is your major field of study?

Count	Percent	
1327	100.00%	
1327	Respondents	

Q10. What is the ZIP code at your home/permanent residence? (If an international student, please enter the name of your home country.)

Count	Percent	
1329	100.00%	
1329	Respondents	

Q11. What is the ZIP code of the local residence where you currently live while attending the University of Utah?

Count	Percent	
1327	100.00%	
1327	Respondents	

**Q12. How important was the availability of on-campus housing in your decision to attend the University of Utah?**

Count	Percent		
141	10.77%		Very important
227	17.34%		Important
606	46.29%		Unimportant
335	25.59%		Very unimportant
1309	Respondents		

**Q13. When you first decided to attend the University of Utah, how did you learn about your housing options? SELECT ALL THAT APPLY**

Count	Respondent %	Response %	
507	38.85%	22.35%	I did not learn about housing options.
286	21.92%	12.61%	Admissions materials or presentations
302	23.14%	13.32%	New student orientation
263	20.15%	11.60%	Friends/acquaintances
143	10.96%	6.31%	Campus tour
437	33.49%	19.27%	University of Utah website
43	3.30%	1.90%	Other website(s)
98	7.51%	4.32%	Postcard from Housing & Residential Education
56	4.29%	2.47%	College guidebooks or other reference materials mailed to me
20	1.53%	0.88%	High school counselors
66	5.06%	2.91%	University of Utah faculty/staff
47	3.60%	2.07%	Other (please specify)
1305	Respondents		
2268	Responses		

**Q14. Which years have you lived in the University of Utah's student housing? SELECT ALL THAT APPLY**

Count	Respondent %	Response %	
968	74.23%	67.50%	None
194	14.88%	13.53%	Freshman year
82	6.29%	5.72%	Sophomore year
53	4.06%	3.70%	Junior year
46	3.53%	3.21%	Senior year (including fifth year and beyond)
91	6.98%	6.35%	Graduate/professional year(s)
1304	Respondents		
1434	Responses		

Q15. How do you typically get to and from campus?

Count	Percent		
104	7.96%		Walk
573	43.84%		Drive alone
114	8.72%		Drive/ride with others
37	2.83%		Ride a bicycle/motorcycle
89	6.81%		Ride the University of Utah shuttle bus
375	28.69%		Ride public transportation(e.g., Bus, Trax, Fronrunner)
15	1.15%		Other (please specify)
1307	Respondents		

Q16. Where are you currently living while attending the University of Utah?

Count	Percent		
78	5.97%		Housing & Residential Education (HRE) facility - Main Campus
5	0.38%		Housing & Residential Education (HRE) facility - Downtown Commons
73	5.59%		University Student Apartments (USA)
1151	88.06%		Non-university housing
1307	Respondents		

Q17. If you have lived in University of Utah student housing at anytime, please indicate your level of agreement with each of the following statements:  
- Living on campus helped me transition to life at the University of Utah.

Count	Percent		
132	41.64%		Strongly agree
134	42.27%		Agree
37	11.67%		Disagree
14	4.42%		Strongly disagree
317	Respondents		

Q18. If you have lived in University of Utah student housing at anytime, please indicate your level of agreement with each of the following statements:  
- Living on campus provided me with a sense of community.

Count	Percent		
93	29.52%		Strongly agree
143	45.40%		Agree
61	19.37%		Disagree
18	5.71%		Strongly disagree
315	Respondents		

Q19. If you have lived in University of Utah student housing at anytime, please indicate your level of agreement with each of the following statements:  
- Living on campus had a positive influence on my academic performance.

Count	Percent		
84	26.50%		Strongly agree
145	45.74%		Agree
67	21.14%		Disagree
21	6.62%		Strongly disagree
317	Respondents		

Q20. If you have lived in University of Utah student housing at anytime, please indicate your level of agreement with each of the following statements:  
 - Living on campus provided me with a safe, secure environment.

Count	Percent		
128	40.89%		Strongly agree
155	49.52%		Agree
19	6.07%		Disagree
11	3.51%		Strongly disagree
313	Respondents		

Q21. If you have lived in University of Utah student housing at anytime, please indicate your level of agreement with each of the following statements:  
 - Living on campus provided me with leadership opportunities.

Count	Percent		
48	15.19%		Strongly agree
108	34.18%		Agree
134	42.41%		Disagree
26	8.23%		Strongly disagree
316	Respondents		

Q22. If you have lived in University of Utah student housing at anytime, please indicate your level of agreement with each of the following statements:  
 - Living on campus introduced me to new friends.

Count	Percent		
148	46.98%		Strongly agree
119	37.78%		Agree
35	11.11%		Disagree
13	4.13%		Strongly disagree
315	Respondents		

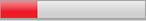
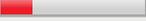
Q23. If you have lived in University of Utah student housing at anytime, please indicate your level of agreement with each of the following statements:  
 - Living on campus provided me with a convenient living option.

Count	Percent		
167	53.02%		Strongly agree
121	38.41%		Agree
19	6.03%		Disagree
8	2.54%		Strongly disagree
315	Respondents		

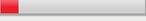
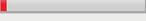
Q24. If you have lived in University of Utah student housing at anytime, please indicate your level of agreement with each of the following statements:  
 - Living on campus provided me with a cost effective living option.

Count	Percent		
77	24.52%		Strongly agree
78	24.84%		Agree
80	25.48%		Disagree
79	25.16%		Strongly disagree
314	Respondents		

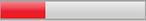
Q25. If you have lived in University of Utah student housing at anytime, please indicate your level of agreement with each of the following statements:  
 - Living on campus helped me learn about people different from me.

Count	Percent		
80	25.24%		Strongly agree
146	46.06%		Agree
71	22.40%		Disagree
20	6.31%		Strongly disagree
317	Respondents		

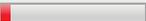
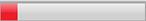
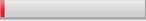
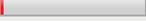
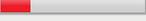
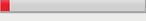
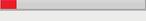
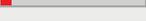
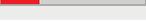
Q26. If you have lived in University of Utah student housing at anytime, please indicate your level of agreement with each of the following statements:  
 - Living on campus enhanced my overall experience at the University of Utah.

Count	Percent		
105	33.23%		Strongly agree
159	50.32%		Agree
39	12.34%		Disagree
13	4.11%		Strongly disagree
316	Respondents		

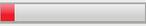
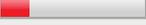
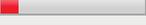
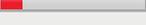
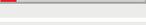
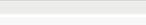
Q27. Compared to other college or university student housing with which you are familiar, how would you rate the University of Utah's student housing?

Count	Percent		
105	8.20%		Very satisfactory
400	31.25%		Satisfactory
107	8.36%		Unsatisfactory
34	2.66%		Very unsatisfactory
634	49.53%		Not familiar with any other college or university student housing
1280	Respondents		

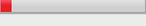
Q28. If currently living in University of Utah student housing, in what building/community do you reside?

Count	Percent		
10	6.54%		Housing & Residential Education: Benchmark Plaza
18	11.76%		Housing & Residential Education: Chapel Glen
4	2.61%		Housing & Residential Education: Downtown Commons
6	3.92%		Housing & Residential Education: Gateway Heights
3	1.96%		Housing & Residential Education: Officer's Circle
32	20.92%		Housing & Residential Education: Sage Point
9	5.88%		Housing & Residential Education: Shoreline Ridge
17	11.11%		University Student Apartments: East Village
1	0.65%		University Student Apartments: Fort Douglas
12	7.84%		University Student Apartments: Medical Plaza
41	26.80%		University Student Apartments: West Village
153	Respondents		

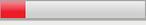
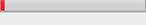
Q29. If currently living in non-University of Utah student housing, where do you reside?

Count	Percent		
102	9.38%		Less than a mile from the University of Utah campus
215	19.76%		1 - 3 miles from the University of Utah campus
131	12.04%		4 - 5 miles from the University of Utah campus
168	15.44%		6 - 10 miles from the University of Utah campus
255	23.44%		11 - 20 miles from the University of Utah campus
123	11.31%		21 - 30 miles from the University of Utah campus
94	8.64%		Over 30 miles from the University of Utah campus
1088	Respondents		

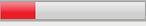
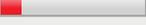
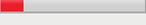
Q30. How would you describe your current living arrangement?

Count	Percent		
534	42.58%		Very satisfactory
611	48.72%		Satisfactory
95	7.58%		Unsatisfactory
14	1.12%		Very unsatisfactory
1254	Respondents		

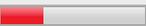
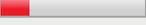
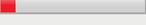
Q31. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Total cost of rent and utilities

Count	Percent		
972	77.82%		Very important
213	17.05%		Important
28	2.24%		Unimportant
36	2.88%		Very unimportant
1249	Respondents		

Q32. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Ability to choose my own roommate(s)

Count	Percent		
570	45.71%		Very important
305	24.46%		Important
178	14.27%		Unimportant
194	15.56%		Very unimportant
1247	Respondents		

Q33. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to classes

Count	Percent		
373	29.91%		Very important
495	39.70%		Important
252	20.21%		Unimportant
127	10.18%		Very unimportant
1247	Respondents		

Q34. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to other students

Count	Percent		
113	9.09%		Very important
249	20.03%		Important
499	40.14%		Unimportant
382	30.73%		Very unimportant
1243	Respondents		

Q35. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to, or availability of, convenient parking or public transportation

Count	Percent		
476	38.29%		Very important
435	35.00%		Important
212	17.06%		Unimportant
120	9.65%		Very unimportant
1243	Respondents		

Q36. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to, or availability of, child care

Count	Percent		
75	6.05%		Very important
93	7.50%		Important
220	17.74%		Unimportant
852	68.71%		Very unimportant
1240	Respondents		

Q37. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to shopping, entertainment, or restaurants

Count	Percent		
139	11.20%		Very important
464	37.39%		Important
358	28.85%		Unimportant
280	22.56%		Very unimportant
1241	Respondents		

Q38. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Opportunity to live in a building that has the physical features I desire (furnished, modern, well maintained, attractive, etc.)

Count	Percent		
319	25.68%		Very important
521	41.95%		Important
247	19.89%		Unimportant
155	12.48%		Very unimportant
1242	Respondents		

Q39. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Flexible lease/rental terms

Count	Percent		
395	31.73%		Very important
499	40.08%		Important
203	16.31%		Unimportant
148	11.89%		Very unimportant
1245	Respondents		

Q40. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Less restrictive rules and supervision

Count	Percent		
415	33.49%		Very important
418	33.74%		Important
230	18.56%		Unimportant
176	14.21%		Very unimportant
1239	Respondents		

Q41. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Ability to stay during breaks

Count	Percent		
547	44.15%		Very important
333	26.88%		Important
176	14.21%		Unimportant
183	14.77%		Very unimportant
1239	Respondents		

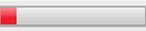
Q42. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a quiet place to study

Count	Percent		
606	48.95%		Very important
424	34.25%		Important
112	9.05%		Unimportant
96	7.75%		Very unimportant
1238	Respondents		

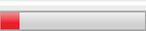
Q43. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Opportunity to be involved in University of Utah residential communities (living/learning programs, theme communities, etc.)

Count	Percent		
87	7.06%		Very important
211	17.13%		Important
456	37.01%		Unimportant
478	38.80%		Very unimportant
1232	Respondents		

Q44. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Safety and security features

Count	Percent		
510	41.03%		Very important
511	41.11%		Important
139	11.18%		Unimportant
83	6.68%		Very unimportant
1243	Respondents		

Q45. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a private (single) bedroom

Count	Percent		
637	51.62%		Very important
316	25.61%		Important
159	12.88%		Unimportant
122	9.89%		Very unimportant
1234	Respondents		

Q46. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a private bathroom

Count	Percent		
497	40.18%		Very important
368	29.75%		Important
254	20.53%		Unimportant
118	9.54%		Very unimportant
1237	Respondents		

Q47. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a living room within my suite/apartment

Count	Percent		
481	38.88%		Very important
469	37.91%		Important
181	14.63%		Unimportant
106	8.57%		Very unimportant
1237	Respondents		

Q48. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a kitchen

Count	Percent		
772	62.56%		Very important
320	25.93%		Important
73	5.92%		Unimportant
69	5.59%		Very unimportant
1234	Respondents		

Q49. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Access to campus dining

Count	Percent		
73	5.93%		Very important
158	12.85%		Important
345	28.05%		Unimportant
654	53.17%		Very unimportant
1230	Respondents		

Q50. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Not required to purchase a meal plan

Count	Percent		
480	38.74%		Very important
262	21.15%		Important
185	14.93%		Unimportant
312	25.18%		Very unimportant
1239	Respondents		

Q51. Who made the decision regarding where you lived this year?

Count	Percent		
592	47.32%		I did solely
12	0.96%		My parent(s)/guardian(s) solely
195	15.59%		My parent(s)/guardian(s) and I jointly
432	34.53%		My spouse/partner and I jointly
20	1.60%		Other (please specify)
1251	Respondents		

Q52. Where do you plan to live next year?

Count	Percent		
40	3.19%		Housing & Residential Education (HRE) facility - Main Campus
4	0.32%		Housing & Residential Education (HRE) facility - Downtown Commons
79	6.29%		University Student Apartments (USA)
749	59.68%		Non-University of Utah housing
220	17.53%		Undecided on where to live
163	12.99%		Not applicable; I will not be attending the University of Utah next year.
1255	Respondents		

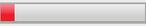
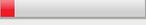
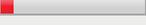
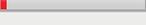
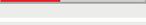
Q53. If considering living in non-university housing next year, why would you prefer to do so? SELECT ALL THAT APPLY

Count	Respondent %	Response %		
84	8.88%	1.25%	<input type="checkbox"/>	I may not be attending the University of Utah next year.
40	4.23%	0.60%	<input type="checkbox"/>	I am ineligible to live in the University of Utah's student housing.
19	2.01%	0.28%	<input type="checkbox"/>	To live in Greek housing
275	29.07%	4.10%	<input type="checkbox"/>	To live in a quieter environment
87	9.20%	1.30%	<input type="checkbox"/>	To satisfy my parent's/family's wishes
366	38.69%	5.46%	<input type="checkbox"/>	Fewer rules and regulations
257	27.17%	3.83%	<input type="checkbox"/>	More convenient location
182	19.24%	2.71%	<input type="checkbox"/>	More convenient parking or public transportation
554	58.56%	8.26%	<input type="checkbox"/>	More cost effective
86	9.09%	1.28%	<input type="checkbox"/>	My preferred university living accommodation may not be available
157	16.60%	2.34%	<input type="checkbox"/>	Better Internet access
323	34.14%	4.81%	<input type="checkbox"/>	Better living unit amenities
164	17.34%	2.44%	<input type="checkbox"/>	Better security/safety
219	23.15%	3.26%	<input type="checkbox"/>	Ability to live with or near friends
392	41.44%	5.84%	<input type="checkbox"/>	Ability to live with or near family or partner
515	54.44%	7.68%	<input type="checkbox"/>	More privacy
533	56.34%	7.94%	<input type="checkbox"/>	More living space
443	46.83%	6.60%	<input type="checkbox"/>	No meal plan requirement
565	59.73%	8.42%	<input type="checkbox"/>	Access to my own kitchen
429	45.35%	6.39%	<input type="checkbox"/>	More convenient laundry facilities
201	21.25%	3.00%	<input type="checkbox"/>	Better physical condition of the building
89	9.41%	1.33%	<input type="checkbox"/>	Better building management and staffing
82	8.67%	1.22%	<input type="checkbox"/>	Better maintenance and housekeeping services
9	0.95%	0.13%	<input type="checkbox"/>	Better accessibility for persons with disabilities
139	14.69%	2.07%	<input type="checkbox"/>	To establish residency or credit history in my own name
146	15.43%	2.18%	<input type="checkbox"/>	To live away from other students
242	25.58%	3.61%	<input type="checkbox"/>	To have a pet
111	11.73%	1.65%	<input type="checkbox"/>	Other (please specify)
946	Respondents			
6709	Responses			

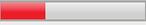
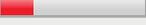
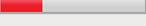
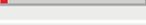
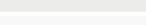
Q54. Where do you currently live off campus?

Count	Percent		
311	28.61%	<input type="checkbox"/>	Rent an apartment
89	8.19%	<input type="checkbox"/>	Rent a duplex/townhouse/condo
166	15.27%	<input type="checkbox"/>	Rent a house/room in a house
216	19.87%	<input type="checkbox"/>	Own a house/condo
291	26.77%	<input type="checkbox"/>	Live with parents/relatives
4	0.37%	<input type="checkbox"/>	Fraternity/sorority house
10	0.92%	<input type="checkbox"/>	Other (please specify)
1087	Respondents		

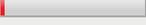
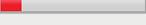
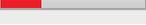
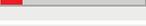
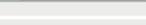
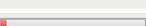
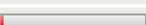
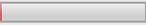
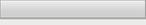
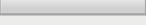
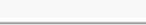
Q55. With whom do you currently live?

Count	Percent		
103	9.48%		I live alone
108	9.94%		With other University of Utah roommate(s)
94	8.65%		With other non-University of Utah roommate(s)
43	3.96%		With both University of Utah and non-University of Utah roommate(s)
277	25.48%		With my parent(s) or other relative(s)
453	41.67%		With my spouse/partner and/or children
9	0.83%		Other (please specify)
1087	Respondents		

Q56. With how many other people do you share your cost of rent?

Count	Percent		
337	31.03%		I do not pay rent
247	22.74%		No other people; I pay the rent myself
317	29.19%		1 other person
95	8.75%		2 other people
52	4.79%		3 other people
19	1.75%		4 other people
19	1.75%		5 or more other people
1086	Respondents		

Q57. What is your personal share of monthly rent/housing costs excluding utilities?

Count	Percent		
7	1.25%		Less than \$100
15	2.67%		\$100 - \$199
83	14.80%		\$200 - \$299
160	28.52%		\$300 - \$399
86	15.33%		\$400 - \$499
70	12.48%		\$500 - \$599
50	8.91%		\$600 - \$699
25	4.46%		\$700 - \$799
22	3.92%		\$800 - \$899
11	1.96%		\$900 - \$999
10	1.78%		\$1,000 - \$1,099
5	0.89%		\$1,100 - \$1,199
3	0.53%		\$1,200 - \$1,299
1	0.18%		\$1,300 - \$1,399
1	0.18%		\$1,400 - \$1,499
5	0.89%		\$1,500 or more
7	1.25%		I don't know
561	Respondents		

Q58. In addition to your rent, for which of the following utilities do you currently pay? SELECT ALL THAT APPLY

Count	Respondent %	Response %		
279	25.91%	7.10%		Not applicable; I do not pay for any utilities
350	32.50%	8.90%		Cable/satellite television
578	53.67%	14.70%		Heat
667	61.93%	16.96%		Internet
660	61.28%	16.79%		Electric
374	34.73%	9.51%		Water
316	29.34%	8.04%		Sewer
389	36.12%	9.89%		Telephone
319	29.62%	8.11%		Trash
1077 Respondents				
3932 Responses				

Q59. How much is your individual monthly cost for all the utilities selected in the previous question?

Count	Percent		
49	6.12%		Less than \$25
108	13.48%		\$25 - \$49
200	24.97%		\$50 - \$99
150	18.73%		\$100 - \$149
95	11.86%		\$150 - \$199
167	20.85%		\$200 or more
32	4.00%		Don't know
801 Respondents			

Q60. Do you share a bedroom with a roommate?

Count	Percent		
321	29.83%		Yes
755	70.17%		No
1076 Respondents			

Q61. How long is your current lease?

Count	Percent		
131	22.74%		Not applicable; I have no lease
31	5.38%		More than 12 months
234	40.63%		12 months
38	6.60%		Academic year (approximately 9 months)
9	1.56%		Academic term (e.g., semester)
106	18.40%		Monthly
27	4.69%		Other (please specify)
576 Respondents			

Q62. Please rate how important each of the following factors should be to the University of Utah as they consider improvements to their housing:  
 SELECT ONE RESPONSE FOR EACH FACTOR - Provide modern and attractive living environments to students

Count	Percent		
389	32.97%		Very important
622	52.71%		Important
137	11.61%		Unimportant
32	2.71%		Very unimportant
1180	Respondents		

Q63. Please rate how important each of the following factors should be to the University of Utah as they consider improvements to their housing:  
 SELECT ONE RESPONSE FOR EACH FACTOR - Create more academically-focused residential communities (Honors, Business, Fine Arts, Science, etc.)

Count	Percent		
233	19.73%		Very important
441	37.34%		Important
402	34.04%		Unimportant
105	8.89%		Very unimportant
1181	Respondents		

Q64. Please rate how important each of the following factors should be to the University of Utah as they consider improvements to their housing:  
 SELECT ONE RESPONSE FOR EACH FACTOR - Help retain students at the University of Utah

Count	Percent		
319	27.01%		Very important
585	49.53%		Important
226	19.14%		Unimportant
51	4.32%		Very unimportant
1181	Respondents		

Q65. Please rate how important each of the following factors should be to the University of Utah as they consider improvements to their housing:  
 SELECT ONE RESPONSE FOR EACH FACTOR - Increase the student residential population on campus

Count	Percent		
286	24.32%		Very important
475	40.39%		Important
345	29.34%		Unimportant
70	5.95%		Very unimportant
1176	Respondents		

Q66. Please rate how important each of the following factors should be to the University of Utah as they consider improvements to their housing:  
 SELECT ONE RESPONSE FOR EACH FACTOR - Make the University of Utah more attractive to prospective students

Count	Percent		
396	33.70%		Very important
575	48.94%		Important
161	13.70%		Unimportant
43	3.66%		Very unimportant
1175	Respondents		

Q67. Please rate how important each of the following factors should be to the University of Utah as they consider improvements to their housing:  
 SELECT ONE RESPONSE FOR EACH FACTOR - Keep housing costs affordable

Count	Percent		
964	81.56%		Very important
181	15.31%		Important
20	1.69%		Unimportant
17	1.44%		Very unimportant
1182	Respondents		

Q68. Please rate how important each of the following factors should be to the University of Utah as they consider improvements to their housing:  
 SELECT ONE RESPONSE FOR EACH FACTOR - Improve the physical condition of existing campus housing, such as bathroom modernization, new carpeting, new lighting, and painting

Count	Percent		
516	44.03%		Very important
510	43.52%		Important
119	10.15%		Unimportant
27	2.30%		Very unimportant
1172	Respondents		

Q69. Please rate how important each of the following factors should be to the University of Utah as they consider improvements to their housing:  
 SELECT ONE RESPONSE FOR EACH FACTOR - Improve amenities in existing campus housing, such as room furnishings, lounges, recreation areas, and computing resources

Count	Percent		
463	39.34%		Very important
523	44.44%		Important
156	13.25%		Unimportant
35	2.97%		Very unimportant
1177	Respondents		

Q70. Please rate how important each of the following factors should be to the University of Utah as they consider improvements to their housing:  
 SELECT ONE RESPONSE FOR EACH FACTOR - Improve maintenance services

Count	Percent		
350	29.79%		Very important
603	51.32%		Important
190	16.17%		Unimportant
32	2.72%		Very unimportant
1175	Respondents		

Q71. Please rate how important each of the following factors should be to the University of Utah as they consider improvements to their housing:  
 SELECT ONE RESPONSE FOR EACH FACTOR - Improve existing residential dining programs

Count	Percent		
332	28.35%		Very important
454	38.77%		Important
288	24.59%		Unimportant
97	8.28%		Very unimportant
1171	Respondents		

Q72. Please rate how important each of the following factors should be to the University of Utah as they consider improvements to their housing: SELECT ONE RESPONSE FOR EACH FACTOR - Change existing housing policies and procedures so they are less restrictive

Count	Percent		
358	30.68%		Very important
372	31.88%		Important
344	29.48%		Unimportant
93	7.97%		Very unimportant
1167	Respondents		

Q73. If the University of Utah built new housing, which five physical features would be the most important to you? SELECT UP TO FIVE

Count	Respondent %	Response %	
520	43.84%	9.06%	Convenient location
543	45.78%	9.46%	Private (single) bedroom
329	27.74%	5.73%	Private bathroom
661	55.73%	11.52%	In-unit full kitchen (sink with garbage disposal, full-sized refrigerator, microwave, stove/oven, and dishwasher)
95	8.01%	1.66%	In-unit kitchenette (sink with dishwasher, small refrigerator, and microwave)
242	20.40%	4.22%	Living room
181	15.26%	3.15%	Storage space
125	10.54%	2.18%	Fully furnished living unit
214	18.04%	3.73%	Units designed for families
211	17.79%	3.68%	Fitness or recreation area(s) in or near the housing facility
59	4.97%	1.03%	Computer lab in the housing facility/complex
190	16.02%	3.31%	Individual temperature controls in living units
134	11.30%	2.33%	Full-sized beds
439	37.02%	7.65%	On-site parking
163	13.74%	2.84%	Convenient access to public transportation
51	4.30%	0.89%	Convenient on-campus dining options
31	2.61%	0.54%	Convenience store/retail location within the building
195	16.44%	3.40%	Quiet study area in the building
16	1.35%	0.28%	Classrooms/academic facilities in the building
386	32.55%	6.73%	Washer and dryer in the living unit
141	11.89%	2.46%	Convenient laundry facilities in the building
85	7.17%	1.48%	Controlled/secured access to the building
46	3.88%	0.80%	Social lounge/TV room in the building
545	45.95%	9.50%	In-room wireless Internet access
101	8.52%	1.76%	Environmentally-friendly design and operation
36	3.04%	0.63%	Other (please specify)
1186	Respondents		
5739	Responses		

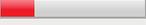
**Q74. If the University of Utah built new housing, which five lifestyle preferences would be the most important to you? SELECT UP TO FIVE**

Count	Respondent %	Response %		
97	8.26%	1.79%		24-hour on-site staff
598	50.89%	11.01%		Flexible occupancy terms (9, 10, or 12 months, stay over break periods, etc.)
527	44.85%	9.70%		Flexible payment terms (e.g., pay rent monthly)
128	10.89%	2.36%		Convenient child care
220	18.72%	4.05%		Availability of maintenance and custodial services
299	25.45%	5.50%		Availability of lifestyle or theme communities (smoke free, alcohol free, community service focused, gender specific, etc.)
104	8.85%	1.91%		Availability of academic communities (Honors, Business, Engineering, Community Service, Outdoor Living, etc.)
360	30.64%	6.63%		Fewer rules and regulations
629	53.53%	11.58%		Little or no meal plan requirement
527	44.85%	9.70%		Ability to choose my own roommates
119	10.13%	2.19%		Ability to live near university students who are in my academic program
450	38.30%	8.28%		Proximity to public transportation
169	14.38%	3.11%		Proximity to campus activities
168	14.30%	3.09%		Proximity to retail areas (shopping, entertainment, restaurants, etc.)
447	38.04%	8.23%		Ability to retain the same living unit from year to year
323	27.49%	5.95%		Ability to bring my own furniture
245	20.85%	4.51%		Ability to have pets
23	1.96%	0.42%		Other (please specify)
1175	Respondents			
5433	Responses			

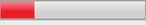
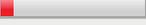
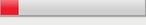
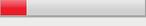
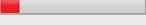
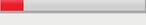
**Q75. The map below shows locations of current/future University of Utah housing. These sites indicate locations where future housing developments could occur for single students and/or families. What is your preferred location for on-campus student housing? SELECT TOP TWO CHOICES**

Count	Respondent %	Response %		
221	18.63%	11.22%		Option 1: Heritage Commons area
287	24.20%	14.58%		Option 2: Eastern edge of George Eccles Legacy Bridge
593	50.00%	30.12%		Option 3: Adjacent to Fort Douglas TRAX Station, currently next to the Annex building and the Huntsman Center
437	36.85%	22.19%		Option 4: Directly to the west of the football stadium
106	8.94%	5.38%		Option 5: The site of University Student Apartments West Village
106	8.94%	5.38%		Option 6: The site of University Student Apartments East Village
219	18.47%	11.12%		I am not interested in on-campus student housing
1186	Respondents			
1969	Responses			

Q76. Would you prefer a single-occupancy bedroom (private) or double-occupancy bedroom (shared) in a university housing facility? Single-occupancy bedrooms will cost approximately 20%-30% more than double-occupancy bedrooms.

Count	Percent		
523	76.35%		Single-occupancy bedroom
162	23.65%		Double-occupancy bedroom
685	Respondents		

Q77. If all of the unit types described above were available in university housing, what would have been your living preference for this academic year (2010 - 2011)?

Count	Percent		
123	23.70%		Would prefer to live in non-university housing
45	8.67%		Unit A: Semi-Suite Unit, \$425/month/person; \$3,827/Academic Year/person
66	12.72%		Unit B: Studio Unit, \$455/month/person; \$4,097/Academic Year/person
44	8.48%		Unit C: Four-Bedroom, Two Bath Suite, \$455/month/person; \$4,097/Academic Year/person
93	17.92%		Unit D: Four-Bedroom, Two Bath Apartment, \$478/month/person
67	12.91%		Unit E: Three-Bedroom, Two Bath Apartment, \$500/month/person
81	15.61%		Unit F: Two-Bedroom, One Bath Apartment, \$536/month/person
519	Respondents		

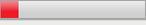
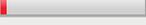
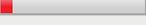
Q78. Please indicate why you would prefer non-university living options: SELECT ALL THAT APPLY

Count	Respondent %	Response %		
38	30.89%	4.14%		University housing policies are too strict
26	21.14%	2.83%		Want better location
21	17.07%	2.29%		Want to be closer to my work
28	22.76%	3.05%		Want more available parking
84	68.29%	9.15%		Want lower housing costs
52	42.28%	5.66%		Want fewer roommate issues
25	20.33%	2.72%		Avoid waitlist issues
26	21.14%	2.83%		Have faster Internet access
30	24.39%	3.27%		Have a better study atmosphere/less noise
29	23.58%	3.16%		Live with friends
15	12.20%	1.63%		Live with spouse/partner/children
53	43.09%	5.77%		Have more privacy
57	46.34%	6.21%		Have a private bedroom
37	30.08%	4.03%		Have a private bathroom
51	41.46%	5.56%		Have a living room space
78	63.41%	8.50%		Prepare my own meals
75	60.98%	8.17%		Have a kitchen
59	47.97%	6.43%		Have a washer/dryer in my unit
17	13.82%	1.85%		Live in a facility that is in better physical condition
2	1.63%	0.22%		Have better accessibility for those with physical disabilities
66	53.66%	7.19%		Have more freedom/independence
16	13.01%	1.74%		Have good safety and security
16	13.01%	1.74%		I am graduating from the University of Utah and will not need housing
1	0.81%	0.11%		I am leaving the University of Utah and will not need housing
16	13.01%	1.74%		Other (please specify)
123	Respondents			
918	Responses			

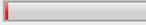
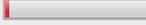
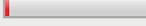
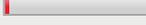
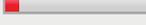
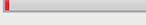
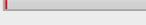
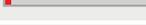
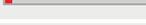
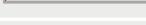
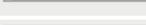
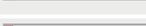
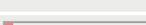
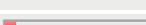
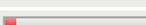
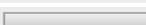
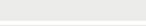
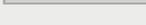
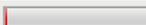
Q79. If your preferred unit type described above were unavailable, what would your second choice have been for this academic year?

Count	Percent		
58	14.65%		Would prefer to live in non-university housing
35	8.84%		Unit A: Semi-Suite Unit, \$425/month/person; \$3,827/Academic Year/person
45	11.36%		Unit B: Studio Unit, \$455/month/person; \$4,097/Academic Year/person
46	11.62%		Unit C: Four-Bedroom, Two Bath Suite, \$455/month/person; \$4,097/Academic Year/person
55	13.89%		Unit D: Four-Bedroom, Two Bath Apartment, \$478/month/person
102	25.76%		Unit E: Three-Bedroom, Two Bath Apartment, \$500/month/person
50	12.63%		Unit F: Two-Bedroom, One Bath Apartment, \$536/month/person
5	1.26%		Would live in another double-occupancy unit in University of Utah housing
396	Respondents		

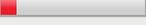
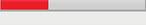
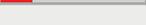
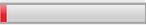
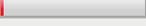
Q80. If all of the unit types described above were available in university housing, what would have been your living preference for this academic year (2010 - 2011)?

Count	Percent		
20	12.35%		Would prefer to live in non-university housing
122	75.31%		Unit A: Two-Bedroom, One Bath Apartment, \$299/month/person
6	3.70%		Unit B: Semi-Suite Unit, \$360/month/person; \$3,234/Academic Year/person
13	8.02%		Unit C: Two-Bedroom, Two Bath Apartment, \$390/month/person; \$3,495/Academic Year/person
1	0.62%		Unit D: Large Double, \$390/month/person; \$3,495/Academic Year/person
162	Respondents		

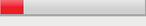
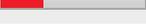
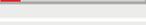
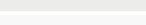
Q81. Please indicate why you would prefer non-university living options: SELECT ALL THAT APPLY

Count	Respondent %	Response %	
3	15.00%	1.86%	 University housing policies are too strict
5	25.00%	3.11%	 Want better location
5	25.00%	3.11%	 Want to be closer to my work
5	25.00%	3.11%	 Want more available parking
16	80.00%	9.94%	 Want lower housing costs
5	25.00%	3.11%	 Want fewer roommate issues
2	10.00%	1.24%	 Avoid waitlist issues
6	30.00%	3.73%	 Have faster Internet access
7	35.00%	4.35%	 Have a better study atmosphere/less noise
8	40.00%	4.97%	 Live with friends
1	5.00%	0.62%	 Live with spouse/partner/children
8	40.00%	4.97%	 Have more privacy
10	50.00%	6.21%	 Have a private bedroom
9	45.00%	5.59%	 Have a private bathroom
9	45.00%	5.59%	 Have a living room space
13	65.00%	8.07%	 Prepare my own meals
12	60.00%	7.45%	 Have a kitchen
13	65.00%	8.07%	 Have a washer/dryer in my unit
7	35.00%	4.35%	 Live in a facility that is in better physical condition
0	0.00%	0.00%	 Have better accessibility for those with physical disabilities
12	60.00%	7.45%	 Have more freedom/independence
2	10.00%	1.24%	 Have good safety and security
1	5.00%	0.62%	 I am graduating from the University of Utah and will not need housing
0	0.00%	0.00%	 I am leaving the University of Utah and will not need housing
2	10.00%	1.24%	 Other (please specify)
20	Respondents		
161	Responses		

Q82. If your preferred unit type described above were unavailable, what would your second choice have been for this academic year?

Count	Percent		
39	27.46%		Would prefer to live in non-university housing
16	11.27%		Unit A: Two-Bedroom, One Bath Apartment, \$299/month/person
47	33.10%		Unit B: Semi-Suite Unit, \$360/month/person; \$3,234/Academic Year/person
31	21.83%		Unit C: Two-Bedroom, Two Bath Apartment, \$390/month/person; \$3,495/Academic Year/person
6	4.23%		Unit D: Large Double, \$390/month/person; \$3,495/Academic Year/person
3	2.11%		Would live in another single-occupancy unit in University of Utah housing
142	Respondents		

Q83. If all of the unit types described above were available in university housing, what would have been your living preference for this academic year (2010 - 2011)?

