

The background of the entire page is a photograph of a modern, multi-story university building. The building features a mix of light-colored concrete and dark, textured panels around the windows. The windows are arranged in a grid-like pattern. In the foreground, there are green trees and a clear blue sky. A semi-transparent red rectangular overlay covers the top portion of the image, serving as a background for the text.

STUDENT HOUSING MASTER PLAN

ILLINOIS STATE UNIVERSITY

APRIL 2018 | BRIEFING DOCUMENT

 BRAILSFORD & DUNLAVEY

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INTRODUCTION

In the spring of 2017, Illinois State University (“ISU”, the “University”, or “Illinois State”) engaged Brailsford & Dunlavey (“B&D”) to perform a Student Housing Master Plan (“Plan”) to analyze demand for an improved residential experience in on-campus housing. To this end, the Plan sought to identify demand for new and/or renovated housing, as well as to understand student preferences and satisfaction, the surrounding off-campus housing market, and the financial implications of implementing improvements. Various analyses were conducted within this Plan with the goal of addressing the following key objectives:

1. Understand strategic importance of, and drivers for, on-campus housing at the University;
2. Identify the physical constraints within ISU’s current housing facilities (see Facility Condition Assessment results in **Exhibit 4**);
3. Understand student preferences and behaviors related to housing decisions;
4. Quantify demand and identify future opportunities for an increased on-campus population at ISU;
5. Provide market context for ISU’s current on-campus offerings, including in comparison to peer institutions, and current position of the off-campus student housing market; and
6. Analyze the economic performance of any housing improvements, including the impact on existing housing.

The following Briefing Document (“Report”) has been constructed to summarize the key findings and resulting conclusions of the Plan. The findings contained herein represent the professional opinions of B&D’s personnel based on assumptions and conditions detailed in this Report.

WORK PLAN

The methodologies employed as a part of this planning effort included the following:

- ◆ A Strategic Asset Value (“SAV”) workshop was conducted with University stakeholders to identify and prioritize the strategic objectives that any future projects must address to help advance the University’s permanent mission and strategic objectives. The SAV Story guides all subsequent research and resulting recommendations in this Plan.
- ◆ A tour of existing campus housing was conducted, in addition to a comprehensive review of inventory data and occupancy statistics, to gain a thorough understanding of the University’s on-campus residence system.
- ◆ A facility condition assessment was conducted by ISES Corporation to understand deferred maintenance and facility renewal costs at all ISU University Housing Services facilities. Information provided through this assessment provided insights into facility reinvestment decisions along with quantifying future capital investment needs.
- ◆ An off-campus housing market analysis was performed to better understand the costs, amenities, competition, and other key metrics of the off-campus housing market proximate to ISU’s campus. Co-Star market data and other primary B&D research informed the off-campus housing analysis.
- ◆ A competitive context assessment was completed to evaluate the University’s current residence program relative to the following nine (9) peer institutions selected by ISU for benchmarking purposes: Ball State University, Bowling Green State University, Bradley University, Iowa State University, Miami University, Northern Illinois University, University of Illinois at Urbana-

Champaign, University of Iowa, and University of Missouri. The housing systems of these peer institutions were analyzed for their scale, capacity and bed type, target market, rental rates, and recent projects among other aspects.

- ◆ Seven (7) focus group sessions with ISU students were held in April 2017 to gain qualitative information regarding housing preferences and current living conditions, as well as to inform the development of the student survey instrument. Collectively, over 100 students participated in the following sessions:
 - Freshmen
 - Sophomores, Juniors, and Seniors
 - Graduate Students
 - International Students
 - Student Leadership Council
 - Association of Residence Halls
 - Think Tank
- ◆ An Internet-based survey was administered to ISU's student population to assess current housing patterns, understand student satisfaction, and analyze future demand preferences. In total, 1,925 students responded to the survey, representing approximately 9% of the campus population. A statistically significant representation of the broader campus community responded with a + / - 2.2% margin of error, assuming a 95% confidence interval. Survey responses were sorted by various demographic characteristics to further investigate the current housing experiences and future preferences of students.
- ◆ A student housing demand assessment was performed using B&D's proprietary demand-based programming (DBP) methodology, which determines demand using statistically significant survey responses and projected enrollment figures provided by the University. Projections utilized fall 2016 enrollment figures with a first-time freshman population assumption of 3,400 students. Demand figures contain detailed insight into student preferences for various unit types, bedroom occupancy preferences, and rental rates tested within the survey.
- ◆ An integrated financial model was developed to project the performance of proposed future housing improvements in addition to the operation of the existing housing system. The flexible model was meant to exhibit the influence of variables such as enrollment, delivery methods, revenues, expenses, and capital budgets to help inform development and reinvestment decisions.

B&D conducted research using both primary and secondary information sources that are deemed reliable, but whose accuracy cannot be guaranteed. B&D does not represent or warrant that the estimates and projections contained herein will be realized, as the actual performance will be influenced by market and other external factors.



STRATEGIC PRIORITIES

At the outset of every planning effort, B&D establishes a strategic framework with which to evaluate future decision making and ensure implementation consistency throughout the course of the plan. As one of the first steps in this process, B&D facilitated a Strategic Asset Value (“SAV”) workshop with a group of administrators and key personnel from ISU, collectively known as the SAV Committee, on April 3rd, 2017. **Appendix A** (page 20) showcases the full SAV Story and includes a list of SAV Committee members. Through this workshop, the SAV Committee discussed independent strategic objectives as they related to the Plan. The intent of this process is to help inform facility development decisions and to assure that student housing responds to the institution’s strategic objectives in the most economical manner possible.

The SAV analysis provides a filter through which the Plan was evaluated and assumptions were prioritized. Gaps were evaluated based on existing and desired conditions. The full SAV Story is provided in **Appendix A** of this document, but a few key drivers are listed below.

- ◆ *ISU intends to provide a sufficient number of developmentally-appropriate housing options to support the University’s two year live-on policy.*
- ◆ *Significant quantities of beds should be clustered near the campus core (within a ten-minute walk from the Quad) in order to define effective neighborhoods.*
 - *Integration of quality-of-life facilities (i.e., student center, recreation, dining, health and wellness facilities, etc.) and academic resources will enhance community creation.*
- ◆ *To house groups requiring special accommodation or support, facilities should provide a diversified mix of unit layouts and room types.*
 - *One example includes providing first floor accommodations for students with disabilities to improve housing accessibility.*
- ◆ *A diverse housing portfolio with options to meet all price points and living preferences will allow ISU to serve a socio-economically diverse student population.*
- ◆ *While ISU would be open to housing all students desiring to live on campus they will proceed with caution when building a product type in direct competition with the off-campus market.*

The SAV Story articulates ISU’s targeted new reality. Its purpose is to outline aspirations and strategic imperatives, and express permanent ideals and values. It is not intended to change core values, but rather to better articulate them in order to guide planning and decision making. Establishing a targeted new reality helps to ensure internal consistency among program priorities and frameworks. It also should be used as a source of innovation, a tool for resource allocation, and a communication framework that helps prioritize projects and initiatives to stakeholders and the community. The quantification of ISU’s targeted new reality as it relates to a growth in the on-campus residential population is outlined in **Exhibit 1**.

EXHIBIT 1. EXISTING HOUSING SYSTEM VS. TARGETED NEW REALITY

Classification	Existing			Targeted New Reality		
	Enrollment	Capture Rates	Housing Residents	Targeted Capture Rates	Housing Residents	Change
First-time Freshmen	3,694	97.3%	3,593	98.0%	3,620	30
Sophomores	3,862	55.0%	2,124	77.5%	2,990	870
Juniors	5,077	3.4%	173	27.5%	1,400	1,230
Seniors (4th years+)	6,102	2.0%	124	27.5%	1,680	1,560
Graduate Students	2,305	2.3%	54	7.5%	170	120
TOTAL	21,040	28.8%	6,068	46.9%	9,860	3,810

Existing enrollment, capture rates, and housing residents represent fall 2016 figures. The targeted capture rates and residents represent an ideal future condition if the targeted new reality were fully achieved. This does not represent the recommended housing system size, merely a quantification of the change necessary to reach a targeted new reality.

KEY FINDINGS

B&D's comprehensive planning process included a series of qualitative and quantitative analyses resulting in the following key findings relating to students' experience in the housing system, the off-campus market, growth opportunities, future housing demand, and financial implications. Overall, findings suggest the opportunity for the creation of a new residential community, deemed the "Sophomore Village," that allows for the accommodation of the two year live-on requirement. Additionally, a series of system improvements to support the strategic vision related to on-campus housing are outlined in the Plan.

1. Existing Conditions

Older residence halls do not inhibit ISU's ability to provide a quality residential experience that is valued by students. Current housing facilities are well-maintained and exhibit strong occupancies. Students indicated that housing is an important factor in enrollment decisions and once they live in university housing, students report high levels of satisfaction.

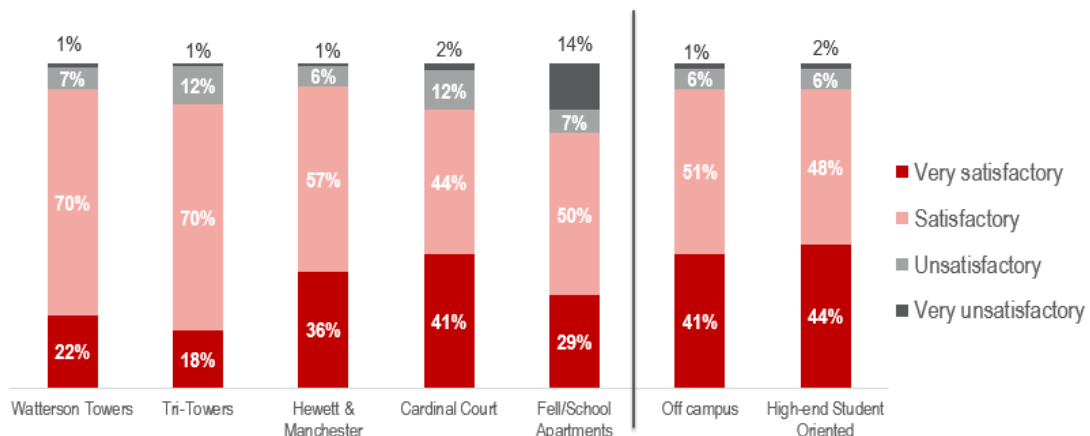
ISU's housing system is at full capacity with 5,904 available beds and 5,981 residents in fall 2016 (101% occupancy). **Exhibit 2** shows the occupancy and capacity details by hall. Residents in Watterson Hall resided in quad occupancy bedrooms resulting in the high occupancy percentage.

EXHIBIT 2. FALL 2016 OCCUPANCY AND CAPACITY BY HALL (EXCLUDING SHELBOURNE)

University Housing	Occupants	Capacity	Occupancy %
Watterson	2,356	2,180	108%
Hewett	776	794	98%
Manchester	732	768	95%
Tri-Towers	1,124	1,164	96%
Cardinal Court	892	894	100%
Fell/School Apartments	101	104	97%
TOTAL	5,981	5,904	101%

Focus group and survey results showed that students enjoy their residential experience at ISU. Satisfaction levels among residents at Watterson, Hewett, Manchester, and Tri-Towers were all close to 90%. The only residential facility that had a dissatisfaction response greater than 20% were the Fell / School Apartments. B&D believes that several factors are contributing to the high satisfaction including convenient locations which offer access to campus resources and amenities, strong communities, and safety / security.

EXHIBIT 3. How Would You Describe Your Current Living Conditions?



Survey results also highlighted housing as an important decision factor for enrollment at ISU. Over 85% of first-time freshmen said the availability of housing was either an important or very important factor in their decision to attend the institution. The findings highlight the impact of housing on university recruitment initiatives and are especially notable given the high proportion of in-state students attending ISU. There are a multitude of additional benefits of first- and second-year students living on campus such as enhanced university engagement, community building, aiding the transition to independence, and a greater access to institutional resources. In addition, living on campus enhances students' retention and academic performance.

From a physical standpoint, buildings are generally in good condition and have been well maintained given their age (as seen in **Exhibit 4**). Despite the good upkeep, however, existing facilities will require continued capital investment. A facility condition assessment conducted by ISES Corporation provided data on deferred maintenance and facility renewal costs for all university housing facilities. The residential towers should continue to receive expected reinvestment but are in good condition given their age. The most concerning buildings are the Fell / School and Shelbourne Apartments. Additionally, despite being less than 10 years old, the Cardinal Court Apartments will require near term facility reinvestment related to roof and exterior envelope concerns.

Each facility was given an FCNI (Facility Condition Needs Index) rating which is the ratio between the 10-year total capital investment need over the estimated current replacement value. The 10-year total need is a compilation of non-recurring and recurring costs. FCNI is on a scale from 0 to 1, with a rating below 0.2 indicating "excellent" or "good" condition and greater than 0.6 typically suggesting facility replacement. Collectively, the housing system has an FCNI of 0.23, or "good" condition, which highlights the successful upkeep across all assets. This score includes the Shelbourne Apartments which are now off-line. While continued facility reinvestment is required to uphold this quality standard, a focus of this Plan includes programmatic upgrades that maintain a consistent living experience across all residential facilities, both existing and new.

EXHIBIT 4. Facility Condition Needs Index (ISES Corporation)

Facility	Year Built	Facility Condition Needs Index ("FCNI")	ISES Scale
Cardinal Court	2012	0.13	Excellent
Hewett	1965	0.13	Good
Manchester	1965	0.15	Fair
Vrooman Center	1965	0.15	Below Average
Tri-Towers (Wright)	1964	0.17	Poor
Tri-Towers (Haynie)	1964	0.18	Replacement indicated
Tri-Towers (Wilkins)	1964	0.18	Replacement indicated
Watterson (North)	1967	0.26	Replacement indicated
Watterson (South)	1967	0.32	Replacement indicated
Fell School	1981	0.50	Replacement indicated
Shelbourne Apts	1971	0.81	Replacement indicated
		0.23	

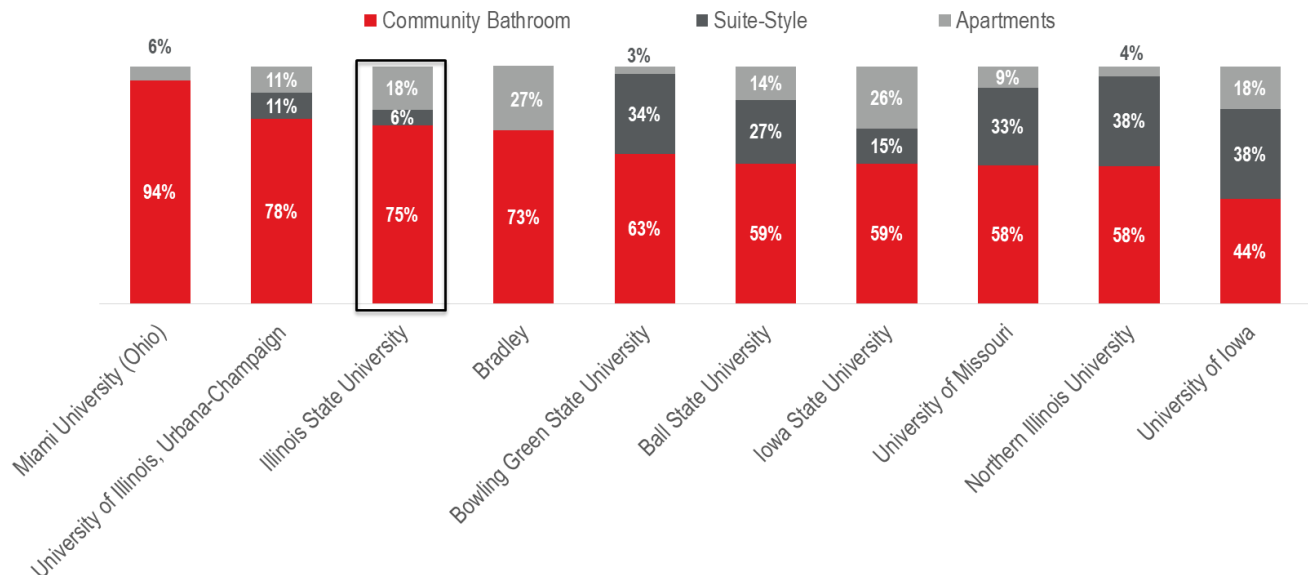
2. Peer Housing Comparison

Despite the high satisfaction and strong residential program that exists today, ISU needs to continue investing in housing facilities. When compared to peer institutions, ISU's housing system lacks unit type diversity, especially as it relates to an appropriate sophomore experience. Additionally, many peer institutions have recently built or are planning to build new residence halls while ISU's only new on-campus facility in the past 50 years has been an apartment complex.

Overall, ISU's housing stock lacks the unit type diversity to fully accommodate the offerings desired by first- and second-year students. An improved sophomore residential experience is a strategic driver of expanding ISU's housing offerings as ISU can only accommodate 55% of its second-year students. Of these second-year residents, 35% reside within apartment units which are not strategically aligned with ISU's housing goals. Additionally, housing these students in Cardinal Court further diminishes the ability to accommodate upper division students desiring to remain in university housing. While apartments will continue to be an option for second-year students, the current portfolio lacks a transitional option after residence hall living. A transitional on-campus option could provide additional privacy and space without the full independent living of an apartment unit. This new living option would add market responsive unit type diversity, provide a space for students to ease into more independent living, and remain engaged with the campus community.

Exhibit 5 shows that a majority of peers have a larger spread of unit types across the developmental housing spectrum. "Community bathroom" refers to outside-the-unit bathrooms meaning this category encapsulates both traditional and pod-style housing. The decision to build new in traditional or pod-style is a university-specific preference and varies from institution to institution. Peers such as University of Illinois, Urbana-Champaign have recently built pod-style, whereas the University of Iowa and Iowa State have recently completed more traditional style residence halls. Eight of the nine peer institutions are either in the design phase, under construction, or have built new on-campus non-apartment residence halls since 2011.

Exhibit 5. Percent of Design Capacity by Unit Type



3. Student Housing Market Considerations

A robust student-focused off-campus market exists in close proximity to the ISU campus. In order to maintain occupancies, university housing's competitive advantages of convenience, campus integration, safety, trusted building management, and affordability should be highlighted.

ISU's on-campus housing is surrounded by a robust off-campus rental market. The private rental market available to students falls into two categories, general rental housing and student-oriented properties. Student-oriented properties cater to specific needs of students with offerings such as individual bed leasing, roommate matching, and student-targeted marketing. Student-oriented properties targeting ISU students are typically premium priced options offering attractive amenities and convenient campus locations. This market is dominated by several local property managers and owners that aggressively target ISU students to secure tenants. According to the survey, 19% of off-campus respondents reported living in the higher-end student-oriented properties in close proximity to campus.

Exhibit 6. Rental Rate Comparison: Student-Oriented vs. General Rental Market

Average Rent per bed	Studio	1BR	2BR	3BR	4BR
Student-Oriented Properties	\$820	\$851	\$636	\$689	\$631
General Rental Market	\$588	\$639	\$363	\$313	NA

Beyond the student-oriented properties, the rental market provides a variety of price points and living options. The general rental market offers many smaller scale, traditional apartment complexes that provide affordable student options. These properties, however, tend to be further from campus and do not offer student-specific policies or amenities.

The rental market displays student willingness to pay a premium for proximate campus locations. Properties within a 1-mile radius of campus exhibit strong occupancies with average vacancy rates under 5%. Many of these properties are larger, student-oriented complexes that are fairly comparable with the Cardinal Court Apartments. In comparison to the overall market, Cardinal Court is priced above the market average, but below the market high for two-bedroom, three-bedroom and four-bedroom units as shown in **Exhibit 7**.

Exhibit 7. Off-Campus Monthly Rental Rate Summary in Comparison to Cardinal Court

Rent per bed	Studio	1BR	2BR	3BR	4BR
Low	\$580	\$599	\$303	\$271	\$387
Average	\$665	\$776	\$517	\$576	\$631
High	\$820	\$1,294	\$830	\$832	\$825
Cardinal Court Single	NA	NA	\$967	\$727	\$749
Cardinal Court Double	NA	NA	\$691	\$691	NA

**Cardinal Court annual rates calculated on a monthly basis for comparison*

For a more detailed snapshot of the off-campus market, 23 properties were analyzed to provide an overview of the rents (**Exhibit 6 & 7**), amenities, and unit types. Of the sample, 70% were "student-oriented" and 30% were part of the general market available to students. Overall, the rental market heavily caters to and relies on student renters, especially within a mile of ISU's campus.

- ◆ Nearly 50% of the units have all-inclusive utilities, however, many have a monthly spending cap requiring tenants to pay if they exceed.
 - In addition, 57% of properties include Internet and only 17% include cable.

- ◆ Parking is included with 87% of properties. Policies vary on how many spaces are allotted per apartment.
 - In cases where there is a monthly cost for an assigned spaces, properties charge \$15-\$20 for a surface space and \$50 for an assigned garage spot.
- ◆ Apartment units offer bathroom privacy on average at a 1.2:1 bedroom to bathroom ratio. Specifically, the average for two-bedroom units is one and half bathrooms, two bathrooms for three-bedroom units and four bathrooms for four-bedroom units.
- ◆ On average, properties require a \$65 application or one-time service fee.
- ◆ Regarding property amenities, 52% provide an on-site fitness center, 39% have a pool, 26% have a study/ meeting rooms and 35% have a community clubhouse or lounge.
- ◆ Regarding unit amenities, 70% are furnished, 35% include a TV and 61% have in-unit washer/dryers.
- ◆ There is less of a focus on “high-end” unit finishes as 26% have stainless steel appliances and 30% have premium countertops.

ISU should continue to track changes to the off-campus dynamics especially as new properties, both opening soon or in the pipeline, come into the market. These properties will likely put additional downward pressure on pricing and likely drive up vacancy rates in the general rental market further from campus. Regardless of these changes, however, ISU’s competitive advantage will continue to be proximate campus locations, student support resources, concentrated student communities, and their reputation as a trusted landlord. Despite the off-campus offerings, demand indicates that there is a considerable unmet market of students who would choose to remain on campus if offerings were available at an attractive location and price point. These demand findings suggest students’ initial desire to move out of university housing as a “rite of passage,” but resulting in dissatisfaction with their off-campus experience. Students ultimately seem to appreciate and recognize the value of having a trusted landlord in the university along with the other conveniences of on-campus living.

4. Opportunities to Grow On-Campus Population

The demand analysis suggests that the market will support ISU’s targeted new reality to not only grow, but diversify the on-campus housing stock. Accommodating unmet non-apartment demand along with a de-densification of Watterson (eliminating quads in triple rooms) creates a need for 1,370 additional on-campus beds.

B&D’s proprietary student housing demand model quantifies market demand for university housing by individual bed type using ISU student survey responses. The model projects demand under the assumption that housing will be developed to match student preferences. The survey tested a range of unit types at various pricing tiers to test price sensitivity across enrollment classifications and unit types.

In addition, occupancy coverage ratios (“OCR”) were applied to demand figures. OCR’s measure the institution’s risk tolerance for housing by enrollment classification. For example, 1.2X indicates that for every 12 units of demand, building 10 units of supply is recommended. B&D applied OCR’s to the demand analysis to mitigate risk associated with enrollment fluctuations and changing market conditions. The OCR’s were solidified during the SAV workshop.

EXHIBIT 8. OCCUPANCY COVERAGE RATIOS

Classification	Occupancy Coverage Ratio
FT Freshman	1.05x
Sophomore	1.05x
Junior	1.15x
Senior/Other	1.25x
Graduate	1.50x

The demand analysis incorporates two additional strategic filters. First, the first-time freshman population was set at 3,400 students to reflect anticipated future enrollment. In addition, a 78% targeted second-year capture rate was utilized to match historical trends. This increased second-year capture rate reflects the institution's commitment to increasing the housing supply in order to accommodate the two year live-on policy while still allowing for a Greek housing exemption. In addition, please note that any projected future demand does not account for any third party international student recruitment currently being pursued by the university.

EXHIBIT 9. HOUSING DEMAND AND SUPPLY RECONCILIATION

Classification	Future Enrollment	Capture Rate	Residents
FT Freshman	3,400	98%	3,332
Sophomore	3,862	78%	3,012
Junior	5,077	19%	965
Senior/Other	6,102	16%	976
Graduate	2,305	6%	138
TOTAL DEMAND	20,746		8,423
TOTAL SUPPLY			5,904
SHORTAGE BY BED TYPE			
Apartments			1,151
Non-Apartments			1,368

The total demand outlined in **Exhibit 9** indicates ISU's opportunity to achieve the targeted new reality discussed earlier in this Report. The excess non-apartment demand (1,368 beds) represents the opportunity for the creation of a new on-campus residential community, a "Sophomore Village." This project is derived from new beds to accommodate second-year students currently residing off campus, upper division undergraduate apartment demand to backfill Cardinal Court, and the de-densification of Watterson quads to triples. The resulting scale allows for a phased project approach and a critical mass to create a new residential neighborhood.

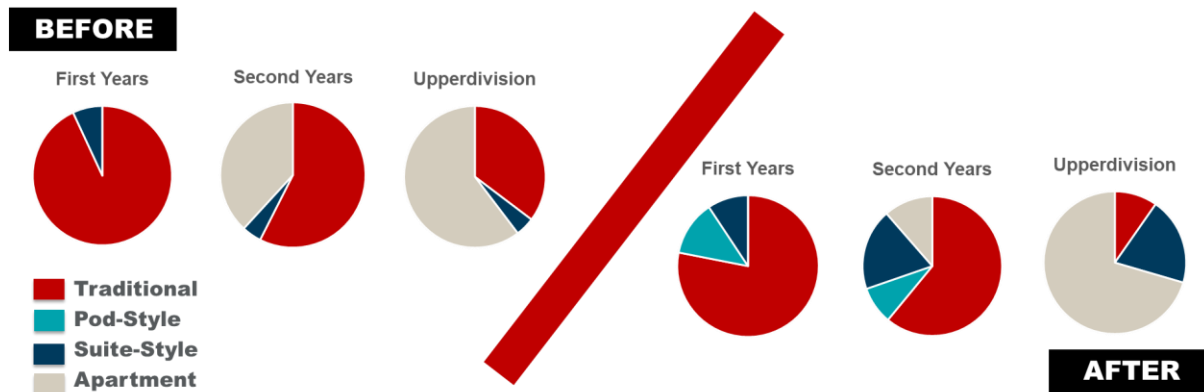
The excess apartment demand (1,151 beds) represents upperdivision and graduate students (single without children) currently renting off campus as well as previous Shelbourne apartment residents (primarily students with families). ISU recognizes that it lacks housing options for students with families and will have to continue examining this housing need. While accommodating the excess apartment demand is not an immediate priority of the Plan, it highlights the opportunity for additional on-campus apartment offerings in the future if the institution desires. Additionally, since the Fell/School apartments' sites are under consideration for the "Sophomore Village" these replacement beds would add another 104 beds to the unmet apartment demand.

The "Sophomore Village" aligns with key objectives of Illinois State's SAV framework such as upholding ISU's existing neighborhood structure that is proximate to campus and student resources. While this highlights the need for 1,370 new beds, the housing system will continue to rely on the existing residence halls and Cardinal Court. These facilities will remain hallmarks of the ISU residential experience, necessitating continued investment in programmatic upgrades to ensure continuity across the whole university housing system.

An additional advantage of the "Sophomore Village" opportunity is the ability to increase system-wide unit type diversity. Along with creating housing options more responsive to student market preferences, added unit diversity will support a diversified pricing structure. This future state is represented graphically in **Exhibit 10**. The "before" represents ISU's existing condition. The "after" graphically represents the future

state following the completion of the “Sophomore Village,” the improvements to the existing residence halls to be discussed next, and a 78% sophomore capture rate.

EXHIBIT 10. PORTFOLIO DIVERSIFICATION



5. Existing Facility Improvement Requirements

Along with the creation of a new “Sophomore Village,” strategic re-investment in existing buildings is necessary to maintain a common experience across all housing offerings.

The current university housing supply is proximate to campus, well-maintained, and supported by a strong residence life program reflected in high student satisfaction. Based on this and the physical condition of the existing housing buildings, it is assumed that these facilities will continue to be hallmarks of the Illinois State residential experience into the foreseeable future. The question becomes, how to tweak the existing system for maximum value?

The current challenges within the residential communities that could be addressed through facility improvements include the following:

- ◆ High-density communities
- ◆ Lack of unit type diversity
- ◆ Limited floor common areas
- ◆ Perceived isolation from campus core (Tri-Towers and Cardinal Court)

Three categories, shown below, were identified that outline objectives and are tied to strategic criteria from the SAV Story. Targeted re-investments into programmatic improvements should address one or more of these objectives. Existing residence halls have an opportunity to integrate academics into the residential experience, enhance community building efforts, and further meet student housing preferences.



Academic Outcomes

SAV Alignment

- ◆ “A residential experience with intentional academic, co-curricular, and support resources should be provided for freshmen, sophomores, and transfer students”



Community Building

SAV Alignment

- ◆ “Physical configurations and assignment policies should be designed to promote informal mentorship among the residents”



Market Responsiveness

SAV Alignment

- ◆ “Facilities should provide a diversified mix of unit layouts and room types”
- ◆ “A diverse housing portfolio with options to meet all price points and living preferences will allow ISU to serve a socio-economically diverse student population”

B&D identified preliminary facility improvement options for each residence hall that maximizes value while responding to one or more of these objectives. An overview of each option is discussed below with further detail on physical possibilities provided in **Appendix B**.

♦ **Hewett & Manchester**

Improvements to the residential floors of Hewett & Manchester are proposed with the targeted outcomes of stronger community building and greater responsiveness to market demand. Options considered include the de-densification and activation of the floor through additional open lounge space off of the elevator core. Opportunities exist to create a diversity of lounge, study, programming, and other support spaces where bedrooms currently exist.

♦ **Tri-Towers**

Similar improvements to Tri-Towers are proposed that would help community building efforts along with building marketability. De-densification investment would reduce the number of rooms on each floor in order to provide additional outside-the-bedroom space and allow for further programmatic opportunities.

♦ **Watterson**

Watterson's layout and infrastructure offers limited ability to create new community space. However, several enhancement opportunities have been identified. Decreasing community sizes and expanding the floor lounges through room de-densifications and renovations would bolster Watterson's pod-layout. In addition, Watterson has an opportunity for academic outcome improvement by supporting a faculty-in residence program through the re-purposing of some existing staff apartments. It is intended that existing live-in staff needs would continue to be met. Another key opportunity lies in a lobby and entrance expansion to provide new academic and social spaces. A lobby expansion would not only add amenities for residents in this neighborhood, but would also be a recruitment asset showcasing the landmark Watterson experience.

The preliminary facility improvement options total loss is an estimated 856 beds across the system. At this point in the planning process, these are presented as a series of options. The ultimate timing and scale of these improvements will need to be refined to minimize disruptions to housing bed capacity and revenue generation.

EXHIBIT 11. PRELIMINARY RENOVATION CONCEPT BED LOSS

Building	Facility Improvement	Bed Loss
Hewett & Manchester	Added programming space	256
Tri-Towers	Lounge enhancements	240
Watterson	De-densification / internal lounge improvements	360
Watterson	Building lobby addition	0
Watterson	Faculty-in residence program	0
TOTAL		856

6. Financial Implications

The housing system's financial performance supports multiple implementation opportunities including the creation of the "Sophomore Village" and facility improvement options. Inelastic demand suggests an ability for pricing flexibility that will support sustainable economic performance.

B&D's financial analysis shows the housing system's ability to utilize a phased approach to accommodate the creation of a "Sophomore Village." The financial analysis assumes two project phases, with openings in fall 2021 and fall 2024. The first phase, detailed further in the next section, is assumed between 600 – 800 beds. Sizing of the second phase will depend on two factors; the bed loss for any existing facility improvement projects and the final size of phase 1. The system-wide financial summary provided in **Appendix C**, includes preliminary sizing of 600 beds for phase 1 and 750 beds for phase 2.

With these project sizes, and an assumed university-financed project delivery, the housing system maintains a system-wide debt coverage ratio above 1.50. It is worth noting that this does not include any of the facility improvement options but these can be supported by the system pending phasing. Reinvestment in current facilities, especially addressing the Cardinal Court needs, continues to be a university priority in order to uphold ISU's quality standards. The extent of the de-densification for renovation projects and continued maintenance costs will require further evaluation and will ultimately impact phasing and system performance in order to balance capital investment with affordability.

From a pricing standpoint, the student survey tested unit types at various premiums over the existing housing offerings. Demand proved to be relatively inelastic, meaning realized demand should remain consistent across the various price points. This indicates the existence of a market segment willing to pay a premium for higher quality, proximate university housing allowing for system-wide sustainable economic performance. Demand inelasticity paired with the recent control over Cardinal Court allows for a pricing strategy that is flexible and coordinated across the housing system to maximize revenue while maintaining sufficient pricing options. Although this willingness to pay a premium for new housing was exhibited, ISU should continue to be cognizant of providing diversified pricing options that keeps all buildings available to students regardless of their socio-economic background.

RECOMMENDATIONS

After much analysis and consultation with key university stakeholders, B&D offers the following recommendations for ISU to initiate their strategic vision and maintain a strong residential experience:

1. **Sophomore Village**
Prioritize the creation of a new community that allows for the accommodation of the two year live-on requirement with developmentally appropriate unit types. Full build-out of the Sophomore Village includes 1,370 non-apartment beds. Depending on the bed loss from existing facility investments this number could increase. A first phase of approximately 600 – 800 beds is recommended.
2. **Facility Improvements for Existing Residential Towers**
Strategic reinvestment in the residence halls including de-densification, creation of additional community space, and enhancement of academic outcomes will maximize the long-term value of existing residential assets. Considerations for phasing to minimize disruptions on bed capacity and cash flow need to be evaluated further.
3. **Additional Housing Needs**
The opportunity for other on-campus housing opportunities, including graduate apartments, should continue to be assessed as implementation of the “Sophomore Village” progresses.



PHASE 1 CONCEPT

The preliminary phase 1 of the “Sophomore Village” is proposed at 600 – 800 beds in non-apartment layouts. The following section outlines preliminary details of this project related to the site considerations, cost, program, and financial performance.