Count	Percent		
126	25.25%		Would prefer to live in non-university housing
79	15.83%		Unit A: One-Bedroom Apartment, \$575/month/unit
148	29.66%		Unit B: Two-Bedroom Apartment, \$725/month/unit
67	13.43%		Unit C: Three-Bedroom Apartment, \$930/month/unit
79	15.83%		Unit D: Three-Bedroom Townhouse, \$1,114/month/unit
499	Respondents		

Q84. Please indicate why you would prefer non-university living options: SELECT ALL THAT APPLY

Count	Respondent %	Response %		
16	12.70%	2.14%		University housing policies are too strict
19	15.08%	2.55%		Want better location
21	16.67%	2.82%		Want to be closer to my work
18	14.29%	2.41%		Want more available parking
41	32.54%	5.50%		Want lower housing costs
24	19.05%	3.22%		Want fewer roommate issues
18	14.29%	2.41%		Avoid waitlist issues
18	14.29%	2.41%		Have faster Internet access
24	19.05%	3.22%		Have a better study atmosphere/less noise
4	3.17%	0.54%		Live with friends
100	79.37%	13.40%		Live with spouse/partner/children
49	38.89%	6.57%		Have more privacy
41	32.54%	5.50%		Have a private bedroom
43	34.13%	5.76%		Have a private bathroom
32	25.40%	4.29%		Have a living room space
45	35.71%	6.03%		Prepare my own meals
49	38.89%	6.57%		Have a kitchen
48	38.10%	6.43%		Have a washer/dryer in my unit
22	17.46%	2.95%		Live in a facility that is in better physical condition
1	0.79%	0.13%		Have better accessibility for those with physical disabilities
50	39.68%	6.70%		Have more freedom/independence
19	15.08%	2.55%		Have good safety and security
17	13.49%	2.28%		I am graduating from the University of Utah and will not need housing
3	2.38%	0.40%		I am leaving the University of Utah and will not need housing
24	19.05%	3.22%		Other (please specify)
126	Respondents			
746	Responses			

Q85. If your preferred unit type described above were unavailable, what would your second choice have been for this academic year?

Count	Percent		
71	18.98%		Would prefer to live in non-university housing
53	14.17%		Unit A: One-Bedroom Apartment, \$575/month/unit
85	22.73%		Unit B: Two-Bedroom Apartment, \$725/month/unit
130	34.76%		Unit C: Three-Bedroom Apartment, \$930/month/unit
35	9.36%		Unit D: Three-Bedroom Townhouse, \$1,114/month/unit
374	Respondents		

Q86. The University of Utah is considering replacing the University Student Apartments with new family housing facilities. Family housing is strategically important to the University of Utah due to the large percentage of students with families. However, in order to keep these housing units affordable additional revenues will be needed. Would you be willing to pay an additional \$65 per semester in student fees in order to fund this initiative even if you did not live in these facilities?

Count	Percent		
382	32.40%		Yes
797	67.60%		No
1179	Respondents		

Q87. Please feel free to provide any additional comments or suggestions regarding this survey. Comments will be utilized to help the University of Utah in understanding the housing needs of students. No identifying information will be linked to your comments.

Count	Percent	
378	100.00%	
378	Respondents	

# Housing Study 2011

**Description:** Please provide access to Ryan Jensen at Brailsford & Dunlavey (as well as any other associates he requests). Their StudentVoice rep is John Caruso. Please provide access to Jerry Basford and Barb Remsburg.

**Date Created:** 1/28/2011 5:27:59 PM

**Date Range:** 2/2/2011 12:00:00 AM - 2/17/2011 11:59:00 PM

**Total Respondents:** 1334

Q87. Please feel free to provide any additional comments or suggestions regarding this survey. Comments will be utilized to help the University of Utah in understanding the housing needs of students. No identifying information will be linked to your comments.

Count	Percent	
378	100.00%	
Count	Percent	
1	0.26%	---
1	0.26%	Closer housing and limited restrictions seem to be the topics I hear discussed most often.
1	0.26%	i think that may mayor reason why I am not living at the is because the cost of rent adding to the increase in tuition, I will honestly like better to live on campus instead of having to commute all the way from Roy but because of affordability i o not do so.
1	0.26%	1. Improve upon the size and facilities in the kitchen 2. Improve upon the lighting in the living room. 3 Designate parking areas for each room. ( Please put corresponding room number for each parking slot- check with BYU)
1	0.26%	2-bedroom 1-bath options would fit the early needs of many families, but if there were 1-bedroom 1-bath units (no meal plan) for newly-married couples under \$500/mo. total, this would also target a need at the university.
1	0.26%	3 bedroom two bath is not a good idea. One person gets a bathroom to themselves. This might cause some arguments. Families in student housing should live near other families. Singles do not like to be disrupted by crying babies and screaming children.
1	0.26%	A big reason for my switch in housing is that USA allows students to drink in apartments since they classify their apartments as "off campus". Also, the fact that you don't allow pets factored strongly into my final decision.
1	0.26%	Ability to have pets.
1	0.26%	Affordability should be the top priority. Most students don't make much money, if any at all, and with school prices continuing to rise every dollar will count.
1	0.26%	affordable student housing that can be covers by financial aid would be a very useful thing to many students in my opinion.
1	0.26%	All of the options in the last few questions (where would I want to live) seem quite expensive for what we actually would be getting. More space, more amenities, fewer impositions on students' lifestyles and lower rent are available very near campus. I think that lower rent and more freedom would make the U less of a commuter school than it currently is, which would in turn make the educational experience more positive for the students involved as there would be more socialization among students.
1	0.26%	Already the tuition feess of this university is whooping high. Please do not consider increasing the fees anymore. If that is the cases, students would prefer to stay off campus and save
1	0.26%	Already this university takes lot of money from grad students in the form of differential tuition, health insurance, international fee etc. Even after having funding, nothing remains at the end of the day. The on campus housing is so expensive and not worth the cost especially when the space to cost ratio is thought of.
1	0.26%	Although I'm not moving into student housing, I think the U really needs to expand the on-campus housing and promote it to get a big on-campus life. We need a more campus based population rather than commuter.
1	0.26%	Although there are a lot of students with families it does NOT encompass the total population of the university. I think this is important to remember.
1	0.26%	Although there are many families that attend the University of Utah, the lack of affordable single student housing creates an environment that is not appealing to students seeking a "college experience." The campus would be more lively and revenues at the Union cafeteria would likely be in higher demand if it was within walking distance of the housing units. It would also be important for the units to be close to the TRAX stations in order to easily access the downtown, shopping, and eventual airport access on TRAX. I also attended undergraduate at the Univ of Utah from 1994-1999 and would have accessed student housing if it were better located, had a kitchen, and been more affordable.
1	0.26%	Any new changes to Student's living facilities should not increase the fees or tuition of students who do not live on-campus

1	0.26%	<input type="text"/>	Appearances don't matter. Internet and a good fridge do.
1	0.26%	<input type="text"/>	As a freshman, the dorms are really fun and exciting. As you start to get older, and more into your major, the Heritage Commons Housing (dorms) comes off as too restrictive. If there was more housing available that was geared more towards people in their junior/senior years of school, I feel like you would have more people deciding to live on campus. The upper campus environment just feels very restrictive, like you have a babysitter constantly watching you, which is not what a 21 year old wants.
1	0.26%	<input type="text"/>	As a single senior in college, it is important to me to be able to have my own independence, be being able to cook my own meals, do laundry, have my own private space, as well as have more than one roommate in order to stay connected to my university community.
1	0.26%	<input type="text"/>	As an older student I don't require housing on campus, but if I were younger without a home and wanted to come to the U of U and did not want to relocate here permanently, I would consider on campus housing. It would eliminate the commute and simplify life as a student.
1	0.26%	<input type="text"/>	As the University plans for future housing needs, the importance of fostering development of communities and an engaging living space cannot be overstated.
1	0.26%	<input type="text"/>	Back when I was a single student and lived on campus (Utah State Univ), the most important things for me were private bedroom, proximity to classes and low cost. If I did not have a family now, those would still be the most important factors. Low cost implies no dining plan and availability of a kitchen because I can cook cheaper than dining out.
1	0.26%	<input type="text"/>	Because the University of Utah is a commuter campus, why are you sacrificing parking for dorms? It is already hard enough to find a parking spot on campus, why not build the dorms above Mario Capecchi or build parking structures?
1	0.26%	<input type="text"/>	Being allowed to have a domestic partner, instead of husband is a big deal for me. Also having a kitchen is an important fact that is a priority. I also haven't been told much about the options of student housing, and availability and options. My partner is also a student at the U
1	0.26%	<input type="text"/>	Biggest set back for me was cost. I could have afforded if I didn't have to purchase the meal plan and was provided with a kitchen in order to cook. I can buy/cook my own food for a lot cheaper.
1	0.26%	<input type="text"/>	Cancel the application fee for housing
1	0.26%	<input type="text"/>	Can't think of any comments to give.
1	0.26%	<input type="text"/>	Cheaper would be awesome. I don't live on campus because cost it way to much. (Though it would be more convenient, I simply cannot afford 400-500+ dollars a month plus food, gas, tuition, books, and the occasional Dr. apts. due to flu season... I mean we are talking up to \$1000+ for some/most months with all of that, so I choose to live off campus and commute just to safe that extra \$500.)
1	0.26%	<input type="text"/>	Colleges are to set up people for success and housing is also a part of this. Because of this I think it is important to have kitchens in the dorms so that students can practice healthy self sustaining lifestyles as apposed to a meal card or something that would not allow a student to shop for themselves. Shopping for food is a huge part of becoming independent and part of realizing the value of the dollar to a true lifestyle.
1	0.26%	<input type="text"/>	Cost in relation to rental cost within 4 or 5 miles is the #1 deciding factor.
1	0.26%	<input type="text"/>	Cost is a major factor in deciding whether to live on campus or not. Plus I have found if difficult to get information from the website or from the university housing department.
1	0.26%	<input type="text"/>	Cost is high compared to other, often more attractive/comfortable places to live. I looked into student housing but it was so expensive and the buildings looked.. not very nice. I am currently paying \$630 for a larger two bedroom apartment, and this is after signing several leases and the rent has gone up each time.
1	0.26%	<input type="text"/>	Cost is the only thing I care about. If I went to BYU housing would be much cheaper around \$200 a month. That is the only reason I dont live at the U. If housing were cheaper I would move up in a second.
1	0.26%	<input type="text"/>	Cost is the overall issue. Cost of living and tuition.
1	0.26%	<input type="text"/>	Cost is very important
1	0.26%	<input type="text"/>	Cost of meal plans should be more affordable. If it cannot be fixed then the regulations should be more flexible. For example guest passes should not be enforced. Students should have the freedom to choose who to use their meals on. There should not be a limit to how many guests a student can have over the semesters.
1	0.26%	<input type="text"/>	Create better meal plan options for on campus residents
1	0.26%	<input type="text"/>	Currently I'm living in the West Village, but not because I like the apartment, but because I just love to live on campus. The apartment is antique (I don't know when it was built but it feels to me it was designed for 1950s people) and lacks interiors that are supposed to be in a HOME. The concrete walls, dangerous for the small kids, and very old fashioned windows make the apartment more undesirable. When the AC/heater runs, the noise is like that of a

			running train. Similarly bathroom, kitchen are horrible. I strongly believe that there must be a modern apartment complex for the family not only to make their living convenient, but also to attract more students to the U of U.
1	0.26%	<input type="checkbox"/>	Decrease cost of housing and seize mandatory meal plans!
1	0.26%	<input type="checkbox"/>	Decreasing regulations and the strictness in the dorms is the main thing that should be fixed.
1	0.26%	<input type="checkbox"/>	Definitely need updated modern family housing. We looked at your current options, but we found them to be uncozy, old, and gross. The rent was very expensive as well. A married family unit attending the University can't afford outrageous prices for rent. We are struggling and working with kids and can't pay over 650.00 a month for a place. Please consider making a more affordable family friendly unit, and I would move them in a second
1	0.26%	<input type="checkbox"/>	Do not charge any fees to the people (especially the ones who are not living in U of U housing). That is ridiculous. We already pay about \$3500 per semester which is very, very expensive. I know that a lot of my friends who have lived in the dorms say they are not very nice. So I think remodeling the dorms would help a lot. But again, do not charge the people who will not be living there.
1	0.26%	<input type="checkbox"/>	DO NOT INCREASE STUDENT FEES TO PAY FOR OTHER PEOPLE'S LIVING ARRANGEMENTS!!! THAT IS INSANE!!!!!! PEOPLE NEED TO GET JOBS AND PAY THEIR WAY THROUGH SCHOOL. My husband and I pay our own rent and don't want to pay for someone else to live in campus housing. Ridiculous. Now give me my gift card.
1	0.26%	<input type="checkbox"/>	Don't incur costs that will benefit campus residents on the out of campus residents, they're already paying their own way on everything else, including rent.
1	0.26%	<input type="checkbox"/>	Don't use "other" for gender... or at least mention transgender in your options...
1	0.26%	<input type="checkbox"/>	dorm is too far from big stores which makes weekly grocery purchase with a car become super difficult!!!
1	0.26%	<input type="checkbox"/>	each year I have looked at living on campus, but have always been able to find off-campus housing that offers similar benefits, with fewer roommates, for much less expense each month. I currently live in a 900 sq. ft. 2 bedroom apartment with one other person and pay approximately \$380 each month TOTAL. If the U could compete with that, I'd be there in a heartbeat, but as it stands, I take the 7 minutes each day to get to campus.
1	0.26%	<input type="checkbox"/>	Earlier in the survey it asked do you live with your roommate and since I only live with my spouse I didn't know how to answer that.... You need to add another option since my spouse is not a roommate, yet I do not live alone.. The main issue with living in student housing is privacy and wanting to live my own life without neighbors or roommates being in all my business.
1	0.26%	<input type="checkbox"/>	Even for 3 bedroom apartments, the monthly rent should be under 950.00
1	0.26%	<input type="checkbox"/>	Everyone I know who lives on campus HATES CHARTWELLS and the fact that they have to eat it if they live in student housing in Ft Douglas. So get rid of them. Also, I am highly against the idea of paying \$65 per year to subsidize married student housing. I've paid for my rent completely on my own without money from other students' pockets, and I'd be pretty angry if I had to pay for someone else's housing. We already have enough student fees paying for other people's garbage initiatives anyway. Get creative and figure out a better way to fund something other than jack up our fees as students. Other than that, I do think the U's housing is pretty nice, though I've never lived in it myself. I just thought of this- here's a way you can make a bunch of money to build all the buildings you want. Start an "approved housing" program where U of U housing goes to private housing locations off campus and approves them as safe, in good condition, etc. Then you can have a listing service that is promoted through the housing department that helps student find locations that aren't U of U owned, but that are U of U approved. You can charge a fee for every student who is placed through this service. Makes it really easy for the renters to get tenants, easy for the students to find a place to stay, and puts some money in your pocket. Could even take a percentage of their monthly rent and become their property manager maybe. That's a good business- manage renter's student housing for them and run their billing through your system. They hate managing it anyway I'd imagine. Typical management company takes 2-3% of rental fees I believe. Just a thought. But don't just turn to student fees for crying out loud. It's like raising taxes for special interest groups. Barf.
1	0.26%	<input type="checkbox"/>	Everything is OK, but I want a kitchen in my single room.
1	0.26%	<input type="checkbox"/>	Excellent survey. Hope you get the results you're looking for from students. I'd really like to see new campus housing, I think it could add a lot to the University environment.
1	0.26%	<input type="checkbox"/>	Family housing has been very important for us. Without it, entering the full time MBA program would have been financially more difficult. We love 3 bedroom family housing!
1	0.26%	<input type="checkbox"/>	Family housing is sparse, and not large enough for storage and comfortable living. I would prefer to live close to/on campus, but was unable to find suitable housing near or on campus. That would be great. (Granted, as a grad student, I realize I am likely in the minority. Most students likely aren't married.) Perhaps consider having married student housing off campus around the valley.

1	0.26%	<input type="checkbox"/>	Family housing units (with washer and dryer in unit) with on-site childcare is very important.
1	0.26%	<input type="checkbox"/>	Family housing would be awesome
1	0.26%	<input type="checkbox"/>	For commuters to the school who have no interest in moving closer to campus I don't think this survey was very well constructed. Obviously though, I am not the target audience.
1	0.26%	<input type="checkbox"/>	From what I experienced some rooms are smaller or larger than others; even if they are in the same building and on the same floor. The price should NOT stay the same for instances like that. It is unfair! If you were to rent a room off campus a smaller room would mean less rent.
1	0.26%	<input type="checkbox"/>	Get rid of the meal plan and people other than Freshman may stay
1	0.26%	<input type="checkbox"/>	Graduate school would not have been possible without the housing provided by USA for my situation. I am thankful for the townhouse I was able to live in while attending the UofU.
1	0.26%	<input type="checkbox"/>	Having a kitchen and being able to have my dog live with me would be absolute musts if I were to live on campus again
1	0.26%	<input type="checkbox"/>	Having dishwashers and more storage space in each student apartment would be Very helpful.
1	0.26%	<input type="checkbox"/>	hope that fee for benchmark will be cheaper.
1	0.26%	<input type="checkbox"/>	Housing is a concern for students and there is a great need for it to be affordable as well as safe. I do think it is important for the University to address and focus on housing needs for students who have children. It would also be helpful to know what type of housing opportunities are available prior to starting school.
1	0.26%	<input type="checkbox"/>	Housing is a good idea but still very expensive. Also required meal plans are a scam to force people to pay.
1	0.26%	<input type="checkbox"/>	Housing is just so expensive there is now way I could ever afford it. Driving 40 minutes to school sucks and I wish I could live on campus. To me it makes more sense to rent an apartment in salt lake with friends and split the cost which would be cheaper then student housing
1	0.26%	<input type="checkbox"/>	Housing needs to be a lot lower. Prices should be about \$250/person for a shared room. Unless the University can meet this, then the University will not be competitive with outside competition.
1	0.26%	<input type="checkbox"/>	Housing needs to be easily accessed, and cheaper, Also, there needs to be accurate deadlines/ schedules that tell the students what they need to do in order to continue living on campus. Also more information on how to obtain living places on campus. AND quite the crap about making kids move out during breaks, that was a huge hassle for me and I lost my job because I didn't have a place to live and thus couldn't work for 3 weeks.
1	0.26%	<input type="checkbox"/>	Housing needs to provide as many benefits as possible while being as cheap as possible, otherwise many students won't consider on-campus housing, or, like me, are forced to live with their parents.
1	0.26%	<input type="checkbox"/>	Housing on campus is awesome but too expensive. Especially when a meal plan is required and the cheapest one is almost as much as the rent.
1	0.26%	<input type="checkbox"/>	I already have very enjoyable living conditions/arrangements. However, I never even looked into married student housing because while some friends of mine lived there it did not seem very appealing. Although they had no major complaints (apart from heating and cooling issues) they just knew that they were living on a college campus. Moreover, I felt like I was visiting a college campus when I would visit them.
1	0.26%	<input type="checkbox"/>	I am a married graduate student. Would love to live in family housing but they are horrible. Brick walls? Excuse me but that makes me feel like I am living during the cold war. They need so serious remodeling. My previous institution was the University of California Santa Barbara and the apartments were beautiful. As a grad student, you wanted to get a piece of that pie. They were stylish and spacious. It was based on a lease. it was amazing!
1	0.26%	<input type="checkbox"/>	I am a single graduate student, and live off campus mainly for peace and quiet. Most importantly the opportunity to not have to deal with families and actually live like an adult.
1	0.26%	<input type="checkbox"/>	I am actually very interested in living in Married Student Housing beginning in May, but I do not feel that the quality of the apartments are worth the amount paid. If the apartments were nicer, I would consider living there.
1	0.26%	<input type="checkbox"/>	I am currently a PhD student at the U .. it seems there is a lot of construction going on currently, so the thought of paying more fees for more construction on housing that does not effect me in the least is unappealing. I understand that many people have families, however, doesn't that usually mean they also have homes already?
1	0.26%	<input type="checkbox"/>	I am getting married this year, so I marked the married already box. But. I would have liked the new family apartments to already be built. It won't help me now, since i only have one more year left. I don't care about helping the university in the future. I honestly don't.
1	0.26%	<input type="checkbox"/>	I am older than the common student. However, I would like to live on campus to cut down on

			<p>the commute. I just have a couple issues with it. Primarily, it would be difficult to live with a younger student that doesn't have a full time job to be up early for every morning. Also, as someone a bit older, I do like to have a beer or two on some nights. From what I understand, alcoholic beverages are not allowed on campus. What I would like is a facility, preferably on campus, where I could rent a single person apartment. Likelihood of a full apartment with kitchen is pretty small, I think. However, as long as I had a private bedroom, bathroom, and at least enough room to put my own mini-fridge with a couple of beers. I'd be happy. Being on campus would make my life a lot easier and save me a lot of money. But I'm not going to stay with some younger kid and give up my freedom in my own room.</p>
1	0.26%	<input type="checkbox"/>	I apologize if I did not help with this survey that much. I have never lived in University of Utah housing, nor seen them.
1	0.26%	<input type="checkbox"/>	I attended another college before coming to the University of Utah and the dorms were so much better. The community was just way better. The dorms at the U are lonely and no one seems to know each other. It's so hard to meet people and make friends. In fact, I didn't make a single friend living in the dorms. I met all my friends elsewhere. I also think that each dorm should have at least one full kitchen in the building.
1	0.26%	<input type="checkbox"/>	I believe if you provide quality housing people will be willing to pay more for it and that way you could cover whatever costs you have in order to provide a quality establishment.
1	0.26%	<input type="checkbox"/>	I believe more information should be provided to students or prospective students about different housing opportunities. I don't remember anyone providing me with any housing information, and I felt I should have received this information soon after I was accepted into the school. Me and my family might have decided to live on campus or in school housing if we had known more about it at the time we were accepted.
1	0.26%	<input type="checkbox"/>	I can live in my own house and pay all utilities for less than living on campus. Until your costs are lower than mine I would not consider your housing.
1	0.26%	<input type="checkbox"/>	I chose the one and two bedroom options because of their low cost. While I would prefer the units with more bedrooms, as I am married and looking to increase my family size in the next couple of years, the prices are not competitively low enough. We could rent a 3-bed, 2-bath, 2-living area house in Murray for \$500. There needs to be incentive to live on campus. Also, I have a scholarship that would have paid for me to live in the dorms, but not for family housing. Even if it would have covered a portion of living in the village, that would have been useful. That policy needs to change. Locating new housing as close in to campus is critical. The Stadium location is ideal, especially because it is directly next to Trax and closest to the Library, etc.
1	0.26%	<input type="checkbox"/>	I chose to not live in the dorms my freshman year because I had to buy a meal plan which was not covered by my housing stipend. Because of this, I have stayed at home and have had little interest in on-campus housing.
1	0.26%	<input type="checkbox"/>	I do not believe family housing is very important to non-married students, as it is understood that students who are married/have children would prefer to live off-campus.
1	0.26%	<input type="checkbox"/>	I do not believe there is a huge market for on campus housing and I would highly disagree with paying more student fees in order to build new housing for students on campus.
1	0.26%	<input type="checkbox"/>	I do not like the fact that they ask if we are willing to give \$65 dollars more even if we don't live in them.. All students are already paying too much for tuition.
1	0.26%	<input type="checkbox"/>	I do not want to pay for housing that I am not going to live in. This is a waste of money.
1	0.26%	<input type="checkbox"/>	I don't think that any lucrative venture on the part of the University should result in escalated student fees. As it is fees have been going up every year, no doubt to fund many of the frivolous construction efforts on campus (A giant cement "U"?)
1	0.26%	<input type="checkbox"/>	I don't want my tuition money paying for other student's housing!
1	0.26%	<input type="checkbox"/>	I enjoyed living in the dorms when I first moved to the U. Although there was a couple of times that I found the kids that worked in the office were not professional. I worked full time and went to school full time. I received a parking ticket because they gave me the wrong sticker for my lot and they laughed and told me to walk down to the parking place to ask them if they would revoke the ticket. I felt as though they didn't care about me...as a customer that is disappointing.
1	0.26%	<input type="checkbox"/>	I enjoyed my dorms experience, my biggest concern is the amount of theft and vandalism which seemed to be a problem when I lived on campus. It would also be beneficial to the dorm living experience if meal plans were not required because they are so darned expensive and unnecessary. I know that I and other students I know would be much more willing to live on campus if meal plans were optional so we could actually afford it. The advantage of being very close is trumped by the stupendous price of living close.
1	0.26%	<input type="checkbox"/>	I enjoyed this survey, and found the content to pinpoint my problems with finding student housing. I was always turned away from student housing due to the lack to pick roommates and the relatively strict rules on leaving and staying during holidays and parking. That is one improvement that I would like to see right now I live with my brother but our unit at our non university owned complex only has 1 parking space per unit with few visitor parking spots so some days competition can be fierce for the other to find a parking stall. So with future student housing I would like that to be a fundamental part of the appeal of the complex.

1	0.26%	<input type="checkbox"/>	I feel like some people working in the student apartment (Main office) are not very nice to students. In addition to the attitude while they speak, there is no package service in Medical Tower. We have to go to heritage center for delivered package. Furthermore, subrelease is inhibited. As far as I am concerned, it could benefit our poor students. For example, when we leave for 2 months in summer vacation, we can not terminate the rent, because it is impossible to reapply and get a bedroom before new semester. Hence, subrelease could be way to release some economic crisis for us.
1	0.26%	<input type="checkbox"/>	I feel like the dorms here are too far from campus. There is not really any advantage. When I attended Utah State, for my undergrad, I could be from my dorm to class in 4 minutes, that is not the case here. Also, as a single, graduate student, I did not want to live with freshmen or in a community with families. I wanted to be around other singles and have to freedom to own pets.
1	0.26%	<input type="checkbox"/>	I feel strongly that Adult Housing is necessary for the U of U. If such a thing existed it would no doubt be in very high demand. I would define "Adult Housing" as regulation free housing intended for Students over the age of 21 who may have pets, children & who are accustomed to permissive & mature lifestyles. I am not advocating an environment that could be abused as party housing, but on campus housing for mature adults would help me academically a great deal.
1	0.26%	<input type="checkbox"/>	I feel that cost of living is important. Something should be said about the money being saved by those, like myself who had to travel to school a half hour each way in order to learn. If family housing is at all important to you a study needs to be done in where it shows the cost of traveling fro different parts of the valley on a regular basis and proves to the student that housing on campus makes sense even if it means paying a little more than they thought it might be. I was shocked at the sticker price it was for af family housing unit on campus when my family and I decided to attend the U. It would have been nice to know how much money we might save in travel expenses, b/c we may have decided to live on campus instead of buying where we did. Just a thought
1	0.26%	<input type="checkbox"/>	I feel that should the trend of rising tuition costs continue making any addition to current student fees would make university life more difficult for the majority of the student body.
1	0.26%	<input type="checkbox"/>	I feel that USA rental rates are seriously overpriced for what you get. I live in a 3 bedroom and pay close to 900/per month. This wouldn't be so bad if the apartments there were more comfortable and better looking... not to mention better maintained.
1	0.26%	<input type="checkbox"/>	I had a wonderful experience living on campus, however that was solely because I lived on a live-learn community with a group of uniquely wonderful people. The price of housing and the food plan was astronomical, and the food was terrible. Many others, as well as myself, moved off campus because we can have closer proximity to our classes (many on south campus), available parking, and can cook our own food, and choose our roommates all for about \$100-\$150 per month less.
1	0.26%	<input type="checkbox"/>	I have been very unsatisfied with my on campus housing this year. I am kept awake ALL night long by the neighbor's living above me even though I have repeatedly spoken to them about how their actions are keeping me up at night. Is there any way to build an apartment style facility where there is more quiet living for those living in the lower levels?
1	0.26%	<input type="checkbox"/>	I have chosen to live with my parents because it's far cheaper overall. This option was hardly addressed in the survey. The survey seemed to assume students are either living in student housing or off campus with friends.
1	0.26%	<input type="checkbox"/>	I have considered family housing on campus- it is affordable and looks comfortable.
1	0.26%	<input type="checkbox"/>	I have interacted with an exchange student from Germany who expressed his dismay about the meal plan. I think that he would have been happier to have no meal plan, but have a kitchen in which he could cook. He also felt that it was unfair that meals would not be rolled over into future weeks (eating out with friends was not always predictable, so he would find himself eating out on many occasions and end up wasting his money on meals paid for but not consumed). However, I understand that many students may find the meal plan to be a good option. I would say that the best way to cope with this issue would be to either roll over meals, or make the meal plan optional. Other than that issue, I think that combining the cost of utilities into the rent is a nice way of helping students know the exact cost of their living expenses, and that the convenience of the housing to public transit would promote reducing a student's need for a car, would utilize the transit pass that is obtained with tuition, and would promote a healthier lifestyle by necessitating physical exertion to get to public transit.
1	0.26%	<input type="checkbox"/>	I have lived in dorms and in USA. USA is much better as a housing option because: 1. Dorms are TOO EXPENSIVE. Meal plans are ridiculous and monthly cost is worse than renting a house. I eat for a fraction of the price with a kitchen. 2. Let students stay over Christmas break if they so choose. The cafeteria doesn't have to be open, but it's expensive to move for 2 weeks if family isn't close. 3. Stop trying so hard to make things "fun" and have "activities." It just adds to costs and nobody cares. We're in college, not primary school. We can entertain ourselves and get friends just fine.
1	0.26%	<input type="checkbox"/>	I have no intention of living on campus and do not wish to pay any extra money for expansion or addition of new student housing. Instead of building new housing you should build a multi-level parking structure so you have enough parking for everyone.
1	0.26%	<input type="checkbox"/>	I have the presidential scholarship, which includes a housing stipend. I am currently living on

campus and using that stipend, which I have loved. However, I'm getting married in May, and I have been repeatedly told for some reason the housing stipend associated with that scholarship will not work in the University Student Apartments and to live in the married apartments through HRE it costs so much that it will cost about the same to live off campus per semester even with being able to use that housing stipend. Also, I was told the waiting list for that is extremely long. For me it has been very frustrating to be awarded a scholarship, and to not be able to use it and live on campus like I would like to simply because I am getting married now. That is why I am moving off campus and getting away from it, because it will be more affordable to live off campus married since my on campus scholarship will not work. There should be some way to fix the disconnect that is there, simply because I'm getting married.

1	0.26%	<input type="checkbox"/>	I hope someone could do peds control regularly
1	0.26%	<input type="checkbox"/>	I just think you guys need kitchens, living rooms, and no meal plan. They don't need to be big, but you do need them. Like Utah States dorms.. those are way nice. that is the reason i chose not to live on campus..)
1	0.26%	<input type="checkbox"/>	I like the idea of family housing but those with families should be able to pay for the housing themselves. I see that as part of the responsibility of being a parent or spouse. Other students shouldn't have to pay to support those with families.
1	0.26%	<input type="checkbox"/>	I live at home for the price of free and the large space to my self. It is worth the commute to me.
1	0.26%	<input type="checkbox"/>	I live in my own home in Murray, so housing isn't important to me. I do work in the Annex, so the new housing complex going up in our parking lot directly affects me. So out of the 5 million patches of grass spread about the University, that are trampled into mud (due to poor sidewalk choices) and the excessive watering needed to maintain it, Housing chose to rip up yet another parking lot? How exactly does that make sense? The sheer cost of watering that grass, mowing it, raking it and grouped with the hundreds of students idling in their cars waiting for a parking spot (which keeps getting more scarce), it looks rather poor to a school thats trying to appear "thinking Green."
1	0.26%	<input type="checkbox"/>	I live in the Medical Towers. In July we were informed that we would be losing our cable and it would probably take 3-4 months for it to be upgraded. I was fine with this plan. However, after being without cable for 3 or 4 months we received an email indicating that the contract negotiations had been completed and it would be about 3-4 additional months before the upgrade was complete. This was very frustrating because the emails were unclear and misleading. Please take this into consideration in the future. If I had known it was going to be 8 months, then I wouldn't have been frustrated. However, since the time that was stated was misleading, I am left disappointed.
1	0.26%	<input type="checkbox"/>	I live in the West Village and our apartment is old and gross. However, I have not been able to find any apartments in Salt Lake that are comparable in price and safety and location. I am concerned that building new student family housing will increase the rent of the units too much, and you will no longer be a service to the population that is most in need of the University Student Apartments--POOR student families! I would rather have an old gross on-campus apartment that I can afford than a new fancy one I can't afford.
1	0.26%	<input type="checkbox"/>	I live in the West Village, which has been a very positive experience but the cable upgrade has taken more than 6 months. We have been paying increased rent for this cable upgrade but have not seen the results, and may not until the summer. This is unacceptable.
1	0.26%	<input type="checkbox"/>	I lived in Shoreline Ridge for once month before I withdrew for the semester. I was an overall great experience.
1	0.26%	<input type="checkbox"/>	I lived in the East village while my wife was in school and the biggest complaint at the time (this was 5 years ago) was the upkeep of the apartments. Giving a common room to study in would have been a nice addition as there was little space to get away and focus without interruptions.
1	0.26%	<input type="checkbox"/>	I lived in USA West Village for 3 years and greatly enjoyed the experience. I feelthe more independent setup of USA is far better than the dorm/meal plan style of Heritage Commons.
1	0.26%	<input type="checkbox"/>	I lived on campus for two-three semesters but I never felt it was my home. It had also no sense of community. Everything looked fake, although the apartments very nice and the location was great. I think the problem was 1. regulations, and 2. the cost of living.
1	0.26%	<input type="checkbox"/>	I lived on campus with my husband before he finished his degree in 2009. We lived at the heritage center and I loved that it was close to my work (ARUP) and all of the amenities that came with the rent (internet, cable, etc). I would have gladly applied to live at the Heritage Center again, but we have two cats now and we were unwilling to give them up. If we would have been able to have pets, even with an additional deposit, we would have jumped at the chance to come back. We now own our own home and I plan to finish my degree in Spring, 2012, so it's unlikely that we will come back to university student housing, but I think the pet provision may be one that keeps families especially from renting on-campus.
1	0.26%	<input type="checkbox"/>	I love the idea of residence halls more in the heart of campus. Walking distance in winter is a plus.
1	0.26%	<input type="checkbox"/>	I loved living in the Village at the U for our first year of marriage. It was a great experience. I

			believe that funding show come from other sources besides the students, however.
1	0.26%	<input type="checkbox"/>	I might suggest a residence area on the north side of campus as well for us engineering students. If I was living just across the street from classes, I would hardly ever have to go anywhere. Privacy is a major issue for me - may be important for many others as well considering the popularity of the enclosed study spaces in the Warnock building and the library. Living at home with parents works for me because our family is very flexible. Living on campus would save a lot of time commuting, but the flexibility of being at home, along with having personal transportation available for outdoor recreation, makes a big difference for me. You might consider arranging bus routes with UTA to connect with ski buses.
1	0.26%	<input type="checkbox"/>	I own a dog which has unfortunately prevented me from use of the student housing at the University of Utah. I realize that it is a personal choice to own a pet, however, it is also a personal choice to begin a family while one is still in school. If the University wants to add fees to my tuition to help those with families, I inquire about single students who desire the company of animals to people. It would be fair and appropriate to offer a couple of options for pet owners. Obviously, this would be an impossibility for certain areas, but as far as off campus housing goes there should be some leeway.
1	0.26%	<input type="checkbox"/>	I own a home and live off campus. But I do have experience living in campus housing. The thing I disliked most was I was paying a high rate for rent and didn't even get my own room. Also, I really disliked having to buy a meal plan. I think campus housing that gives students some privacy is a good idea.
1	0.26%	<input type="checkbox"/>	I pay 265/mo in rent now, live closer to my classes, the city bus takes 3-5 minutes to get me to campus, and parking is 100% free. Why would I pay almost twice as much to live with someone I don't know, pay for parking, spend more time on the bus, have an RA breathing down my neck, not to mention getting thrown out for breaks?
1	0.26%	<input type="checkbox"/>	I realize this survey is geared much more toward undergraduates, and as long as that's understood and desired then it seems fine. But if the assumptions it makes were unintentional then I would say that it ought to ask questions that open up student living options in which city living and campus affiliation could become more integrated. I don't imagine that the U wants to integrate itself physically into the city, but that would be the only way that I (as a graduate student) would be interested in University housing, and then it would only be if such options were on par with independent living conditions.
1	0.26%	<input type="checkbox"/>	I really don't see any way you can possibly ask people who are not living in these buildings to help pay for them. They offer no benefit at all to me. If I wanted something aesthetically pleasing, I would prefer a park.
1	0.26%	<input type="checkbox"/>	I really don't want to pay fees for other people's housing, even though I know it can really be financially hard for students with families.
1	0.26%	<input type="checkbox"/>	I really enjoy living in the utah student apartments. The biggest pro's are convience, price, location, and security. We have lived a few places in SLC, but the village is the safest place we have felt out of all of them, especially now that we have kids. We try to get our friends that are getting married to move into the East Village. We have got some to move in by us, but some get turned off by how old they are. One of the couple's parents lived in the exact same apartments.
1	0.26%	<input type="checkbox"/>	I really enjoyed living in the east village while we lived there, we just had the opportunity to move into a house and pay less than when we were living in the village so we took that. noise and the number of kids there can be an issue but i enjoyed my time there nonetheless
1	0.26%	<input type="checkbox"/>	I really like the idea of family housing on campus, but if it's cheaper to own a home somewhere in the valley then it might be better for families in the long run to just commute. We have 5 children and considered moving on campus at one point but decided it probably wouldn't work for the size of our family. Thanks for trying to provide this important addition to the University experience.
1	0.26%	<input type="checkbox"/>	I spent a lot of time in student housing my freshman year and I am very happy that I chose to live at home instead of in the dorms during that year. I now live in an apartment with one roommate and prefer it 100% to UofU housing
1	0.26%	<input type="checkbox"/>	I strongly disagree with any initiative to provide family housing. I am aware that there is a large percentage of students who have families, but I feel that the PRIMARY demographic of students is NOT being met, that being young single students. This should be a higher priority! Student Housing that currently exists is too far away from most classes, and not enough surrounds the housing that provides alternative activities for students. Currently the campus resembles single use euclidian zoning that is not sustainable and not conducive to 'college life' that is so enticing to new students. I currently live on University Street because I am closer to classes than friends in student housing by the Heritage are. That is kind of a joke. The only way I would even consider supporting family housing is if some of the most distant housing was converted to family housing while an effort to move young single students nearer to campus in mixed-use areas was the focus. An approach should be taken by the University to target attract younger students and move away from being such a commuter school. Although I understand the U will always have some of this role in the Salt Lake area by meeting the needs of adults who are coming back to school, I don't believe the U should cater to these people any more than it already does, ESPECIALLY with student housing. Last but not least, try to get a grocery store near/on campus for crying out loud! not everyone who lives up here is freshman who go to the Heritage! I know thats not 'housing'

but you should be able to incorporate some 'mixed use' in your housing plan.

1	0.26%	<input type="text"/>	I think a lot of people feel that more space equals a better living situation, but when I lived in the dorms (Chapel Glen), I found it to be alienating. By the end of the year, I didn't even know all of the people on my floor, let alone in my building. All of the great dormitory-style on-campus housing that I've seen (at Weber State, in the old, torn-down U of U dorms, and at Goucher College in Maryland) follow the old style--double-occupancy rooms with a large shared bathroom on each floor. This creates a sense of community, and I think this is still what people imagine when they think of on-campus housing. However, I realize that the U of U also has many non-traditional students, who need family and/or married couple housing. I think the best plan of action would be to offer two very different types of housing--one traditional, and one that's very similar to living in an apartment off campus.
1	0.26%	<input type="text"/>	I think a shared space for each apt is really necessary. Student housing is not just a bedroom.
1	0.26%	<input type="text"/>	I think an issue the university has is that it provides many great opportunities and activities, but, many people live off-campus and thus a large portion of the student body are commuters. This makes it difficult for them to hear about such opportunities and activities, especially when a lot of them are working either part-time or full-time in order to make ends meet/pay rent. My question is, why shouldn't a University do all it can to give its students the opportunity to make their lives a little easier? Affordable housing that is minimally-restrictive should be at the top of the docket in order to increase the integrity and spirit of this beautiful University.
1	0.26%	<input type="text"/>	I think building housing near the stadium would create a headache for students and those who attend events at Rice Eccles. It will limit student/event goers parking, and cause more traffic in the area. Parking is hard enough to find during the school year. PLEASE DO NOT MAKE IT EVEN MORE INACCESSIBLE!!!!
1	0.26%	<input type="text"/>	I think cost of living is the number one factor in determining where I live. I have a certain range (from \$300-400) that I'm willing to pay for monthly rent/utilities. While apartment shopping, I look for apartments in that range of cost and then narrow my decisions with other factors that are important to me: such as Washer and Dryer in the unit, easy parking, safe neighborhood, close to school and public transportation stops, agreeable roommates, etc.
1	0.26%	<input type="text"/>	I think it would be ridiculous if you charge all students an extra 65 dollars a semester to develop any of your student housing, let alone just your married student housing. Student fees are already too high for the services we are provided with it. I don't give a damn if some student decides to get married before they are graduated from college that's their choice they can live with the current married student housing situation. Furthermore, it is the University of Utah that set their campus up to be a commuter campus, you shouldn't charge all the commuters more money for housing they won't be a part of. The real issue is that your cost of living is way too high. I live 15 minutes from campus and save a minimum of a 100 dollars a month than living on campus. If you reduced the cost maybe more people would live there.
1	0.26%	<input type="text"/>	I think it would be very nice to not have a required meal plan for the certain places that now require a meal plan.
1	0.26%	<input type="text"/>	I think it's a great idea to be doing surveys like this to determine the best course of action for future building plans. I also think that the current apartment set up in the West Village is dated and is lacking certain amenities such as wireless internet access and in our current apartment (one bedroom), spaces designed for computers - the current desk set up is tolerable for a laptop but provides no space for any alternative and lacks power outlets.
1	0.26%	<input type="text"/>	I think that adding to the student fees to improve housing is ridiculous. Those who are living in student housing should have to worry about the cost and come up with the money on their own. The students such as myself, who lives off campus, should not all have to pay extra fees for this. I have bills of my own as well but just because things are expensive doesn't mean that others who have nothing to do with my bills should have to help share the cost. Fees are already expensive and it is hard for students to pay them. If it continues to go up for such things as this students will not be able to attend classes at the U.
1	0.26%	<input type="text"/>	I think that additional fees that affect a certain group of students greatly, should not affect students that live off campus because they cannot afford on-campus living. That is catch 22 because it promotes further students separation of living on-campus due to increase fees.
1	0.26%	<input type="text"/>	I think that requiring a meal plan is very unethical. I probably don't completely understand the meal plan system, but having to leave my house at every meal or when I want something to eat is completely inconvenient, and I would get very frustrated.
1	0.26%	<input type="text"/>	I think the best options most students want, including myself, is that it is in a relatively close spot to public transportation and that it is safe for families. I love the plans though and the cost.
1	0.26%	<input type="text"/>	I think the biggest problem with living at the dorms is the food at the HC. Students get sick of the food there fast.- especially for the cost of the food. People can eat out to eat every day and every meal for the cost of a meals at the HC. Little promotions/events like Mardi Gras/Chinese New Years is a change from the regular food but no more additional holiday celebrations should be added- the food still tastes bland. I like the slush station a lot- very

popular but only served very few people before they ran out and the people waiting in the long lines spend all that time standing in line for nothing. Also the fee for lock outs is understandable, but charging college students for small things like that sucks. The lighting at the dorms isn't very efficient either. Placing a light bulb through a slot in the ceiling doesn't illuminate the room very well and being directly under it is too bright. The lights should be sticking out of the wall with a cover to fully illuminate the room also using the light produced by the side of the light bulb rather than just the top.

1	0.26%	<input type="checkbox"/>	I think the most important things are proximity to classes and nice living quarters. Appearance helps out a lot in convincing people that living there will feel good. Also, meal plans should not be required, as it always seems that meal plans are EXPENSIVE, because all food on campus seems to always be more expensive.
1	0.26%	<input type="checkbox"/>	I think the student housing is a great way to do things. Having a family and pets and a full-time job, living on campus isn't an option as much as I would love to live that close to school and enjoy the amenities and activities around campus.
1	0.26%	<input type="checkbox"/>	I think the townhomes would be a fantastic idea; and attract a lot of great students to the graduate programs. But not to stereotype, but need family housing closer to grad school buildings. For grad students, should lump by school, but for undergrad should mix, I think anyway.
1	0.26%	<input type="checkbox"/>	I think there are a lot of family students at Utah. So, I wish there will be more family care utility like child day care and safe playground for kids.
1	0.26%	<input type="checkbox"/>	I think they should provide more scholarship opportunity to get free housing plan.
1	0.26%	<input type="checkbox"/>	I think updating the student apartments is a great idea. I considered living there, but they were not very practical for me. Off-campus housing ended up being just as cheap for more room.
1	0.26%	<input type="checkbox"/>	i think you need to bring down the price to rent one of the places because where i live it is the same size as the one that is 930.00 month and i only pay 750.00 month.
1	0.26%	<input type="checkbox"/>	I tried living on campus this year but was unable to get a spot
1	0.26%	<input type="checkbox"/>	I understand that more funding will be required for family housing, but what I don't understand is every year my tuition goes up and I cannot see how it directly affects me and my program I am working in. It seems like the money goes to useless things around the university to make it look nice but not affect my education or the pay of my professors. I wouldn't live on campus mainly because I don't want the unruly environment that most of the campus housing students bring and because everyone hates the meal plan. I don't see why I'd have to pay for food I won't eat or why the price is so high there when I have more freedom and pay much less.
1	0.26%	<input type="checkbox"/>	I very much enjoyed my time at the University Student Housing. I only left because I ran out of money, or I would still be living there. My only perpetual complaint is that the maintenance personnel were very difficult to work with. We had a hole that mice kept entering our apartment through, and the maintenance only once responded to our request to patch up the hole. There was also a maintenance woman who disabled our smoke detector, smoked in our apartment and left the cigarette butt outside our front door. Also, they were very slow to respond to things like hot water problems, clogged sinks, etc. It may be they didn't have enough people, but that would be a problem too.
1	0.26%	<input type="checkbox"/>	I wanna know the housing system for the detailed information everywhere.
1	0.26%	<input type="checkbox"/>	I want to live on campus. But my brother who is also a U student wants to live with us. But the housing rule in university village does not allow that. So we have to live off campus.
1	0.26%	<input type="checkbox"/>	I want to win the prizes you mentioned in the e-mail
1	0.26%	<input type="checkbox"/>	I was a little scared by the last question. If student fees are increased at all by the improvement of housing than stop right there. Tuition is at an all time high and it is still increasing. If anything does happen with re-doing the campus housing it would be a good idea not to let it directly effect tuition. The majority of students that go to the U commute and live off campus.
1	0.26%	<input type="checkbox"/>	I was not sure what to put when the questions asked were about the current housing at University of Utah, I have only been in a dorm one time and to be honest it was a couple of years ago.
1	0.26%	<input type="checkbox"/>	i will absolutaley not attend the university of utah if they decide to make me pay an extra \$65 for housing for a new complex. they need to come up with a more effective way to get the money FIRST, before making others pay for their building endeavours.
1	0.26%	<input type="checkbox"/>	I will not live on campus, but as a mother of a student that is going to school and will be attending the University Next Year, with possbile Univeristy Housing, the comments I made are what her and I thought were important
1	0.26%	<input type="checkbox"/>	I wish there were affordable family housing now, like the one for 725 dollars for 2 bedroom...
1	0.26%	<input type="checkbox"/>	I would be pissed if not only did I have to tolerate the kids of the these so calles student families, but also pay for them through increased student fees. I wish instead there was a

fee paid to single responsible individuals, by the oblivious parents of newborns on this already over populated earth. My hell... P.s. Plain and simple, Student housing is just way to fucking expensive for what you get. Plust the meal plan thing is some bull shit eh?

1	0.26%	<input type="text"/>	I would be willing to pay money and I think the University of Utah should really focus on changing the student relationship from commuter to living more on campus. Another thing, I agree to pay money but these units need to be built intelligently... sustainably. Sustainability is basically living in a way without compromising future generation's needs. This is a project for future students, so it's construction should take into consideration energy, water use, recycling and such.
1	0.26%	<input type="text"/>	I would consider moving my family near campus if the housing units were designed with families in mind, had internal washing units for clothes, and were affordable. Also, located near campus would be very nice.
1	0.26%	<input type="text"/>	I would hate to pay additional fees on top of my 4500 tuition to provide housing for families. Families are a high percentage but not way over majority.
1	0.26%	<input type="text"/>	I would have entertained the idea of moving in to University Housing, West Village if they weren't so run down and really outdated.
1	0.26%	<input type="text"/>	I would have loved to live in on-campus housing as a freshman, but it was \$800-900 a month. This is way too much for me to pay. I think there should be more housing with kitchens, so you would not be required to buy a meal plan. I believe if there was an option to pay month to month and if rent was \$300-400 it would be a lot more realistic for people like myself without a car who want to live close to campus.
1	0.26%	<input type="text"/>	I would like the University to work with apartment owners off campus to offer student discounts in non campus living. I have 2 cats that I rescued and I am to old to live on campus with the younger students, it would be uncomfortable. I would like assistance from the University in finding affordable housing off campus too.
1	0.26%	<input type="text"/>	I would like there to be options for med students who do not want a roommate but would still like to be on campus.
1	0.26%	<input type="text"/>	I would like to see more 2 br/1 ba apts available for those of us that would like to live with only one roommate and have a kitchen and/or living room.
1	0.26%	<input type="text"/>	I would like to see student housing on the north side of campus.
1	0.26%	<input type="text"/>	I would live in student housing, except my wife hates cinder block walls. If you build new ones, you should provide some units with better walls.
1	0.26%	<input type="text"/>	I would live on campus if I were allowed to have my dogs.
1	0.26%	<input type="text"/>	I would love to be able to live on campus eventually. However, at this time it is important that I stay home with my family. I would love if the University would start working on new housing so that I may be able to move up there when the time is right.
1	0.26%	<input type="text"/>	I would love to live in university housing, the cost is pretty good. My husband and I looked at living in the married student housing seriously. However, they are GROSS! The floors are gross, they smell bad, the bathrooms look like public bathrooms, the kitchens are way too small, there is no dining area, those that have carpet have 70s carpet that is disgusting, they just need major remodeling. They are in terrible shape!!
1	0.26%	<input type="text"/>	I would love to live on campus. It would be very convenient. I don't know if the size compared to the cost is really worth it though. I could probably find somewhere close by for cheaper. If the price of the 2 bedroom were closer to the 600\$ range I would do it without question.
1	0.26%	<input type="text"/>	I would love to see some family housing closer to a TRAX station, e.g. close to the Huntsman/ Institute, which would facilitate accessing the field house, other campus facilities, and Downtown.
1	0.26%	<input type="text"/>	I would not be willing at all to pay the extra student fees to build facilities for students with families. I am not willing to pay extra fees to help other students with families because i would not be using these facilities.
1	0.26%	<input type="text"/>	I would prefer the family style housing since both my husband and I are students at the univeristy of utah and affordable housing options for us are hard to find. It would be very helpful if the school offered some sort of option.
1	0.26%	<input type="text"/>	I would say make a wider survey, because each person will have his own needs and regarding the majority of these #'s, you guys can tell, but if its just to make student to pay an extra money, then the answer is NO.
1	0.26%	<input type="text"/>	I would've enjoyed living on campus, and maybe even have stayed through this year, if the meal plan was not required. I understand that some students transitioning to student life may need the meals to help them out, but others are perfectly capable of handling our own meals. I would've even considered paying the too-expensive rent if I didn't have to participate in the meal plan.
1	0.26%	<input type="text"/>	If all the apartments were carpeted it would have been good.

1	0.26%	<input type="text"/>	If I had a family, I would probably pay the \$65. Once thing I am very concerned about next year is who I am going to have for a roommate. There are certain smells that come from some apartments that would MISERABLE to live, and I would hate it
1	0.26%	<input type="text"/>	If more housing facilities are going to be built in different locations on campus (which I think is a great idea), then there needs to be more dining options available in those areas. Having to trek all the way to the Heritage Center from lower campus just to eat would not make it worthwhile to live on campus.
1	0.26%	<input type="text"/>	If people are choosing to be students and have children, they are choosing to cover the cost of raising that family. I would be very upset if I as a student who had chosen to hold off having a family until I am more financially stable had to subsidize housing for those who chose to have a family.
1	0.26%	<input type="text"/>	If the university had offered housing that allowed dogs, I would not hesitate to live in student housing. As it is now I will probably never have the chance.
1	0.26%	<input type="text"/>	If there is to be family housing they should be separate from single student housing. It is peoples own choice to get married and have children, and they should have options, but those options should not impinge on single students who choose to wait until after schooling to start families. Also, if I had known there were full singles, no roommates required, I would still be living on-campus. That information should be put into the brochures.
1	0.26%	<input type="text"/>	If there were more affordable options I'd consider u of u housing. When my fiancee and I get married we are considering live in family housing if it is less expensive than any satisfactory apartments we find.
1	0.26%	<input type="text"/>	If you are planning to add family units you should also consider personal garages. Similar to ones available in apartments. You can add them to the rent for people who wish to utilize them, and not a necessity. Children have bikes and toys too big for the house. Families have a lot of stuff.
1	0.26%	<input type="text"/>	If you could provide internet access that is accessible in all areas, via wireless, in all of housing including medical plaza, it would be fantastic. And if we could somehow open windows in the medical plaza would be great as well.
1	0.26%	<input type="text"/>	If you have a family, you should live off campus in non-U of U housing.
1	0.26%	<input type="text"/>	I'm not sure what kind of programming it would take, but it seems like the survey would be more effective if there was a way to route you to questions based on previous answers. For instance, if a person answers the question that indicates they are living in a home they own, it doesn't make sense to ask them how much they pay in rent. Nor does it make sense to ask them if they plan to live on campus the next year since few home owners are going to sell their home to move into part time housing, or pay for part time housing when they already have somewhere to live.
1	0.26%	<input type="text"/>	Important to me, is proximity to my work, so on-campus housing doesn't work out very well for me.
1	0.26%	<input type="text"/>	In general I think that it is more affordable to live off campus. I can find an apartment for 300 a month with a kitchen that is relatively close to campus. I think that if housing could in some way be more affordable it would be more appealing
1	0.26%	<input type="text"/>	In my experience while looking for housing I can find less expensive housing with more living space off campus than I can on campus. The reason I live off campus is because I can rent a room in a large house for only 300 a month. Find me a place with a private room, internet and laundry for only 300 and I'll move on campus.
1	0.26%	<input type="text"/>	In my experience with on-campus housing, the benefits never outweigh the costs. While University Housing includes utilities, I can pay less in rent plus utilities off campus. If the university could build unites that were to be run more like off-campus housing tends to be run, I would be much more likely to live in on-campus housing.
1	0.26%	<input type="text"/>	In my opinion, more people would be willing to live in the dorms, especially with no kitchens, if the dining facilities were open for more hours. As college stidents, we like food at all hours. Snack time at 2am please!!
1	0.26%	<input type="text"/>	In the East Village there is access to playgrounds within each of the unit complexes. It'd be nice to have access to even more activities such as these for the families that live there.
1	0.26%	<input type="text"/>	It is important to provide housing for families, but right now you are already ripping us off by making us pay for tuition without giving us a single place to park unless we pay another couple hundred. It is ridiculous and you are stealing from your students already, I will not give you more money.
1	0.26%	<input type="text"/>	It is not the family that is attending the University. We should not pay and cater to families. There are many other options for families, no need to waste space. Single students need the space and availability. No one likes 'having' to pay for anything. Meal plans should be optional, with maybe a guideline and suggestions one how to eat right and healthy.
1	0.26%	<input type="text"/>	It is very difficult for me to consider paying additional student fees on top of the my already high out of state tuition.
		<input type="text"/>	

1	0.26%		It would be better to increase student housing enormously. So, that cost per person eventually comes down and also secure and friendly environment all over the campus.
1	0.26%	<input type="text"/>	It would be great to have student housing for families! I'm almost graduated now but my husband is going to be attending the University of Utah soon. I would love to be able to live closer to campus!
1	0.26%	<input type="text"/>	It would be nice to have some kind of help for students not living in campus to assist those of us with our own homes as well.
1	0.26%	<input type="text"/>	It would be wise to replace the existing Student Housing in the West Village. The building are very out of date and inefficient.
1	0.26%	<input type="text"/>	Its always hard to answer these surveys; I am engaged, and my fiance and I ARE looking for a place. We simply can't afford most places, but the location of the U is perfect- school is right there and work is only a short bus ride or TRAX ride (because of it's central location). We just want a safe neighborhood that isn't grungy with people there who care about their (and other's) belongings, safety, and welfare, both physically and otherwise.
1	0.26%	<input type="text"/>	It's good for us to stay in dorm
1	0.26%	<input type="text"/>	It's hard to compete with free.
1	0.26%	<input type="text"/>	It's urgent to provide the family living plan to some students. Thank you.
1	0.26%	<input type="text"/>	I've never used student housing, biggest barrier to student housing for me was high cost and meal plan requirements. I could afford to (and did) buy a condo with a lower monthly housing cost than student housing.
1	0.26%	<input type="text"/>	les oney
1	0.26%	<input type="text"/>	Let residents in Officer's Circle stay over winter break. Especially grad students.
1	0.26%	<input type="text"/>	lower the price of the housing
1	0.26%	<input type="text"/>	make it a wet campus for students over 21
1	0.26%	<input type="text"/>	make it easier to get a couch to the top floor. make oven vents separate so we don't smell food from neighbors below.
1	0.26%	<input type="text"/>	Mandatory fees are already really high...be careful with the proposal for family units. Also, I'd like the option to live with my boyfriend on campus with reasonable rates. There doesn't seem to be an option for that seeing as how there are such strict gender rules.The middle of campus is always better because you're close to all of the buildings, stadium would be loud, and walking downhill when you're hurrying is easier. If nothing else, having the apartments more affordable would be my wish.
1	0.26%	<input type="text"/>	Many of the questions in the survey could have used a "Not Applicable" answer for local, part-time students who don't have a need for any University housing.
1	0.26%	<input type="text"/>	Meal plans should be optional.
1	0.26%	<input type="text"/>	Meal plans should not be necessary, or less meals per week should be available to all students. The amount that I am paying is absolutely ridiculous, especially for what is made available. As a female with a small appetite, each of my meals is not even near being worth \$10, and I nearly always have at least 3 meals left over at the end of the week, despite having the smallest meal plan available. Rent is already way more expensive than options that could be found off campus, but paying for an unnecessary meal plan on top of that makes it all the less appealing. Or, as an alternative, a system ought to be set up where the money from leftover meals can be put towards purchasing items at the convenience stores on campus or even at local grocery stores, like the system that BYU uses. That way I'd at least feel like my money wasn't entirely going to waste.
1	0.26%	<input type="text"/>	more family housing is definitely needed at the U
1	0.26%	<input type="text"/>	More housing options which do not require a meal plan would be highly appreciated.
1	0.26%	<input type="text"/>	More information needs to be given on student housing. Ex: Here is where you can go, this is how much it would cost. If the need comes up, heres who to contact.
1	0.26%	<input type="text"/>	more options, less fee
1	0.26%	<input type="text"/>	More Scholaship opportunities for students that can't afford to pay to live on campus.
1	0.26%	<input type="text"/>	More students would live on campus if it was more enticing to do so. People want to have fun and meet new people. Like BYU. Encourage group rates if you sign up with 3 other people. Allow more social things to go on. Student housing needs to be closer to campus to do this.
1	0.26%	<input type="text"/>	Most student housing websites run the gammut between virtually no information (a couple of pdf's of layouts) or the info is lumped together. If you are doing these overhauls, consider fashioning web info from the perspective of someone who may have never been to the U.
1	0.26%	<input type="text"/>	Much of this survey did not pertain to me because I have never lived on campus at the

			university of utah. I however do like the concept of a family unit.
1	0.26%	<input type="text"/>	My biggest suggestion with regard to my experience living in Sage Point for two years is to improve the quality and/or decrease the price of the meal plans. I found them exorbitantly expensive and of poor quality (occasionally inedible).
1	0.26%	<input type="text"/>	My family and I seriously considered moving in to the east village when we got here at the start of this year. We were on the list and called in to come view our new apartment. When we got there we were disgusted by the building and facilities. The unit was in total disrepair as was the building in general. We backed out and went and found a house to rent off of campus.
1	0.26%	<input type="text"/>	My family was told to move to a new court in University Student Apartments so they could renovate the outside 2nd floor balcony. Rather than forcing people to vacate the building like that, we felt it would be better to empty the building by not letting new people move in and wait till everyone moves out. If move-out turnover isn't high enough to allow that, then more than 2 months notice would have been nice.
1	0.26%	<input type="text"/>	My husband and I found an apartment as close to campus as possible but we have a little dog that we would love to be able to live on campus with. The only reason we aren't living in married campus housing is because of our little pet.
1	0.26%	<input type="text"/>	My husband and I with our two children lived at the East Village while finishing my husbands degree. Will really enjoyed the other families we were able to get to know and still run into some from time to time. Living there allowed us to conveniently attend classes and work with only one car and still be able to get around.
1	0.26%	<input type="text"/>	My least favorite thing about the U is that the area around the campus is not lively - this is because not enough people live on or near campus. I'm a grad student and loved living in the Avenues. But if I had been an undergrad, I would not have chosen the U - solely because of the housing situation. Most of the housing is far from classes and even further from restaurants, cafes and shops. The entire campus and university experience would be improved if more people could live on campus and have convenient (non-car) access to classes, recreation and the city.
1	0.26%	<input type="text"/>	My tuition is high enough!!!
1	0.26%	<input type="text"/>	My wife and 2 daughters and I would love to eventually move back to student housing, but right now it's just not affordable. As classes get harder and I'll need to spend more time at the school we might just move on campus to be closer.
1	0.26%	<input type="text"/>	My wife and I did not want to live on campus due to the cinder block style accommodations provided for family housing. They were unattractive and we felt we could get a better deal off campus. We did not want to feel like we were living in a dorm room after we got married. We ended up purchasing a house 7 miles away from campus. It takes me 10 minutes to get to campus, about the same amount of time as a shuttle ride from the West village. On campus housing, as it stands, was not an option we considered very seriously. However, if new amenities were built (West Stadium Town Houses) we would reconsider living on campus. New town homes for families is a very attractive option for me.
1	0.26%	<input type="text"/>	My wife and I have started careers and have little interest in student housing at this point; my opinions may skew your data slightly as my preferences may be evaluated as if I were interested in living on campus.
1	0.26%	<input type="text"/>	My wife and I lived in married student housing when we were first married. I have since been to some other campuses interviewing for residency positions and have seen that married/graduate student at other institutions are much better in terms of being updated, furnished, kid-friendly, aesthetically pleasing, modern appliances, etc.
1	0.26%	<input type="text"/>	My wife and I looked into living on campus, in U housing. We found that it cost more than a condo of greater size. We also didn't like that it was refurbished; my wife is an interior designer. We're not the kind of people that would let someone else select how we live.
1	0.26%	<input type="text"/>	My wife and I own two large dogs, so we will likely never live in university housing. If all goes as planned with my undergrad degree and my intent to pursue a PhD/MD, I could spend as many as 12 years attending the U and would love an affordable and convenient option that allowed my wife and I to have our dogs and be in close proximity to the university.
1	0.26%	<input type="text"/>	My wife and I were approved and payed the initial deposit of \$150 for the student housing. We were notified i and had to pay the \$150 within 24 hours in order to keep the apartment with no offer to see a floor plan or visit an apartment other than what was posted on the internet. I called and emailed a lot and was finally able to go look at a 1 bedroom that was similar to the 2 bedroom. The kitchens were tiny and there was not much storage space. I can look past the cinder block walls but the floors looked bad. We paid the \$150 because we wanted to keep it an option but we ended up finding a different apartment that looked more like a home rather than a dorm room. The location and with all utilities included it was a great deal but after 3 months i couldnt see us living there and enjoying coming home every night to that space
1	0.26%	<input type="text"/>	n/a
3	0.79%	<input type="text"/>	N/A