Site Options

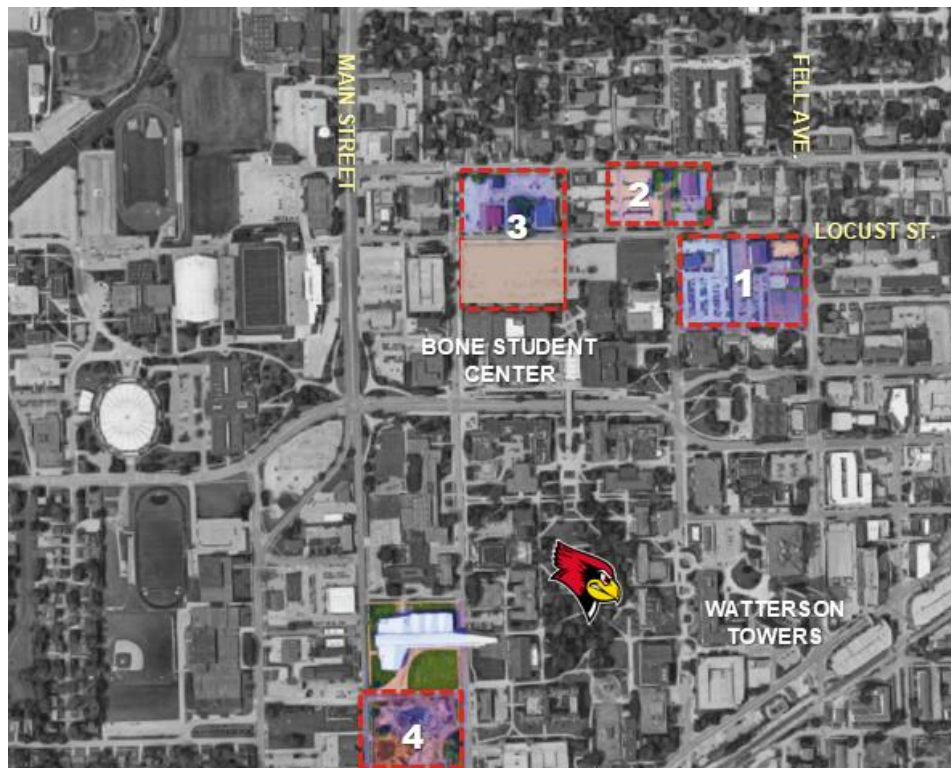
B&D explored a variety of potential locations for the proposed “Sophomore Village.” Potential sites were evaluated based on student preferences, functionality, proximity to campus resources, existing uses, and size. All options were discussed with the campus stakeholders with the final preferred options shown in **Exhibit 12** below.

Site options #1 - #3 provide an opportunity for a new northern campus gateway. The various landholdings offer the possibility for multiple phases to accommodate the entire build out along with other potential uses such as dining, academic space, or quality-of-life facilities. These locations also provide great synergies with the soon to be renovated Bone Student Center.

The fourth site option to the south of the Student Fitness Center provides a highly-visible site along Main Street with proximity to the campus core. While the site is construction ready, it is being held for a future College of Nursing building. Therefore, a mixed-use solution would need to be explored if this site is to be considered further.

Future considerations as this Plan progresses include the ability for the site to accommodate full build-out of the “Sophomore Village.” The chosen location should allow for an effective neighborhood creation that seamlessly integrates with the existing campus framework.

EXHIBIT 12. SOPHOMORE VILLAGE SITE OPTIONS



Preliminary Program

A preliminary building program for the first phase of the “Sophomore Village” was developed as a part of the Plan. **Exhibit 13** below provides a summary of the building spaces and square footages assumed for 600 beds or 800 beds.

The room types are representative of student preferences from the survey and include a mix of semi-suites and pod-style arrangements with shared and private bedroom options. Resident advisor rooms are included with an approximately 35:1 student to RA ratio. Additional support, programming, and administrative spaces are also included within this program. Further evaluation of additional space needs including dining, academic, student service, or other quality-of-life spaces is necessary.

The total size of this first phase is approximately 150,000 – 190,000 gross square feet. Note that this does not include any additional space beyond the residential needs such as dining or academic space.

EXHIBIT 13. PRELIMINARY BUILDING PROGRAM: 600 – 800 BEDS

Preliminary Building Program	600 Beds		800 Beds	
	Beds	SF	Beds	SF
Semi-Suites				
2BR Single Occupancy	44	9,900	48	10,800
2BR Double Occupancy	208	28,600	232	31,900
Pod-Style				
Single-Occupancy Bedrooms	32	4,800	44	6,600
Double-Occupancy Bedrooms	300	33,750	452	50,850
Individual Use Bathroom	42	3,360	60	4,800
RA Bedrooms	16	3,200	22	4,400
Resident Amenity / Support Spaces		10,480		10,480
Building Management		1,160		1,160
Total Net Square Footage		98,600		124,300
Building Core & Circulation	65%	53,100		66,900
Gross Square Footage		151,700		191,200
Gross Square Footage Per Occupant (Bed)		253		240

Capital Budget

Capital budgets for the first phase were developed to inform the financial model and implementation options. A summary of the preliminary capital budgets are shown in **Exhibit 14** to highlight the range of potential costs associated with this project depending on the ultimate size of the facility. Note that the following assumptions were used to develop these costs; a facility opening of 2021 and that university financing would be utilized.

EXHIBIT 14. PRELIMINARY CAPITAL BUDGETS: 600 – 800 BEDS

Preliminary Capital Budget	600 Beds	800 Beds
Hard Costs	\$39,999,000	\$49,993,000
Soft Costs	\$14,245,000	\$17,975,000
Total Project Costs	\$55,058,000	\$68,988,000
Total Project Costs / SF	\$363	\$361

Operating Pro Forma

A summary of the first phase operating performance, on a standalone basis, is shown in **Exhibit 15**. Operating expenses were developed based on existing expenses within ISU residence halls. The new debt service obligation was developed based on the total project costs financed at a 5% interest rate and 30-year debt term.

ISU housing's system-wide financial performance is shown **Appendix C**.

EXHIBIT 15. OPERATING PRO FORMA SUMMARY: 600 – 800 BEDS

Operating Pro Forma	600 Beds	800 Beds
Year 1 Performance		
Revenue	\$5,463,000	\$6,985,000
Expenses	\$2,521,000	\$3,355,000
NOI	\$2,942,000	\$3,630,000
Debt Service Payment	\$3,582,000	\$4,488,000
Debt Coverage Ratio (Year 1)	0.82	0.81
Debt Coverage Ratio (Year 10)	1.07	1.06

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APPENDIX A

SAV Story



STRATEGIC ASSET VALUE STORY

A Strategic Asset Value (“SAV”) session in relation to the University Housing Master Plan was conducted with key Illinois State University stakeholders on April 4, 2017. The purpose of the session was to discuss independent strategic objectives related to student housing. The intent of the discussion was:

- ◆ To involve university stakeholders in the planning process;
- ◆ To align the objectives of student housing with the university’s permanent ideals to ensure implementation consistency; and,
- ◆ NOT to modify the university’s mission or introduce new values.

The following individuals represented campus stakeholders in the initial visioning session:

- ◆ **Levester Johnson** – Vice President for Student Affairs
- ◆ **Bill Legett** – Interim Director Event Management, Dining, and Hospitality
- ◆ **Bridget Reeland** – Associate Director of Housing
- ◆ **Daniel Enomoto** – IT Tech Associate
- ◆ **David Gill** – Director Facilities, Planning, and Construction
- ◆ **Deb Smitley** – Senior Associate VP Planning, Finance, and Facilities
- ◆ **Jana Albrecht** – Interim VP Enrollment Management
- ◆ **Kathy Johnston** – Associate Director of Business Operations, Housing
- ◆ **Katy Killian** – Assistant Vice President for Student Affairs
- ◆ **Rick Kentzler** – University Architect
- ◆ **Rob Bailey** – Director of Student Affairs IT
- ◆ **Sally Nadeau** – Housing Complex Coordinator
- ◆ **Stacey Mwilambwe** – Director of Housing
- ◆ **Steve Lancaster** – Facilities Management
- ◆ **Wendy Bates** – Executive Director of Business Operations

Based on the results of the SAV session, B&D created the SAV Story for Student Housing to ensure that “all of the student housing objectives are expressed in specific terms that demonstrate their relevance to furthering the institution’s mission, reinforcing campus values, responding to institutional commitments, and improving the institution’s competitive position in the market.”

The SAV Story is comprised of the following four chapters:

- ◆ Quantity & Location of Student Housing
- ◆ Target Market, Unit Typology & Programmatic Requirements
- ◆ Financial Accessibility & Quality Reconciliation
- ◆ Required Financial Performance and Institutional Will

The SAV story was reviewed and confirmed by the campus stakeholder representatives. The SAV story serves as the guiding principle throughout the University Housing Master Planning process.

QUANTITY & LOCATION OF STUDENT HOUSING

- ◆ ISU intends to provide a sufficient number of developmentally-appropriate housing options to support the University's two year live-on policy.
 - Targeted capture rates by enrollment level should be consistent with the percentages below
 - Freshmen: **95% - 98%**
 - Sophomores: **75% - 80%** (allows for Greek housing exemption)
 - Living options ranging from developmentally intensive with personalized attention for freshmen to increasing levels of independence shall be available for juniors and seniors desiring to remain on campus.
 - Juniors / Seniors targeted capture rates: **25% - 30%**
 - Graduate student housing has more flexibility with respect to proximity and requires less programmatic support than undergraduate housing, however, should support institutional enrollment goals.
 - Graduate students targeted capture rate: **5% - 10%**
- ◆ Significant quantities of beds should be clustered near the campus core in order to define effective neighborhoods.
 - Integration of quality-of-life facilities (i.e. student center, recreation, dining, health and wellness facilities, etc.) and academic resources will enhance community creation.
 - Location of upperclassman housing should allow for continued on-campus involvement.

TARGET MARKET / UNIT TYPOLOGY / PROGRAMMATIC REQUIREMENTS

- ◆ ISU desires to provide housing for all students wanting to live on campus.
 - A residential experience with intentional academic, co-curricular, and support resources should be provided for freshmen, sophomores, and transfer students.
 - Upperclassmen and graduate student housing should supplement the off-campus market. This housing will provide opportunities for students who need and/or value the nature of development support and engagement opportunities better achieved by living on campus.
- ◆ To house groups requiring special accommodation or support, such as international students, or due to unique circumstances such as health, accessibility, academic program, or financial situation, facilities should provide a diversified mix of unit layouts and room types.
- ◆ Residential communities should promote informal mentorship and support formal mentorship opportunities.
 - In order to complement the structured developmental programs, physical configurations and assignment policies should be designed to promote informal mentorship among the residents.

FINANCIAL ACCESSIBILITY AND QUALITY RECONCILIATION

- ◆ A diverse housing portfolio with options to meet all price points and living preferences will allow ISU to serve a socio-economically diverse student population.
 - Various options priced within a reasonable range should be provided within the same community to allow for integration across socio-economic backgrounds.
- ◆ Quality standards must reflect an awareness of competition from peer institutions and the off-campus market.
 - ISU should continue to highlight their competitive advantages of strong programmatic communities and proximity to campus resources without compromising quality or affordability.

REQUIRED FINANCIAL PERFORMANCE AND INSTITUTIONAL WILL

- ◆ Occupancy Cover Ratios (“OCR”) represent risk profile for each class level:

TARGET MARKET	OCR
Freshmen	1.05x
Sophomores	1.05x
Juniors	1.15x
Seniors	1.25x
Graduate Students	1.5x

- ◆ Utilizing university borrowing capacity, in combination with cash reserves, may be considered for significant capital projects.
- ◆ Public-private partnerships that allow for accelerated delivery, and advantageous risk transfer or other benefits may also be explored.
- ◆ While ISU would be open to housing all students desiring to live on campus they will proceed with caution when building a product type in direct competition with the off-campus market.

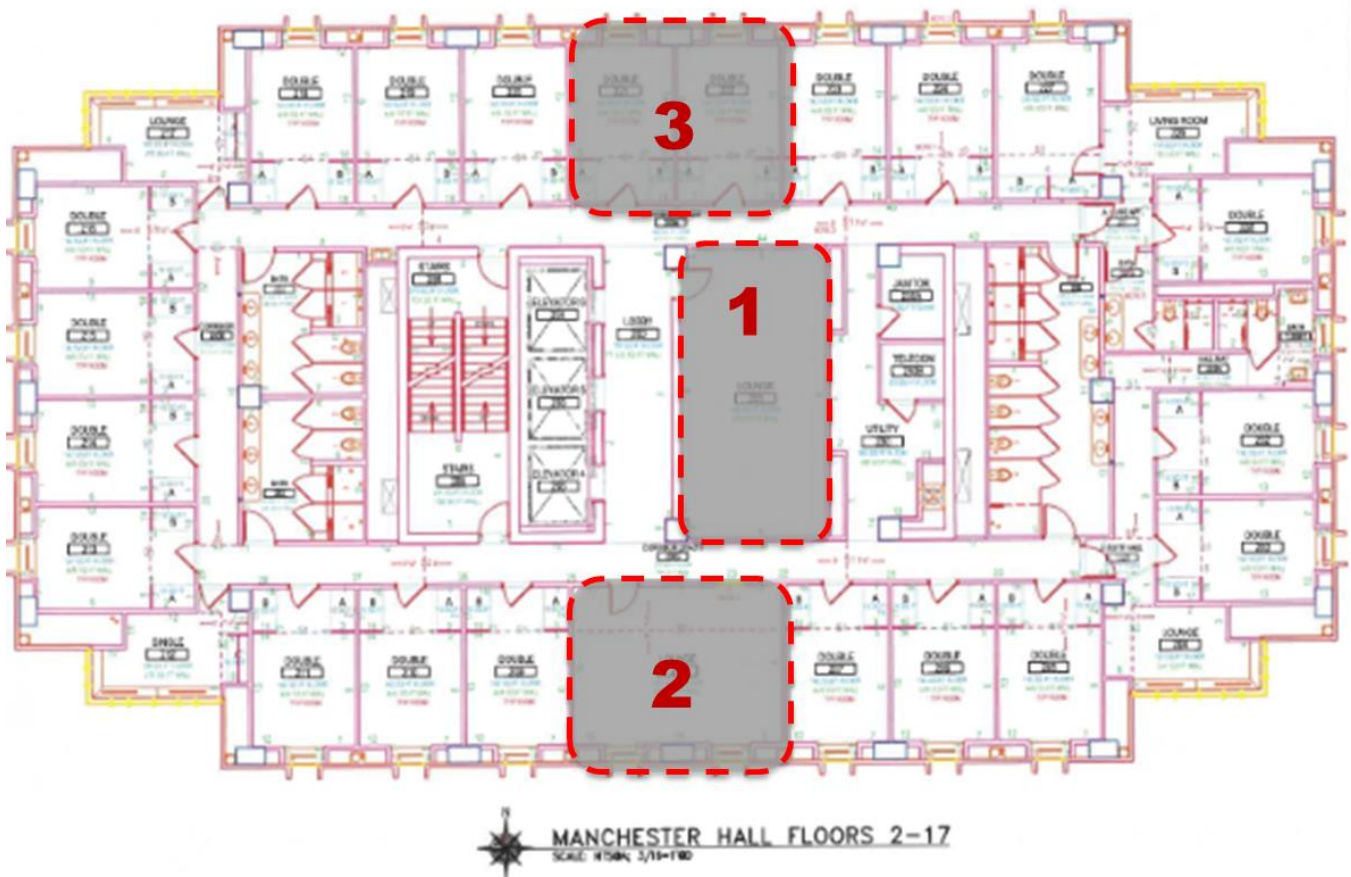
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APPENDIX B

Existing Facility Renovation Concepts



HEWETT & MANCHESTER



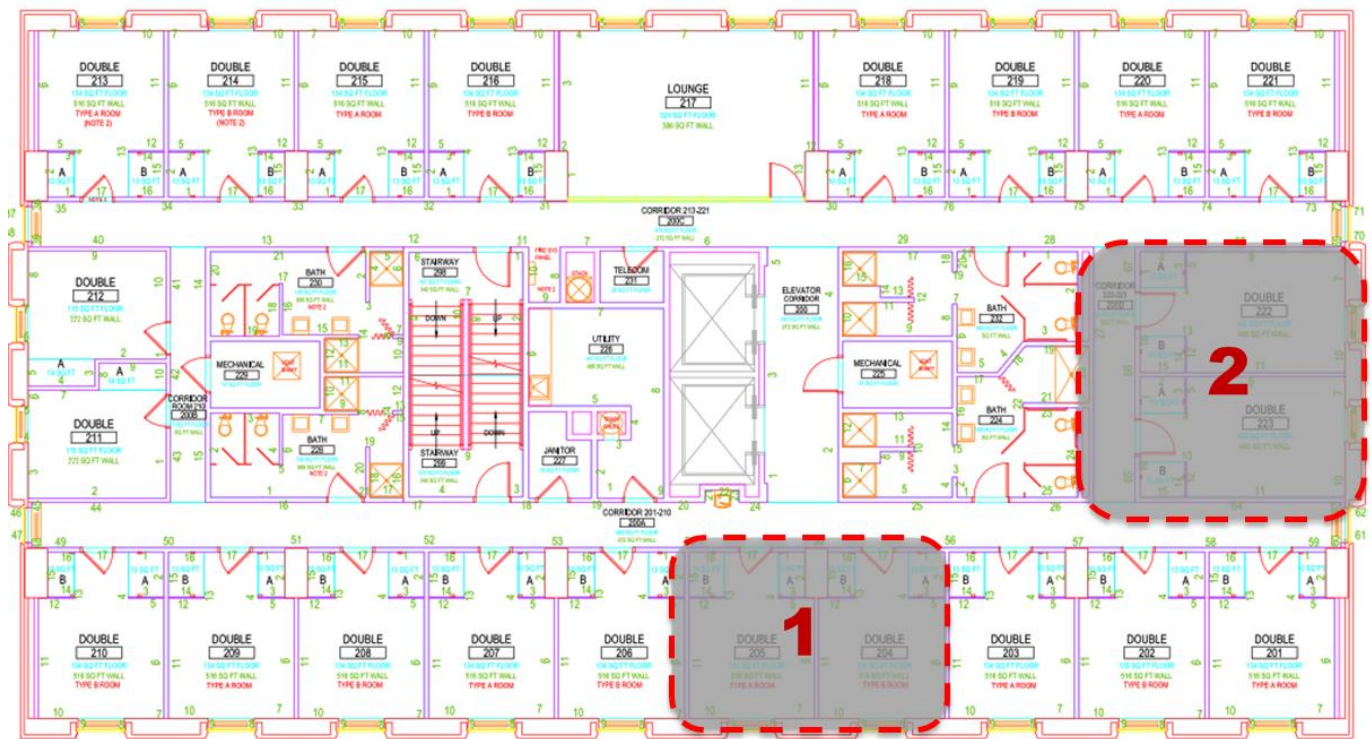
Activate the core to create more socialization opportunities

POSSIBILITIES INCLUDE...