2	0.53%	<input type="text"/>	Na
1	0.26%	<input type="text"/>	Need a larger amount of housing available to students for living on campus, as that would likely be preferred by many of my peers.
1	0.26%	<input type="text"/>	NEED KITCHENS IN UNITS!!!! Meal plans are not convenient for every student.
1	0.26%	<input type="text"/>	need more variety of options
1	0.26%	<input type="text"/>	Need to be environmental friendly. Close public transportation is KEY! Pets, kitchens, quiet study places, single bedroom are so important. And most of all the required meal plans are ridiculous.
1	0.26%	<input type="text"/>	Never lived in campus housing
1	0.26%	<input type="text"/>	new housing needs to be more centralized to the community and the amenities of the city, so the west side of the campus is ideal. If there war a grocery store within walking distance of campus that would vastly increase the livability and attractiveness of this area. Bring amenities and transit option close, make everyday life walkable and bike friendly. Turn this campus that is already the size of a city into a city.
1	0.26%	<input type="text"/>	no comment
1	0.26%	<input type="text"/>	No meal plan options.
2	0.53%	<input type="text"/>	none
1	0.26%	<input type="text"/>	Nor living here next year due to the unreasonable price of housing as well as the unreasonable meal plan (including the strictness of the people who work there).
1	0.26%	<input type="text"/>	On campus housing is really convenient and makes the academic aspects of university life much less stressful. However, access to kitchens (the on-campus dining was not very healthy or satisfying), and the cost were prohibitive aspects in choosing whether or not to live on campus. Cost is not an easy issue, but if students are forced to have a meal plan, the food ought to be healthy.
1	0.26%	<input type="text"/>	On campus housing is too crowded! High density usually means noise, dirty, crimes, parking problems and low quality of life. I lost my bike, which was locked at the bike rack on the premises of campus housing, within 1 month when I lived on campus! Think of why people chose to come to Utah, instead of going to school in big cities! I am so surprised that U is planning to build more housing! It's already too crowded! If the housing is crowded, people will choose to live off campus. If the campus is crowded, it will really make current students unhappy, and I bet there will be less students coming to Utah, which is really bad for all of us! Building more housing on campus will bring noise, dirty, crimes, parking problems and low quality of life! Please help keep University of Utah, and Salt Lake City, a clean, quiet, safe, pritive place to study and live.
1	0.26%	<input type="text"/>	On-campus housing has always had a negative reputation with me. Mostly because it's assumed that younger students live in them and it wouldn't be the best academic atmosphere. Independence is also an issue. I'd certainly prefer to have responsibility and options over my own lease terms, meal plans, laundry and other day-to-day necessities. Privacy and a mature atmosphere is not something I could compromise.
1	0.26%	<input type="text"/>	On-campus housing where my husband (a non-University of Utah student) and I could live would be ideal. It would be important that the unit had a kitchen, but studio style with no living room area would be sufficient.
1	0.26%	<input type="text"/>	One of my top priorities is outdoor space for spending time in - barbecueing, gardening, keeping chickens. Offering private outdoor space would greatly increase my desire to live in student housing.
1	0.26%	<input type="text"/>	One of the motivating factors that led me to matriculate there was to be close to family. I lived with family until I was married. After I was married, my wife and I did not really consider on-campus housing--we did not really know anything about it. We hear it was limited and that we would have to wait on a list for the chance to stay there and that it was difficult to stay. We did not bother trying to get more information. When we checked online, rental rates did not seem much better than what we could find else where. I have never stayed in on-campus housing. I have never seen the U of U's facilities.
1	0.26%	<input type="text"/>	Our tuition and fees is already high enough. \$65 per semester is a lot for something that I wouldn't even utilize. I don't mind paying other fees, such as athletics fees, because I am involved in athletic events.
1	0.26%	<input type="text"/>	paying for your own meals while living on campus makes it very expensive and thats one of the reasons I decided not to live on campus.
1	0.26%	<input type="text"/>	People shouldn't breed with the expectation of me paying their rent. I'm not Barack Obama.
1	0.26%	<input type="text"/>	pet should be free in USA!!pet should be free in USA!!pet should be free in USA!!pet should be free in USA!!
1	0.26%	<input type="text"/>	Please allow pets in graduate student housing/apts that have no carpeting!!!!
1	0.26%	<input type="text"/>	Please consider as many "green" (environmentally friendly) options as possible, such as

			soy-based paints, passive solar, solar panels, garden areas, and recycling programs. Thanks!
1	0.26%	<input type="checkbox"/>	PLEASE consider well behaved pets to be allowed in housing and any damages caused to be the sole responsibility of the owner.
1	0.26%	<input type="checkbox"/>	Please install Kitchens. Number one reason I don't enjoy living here.
1	0.26%	<input type="checkbox"/>	Please provide more in housing activities (lounges with tv's and games not just chairs). Also more dining options would be nice rather than just the HC.
1	0.26%	<input type="checkbox"/>	Pretty alright.
1	0.26%	<input type="checkbox"/>	Pretty ridiculous that you're asking poor homeless students for housing advice...
1	0.26%	<input type="checkbox"/>	Price is key!
1	0.26%	<input type="checkbox"/>	Provide more furnitures in bedroom is more comfortable
1	0.26%	<input type="checkbox"/>	Provide student dining services on lower campus and make everything more affordable.
1	0.26%	<input type="checkbox"/>	put trax on foot hill
1	0.26%	<input type="checkbox"/>	Rather than on-campus housing, I think one of the biggest obstacles in building a campus community at the U is the lack of non-campus housing surrounding campus. I understand that surrounding real estate is expensive, but the U would no longer be such a commuter campus if there were more housing options around the school.
1	0.26%	<input type="checkbox"/>	Regulations in student housing might create a stressful environment. Since this is not high school anymore, people may want to grab their 6-pack beer and drink with some of the friends in their own apartments, which is currently forbidden by the rules and regulations as far as I know.
1	0.26%	<input type="checkbox"/>	Restrictive policies, specifically those that pertain to alcohol, prevents many non-LDS students' decision to live on campus. Overbearing religious influence impedes prospective students' from attending the University of Utah altogether.
1	0.26%	<input type="checkbox"/>	roomate preference. shuttle service more often
1	0.26%	<input type="checkbox"/>	Single occupancy student housing should be equivalent to that provided by non-university housing. For instance, if offering a studio apartment, it should have a kitchen and some storage space, apart from a closet. Utilities should also be included in the price of monthly rent or yearly housing prices. Yearly housing should include summer months.
1	0.26%	<input type="checkbox"/>	Smaller rooms are OK. But we want a private bedroom. Affordable price is most important.
1	0.26%	<input type="checkbox"/>	some of these questions were somewhat difficult for me to answer because I own my own home and have owned it since 1986. I am a nontraditional student in that my age is 55+
1	0.26%	<input type="checkbox"/>	Sorry I'm not much help. I've been married since I started school, and have never had any experience dealing with campus housing. I would be interested to know what percentage of University of Utah students are married w/families, etc. Thanks!
1	0.26%	<input type="checkbox"/>	student housing is no better than renting an apartment near the school. The pricing for student housing is similar to renting apartments in the areas, but apartments offer more freedom and alternatives that student housing forces students into (certain utilities, meal plans). Also, student housing is small in comparison to what can be found in apartments close by, if students are willing to look for it. People with children need a lot of room, with easy laundry access and landlords who will respond to people being loud too late and waking up kids. Not sure if student housing has a landlord that would immediately care. Landlords would rather fill their apartments for a lower rent then have them stay empty...student housing is too rigid in its prices.
1	0.26%	<input type="checkbox"/>	Student Housing is way to far from the actual classes. What we should be worrying about is the ridiculous parking situation that has been going on for way to long at the University. The University of Utah has always been a commuter school and will continue to be a commuter school even if you put more student living in. It would be a waste of money that could go to building some kind of parking garage. ANYTHING TO HELP THE PARKING.
1	0.26%	<input type="checkbox"/>	Student housing needs to be more affordable= sole reason I do not live in student housing.
1	0.26%	<input type="checkbox"/>	Student housing on-campus is expensive. The cheapest room rate of 425 a month can be used to get a better room in a house with a kitchen an living area off-campus. I would very much like to live on-campus but can't afford it and think the value is lesser than most off-campus areas.
1	0.26%	<input type="checkbox"/>	Student housing should not be the responsibility of those in attendance not living in student housing. Further rent agreements should cover the needed costs for those units. Maintenance, rebuilding, etc, are factors that should be in determining rent costs. Neglect to do so should not fall on the students, but those who are incharge of the units (the landlords). This also raises questions to exactly what my student fees are covering since parking, paper, and many other materials are considered seperate purchases.
1	0.26%	<input type="checkbox"/>	Student housing wasn't ever attractive enough or affordable enough for my family and me

			when we were looking for apartments. Proximity isn't the most important item at a commuter school. The University should lower prices, especially for the family units. They might even consider building new family units even farther away from campus that can be even more competitively priced.
1	0.26%	<input type="checkbox"/>	Student housing would be great if you got more bang for your buck. I can find a two bedroom apartment in a very rich area with better, nicer amenities than the student housing.
1	0.26%	<input type="checkbox"/>	Students don't always want to live on campus. Especially upper class men. It was extremely difficult to find an apartment near campus and when I did the majority of my complex was not students. The University should contract out and make some of the adjacent apartments exclusive to students.
1	0.26%	<input type="checkbox"/>	Students should not be forced to pay for the period of Winter Break stayover next year. If students want to stay over break, they have the option of paying, but I personally want to go home to spend the holidays with family. Why should I be forced to pay for that, especially when there is a viable option for those who wish to stay? It needs to stay the way it is, or I would rethink living here (it's already expensive as it is, I'm not going to pay even more to basically get told I can't go home for Christmas).
1	0.26%	<input type="checkbox"/>	Students should not be responsible for subsidizing family units with increased fees because of a couple's choice to have children before they graduated college and had a stable career. They are making a poor financial choice, and it should not be up to others to sustain them.
1	0.26%	<input type="checkbox"/>	Students with families should not get top priority for new apartments. I think that most college students without families would love the chance to live in an apartment, helping with their college life enjoyment.
1	0.26%	<input type="checkbox"/>	Survey a bit too long, also needs "I don't know / undecided" option on some answers
1	0.26%	<input type="checkbox"/>	Technology savvy and energy efficient, simple living areas will be much slower to lose their utility and demand renovations
1	0.26%	<input type="checkbox"/>	Thank you for conducting this survey.
1	0.26%	<input type="checkbox"/>	THANK YOU!
1	0.26%	<input type="checkbox"/>	Thanks
1	0.26%	<input type="checkbox"/>	The 2 main reasons I moved off campus were because I could not pick my roommates (and they turned out to be very very messy/dirty), and I was not allowed to have alcohol. I was 23 years old, and felt that if I wanted a glass of wine with dinner I should be able to do so. It just seemed like a silly rule to impose on a graduate student who was of legal drinking age.
1	0.26%	<input type="checkbox"/>	The apartment that I stay in right now is the best cost around. It is just a little over \$200 a month including utilities. That is why I stay there.
1	0.26%	<input type="checkbox"/>	The availability of family housing (especially for graduate students) at the University of Utah is atrocious. Families are forced to live in the oldest apartments that lack modern amenities and utilize communal laundry . The University of Utah has given preference for shoreline ridge apartments (which have modern amenities and washer/dryer hookups) to single students with a 2 year waiting list for the scant 10 available family apartments. Some families were even forced to move prior to their graduation during this revamp of shoreline student housing. The justification that these were always intended for single students is unreasonable since there is a very nice child's playground in the middle of the housing, and I know few people who ever owned a washer and dryer prior to marriage. Even this survey was skewed toward appeasing single students, the question about raising student fees to help out with family housing will almost assuredly be unanimously voted down. Housing arrangements at the University of Utah are fully discriminatory against families.
1	0.26%	<input type="checkbox"/>	The buses to and from West Village is horrible. It is faster for me to walk from the law school to the West Village than to ride the bus. Buses should go both clockwise and counterclockwise around campus. I like the housing currently at West Village. The University NEEDS to get the cable back in West Village. That's the reason I moved into those apartments, and we haven't had it. There also needs to be more storage in the bathrooms in the Village. I love living there, but I think new furnishings would go a long way.
1	0.26%	<input type="checkbox"/>	The cost and location are the biggest factors when deciding where to live. Currently there is not a lot of living spaces on or near campus. Honestly, I have never considered living on campus due to the price and the meal plan. I would try and figure out a way so that students wouldn't have to buy into the meal plan if they have a full kitchen. Then somehow if the price could be comparable to some of the off-campus housing prices then I would look into living on campus. I love the freedom that I have and the location that I live at and I am closer to my college living off campus than I would be if I lived in any on-campus housing. I also, pay at least \$100 less than any on-campus housing. I am glad to see that the University of Utah is looking into getting more housing on its campus.
1	0.26%	<input type="checkbox"/>	The current housing in the East and West Village is very outdated. The idea of new student housing is very exciting and I hope it happens.
1	0.26%	<input type="checkbox"/>	The current housing is discriminatory toward large families. I really wanted to live at the university, and made every effort to do so, but I did not qualify because I had too many small children. Consequently, every month I payed hundreds more in total living costs for a 3

bedroom unit with less amenities. I could not find affordable off campus housing without a long total commute and poor parking. I rode TRAX for two years then drove for two years because the TRAX schedule did not accommodate clinical responsibilities. Reflecting on my university experience, I was not involved with the university as I would have been otherwise. I felt isolated from the university experience. I missed some classes and activities due to the long commute, and it was simply because I was discriminated against. You have three bedroom units, I live in a three bedroom unit, it was not a matter of fitting into the space available. Your policies are completely unacceptable. There is/was literally no university housing options available to me. I acknowledge that there is relatively few people in my situation, yes indeed I am in the minority. In any other situation of a small minority be locked out of a program receiving any form of public dollars, the university would have to explain in a more meaningful way why the discrimination occurs and make steps to correct the problem. There are no options available to my family, waiting list or not. This policy remains completely unacceptable. Clint McKee

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|---|-------|--------------------------|---|
| 1 | 0.26% | <input type="checkbox"/> | The current student housing is nice, but it is much more expensive than several non-campus housing units that also offer more room.   |
| 1 | 0.26% | <input type="checkbox"/> | The determining factor in my choice to live off campus is the high cost of University student housing compared to the cost of off campus housing. The rent for a bedroom in a comparable off campus apartment with a similar commute to classes (nearly 2 miles to Gardner Hall where nearly all classes are held for music students) is less than half the cost of living on campus. I would be unable to afford attending the University if I were paying for on campus housing.  |
| 1 | 0.26% | <input type="checkbox"/> | The dorms are always very noisy because some students always have parties in their room and they would never stop even RA talk to them. I think there should be some reaction about this.   |
| 1 | 0.26% | <input type="checkbox"/> | The food plans are the biggest reason I live off campus. The food in the heritage center is gross and boring.   |
| 1 | 0.26% | <input type="checkbox"/> | The Housing at the U is great. Coming to the U from out of state was intimidating, but I met many new people with similar interests. The food at the HC was usually warm, but always tasteless and over greasy. Having a stove in my house along with a free washer and dryer is a huge plus. It is just too bad that the U has a dry campus, and that anyone who is over 21 can still get a ticket just for drinking a beer in their room. It is a major plus to live off campus where this is not an issue. The public transportation provided by the U between the dorms and central campus is amazing. There is no reason to tear up current parking lots and build dorms. One of the reasons I found the U campus so appealing is the open space and room between buildings, with adequate sidewalk and lawn space. Lately I've seen this space being torn up for various construction projects. |
| 1 | 0.26% | <input type="checkbox"/> | The housing is nice on campus just super expensive and at times not worth the extra money. That is the main concern of most people that live off campus and why they choose off campus.   |
| 1 | 0.26% | <input type="checkbox"/> | The housing units are not getting filled as is. Why are we building more housing and taking away needed parking to make more housing that isn't even needed??   |
| 1 | 0.26% | <input type="checkbox"/> | The ideal situation would be: 2 bedroom located by stadium or medical towers, washer and dryer included in unit, no phone hookup (everyone uses cell phones anyway), and be visually appealing ie no cement/painted brick inside (really ugly and cold)   |
| 1 | 0.26% | <input type="checkbox"/> | The last question hit the issue on the head. We need more family housing and we need it to be affordable. I am in a 4 bedroom duplex in a nice neighborhood 10 miles away for less than the cinderblock cells in the village. I would rather be on campus, but the homes are too small, too expensive, and not close enough to campus to make a difference.   |
| 1 | 0.26% | <input type="checkbox"/> | The main advantage of student housing in the East Village is that the cost is affordable and we can continue to live here so long as we pay our rent, continue to take classes and behave. As we expect to be here for four years, this has allowed us to really move in and call our apartment home. We would love to see new housing built to expand the current facilities, but would be opposed to any plans that would move us from our apartment or require us to change apartments.  |
| 1 | 0.26% | <input type="checkbox"/> | The main reason I want to live on campus is saving money in travel and possibly rent. I also like the community aspect and that I can spend more time with my family if I live close to campus and work. The main reason I don't live on campus is that you have to be enrolled 9 credit hours to be eligible. I can take 6 credit hours due to my family and work obligations. I work full time and can't attend classes for one fall semester every two years due to my job. I don't want to move my family around a lot. I have a wife and three kids.   |
| 1 | 0.26% | <input type="checkbox"/> | The majority of students who are using students housing have already decided that is what they want to do or are forced to because they have moved from out of state.   |
| 1 | 0.26% | <input type="checkbox"/> | The meal plans are very overpriced. They should be both cheaper and optional, not simply a way of raising the rent on dorm rooms.   |
| 1 | 0.26% | <input type="checkbox"/> | The only reason why we are not living on campus is the cost and we have a dog. After seeing the plans for your one bedroom and two bedroom apartments if dogs were allowed and we could stay there through the breaks and summer I think we would consider it.  |

1	0.26%	<input type="text"/>	The parking arrangements for Chapel Glen and Gateway Heights is terrible. Especially because the University hands out parking tickets so casually. It does not make sense for Sage Point to have the most parking when there are other residents who need the parking in Chapel Glen and Gateway Heights. Also, the meal plans are over priced. We are served good food but for a rough estimate of \$9 a meal? I don't think that the meal plans are priced correctly. They need to be cheaper.
1	0.26%	<input type="text"/>	The parking at the U is horrible, probably the biggest incentive to live on campus are the issues with parking.
1	0.26%	<input type="text"/>	THE PARKING SITUATION IN CHAPEL GLEN IS COMPLETE BULLSHIT
1	0.26%	<input type="text"/>	The primary reason I chose not to apply for student housing is because we have a small dog. The ability to have pets would be nice.
1	0.26%	<input type="text"/>	The primary reason I never utilized on-campus housing was the wait-list and the non-refundable deposit. When my wife and I were looking for somewhere to live, we needed a place then and not something that may or may not be available in a few months.
1	0.26%	<input type="text"/>	The problem with university housing is that many college students have gross personal habits. Any living environment quickly becomes intolerable as the number of gross people in and around it increases. University housing needs to take this into account and implement some sort of grossness buffer.
1	0.26%	<input type="text"/>	The reason my wife and I did not choose student housing for this semester was because all of the options were so small. We weren't sure that we would be able to fit all our things in it and did not want to pay rent for the apartment and also have to pay for a storage unit for what did not fit in the apartment
1	0.26%	<input type="text"/>	The response to my previous question was decisive on the fact that the univeristy already raised student tuition rates by 10%. When considering the wealth incurred for such absurd raising of tuition, the university ought to be able to afford new housing or, even a greater need, better parking facilities (a parking garage, for example). Also, to explain my reasoning for not desiring laxing rules/regulations, I feel strongly that such environments, free from any constraint, would foster illicit behaviors, disrespect and disregard for other students (in being loud and obnoxious when one is trying to study), and it would ultimately contribute to more serious activity, such as crime. (With a lapse of rules and regulations, students would consume more alcohol, squander more time, and utilize more drugs.) This is hardly conducive to an academic environment.
1	0.26%	<input type="text"/>	The student fees are already outrageous, along with the tuition hikes year after year. Please don't tack on another fee.
1	0.26%	<input type="text"/>	The U is a commuter school, i'm not sure housing options will change that. Maybe just focus on making it more commuter friendly in the way of parking and shuttles and other comumuter focused options
1	0.26%	<input type="text"/>	There are several viable off campus living options here in the valley. My wife and I first considered the University Housing, but discovered how extremely cramped these spaces can be. We have a small apartment now, 1 bedroom, full kitchen, storage closet, washer dryer hookups, living room. If the University could offer some type of housing that had a slightly larger square footage than the 1 bedroom apts that we looked at in the west village I would have jumped at the opportunity. Now however we have a dog, and since the U does not seem to have any places that allow pets (which have been shown in several social studies to aid students in stress-management) we would not be interested in student housing.
1	0.26%	<input type="text"/>	There aren't any good options for single grad students on campus. I don't want to have roomates at 29, I don't want to live in a facility with tons of little kids running around, and I don't want to live in an apartment with cinder block walls. If this were a big city this would be a problem but the advantage to SLC is that you can find affordable housing off campus. That said, I would be willing to live on campus to save money if there was housing for single adults.
1	0.26%	<input type="text"/>	There is enough housing available off campus that I don't see the need for more "Family" housing on campus. Even while my husband worked on his Architecture BA and MA at the U, we lived off campus in Sugar House, 6 minutes from the U this offered a "normal" community experience. We have always lived off campus, and we prefer it that way. Salt Lake City is a metro city with many options available through transportation. Allowing for a more diverse atmosphere!
1	0.26%	<input type="text"/>	There needs to be family housing that allows for indoor pets. I have 1 indoor-only cat and would like to live on campus, but I have no options.
1	0.26%	<input type="text"/>	There needs to be Housing for families that offers competitive rates in comparrison to off campus housing (within 10 miles of campus). My wife and I pay \$750 for our place that is nice and clean. Our place is a spacious 2 bed, 2 bath, family room, dining room, kitchen, laundry closet, and a deck. If the U offered something comparable we would love to live on or near campus, but it is too expensive to get anything that nice.
1	0.26%	<input type="text"/>	There needs to be more housing. The problem with the University is that it is a commuter campus, and there aren't enough houses to actually live on or close to campus and get a

college feel.

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|---|-------|----------------------|---|
| 1 | 0.26% | <input type="text"/> | There needs to be more student apartments with better rates. The University should be attracting students from private apartment complexes to student housing. This can be done by teaming up with current property management firms to incentivise them to house students. Currently it is cheaper finding off-campus housing with several roommates (which is more appealing to students) than it is to live in the dorms. So if the University had a program that utilized off-campus housing by creating registration and partnership program similar to section 8 housing but for students, many needs for housing could be met.   |
| 1 | 0.26% | <input type="text"/> | There should be a different way to procure revenue to subsidize housing for families on campus. Could be through donors, naming rights to the facility that will be built, create an endowment fund to help defray some of the expenses.  |
| 1 | 0.26% | <input type="text"/> | There should be better married student housing for the Medical school besides the medical towers. And the current married housing at the village seems run down.  |
| 1 | 0.26% | <input type="text"/> | there should be more married housing. I'm getting married this spring and will be moving. :D  |
| 1 | 0.26% | <input type="text"/> | There should be more options available. For example: additional locations throughout the valley (close to trax), different floor plans, additional numbers of rooms, facilities for single living (studio and 1 bed), additional locations all over campus, more retail on site (eating, grocery, pharmacy, etc.), market rate apartments for students on campus.   |
| 1 | 0.26% | <input type="text"/> | This doesn't really apply to me because I own my own house, work full-time and have a family...   |
| 1 | 0.26% | <input type="text"/> | This survey really does not apply to graduate level type of people and especially for those who have never chosen to live on campus.  |
| 1 | 0.26% | <input type="text"/> | This was about a fee increase for family housing? crazy. If you can't keep up the upkeep, if it is not fiscally viable, it is idiotic to pass the costs around to everybody else. make it work on its own or forget about it.   |
| 1 | 0.26% | <input type="text"/> | Those with families should take on the additional burden of finding somewhere to stay while attending the University; it is not fair to other students to have to bear the burden. Thanks for the consideration.  |
| 1 | 0.26% | <input type="text"/> | To be able to not buy a meal plan and to pick your own roommate would have made me want to live in campus housing a long time ago. That and reasonable rent per month would have got me to live there.  |
| 1 | 0.26% | <input type="text"/> | Too many restriction to apply the family apartment. I was rejected since I'm single. However, I hear that there are a lot of single students living in the village now.   |
| 1 | 0.26% | <input type="text"/> | Tuition is already to much please do not build family units!!!!!!   |
| 1 | 0.26% | <input type="text"/> | Two essential things needed for great on-campus housing in less rules and regulations (within reason) and for the students to feel welcome and to have them feel like they have a voice in housing decisions.   |
| 1 | 0.26% | <input type="text"/> | Unfortunately I won't be living in the student housing, not because it doesn't look like the new options are going to be great or affordable, but my living situation right now is excellent, free, and in a great location. I am glad to see that The University is planning on bettering the campus. I think the most important thing that could be done for any renovations at the school, the parking needs of students should definitely be addressed. whether they are living on campus or off, there is definitely a parking dilemma, and it seems that the school has a major commuting population.   |
| 1 | 0.26% | <input type="text"/> | Unit D was nice, but it costs more than my mortgage and utility cost in my current home and though it would decrease my commute, it would increase my husbands commute, so it wouldn't make sense for us to move, plus - I have never seen any advertising telling me what schools (K-12) my children would attend should I move to these units, that would be more important than price. Housing is lovely but to be honest, I would rather see the money invested in a parking structure built and available for students that do not attend the Institute. You will probably build these no matter what this survey says so my only real input would be: PLEASE don't take away more parking to build residence halls, it is not fair to the greater percentage of students that do commute daily. |
| 1 | 0.26% | <input type="text"/> | University housing is far more expensive than comparable non-university housing, even before the meal plan is factored in. With a meal plan University housing is completely unaffordable. I don't see why this should be the case. If you have to subsidize housing through tuition to make it comparable to non-university housing, it would be more efficient to have no university housing at all. Also, for a new student figuring out what is available in university housing, and how to actually rent housing is not easy.  |
| 1 | 0.26% | <input type="text"/> | University housing is just too expensive and not desirable enough, there is no way I would pay 500 a month to live in the university apartment style dorms. My advice would be to cut costs in personal you do not need RAs... at all. All that is really needed is a landlord type figure that is on call to order plumber when someone clogs a drain or file a complaint... and if you did it right you could use a website for that. It has never been a surprise to me that the U is a commuter school your rent is too high and you don't have any hot tubs!   |

1	0.26%	<input type="checkbox"/>	University of Utah student apartments should have the facilities in the 1BHK and above apartments to have a separate kitchen space, which is not the the part of living room as it is right now in the apartment of 1000 court where we are living , so that we can install dish washers, since sometimes washing too many utensils is not feasible for us especially when we have exams or assignments load.I think my personal suggestion would be towards modernisation of kitchen for ladies would be really helpful and convenient for them.
1	0.26%	<input type="checkbox"/>	Utah needs to create more family housing that is actually close to campus. Other schools have family housing that is a quick walk away and I think Utah needs to do the same thing for Family housing.
1	0.26%	<input type="checkbox"/>	Very Interested in Family Housing and the ability to live with family members and spouse
1	0.26%	<input type="checkbox"/>	Very nice steps being taken to improve student housing facilities. This will go a long way in improving social relationship between students.
1	0.26%	<input type="checkbox"/>	We enjoyed our time in the family housing (1500 block) and would recommend it to incoming married graduate students. Our one hope for the future was that the tiny kitchen area made it difficult to prepare meals. More counter space in any future replacement housing would be wonderful.
1	0.26%	<input type="checkbox"/>	We want our cable back!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!
1	0.26%	<input type="checkbox"/>	We were offered to live in the Medical Towers this year but we has to refuse the offer since we consider that the university housing is located too far from the main shopping area. In order to avoid isolation we chose the non-university housing.
1	0.26%	<input type="checkbox"/>	What about older student housing and for handicapped ..there is more need also for these populations.
1	0.26%	<input type="checkbox"/>	When I first came, it was hard to get an apartment on campus. I had to live off campus. The availability of university housing is important
1	0.26%	<input type="checkbox"/>	When I first moved to utah in 2000 to attend my first graduate program I was not provided any information on student housing. As I am now a PhD student - single - I find that I want the freedom to make my home my own. This does not seem to be an option with University Housing at this time. Plus, I own two dogs whom I would require need to live with me.
1	0.26%	<input type="checkbox"/>	When we were looking for an apartment this year, the most important things to us were the total cost, size of the unit, washer and dryer availability, and location. Even if the apartments were not AS close to the University, but were cheaper because they weren't I think that might be an attractive option.
1	0.26%	<input type="checkbox"/>	While I do not intend to live in university owned apartments or housing, I feel as though there are not enough options for students who do chose to live on campus. I understand that the U is a large commuter campus but I feel that if additional housing were added it may recruit more students.
1	0.26%	<input type="checkbox"/>	Why should my student fee go towards something that doesn't effect me. Just raise the rent on student housing to those that it actually effects.
1	0.26%	<input type="checkbox"/>	With all the rental units available in the valley I cannot think of a compelling benefit for me to increase my fees to help pay for the housing of other students as implied in the previous question. I have a hard enough time with a house payment and tuition and fees - I shouldn't be required to help pay for the housing of other students.
1	0.26%	<input type="checkbox"/>	Yes, please replace the super old and lame student family housing with nicer better housing options for families that are still affordable. That you said in the last question of the survey that you were "considering replacing university student family housing" was the best part of the survey! :) we currently live in a 2 bedroom in the west village. thanks
1	0.26%	<input type="checkbox"/>	You have competition. Your not the only one who wants money nor the only place to live. Other people are willing to offer a lower price to rent out rooms than they would like. But do so because the land-lord needs the money. Become more competitive. Forget the "dorm room" attitude and way of things. It does not matter where i live. What matters is what i do with my money and pass my classes. Everything else are side things take my money away from taking more classes and thus being here at The University of Utah. Once I am out of money, I am lost customer.

## **Appendix B:**

# **Faculty/Staff Survey Results & Comments**



**BRAILSFORD & DUNLAVEY**



## Housing Planning Survey-Faculty and Staff

**Description:** Attn: Jon Caruso--This is a collaborative project with Brailsford and Dunlavey and the uploaded document reflects changes to one of their survey templates. Please provide access to Jerry Basford and Barb Remsburg.

**Date Created:** 2/7/2011 1:50:03 PM

**Date Range:** 2/9/2011 12:00:00 AM - 2/28/2011 11:59:00 PM

**Total Respondents:** 291

Q1. What is your relationship to the University of Utah? SELECT ALL THAT APPLY				
Count	Respondent %	Response %		
65	22.34%	21.17%		Staff
157	53.95%	51.14%		Faculty
80	27.49%	26.06%		Medical Intern/Resident/Fellow/Postdoctoral Fellow
5	1.72%	1.63%		Other (please specify)
291	Respondents			
307	Responses			

Q2. What is your employment status?				
Count	Percent			
210	96.77%			Full time
7	3.23%			Part time
217	Respondents			

Q3. Is your position benefits-eligible?				
Count	Percent			
262	92.58%			Yes
14	4.95%			No
7	2.47%			Prefer not to respond
283	Respondents			

Q4. As a faculty member are you:				
Count	Percent			
62	40.52%			Tenure-track
15	9.80%			Tenured
48	31.37%			Non-tenure track
20	13.07%			Clinical track (for School of Medicine)
7	4.58%			Other (please specify)
1	0.65%			Prefer not to respond
153	Respondents			

Q5. What college are you in? SELECT ALL THAT APPLY

Count	Respondent %	Response %		
4	2.61%	2.48%		Architecture & Planning, College of
3	1.96%	1.86%		Business, David Eccles School of
0	0.00%	0.00%		Continuing Education
7	4.58%	4.35%		Education, College of
18	11.76%	11.18%		Engineering, College of
6	3.92%	3.73%		Fine Arts, College of
0	0.00%	0.00%		Graduate School
4	2.61%	2.48%		Health, College of
1	0.65%	0.62%		Honors College
10	6.54%	6.21%		Humanities, College of
4	2.61%	2.48%		Law, College of
62	40.52%	38.51%		Medicine, School of
3	1.96%	1.86%		Mines & Earth Sciences, College of
3	1.96%	1.86%		Nursing, College of
8	5.23%	4.97%		Pharmacy, College of
15	9.80%	9.32%		Science, College of
9	5.88%	5.59%		Social & Behavioral Science, College of
1	0.65%	0.62%		Social Work, College of
1	0.65%	0.62%		Undergraduate Studies, Office of
2	1.31%	1.24%		Other (please specify)
153 Respondents				
161 Responses				

Q6. How many years have you been employed by the University of Utah?

Count	Percent		
69	24.56%		Less than 1 year
117	41.64%		1 - 3 years
74	26.33%		3 - 5 years
21	7.47%		More than 5 years
281 Respondents			

Q7. How many years have you been employed in the Salt Lake City area (U of U or elsewhere)?

Count	Percent		
67	23.51%		Less than 1 year
90	31.58%		1 - 3 years
61	21.40%		3 - 5 years
38	13.33%		5 - 10 years
13	4.56%		11 - 15 years
4	1.40%		16 - 20 years
7	2.46%		21 - 30 years
5	1.75%		More than 30 years
285 Respondents			

Q8. Did you primarily move to the Salt Lake City area to join the University of Utah's faculty or staff?

Count	Percent		
232	81.40%		Yes
33	11.58%		No
20	7.02%		Not applicable (previously living in the Salt Lake City area)
285 Respondents			

Q9. What is your age?

Count	Percent		
0	0.00%		18 - 20
0	0.00%		20 - 24
28	9.96%		25 - 29
94	33.45%		30 - 34
70	24.91%		35 - 39
39	13.88%		40 - 44
15	5.34%		45 - 49
20	7.12%		50 - 54
8	2.85%		55 - 59
5	1.78%		60 - 69
2	0.71%		70 or older
281 Respondents			

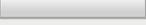
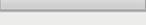
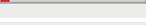
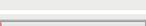
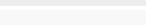
Q10. What is your gender?

Count	Percent		
155	56.16%		Male
121	43.84%		Female
0	0.00%		Other
276 Respondents			

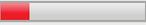
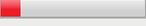
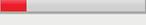
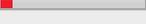
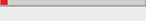
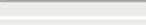
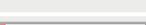
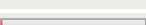
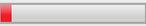
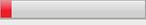
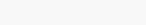
Q11. What is your ethnic or racial background?

Count	Percent		
55	19.93%		Asian
0	0.00%		Pacific Islander
2	0.72%		Black
8	2.90%		Hispanic
2	0.72%		Latino/Latina
0	0.00%		Native American
0	0.00%		American Indian
194	70.29%		White
6	2.17%		Multiracial
9	3.26%		Other (please specify)
276 Respondents			

Q12. What is the highest level of education that you completed?

Count	Percent		
0	0.00%		Some high school (no degree)
0	0.00%		High school degree (including equivalency)
1	0.36%		Some college (no degree)
0	0.00%		Associate Degree
3	1.07%		Bachelor Degree
18	6.43%		Master's Degree
30	10.71%		Professional Degree
227	81.07%		Doctorate Degree
1	0.36%		Other (please specify)
280	Respondents		

Q13. What is your personal annual gross salary per your employment with the University (excluding research sponsored activity)?

Count	Percent		
55	20.00%		Under \$40,000
38	13.82%		\$40,000 - \$49,999
50	18.18%		\$50,000 - \$59,999
23	8.36%		\$60,000 - \$69,999
14	5.09%		\$70,000 - \$79,999
11	4.00%		\$80,000 - \$89,999
15	5.45%		\$90,000 - \$99,999
10	3.64%		\$100,000 - \$109,999
4	1.45%		\$110,000 - \$119,999
9	3.27%		\$120,000 - \$129,999
0	0.00%		\$130,000 - \$139,999
4	1.45%		\$140,000 - \$149,999
21	7.64%		\$150,000 or more
21	7.64%		Prefer not to respond
275	Respondents		

Q14. What is your total annual household income (e.g., income for yourself, your spouse or resident partner, and any live-in children)?

Count	Percent		
28	10.14%		Under \$40,000
28	10.14%		\$40,000 - \$49,999
29	10.51%		\$50,000 - \$59,999
20	7.25%		\$60,000 - \$69,999
20	7.25%		\$70,000 - \$79,999
14	5.07%		\$80,000 - \$89,999
14	5.07%		\$90,000 - \$99,999
14	5.07%		\$100,000 - \$109,999
10	3.62%		\$110,000 - \$119,999
10	3.62%		\$120,000 - \$129,999
6	2.17%		\$130,000 - \$139,999
6	2.17%		\$140,000 - \$149,999
4	1.45%		\$150,000 - \$159,999
2	0.72%		\$160,000 - \$169,999
4	1.45%		\$170,000 - \$179,999
3	1.09%		\$180,000 - \$189,999
4	1.45%		\$190,000 - \$199,999
32	11.59%		\$200,000 or more
28	10.14%		Prefer not to respond
276 Respondents			

Q15. What type of support was provided to you by the University of Utah when you moved? SELECT ALL THAT APPLY

Count	Respondent %	Response %	
113	50.45%	43.97%	Financial support to cover relocation expenses
48	21.43%	18.68%	Resources and information about the housing market
9	4.02%	3.50%	Temporary/transitional housing
87	38.84%	33.85%	No support was provided
224 Respondents			
257 Responses			

Q16. How satisfied were you with the level of support that was provided to you by the University of Utah when you moved?

Count	Percent	
50	22.94%	Very satisfied
93	42.66%	Moderately satisfied
40	18.35%	Moderately unsatisfied
35	16.06%	Very unsatisfied
218 Respondents		

**Q17. What were your reasons for moving to the Salt Lake City area? SELECT ALL THAT APPLY**

Count	Respondent %	Response %		
23	46.00%	30.67%		Professional opportunities
9	18.00%	12.00%		Spouse's/partner's job
10	20.00%	13.33%		Closer to family
6	12.00%	8.00%		Recreational and cultural opportunities
5	10.00%	6.67%		Enhanced quality of life
14	28.00%	18.67%		Have always lived in the Salt Lake City area
8	16.00%	10.67%		Other (please specify)
50 Respondents				
75 Responses				

**Q18. In which county do you currently reside?**

Count	Percent		
17	6.20%		Davis County
0	0.00%		Morgan County
241	87.96%		Salt Lake County
4	1.46%		Summit County
0	0.00%		Tooele County
5	1.82%		Utah County
1	0.36%		Wasatch County
1	0.36%		Weber County
5	1.82%		Other
274 Respondents			

**Q19. What is your current home zip code?**

Count	Percent	
268	100.00%	
268 Respondents		

**Q20. How long is your typical commute to campus?**

Count	Percent		
13	4.74%		Less than 5 minutes
68	24.82%		5 - 10 minutes
105	38.32%		11 - 20 minutes
54	19.71%		21 - 30 minutes
28	10.22%		31 - 60 minutes
5	1.82%		61 - 90 minutes
0	0.00%		91 - 120 minutes
1	0.36%		More than 120 minutes
274 Respondents			

Q21. What is your primary method of commuting?

Count	Percent		
14	5.15%		Walking
190	69.85%		Car
12	4.41%		Ride a bicycle/motorcycle
6	2.21%		Ride the University of Utah shuttle bus
48	17.65%		Ride public transportation(e.g., bus, Trax, Frontrunner)
2	0.74%		Other (please specify)
272 Respondents			

Q22. What is the total number of adults (18 or older), including yourself, living in your current residence?

Count	Percent		
64	23.70%		1 adult
189	70.00%		2 adults
10	3.70%		3 adults
7	2.59%		4 adults or more
270 Respondents			

Q23. What is the total number of children (under 18) living in your current residence?