- 1.** Open up lounge space off elevator core
- 2.** Convert other lounge into quiet study room / “Tech Hub” / academic support space
- 3.** Remove 2BRs and create another lounge / study space

Approximate Bed Loss = 256 beds

TRI-TOWERS



**Wright Hall Floor Plan*

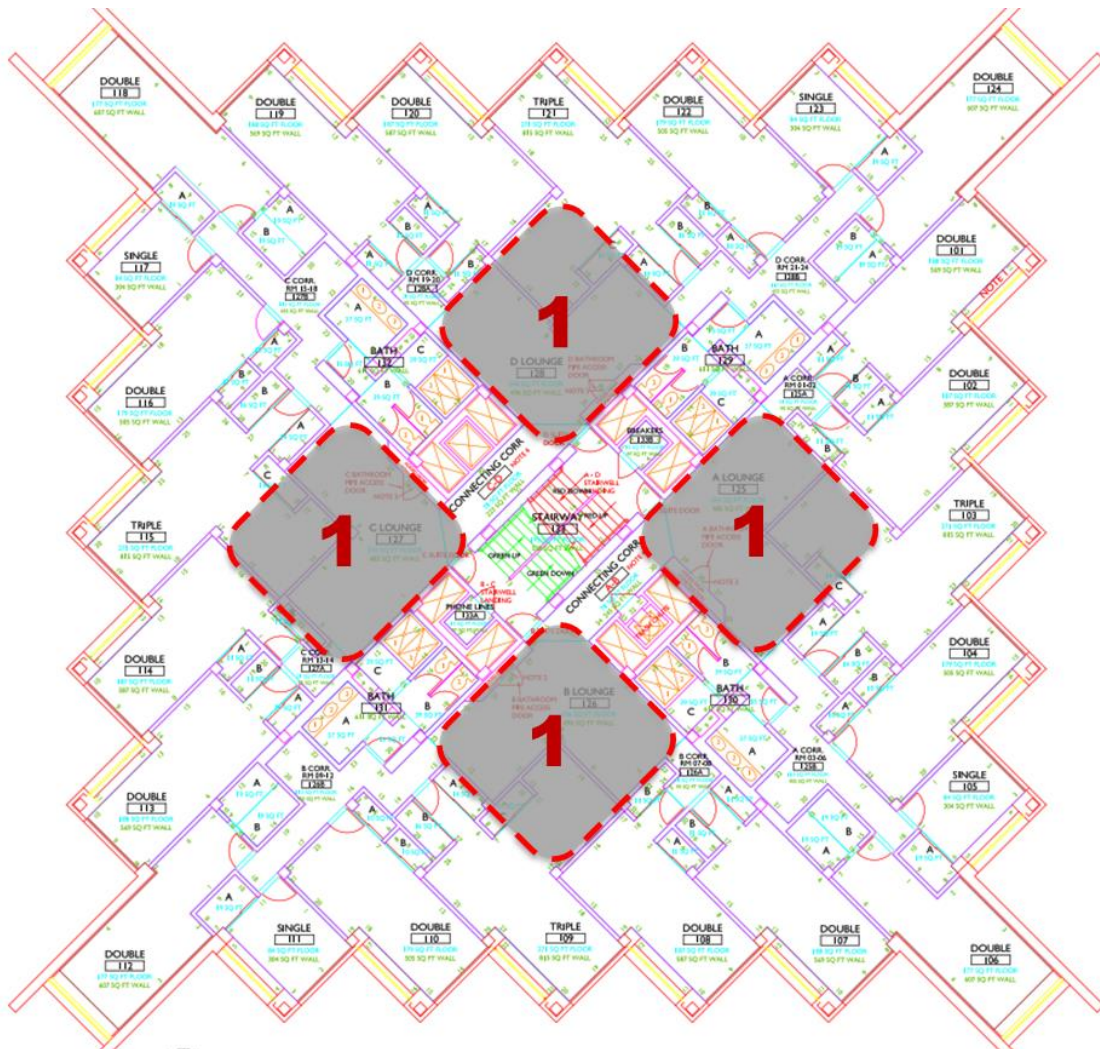
***Provide more outside the bedroom space to
de-densify***

POSSIBILITIES INCLUDE...

- 1.** Open up lounge space off elevator core
- 2.** Remove 2BRs and create another lounge with possible community kitchen for programming needs

Approximate Bed Loss = 240 beds

WATTERSON TOWERS



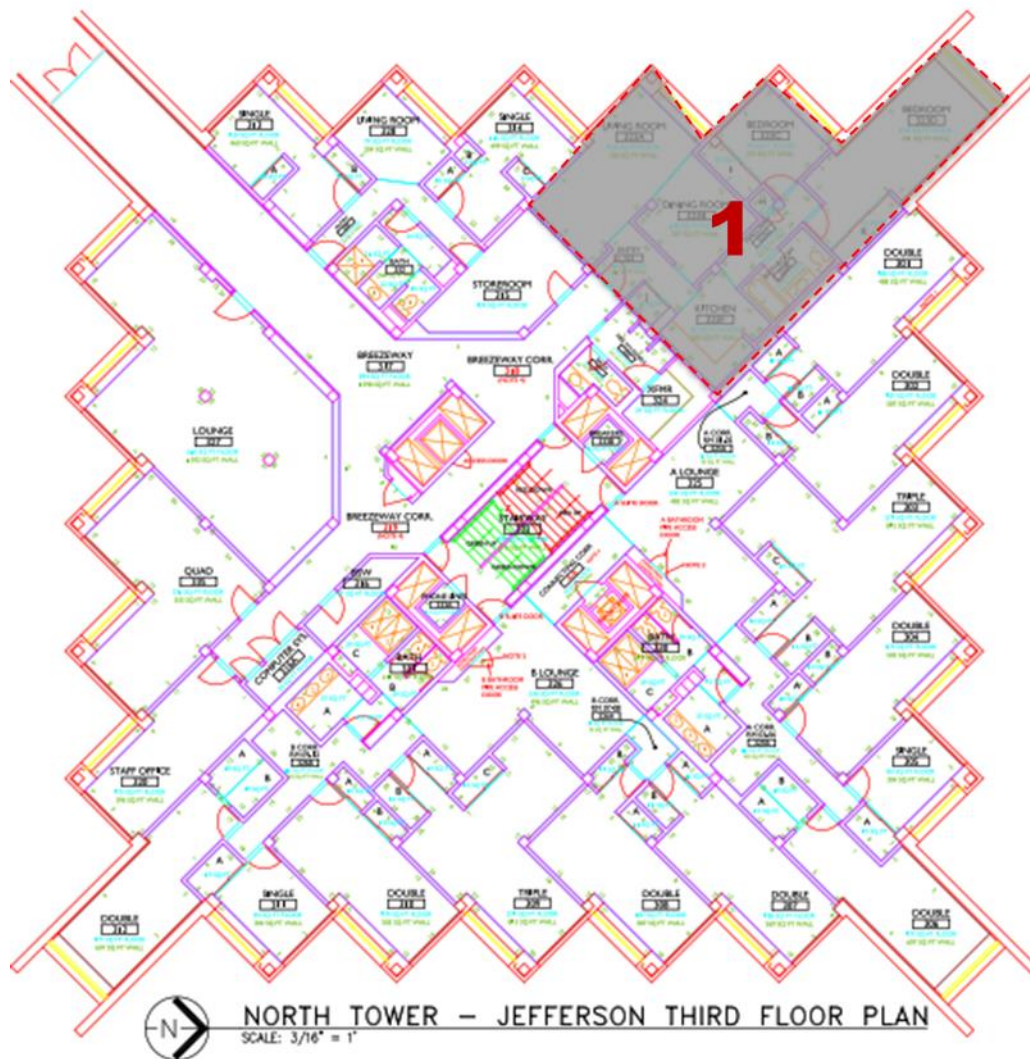
Expand internal pod lounges

POSSIBILITIES INCLUDE...

- 1.** Increase internal lounge space by decreasing SF of triples
- 2.** Triples (currently used as quads) are converted to doubles

Approximate Bed Loss = 360 beds

WATTERSON TOWERS BREEZEWAYS



Faculty in Residence Program

POSSIBILITIES INCLUDE...

- 1.** Utilize existing staff apartments
- 2.** Integrate program with the First-Year experience

No bed loss (staff apartments)



Value Add Extension Opportunity: Provide more shared academic / social space off of lobby & entrance

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APPENDIX C

System-Wide Financial Model Summary

Financial Assumptions

As part of the University Housing Master Plan (“the Plan”), B&D developed a comprehensive economic model reflecting the system wide performance of the first two phases of new on-campus housing. Each existing and new building’s economic model was developed independently by B&D with the ability to adjust multiple variables to test potential project performance. The following outlines the various project assumptions used within the comprehensive economic model.

Student Housing Economics

The student housing models are based on Illinois State’s current housing financials, program assumptions derived from the results of the demand-based programming analysis conducted during the assessment, and B&D’s professional opinion as industry leaders in the planning and implementation of student housing. New projects were modeled on a stand-alone basis and then incorporated in to Illinois State’s housing system. The following outlines the “Plan’s” key milestones, which are illustrated in **Appendix C**:

- ◆ Shelbourne comes offline in fall 2017
- ◆ Shelbourne demolition in fall of 2019 (cost is not included in this model, but assuming \$15/psf for demolition would be approximately \$1.1M)
- ◆ Phase 1 (600 beds of non-apartment units) opening in the fall of 2021
- ◆ De-densification of Watterson by reverting quads into triples (reducing revenue bed occupancy by 180) in the fall of 2021
- ◆ Phase 2 (750 beds of non-apartment units) opening in the fall of 2024

The comprehensive student housing operating pro forma incorporates assumptions contained in the development budget, expense, revenue, and program work sheets and projects operating revenues and expenses, debt service, and cash flow for the system over a twenty-year period. The model contains the following assumptions.

a. Expense Assumptions

- ◆ Expense assumptions represent costs to operate the building, inclusive of personnel and facility operations. These assumptions are based on Illinois State’s 2017 fiscal year (2016-2017 academic year) actuals. Fiscal year 2018 and beyond incorporates Shelbourne overhead reallocations.
 - Expenses are allocated on a per square foot basis
 - Professional staff and other personnel expenses are allocated on a per total bed basis
 - Student staff expenses are allocated on a per revenue bed basis
 - A 3% annual escalation for inflation was applied to all expenses.

b. Revenue Assumptions

- ◆ The system wide Model begins at the 2016-2017 academic year utilizing the fall 2016 housing rental rates for ISU’s existing facilities
- ◆ The following annual increase for inflation was applied to the existing housing system revenues

- A 1.5% applied to all existing residence halls
- A 1% applied all existing apartment facilities
- A 3% annual increase for inflation was applied to all other revenues
- ◆ New project rental rates are based on rates surveyed with students during the fall 2017 semester. The following are additional new project revenue assumptions:
 - Academic-year lease
 - Furnished units
 - 95% opening year and stabilized occupancy rate
 - \$120/ bed summer conference revenue assumption
 - 3% annual increase for inflation

c. Development Assumptions

- ◆ New project development assumptions are separated into three categories, hard costs, soft costs, and financing costs. Development assumptions represent professional opinions of B&D and are based on previous student housing experience and existing Illinois State conditions. Costs associated with project funding are subject to change based on future implementation and / or funding structures and requirements.
- ◆ Phase one & phase two were modeled using the same development assumptions and rental rates:
 - The new projects assumed university-financing with 5% interest and 30-year debt term
 - \$235 per square foot hard construction cost
 - 15% project contingency
 - 1.5% financing fees

Hall Matrix

(Academic Year)	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Residential Facility												
Watterson	On-Line	On-Line	On-Line	On-Line	Renovation	Renovation	Renovation	Renovation	Renovation	Renovation	Renovation	Renovation
Hewett & Manchester	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line
Tri-Towers	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line
Cardinal Court	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line
Fell/ School	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line
Shelbourne	On-Line	Off-Line	Off-Line	Demolition	Off-Line	Off-Line	Off-Line	Off-Line	Off-Line	Off-Line	Off-Line	Off-Line
Phase 1	Off-Line	Off-Line	Off-Line	Off-Line	New Housing	New Housing	New Housing	New Housing	New Housing	New Housing	New Housing	New Housing
Phase 2	Off-Line	Off-Line	Off-Line	Off-Line	Off-Line	Off-Line	Off-Line	New Housing	New Housing	New Housing	New Housing	New Housing

*Watterson renovation refers to de-densification (180 quads back to triples)

Existing Beds	6,004	5,904	5,904	5,904	5,904	5,904	5,904	5,904	5,904	5,904	5,904	5,904
New/Renovated TOTAL Beds	0	0	0	0	600	600	600	1,350	1,350	1,350	1,350	1,350
Total Beds	6,004	5,904	5,904	5,904	6,504	6,504	6,504	7,254	7,254	7,254	7,254	7,254
Total Revenue Beds	5,881	5,781	5,781	5,781	6,365	6,365	6,365	7,095	7,095	7,095	7,095	7,095

ILLINOIS STATE UNIVERSITY
Housing Master Plan
Financial Analysis
SUMMARY PRO FORMA

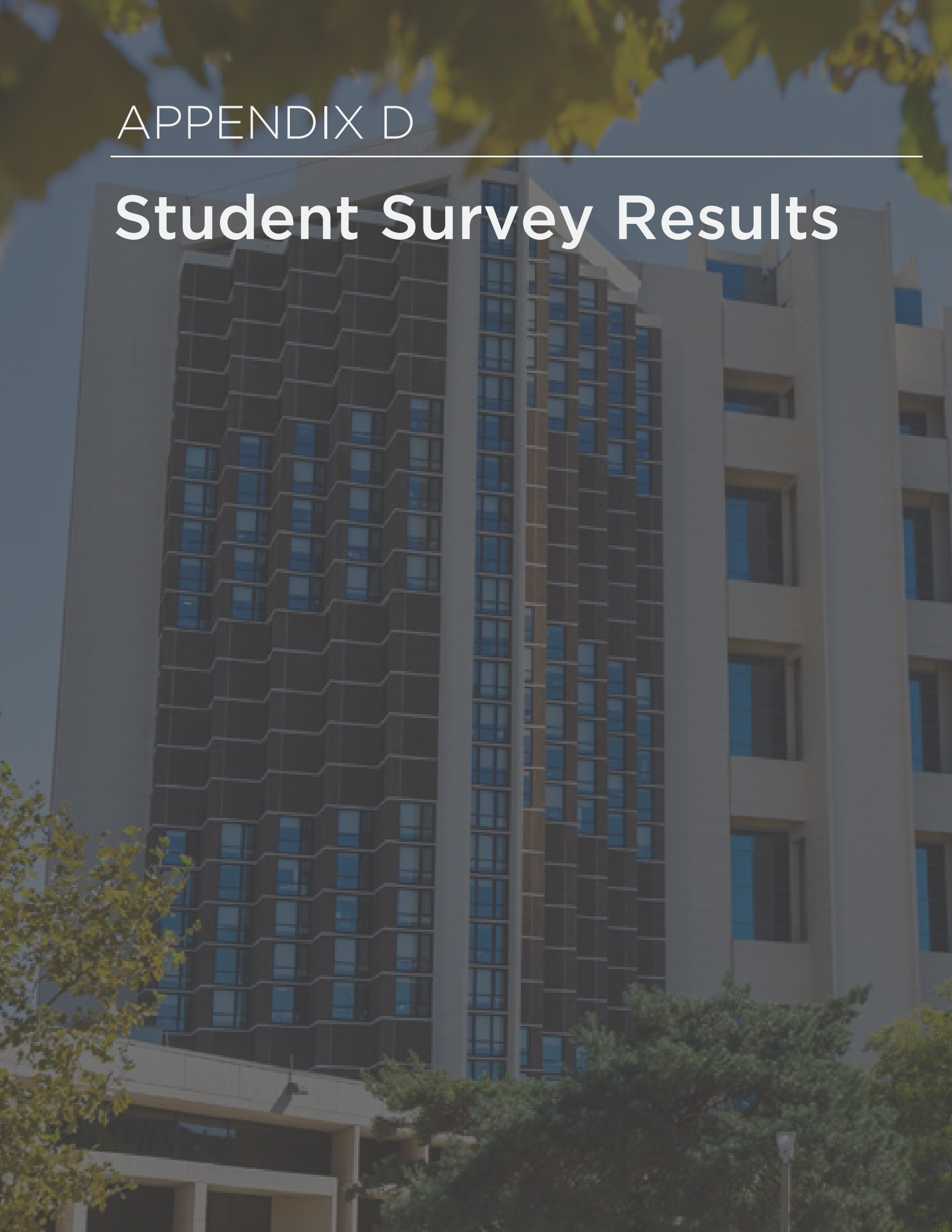
Pro Forma (Academic Year)	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030
Pro Forma													
Existing Res Hall Square Feet	1,199,916	1,199,916	1,199,916	1,199,916	1,199,916	1,199,916	1,199,916	1,199,916	1,199,916	1,199,916	1,199,916	1,199,916	1,199,916
Cardinal Court	289,385	289,385	289,385	289,385	289,385	289,385	289,385	289,385	289,385	289,385	289,385	289,385	289,385
Fell/School	43,956	43,956	43,956	43,956	43,956	43,956	43,956	43,956	43,956	43,956	43,956	43,956	43,956
Existing Square feet	1,533,257	1,533,257	1,533,257	1,533,257	1,533,257	1,533,257	1,533,257	1,533,257	1,533,257	1,533,257	1,533,257	1,533,257	1,533,257
New Housing Square feet	0	0	0	0	151,700	151,700	151,700	303,400	303,400	303,400	303,400	303,400	303,400
Total Square Feet	1,533,257	1,533,257	1,533,257	1,533,257	1,684,957	1,684,957	1,684,957	1,836,657	1,836,657	1,836,657	1,836,657	1,836,657	1,836,657
Total Existing Beds	5,904	5,904	5,904	5,904	5,904	5,904	5,904	5,904	5,904	5,904	5,904	5,904	5,904
Total New Beds	0	0	0	0	600	600	600	1,350	1,350	1,350	1,350	1,350	1,350
Total Beds	5,904	5,904	5,904	5,904	6,504	6,504	6,504	7,254	7,254	7,254	7,254	7,254	7,254
REVENUES													
Academic Year Student Room Rent	\$ 27,986,000	\$ 36,191,000	\$ 36,692,000	\$ 37,200,000	\$ 41,977,000	\$ 42,644,000	\$ 43,322,000	\$ 51,177,000	\$ 52,094,000	\$ 53,030,000	\$ 53,986,000	\$ 54,962,000	\$ 55,959,000
Summer Revenue	\$ 55,900	\$ 59,300	\$ 61,100	\$ 62,900	\$ 64,800	\$ 66,800	\$ 68,800	\$ 70,900	\$ 73,000	\$ 75,200	\$ 77,400	\$ 79,700	\$ 82,100
Conference - Room Rev.	\$ 602,000	\$ 620,000	\$ 638,000	\$ 658,000	\$ 745,000	\$ 768,000	\$ 791,000	\$ 900,000	\$ 927,000	\$ 955,000	\$ 984,000	\$ 1,013,000	\$ 1,044,000
Other Revenues	\$ 2,857,806	\$ 2,145,002	\$ 2,209,352	\$ 2,275,632	\$ 2,457,901	\$ 2,531,218	\$ 2,607,645	\$ 2,829,244	\$ 2,913,082	\$ 3,000,224	\$ 3,090,741	\$ 3,182,703	\$ 3,278,184
Other Revenues (Existing)	\$ 2,857,806	\$ 2,145,002	\$ 2,209,352	\$ 2,275,632	\$ 2,343,901	\$ 2,414,218	\$ 2,486,645	\$ 2,561,244	\$ 2,638,082	\$ 2,717,224	\$ 2,798,741	\$ 2,882,703	\$ 2,969,184
Other Revenues (New Housing)	\$ -	\$ -	\$ -	\$ -	\$ 114,000	\$ 117,000	\$ 121,000	\$ 268,000	\$ 275,000	\$ 283,000	\$ 292,000	\$ 300,000	\$ 309,000
TOTAL REVENUES	\$ 31,502,000	\$ 39,015,000	\$ 39,601,000	\$ 40,196,000	\$ 45,245,000	\$ 46,010,000	\$ 46,789,000	\$ 54,977,000	\$ 56,007,000	\$ 57,060,000	\$ 58,138,000	\$ 59,238,000	\$ 60,364,000
EXPENSES													
Personnel Expenses													
Professional Staff	\$ 5,559,000	\$ 5,968,000	\$ 6,147,000	\$ 6,331,000	\$ 7,262,000	\$ 7,481,000	\$ 7,705,000	\$ 8,949,000	\$ 9,217,000	\$ 9,493,000	\$ 9,779,000	\$ 10,072,000	\$ 10,374,000
Student Staff	\$ 775,000	\$ 885,000	\$ 912,000	\$ 939,000	\$ 1,073,000	\$ 1,105,000	\$ 1,139,000	\$ 1,318,000	\$ 1,358,000	\$ 1,398,000	\$ 1,441,000	\$ 1,484,000	\$ 1,528,000
Other Personnel Expenses	\$ 86,000	\$ 94,000	\$ 97,000	\$ 99,000	\$ 114,000	\$ 118,000	\$ 121,000	\$ 141,000	\$ 145,000	\$ 149,000	\$ 154,000	\$ 159,000	\$ 163,000
Total Personnel Expenses	\$ 6,420,000	\$ 6,947,000	\$ 7,155,000	\$ 7,370,000	\$ 8,450,000	\$ 8,704,000	\$ 8,966,000	\$ 10,408,000	\$ 10,719,000	\$ 11,041,000	\$ 11,374,000	\$ 11,714,000	\$ 12,065,000
Non-Personnel Expenses													
Utilities	\$ 2,095,000	\$ 2,735,000	\$ 2,788,000	\$ 2,872,000	\$ 3,235,000	\$ 3,332,000	\$ 3,432,000	\$ 3,914,000	\$ 4,031,000	\$ 4,152,000	\$ 4,277,000	\$ 4,405,000	\$ 4,537,000
Janitorial	\$ 338,000	\$ 351,000	\$ 361,000	\$ 372,000	\$ 430,000	\$ 443,000	\$ 456,000	\$ 533,000	\$ 549,000	\$ 566,000	\$ 584,000	\$ 601,000	\$ 619,000
Facilities Management - physical plant	\$ 1,336,000	\$ 1,425,000	\$ 1,467,000	\$ 1,511,000	\$ 1,734,000	\$ 1,785,000	\$ 1,838,000	\$ 2,136,000	\$ 2,200,000	\$ 2,266,000	\$ 2,334,000	\$ 2,404,000	\$ 2,476,000
Telecommunications	\$ 1,488,000	\$ 1,795,000	\$ 1,849,000	\$ 1,904,000	\$ 2,166,000	\$ 2,231,000	\$ 2,298,000	\$ 2,647,000	\$ 2,726,000	\$ 2,809,000	\$ 2,893,000	\$ 2,979,000	\$ 3,068,000
Miscellaneous Non-Personnel	\$ 3,891,000	\$ 5,837,000	\$ 5,969,000	\$ 6,149,000	\$ 6,857,000	\$ 7,083,000	\$ 7,274,000	\$ 8,208,000	\$ 8,454,000	\$ 8,699,000	\$ 8,928,000	\$ 9,238,000	\$ 9,516,000
Univ. Overhead and Allocations	\$ 3,184,000	\$ 3,640,000	\$ 3,749,000	\$ 3,857,000	\$ 4,406,000	\$ 4,538,000	\$ 4,674,000	\$ 5,405,000	\$ 5,567,000	\$ 5,734,000	\$ 5,906,000	\$ 6,084,000	\$ 6,266,000
501c3 Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Audit Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Personnel Expenses	\$ 12,333,000	\$ 15,781,000	\$ 16,185,000	\$ 16,666,000	\$ 18,828,000	\$ 19,392,000	\$ 19,972,000	\$ 22,843,000	\$ 23,528,000	\$ 24,235,000	\$ 24,963,000	\$ 25,711,000	\$ 26,482,000
TOTAL EXPENSES	\$ 18,753,000	\$ 22,728,000	\$ 23,340,000	\$ 24,035,000	\$ 27,277,000	\$ 28,095,000	\$ 28,938,000	\$ 33,251,000	\$ 34,248,000	\$ 35,276,000	\$ 36,337,000	\$ 37,425,000	\$ 38,548,000
Net Operating Income	\$ 12,749,000	\$ 16,287,000	\$ 16,261,000	\$ 16,161,000	\$ 17,968,000	\$ 17,915,000	\$ 17,851,000	\$ 21,726,000	\$ 21,759,000	\$ 21,784,000	\$ 21,801,000	\$ 21,813,000	\$ 21,816,000

DEBT SERVICE	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Existing Debt Service	\$ 2,400,696	\$ 5,589,392	\$ 5,585,804	\$ 5,587,477	\$ 5,588,482	\$ 5,589,400	\$ 5,589,063	\$ 5,589,054	\$ 5,587,304	\$ 5,585,129	\$ 5,590,853	\$ 5,592,714	\$ 5,594,750
New Debt Service	\$ -	\$ -	\$ -	\$ -	\$ 3,582,000	\$ 3,582,000	\$ 3,582,000	\$ 8,278,000	\$ 8,278,000	\$ 8,278,000	\$ 8,278,000	\$ 8,278,000	\$ 8,278,000
TOTAL DEBT SERVICE	\$ 2,400,696	\$ 5,589,392	\$ 5,585,804	\$ 5,587,477	\$ 9,170,482	\$ 9,171,400	\$ 9,171,063	\$ 13,867,054	\$ 13,865,304	\$ 13,863,129	\$ 13,868,853	\$ 12,100,714	\$ 11,469,750
Debt Coverage Ratio	5.3	2.9	2.9	2.89	1.96	1.95	1.95	1.57	1.57	1.57	1.57	1.80	1.90
Designated Reserve Contribution (\$4 / GSF)	\$ 6,133,028	\$ 6,133,028	\$ 6,133,028	\$ 6,133,028	\$ 6,739,828	\$ 6,739,828	\$ 6,739,828	\$ 7,346,628	\$ 7,346,628	\$ 7,346,628	\$ 7,346,628	\$ 7,346,628	\$ 7,346,628
TOTAL CASH FLOW	\$ 4,215,000	\$ 4,565,000	\$ 4,542,000	\$ 4,440,000	\$ 2,058,000	\$ 2,004,000	\$ 1,940,000	\$ 512,000	\$ 547,000	\$ 574,000	\$ 586,000	\$ 2,366,000	\$ 3,000,000
Cash Flow After Debt Service (surplus)	\$ 8,948,000	\$ 13,513,000	\$ 18,055,000	\$ 22,495,000	\$ 24,553,000	\$ 26,557,000	\$ 28,497,000	\$ 29,009,000	\$ 29,556,000	\$ 30,130,000	\$ 30,716,000	\$ 33,082,000	\$ 36,082,000
Cumulative Cash Flow After Debt Service													

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APPENDIX D

Student Survey Results



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Illinois State University - Fall 2017 - Student Housing Master Plan Survey

Total Respondents: 1925

Q1. What is your class standing?			
Count	Percent		
567	29.45%	<div><div></div></div>	First-Time Freshman
458	23.79%	<div><div></div></div>	Sophomore
384	19.95%	<div><div></div></div>	Junior
346	17.97%	<div><div></div></div>	Senior
149	7.74%	<div><div></div></div>	Graduate
5	0.26%	<div><div></div></div>	Non-Degree Seeking Graduate
5	0.26%	<div><div></div></div>	Non-Degree Seeking Undergrad
11	0.57%	<div><div></div></div>	Other (please specify)
1925	Respondents		

Q2. What is your current enrollment status?			
Count	Percent		
1862	96.73%	<div><div></div></div>	Full time
63	3.27%	<div><div></div></div>	Part time
1925	Respondents		

Q3. Where are you currently living while attending Illinois State University this semester (fall 2017)?			
Count	Percent		
1008	52.36%	<div><div></div></div>	On campus (university housing: Watterson Towers, Tri-Towers, Cardinal Court, etc.)
917	47.64%	<div><div></div></div>	Off campus
1925	Respondents		

Q4. Were you required to live on-campus this semester (fall 2017)?			
Count	Percent		
323	73.41%	<div><div></div></div>	Yes
117	26.59%	<div><div></div></div>	No
440	Respondents		

Q5. How important was the availability of on-campus housing in your decision to attend Illinois State University?			
Count	Percent		
690	36.32%	<div><div></div></div>	Very important
673	35.42%	<div><div></div></div>	Important
400	21.05%	<div><div></div></div>	Unimportant
137	7.21%	<div><div></div></div>	Very unimportant
1900	Respondents		

Q6. In which years have you lived in Illinois State University's student housing? SELECT ALL THAT APPLY, including partial years and this current semester.

Count	Respondent %	Response %		
326	17.18%	12.22%		None
1414	74.50%	53.02%		Freshman year
756	39.83%	28.35%		Sophomore year
108	5.69%	4.05%		Junior year
43	2.27%	1.61%		Senior year (including fifth year and beyond)
20	1.05%	0.75%		Graduate/professional year(s)
1898	Respondents			
2667	Responses			

Q7. Based on your Illinois State University on-campus housing experience, please indicate your level of agreement with each of the following statements: - Living on campus helped acclimate me to life at Illinois State University.

Count	Percent		
749	50.27%		Strongly agree
638	42.82%		Agree
72	4.83%		Disagree
31	2.08%		Strongly disagree
1490	Respondents		

Q8. Based on your Illinois State University on-campus housing experience, please indicate your level of agreement with each of the following statements: - Living on campus provided me with a sense of community.

Count	Percent		
623	42.15%		Strongly agree
641	43.37%		Agree
153	10.35%		Disagree
61	4.13%		Strongly disagree
1478	Respondents		

Q9. Based on your Illinois State University on-campus housing experience, 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		
449	30.38%		Strongly agree
744	50.34%		Agree
224	15.16%		Disagree
61	4.13%		Strongly disagree
1478	Respondents		

Q10. Based on your Illinois State University on-campus housing experience, please indicate your level of agreement with each of the following statements: - Living on campus provided me with a safe, secure environment.

Count	Percent		
658	44.85%		Strongly agree
695	47.38%		Agree
90	6.13%		Disagree
24	1.64%		Strongly disagree
1467	Respondents		

Q11. Based on your Illinois State University on-campus housing experience, please indicate your level of agreement with each of the following statements: - Living on campus provided me with leadership opportunities.

Count	Percent		
313	21.34%		Strongly agree
602	41.04%		Agree
455	31.02%		Disagree
97	6.61%		Strongly disagree
1467	Respondents		

Q12. Based on your Illinois State University on-campus housing experience, please indicate your level of agreement with each of the following statements: - Living on campus introduced me to new friends.

Count	Percent		
805	54.69%		Strongly agree
532	36.14%		Agree
99	6.73%		Disagree
36	2.45%		Strongly disagree
1472	Respondents		

Q13. Based on your Illinois State University on-campus housing experience, please indicate your level of agreement with each of the following statements: - Living on campus provided me with a convenient living option.

Count	Percent		
832	56.41%		Strongly agree
534	36.20%		Agree
77	5.22%		Disagree
32	2.17%		Strongly disagree
1475	Respondents		

Q14. Based on your Illinois State University on-campus housing experience, 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		
264	18.00%		Strongly agree
546	37.22%		Agree
433	29.52%		Disagree
224	15.27%		Strongly disagree
1467	Respondents		

Q15. Based on your Illinois State University on-campus housing experience, 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		
487	32.95%		Strongly agree
734	49.66%		Agree
211	14.28%		Disagree
46	3.11%		Strongly disagree
1478	Respondents		

Q16. Based on your Illinois State University on-campus housing experience, please indicate your level of agreement with each of the following statements: - Living on campus enhanced my overall experience at Illinois State University.

Count	Percent		
609	41.09%	<div><div></div></div>	Strongly agree
682	46.02%	<div><div></div></div>	Agree
130	8.77%	<div><div></div></div>	Disagree
61	4.12%	<div><div></div></div>	Strongly disagree
1482	Respondents		

Q17. Compared to other college or university student housing with which you are familiar, how would you rate Illinois State University's student housing?

Count	Percent		
268	14.67%	<div><div></div></div>	Very satisfactory
1021	55.88%	<div><div></div></div>	Satisfactory
163	8.92%	<div><div></div></div>	Unsatisfactory
34	1.86%	<div><div></div></div>	Very unsatisfactory
341	18.66%	<div><div></div></div>	Not familiar with any other college or university student housing
1827	Respondents		

Q18. Where do you currently reside on campus?

Count	Percent		
104	10.98%	<div><div></div></div>	Cardinal Court
155	16.37%	<div><div></div></div>	Tri-Towers
133	14.04%	<div><div></div></div>	Hewett
148	15.63%	<div><div></div></div>	Manchester
391	41.29%	<div><div></div></div>	Watterson Towers
16	1.69%	<div><div></div></div>	Fell/School Apartments
947	Respondents		

Q19. In which Cardinal Court building community do you reside on campus?

Count	Percent		
10	9.62%	<div><div></div></div>	Birch
27	25.96%	<div><div></div></div>	Cypress
20	19.23%	<div><div></div></div>	Dogwood
32	30.77%	<div><div></div></div>	Evergreen
15	14.42%	<div><div></div></div>	Fir
104	Respondents		

Q20. In which Tri-Towers building community do you reside on campus?