Count	Percent		
145	53.70%		None
48	17.78%		1 child
55	20.37%		2 children
14	5.19%		3 children
8	2.96%		4 children or more
270 Respondents			

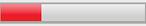
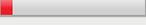
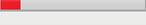
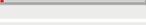
Q24. How many bedrooms are there in your current residence?

Count	Percent		
3	1.12%		Studio
31	11.61%		1 bedroom
79	29.59%		2 bedrooms
70	26.22%		3 bedrooms
54	20.22%		4 bedrooms
30	11.24%		More than 4 bedrooms
267 Respondents			

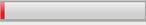
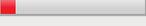
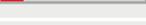
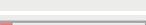
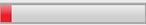
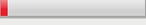
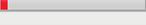
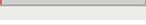
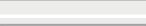
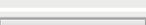
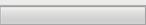
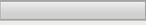
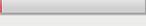
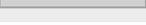
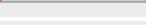
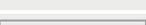
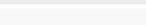
Q25. How many bathrooms are there in your current residence?

Count	Percent		
89	32.72%		1 bathroom
18	6.62%		1.5 bathrooms
80	29.41%		2 bathrooms
38	13.97%		2.5 bathrooms
47	17.28%		More than 2.5 bathrooms
272 Respondents			

Q26. Where do you currently live?

Count	Percent		
77	28.21%		Rent an apartment
22	8.06%		Rent a duplex/townhome/condo
37	13.55%		Rent a house/room in a house
5	1.83%		Own a condo
125	45.79%		Own a house
4	1.47%		Own a duplex/townhome
2	0.73%		Live with parents/relatives
1	0.37%		Other (please specify)
273 Respondents			

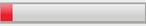
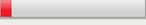
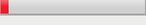
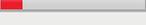
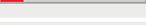
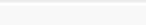
Q27. What is your current household's monthly rent, excluding utilities?

Count	Percent		
4	2.99%		Less than \$500
14	10.45%		\$500 - \$599
18	13.43%		\$600 - \$699
21	15.67%		\$700 - \$799
13	9.70%		\$800 - \$899
11	8.21%		\$900 - \$999
14	10.45%		\$1,000 - \$1,099
9	6.72%		\$1,100 - \$1,199
10	7.46%		\$1,200 - \$1,299
6	4.48%		\$1,300 - \$1,399
6	4.48%		\$1,400 - \$1,499
1	0.75%		\$1,500 - \$1,599
0	0.00%		\$1,600 - \$1,699
3	2.24%		\$1,700 - \$1,799
0	0.00%		\$1,800 - \$1,899
1	0.75%		\$1,900 - \$1,999
0	0.00%		\$2,000 - \$2,099
0	0.00%		\$2,100 - \$2,199
1	0.75%		\$2,200 - \$2,299
0	0.00%		\$2,300 - \$2,399
1	0.75%		\$2,400 - \$2,499
1	0.75%		\$2,500 or more
0	0.00%		I don't know
134 Respondents			

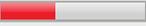
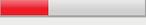
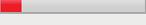
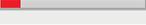
Q28. What is your current household's monthly mortgage payment, excluding utilities?

Count	Percent		
7	5.30%		Less than \$500
0	0.00%		\$500 - \$599
1	0.76%		\$600 - \$699
0	0.00%		\$700 - \$799
4	3.03%		\$800 - \$899
3	2.27%		\$900 - \$999
5	3.79%		\$1,000 - \$1,099
6	4.55%		\$1,100 - \$1,199
9	6.82%		\$1,200 - \$1,299
8	6.06%		\$1,300 - \$1,399
1	0.76%		\$1,400 - \$1,499
6	4.55%		\$1,500 - \$1,599
8	6.06%		\$1,600 - \$1,699
6	4.55%		\$1,700 - \$1,799
6	4.55%		\$1,800 - \$1,899
4	3.03%		\$1,900 - \$1,999
14	10.61%		\$2,000 - \$2,099
5	3.79%		\$2,100 - \$2,199
1	0.76%		\$2,200 - \$2,299
3	2.27%		\$2,300 - \$2,399
4	3.03%		\$2,400 - \$2,499
7	5.30%		\$2,500 - \$2,599
1	0.76%		\$2,600 - \$2,699
1	0.76%		\$2,700 - \$2,799
5	3.79%		\$2,800 - \$2,899
0	0.00%		\$2,900 - \$2,999
2	1.52%		\$3,000 - \$3,099
0	0.00%		\$3,100 - \$3,199
0	0.00%		\$3,200 - \$3,299
0	0.00%		\$3,300 - \$3,399
2	1.52%		\$3,400 - \$3,499
12	9.09%		\$3,500 or more
1	0.76%		I don't know
132 Respondents			

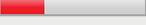
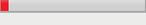
Q29. What is your entire household's estimated average monthly cost for utilities?

Count	Percent		
21	7.89%		Less than \$50 per month
20	7.52%		\$50 - \$74 per month
14	5.26%		\$75 - \$99 per month
40	15.04%		\$100 - \$149 per month
53	19.92%		\$150 - \$199 per month
43	16.17%		\$200 - \$249 per month
29	10.90%		\$250 - \$299 per month
20	7.52%		\$300 - \$349 per month
12	4.51%		\$350 - \$400 per month
14	5.26%		Over \$400 per month
266 Respondents			

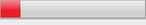
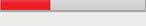
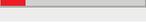
Q30. How important was the availability of affordable housing in the Salt Lake City area to you when you made the decision to work at the University of Utah?

Count	Percent		
104	38.24%		Very important
91	33.46%		Moderately important
39	14.34%		Slightly important
38	13.97%		Not important
272 Respondents			

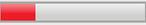
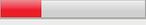
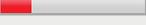
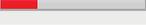
Q31. Please rate each of the following factors on how important they are/were in your decision of where to live: - Total cost (rent/mortgage and utilities)

Count	Percent		
169	62.13%		Very important
82	30.15%		Moderately important
14	5.15%		Slightly important
7	2.57%		Not important
272 Respondents			

Q32. Please rate each of the following factors on how important they are/were in your decision of where to live: - Proximity of retail

Count	Percent		
37	13.75%		Very important
93	34.57%		Moderately important
93	34.57%		Slightly important
46	17.10%		Not important
269 Respondents			

Q33. Please rate each of the following factors on how important they are/were in your decision of where to live: - Proximity to available parking

Count	Percent		
65	24.25%		Very important
76	28.36%		Moderately important
58	21.64%		Slightly important
69	25.75%		Not important
268 Respondents			

Q34. Please rate each of the following factors on how important they are/were in your decision of where to live: - Proximity to campus

Count	Percent		
153	56.46%		Very important
77	28.41%		Moderately important
26	9.59%		Slightly important
15	5.54%		Not important
271	Respondents		

Q35. Please rate each of the following factors on how important they are/were in your decision of where to live: - Proximity to other faculty/staff

Count	Percent		
16	5.97%		Very important
31	11.57%		Moderately important
60	22.39%		Slightly important
161	60.07%		Not important
268	Respondents		

Q36. Please rate each of the following factors on how important they are/were in your decision of where to live: - Quiet, secluded neighborhood

Count	Percent		
101	37.41%		Very important
101	37.41%		Moderately important
42	15.56%		Slightly important
26	9.63%		Not important
270	Respondents		

Q37. Please rate each of the following factors on how important they are/were in your decision of where to live: - Dynamic, urban-like environment

Count	Percent		
34	12.88%		Very important
68	25.76%		Moderately important
76	28.79%		Slightly important
86	32.58%		Not important
264	Respondents		

Q38. Please rate each of the following factors on how important they are/were in your decision of where to live: - Location within certain school districts

Count	Percent		
60	22.64%		Very important
40	15.09%		Moderately important
37	13.96%		Slightly important
128	48.30%		Not important
265	Respondents		

Q39. Please rate each of the following factors on how important they are/were in your decision of where to live: - Safety/security

Count	Percent		
176	64.71%		Very important
75	27.57%		Moderately important
14	5.15%		Slightly important
7	2.57%		Not important
272	Respondents		

Q40. What were your largest barriers to securing housing in the Salt Lake City area? SELECT ALL THAT APPLY

Count	Respondent %	Response %	
169	64.50%	34.21%	Cost to live in preferred location
121	46.18%	24.49%	Cost to live in preferred housing size/type
16	6.11%	3.24%	Insufficient credit history
77	29.39%	15.59%	Lack of area knowledge
90	34.35%	18.22%	Lack of time
21	8.02%	4.25%	Other (please specify)
262	Respondents		
494	Responses		

Q41. How impactful are the barriers to securing housing on your decision to continue working at the University of Utah in the future?

Count	Percent	
38	14.45%	Very impactful
78	29.66%	Moderately impactful
47	17.87%	Slightly impactful
100	38.02%	The barriers to secure housing in the Salt Lake City area have no impact on my decision to continue working at the U of U
263	Respondents	

Q42. Are you considering purchasing or renting your next home?

Count	Percent	
122	46.21%	Purchasing
62	23.48%	Renting
80	30.30%	Not applicable
264	Respondents	

Q43. How many bedrooms would be appropriate for your next home?

Count	Percent	
0	0.00%	Studio
14	5.28%	1 bedroom
43	16.23%	2 bedrooms
76	28.68%	3 bedrooms
53	20.00%	4 bedrooms
15	5.66%	5 or more bedrooms
64	24.15%	Not planning on moving
265	Respondents	

**Q44. How many bathrooms would be appropriate for your next home?**

Count	Percent		
24	9.09%		1 bathroom
26	9.85%		1.5 bathrooms
85	32.20%		2 bathrooms
65	24.62%		2.5 or more bathrooms
64	24.24%		Not planning on moving
264	Respondents		

**Q45. Resource Center How interested would you be in a U of U-sponsored resource center?**

Count	Percent		
111	42.21%		Very interested
73	27.76%		Moderately interested
41	15.59%		Slightly interested
38	14.45%		Not interested
263	Respondents		

**Q46. Transitional Housing How interested would you be in the availability of rental/transitional housing offered by the University of Utah?**

Count	Percent		
99	37.93%		Very interested
68	26.05%		Moderately interested
36	13.79%		Slightly interested
58	22.22%		Not interested
261	Respondents		

**Q47. What is the primary type of rental/transitional housing you are interested in U of U offering?**

Count	Percent		
48	28.74%		Short-term (6 months) transitional housing while I look to purchase a home
38	22.75%		Short-term (12 months) transitional housing while I look to purchase a home
81	48.50%		Rental housing (12 months) that could be renewed on an annual basis
167	Respondents		

**Q48. How important is it that University of Utah-sponsored transitional housing is furnished?**

Count	Percent		
19	22.09%		Very important
29	33.72%		Moderately important
16	18.60%		Slightly important
11	12.79%		Not important
11	12.79%		I would prefer that transitional housing is not furnished
86	Respondents		

Q49. Financial Assistance Some universities and colleges provide various forms of financial support to faculty and staff members when they purchase homes. The support typically comes in the form of a "down payment matching" program or a lowered interest rate on the mortgage. How interested would you be in receiving financial assistance from the University of Utah for the purchase of a home?

Count	Percent		
176	67.69%		Very interested
35	13.46%		Moderately interested
17	6.54%		Slightly interested
32	12.31%		Not interested
260	Respondents		

Q50. How interested would you be in financial assistance from the University of Utah if it meant that you would be committed to work at the U of U for five years?

Count	Percent		
146	69.19%		Very interested
52	24.64%		Moderately interested
9	4.27%		Slightly interested
4	1.90%		Not interested
211	Respondents		

Q51. University of Utah Residential Community Some universities and colleges provide for-sale housing for faculty and staff members at a discounted price relative to market rates. While the faculty and staff members have the opportunity to fully own the housing, the institutions limit the amount that the owner can sell the housing for in the future. By limiting the sale price of the housing, the institutions can keep housing prices below market value for future owners. How interested would you be in University of Utah-sponsored, for-sale housing?

Count	Percent		
104	40.31%		Very interested
71	27.52%		Moderately interested
36	13.95%		Slightly interested
47	18.22%		Not interested
258	Respondents		

Q52. How interested would you be in University of Utah-sponsored, for-sale housing if it meant that the University limited the amount that you could sell the property for in the future?

Count	Percent		
67	38.29%		Very interested
69	39.43%		Moderately interested
30	17.14%		Slightly interested
9	5.14%		Not interested
175	Respondents		

Q53. If the University of Utah sponsored for-sale housing, what would be your preferred tenant mix within the development/neighborhood?

Count	Percent		
39	22.29%		Only people/families affiliated with the University of Utah
74	42.29%		A mix of people affiliated with the University of Utah and non-university people
62	35.43%		Indifferent
175	Respondents		

Q54. Please rate how important each of the following factors/goals should be to the University as it considers faculty/staff housing: - Make the University of Utah more attractive to prospective faculty/staff

Count	Percent		
178	68.73%		Very important
71	27.41%		Moderately important
7	2.70%		Slightly important
3	1.16%		Not important
259	Respondents		

Q55. Please rate how important each of the following factors/goals should be to the University as it considers faculty/staff housing: - Make the University of Utah more attractive to retired faculty/staff

Count	Percent		
40	15.81%		Very important
64	25.30%		Moderately important
97	38.34%		Slightly important
52	20.55%		Not important
253	Respondents		

Q56. Please rate how important each of the following factors/goals should be to the University as it considers faculty/staff housing: - Help retain faculty/staff at the University of Utah

Count	Percent		
154	59.92%		Very important
77	29.96%		Moderately important
22	8.56%		Slightly important
4	1.56%		Not important
257	Respondents		

Q57. Please rate how important each of the following factors/goals should be to the University as it considers faculty/staff housing: - Increase the residential population of faculty/staff near campus

Count	Percent		
95	37.40%		Very important
86	33.86%		Moderately important
54	21.26%		Slightly important
19	7.48%		Not important
254	Respondents		

Q58. Please rate how important each of the following factors/goals should be to the University as it considers faculty/staff housing: - Keep faculty/staff housing affordable

Count	Percent		
180	69.77%		Very important
63	24.42%		Moderately important
13	5.04%		Slightly important
2	0.78%		Not important
258	Respondents		

Q59. Please rate how important each of the following factors/goals should be to the University as it considers faculty/staff housing: - Provide transitional housing for new or visiting faculty/staff

Count	Percent		
143	55.43%		Very important
85	32.95%		Moderately important
27	10.47%		Slightly important
3	1.16%		Not important
258	Respondents		

Q60. Please rate how important each of the following factors/goals should be to the University as it considers faculty/staff housing: - Neighborhood creation/community building

Count	Percent		
95	38.00%		Very important
95	38.00%		Moderately important
45	18.00%		Slightly important
15	6.00%		Not important
250	Respondents		

Q61. Please rate how important each of the following factors/goals should be to the University as it considers faculty/staff housing: - Provide for walkability/less automobile dependence

Count	Percent		
169	66.27%		Very important
60	23.53%		Moderately important
19	7.45%		Slightly important
7	2.75%		Not important
255	Respondents		

Q62. Please rate how important each of the following factors/goals should be to the University as it considers faculty/staff housing: - Provide a variety of unit types to accommodate various lifestyles

Count	Percent		
125	49.21%		Very important
87	34.25%		Moderately important
32	12.60%		Slightly important
10	3.94%		Not important
254	Respondents		

Q63. Please rate how important each of the following factors/goals should be to the University as it considers faculty/staff housing: - Provide restaurants and retail nearby

Count	Percent		
85	33.20%		Very important
86	33.59%		Moderately important
60	23.44%		Slightly important
25	9.77%		Not important
256	Respondents		

Q64. Please let us know if you have any other comments regarding the University of Utah's potential faculty/staff/retiree housing program:

Count	Percent	
50	100.00%	
50	Respondents	

## Housing Planning Survey-Faculty and Staff

**Description:** Attn: Jon Caruso--This is a collaborative project with Brailsford and Dunlavey and the uploaded document reflects changes to one of their survey templates. Please provide access to Jerry Basford and Barb Remsburg.

**Date Created:** 2/7/2011 1:50:03 PM

**Date Range:** 2/9/2011 12:00:00 AM - 2/28/2011 11:59:00 PM

**Total Respondents:** 291

Q64. Please let us know if you have any other comments regarding the University of Utah's potential faculty/staff/retiree housing program:

Count	Percent	
50	100.00%	<div style="width: 100%; height: 10px; background-color: red;"></div>
Count	Percent	
1	2.00%	<div style="width: 2%; height: 10px; background-color: gray;"></div> A common area for University employees would allow for the development of car pool/public transport facility. In the next 25 years and beyond, societies that use energy efficiently, will be successful.
1	2.00%	<div style="width: 2%; height: 10px; background-color: gray;"></div> An assistance program would be attractive to me, particularly in terms of helping to create the means to facilitate moving closer to campus
1	2.00%	<div style="width: 2%; height: 10px; background-color: gray;"></div> Before I arrived, I have placed a deposit with the University Housing so that I could be placed on a wait list for campus housing. I was a single person seeking to rent an entire apartment without roommates. When I arrived in Salt Lake City and inquired about my status on the waitlist, I was told that students, and staff with children and/or spouses were always automatically placed in front of me on the waitlist. Since those housing applicants would always exist, I would effectively never get off the waitlist, no matter how long I waited. This would have been good information to publish because I would not have placed a deposit if that had been known to me beforehand. They were kind enough to return my deposit after I argued this, but I could have spent that interim time looking at other apartments.
1	2.00%	<div style="width: 2%; height: 10px; background-color: gray;"></div> Critical to have housing support in this poor housing market
1	2.00%	<div style="width: 2%; height: 10px; background-color: gray;"></div> Currently I am staying in University west village and it is a good place to stay. Thank you!
1	2.00%	<div style="width: 2%; height: 10px; background-color: gray;"></div> During my hiring process, my department chair said that prices of houses were affordable, and used this reason of "town affordability" to lowball me in salary negotiations. In reality it is quite expensive to buy a house near the campus. The U of U medical school treats their hires with a lot more respect than the rest of the colleges. UofU is far behind the curve on its benefits and faculty support as compared to many other R-1 institutions, and the housing situation is the tip of the iceberg.
1	2.00%	<div style="width: 2%; height: 10px; background-color: gray;"></div> Even for those who are well off, the current market for resale makes it very difficult to sell one's home to buy a new one here. As a head of a division, this severely limits one's ability to recruit new faculty. It also means compromising one's standard of living and financial security. The university should consider purchasing or subsidizing the cost of the previous home at the faculty member's previous location until it is sold. This is what many private corporations and universities are able to do. We cannot be competitive unless we do so.
1	2.00%	<div style="width: 2%; height: 10px; background-color: gray;"></div> Great way to promote walking/bike friendly commutes.
1	2.00%	<div style="width: 2%; height: 10px; background-color: gray;"></div> Housing prices are TERRIBLE in Salt Lake City. My husband and I had to consider my offer here for a long time before finally deciding to take it. Our hesitation was almost solely based on the outrageous housing market.
1	2.00%	<div style="width: 2%; height: 10px; background-color: gray;"></div> I don't know if the university should be in the business of housing faculty. The university has a lot of other things on its financial plate. It should consider housing options for visiting faculty--that makes sense because it is a good way to increase the university visibility and show gratitude to its visiting guests.
1	2.00%	<div style="width: 2%; height: 10px; background-color: gray;"></div> I had a very appropriate housing, but that was more matter of luck, what I got it. I think, the most helpful would be to develop comprehensive on-line source, that would allow searching for affordable housing and would cover specifically rental apartments and houses in the university area, as many of them as possible.
1	2.00%	<div style="width: 2%; height: 10px; background-color: gray;"></div> I had left the U and relocated when I was asked to return I contacted the U for information on any professors looking for a renter while they were on sabbatical, etc.. The U was not helpful, told me to go to each department and look on their bulletin boards. I thought this was ridiculous and so I did find a small house on my own, which is temporary housing because I will return to my other home in Utah when I finish this job.
1	2.00%	<div style="width: 2%; height: 10px; background-color: gray;"></div> I like the whole concept. I could be more effective if my residence were closer, but economic conditions have made it more prudent to stay with our current house and travel more.
1	2.00%	<div style="width: 2%; height: 10px; background-color: gray;"></div> I moved from overseas (Australia) to take up a position at the university. I stayed in a hotel for nearly a month until I could secure and move into an apartment. Staying in a hotel for that length of time was very costly. It would be good if new staff, especially people from overseas who have no idea about Salt Lake, or even the USA, could have short term accommodation (~1 month) while securing a place to live. I was not aware of post-doc housing until I had secured a private apartment.

1	2.00%	<input type="text"/>	I think it would be a great idea
1	2.00%	<input type="text"/>	I think it's impossible to think about faculty/staff housing separately from transportation. With the recent growth in University employment, especially in the health sciences area and despite significant investments in mass transit, the rush hour traffic problem continues to worsen.
1	2.00%	<input type="text"/>	I think this is a great idea. The assistance with housing has been a big factor in a couple of my colleagues accepting positions at different universities. This program will help in recruitment and retention of faculty.
1	2.00%	<input type="text"/>	I would not be interested in living on campus. For faculty it's healthy to have a physical distance between work and home.
1	2.00%	<input type="text"/>	If this program, I would like to learn more. I could really stand to benefit from a program like this, and my ability to obtain appropriate housing for my family is a consideration that may influence my decision to stay on in the future.
1	2.00%	<input type="text"/>	If you were to offer transitional rental housing opportunities for new staff/faculty, it would be a good idea to have both the unfurnished and furnished options. For people arriving from outside the country (like myself) the opportunity to find furnished housing in the initial transitional period would be very valuable. It's hard to move in from a different country and organize a household from scratch, at the same time meeting the demands of the new job. I was very happy when I found a furnished apartment to rent initially after coming here. But it is rare on the rental market in the area.
1	2.00%	<input type="text"/>	I'm not a permanent staff member, but am hoping to be. Anything that can be done to help people in my situation would be great.
1	2.00%	<input type="text"/>	In relocating from a lower paying fellowship position out of state, I found it very ironic that banks (as well as U of U credit union) were unwilling to lend directly at market rates even with a signed contract in hand documenting a higher pay scale. While financial assistance for moving was excellent, the University was unhelpful in researching homes for sale or arranging a mortgage. Fortunately, we found a great home and a helpful mortgage sales agent through my own research.
1	2.00%	<input type="text"/>	It would be a fabulous benefit and especially pertinent at this point in time--no raises etc.
1	2.00%	<input type="text"/>	It's no longer relevant for me but this type of assistance would have been so very helpful when first moving here last summer, particularly as I was moving here from abroad so visiting ahead of time to look at housing wasn't possible.
1	2.00%	<input type="text"/>	Keep faculty/staff housing affordable
1	2.00%	<input type="text"/>	May you provide more houses/apartments for staffs. Do not make them out only 2 years!
1	2.00%	<input type="text"/>	My department didn't even tell me that my partner and I could have stayed at the Guest House for a discounted rate (no tax, I believe?) while house-hunting. In the future, it would be helpful to offer a centralized service where faculty/staff can list houses/condos/townhouses for sale or lease. That would help people sell or lease properties, and help newcomers find housing.
1	2.00%	<input type="text"/>	My situation now is different from when I first arrived. At that time, I could have desperately used University housing.
1	2.00%	<input type="text"/>	Need to break down the mind set that academic buildings should be horizontally zoned from housing. In other words housing should be everywhere on campus just as in the ideal city.
2	4.00%	<input type="text"/>	none
1	2.00%	<input type="text"/>	None
1	2.00%	<input type="text"/>	Not presently.
1	2.00%	<input type="text"/>	One of my greatest concerns on taking the position at the School of Medicine was finding affordable, safe housing near the VAMC and the University Hospital. I had a company that specializes in temporary housing for professionals do a search for me and one of the main requirements was to be in walking distance of a TRAX station. There are many neighborhoods not in walking distance of the campus that would be satisfactory, but require commuting by car. Better public transportation in those areas would help.
1	2.00%	<input type="text"/>	Parking at the University upper campus is horrendous. In the winter, walking or biking in may not be an option nor waiting for the bus, if you don't have extra time.
1	2.00%	<input type="text"/>	please create more decent housing to cater to the ever-increasing needs of students, staff and faculty. People will always be willing to pay a good amount of rent if you provide decent housing close to the campus, since that will save a lot of fuel and time for everyone.
1	2.00%	<input type="text"/>	Priority should be given to faculty who are obligated to take calls at night for emergency. Parking at the University is also an issue, pretty costly to maintain a reserved parking. Discount should be made available for those attendings at the hospital who takes emergency calls and have to come to the hospital for patients care at off hours.
1	2.00%	<input type="text"/>	Programs such as the ones recommended would make me more likely to stay and work for

the University in the future.

1	2.00%	<input type="text"/>	Readily available Faculty Housing would be crucial to the job stability of both faculty and staff.
1	2.00%	<input type="text"/>	Sounds like a great idea. We have not been satisfied with the rental market and if we had not been able to find the house we are currently in we may have had a lot more pressure to leave SLC. We are planning on buying a house soon.
1	2.00%	<input type="text"/>	Thank you!
1	2.00%	<input type="text"/>	The attractiveness of this option depends on ready access to mass transit, shopping, all infrastructure, as well as schools - in short, a mature, integrated community. Doing something like the Medical Towers without any community or integrated support facilities or schools will be a failure for this important mission.
1	2.00%	<input type="text"/>	The suggested programs would make a huge difference in attracting and keeping talented young faculty and staff in particular. Very important. The U is not competitive on the national market in this regard.
1	2.00%	<input type="text"/>	The University should not be involved with any housing issues for faculty and staff.
1	2.00%	<input type="text"/>	They should help residents/fellow more when they are moving from out of state.
1	2.00%	<input type="text"/>	This t ype of program would be very helpful during faculty recruitment.
1	2.00%	<input type="text"/>	Transitional housing would be very helpful for recruitment purposes as affordable housing near the University of Utah is limited.
1	2.00%	<input type="text"/>	we miss a "welcome" structure, where people relocating can refer to, for housing - sure - but all the general adjustments that come with an out-of-state move, such as getting to choose the neighborhood where to live and know the city, get furniture and all household things etc. As the UofU becomes more attractive to faculty and competitive, we need to make sure that moving to Utah goes as smooth as possible.
1	2.00%	<input type="text"/>	When I moved here, the biggest difficulty I had was securing a loan before my first 3 months. I had excellent credit, but because I was jumping from a post-doc salary to a faculty salary, mortgage companies wanted proof of my new salary for 3 months prior to giving me the loan. This meant that I had to find alternative housing until I worked for three months. Assistance with obtaining loans earlier on AND the assistance of offering transitional housing (with furnishings) would have been extremely helpful in the beginning.
1	2.00%	<input type="text"/>	Working with Salt Lake County officials, UTA and UDOT officials to allow for a faster way for people to get to the University. Affordable housing is difficult to find for families in SLC and therefore we opt to live in neighboring cities and counties, however the commute, although only 12 miles for me is congested with non-timed traffic lights and non-direct routes. If South Temple and 1st south were converted into one-way streets people would more readily welcome having a longer commute to live in affordable houses further from campus. Furthermore, although I live only 12 miles from the U of U, UTA buses are so limited and still result in 1.5 - 2 hour commute times. If an opportunity were to open up away from the U of U I would take it so I did not have to deal with the commute each day through downtown SLC.

# Appendix C:

## Off-Campus Market Charts



**BRAILSFORD & DUNLAVEY**



**University of Utah**  
**Student Housing Master Plan**  
**Off-Campus Market Analysis**  
**Apartment Summary**

Property	Address	Driving Distance to Campus (Miles)*	Unit Types Offered
<i>University Area</i>			
Irving Schoolhouse Apartments	1155 East 2100 South	3.1	1BR, 2BR
Lake St Duplex	842 S. Lake St	1.9	1BR
562 South 1000 East	562 South 1000 East	1.2	2BR
Emigration Canyon House	3936 East Cove Road	4.2	2BR
625 East 200 South	625 East 200 South	2.2	2BR
Foothill Place Apartments	2260 Foothill Drive	3.7	1BR, 2BR
374 E 4th Ave	374 E 4th Ave	2.6	2BR
The Pointe at Northridge	55 West Center Street	3.7	2BR
1544 Yale Avenue	1544 Yale Avenue	1.8	1BR
517 L street	517 L street	2.4	2BR
1076 3rd Avenue	1076 3rd Avenue	1.4	2BR
2833 E Oakhurst Dr.	2833 E Oakhurst Dr.	2.8	2BR
2000 S Lake St	2000 S Lake St	3.6	3BR
The Charleston	470 South 1300 East	0.7	Studio, 1BR, 2BR
Irving Heights Apartments	1963 South 1200 East	2.9	1BR, 2BR
Sunset Tower Apartments	40 South 900 East	1.7	1 BR, 2 BR

**University of Utah**  
**Student Housing Master Plan**  
**Off-Campus Market Analysis**  
**Apartment Summary**

Property	Address	Driving Distance to Campus (Miles)*	Unit Types Offered
<i>Downtown Salt Lake City</i>			
The Terrace	1810 South Main Street	4.9	Studio, 1BR, 2BR
Park Capitol	215 North Main	3.4	Studio, 1BR, 2BR
Broadway Tower	230 E Broadway	2.7	2BR
328 W. 200 S.	328 W. 200 S.	3.7	1BR
Marmalade Hill Apartments	439 N 200 West	4.8	1BR, 2BR
Northgate Apartments	135 South 500 West	3.2	1BR, 2BR
Palladio Apartments	360 S 200 West	3.2	1BR, 2BR
Emigration Court	343 South 500 East	1.9	1 BR, 2 BR
Bridges at Citifront	650 West South Temple	4.2	1 BR, 2 BR, 3 BR
Towne Gate	1450 S. West Temple	4.5	1 BR, 2 BR, 3 BR
Jefferson School Apartments	1099 South West Temple	4.1	1 BR, 2 BR
Brigham Apartments	201 E. South Temple	2.7	1 BR, 2 BR, 3 BR

University of Utah  
Student Housing Master Plan  
Off-Campus Market Analysis  
Apartment Summary

Property	Address	Driving Distance to Campus (Miles)*	Unit Types Offered
<i>South Salt Lake City</i>			
Brickstone Apartments	220 East 3300 South	6.7	1BR, 2BR, 3BR
Candlestick Lane	80 East 7800 South	15.9	Studio, 1BR, 2BR
Mountain Shadows	3825 S 700 W	8.5	1BR, 2BR, 3BR
Miller Estates	4929 S. Lake Pines Drive	8.6	1BR, 2BR
4265 South 1400 East	4265 South 1400 East	6.3	1BR, 2BR
Bridgeside Landing	4536 South Bridgeside Way	10.2	1BR, 2BR, 3BR
Cobble Creek	5251 Cobble Creek Rd	11.5	1BR, 2BR
Eastbrook Apartments	3440 S 500 E	6.5	1BR, 2BR, 3BR
Fairstone at Riverview	4341 South Riverboat Road	9.9	1BR, 2BR, 3BR
Mission Meadowbrook	820 West Timbercreek Way	8.4	1BR, 2BR
Emerald Court Apartments	4000 South Redwood Road	9.9	Studio, 1BR
Callaway Apartments	1141 West 3900 South	9.2	1 BR, 2BR
Springhill	5601 S Redwood Road	12.5	1BR, 2BR
Mark Twain	4639 South Sunstone Road	10.1	1 BR, 2BR, 3BR
Riverbend Apartments	845 W 3900 South	8.5	1 BR, 2BR
Regency	2255 South 200	5.2	1 BR, 2 BR
Lincoln Park	4236 South Alerton	10.4	1 BR, 2BR, 3BR
Creekview Apartments	967 E. South Union Avenue	11.9	1 BR, 2 BR
Holladay on Ninth Apartments	4418 South 945 East	5.3	1 BR, 2 BR
Cottonwood Apartments	4705 South 900 East	7.4	1 BR, 2 BR
Fox Point in Old Farm	514 East 4090	7	1 BR, 2 BR
Santa Fe Apartments	1550 East Fort Union Blvd	12.8	1 BR, 2 BR
Meadowbrook Station	3994 South Howick St	8.4	1 BR, 2 BR
Gordon Lane	247 Gordon Lane	8	1 BR, 2 BR, 3 BR
Country Lake Apartments	335 Woodlake Dr	7.3	1 BR, 2 BR

**University of Utah**

**Student Housing Master Plan  
Off-Campus Market Analysis  
Apartment Summary**

Property	Address	Driving Distance to Campus (Miles)*	Unit Types Offered
<i>West Salt Lake City</i>			
Apartments on the Green	1153 N Redwood Road	7.2	1BR, 2BR, 3BR
Eagles Landing Apartments	625 South Redwood Road	6.2	1BR, 2BR
City Park Apartments	780 N. 900 W	5.5	1BR, 2BR
Raintree Apartments	870 North 900 West	5.6	1BR, 2BR
1188 Jeremy Street	1188 Jeremy Street	5.5	3BR
Sky Harbor Apartments	1876 West North Temple	6.4	Studio, 1BR, 2BR
Seasons at Pebble Creek	1616 West Snow Queen Place	7.4	1 BR, 2 BR, 3 BR, 4 BR
Canterbury Apartments	1841 West Morton Drive	7.6	2 BR, 3 BR

\*Calculated using the Marriott Library address (295 S 1500 East)

Sources:

<http://www.amcllc.net>

<http://offcampushousing.utah.edu/property/rental>

[www.rent.com](http://www.rent.com)

[www.collegerentals.com](http://www.collegerentals.com)

University of Utah  
 Student Housing Master Plan  
 Off-Campus Market Analysis  
 University Area

*Studio*

Property	Rent per Unit	Lease Length
The Charleston	\$598	6-12 month
<b>AVERAGE</b>	<b>\$598</b>	

*1 Bedroom*

Property	Rent per Unit	Lease Length
Irving Schoolhouse	\$1,115	12 month
Lake St. Duplex	\$560	12 month
Foothill Place Apartments	\$750	12 month
1544 Yale Avenue	\$800	Flexible
The Charleston	\$695	6-12 month
Irving Heights Apartments	\$678	6-12 month
Sunset Tower Apartments	\$670	6,9,12 month
<b>AVERAGE</b>	<b>\$753</b>	

*2 Bedrooms*

Property	Rent per Unit	Rent per Person	Lease Length
Irving Schoolhouse	\$1,375	\$688	12 month
562 South 1000 East	\$1,200	\$600	Flexible
Emigration Canyon House	\$1,500	\$750	12 month
625 East 200 South	\$1,800	\$900	9 month
Foothill Place Apartments	\$934	\$467	12 month
374 E 4th Ave	\$600	\$300	12 month
The Pointe at Northridge	\$690	\$345	Flexible
517 L street	\$800	\$400	6 month
1076 3rd Avenue	\$870	\$435	Flexible
2833 E Oakhurst Dr.	\$1,100	\$550	9 month
The Charleston	\$975	\$488	6-12 month
Irving Heights Apartments	\$825	\$413	6-12 month
Sunset Tower Apartments	\$780	\$390	6,9,12 month
<b>AVERAGE</b>	<b>\$1,087</b>	<b>\$517</b>	