Count	Percent		
55	35.48%	<div><div></div></div>	Wilkins
53	34.19%	<div><div></div></div>	Haynie
47	30.32%	<div><div></div></div>	Wright
155	Respondents		

Q21. Do you currently live in a Hewett or Manchester TLLC?			
Count	Percent		
188	66.90%	<div><div></div></div>	Yes
93	33.10%	<div><div></div></div>	No
281	Respondents		

Q22. In which Watterson Towers house do you reside on campus?			
Count	Percent		
41	10.49%	<div><div></div></div>	Adams
40	10.23%	<div><div></div></div>	Clay
42	10.74%	<div><div></div></div>	Jefferson
44	11.25%	<div><div></div></div>	Madison
32	8.18%	<div><div></div></div>	Marshall
47	12.02%	<div><div></div></div>	Monroe
30	7.67%	<div><div></div></div>	Pickering
41	10.49%	<div><div></div></div>	Randolph
31	7.93%	<div><div></div></div>	Smith
43	11.00%	<div><div></div></div>	Van Buren
391	Respondents		

Q23. In which Fell/School apartment building do you reside on campus?			
Count	Percent		
1	6.25%	<div><div></div></div>	209 Fell Avenue
4	25.00%	<div><div></div></div>	211 Fell Avenue
11	68.75%	<div><div></div></div>	302 School Street
16	Respondents		

Q24. Where do you currently live off campus?			
Count	Percent		
683	77.88%	<div><div></div></div>	Apartment/condo/townhouse rented
3	0.34%	<div><div></div></div>	Apartment/condo/townhouse owned by me or my spouse/partner
6	0.68%	<div><div></div></div>	Apartment/condo/townhouse owned by a family member other than a spouse/partner
6	0.68%	<div><div></div></div>	Individual room rented in a house
40	4.56%	<div><div></div></div>	Sorority/fraternity house
45	5.13%	<div><div></div></div>	House rented
25	2.85%	<div><div></div></div>	House owned by me or my spouse/partner
62	7.07%	<div><div></div></div>	House owned by a family member other than a spouse/partner
7	0.80%	<div><div></div></div>	Other (please specify)
877	Respondents		


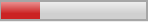

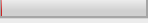
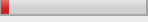
Q25. In which apartment complex do you reside?

Count	Percent		
3	0.46%	<div><div></div></div>	408 W Vernon
3	0.46%	<div><div></div></div>	801 S University
0	0.00%	<div><div></div></div>	Bayberry Village Apartments
1	0.15%	<div><div></div></div>	Briarwood II
6	0.91%	<div><div></div></div>	Campus Point
1	0.15%	<div><div></div></div>	College Park
7	1.06%	<div><div></div></div>	College Place
4	0.61%	<div><div></div></div>	College Station
0	0.00%	<div><div></div></div>	Covington
0	0.00%	<div><div></div></div>	Crestwood Apartments
11	1.67%	<div><div></div></div>	The Edge on Hovey
2	0.30%	<div><div></div></div>	Fairway Apartments
13	1.98%	<div><div></div></div>	The Flats at ISU
2	0.30%	<div><div></div></div>	Fell Quarters
0	0.00%	<div><div></div></div>	The Gables
1	0.15%	<div><div></div></div>	Ironwood Apartments
4	0.61%	<div><div></div></div>	Kensington Suites
0	0.00%	<div><div></div></div>	Lancaster Heights
2	0.30%	<div><div></div></div>	Lincoln Townhouses
1	0.15%	<div><div></div></div>	The Lodge
0	0.00%	<div><div></div></div>	Lofts North End
2	0.30%	<div><div></div></div>	Lofts on Main
8	1.22%	<div><div></div></div>	The Oaks
1	0.15%	<div><div></div></div>	Pine Crest Apartments
0	0.00%	<div><div></div></div>	Rainbow Circle
0	0.00%	<div><div></div></div>	The Remington
4	0.61%	<div><div></div></div>	Sugar Creek
0	0.00%	<div><div></div></div>	Turnberry Square
4	0.61%	<div><div></div></div>	Vernon Stables Apartments (SAMI)
1	0.15%	<div><div></div></div>	Vernon Ridge
0	0.00%	<div><div></div></div>	West Wing Apartments
3	0.46%	<div><div></div></div>	Young America Lofts
574	87.23%	<div><div></div></div>	Other (please specify)
658	Respondents		


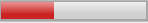
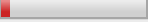
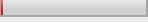
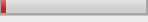
Q26. How would you describe your current living conditions?

Count	Percent		
576	34.41%	<div><div></div></div>	Very satisfactory
954	56.99%	<div><div></div></div>	Satisfactory
121	7.23%	<div><div></div></div>	Unsatisfactory
23	1.37%	<div><div></div></div>	Very unsatisfactory
1674	Respondents		


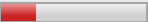
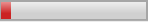
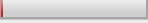
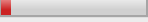
Q27. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Total cost of rent and utilities

Count	Percent		
1070	63.50%		Very important
452	26.82%		Important
54	3.20%		Unimportant
12	0.71%		Very unimportant
97	5.76%		Does not apply
1685	Respondents		

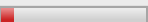
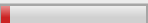

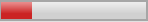

Q28. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of my preferred housing unit type (double room, private room, apartment, suite, etc.)

Count	Percent		
875	52.68%		Very important
604	36.36%		Important
105	6.32%		Unimportant
17	1.02%		Very unimportant
60	3.61%		Does not apply
1661	Respondents		

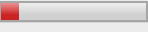
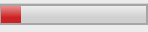
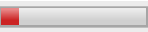


Q29. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Ability to choose my own roommate(s)

Count	Percent		
1017	60.90%		Very important
404	24.19%		Important
115	6.89%		Unimportant
20	1.20%		Very unimportant
114	6.83%		Does not apply
1670	Respondents		

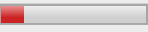
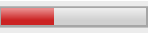



Q30. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Ability to live in Greek housing

Count	Percent		
155	9.25%		Very important
106	6.33%		Important
241	14.39%		Unimportant
357	21.31%		Very unimportant
816	48.72%		Does not apply
1675	Respondents		


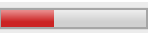
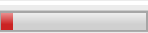

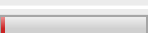
Q31. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of accommodations for persons with disabilities

Count	Percent		
205	12.27%		Very important
230	13.76%		Important
205	12.27%		Unimportant
94	5.63%		Very unimportant
937	56.07%		Does not apply
1671	Respondents		


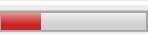

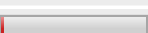

Q32. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Parent's or family's wishes

Count	Percent		
260	15.55%		Very important
614	36.72%		Important
301	18.00%		Unimportant
165	9.87%		Very unimportant
332	19.86%		Does not apply
1672	Respondents		


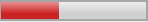

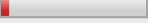
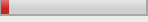
Q33. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to classes

Count	Percent		
846	50.69%		Very important
617	36.97%		Important
140	8.39%		Unimportant
23	1.38%		Very unimportant
43	2.58%		Does not apply
1669	Respondents		

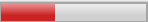
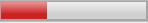
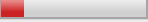
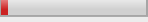
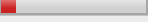
Q34. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Ability to walk to campus

Count	Percent		
955	57.19%		Very important
465	27.84%		Important
153	9.16%		Unimportant
38	2.28%		Very unimportant
59	3.53%		Does not apply
1670	Respondents		


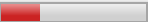
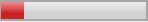
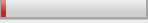
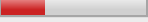
Q35. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to other students

Count	Percent		
469	28.13%		Very important
671	40.25%		Important
347	20.82%		Unimportant
95	5.70%		Very unimportant
85	5.10%		Does not apply
1667	Respondents		

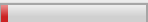

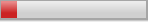
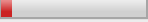

Q36. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to, or availability of, convenient parking or public transportation

Count	Percent		
620	37.17%		Very important
534	32.01%		Important
268	16.07%		Unimportant
78	4.68%		Very unimportant
168	10.07%		Does not apply
1668	Respondents		



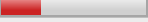
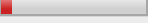
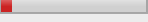
Q37. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to my work

Count	Percent		
388	23.29%		Very important
445	26.71%		Important
264	15.85%		Unimportant
60	3.60%		Very unimportant
509	30.55%		Does not apply
1666	Respondents		


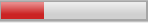
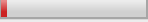
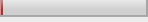
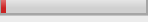
Q38. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to, or availability of, child care

Count	Percent		
77	4.67%		Very important
82	4.97%		Important
183	11.10%		Unimportant
124	7.52%		Very unimportant
1183	71.74%		Does not apply
1649	Respondents		


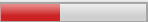
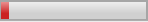
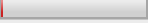
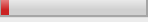
Q39. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to shopping, entertainment, or restaurants

Count	Percent		
245	14.67%		Very important
724	43.35%		Important
458	27.43%		Unimportant
122	7.31%		Very unimportant
121	7.25%		Does not apply
1670	Respondents		

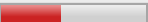

Q40. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of high-speed Internet

Count	Percent		
1023	61.55%		Very important
499	30.02%		Important
67	4.03%		Unimportant
21	1.26%		Very unimportant
52	3.13%		Does not apply
1662	Respondents		

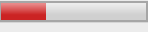
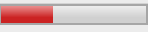
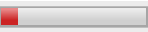


Q41. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Reliability of maintenance and custodial services

Count	Percent		
781	47.05%		Very important
682	41.08%		Important
94	5.66%		Unimportant
18	1.08%		Very unimportant
85	5.12%		Does not apply
1660	Respondents		

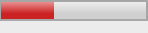
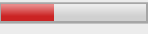
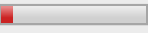
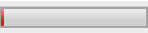

Q42. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Opportunity to live in a building that has the physical features I desire (furnished, modern, well maintained, attractive, etc.)

Count	Percent		
698	41.65%		Very important
682	40.69%		Important
178	10.62%		Unimportant
37	2.21%		Very unimportant
81	4.83%		Does not apply
1676	Respondents		

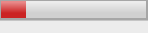
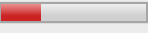
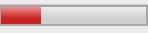


Q43. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Flexible lease/rental terms

Count	Percent		
521	31.29%		Very important
600	36.04%		Important
195	11.71%		Unimportant
32	1.92%		Very unimportant
317	19.04%		Does not apply
1665	Respondents		

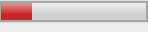
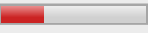
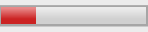


Q44. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a good building manager or landlord

Count	Percent		
612	36.87%		Very important
608	36.63%		Important
141	8.49%		Unimportant
30	1.81%		Very unimportant
269	16.20%		Does not apply
1660	Respondents		

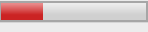
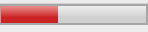
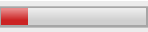


Q45. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of educational opportunities (lecture/ speaker series, workshops, training programs, etc.)

Count	Percent		
288	17.31%		Very important
456	27.40%		Important
466	28.00%		Unimportant
223	13.40%		Very unimportant
231	13.88%		Does not apply
1664	Respondents		

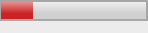
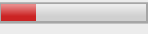
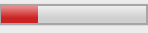
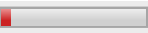

Q46. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of leadership opportunities (jobs, internships, mentorships, tutoring, etc.)

Count	Percent		
349	21.10%		Very important
488	29.50%		Important
403	24.37%		Unimportant
197	11.91%		Very unimportant
217	13.12%		Does not apply
1654	Respondents		

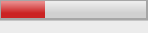
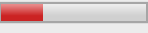
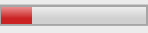


Q47. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Minimal rules and supervision (quiet hours, visitor policies, etc.)

Count	Percent		
485	29.20%		Very important
651	39.19%		Important
306	18.42%		Unimportant
101	6.08%		Very unimportant
118	7.10%		Does not apply
1661	Respondents		



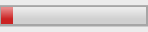


Q48. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - No meal plan requirement

Count	Percent		
365	21.97%		Very important
398	23.96%		Important
425	25.59%		Unimportant
111	6.68%		Very unimportant
362	21.79%		Does not apply
1661	Respondents		


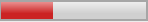

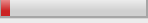
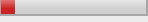
Q49. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Ability to stay during breaks

Count	Percent		
500	30.23%		Very important
477	28.84%		Important
358	21.64%		Unimportant
103	6.23%		Very unimportant
216	13.06%		Does not apply
1654	Respondents		

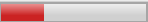
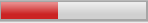
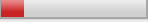
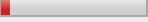
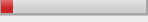
Q50. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a quiet place to study

Count	Percent		
747	45.16%		Very important
661	39.96%		Important
134	8.10%		Unimportant
34	2.06%		Very unimportant
78	4.72%		Does not apply
1654	Respondents		


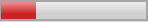
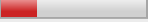
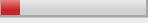
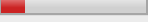
Q51. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Access to ISU resources (computer labs, student services, administrative offices, etc.)

Count	Percent		
573	34.41%		Very important
595	35.74%		Important
239	14.35%		Unimportant
98	5.89%		Very unimportant
160	9.61%		Does not apply
1665	Respondents		


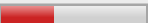

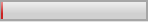
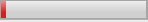
Q52. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Opportunity to be involved in campus activities

Count	Percent		
497	29.96%		Very important
657	39.60%		Important
263	15.85%		Unimportant
101	6.09%		Very unimportant
141	8.50%		Does not apply
1659	Respondents		

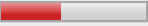
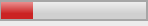
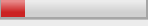
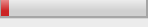
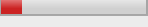
Q53. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Opportunity to be involved in ISU residential communities (living/learning programs, theme communities, etc.)

Count	Percent		
351	21.20%		Very important
399	24.09%		Important
410	24.76%		Unimportant
222	13.41%		Very unimportant
274	16.55%		Does not apply
1656	Respondents		

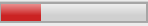
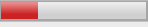
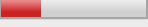
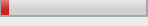
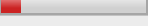
Q54. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Safety and security features

Count	Percent		
893	53.70%		Very important
613	36.86%		Important
83	4.99%		Unimportant
19	1.14%		Very unimportant
55	3.31%		Does not apply
1663	Respondents		


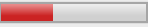
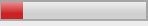
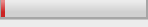
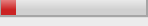
Q55. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a private (single) bedroom

Count	Percent		
687	41.41%		Very important
365	22.00%		Important
279	16.82%		Unimportant
87	5.24%		Very unimportant
241	14.53%		Does not apply
1659	Respondents		


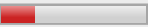
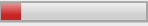
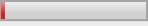
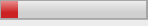
Q56. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a private bathroom

Count	Percent		
456	27.47%		Very important
422	25.42%		Important
462	27.83%		Unimportant
90	5.42%		Very unimportant
230	13.86%		Does not apply
1660	Respondents		


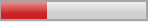

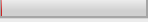
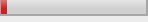
Q57. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of additional living space outside my bedroom but within my unit

Count	Percent		
603	36.09%		Very important
607	36.33%		Important
251	15.02%		Unimportant
43	2.57%		Very unimportant
167	9.99%		Does not apply
1671	Respondents		

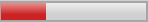
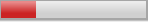
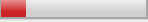
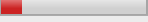
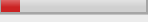
Q58. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a kitchen

Count	Percent		
800	48.37%		Very important
384	23.22%		Important
232	14.03%		Unimportant
49	2.96%		Very unimportant
189	11.43%		Does not apply
1654	Respondents		



Q59. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of convenient laundry facilities

Count	Percent		
996	59.86%		Very important
524	31.49%		Important
60	3.61%		Unimportant
13	0.78%		Very unimportant
71	4.27%		Does not apply
1664	Respondents		

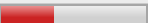

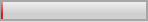
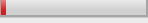
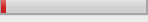
Q60. Please rate how important each of the following factors were in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Access to campus dining

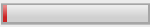
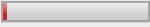
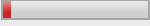
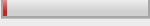
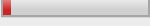
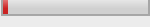

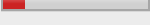
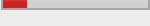
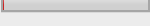
Count	Percent		
525	31.44%		Very important
406	24.31%		Important
285	17.07%		Unimportant
241	14.43%		Very unimportant
213	12.75%		Does not apply
1670	Respondents		

Q61. Do you feel university housing is accessible and welcoming to students with disabilities?

Count	Percent		
1442	86.35%		Yes
228	13.65%		No (please explain)
1670	Respondents		

Q62. Who made the decision regarding where you lived this year?

Count	Percent		
611	36.35%		I did solely
454	27.01%		Myself and my friends
22	1.31%		My parent(s)/guardian(s) solely
479	28.49%		My parent(s)/guardian(s) and I jointly
58	3.45%		My spouse/partner and I jointly
57	3.39%		Other (please specify)
1681	Respondents		

Q63. Where do you plan to live next year?			
Count	Percent		
41	2.43%		Cardinal Court
47	2.79%		Fell/School Apartments
96	5.70%		Hewett & Manchester
49	2.91%		Tri-Towers
96	5.70%		Watterson Towers
52	3.09%		Sorority/fraternity house
756	44.87%		Off campus
259	15.37%		Undecided on where to live
275	16.32%		Not applicable; I will not be attending Illinois State University next year. I will be graduating, completing an internship, etc.
14	0.83%		Not applicable; I will not be attending Illinois State University next year due to other reasons (please specify)
1685	Respondents		

Q64. If considering living OFF CAMPUS next year, why would you prefer to do so? SELECT ALL THAT APPLY				
Count	Respondent %	Response %		
34	3.36%	0.41%		I may not be attending ISU next year.
231	22.83%	2.78%		I am ineligible to live in ISU's student housing.
64	6.32%	0.77%		To live in Greek housing
332	32.81%	4.00%		To live in a quieter environment
89	8.79%	1.07%		To satisfy my parent's/family's wishes
504	49.80%	6.07%		Fewer rules and regulations
310	30.63%	3.74%		More convenient location
326	32.21%	3.93%		More convenient parking or public transportation
711	70.26%	8.57%		More cost effective
47	4.64%	0.57%		My preferred on-campus living accommodation may not be available
213	21.05%	2.57%		Better Internet access
450	44.47%	5.42%		Better living unit amenities
162	16.01%	1.95%		Better security/safety
496	49.01%	5.98%		Ability to live with or near friends
121	11.96%	1.46%		Ability to live with or near family or partner
645	63.74%	7.77%		More privacy
663	65.51%	7.99%		More living space
413	40.81%	4.98%		No meal plan requirement
657	64.92%	7.92%		Access to my own kitchen
539	53.26%	6.50%		More convenient laundry facilities
286	28.26%	3.45%		Better physical condition of the building
168	16.60%	2.02%		Better building management and staffing
176	17.39%	2.12%		Better maintenance and housekeeping services
36	3.56%	0.43%		Better accessibility for persons with disabilities
151	14.92%	1.82%		To establish residency or credit history in my own name
202	19.96%	2.43%		To live away from other students
229	22.63%	2.76%		To have a pet
43	4.25%	0.52%		Other (please specify)
1012	Respondents			
8298	Responses			

Q65. With whom do you currently live?			
Count	Percent		
73	10.67%		I live alone
508	74.27%		With other ISU roommate(s)
24	3.51%		With other non-ISU roommate(s)
29	4.24%		With both ISU and non-ISU roommate(s)
5	0.73%		With my parent(s) or other relative(s)
42	6.14%		With my spouse/partner and/or children
3	0.44%		Other (please specify)
684	Respondents		

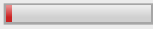
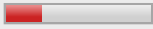
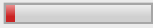
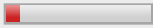
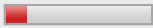
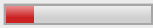
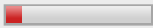
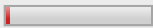
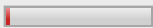
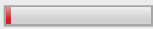
Q66. How many bedrooms are in your unit?

Count	Percent		
8	1.17%	<div><div></div></div>	0, studio/efficiency unit
69	10.09%	<div><div></div></div>	1 bedroom
183	26.75%	<div><div></div></div>	2 bedrooms
123	17.98%	<div><div></div></div>	3 bedrooms
295	43.13%	<div><div></div></div>	4 bedrooms
6	0.88%	<div><div></div></div>	5 or more bedrooms
684	Respondents		

Q67. Excluding utilities, how much do you personally pay per month in rent/housing costs?

Count	Percent		
5	0.73%	<div><div></div></div>	Not applicable; I do not pay rent
22	3.21%	<div><div></div></div>	Less than \$300
35	5.11%	<div><div></div></div>	\$300 - \$349
59	8.61%	<div><div></div></div>	\$350 - \$399
63	9.20%	<div><div></div></div>	\$400 - \$449
75	10.95%	<div><div></div></div>	\$450 - \$499
105	15.33%	<div><div></div></div>	\$500 - \$549
76	11.09%	<div><div></div></div>	\$550 - \$599
80	11.68%	<div><div></div></div>	\$600 - \$649
81	11.82%	<div><div></div></div>	\$650 - \$699
41	5.99%	<div><div></div></div>	\$700 - \$749
25	3.65%	<div><div></div></div>	\$750 - \$799
5	0.73%	<div><div></div></div>	\$800 - \$849
2	0.29%	<div><div></div></div>	\$850 - \$899
5	0.73%	<div><div></div></div>	\$900 - \$949
1	0.15%	<div><div></div></div>	\$950 - \$999
0	0.00%	<div><div></div></div>	\$1,000 - \$1,049
0	0.00%	<div><div></div></div>	\$1,050 - \$1,099
2	0.29%	<div><div></div></div>	\$1,100 - \$1,149
1	0.15%	<div><div></div></div>	\$1,150 - \$1,199
0	0.00%	<div><div></div></div>	\$1,200 - \$1,249
1	0.15%	<div><div></div></div>	\$1,250 - \$1,299
0	0.00%	<div><div></div></div>	\$1,300 - \$1,349
0	0.00%	<div><div></div></div>	\$1,350 - \$1,399
0	0.00%	<div><div></div></div>	\$1,400 - \$1,449
0	0.00%	<div><div></div></div>	\$1,450 - \$1,499
0	0.00%	<div><div></div></div>	\$1,500 - \$1,549
0	0.00%	<div><div></div></div>	\$1,550 - \$1,599
0	0.00%	<div><div></div></div>	\$1,600 or more
1	0.15%	<div><div></div></div>	I don't know
685	Respondents		

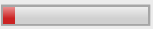
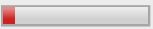
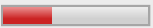
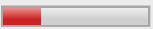
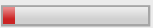
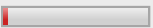







Q68. In addition to your rent, for which of the following utilities do you currently pay? SELECT ALL THAT APPLY

Count	Respondent %	Response %		
54	7.95%	4.12%		Not applicable; I do not pay for any utilities
326	48.01%	24.85%		Not applicable; my rent includes all utilities
86	12.67%	6.55%		Cable/satellite television
127	18.70%	9.68%		Heat
196	28.87%	14.94%		Internet
259	38.14%	19.74%		Electric
144	21.21%	10.98%		Water
41	6.04%	3.13%		Sewer
35	5.15%	2.67%		Telephone
44	6.48%	3.35%		Trash
679	Respondents			
1312	Responses			

Q69. How much is your individual monthly cost for all the utilities selected in the previous question?

Count	Percent		
45	15.20%		Less than \$25
81	27.36%		\$25 - \$49
89	30.07%		\$50 - \$99
37	12.50%		\$100 - \$149
14	4.73%		\$150 - \$199
15	5.07%		\$200 or more
15	5.07%		Don't know
296	Respondents		

Q70. What was your individual cost for the security deposit required for your current lease?

Count	Percent		
57	8.43%		No deposit required
55	8.14%		Less than \$100
230	34.02%		\$100 - \$199
176	26.04%		\$200 - \$299
54	7.99%		\$300 - \$399
21	3.11%		\$400 - \$499
19	2.81%		\$500 - \$599
14	2.07%		\$600 - \$699
5	0.74%		\$700 - \$799
5	0.74%		\$800 - \$899
3	0.44%		\$900 - \$999
5	0.74%		\$1,000 or more
32	4.73%		Don't know
676	Respondents		

Q71. How long is your current lease?			
Count	Percent		
13	1.93%		Not applicable; I have no lease
11	1.63%		More than 12 months
473	70.07%		12 months
126	18.67%		Academic year (approximately 9 months)
20	2.96%		Academic term (e.g., semester)
11	1.63%		Monthly
21	3.11%		Other (please specify)
675	Respondents		

Q72. Please describe the terms of your current lease: SELECT ALL THAT APPLY				
Count	Respondent %	Response %		
20	2.98%	1.51%		Not applicable; I have no lease
305	45.39%	23.00%		One lease for all occupants of the unit was signed, obligating all occupants to its terms and conditions
313	46.58%	23.60%		Each occupant signed an individual lease, obligating him/her to only their own expenses
203	30.21%	15.31%		Co-signatures by parents/guardians were required
73	10.86%	5.51%		Credit checks were required
406	60.42%	30.62%		A security deposit was required
6	0.89%	0.45%		Other (please specify)
672	Respondents			
1326	Responses			

Q73. Do you share a bedroom?			
Count	Percent		
616	92.22%		No
52	7.78%		Yes, with one other person
0	0.00%		Yes, with two or more other people
668	Respondents		

Q74. Do you share a bathroom?			
Count	Percent		
257	38.13%		No
275	40.80%		Yes, with one other person
142	21.07%		Yes, with two or more other people
674	Respondents		

Q75. How did you learn about the off-campus housing market?

Count	Percent		
222	32.94%		Family or friends
33	4.90%		Illinois State University office (off-campus housing office, admissions, academic office, international office, etc.)
165	24.48%		Apartment management company representative (ie Young America, SAMI, etc.)
69	10.24%		Touring the area
88	13.06%		Electronic searches (e.g., Google)
34	5.04%		On-campus advertisements (bulletin boards, flyers, information tables, etc.)
10	1.48%		Media (newspapers, radio, TV)
31	4.60%		Social Media (e.g., Facebook ads)
22	3.26%		Other (please specify)
674	Respondents		

Q76. How do you think your current off-campus living experience compares to living in Illinois State University's student housing?

Count	Percent		
301	44.53%		My off-campus experience is much better.
146	21.60%		My off-campus experience is somewhat better.
73	10.80%		The on- and off-campus experiences are about the same.
24	3.55%		My off-campus experience is somewhat worse.
3	0.44%		My off-campus experience is much worse.
129	19.08%		Not applicable: I did not live on-campus
676	Respondents		



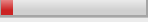
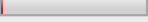
Q77. Please rate how important each of the following factors should be to Illinois State University as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Provide modern and attractive living environments to students

Count	Percent		
692	45.62%		Very important
696	45.88%		Important
112	7.38%		Unimportant
17	1.12%		Very unimportant
1517	Respondents		

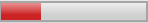

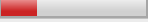
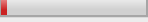
Q78. Please rate how important each of the following factors should be to Illinois State University as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Create more academically-focused residential communities

Count	Percent		
480	31.85%		Very important
733	48.64%		Important
266	17.65%		Unimportant
28	1.86%		Very unimportant
1507	Respondents		



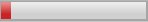
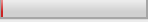
Q79. Please rate how important each of the following factors should be to Illinois State University as it considers improvements to on-campus housing:
SELECT ONE RESPONSE FOR EACH FACTOR - Help retain students at ISU

Count	Percent		
653	43.25%		Very important
711	47.09%		Important
128	8.48%		Unimportant
18	1.19%		Very unimportant
1510	Respondents		


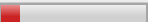
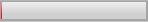
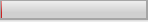
Q80. Please rate how important each of the following factors should be to Illinois State University as it considers improvements to on-campus housing:
SELECT ONE RESPONSE FOR EACH FACTOR - Increase the student residential population on campus

Count	Percent		
412	27.50%		Very important
658	43.93%		Important
370	24.70%		Unimportant
58	3.87%		Very unimportant
1498	Respondents		



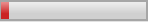
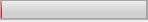
Q81. Please rate how important each of the following factors should be to Illinois State University as it considers improvements to on-campus housing:
SELECT ONE RESPONSE FOR EACH FACTOR - Make ISU more attractive to prospective students

Count	Percent		
701	46.64%		Very important
680	45.24%		Important
99	6.59%		Unimportant
23	1.53%		Very unimportant
1503	Respondents		



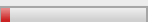

Q82. Please rate how important each of the following factors should be to Illinois State University as it considers improvements to on-campus housing:
SELECT ONE RESPONSE FOR EACH FACTOR - Keep housing costs affordable

Count	Percent		
1287	85.29%		Very important
202	13.39%		Important
11	0.73%		Unimportant
9	0.60%		Very unimportant
1509	Respondents		



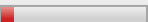

Q83. Please rate how important each of the following factors should be to Illinois State University as it considers improvements to on-campus housing:
SELECT ONE RESPONSE FOR EACH FACTOR - Improve the physical condition of existing campus housing, such as bathroom modernization, new carpeting, new lighting, and painting

Count	Percent		
908	60.25%		Very important
500	33.18%		Important
86	5.71%		Unimportant
13	0.86%		Very unimportant
1507	Respondents		


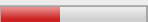


Q84. Please rate how important each of the following factors should be to Illinois State University as it considers improvements to on-campus housing:
SELECT ONE RESPONSE FOR EACH FACTOR - Improve amenities in existing campus housing, such as room furnishings, lounges, recreation areas, and computing resources

Count	Percent		
852	56.27%		Very important
553	36.53%		Important
97	6.41%		Unimportant
12	0.79%		Very unimportant
1514	Respondents		

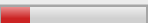


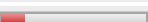
Q85. Please rate how important each of the following factors should be to Illinois State University as it considers improvements to on-campus housing:
SELECT ONE RESPONSE FOR EACH FACTOR - Improve student perception of ISU's University Housing Services

Count	Percent		
721	47.88%		Very important
623	41.37%		Important
139	9.23%		Unimportant
23	1.53%		Very unimportant
1506	Respondents		

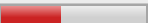
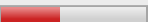


Q86. Please rate how important each of the following factors should be to Illinois State University as it considers improvements to on-campus housing:
SELECT ONE RESPONSE FOR EACH FACTOR - Improve existing residential dining programs

Count	Percent		
705	47.03%		Very important
610	40.69%		Important
164	10.94%		Unimportant
20	1.33%		Very unimportant
1499	Respondents		

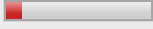
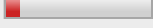
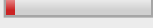
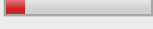
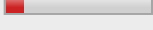

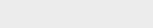
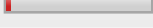
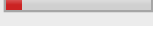
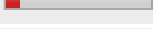
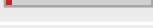
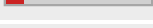
Q87. Please rate how important each of the following factors should be to Illinois State University as it considers improvements to on-campus housing:
SELECT ONE RESPONSE FOR EACH FACTOR - Stricter enforcement housing policies and procedures

Count	Percent		
299	19.87%		Very important
399	26.51%		Important
562	37.34%		Unimportant
245	16.28%		Very unimportant
1505	Respondents		

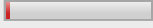
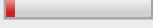
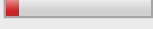
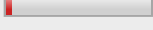
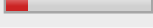
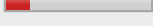
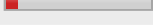
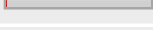
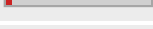


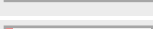
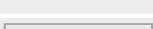
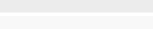
Q88. Please rate how important each of the following factors should be to Illinois State University as it considers improvements to on-campus housing:
SELECT ONE RESPONSE FOR EACH FACTOR - Provide more flexibility and forgiveness in housing policies and procedures

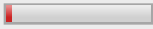
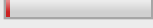
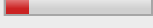
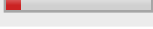
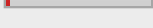

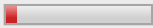
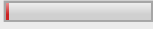
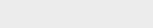
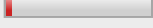
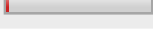
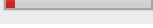
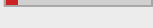
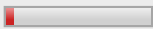
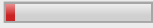
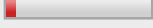
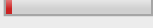
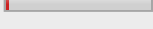
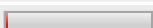
Count	Percent		
632	41.88%		Very important
615	40.76%		Important
217	14.38%		Unimportant
45	2.98%		Very unimportant
1509	Respondents		

Q89. If new on-campus housing were built, which three in-unit physical features would be the most important to you? Living unit represents your personal rooms including: bedrooms, bathrooms, living rooms, and kitchens depending on unit type. SELECT UP TO THREE

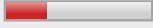
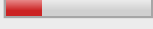
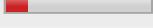
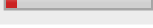
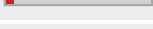

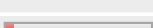
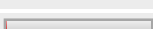

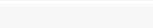
Count	Respondent %	Response %		
489	32.30%	10.93%		Full-sized beds
449	29.66%	10.04%		Fully furnished living unit
300	19.82%	6.71%		Individual temperature controls in living units
590	38.97%	13.19%		In-room wireless Internet access
557	36.79%	12.45%		In-unit full kitchen (sink with garbage disposal, full-sized refrigerator, microwave, stove/oven, and dishwasher)
228	15.06%	5.10%		In-unit kitchenette (sink with dishwasher, small refrigerator, and microwave)
163	10.77%	3.64%		Living room
490	32.36%	10.95%		Private (single) bedroom
433	28.60%	9.68%		Private bathroom
196	12.95%	4.38%		Storage space
565	37.32%	12.63%		Washer and dryer in the living unit
14	0.92%	0.31%		Other (please specify)
1514	Respondents			
4474	Responses			

Q90. If new on-campus housing were built, which three building features would be the most important to you? SELECT UP TO THREE

Count	Respondent %	Response %		
131	8.68%	2.93%		Classrooms/academic facilities in the building
290	19.21%	6.50%		Computer lab in the housing facility/complex
400	26.49%	8.96%		Controlled/secured access to the building
177	11.72%	3.97%		Convenient access to public transportation
694	45.96%	15.55%		Convenient laundry facilities in the building
751	49.74%	16.82%		Convenient location
365	24.17%	8.18%		Convenient on-campus dining options
47	3.11%	1.05%		Covered bike storage
186	12.32%	4.17%		Environmentally-friendly/sustainable design and operation
300	19.87%	6.72%		Fitness or recreation area(s) in or near the housing facility
613	40.60%	13.73%		On-site parking
259	17.15%	5.80%		Quiet study area in the building
235	15.56%	5.26%		Social lounge/TV room in the building
16	1.06%	0.36%		Other (please specify)
1510	Respondents			
4464	Responses			

Q91. If new on-campus housing were built, which three personal preferences would be the most important to you? SELECT UP TO THREE				
Count	Respondent %	Response %		
192	12.66%	4.30%		24-hour on-site management
139	9.17%	3.11%		Ability to bring my own furniture
716	47.23%	16.04%		Ability to choose my own ISU roommates
459	30.28%	10.28%		Ability to have pets
136	8.97%	3.05%		Ability to live near ISU students who are in my academic program
103	6.79%	2.31%		Ability to live with non-ISU friends or family
345	22.76%	7.73%		Ability to retain the same living unit from year to year
90	5.94%	2.02%		Availability of lifestyle or theme communities (living-learning, substance free, leadership & service, gender specific, international, etc.)
199	13.13%	4.46%		Availability of maintenance and custodial services
85	5.61%	1.90%		Convenient child care
277	18.27%	6.21%		Fewer rules and regulations
379	25.00%	8.49%		Flexible occupancy terms (9, 10, or 12 months, stay over break periods, etc.)
268	17.68%	6.00%		Flexible payment terms (e.g., pay rent monthly)
272	17.94%	6.09%		Little or no meal plan requirement
307	20.25%	6.88%		Proximity to campus activities
198	13.06%	4.44%		Proximity to public transportation
102	6.73%	2.28%		Proximity to retail areas (shopping, entertainment, restaurants, etc.)
56	3.69%	1.25%		Other (please specify)
141	9.30%	3.16%		Proximity and availability of parking
1516	Respondents			
4464	Responses			

Q92. We would like to understand your location preferences for on-campus housing. Please select your top TWO IDEAL housing locations. This does not imply that any existing facilities would be demolished or replaced.