University of Utah  
Student Housing Master Plan  
Off-Campus Market Analysis  
University Area

*3 Bedrooms*

Property	Rent per Unit	Rent per Person	Lease Length
2000 S Lake St	\$1,250	\$417	9 or 12 month
<b>AVERAGE</b>	<b>\$1,250</b>	<b>\$417</b>	

University of Utah  
 Student Housing Master Plan  
 Off-Campus Market Analysis  
 Downtown

*Studio*

Property	Rent per Unit	Lease Length
The Terrace	\$540	6-12 month
Park Capitol	\$747	Flexible
<b>AVERAGE</b>	<b>\$643</b>	

*1 Bedroom*

Property	Rent per Unit	Lease Length
The Terrace	\$640	6-12 month
Park Capitol	\$877	Flexible
328 W. 200 S.	\$1,599	Flexible
Marmalade Hill Apartments	\$635	6, 9, or 12 month
Northgate Apartments	\$814	Flexible
Palladio Apartments	\$929	Flexible
Emigration Court	\$1,068	Flexible
Bridges at Citifront	\$1,000	6-15 month
Towne Gate	\$684	6-12 month
Jefferson School Apartments	\$645	6,9,12 month
Brigham Apartments	\$890	N/A
<b>AVERAGE</b>	<b>\$889</b>	

*2 Bedrooms*

Property	Rent per Unit	Rent per Person	Lease Length
The Terrace	\$740	\$370	6-12 month
Park Capitol	\$1,164	\$582	Flexible
Broadway Tower	\$960	\$480	Month to Month
Marmalade Hill Apartments	\$710	\$355	6, 9, or 12 month
Northgate Apartments	\$1,105	\$553	Flexible
Palladio Apartments	\$1,159	\$580	Flexible
Emigration Court	\$1,453	\$726	Flexible
Bridges at Citifront	\$1,138	\$569	6-15 month
Towne Gate	\$846	\$423	6-12 month
Jefferson School Apartments	\$914	\$457	6,9,12 month
Brigham Apartments	\$1,173	\$586	N/A
<b>AVERAGE</b>	<b>\$1,033</b>	<b>\$516</b>	

University of Utah  
Student Housing Master Plan  
Off-Campus Market Analysis  
Downtown

*3 Bedrooms*

Property	Rent per Unit	Rent per Person	Lease Length
Bridges at Citifront	\$1,423	\$474	6-15 month
Towne Gate	\$1,006	\$335	6-12 month
Brigham Apartments	\$1,375	\$458	N/A
<b>AVERAGE</b>	<b>\$1,268</b>	<b>\$423</b>	

University of Utah  
 Student Housing Master Plan  
 Off-Campus Market Analysis  
 South

*Studio*

Property	Rent per Unit	Lease Length
Candlestick Lane	\$599	8-12 month
Emerald Court Apartments	\$489	10-18 month
<b>AVERAGE</b>	<b>\$544</b>	

*1 Bedroom*

Property	Rent per Unit	Lease Length
Brickstone Apartments	\$810	12 month
Candlestick Lane	\$659	8-12 month
Mountain Shadows	\$610	Flexible
Miller Estates	\$700	8,9, 12 month
4265 South 1400 East	\$600	12 month
Bridgeside Landing	\$711	12 month
Cobble Creek	\$687	Flexible
Eastbrook Apartments	\$699	6-12 month
Fairstone at Riverview	\$755	6-13 month
Mission Meadowbrook	\$856	3-12 month
Emerald Court Apartments	\$549	10-18 month
Callaway Apartments	\$509	12 month
Springhill	\$582	6-12 month
Mark Twain	\$569	6, 12 month
Riverbend Apartments	\$639	6-12 month
Regency	\$614	6,12,18 month
Lincoln Park	\$639	6,12 month
Crestview Apartments	\$678	6, 12 month
Holladay on Ninth Apartments	\$668	6,9,12 month
Cottonwood Apartments	\$675	3-15 month
Fox Point in Old Farm	\$640	6-12 month
Santa Fe Apartments	\$660	6-15 month
Meadowbrook Station	\$773	9,12 month
Gordon Lane	\$675	6,12 month
Country Lake Apartments	\$755	N/A
<b>AVERAGE</b>	<b>\$668</b>	

University of Utah  
 Student Housing Master Plan  
 Off-Campus Market Analysis  
 South

2 Bedrooms

Property	Rent per Unit	Rent per Person	Lease Length
Brickstone Apartments	\$1,075	\$538	12 month
Candlestick Lane	\$775	\$388	8-12 month
Mountain Shadows	\$715	\$358	Flexible
Miller Estates	\$800	\$400	8,9, 12 month
4265 South 1400 East	\$1,650	\$825	12 month
Bridgeside Landing	\$847	\$424	12 month
Cobble Creek	\$849	\$425	Flexible
Eastbrook Apartments	\$810	\$405	6-12 month
Fairstone at Riverview	\$895	\$448	6-13 month
Mission Meadowbrook	\$1,026	\$513	3-12 month
Callaway Apartments	\$674	\$337	12 month
Springhill	\$724	\$362	6-12 month
Mark Twain	\$699	\$350	6, 12 month
Riverbend Apartments	\$827	\$414	6-12 month
Regency	\$714	\$357	6,12,18 month
Lincoln Park	\$714	\$357	6,12 month
Crestview Apartments	\$783	\$391	6,12 month
Holladay on Ninth Apartments	\$780	\$390	6,9,12 month
Cottonwood Apartments	\$830	\$415	3-15 month
Fox Point in Old Farm	\$783	\$391	6-12 month
Santa Fe Apartments	\$770	\$385	6-15 month
Meadowbrook Station	\$1,025	\$512	9,12 month
Gordon Lane	\$799	\$400	6,12 month
Country Lake Apartments	\$792	\$396	N/A
<b>AVERAGE</b>	<b>\$848</b>	<b>\$424</b>	

University of Utah  
 Student Housing Master Plan  
 Off-Campus Market Analysis  
 South

*3 Bedrooms*

Property	Rent per Unit	Rent per Person	Lease Length
Brickstone Apartments	\$1,300	\$433	12 month
Mountain Shadows	\$900	\$300	Flexible
Bridgeside Landing	\$971	\$324	12 month
Eastbrook Apartments	\$1,050	\$350	6-12 month
Fairstone at Riverview	\$1,150	\$383	6-13 month
Mark Twain	\$904	\$301	6, 12 month
Lincoln Park	\$904	\$301	6,12 month
Gordon Lane	\$1,025	\$342	6,12 month
<b>AVERAGE</b>	<b>\$1,026</b>	<b>\$342</b>	

University of Utah  
 Student Housing Master Plan  
 Off-Campus Market Analysis  
 West

*Studio*

Property	Rent per Unit	Lease Length
Sky Harbor Apartments	\$464	12 month
<b>AVERAGE</b>	<b>\$464</b>	

*1 Bedroom*

Property	Rent per Unit	Lease Length
Apartments on the Green	\$569	6-12 month
Eagles Landing Apartments	\$580	Flexible
City Park Apartments	\$525	6-12 month
Raintree Apartments	\$620	7-12 month
Sky Harbor Apartments	\$549	12 month
Seasons at Pebble Creek	\$635	10-13 month
<b>AVERAGE</b>	<b>\$580</b>	

*2 Bedrooms*

Property	Rent per Unit	Rent per Person	Lease Length
Apartments on the Green	\$690	\$345	6-12 month
Eagles Landing Apartments	\$783	\$392	Flexible
City Park Apartments	\$625	\$313	8-12 month
Raintree Apartments	\$825	\$413	7-12 month
Sky Harbor Apartments	\$619	\$310	12 month
Seasons at Pebble Creek	\$745	\$373	10-13 month
Canterbury Apartments	\$650	\$325	12 month
<b>AVERAGE</b>	<b>\$705</b>	<b>\$353</b>	

University of Utah  
 Student Housing Master Plan  
 Off-Campus Market Analysis  
 West

*3 Bedrooms*

Property	Rent per Unit	Rent per Person	Lease Length
Apartments on the Green	\$910	\$303	6-12 month
1188 Jeremy Street	\$1,050	\$350	Flexible
Seasons at Pebble Creek	\$922	\$307	10-13 month
Canterbury Apartments	\$850	\$283	12 month
<b>AVERAGE</b>	<b>\$933</b>	<b>\$311</b>	

*4 Bedrooms*

Property	Rent per Unit	Rent per Person	Lease Length
Seasons at Pebble Creek	\$1,093	\$273	10-13 month
<b>AVERAGE</b>	<b>\$1,093</b>	<b>\$273</b>	

# Appendix D:

## Competitive Context Charts



University of Utah  
 Student Housing Master Plan  
 Competitive Context Analysis  
 General Information

University	Location	Campus Environment (1)	Affiliation	Tuition & Fees (2)		Room & Board (3)	Total Cost of Attending (4)	
				In-State	Out-of-State		In-State	Out-of-State
<i>University of Utah</i>	<i>Salt Lake City, UT</i>	<i>City: Midsize</i>	<i>Public</i>	<i>\$6,272</i>	<i>\$19,840</i>	<i>\$6,990</i>	<i>\$20,184</i>	<i>\$33,752</i>

**Peer Institutions**

Arizona State University	Tempe, AZ	City: Midsize	Public	\$8,132	\$20,596	\$9,706	\$21,924	\$34,388
University of California, Berkeley	Berkeley, CA	City: Midsize	Public	\$10,940	\$33,819	\$15,317	\$31,054	\$53,933
University of California, Los Angeles	Los Angeles, CA	City: Large	Public	\$10,781	\$33,660	\$13,743	\$29,620	\$52,499
University of Colorado	Boulder, CO	City: Small	Public	\$8,511	\$29,493	\$10,792	\$25,747	\$46,729
Oregon State University	Corvallis, OR	City: Small	Public	\$7,115	\$20,435	\$9,168	\$20,621	\$33,941
University of Washington	Seattle, WA	City: Large	Public	\$8,701	\$25,239	\$9,399	\$22,042	\$38,670
<b>Benchmark Average</b>				<b>\$9,030</b>	<b>\$27,207</b>	<b>\$11,354</b>	<b>\$25,168</b>	<b>\$43,360</b>

**Notes:**

(1) Based on National Center for Education Statistics definitions: [http://nces.ed.gov/programs/digest/d09/app\\_b.asp](http://nces.ed.gov/programs/digest/d09/app_b.asp)

(2): 2010/11 Tuition for undergraduates enrolled full time for academic year (according to NCES).

(3): 2010/11 Cost for a standard double residence hall room and full board plan for undergraduates enrolled full time for academic year (according to NCES)

(4): Total Cost of Attending assumes On-Campus Housing and includes Other Costs (according to NCES).

ASU <http://nces.ed.gov/collegenavigator/?q=arizona+state+university&s=all&id=104151#general>

Cal <http://nces.ed.gov/collegenavigator/?q=UC+Berkeley&s=all&id=110635>

UCLA <http://nces.ed.gov/collegenavigator/?q=UCLA&s=all&id=110662>

UC-Boulder <http://nces.ed.gov/collegenavigator/?q=colorado+boulder&s=all&id=126614>

OSU <http://nces.ed.gov/collegenavigator/?q=oregon+state&s=all&id=209542>

UW <http://nces.ed.gov/collegenavigator/?q=university+of+washington&s=all&id=236948>

University of Utah  
 Student Housing Master Plan  
 Competitive Context Analysis  
 Demographics

University	Total Enrollment	Undergraduate Enrollment	Graduate Enrollment	Undergrad Gender		Part-Time Undergrads	Out-of-State Undergrads	Students living on campus (1)
				%Male	%Female			
<i>University of Utah</i>	<i>29,284</i>	<i>22,149</i>	<i>7,135</i>	<i>55%</i>	<i>45%</i>	<i>31%</i>	<i>18%</i>	<i>13%</i>

**Peer Institutions**

Arizona State University	68,064	54,277	13,787	49%	51%	16%	29%	20%
University of California, Berkeley	35,830	25,530	10,300	47%	53%	3%	6%	35%
University of California, Los Angeles	38,550	26,687	11,863	44%	56%	3%	7%	40%
University of Colorado	33,010	27,219	5,791	53%	47%	8%	46%	24%
Oregon State University	21,950	18,067	3,883	53%	47%	16%	16%	21%
University of Washington	45,943	32,718	13,225	50%	50%	14%	15%	23%

<b>Benchmark Average</b>	<b>40,558</b>	<b>30,750</b>	<b>9,808</b>	<b>49%</b>	<b>51%</b>	<b>10%</b>	<b>20%</b>	<b>27%</b>
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NOTES:

Data is approximate to the National Center for Education Statistics, Fall 2009 data

(1) Data is approximate to Peterson's College Search

University of Utah  
 Student Housing Master Plan  
 Competitive Context Analysis  
 Admissions

University	# of Applicants	% Admitted	% Admitted who Enrolled	Applicants Enrolled	Students in Top 10% of HS Class (1)	1st-Year Retention (2)	6-Year Graduation Rate (3)
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<b>University of Utah</b>	<b>8,364</b>	<b>83%</b>	<b>45%</b>	<b>2,769</b>	<b>26%</b>	<b>85%</b>	<b>58%</b>
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**Peer Institutions**

Arizona State University	28,304	91%	36%	9,272	28%	84%	56%
University of California, Berkeley	48,682	22%	41%	4,391	98%	n/p	90%
University of California, Los Angeles	55,694	22%	37%	4,533	97%	97%	89%
University of Colorado	21,150	83%	30%	5,266	26%	83%	67%
Oregon State University	10,068	82%	42%	3,467	n/p	n/p	60%
University of Washington	21,268	58%	44%	5,428	85%	93%	81%

<b>Benchmark Average</b>	<b>30,861</b>	<b>59.67%</b>	<b>38%</b>	<b>5,393</b>	<b>67%</b>	<b>89%</b>	<b>74%</b>
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NOTES:

Data is approximate to the National Center for Education Statistics, Fall 2009 data

(1) and (2) Based on data from Princeton Review

(3) Percentage of full-time, first-time students who graduated within 150% of "normal time" to completion of their program. Students began their studies in Fall 2003. (NCES)

n/p - not provided

University of Utah  
 Student Housing Master Plan  
 Competitive Context Analysis  
 On-Campus Housing Capture Rates

University	Percent of Students Living On-Campus	
	First-Year Students	All Undergraduates
<b>University of Utah</b>	<b>40%</b>	<b>12%</b>
<b>Peer Institutions</b>		
Arizona State University	70%	20%
University of California, Berkeley	-	35%
University of California, Los Angeles	94%	40%
University of Colorado	92%	24%
Oregon State University	79%	21%
University of Washington	63%	23%
<b>Benchmark Average</b>	<b>80%</b>	<b>27%</b>

NOTES:

University statistics are approximate based on the most current Academic Year as presented by Peterson's (www.petersons.com), www.collegeboard.com, and University websites

University of Utah  
 Student Housing Master Plan  
 Competitive Context Analysis  
 Housing Cost

University	Traditional Double Room	Price Range		Suites		Price Range		Apartments	
		Low	High	Single Room	Standard Double Room	Low	High	Single Room	Standard Double Room
<b>University of Utah</b>	<b>\$3,234</b>	<b>\$3,324</b>	<b>\$4,097</b>	<b>\$4,097</b>	<b>\$3,495</b>	<b>\$3,495</b>	<b>\$4,097</b>	<b>\$4,302</b>	<b>\$2,691</b>
<b>Peer Institutions</b>									
Arizona State University	\$5,200	\$5,200	\$5,200	\$5,700	\$5,300	\$4,300	\$6,600	\$7,100	\$6,700
University of California, Berkeley*	\$14,371	\$13,900	\$16,256	\$15,775	\$15,495	\$13,800	\$17,200	-	\$8,935
University of California, Los Angeles*	\$12,026	\$11,672	\$12,397	\$16,051	\$14,296	\$13,942	\$14,667	\$12,821	\$13,398
University of Colorado*	\$10,916	\$10,428	\$14,008	\$12,437	\$12,436	\$11,002	\$13,664	\$7,592	\$8,726
Oregon State University	\$6,846	\$6,812	\$6,880	\$9,436	\$7,119	\$7,082	\$10,549	\$4,959	\$5,463
University of Washington	\$6,308	\$4,038	\$7,575	\$6,492	\$5,379	\$5,379	\$6,492	\$7,727	\$7,727
<b>Utah Institutions</b>									
Southern Utah University	\$2,086	\$2,086	\$2,086	-	\$2,838	\$2,838	\$2,838	\$3,783	\$2,386
Weber State University	\$4,050	\$4,050	\$4,795	\$3,405	-	\$3,405	\$5,055	-	\$5,850
Utah State University	\$2,135	\$1,700	\$2,900	\$2,840	\$1,730	\$1,700	\$2,840	-	\$2,428
Dixie State College of Utah	-	-	-	\$2,200	\$1,550	\$1,550	\$2,400	\$3,000	\$2,350
Brigham Young University	\$3,033	\$2,840	\$4,060	\$4,400	\$3,450	\$3,450	\$4,400	\$2,690	\$2,150
<b>Average Peer Institution</b>	<b>\$9,278</b>			<b>\$10,982</b>	<b>\$10,004</b>			<b>\$8,040</b>	<b>\$8,491</b>
<b>Average Utah Institution</b>	<b>\$2,826</b>			<b>\$3,211</b>	<b>\$2,392</b>			<b>\$3,158</b>	<b>\$3,033</b>

\*Non-apartment unit rates include meal plans.

NOTES:

All rental rates are per Academic Year (2010-2011).  
 University statistics are based on the universities' own world wide web sites and telephone interviews with the universities' administrators.

University of Utah  
 Student Housing Master Plan  
 Competitive Context Analysis  
 Housing Affinity & Amenity Exhibit

	Living/Learning Center	Honors	International	Married Student	Greek	Single Sex
University of Utah	x	x	x	x	x	

**Housing Amenities**

	Ethernet/Internet	Cable TV	Computer Lab	Study Room	12 Month Lease Option	Free Parking	Manned Security	Security Access	Game Room	A / C	Overnight Visitation	Over 21 Alcohol Permissive
University of Utah	x	x	x	x			x	x		x	x	x

**Peer Institutions**

Arizona State University	x	x		x	x	
University of California, Berkeley	x	x	x	x	x	x
University of California, Los Angeles	x			x	x	
University of Colorado	x	x		x	x	
Oregon State University	x	x	x	x	x	
University of Washington	x	x	x	x	x	

University of Utah	x	x	x	x			x	x		x	x	x
Arizona State University	x	x		x	x		x	x		x	x	x
University of California, Berkeley	x	x	x	x			x	x	x	x	x	x
University of California, Los Angeles	x	x	x	x			x	x	x	x	x	x
University of Colorado	x	x	x	x	x		x	x	x	x	x	x
Oregon State University	x	x		x	x		x	x	x	x	x	x
University of Washington	x	x		x	x		x	x		x	x	x

NOTES:  
 Information provided by University websites

University of Utah  
 Student Housing Master Plan  
 Competitive Context Analysis  
 Meal Plans

University	Avg. Room & Board (1)	Meal Plan Low	Meal Plan High	Mandatory Meal Plan (2)
University of Utah	\$6,990	\$3,196	\$3,303	Yes

**Peer Institutions**

Arizona State University	\$9,706	\$2,054	\$5,360	Yes
University of California, Berkeley	\$15,317	\$2,500	\$2,850	Yes
University of California, Los Angeles	\$13,743	-	-	-
University of Colorado	\$10,792	\$820	\$1,686	Freshmen
Oregon State University	\$9,168	\$3,399	\$1,683	Yes
University of Washington	\$9,399	\$2,175	\$5,310	Yes

<b>Benchmark Average</b>	<b>\$11,354</b>	<b>\$2,190</b>	<b>\$3,378</b>	
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NOTES:

Information provided by University websites

All rates based on an Academic Year

(1) Average Room & Board rates are "base rates" from University websites.

(2) Meal plan requirement in traditional residence halls.

**Utah:** Low Meal Plan = 10 meals/wk + \$250 Flex -- High Meal Plan = 19 meals/wk

**ASU:** Low Meal Plan = 5 meals/wk + \$300 Dining dollars -- High Meal Plan = Unlimited 7 days/wk + \$100 Dining dollars. Meal Plan Value Not Provided

**UC Berkeley:** Both meal plans included in room and board rate. High meal plan requires an extra \$350. Low = Avg 10-14 meals/wk. High = Avg 14-20 meals/wk. Meal Plan Value Not Provided

**UCLA:** Meal Plan included in Housing Cost

**UC Boulder:** Prices are for off-campus residents. Freshmen meals included in room rate. Low = 100 meals + \$100 Dining Dollars -- High = 240 meals + \$100 Dining Dollars

**OSU:** Low = 9-11 meals/wk -- High = 17-19 meals/wk

**UW:** Meal Levels 1-6 are associated with different value amounts. No particular meals/wk. Instead, based on value of food

University of Utah  
 Student Housing Master Plan  
 Competitive Context Analysis  
 Housing Program

University	Design Capacity (1)	% Can House (2)	# of Residents	Occupancy Rate	First Year Requirement	Years Guaranteed	Privatized Housing
University of Utah	3,330	11%	3,305	99%	No	0	No

**Peer Institutions**

Arizona State University	12,246	18%	11,142	91%	Yes	n/p	Yes
University of California, Berkeley	6,259	17%	6,203	99%	No	2	No
University of California, Los Angeles	9,411	24%	9,146	97%	No	3	n/p
University of Colorado	6,000	18%	5,475	91%	Yes	1	No
Oregon State University	5,900	27%	5,987	101%	No	n/p	n/p
University of Washington*	5,790	13%	5,667	98%	No	0	Yes

<b>Benchmark Average</b>	7,601	20%	7,270	96%			
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NOTES:

University statistics are based on the universities' own world wide web sites and telephone interviews with the universities'

N/P - not provided

(1) Total capacity of housing program

(2) Design Capacity / Total Enrollment (Undergrads + Grads)

\*UW numbers do not include "off-campus" university housing.

# Appendix E:

## System-Wide Financial Model

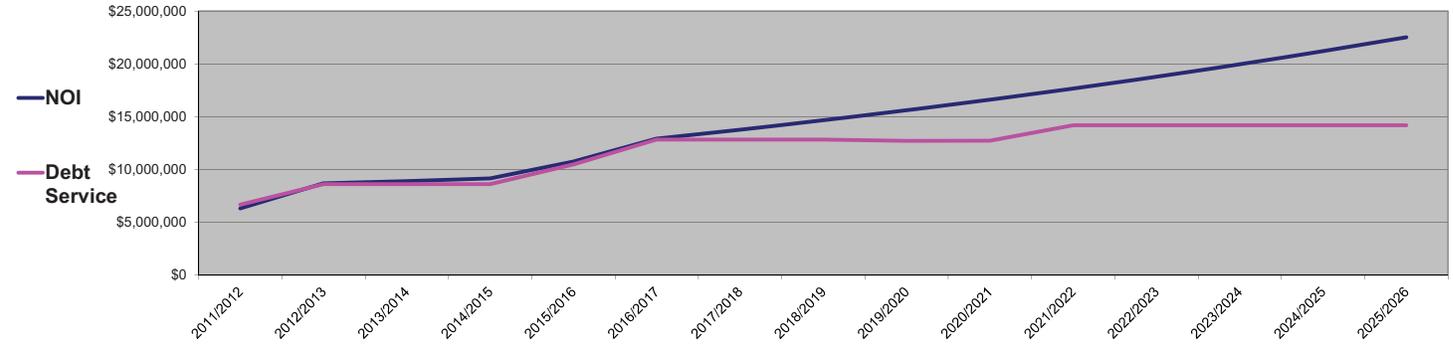


**BRAILSFORD & DUNLAVEY**



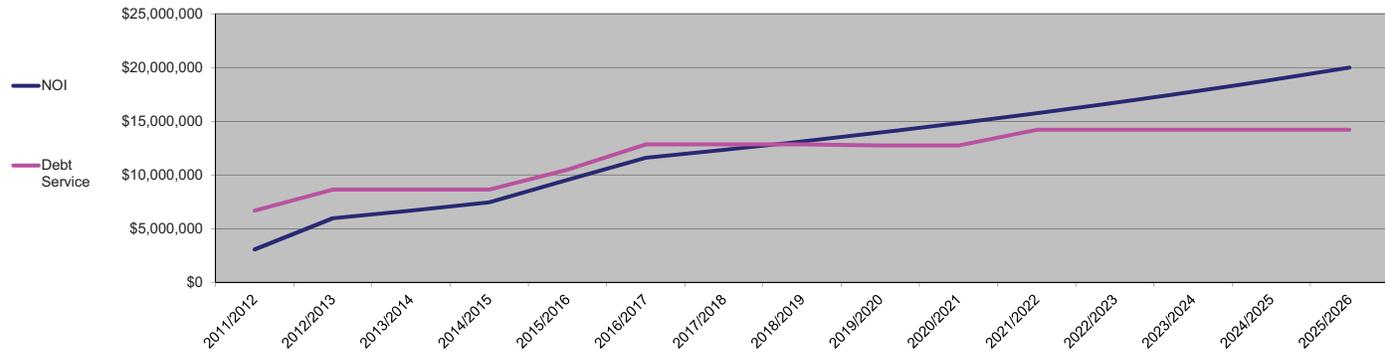
University of Utah  
System-Wide Financial Analysis  
System-Wide Pro Forma (Housing & Dining)

Master Plan Implementation Year:		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Academic Year:		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
	inft factor															
Housing Revenue:		\$10,688,000	\$14,627,000	\$15,600,000	\$16,640,000	\$20,166,000	\$23,740,000	\$24,847,000	\$26,009,000	\$27,225,000	\$28,500,000	\$29,839,000	\$31,242,000	\$32,713,000	\$34,254,000	\$35,875,000
Meal Plan Revenue:	104.0%	\$5,496,825	\$5,716,698	\$5,945,366	\$6,183,181	\$6,430,508	\$6,687,728	\$6,955,237	\$7,233,447	\$7,522,785	\$7,823,696	\$8,136,644	\$8,462,110	\$8,800,594	\$9,152,618	\$9,518,722
Man Trf In-Plant Fund	100%	\$1,550,000	\$1,162,500	\$775,000	\$387,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Paul Brinkman Funds	100%	\$825,000	\$618,750	\$412,500	\$206,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>		<b>\$18,559,825</b>	<b>\$22,124,950</b>	<b>\$22,732,867</b>	<b>\$23,416,931</b>	<b>\$26,596,508</b>	<b>\$30,427,728</b>	<b>\$31,802,237</b>	<b>\$33,242,447</b>	<b>\$34,747,785</b>	<b>\$36,323,696</b>	<b>\$37,975,644</b>	<b>\$39,704,110</b>	<b>\$41,513,594</b>	<b>\$43,406,618</b>	<b>\$45,393,722</b>
Housing Expenses:		\$7,628,000	\$8,673,000	\$8,932,000	\$9,201,000	\$10,634,000	\$12,149,000	\$12,516,000	\$12,894,000	\$13,284,000	\$13,686,000	\$14,099,000	\$14,527,000	\$14,968,000	\$15,419,000	\$15,886,000
Meal Plan COGS	103%	\$4,620,859	\$4,759,485	\$4,902,269	\$5,049,337	\$5,200,818	\$5,356,842	\$5,517,547	\$5,683,074	\$5,853,566	\$6,029,173	\$6,210,048	\$6,396,350	\$6,588,240	\$6,785,887	\$6,989,464
<b>Total Expenses</b>		<b>\$12,248,859</b>	<b>\$13,432,485</b>	<b>\$13,834,269</b>	<b>\$14,250,337</b>	<b>\$15,834,818</b>	<b>\$17,505,842</b>	<b>\$18,033,547</b>	<b>\$18,577,074</b>	<b>\$19,137,566</b>	<b>\$19,715,173</b>	<b>\$20,309,048</b>	<b>\$20,923,350</b>	<b>\$21,556,240</b>	<b>\$22,204,887</b>	<b>\$22,875,464</b>
<b>Net Operating Income:</b>		<b>\$6,310,966</b>	<b>\$8,692,465</b>	<b>\$8,898,598</b>	<b>\$9,166,594</b>	<b>\$10,761,690</b>	<b>\$12,921,886</b>	<b>\$13,768,690</b>	<b>\$14,665,373</b>	<b>\$15,610,219</b>	<b>\$16,608,523</b>	<b>\$17,666,596</b>	<b>\$18,780,760</b>	<b>\$19,957,354</b>	<b>\$21,201,730</b>	<b>\$22,518,259</b>
Debt Service:		\$6,672,680	\$8,620,762	\$8,620,762	\$8,620,762	\$10,479,762	\$12,833,885	\$12,834,847	\$12,832,682	\$12,721,331	\$12,727,103	\$14,188,333	\$14,189,884	\$14,188,946	\$14,189,872	\$14,187,166
Renewal and Replacement		\$0	\$0	\$0	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
<b>Annual Cash Flow:</b>		<b>(\$361,714)</b>	<b>\$71,703</b>	<b>\$277,836</b>	<b>\$470,832</b>	<b>\$206,928</b>	<b>\$13,001</b>	<b>\$858,843</b>	<b>\$1,757,691</b>	<b>\$2,813,888</b>	<b>\$3,806,420</b>	<b>\$3,403,263</b>	<b>\$4,515,876</b>	<b>\$5,693,408</b>	<b>\$6,936,858</b>	<b>\$8,256,093</b>
Debt Coverage Ratio		0.95	1.01	1.03	1.06	1.03	1.01	1.07	1.14	1.23	1.30	1.25	1.32	1.41	1.49	1.59



**University of Utah**  
**System-Wide Financial Analysis**  
**System-Wide Pro Forma (HOUSING ONLY)**

Master Plan Implementation Year:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Academic Year:	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
Total Revenues:	\$10,688,000	\$14,627,000	\$15,600,000	\$16,640,000	\$20,166,000	\$23,740,000	\$24,847,000	\$26,009,000	\$27,225,000	\$28,500,000	\$29,839,000	\$31,242,000	\$32,713,000	\$34,254,000	\$35,875,000
Total Expenses:	\$7,628,000	\$8,673,000	\$8,932,000	\$9,201,000	\$10,634,000	\$12,149,000	\$12,516,000	\$12,894,000	\$13,284,000	\$13,686,000	\$14,099,000	\$14,527,000	\$14,968,000	\$15,419,000	\$15,886,000
<b>Net Operating Income:</b>	<b>\$3,060,000</b>	<b>\$5,954,000</b>	<b>\$6,668,000</b>	<b>\$7,439,000</b>	<b>\$9,532,000</b>	<b>\$11,591,000</b>	<b>\$12,331,000</b>	<b>\$13,115,000</b>	<b>\$13,941,000</b>	<b>\$14,814,000</b>	<b>\$15,740,000</b>	<b>\$16,715,000</b>	<b>\$17,745,000</b>	<b>\$18,835,000</b>	<b>\$19,989,000</b>
Debt Service:	\$6,672,680	\$8,620,762	\$8,620,762	\$8,620,762	\$10,479,762	\$12,833,885	\$12,834,847	\$12,832,682	\$12,721,331	\$12,727,103	\$14,188,333	\$14,189,884	\$14,188,946	\$14,189,872	\$14,187,166
Renewal and Replacement	\$0	\$0	\$0	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
<b>Annual Cash Flow:</b>	<b>(\$3,612,680)</b>	<b>(\$2,666,762)</b>	<b>(\$1,952,762)</b>	<b>(\$1,256,762)</b>	<b>(\$1,022,762)</b>	<b>(\$1,317,885)</b>	<b>(\$578,847)</b>	<b>\$207,318</b>	<b>\$1,144,669</b>	<b>\$2,011,897</b>	<b>\$1,476,667</b>	<b>\$2,450,116</b>	<b>\$3,481,054</b>	<b>\$4,570,128</b>	<b>\$5,726,834</b>
Debt Coverage Ratio	0.46	0.69	0.77	0.86	0.91	0.90	0.96	1.02	1.10	1.16	1.11	1.18	1.25	1.33	1.41



University of Utah  
System-Wide Financial Analysis  
System-Wide Pro Forma by Group

Master Plan Implementation Year:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Academic Year:	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
<b>Heritage Commons - Residence Halls</b> <i>(Officers Circle, Chapel Glen, Gateway Heights, Sage Point)</i>															
Total Beds:	1630	1630	1630	1630	1630	1630	1630	1630	1630	1630	1630	1630	1630	1630	1630
Total Revenues:	\$6,733,000	\$7,233,000	\$7,773,000	\$8,353,000	\$8,906,000	\$9,340,000	\$9,794,000	\$10,273,000	\$10,774,000	\$11,299,000	\$11,851,000	\$12,430,000	\$13,037,000	\$13,672,000	\$14,341,000
Total Expenses:	\$4,756,000	\$4,899,000	\$5,046,000	\$5,197,000	\$5,353,000	\$5,514,000	\$5,679,000	\$5,849,000	\$6,025,000	\$6,207,000	\$6,392,000	\$6,585,000	\$6,782,000	\$6,985,000	\$7,195,000
<b>Net Operating Income:</b>	<b>\$1,977,000</b>	<b>\$2,334,000</b>	<b>\$2,727,000</b>	<b>\$3,156,000</b>	<b>\$3,553,000</b>	<b>\$3,826,000</b>	<b>\$4,115,000</b>	<b>\$4,424,000</b>	<b>\$4,749,000</b>	<b>\$5,092,000</b>	<b>\$5,459,000</b>	<b>\$5,845,000</b>	<b>\$6,255,000</b>	<b>\$6,687,000</b>	<b>\$7,146,000</b>
Existing Debt Service:	\$4,148,240	\$4,148,240	\$4,148,240	\$4,148,240	\$4,148,240	\$4,427,423	\$4,428,033	\$4,426,660	\$4,356,027	\$4,359,688	\$5,286,589	\$5,287,572	\$5,286,977	\$5,287,565	\$5,285,848
New Debt Service:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mandatory Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Annual Cash Flow:</b>	<b>(\$2,171,240)</b>	<b>(\$1,814,240)</b>	<b>(\$1,421,240)</b>	<b>(\$992,240)</b>	<b>(\$595,240)</b>	<b>(\$601,423)</b>	<b>(\$313,033)</b>	<b>(\$2,660)</b>	<b>\$392,973</b>	<b>\$732,312</b>	<b>\$172,411</b>	<b>\$557,428</b>	<b>\$968,023</b>	<b>\$1,399,435</b>	<b>\$1,860,152</b>
<b>Heritage Commons - Apartments</b> <i>(Benchmark Plaza, Shoreline Ridge)</i>															
Total Beds:	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635
Total Revenues:	\$3,679,000	\$3,953,000	\$4,249,000	\$4,566,000	\$4,870,000	\$5,107,000	\$5,357,000	\$5,618,000	\$5,893,000	\$6,180,000	\$6,482,000	\$6,799,000	\$7,132,000	\$7,480,000	\$7,846,000
Total Expenses:	\$2,742,000	\$2,825,000	\$2,909,000	\$2,997,000	\$3,086,000	\$3,179,000	\$3,274,000	\$3,372,000	\$3,474,000	\$3,577,000	\$3,685,000	\$3,795,000	\$3,910,000	\$4,027,000	\$4,147,000
<b>Net Operating Income:</b>	<b>\$937,000</b>	<b>\$1,128,000</b>	<b>\$1,340,000</b>	<b>\$1,569,000</b>	<b>\$1,784,000</b>	<b>\$1,928,000</b>	<b>\$2,083,000</b>	<b>\$2,246,000</b>	<b>\$2,419,000</b>	<b>\$2,603,000</b>	<b>\$2,797,000</b>	<b>\$3,004,000</b>	<b>\$3,222,000</b>	<b>\$3,453,000</b>	<b>\$3,699,000</b>
Existing Debt Service:	\$2,391,332	\$2,391,332	\$2,391,332	\$2,391,332	\$2,391,332	\$2,552,272	\$2,552,624	\$2,551,832	\$2,511,114	\$2,513,225	\$3,047,554	\$3,048,122	\$3,047,779	\$3,048,117	\$3,047,128
New Debt Service:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mandatory Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Annual Cash Flow:</b>	<b>(\$1,454,332)</b>	<b>(\$1,263,332)</b>	<b>(\$1,051,332)</b>	<b>(\$822,332)</b>	<b>(\$607,332)</b>	<b>(\$624,272)</b>	<b>(\$469,624)</b>	<b>(\$305,832)</b>	<b>(\$92,114)</b>	<b>\$89,775</b>	<b>(\$250,554)</b>	<b>(\$44,122)</b>	<b>\$174,221</b>	<b>\$404,883</b>	<b>\$651,872</b>
<b>Downtown Commons</b>															
Total Units:	86	86	86	86	86	86	86	86	86	86	86	86	86	86	86
Total Revenues:	\$276,000	\$284,000	\$293,000	\$302,000	\$311,000	\$321,000	\$331,000	\$341,000	\$351,000	\$362,000	\$373,000	\$385,000	\$396,000	\$409,000	\$421,000
Total Expenses:	\$130,000	\$134,000	\$138,000	\$142,000	\$147,000	\$151,000	\$156,000	\$160,000	\$165,000	\$170,000	\$175,000	\$180,000	\$186,000	\$191,000	\$197,000
<b>Net Operating Income:</b>	<b>\$146,000</b>	<b>\$150,000</b>	<b>\$155,000</b>	<b>\$160,000</b>	<b>\$164,000</b>	<b>\$170,000</b>	<b>\$175,000</b>	<b>\$181,000</b>	<b>\$186,000</b>	<b>\$192,000</b>	<b>\$198,000</b>	<b>\$205,000</b>	<b>\$210,000</b>	<b>\$218,000</b>	<b>\$224,000</b>
Existing Debt Service:	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108
New Debt Service:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mandatory Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Annual Cash Flow:</b>	<b>\$12,892</b>	<b>\$16,892</b>	<b>\$21,892</b>	<b>\$26,892</b>	<b>\$30,892</b>	<b>\$36,892</b>	<b>\$41,892</b>	<b>\$47,892</b>	<b>\$52,892</b>	<b>\$58,892</b>	<b>\$64,892</b>	<b>\$71,892</b>	<b>\$76,892</b>	<b>\$84,892</b>	<b>\$90,892</b>

Heritage Commons - Residence Halls

Heritage Commons - Apartments

Downtown Commons

University of Utah  
System-Wide Financial Analysis  
System-Wide Pro Forma by Group

Master Plan Implementation Year:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Academic Year:	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
<b>Honors Housing</b>															
Total Units:	0	309	309	309	309	309	309	309	309	309	309	309	309	309	309
Total Revenues:	\$0	\$3,157,000	\$3,285,000	\$3,419,000	\$3,560,000	\$3,688,000	\$3,821,000	\$3,961,000	\$4,107,000	\$4,259,000	\$4,419,000	\$4,586,000	\$4,760,000	\$4,943,000	\$5,135,000
Total Expenses:	\$0	\$815,000	\$839,000	\$865,000	\$890,000	\$917,000	\$945,000	\$973,000	\$1,002,000	\$1,032,000	\$1,063,000	\$1,095,000	\$1,128,000	\$1,162,000	\$1,197,000
<b>Net Operating Income:</b>	<b>\$0</b>	<b>\$2,342,000</b>	<b>\$2,446,000</b>	<b>\$2,554,000</b>	<b>\$2,670,000</b>	<b>\$2,771,000</b>	<b>\$2,876,000</b>	<b>\$2,988,000</b>	<b>\$3,105,000</b>	<b>\$3,227,000</b>	<b>\$3,356,000</b>	<b>\$3,491,000</b>	<b>\$3,632,000</b>	<b>\$3,781,000</b>	<b>\$3,938,000</b>
Existing Debt Service:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Debt Service:	\$0	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082
Renewal and Replacement	\$0	\$0	\$0	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
<b>Annual Cash Flow:</b>	<b>\$0</b>	<b>\$393,918</b>	<b>\$497,918</b>	<b>\$530,918</b>	<b>\$646,918</b>	<b>\$747,918</b>	<b>\$852,918</b>	<b>\$964,918</b>	<b>\$1,081,918</b>	<b>\$1,203,918</b>	<b>\$1,332,918</b>	<b>\$1,467,918</b>	<b>\$1,608,918</b>	<b>\$1,757,918</b>	<b>\$1,914,918</b>
<b>New Projects</b>															
Total Units:	0	0	0	0	400	800	800	800	800	800	800	800	800	800	800
Total Revenues:	\$0	\$0	\$0	\$0	\$2,519,000	\$5,284,000	\$5,544,000	\$5,816,000	\$6,100,000	\$6,400,000	\$6,714,000	\$7,042,000	\$7,388,000	\$7,750,000	\$8,132,000
Total Expenses:	\$0	\$0	\$0	\$0	\$1,158,000	\$2,388,000	\$2,462,000	\$2,540,000	\$2,618,000	\$2,700,000	\$2,784,000	\$2,872,000	\$2,962,000	\$3,054,000	\$3,150,000
<b>Net Operating Income:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,361,000</b>	<b>\$2,896,000</b>	<b>\$3,082,000</b>	<b>\$3,276,000</b>	<b>\$3,482,000</b>	<b>\$3,700,000</b>	<b>\$3,930,000</b>	<b>\$4,170,000</b>	<b>\$4,426,000</b>	<b>\$4,696,000</b>	<b>\$4,982,000</b>
Existing Debt Service:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Debt Service:	\$0	\$0	\$0	\$0	\$1,859,000	\$3,773,000	\$3,773,000	\$3,773,000	\$3,773,000	\$3,773,000	\$3,773,000	\$3,773,000	\$3,773,000	\$3,773,000	\$3,773,000
<b>Annual Cash Flow:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$498,000)</b>	<b>(\$877,000)</b>	<b>(\$691,000)</b>	<b>(\$497,000)</b>	<b>(\$291,000)</b>	<b>(\$73,000)</b>	<b>\$157,000</b>	<b>\$397,000</b>	<b>\$653,000</b>	<b>\$923,000</b>	<b>\$1,209,000</b>

Honors Housing

Proposed Housing

**University of Utah**  
**System-Wide Financial Analysis**  
**Officers Circle**

**Revenue Assumptions:**

Rental Rate/Year (10/11):	\$4,196
Premium for Single (10/11):	\$0
Summer Rental Revenue (10/11):	\$0
Summer Conference Revenue (10/11):	\$177
Miscellaneous Revenues/Per SF (10/11):	\$1.21
Average Occupancy:	95%
Other Revenue Inflation Rate:	104.00%

**Expense Assumptions:**

Existing Square Footage:	77,699
Administrative Exp / SF	\$3.47
Non-Personnel Exp / SF	\$5.17
Expense Inflation Rate	103%
Mandatory Reserve Calculation	0%
Non-Mandatory Reserve	0%

Master Plan Implementation Year:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
Single Deluxe	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Double Deluxe	82	82	82	82	82	82	82	82	82	82	82	82	82	82	82
<b>Total Sellable Beds</b>	<b>112</b>														
Inflation Rate (Singles)		108%	108%	108%	107%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Inflation Rate (Doubles)		108%	108%	108%	107%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Single Deluxe Rate (Academic Year)	\$4,322	\$4,668	\$5,041	\$5,444	\$5,826	\$6,117	\$6,423	\$6,744	\$7,081	\$7,435	\$7,807	\$8,197	\$8,607	\$9,037	\$9,489
Double Deluxe Rate (Academic Year)	\$3,690	\$3,965	\$4,304	\$4,648	\$4,974	\$5,222	\$5,484	\$5,758	\$6,046	\$6,348	\$6,665	\$6,999	\$7,348	\$7,716	\$8,102
Occupancy Rate	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%
Average Room Revenues	\$410,628	\$443,478	\$478,956	\$517,273	\$553,482	\$581,156	\$610,214	\$640,725	\$672,761	\$706,399	\$741,719	\$778,805	\$817,745	\$858,632	\$901,564
Summer Conference Revenues	\$19,779	\$20,570	\$21,393	\$22,249	\$23,139	\$24,064	\$25,027	\$26,028	\$27,069	\$28,152	\$29,278	\$30,449	\$31,667	\$32,934	\$34,251
Miscellaneous Revenues	\$94,016	\$97,776	\$101,687	\$105,755	\$109,985	\$114,385	\$118,960	\$123,718	\$128,667	\$133,814	\$139,166	\$144,733	\$150,522	\$156,543	\$162,805
<b>Total Revenues:</b>	<b>\$524,000</b>	<b>\$562,000</b>	<b>\$602,000</b>	<b>\$645,000</b>	<b>\$687,000</b>	<b>\$720,000</b>	<b>\$754,000</b>	<b>\$790,000</b>	<b>\$828,000</b>	<b>\$868,000</b>	<b>\$910,000</b>	<b>\$954,000</b>	<b>\$1,000,000</b>	<b>\$1,048,000</b>	<b>\$1,099,000</b>
Administrative Expenses	\$269,329	\$277,409	\$285,731	\$294,303	\$303,132	\$312,226	\$321,593	\$331,240	\$341,178	\$351,413	\$361,955	\$372,814	\$383,998	\$395,518	\$407,384
Non-Personnel Expenses	\$401,704	\$413,755	\$426,168	\$438,953	\$452,121	\$465,685	\$479,655	\$494,045	\$508,866	\$524,132	\$539,856	\$556,052	\$572,734	\$589,916	\$607,613
<b>Total Expenses</b>	<b>\$671,000</b>	<b>\$691,000</b>	<b>\$712,000</b>	<b>\$733,000</b>	<b>\$755,000</b>	<b>\$778,000</b>	<b>\$801,000</b>	<b>\$825,000</b>	<b>\$850,000</b>	<b>\$876,000</b>	<b>\$902,000</b>	<b>\$929,000</b>	<b>\$957,000</b>	<b>\$985,000</b>	<b>\$1,015,000</b>
<b>Net Operating Income</b>	<b>(\$147,000)</b>	<b>(\$129,000)</b>	<b>(\$110,000)</b>	<b>(\$88,000)</b>	<b>(\$68,000)</b>	<b>(\$58,000)</b>	<b>(\$47,000)</b>	<b>(\$35,000)</b>	<b>(\$22,000)</b>	<b>(\$8,000)</b>	<b>\$8,000</b>	<b>\$25,000</b>	<b>\$43,000</b>	<b>\$63,000</b>	<b>\$84,000</b>
Debt Coverage Ratio	-0.25	-0.22	-0.19	-0.15	-0.12	-0.09	-0.08	-0.06	-0.04	-0.01	0.01	0.03	0.06	0.08	0.11
Existing Debt Service	\$585,232	\$585,232	\$585,232	\$585,232	\$585,232	\$624,619	\$624,705	\$624,511	\$614,546	\$615,063	\$745,630	\$745,968	\$745,884	\$745,967	\$745,725
New Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mandatory Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-Mandatory Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Annual Cash Flow</b>	<b>(\$732,232)</b>	<b>(\$714,232)</b>	<b>(\$695,232)</b>	<b>(\$673,232)</b>	<b>(\$653,232)</b>	<b>(\$682,619)</b>	<b>(\$671,705)</b>	<b>(\$659,511)</b>	<b>(\$636,546)</b>	<b>(\$623,063)</b>	<b>(\$737,830)</b>	<b>(\$720,968)</b>	<b>(\$702,884)</b>	<b>(\$682,967)</b>	<b>(\$661,725)</b>

**University of Utah**  
**System-Wide Financial Analysis**  
**Chapel Glen**

**Revenue Assumptions:**

Rental Rate/Year (10/11):	\$4,196
Premium for Single (10/11):	\$0
Summer Rental Revenue (10/11):	\$0
Summer Conference Revenue (10/11):	\$177
Miscellaneous Revenues/Per SF (10/11):	\$1.21
Average Occupancy:	95%
 Other Revenue Inflation Rate:	 104.00%

**Expense Assumptions:**

Existing Square Footage:	118,094
Administrative Exp / SF	\$3.47
Non-Personnel Exp / SF	\$5.17
Expense Inflation Rate	103%
Mandatory Reserve Calculation	0%
Non-Mandatory Reserve	0%

Master Plan Implementation Year:	1 2011/2012	2 2012/2013	3 2013/2014	4 2014/2015	5 2015/2016	6 2016/2017	7 2017/2018	8 2018/2019	9 2019/2020	10 2020/2021	11 2021/2022	12 2022/2023	13 2023/2024	14 2024/2025	15 2025/2026
Single	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
Super Single	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Double	438	438	438	438	438	438	438	438	438	438	438	438	438	438	438
<b>Total Beds</b>	<b>450</b>														
Inflation Rate (Singles)		108%	108%	108%	107%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Inflation Rate (Doubles)		108%	108%	108%	107%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Single Rate (Academic Year)	\$4,038	\$4,361	\$4,710	\$5,087	\$5,443	\$5,715	\$6,001	\$6,301	\$6,616	\$6,947	\$7,294	\$7,659	\$8,041	\$8,444	\$8,866
Super Single Rate (Academic Year)	\$4,322	\$4,668	\$5,041	\$5,444	\$5,826	\$6,117	\$6,423	\$6,744	\$7,081	\$7,435	\$7,807	\$8,197	\$8,607	\$9,037	\$9,489
Double Rate (Academic Year)	\$3,416	\$3,689	\$3,984	\$4,303	\$4,604	\$4,835	\$5,076	\$5,330	\$5,597	\$5,877	\$6,170	\$6,479	\$6,803	\$7,143	\$7,500
Occupancy Rate	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%
Average Room Revenues	\$1,467,701	\$1,585,117	\$1,711,926	\$1,848,880	\$1,978,302	\$2,077,217	\$2,181,078	\$2,290,131	\$2,404,638	\$2,524,870	\$2,651,113	\$2,783,669	\$2,922,853	\$3,068,995	\$3,222,445
Summer Conference Revenues	\$79,470	\$82,649	\$85,955	\$89,393	\$92,969	\$96,688	\$100,555	\$104,577	\$108,760	\$113,111	\$117,635	\$122,341	\$127,234	\$132,324	\$137,617
Miscellaneous Revenues	\$142,894	\$148,009	\$154,554	\$160,736	\$167,165	\$173,852	\$180,806	\$188,038	\$195,560	\$203,382	\$211,518	\$219,978	\$228,777	\$237,929	\$247,446
<b>Total Revenues:</b>	<b>\$1,690,000</b>	<b>\$1,816,000</b>	<b>\$1,952,000</b>	<b>\$2,099,000</b>	<b>\$2,238,000</b>	<b>\$2,348,000</b>	<b>\$2,462,000</b>	<b>\$2,583,000</b>	<b>\$2,709,000</b>	<b>\$2,841,000</b>	<b>\$2,980,000</b>	<b>\$3,126,000</b>	<b>\$3,279,000</b>	<b>\$3,439,000</b>	<b>\$3,608,000</b>
Administrative Expenses	\$409,350	\$421,631	\$434,280	\$447,308	\$460,727	\$474,549	\$488,786	\$503,449	\$518,553	\$534,109	\$550,133	\$566,637	\$583,636	\$601,145	\$619,179
Non-Personnel Expenses	\$610,546	\$628,862	\$647,728	\$667,160	\$687,175	\$707,790	\$729,024	\$750,895	\$773,421	\$796,624	\$820,523	\$845,138	\$870,493	\$896,607	\$923,506
<b>Total Expenses</b>	<b>\$1,020,000</b>	<b>\$1,050,000</b>	<b>\$1,082,000</b>	<b>\$1,114,000</b>	<b>\$1,148,000</b>	<b>\$1,182,000</b>	<b>\$1,218,000</b>	<b>\$1,254,000</b>	<b>\$1,292,000</b>	<b>\$1,331,000</b>	<b>\$1,371,000</b>	<b>\$1,412,000</b>	<b>\$1,454,000</b>	<b>\$1,498,000</b>	<b>\$1,543,000</b>
<b>Net Operating Income</b>	<b>\$670,000</b>	<b>\$766,000</b>	<b>\$870,000</b>	<b>\$985,000</b>	<b>\$1,090,000</b>	<b>\$1,166,000</b>	<b>\$1,244,000</b>	<b>\$1,329,000</b>	<b>\$1,417,000</b>	<b>\$1,510,000</b>	<b>\$1,609,000</b>	<b>\$1,714,000</b>	<b>\$1,825,000</b>	<b>\$1,941,000</b>	<b>\$2,065,000</b>
Debt Coverage Ratio	0.75	0.86	0.98	1.11	1.23	1.23	1.31	1.40	1.52	1.62	1.42	1.51	1.61	1.71	1.82
Existing Debt Service	\$889,489	\$889,489	\$889,489	\$889,489	\$889,489	\$949,352	\$949,483	\$949,189	\$934,043	\$934,828	\$1,133,580	\$1,133,790	\$1,133,663	\$1,133,789	\$1,133,421
New Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mandatory Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-Mandatory Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Cash Flow	(\$219,489)	(\$123,489)	(\$19,489)	\$95,511	\$200,511	\$216,648	\$294,517	\$379,811	\$482,957	\$575,172	\$475,420	\$580,210	\$691,337	\$807,211	\$931,579

**University of Utah**  
**System-Wide Financial Analysis**  
**Gateway Heights**

**Revenue Assumptions:**

Rental Rate/Year (10/11):	\$4,196
Premium for Single (10/11):	\$0
Summer Rental Revenue (10/11):	\$0
Summer Conference Revenue (10/11):	\$177
Miscellaneous Revenues/Per SF (10/11):	\$1.21
Average Occupancy:	95%
Other Revenue Inflation Rate:	104.00%

**Expense Assumptions:**

Existing Square Footage:	86,970
Administrative Exp / SF	\$3.47
Non-Personnel Exp / SF	\$5.17
Expense Inflation Rate	103%
Mandatory Reserve Calculation	0%
Non-Mandatory Reserve	0%

Master Plan Implementation Year:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
Doubles	302	302	302	302	302	302	302	302	302	302	302	302	302	302	302
Total Beds	302	302	302	302	302	302	302	302	302	302	302	302	302	302	302
Inflation Rate (Doubles)		108%	108%	108%	107%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Double Rate (Academic Year)	\$3,416	\$3,689	\$3,984	\$4,303	\$4,604	\$4,835	\$5,076	\$5,330	\$5,597	\$5,877	\$6,170	\$6,479	\$6,803	\$7,143	\$7,500
Occupancy Rate	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%
Average Room Revenues	\$980,050	\$1,058,454	\$1,143,131	\$1,234,581	\$1,321,002	\$1,387,052	\$1,456,405	\$1,529,225	\$1,605,686	\$1,685,970	\$1,770,269	\$1,858,782	\$1,951,722	\$2,049,308	\$2,151,773
Summer Conference Revenues	\$53,333	\$55,467	\$57,685	\$59,993	\$62,392	\$64,888	\$67,484	\$70,183	\$72,990	\$75,910	\$78,946	\$82,104	\$85,388	\$88,804	\$92,356
Miscellaneous Revenues	\$105,234	\$109,443	\$113,821	\$118,374	\$123,109	\$128,033	\$133,154	\$138,480	\$144,020	\$149,780	\$155,772	\$162,002	\$168,483	\$175,222	\$182,231
<b>Total Revenues:</b>	<b>\$1,139,000</b>	<b>\$1,223,000</b>	<b>\$1,315,000</b>	<b>\$1,413,000</b>	<b>\$1,507,000</b>	<b>\$1,580,000</b>	<b>\$1,657,000</b>	<b>\$1,738,000</b>	<b>\$1,823,000</b>	<b>\$1,912,000</b>	<b>\$2,005,000</b>	<b>\$2,103,000</b>	<b>\$2,206,000</b>	<b>\$2,313,000</b>	<b>\$2,426,000</b>
Administrative Expenses	\$301,465	\$310,509	\$319,824	\$329,419	\$339,301	\$349,481	\$359,965	\$370,764	\$381,887	\$393,343	\$405,144	\$417,298	\$429,817	\$442,711	\$455,993
Non-Personnel Expenses	\$449,635	\$463,124	\$477,018	\$491,328	\$506,068	\$521,250	\$536,888	\$552,994	\$569,584	\$586,672	\$604,272	\$622,400	\$641,072	\$660,304	\$680,113
<b>Total Expenses</b>	<b>\$751,000</b>	<b>\$774,000</b>	<b>\$797,000</b>	<b>\$821,000</b>	<b>\$845,000</b>	<b>\$871,000</b>	<b>\$897,000</b>	<b>\$924,000</b>	<b>\$951,000</b>	<b>\$980,000</b>	<b>\$1,009,000</b>	<b>\$1,040,000</b>	<b>\$1,071,000</b>	<b>\$1,103,000</b>	<b>\$1,136,000</b>
<b>Net Operating Income</b>	<b>\$388,000</b>	<b>\$449,000</b>	<b>\$518,000</b>	<b>\$592,000</b>	<b>\$662,000</b>	<b>\$709,000</b>	<b>\$760,000</b>	<b>\$814,000</b>	<b>\$872,000</b>	<b>\$932,000</b>	<b>\$996,000</b>	<b>\$1,063,000</b>	<b>\$1,135,000</b>	<b>\$1,210,000</b>	<b>\$1,290,000</b>
Debt Coverage Ratio	0.59	0.69	0.79	0.90	1.01	1.01	1.09	1.16	1.27	1.35	1.19	1.27	1.36	1.45	1.55
Existing Debt Service	\$655,061	\$655,061	\$655,061	\$655,061	\$655,061	\$699,148	\$699,244	\$699,028	\$687,874	\$688,452	\$834,822	\$834,977	\$834,883	\$834,976	\$834,705
New Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mandatory Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-Mandatory Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Cash Flow	(\$267,061)	(\$206,061)	(\$137,061)	(\$63,061)	\$6,939	\$9,852	\$60,756	\$114,972	\$184,126	\$243,548	\$161,178	\$228,023	\$300,117	\$375,024	\$455,295

**University of Utah**  
**System-Wide Financial Analysis**  
**Sage Point**

<b>Revenue Assumptions:</b>		<b>Expense Assumptions:</b>	
Rental Rate/Year (10/11):	\$4,196	Existing Square Footage:	267,983
Premium for Single (10/11):	\$0	Administrative Exp / SF	\$3.47
Summer Rental Revenue (10/11):	\$0	Non-Personnel Exp / SF	\$5.17
Summer Conference Revenue (10/11):	\$177	Expense Inflation Rate	103%
Miscellaneous Revenues/Per SF (10/11):	\$1.21	Mandatory Reserve Calculation	0%
Average Occupancy:	95%	Non-Mandatory Reserve	0%
Other Revenue Inflation Rate:	104.00%		

Master Plan Implementation Year:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
Single	228	228	228	228	228	228	228	228	228	228	228	228	228	228	228
Single Deluxe & Super Single	334	334	334	334	334	334	334	334	334	334	334	334	334	334	334
Double	156	156	156	156	156	156	156	156	156	156	156	156	156	156	156
Double Deluxe & Super Double	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48
<b>Total Beds</b>	<b>766</b>														
Inflation Rate (Singles)		108%	108%	108%	107%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Inflation Rate (Doubles)		108%	108%	108%	107%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Single Rate (Academic Year)	\$4,038	\$4,361	\$4,710	\$5,087	\$5,443	\$5,715	\$6,001	\$6,301	\$6,616	\$6,947	\$7,294	\$7,659	\$8,041	\$8,444	\$8,866
Super/Deluxe Single Rate (Academic Year)	\$4,322	\$4,668	\$5,041	\$5,444	\$5,826	\$6,117	\$6,423	\$6,744	\$7,081	\$7,435	\$7,807	\$8,197	\$8,607	\$9,037	\$9,489
Double Rate (Academic Year)	\$3,416	\$3,689	\$3,984	\$4,303	\$4,604	\$4,835	\$5,076	\$5,330	\$5,597	\$5,877	\$6,170	\$6,479	\$6,803	\$7,143	\$7,500
Super/Deluxe Double (Academic Year)	\$3,690	\$3,985	\$4,304	\$4,648	\$4,974	\$5,222	\$5,484	\$5,758	\$6,046	\$6,348	\$6,665	\$6,999	\$7,348	\$7,716	\$8,102
Occupancy Rate	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%
Average Room Revenues	\$2,920,517	\$3,154,158	\$3,406,491	\$3,679,010	\$3,936,540	\$4,133,368	\$4,340,036	\$4,557,038	\$4,784,890	\$5,024,134	\$5,275,341	\$5,539,108	\$5,816,063	\$6,106,866	\$6,412,210
Summer Conference Revenues	\$135,276	\$140,687	\$146,314	\$152,167	\$158,254	\$164,584	\$171,167	\$178,014	\$185,134	\$192,540	\$200,241	\$208,251	\$216,581	\$225,244	\$234,254
Miscellaneous Revenues	\$324,259	\$337,230	\$350,719	\$364,748	\$379,338	\$394,511	\$410,292	\$426,703	\$443,771	\$461,522	\$479,983	\$499,182	\$519,150	\$539,916	\$561,512
<b>Total Revenues:</b>	<b>\$3,380,000</b>	<b>\$3,632,000</b>	<b>\$3,904,000</b>	<b>\$4,196,000</b>	<b>\$4,474,000</b>	<b>\$4,692,000</b>	<b>\$4,921,000</b>	<b>\$5,162,000</b>	<b>\$5,414,000</b>	<b>\$5,678,000</b>	<b>\$5,956,000</b>	<b>\$6,247,000</b>	<b>\$6,552,000</b>	<b>\$6,872,000</b>	<b>\$7,208,000</b>
Administrative Expenses	\$928,912	\$956,779	\$985,483	\$1,015,047	\$1,045,499	\$1,076,864	\$1,109,170	\$1,142,445	\$1,176,718	\$1,212,020	\$1,248,380	\$1,285,832	\$1,324,407	\$1,364,139	\$1,405,063
Non-Personnel Expenses	\$1,385,472	\$1,427,036	\$1,469,847	\$1,513,943	\$1,559,361	\$1,606,142	\$1,654,326	\$1,703,956	\$1,755,075	\$1,807,727	\$1,861,959	\$1,917,817	\$1,975,352	\$2,034,613	\$2,095,651
<b>Total Expenses</b>	<b>\$2,314,000</b>	<b>\$2,384,000</b>	<b>\$2,455,000</b>	<b>\$2,529,000</b>	<b>\$2,605,000</b>	<b>\$2,683,000</b>	<b>\$2,763,000</b>	<b>\$2,846,000</b>	<b>\$2,932,000</b>	<b>\$3,020,000</b>	<b>\$3,110,000</b>	<b>\$3,204,000</b>	<b>\$3,300,000</b>	<b>\$3,399,000</b>	<b>\$3,501,000</b>
<b>Net Operating Income</b>	<b>\$1,066,000</b>	<b>\$1,248,000</b>	<b>\$1,449,000</b>	<b>\$1,667,000</b>	<b>\$1,869,000</b>	<b>\$2,009,000</b>	<b>\$2,158,000</b>	<b>\$2,316,000</b>	<b>\$2,482,000</b>	<b>\$2,658,000</b>	<b>\$2,846,000</b>	<b>\$3,043,000</b>	<b>\$3,252,000</b>	<b>\$3,473,000</b>	<b>\$3,707,000</b>
Debt Coverage Ratio	0.53	0.62	0.72	0.83	0.93	0.93	1.00	1.08	1.17	1.25	1.11	1.18	1.26	1.35	1.44
Existing Debt Service	\$2,018,458	\$2,018,458	\$2,018,458	\$2,018,458	\$2,018,458	\$2,154,304	\$2,154,600	\$2,153,932	\$2,119,563	\$2,121,345	\$2,572,358	\$2,572,837	\$2,572,547	\$2,572,833	\$2,571,998
New Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mandatory Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-Mandatory Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Annual Cash Flow</b>	<b>(\$952,458)</b>	<b>(\$770,458)</b>	<b>(\$569,458)</b>	<b>(\$351,458)</b>	<b>(\$149,458)</b>	<b>(\$145,304)</b>	<b>\$3,400</b>	<b>\$162,068</b>	<b>\$362,437</b>	<b>\$536,655</b>	<b>\$273,642</b>	<b>\$470,163</b>	<b>\$679,453</b>	<b>\$900,167</b>	<b>\$1,135,002</b>

**University of Utah**  
**System-Wide Financial Analysis**  
**Benchmark Plaza**

<b>Revenue Assumptions:</b>		<b>Expense Assumptions:</b>	
Rental Rate/Year (10/11):	\$5,415	Existing Square Footage:	151,600
Premium for Single (10/11):	\$0	Administrative Exp / SF	\$3.47
Summer Rental Revenue (10/11):	\$0	Non-Personnel Exp / SF	\$5.17
Summer Conference Revenue (10/11):	\$177	Expense Inflation Rate	103%
Miscellaneous Revenues/Per SF (10/11):	\$1.21	Mandatory Reserve Calculation	0%
Average Occupancy:	95%	Non-Mandatory Reserve	0%
Other Revenue Inflation Rate:	104.00%		
Academic Year Lease Term (months)	10		

Master Plan Implementation Year:	1 2011/2012	2 2012/2013	3 2013/2014	4 2014/2015	5 2015/2016	6 2016/2017	7 2017/2018	8 2018/2019	9 2019/2020	10 2020/2021	11 2021/2022	12 2022/2023	13 2023/2024	14 2024/2025	15 2025/2026
2 Bedroom (# of beds)	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28
3 Bedroom (# of beds)	82	82	82	82	82	82	82	82	82	82	82	82	82	82	82
4 Bedroom (# of beds)	188	188	188	188	188	188	188	188	188	188	188	188	188	188	188
<b>Total Beds</b>	<b>298</b>														
Inflation Rate		108%	108%	108%	107%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
2 Bedroom Rate (Academic Year)	\$5,640	\$6,091	\$6,578	\$7,105	\$7,602	\$7,982	\$8,381	\$8,800	\$9,240	\$9,702	\$10,188	\$10,697	\$11,232	\$11,793	\$12,383
3 Bedroom Rate (Academic Year)	\$5,280	\$5,702	\$6,159	\$6,651	\$7,117	\$7,473	\$7,846	\$8,239	\$8,651	\$9,083	\$9,537	\$10,014	\$10,515	\$11,041	\$11,593
4 Bedroom Rate (Academic Year)	\$5,030	\$5,432	\$5,867	\$6,336	\$6,780	\$7,119	\$7,475	\$7,849	\$8,241	\$8,653	\$9,086	\$9,540	\$10,017	\$10,518	\$11,044
Occupancy Rate	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%
Average Room Revenues	\$1,459,694	\$1,576,470	\$1,702,587	\$1,838,794	\$1,967,510	\$2,065,885	\$2,169,179	\$2,277,638	\$2,391,520	\$2,511,096	\$2,636,651	\$2,768,484	\$2,906,908	\$3,052,253	\$3,204,866
Summer Conference Revenues	\$52,627	\$54,732	\$56,921	\$59,198	\$61,566	\$64,029	\$66,590	\$69,253	\$72,024	\$74,905	\$77,901	\$81,017	\$84,257	\$87,628	\$91,133
Miscellaneous Revenues	\$183,436	\$190,773	\$198,404	\$206,341	\$214,594	\$223,178	\$232,105	\$241,389	\$251,045	\$261,087	\$271,530	\$282,391	\$293,687	\$305,434	\$317,652
<b>Total Revenues:</b>	<b>\$1,696,000</b>	<b>\$1,822,000</b>	<b>\$1,958,000</b>	<b>\$2,104,000</b>	<b>\$2,244,000</b>	<b>\$2,353,000</b>	<b>\$2,468,000</b>	<b>\$2,588,000</b>	<b>\$2,715,000</b>	<b>\$2,847,000</b>	<b>\$2,986,000</b>	<b>\$3,132,000</b>	<b>\$3,285,000</b>	<b>\$3,445,000</b>	<b>\$3,614,000</b>
Administrative Expenses	\$525,493	\$541,257	\$557,495	\$574,220	\$591,447	\$609,190	\$627,466	\$646,290	\$665,678	\$685,649	\$706,218	\$727,405	\$749,227	\$771,704	\$794,855
Non-Personnel Expenses	\$783,772	\$807,285	\$831,504	\$856,449	\$882,142	\$908,607	\$935,865	\$963,941	\$992,859	\$1,022,645	\$1,053,324	\$1,084,924	\$1,117,471	\$1,150,996	\$1,185,525
<b>Total Expenses</b>	<b>\$1,309,000</b>	<b>\$1,349,000</b>	<b>\$1,389,000</b>	<b>\$1,431,000</b>	<b>\$1,474,000</b>	<b>\$1,518,000</b>	<b>\$1,563,000</b>	<b>\$1,610,000</b>	<b>\$1,659,000</b>	<b>\$1,708,000</b>	<b>\$1,760,000</b>	<b>\$1,812,000</b>	<b>\$1,867,000</b>	<b>\$1,923,000</b>	<b>\$1,980,000</b>
<b>Net Operating Income</b>	<b>\$387,000</b>	<b>\$473,000</b>	<b>\$569,000</b>	<b>\$673,000</b>	<b>\$770,000</b>	<b>\$835,000</b>	<b>\$905,000</b>	<b>\$978,000</b>	<b>\$1,056,000</b>	<b>\$1,139,000</b>	<b>\$1,226,000</b>	<b>\$1,320,000</b>	<b>\$1,418,000</b>	<b>\$1,522,000</b>	<b>\$1,634,000</b>
Debt Coverage Ratio	0.34	0.41	0.50	0.59	0.67	0.69	0.74	0.80	0.88	0.95	0.84	0.91	0.97	1.05	1.12
Existing Debt Service	\$1,141,857	\$1,141,857	\$1,141,857	\$1,141,857	\$1,141,857	\$1,218,706	\$1,218,874	\$1,218,496	\$1,199,053	\$1,200,061	\$1,455,202	\$1,455,473	\$1,455,309	\$1,455,471	\$1,454,998
New Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mandatory Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-Mandatory Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Annual Cash Flow</b>	<b>(\$754,857)</b>	<b>(\$668,857)</b>	<b>(\$572,857)</b>	<b>(\$468,857)</b>	<b>(\$371,857)</b>	<b>(\$383,706)</b>	<b>(\$313,874)</b>	<b>(\$240,496)</b>	<b>(\$143,053)</b>	<b>(\$61,061)</b>	<b>(\$229,202)</b>	<b>(\$135,473)</b>	<b>(\$37,309)</b>	<b>\$66,529</b>	<b>\$179,002</b>

**University of Utah**  
**System-Wide Financial Analysis**  
**Shoreline Ridge**

**Revenue Assumptions:**

Rental Rate/Year (10/11):	\$5,415
Premium for Single (10/11):	\$0
Summer Rental Revenue (10/11):	\$0
Summer Conference Revenue (10/11):	\$177
Miscellaneous Revenues/Per SF (10/11):	\$1.21
Average Occupancy:	95%
Other Revenue Inflation Rate:	104.00%
Academic Year Lease Term (months)	10

**Expense Assumptions:**

Existing Square Footage:	165,888
Administrative Exp / SF	\$3.47
Non-Personnel Exp / SF	\$5.17
Expense Inflation Rate	103%
Mandatory Reserve Calculation	0%
Non-Mandatory Reserve	0%

Master Plan Implementation Year:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
2 Bedroom (# of beds)	127	127	127	127	127	127	127	127	127	127	127	127	127	127	127
3 Bedroom (# of beds)	162	162	162	162	162	162	162	162	162	162	162	162	162	162	162
4 Bedroom (# of beds)	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48
<b>Total Beds</b>	<b>337</b>														
Inflation Rate		108%	108%	108%	107%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
2 Bedroom Rate (Academic Year)	\$5,640	\$6,091	\$6,578	\$7,105	\$7,602	\$7,982	\$8,381	\$8,800	\$9,240	\$9,702	\$10,188	\$10,697	\$11,232	\$11,793	\$12,383
3 Bedroom Rate (Academic Year)	\$5,280	\$5,702	\$6,159	\$6,651	\$7,117	\$7,473	\$7,846	\$8,239	\$8,651	\$9,083	\$9,537	\$10,014	\$10,515	\$11,041	\$11,593
4 Bedroom Rate (Academic Year)	\$5,030	\$5,432	\$5,867	\$6,336	\$6,780	\$7,119	\$7,475	\$7,849	\$8,241	\$8,653	\$9,086	\$9,540	\$10,017	\$10,518	\$11,044
Occupancy Rate	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%
Average Room Revenues	\$1,722,426	\$1,860,220	\$2,009,038	\$2,169,761	\$2,321,644	\$2,437,726	\$2,559,612	\$2,687,593	\$2,821,973	\$2,963,071	\$3,111,225	\$3,266,786	\$3,430,125	\$3,601,632	\$3,781,713
Summer Conference Revenues	\$59,514	\$61,895	\$64,371	\$66,946	\$69,623	\$72,408	\$75,305	\$78,317	\$81,449	\$84,707	\$88,096	\$91,620	\$95,284	\$99,096	\$103,060
Miscellaneous Revenues	\$200,724	\$208,753	\$217,104	\$225,788	\$234,819	\$244,212	\$253,981	\$264,140	\$274,705	\$285,694	\$297,121	\$309,006	\$321,366	\$334,221	\$347,590
<b>Total Revenues:</b>	<b>\$1,983,000</b>	<b>\$2,131,000</b>	<b>\$2,291,000</b>	<b>\$2,462,000</b>	<b>\$2,626,000</b>	<b>\$2,754,000</b>	<b>\$2,889,000</b>	<b>\$3,030,000</b>	<b>\$3,178,000</b>	<b>\$3,333,000</b>	<b>\$3,496,000</b>	<b>\$3,667,000</b>	<b>\$3,847,000</b>	<b>\$4,035,000</b>	<b>\$4,232,000</b>
Administrative Expenses	\$575,019	\$592,270	\$610,038	\$628,339	\$647,189	\$666,605	\$686,603	\$707,201	\$728,417	\$750,270	\$772,778	\$795,961	\$819,840	\$844,435	\$869,768
Non-Personnel Expenses	\$857,641	\$883,370	\$909,871	\$937,167	\$965,282	\$994,241	\$1,024,068	\$1,054,790	\$1,086,434	\$1,119,027	\$1,152,598	\$1,187,176	\$1,222,791	\$1,259,475	\$1,297,259
<b>Total Expenses</b>	<b>\$1,433,000</b>	<b>\$1,476,000</b>	<b>\$1,520,000</b>	<b>\$1,566,000</b>	<b>\$1,612,000</b>	<b>\$1,661,000</b>	<b>\$1,711,000</b>	<b>\$1,762,000</b>	<b>\$1,815,000</b>	<b>\$1,869,000</b>	<b>\$1,925,000</b>	<b>\$1,983,000</b>	<b>\$2,043,000</b>	<b>\$2,104,000</b>	<b>\$2,167,000</b>
<b>Net Operating Income</b>	<b>\$550,000</b>	<b>\$655,000</b>	<b>\$771,000</b>	<b>\$896,000</b>	<b>\$1,014,000</b>	<b>\$1,093,000</b>	<b>\$1,178,000</b>	<b>\$1,268,000</b>	<b>\$1,363,000</b>	<b>\$1,464,000</b>	<b>\$1,571,000</b>	<b>\$1,684,000</b>	<b>\$1,804,000</b>	<b>\$1,931,000</b>	<b>\$2,065,000</b>
Debt Coverage Ratio	0.44	0.52	0.62	0.72	0.81	0.82	0.88	0.95	1.04	1.11	0.99	1.06	1.13	1.21	1.30
Existing Debt Service	\$1,249,475	\$1,249,475	\$1,249,475	\$1,249,475	\$1,249,475	\$1,333,566	\$1,333,750	\$1,333,336	\$1,312,061	\$1,313,164	\$1,592,352	\$1,592,649	\$1,592,469	\$1,592,646	\$1,592,129
New Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mandatory Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-Mandatory Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Annual Cash Flow</b>	<b>(\$699,475)</b>	<b>(\$594,475)</b>	<b>(\$478,475)</b>	<b>(\$353,475)</b>	<b>(\$235,475)</b>	<b>(\$240,566)</b>	<b>(\$155,750)</b>	<b>(\$65,336)</b>	<b>\$50,939</b>	<b>\$150,836</b>	<b>(\$21,352)</b>	<b>\$91,351</b>	<b>\$211,531</b>	<b>\$338,354</b>	<b>\$472,871</b>

**University of Utah**  
**System-Wide Financial Analysis**  
**Downtown Commons**

**Revenue Assumptions:**

Rental Rate/Year (10/11):	\$3,173
Premium for Single (10/11):	\$0
Summer Rental Revenue (10/11):	\$0
Summer Conference Revenue (10/11):	\$0
Miscellaneous Revenues/Per SF (10/11):	\$0.68
Average Occupancy:	77%
Other Revenue Inflation Rate:	104.00%
Academic Year Lease Term (months)	10
Annual Lease Term (months)	12

**Expense Assumptions:**

Existing Square Footage:	26,649
Administrative Exp / SF	\$0.44
Non-Personnel Exp / SF	\$4.45
Expense Inflation Rate	103%
Mandatory Reserve Calculation	0%
Non-Mandatory Reserve	0%

Master Plan Implementation Year:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
Downtown 1 - 2 Bedroom	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Downtown 1 - 3 Bedroom	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18
Downtown 2 - Double	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
<b>Total Beds</b>	<b>86</b>														
Inflation Rate		103%	103%	103%	103%	103%	103%	103%	103%	103%	103%	103%	103%	103%	103%
Downtown 1 - 2 Bedroom (Annual)	\$6,072	\$6,254	\$6,442	\$6,635	\$6,834	\$7,039	\$7,250	\$7,468	\$7,692	\$7,923	\$8,160	\$8,405	\$8,657	\$8,917	\$9,184
Downtown 1 - 3 Bedroom (Annual)	\$5,424	\$5,587	\$5,754	\$5,927	\$6,105	\$6,288	\$6,477	\$6,671	\$6,871	\$7,077	\$7,289	\$7,508	\$7,733	\$7,965	\$8,204
Downtown 2 - 2 Bed (Academic)	\$3,140	\$3,234	\$3,331	\$3,431	\$3,534	\$3,640	\$3,749	\$3,862	\$3,978	\$4,097	\$4,220	\$4,346	\$4,477	\$4,611	\$4,750
Occupancy Rate	77.00%	77.00%	77.00%	77.00%	77.00%	77.00%	77.00%	77.00%	77.00%	77.00%	77.00%	77.00%	77.00%	77.00%	77.00%
Average Room Revenues	\$257,648	\$265,378	\$273,339	\$281,539	\$289,985	\$298,685	\$307,645	\$316,875	\$326,381	\$336,172	\$346,258	\$356,645	\$367,345	\$378,365	\$389,716
Summer Conference Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Revenues	\$18,121	\$18,846	\$19,600	\$20,384	\$21,199	\$22,047	\$22,929	\$23,846	\$24,800	\$25,792	\$26,824	\$27,897	\$29,013	\$30,173	\$31,380
<b>Total Revenues:</b>	<b>\$276,000</b>	<b>\$284,000</b>	<b>\$293,000</b>	<b>\$302,000</b>	<b>\$311,000</b>	<b>\$321,000</b>	<b>\$331,000</b>	<b>\$341,000</b>	<b>\$351,000</b>	<b>\$362,000</b>	<b>\$373,000</b>	<b>\$385,000</b>	<b>\$396,000</b>	<b>\$409,000</b>	<b>\$421,000</b>
Administrative Expenses	\$11,664	\$12,014	\$12,374	\$12,746	\$13,128	\$13,522	\$13,927	\$14,345	\$14,776	\$15,219	\$15,675	\$16,146	\$16,630	\$17,129	\$17,643
Non-Personnel Expenses	\$118,679	\$122,240	\$125,907	\$129,684	\$133,575	\$137,582	\$141,709	\$145,961	\$150,340	\$154,850	\$159,495	\$164,280	\$169,208	\$174,285	\$179,513
<b>Total Expenses</b>	<b>\$130,000</b>	<b>\$134,000</b>	<b>\$138,000</b>	<b>\$142,000</b>	<b>\$147,000</b>	<b>\$151,000</b>	<b>\$156,000</b>	<b>\$160,000</b>	<b>\$165,000</b>	<b>\$170,000</b>	<b>\$175,000</b>	<b>\$180,000</b>	<b>\$186,000</b>	<b>\$191,000</b>	<b>\$197,000</b>
<b>Net Operating Income</b>	<b>\$146,000</b>	<b>\$150,000</b>	<b>\$155,000</b>	<b>\$160,000</b>	<b>\$164,000</b>	<b>\$170,000</b>	<b>\$175,000</b>	<b>\$181,000</b>	<b>\$186,000</b>	<b>\$192,000</b>	<b>\$198,000</b>	<b>\$205,000</b>	<b>\$210,000</b>	<b>\$218,000</b>	<b>\$224,000</b>
Debt Coverage Ratio	1.10	1.13	1.16	1.20	1.23	1.28	1.31	1.36	1.40	1.44	1.49	1.54	1.58	1.64	1.68
Existing Debt Service	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108	\$133,108
New Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mandatory Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-Mandatory Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Annual Cash Flow</b>	<b>\$12,892</b>	<b>\$16,892</b>	<b>\$21,892</b>	<b>\$26,892</b>	<b>\$30,892</b>	<b>\$36,892</b>	<b>\$41,892</b>	<b>\$47,892</b>	<b>\$52,892</b>	<b>\$58,892</b>	<b>\$64,892</b>	<b>\$71,892</b>	<b>\$76,892</b>	<b>\$84,892</b>	<b>\$90,892</b>

**University of Utah  
System-Wide Financial Analysis  
Honors Housing**

**Revenue Assumptions:**

Additional Revenue	\$177
Miscellaneous Revenues/Per SF (10/11):	\$2.85
Average Occupancy:	95%

Other Revenue Inflation Rate:	104.00%
Student Fee Inflation Rate	101.00%
Academic Year Lease Term (months)	10

**Expense Assumptions:**

Existing Square Footage:	26,649
Administrative Exp / SF	\$16.99
Non-Personnel Exp / SF	\$13.59
Expense Inflation Rate	103%
Mandatory Reserve Calculation	0%
Non-Mandatory Reserve	0%

Master Plan Implementation Year:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
4 Person Apt - Singles	0	191	191	191	191	191	191	191	191	191	191	191	191	191	191
4 Person Apt - Doubles	0	24	24	24	24	24	24	24	24	24	24	24	24	24	24
8 Person Apt - Singles	0	46	46	46	46	46	46	46	46	46	46	46	46	46	46
8 Person Apt - Doubles	0	48	48	48	48	48	48	48	48	48	48	48	48	48	48
<b>Total Beds</b>	<b>0</b>	<b>309</b>													
Inflation Rate			106%	106%	106%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
4 Person Apt - Singles		\$6,441	\$6,828	\$7,238	\$7,672	\$8,055	\$8,458	\$8,881	\$9,325	\$9,791	\$10,281	\$10,795	\$11,335	\$11,901	\$12,497
4 Person Apt - Doubles		\$5,928	\$6,283	\$6,660	\$7,060	\$7,413	\$7,784	\$8,173	\$8,582	\$9,011	\$9,461	\$9,934	\$10,431	\$10,953	\$11,500
8 Person Apt - Singles		\$6,185	\$6,556	\$6,949	\$7,366	\$7,734	\$8,121	\$8,527	\$8,953	\$9,401	\$9,871	\$10,365	\$10,883	\$11,427	\$11,998
8 Person Apt - Doubles		\$5,692	\$6,034	\$6,396	\$6,780	\$7,119	\$7,475	\$7,848	\$8,241	\$8,653	\$9,085	\$9,540	\$10,017	\$10,518	\$11,043
Occupancy Rate	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
Average Room Revenues	\$0	\$1,833,786	\$1,943,814	\$2,060,442	\$2,184,069	\$2,293,272	\$2,407,936	\$2,528,333	\$2,654,749	\$2,787,487	\$2,926,861	\$3,073,204	\$3,226,864	\$3,388,208	\$3,557,618
Additional Revenue	\$0	\$54,693	\$56,881	\$59,156	\$61,522	\$63,983	\$66,542	\$69,204	\$71,972	\$74,851	\$77,845	\$80,959	\$84,197	\$87,565	\$91,068
Miscellaneous Revenues	\$0	\$78,988	\$82,147	\$85,433	\$88,850	\$92,404	\$96,101	\$99,945	\$103,942	\$108,100	\$112,424	\$116,921	\$121,598	\$126,462	\$131,520
Student Fee		\$1,190,000	\$1,201,900	\$1,213,919	\$1,226,058	\$1,238,319	\$1,250,702	\$1,263,209	\$1,275,841	\$1,288,599	\$1,301,485	\$1,314,500	\$1,327,645	\$1,340,922	\$1,354,331
<b>Total Revenues:</b>	<b>\$0</b>	<b>\$3,157,000</b>	<b>\$3,285,000</b>	<b>\$3,419,000</b>	<b>\$3,560,000</b>	<b>\$3,688,000</b>	<b>\$3,821,000</b>	<b>\$3,961,000</b>	<b>\$4,107,000</b>	<b>\$4,259,000</b>	<b>\$4,419,000</b>	<b>\$4,586,000</b>	<b>\$4,760,000</b>	<b>\$4,943,000</b>	<b>\$5,135,000</b>
Administrative Expenses	\$0	\$452,767	\$466,350	\$480,340	\$494,750	\$509,593	\$524,880	\$540,627	\$556,846	\$573,551	\$590,758	\$608,480	\$626,735	\$645,537	\$664,903
Non-Personnel Expenses	\$0	\$362,160	\$373,025	\$384,215	\$395,742	\$407,614	\$419,843	\$432,438	\$445,411	\$458,773	\$472,537	\$486,713	\$501,314	\$516,353	\$531,844
<b>Total Expenses</b>	<b>\$0</b>	<b>\$815,000</b>	<b>\$839,000</b>	<b>\$865,000</b>	<b>\$890,000</b>	<b>\$917,000</b>	<b>\$945,000</b>	<b>\$973,000</b>	<b>\$1,002,000</b>	<b>\$1,032,000</b>	<b>\$1,063,000</b>	<b>\$1,095,000</b>	<b>\$1,128,000</b>	<b>\$1,162,000</b>	<b>\$1,197,000</b>
<b>Net Operating Income</b>	<b>\$0</b>	<b>\$2,342,000</b>	<b>\$2,446,000</b>	<b>\$2,554,000</b>	<b>\$2,670,000</b>	<b>\$2,771,000</b>	<b>\$2,876,000</b>	<b>\$2,988,000</b>	<b>\$3,105,000</b>	<b>\$3,227,000</b>	<b>\$3,356,000</b>	<b>\$3,491,000</b>	<b>\$3,632,000</b>	<b>\$3,781,000</b>	<b>\$3,938,000</b>
Debt Coverage Ratio	NA	1.20	1.26	1.31	1.37	1.42	1.48	1.53	1.59	1.66	1.72	1.79	1.86	1.94	2.02
Existing Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Debt Service	\$0	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082	\$1,948,082
Renewal and Replacement Reserve	\$0	\$0	\$0	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
Annual Cash Flow	\$0	\$393,918	\$497,918	\$530,918	\$646,918	\$747,918	\$852,918	\$964,918	\$1,081,918	\$1,203,918	\$1,332,918	\$1,467,918	\$1,608,918	\$1,757,918	\$1,914,918

**University of Utah**  
**System-Wide Financial Analysis**  
**New Project - Phase 1**

**Revenue Assumptions:**

Summer Conference Revenue (10/11):	\$177
Miscellaneous Revenues/Per SF (10/11):	\$1.21
Other Revenue Inflation Rate	104%

**Expense Assumptions:**

Existing Square Footage:	112,000
Administrative Exp/SF	\$3.47
Non-Personnel Exp/SF	\$5.17
Expense Inflation Rate	103%

**Capital Cost Assumptions:**

Number of New Beds:	400
Gross Square Feet/Bed:	280
Total Project Size (GSF):	112,000
Hard Cost/Square Foot:	\$169
Total Hard Costs:	\$18,908,548
Soft Costs (%):	30%
Total Soft Costs:	\$8,103,663
Total Project Cost:	\$27,012,211

Debt Term:	30
Interest Rate:	5.50%
Annual Debt Service:	\$1,859,000

Master Plan Implementation Year:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
Semi-Suite Units	0	0	0	0	400	400	400	400	400	400	400	400	400	400	400
Total Units	0	0	0	0	400	400	400	400	400	400	400	400	400	400	400
Inflation Rate	-	-	-	-	-	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Rental Rate	-	-	-	-	\$5,968	\$6,267	\$6,580	\$6,909	\$7,255	\$7,617	\$7,998	\$8,398	\$8,818	\$9,259	\$9,722
Occupancy Rate	-	-	-	-	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
Unit Revenues	-	-	-	-	\$2,268,017	\$2,381,418	\$2,500,488	\$2,625,513	\$2,756,789	\$2,894,628	\$3,039,359	\$3,191,327	\$3,350,894	\$3,518,438	\$3,694,360
Summer Conference Revenues	-	-	-	-	\$85,945	\$89,382	\$92,958	\$96,676	\$100,543	\$104,565	\$108,747	\$113,097	\$117,621	\$122,326	\$127,219
Miscellaneous Revenues	-	-	-	-	\$164,881	\$171,476	\$178,335	\$185,468	\$192,887	\$200,603	\$208,627	\$216,972	\$225,651	\$234,677	\$244,064
Total Revenues:	\$0	\$0	\$0	\$0	\$2,519,000	\$2,642,000	\$2,772,000	\$2,908,000	\$3,050,000	\$3,200,000	\$3,357,000	\$3,521,000	\$3,694,000	\$3,875,000	\$4,066,000
Administrative Expenses	-	-	-	-	\$436,953	\$450,061	\$463,563	\$477,470	\$491,794	\$506,548	\$521,744	\$537,397	\$553,518	\$570,124	\$587,228
Non-Personnel Expenses	-	-	-	-	\$651,715	\$671,266	\$691,404	\$712,146	\$733,511	\$755,516	\$778,181	\$801,527	\$825,573	\$850,340	\$875,850
Reserves	-	-	-	-	\$69,273	\$72,655	\$76,230	\$79,970	\$83,875	\$88,000	\$92,318	\$96,828	\$101,585	\$106,563	\$111,815
Total Expenses	\$0	\$0	\$0	\$0	\$1,158,000	\$1,194,000	\$1,231,000	\$1,270,000	\$1,309,000	\$1,350,000	\$1,392,000	\$1,436,000	\$1,481,000	\$1,527,000	\$1,575,000
<b>Net Operating Income</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,361,000</b>	<b>\$1,448,000</b>	<b>\$1,541,000</b>	<b>\$1,638,000</b>	<b>\$1,741,000</b>	<b>\$1,850,000</b>	<b>\$1,965,000</b>	<b>\$2,085,000</b>	<b>\$2,213,000</b>	<b>\$2,348,000</b>	<b>\$2,491,000</b>
Existing Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Debt Service	\$0	\$0	\$0	\$0	\$1,859,000	\$1,859,000	\$1,859,000	\$1,859,000	\$1,859,000	\$1,859,000	\$1,859,000	\$1,859,000	\$1,859,000	\$1,859,000	\$1,859,000
Transfers Out (R&R Account)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Annual Cash Flow</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$498,000)</b>	<b>(\$411,000)</b>	<b>(\$318,000)</b>	<b>(\$221,000)</b>	<b>(\$118,000)</b>	<b>(\$9,000)</b>	<b>\$106,000</b>	<b>\$226,000</b>	<b>\$354,000</b>	<b>\$489,000</b>	<b>\$632,000</b>
Debt Coverage Ratio	NA	NA	NA	NA	0.73	0.78	0.83	0.88	0.94	1.00	1.06	1.12	1.19	1.26	1.34

University of Utah  
System-Wide Financial Analysis  
New Project - Dining

**Income Assumptions:**

Meal Plan Revenue per bed (11/12)	\$350
Retail / Walkup Net Income per GSF (11/12)	\$12

**Capital Cost Assumptions:**

Number of New Beds:	0
Gross Square Feet/Bed:	0
Total Project Size (GSF):	14,500
Hard Cost/Square Foot:	\$281
Total Hard Costs:	\$4,079,969
Soft Costs (%):	50%
Total Soft Costs:	\$4,079,969
Total Project Cost:	\$8,159,939

Debt Term:	30
Interest Rate:	5.50%
Annual Debt Service:	\$561,000

Master Plan Implementation Year:	1 2011/2012	2 2012/2013	3 2013/2014	4 2014/2015	5 2015/2016	6 2016/2017	7 2017/2018	8 2018/2019	9 2019/2020	10 2020/2021	11 2021/2022	12 2022/2023	13 2023/2024	14 2024/2025	15 2025/2026
Inflation Rate	-	-	-	-	-	104%	104%	104%	104%	104%	104%	104%	104%	104%	104%
Meal Plan Income per bed	-	-	-	-	\$394	\$410	\$426	\$443	\$461	\$479	\$498	\$518	\$539	\$561	\$583
New Meal Plans	-	-	-	-	400	800	800	800	800	800	800	800	800	800	800
Discount/Occupancy Rate	-	-	-	-	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
Meal Plan Income	\$0	\$0	\$0	\$0	\$149,693	\$311,361	\$323,815	\$336,768	\$350,239	\$364,248	\$378,818	\$393,971	\$409,730	\$426,119	\$443,163
Retail / Walkup Income	\$0	\$0	\$0	\$0	\$195,839	\$203,672	\$211,819	\$220,292	\$229,103	\$238,268	\$247,798	\$257,710	\$268,019	\$278,739	\$289,889
<b>Net Operating Income</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$345,531</b>	<b>\$515,033</b>	<b>\$535,634</b>	<b>\$557,060</b>	<b>\$579,342</b>	<b>\$602,516</b>	<b>\$626,616</b>	<b>\$651,681</b>	<b>\$677,748</b>	<b>\$704,858</b>	<b>\$733,052</b>
Existing Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Debt Service	\$0	\$0	\$0	\$0	\$561,000	\$561,000	\$561,000	\$561,000	\$561,000	\$561,000	\$561,000	\$561,000	\$561,000	\$561,000	\$561,000
Transfers Out (R&R Account)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Annual Cash Flow</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$215,469)</b>	<b>(\$45,967)</b>	<b>(\$25,366)</b>	<b>(\$3,940)</b>	<b>\$18,342</b>	<b>\$41,516</b>	<b>\$65,616</b>	<b>\$90,681</b>	<b>\$116,748</b>	<b>\$143,858</b>	<b>\$172,052</b>
Debt Coverage Ratio	NA	NA	NA	NA	0.62	0.92	0.95	0.99	1.03	1.07	1.12	1.16	1.21	1.26	1.31

**University of Utah**  
**System-Wide Financial Analysis**  
**New Project - Phase 2**

**Revenue Assumptions:**

Summer Conference Revenue (10/11):	\$177
Miscellaneous Revenues/Per SF (10/11):	\$1.21
Other Revenue Inflation Rate	104%

**Expense Assumptions:**

Existing Square Footage:	112,000
Administrative Exp/SF	\$3.47
Non-Personnel Exp/SF	\$5.17
Expense Inflation Rate	103%

**Capital Cost Assumptions:**

Number of New Beds:	400
Gross Square Feet/Bed:	280
Total Project Size (GSF):	112,000
Hard Cost/Square Foot:	\$174
Total Hard Costs:	\$19,475,804
Soft Costs (%):	30%
Total Soft Costs:	\$8,346,773
Total Project Cost:	\$27,822,578

Debt Term:	30
Interest Rate:	5.50%
Annual Debt Service:	\$1,914,000

Master Plan Implementation Year:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
Semi-Suite Units	0	0	0	0	0	400	400	400	400	400	400	400	400	400	400
Total Units	0	0	0	0	0	400	400	400	400	400	400	400	400	400	400
Inflation Rate	-	-	-	-	-	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Rental Rate	-	-	-	-	-	\$6,267	\$6,580	\$6,909	\$7,255	\$7,617	\$7,998	\$8,398	\$8,818	\$9,259	\$9,722
Occupancy Rate	-	-	-	-	-	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
Unit Revenues	-	-	-	-	-	\$2,381,418	\$2,500,488	\$2,625,513	\$2,756,789	\$2,894,628	\$3,039,359	\$3,191,327	\$3,350,894	\$3,518,438	\$3,694,360
Summer Conference Revenues	-	-	-	-	-	\$89,382	\$92,958	\$96,676	\$100,543	\$104,565	\$108,747	\$113,097	\$117,621	\$122,326	\$127,219
Miscellaneous Revenues	-	-	-	-	-	\$171,476	\$178,335	\$185,468	\$192,887	\$200,603	\$208,627	\$216,972	\$225,651	\$234,677	\$244,064
Total Revenues:	\$0	\$0	\$0	\$0	\$0	\$2,642,000	\$2,772,000	\$2,908,000	\$3,050,000	\$3,200,000	\$3,357,000	\$3,521,000	\$3,694,000	\$3,875,000	\$4,066,000
Administrative Expenses	-	-	-	-	-	\$450,061	\$463,563	\$477,470	\$491,794	\$506,548	\$521,744	\$537,397	\$553,518	\$570,124	\$587,228
Non-Personnel Expenses	-	-	-	-	-	\$671,266	\$691,404	\$712,146	\$733,511	\$755,516	\$778,181	\$801,527	\$825,573	\$850,340	\$875,850
Reserves	-	-	-	-	-	\$72,655	\$76,230	\$79,970	\$83,875	\$88,000	\$92,318	\$96,828	\$101,565	\$106,563	\$111,815
Total Expenses	\$0	\$0	\$0	\$0	\$0	\$1,194,000	\$1,231,000	\$1,270,000	\$1,309,000	\$1,350,000	\$1,392,000	\$1,436,000	\$1,481,000	\$1,527,000	\$1,575,000
<b>Net Operating Income</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,448,000</b>	<b>\$1,541,000</b>	<b>\$1,638,000</b>	<b>\$1,741,000</b>	<b>\$1,850,000</b>	<b>\$1,965,000</b>	<b>\$2,085,000</b>	<b>\$2,213,000</b>	<b>\$2,348,000</b>	<b>\$2,491,000</b>
Existing Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Debt Service	\$0	\$0	\$0	\$0	\$0	\$1,914,000	\$1,914,000	\$1,914,000	\$1,914,000	\$1,914,000	\$1,914,000	\$1,914,000	\$1,914,000	\$1,914,000	\$1,914,000
Transfers Out (R&R Account)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Cash Flow	\$0	\$0	\$0	\$0	\$0	(\$466,000)	(\$373,000)	(\$276,000)	(\$173,000)	(\$64,000)	\$51,000	\$171,000	\$299,000	\$434,000	\$577,000
Debt Coverage Ratio	NA	NA	NA	NA	NA	0.76	0.81	0.86	0.91	0.97	1.03	1.09	1.16	1.23	1.30

**University of Utah  
System-Wide Financial Analysis  
Rental Rate Inflation**

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Revised Inflation Schedule		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
	<b>Occupancy</b>															
Residence Halls	95%															
Single			108%	108%	108%	107%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Double			108%	108%	108%	107%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
New Project							105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Apartments	95%															
Benchmark & Shoreline			108%	108%	108%	107%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Downtown Commons	77%		103%	103%	103%	103%	103%	103%	103%	103%	103%	103%	103%	103%	103%	103%
Honors	100%			106%	106%	106%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%

**Peer Rate Inflation**

**Suite-Style Double Occupancy**

University of Utah		\$3,416	\$3,689	\$3,984	\$4,303	\$4,604	\$4,835	\$5,076	\$5,330	\$5,597	\$5,877	\$6,170	\$6,479	\$6,803	\$7,143	\$7,500
Arizona State University	4%	\$5,300	\$5,512	\$5,732	\$5,962	\$6,200	\$6,448	\$6,706	\$6,974	\$7,253	\$7,544	\$7,845	\$8,159	\$8,485	\$8,825	\$9,178
University of Washington	4%	\$5,379	\$5,594	\$5,818	\$6,051	\$6,293	\$6,544	\$6,806	\$7,078	\$7,362	\$7,656	\$7,962	\$8,281	\$8,612	\$8,956	\$9,315
Oregon State University	4%	\$7,119	\$7,404	\$7,700	\$8,008	\$8,328	\$8,661	\$9,008	\$9,368	\$9,743	\$10,133	\$10,538	\$10,959	\$11,398	\$11,854	\$12,328
Washington State University	4%	\$5,500	\$5,720	\$5,949	\$6,187	\$6,434	\$6,692	\$6,959	\$7,238	\$7,527	\$7,828	\$8,141	\$8,467	\$8,806	\$9,158	\$9,524
University of Colorado, Boulder **	4%	\$7,462	\$7,760	\$8,070	\$8,393	\$8,729	\$9,078	\$9,441	\$9,819	\$10,212	\$10,620	\$11,045	\$11,487	\$11,946	\$12,424	\$12,921
University of California, Los Angeles **	4%	\$8,578	\$8,921	\$9,278	\$9,649	\$10,035	\$10,436	\$10,853	\$11,288	\$11,739	\$12,209	\$12,697	\$13,205	\$13,733	\$14,282	\$14,854
University of California, Berkeley **	4%	\$9,297	\$9,669	\$10,056	\$10,458	\$10,876	\$11,311	\$11,764	\$12,234	\$12,724	\$13,233	\$13,762	\$14,312	\$14,885	\$15,480	\$16,099
**meal plan discount applied																
<b>Peer Average</b>		<b>\$6,948</b>	<b>\$7,226</b>	<b>\$7,515</b>	<b>\$7,815</b>	<b>\$8,128</b>	<b>\$8,453</b>	<b>\$8,791</b>	<b>\$9,143</b>	<b>\$9,508</b>	<b>\$9,889</b>	<b>\$10,284</b>	<b>\$10,696</b>	<b>\$11,124</b>	<b>\$11,569</b>	<b>\$12,031</b>
Southern Utah University	4%	\$2,838	\$2,952	\$3,070	\$3,192	\$3,320	\$3,453	\$3,591	\$3,735	\$3,884	\$4,039	\$4,201	\$4,369	\$4,544	\$4,725	\$4,914
Weber State University	4%	N/A	N/A	N/A	N/A	N/A										
Utah State University	4%	\$1,730	\$1,799	\$1,871	\$1,946	\$2,024	\$2,105	\$2,189	\$2,277	\$2,368	\$2,462	\$2,561	\$2,663	\$2,770	\$2,881	\$2,996
Dixie State University	4%	\$1,550	\$1,612	\$1,676	\$1,744	\$1,813	\$1,886	\$1,961	\$2,040	\$2,121	\$2,206	\$2,294	\$2,386	\$2,482	\$2,581	\$2,684
Brigham Young University	4%	\$3,450	\$3,588	\$3,732	\$3,881	\$4,036	\$4,197	\$4,365	\$4,540	\$4,722	\$4,910	\$5,107	\$5,311	\$5,524	\$5,745	\$5,974
<b>Peer Average</b>		<b>\$2,392</b>	<b>\$2,488</b>	<b>\$2,587</b>	<b>\$2,691</b>	<b>\$2,798</b>	<b>\$2,910</b>	<b>\$3,027</b>	<b>\$3,148</b>	<b>\$3,274</b>	<b>\$3,405</b>	<b>\$3,541</b>	<b>\$3,682</b>	<b>\$3,830</b>	<b>\$3,983</b>	<b>\$4,142</b>

**Cost of Living Adjustment - Housing\***

		Institution	Local \$'s	SLC \$'s (2011)	SLC \$'s (2021)
San Francisco	-62%	UC Berkeley**	9,297	3,533	5,229
Los Angeles	-48%	UCLA**	8,578	4,460	6,602
Seattle	-23%	U of Wash	5,379	4,142	6,131
Eugene	-18%	Oregon State	7,119	5,838	8,641
Denver	0%	Colorado**	7,462	7,462	11,045
<b>Salt Lake City</b>	<b>0%</b>	<b>U of Utah</b>	<b>3,416</b>	<b>3,416</b>	<b>6,170</b>
Phoenix	19%	Arizona State	5,300	6,307	9,336
Spokane	26%	Wash State	5,500	6,930	10,258

\*CNI/Money Magazine, Council for Community and Economic Research Data

\*\*meal plan discount: 40%