Count	Respondent %	Response %		
829	54.47%	28.91%		Site A (Watterson Towers)
711	46.71%	24.79%		Site B (College & Fell Street)
442	29.04%	15.41%		Site C (Hewett & Manchester)
221	14.52%	7.71%		Site D (Fell Avenue)
160	10.51%	5.58%		Site E (School Street)
200	13.14%	6.97%		Site F (Locust Street)
98	6.44%	3.42%		Site G (Cardinal Court)
154	10.12%	5.37%		Site H (Tri-Towers)
21	1.38%	0.73%		Other (please specify)
32	2.10%	1.12%		None of the above
1522	Respondents			
2868	Responses			

Student Survey Unit Type Preferences: Tier 1

First-time Freshmen UbX Sophomores

Q93. If all of the unit types described above were available on Illinois State University's campus at the rate outlined, what would have been your living preference for this academic year* (2017-2018)? *Academic year is August-May

Count	Percent		
88	31.43%	<div><div></div></div>	Unit A: Pod-Style - Double (shared bedroom): \$3,070 per semester
54	19.29%	<div><div></div></div>	Unit B: Pod-Style - Single (private bedroom): \$4,080 per semester
33	11.79%	<div><div></div></div>	Unit C: 2BR/1BA Semi-Suite - Double (shared bedrooms): \$5,030 per semester
15	5.36%	<div><div></div></div>	Unit D: 2BR/1BA Semi-Suite - Single (private bedrooms): \$6,230 per semester
34	12.14%	<div><div></div></div>	Unit E: 2BR/1BA Full Suite - Double (shared bedrooms): \$5,215 per semester
16	5.71%	<div><div></div></div>	Unit F: 2BR/1BA Full Suite - Single (private bedrooms): \$6,440 per semester
40	14.29%	<div><div></div></div>	I would prefer to live off campus
280	Respondents		

Q94. If your preferred unit type described above were unavailable, what would your second choice have been for this academic year?

Count	Percent		
69	28.99%	<div><div></div></div>	Unit A: Pod-Style - Double (shared bedroom): \$3,070 per semester
52	21.85%	<div><div></div></div>	Unit B: Pod-Style - Single (private bedroom): \$4,080 per semester
39	16.39%	<div><div></div></div>	Unit C: 2BR/1BA Semi-Suite - Double (shared bedrooms): \$5,030 per semester
27	11.34%	<div><div></div></div>	Unit D: 2BR/1BA Semi-Suite - Single (private bedrooms): \$6,230 per semester
23	9.66%	<div><div></div></div>	Unit E: 2BR/1BA Full Suite - Double (shared bedrooms): \$5,215 per semester
15	6.30%	<div><div></div></div>	Unit F: 2BR/1BA Full Suite - Single (private bedrooms): \$6,440 per semester
13	5.46%	<div><div></div></div>	I would prefer to live off campus
238	Respondents		

Juniors, Seniors, Non-Degree Seeking Undergrad, and Other

Q95. If all of the unit types described above were available on Illinois State University's campus at the rate outlined, what would have been your living preference for this academic year* (2017-2018)? *Academic year is August-May

Count	Percent		
10	5.03%	<div><div></div></div>	Unit A: 2BR/1BA Semi-Suite - Double (shared bedrooms): \$5,030 per semester
10	5.03%	<div><div></div></div>	Unit B: 2BR/1BA Semi-Suite - Single (private bedrooms): \$6,230 per semester
6	3.02%	<div><div></div></div>	Unit C: 2BR/1BA Full Suite - Double (shared bedrooms): \$5,215 per semester
8	4.02%	<div><div></div></div>	Unit D: 2BR/1BA Full Suite - Single (private bedrooms): \$6,440 per semester
20	10.05%	<div><div></div></div>	Unit E: 1BR/1BA Apartment - Double (shared bedroom): \$3,960 per semester
15	7.54%	<div><div></div></div>	Unit F: 1BR/1BA Apartment - Single (private bedroom): \$5,545 per semester
28	14.07%	<div><div></div></div>	Unit G: 2BR/2BA Apartment - Double (shared bedroom): \$3,770 per semester
27	13.57%	<div><div></div></div>	Unit H: 2BR/2BA Apartment - Single (private bedroom): \$5,275 per semester
28	14.07%	<div><div></div></div>	Unit I: 4BR/2BA Apartment - Single (private bedroom): \$4,730 per semester
47	23.62%	<div><div></div></div>	I would prefer to live off campus
199	Respondents		

Q96. If your preferred unit type described above were unavailable, what would your second choice have been for this academic year?

Count	Percent		
8	5.26%	<div><div></div></div>	Unit A: 2BR/1BA Semi-Suite - Double (shared bedrooms): \$5,030 per semester
7	4.61%	<div><div></div></div>	Unit B: 2BR/1BA Semi-Suite - Single (private bedrooms): \$6,230 per semester
6	3.95%	<div><div></div></div>	Unit C: 2BR/1BA Full Suite - Double (shared bedrooms): \$5,215 per semester
7	4.61%	<div><div></div></div>	Unit D: 2BR/1BA Full Suite - Single (private bedrooms): \$6,440 per semester
20	13.16%	<div><div></div></div>	Unit E: 1BR/1BA Apartment - Double (shared bedroom): \$3,960 per semester
11	7.24%	<div><div></div></div>	Unit F: 1BR/1BA Apartment - Single (private bedroom): \$5,545 per semester
24	15.79%	<div><div></div></div>	Unit G: 2BR/2BA Apartment - Double (shared bedroom): \$3,770 per semester
26	17.11%	<div><div></div></div>	Unit H: 2BR/2BA Apartment - Single (private bedroom): \$5,275 per semester
27	17.76%	<div><div></div></div>	Unit I: 4BR/2BA Apartment - Single (private bedroom): \$4,730 per semester
16	10.53%	<div><div></div></div>	I would prefer to live off campus
152	Respondents		

Graduate and Non-degree Seeking Graduates

Q97. If all of the unit types described above were available on Illinois State University's campus at the rate outlined, what would have been your living preference for this academic year* (2017-2018)? *Academic year is August-May

Count	Percent		
4	11.76%	<div><div></div></div>	Unit A: Studio/Efficiency - Single (private bedrooms): \$5,365 per semester
3	8.82%	<div><div></div></div>	Unit B: 1BR/1BA Apartment - Double (shared bedroom): \$3,960 per semester
4	11.76%	<div><div></div></div>	Unit C: 1BR/1BA Apartment - Single (private bedroom): \$5,545 per semester
2	5.88%	<div><div></div></div>	Unit D: 2BR/2BA Apartment - Double (shared bedroom): \$3,770 per semester
5	14.71%	<div><div></div></div>	Unit E: 2BR/2BA Apartment - Single (private bedroom): \$5,275 per semester
16	47.06%	<div><div></div></div>	I would prefer to live off campus
34	Respondents		

Q98. If your preferred unit type described above were unavailable, what would your second choice have been for this academic year?

Count	Percent		
1	5.56%	<div><div></div></div>	Unit A: Studio/Efficiency - Single (private bedrooms): \$5,365 per semester
4	22.22%	<div><div></div></div>	Unit B: 1BR/1BA Apartment - Double (shared bedroom): \$3,960 per semester
5	27.78%	<div><div></div></div>	Unit C: 1BR/1BA Apartment - Single (private bedroom): \$5,545 per semester
1	5.56%	<div><div></div></div>	Unit D: 2BR/2BA Apartment - Double (shared bedroom): \$3,770 per semester
1	5.56%	<div><div></div></div>	Unit E: 2BR/2BA Apartment - Single (private bedroom): \$5,275 per semester
6	33.33%	<div><div></div></div>	I would prefer to live off campus
18	Respondents		

Student Survey Unit Type Preferences: Tier 2

First-Time Freshmen and Sophomores

Q93. If all of the unit types described above were available on Illinois State University's campus at the rate outlined, what would have been your living preference for this academic year* (2017-2018)? *Academic year is August-May

Count	Percent		
87	33.72%	<div><div></div></div>	Unit A: Pod-Style - Double (shared bedroom): \$3,200 per semester
34	13.18%	<div><div></div></div>	Unit B: Pod-Style - Single (private bedroom): \$4,255 per semester
29	11.24%	<div><div></div></div>	Unit C: 2BR/1BA Semi-Suite - Double (shared bedrooms): \$5,250 per semester
15	5.81%	<div><div></div></div>	Unit D: 2BR/1BA Semi-Suite - Single (private bedrooms): \$6,500 per semester
25	9.69%	<div><div></div></div>	Unit E: 2BR/1BA Full Suite - Double (shared bedrooms): \$5,445 per semester
20	7.75%	<div><div></div></div>	Unit F: 2BR/1BA Full Suite - Single (private bedrooms): \$6,720 per semester
48	18.60%	<div><div></div></div>	I would prefer to live off campus
258	Respondents		

Q94. If your preferred unit type described above were unavailable, what would your second choice have been for this academic year?

Count	Percent		
39	18.93%	<div><div></div></div>	Unit A: Pod-Style - Double (shared bedroom): \$3,200 per semester
65	31.55%	<div><div></div></div>	Unit B: Pod-Style - Single (private bedroom): \$4,255 per semester
25	12.14%	<div><div></div></div>	Unit C: 2BR/1BA Semi-Suite - Double (shared bedrooms): \$5,250 per semester
28	13.59%	<div><div></div></div>	Unit D: 2BR/1BA Semi-Suite - Single (private bedrooms): \$6,500 per semester
18	8.74%	<div><div></div></div>	Unit E: 2BR/1BA Full Suite - Double (shared bedrooms): \$5,445 per semester
17	8.25%	<div><div></div></div>	Unit F: 2BR/1BA Full Suite - Single (private bedrooms): \$6,720 per semester
14	6.80%	<div><div></div></div>	I would prefer to live off campus
206	Respondents		

Juniors, Seniors, Non-Degree Seeking Undergrad, and Other

Q95. If all of the unit types described above were available on Illinois State University's campus at the rate outlined, what would have been your living preference for this academic year* (2017-2018)? *Academic year is August-May

Count	Percent		
11	5.64%	<div><div></div></div>	Unit A: 2BR/1BA Semi-Suite - Double (shared bedrooms): \$5,250 per semester
10	5.13%	<div><div></div></div>	Unit B: 2BR/1BA Semi-Suite - Single (private bedrooms): \$6,500 per semester
10	5.13%	<div><div></div></div>	Unit C: 2BR/1BA Full Suite - Double (shared bedrooms): \$5,445 per semester
11	5.64%	<div><div></div></div>	Unit D: 2BR/1BA Full Suite - Single (private bedrooms): \$6,720 per semester
12	6.15%	<div><div></div></div>	Unit E: 1BR/1BA Apartment - Double (shared bedroom): \$4,360 per semester
18	9.23%	<div><div></div></div>	Unit F: 1BR/1BA Apartment - Single (private bedroom): \$6,100 per semester
23	11.79%	<div><div></div></div>	Unit G: 2BR/2BA Apartment - Double (shared bedroom): \$4,150 per semester
30	15.38%	<div><div></div></div>	Unit H: 2BR/2BA Apartment - Single (private bedroom): \$5,805 per semester
28	14.36%	<div><div></div></div>	Unit I: 4BR/2BA Apartment - Single (private bedroom): \$5,200 per semester
42	21.54%	<div><div></div></div>	I would prefer to live off campus
195	Respondents		

Q96. If your preferred unit type described above were unavailable, what would your second choice have been for this academic year?

Count	Percent		
10	6.54%	<div><div></div></div>	Unit A: 2BR/1BA Semi-Suite - Double (shared bedrooms): \$5,250 per semester
9	5.88%	<div><div></div></div>	Unit B: 2BR/1BA Semi-Suite - Single (private bedrooms): \$6,500 per semester
10	6.54%	<div><div></div></div>	Unit C: 2BR/1BA Full Suite - Double (shared bedrooms): \$5,445 per semester
19	12.42%	<div><div></div></div>	Unit D: 2BR/1BA Full Suite - Single (private bedrooms): \$6,720 per semester
10	6.54%	<div><div></div></div>	Unit E: 1BR/1BA Apartment - Double (shared bedroom): \$4,360 per semester
14	9.15%	<div><div></div></div>	Unit F: 1BR/1BA Apartment - Single (private bedroom): \$6,100 per semester
22	14.38%	<div><div></div></div>	Unit G: 2BR/2BA Apartment - Double (shared bedroom): \$4,150 per semester
21	13.73%	<div><div></div></div>	Unit H: 2BR/2BA Apartment - Single (private bedroom): \$5,805 per semester
23	15.03%	<div><div></div></div>	Unit I: 4BR/2BA Apartment - Single (private bedroom): \$5,200 per semester
15	9.80%	<div><div></div></div>	I would prefer to live off campus
153	Respondents		

Graduate and Non-degree Seeking Graduates

Q97. If all of the unit types described above were available on Illinois State University's campus at the rate outlined, what would have been your living preference for this academic year* (2017-2018)? *Academic year is August-May

Count	Percent		
6	12.00%	<div><div></div></div>	Unit A: Studio/Efficiency - Single (private bedrooms): \$5,900 per semester
2	4.00%	<div><div></div></div>	Unit B: 1BR/1BA Apartment - Double (shared bedroom): \$4,360 per semester
2	4.00%	<div><div></div></div>	Unit C: 1BR/1BA Apartment - Single (private bedroom): \$6,100 per semester
6	12.00%	<div><div></div></div>	Unit D: 2BR/2BA Apartment - Double (shared bedroom): \$4,150 per semester
11	22.00%	<div><div></div></div>	Unit E: 2BR/2BA Apartment - Single (private bedroom): \$5,805 per semester
23	46.00%	<div><div></div></div>	I would prefer to live off campus
50	Respondents		

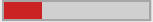
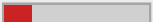
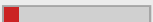




Q98. If your preferred unit type described above were unavailable, what would your second choice have been for this academic year?

Count	Percent		
4	14.81%	<div><div></div></div>	Unit A: Studio/Efficiency - Single (private bedrooms): \$5,900 per semester
5	18.52%	<div><div></div></div>	Unit B: 1BR/1BA Apartment - Double (shared bedroom): \$4,360 per semester
7	25.93%	<div><div></div></div>	Unit C: 1BR/1BA Apartment - Single (private bedroom): \$6,100 per semester
3	11.11%	<div><div></div></div>	Unit D: 2BR/2BA Apartment - Double (shared bedroom): \$4,150 per semester
7	25.93%	<div><div></div></div>	Unit E: 2BR/2BA Apartment - Single (private bedroom): \$5,805 per semester
1	3.70%	<div><div></div></div>	I would prefer to live off campus
27	Respondents		

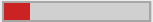
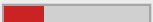



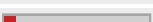
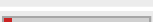
Student Survey Unit Type Preferences: Tier 3

First-Time Freshmen & Sophomores

Q93. If all of the unit types described above were available on Illinois State University's campus at the rate outlined, what would have been your living preference for this academic year* (2017-2018)? *Academic year is August-May

Count	Percent		
67	26.07%		Unit A: Pod-Style - Double (shared bedroom): \$3,335 per semester
49	19.07%		Unit B: Pod-Style - Single (private bedroom): \$4,435 per semester
27	10.51%		Unit C: 2BR/1BA Semi-Suite - Double (shared bedrooms): \$5,470 per semester
20	7.78%		Unit D: 2BR/1BA Semi-Suite - Single (private bedrooms): \$6,770 per semester
33	12.84%		Unit E: 2BR/1BA Full Suite - Double (shared bedrooms): \$5,670 per semester
16	6.23%		Unit F: 2BR/1BA Full Suite - Single (private bedrooms): \$7,000 per semester
45	17.51%		I would prefer to live off campus
257	Respondents		

Q94. If your preferred unit type described above were unavailable, what would your second choice have been for this academic year?

Count	Percent		
38	17.92%		Unit A: Pod-Style - Double (shared bedroom): \$3,335 per semester
59	27.83%		Unit B: Pod-Style - Single (private bedroom): \$4,435 per semester
39	18.40%		Unit C: 2BR/1BA Semi-Suite - Double (shared bedrooms): \$5,470 per semester
23	10.85%		Unit D: 2BR/1BA Semi-Suite - Single (private bedrooms): \$6,770 per semester
25	11.79%		Unit E: 2BR/1BA Full Suite - Double (shared bedrooms): \$5,670 per semester
17	8.02%		Unit F: 2BR/1BA Full Suite - Single (private bedrooms): \$7,000 per semester
11	5.19%		I would prefer to live off campus
212	Respondents		

Juniors, Seniors, Non-Degree Seeking Undergrad, and Other

Q95. If all of the unit types described above were available on Illinois State University's campus at the rate outlined, what would have been your living preference for this academic year* (2017-2018)? *Academic year is August-May

Count	Percent		
9	4.74%		Unit A: 2BR/1BA Semi-Suite - Double (shared bedrooms): \$5,470 per semester
7	3.68%		Unit B: 2BR/1BA Semi-Suite - Single (private bedrooms): \$6,770 per semester
5	2.63%		Unit C: 2BR/1BA Full Suite - Double (shared bedrooms): \$5,670 per semester
8	4.21%		Unit D: 2BR/1BA Full Suite - Single (private bedrooms): \$7,000 per semester
13	6.84%		Unit E: 1BR/1BA Apartment - Double (shared bedroom): \$4,795 per semester
13	6.84%		Unit F: 1BR/1BA Apartment - Single (private bedroom): \$6,710 per semester
30	15.79%		Unit G: 2BR/2BA Apartment - Double (shared bedroom): \$4,565 per semester
29	15.26%		Unit H: 2BR/2BA Apartment - Single (private bedroom): \$6,385 per semester
34	17.89%		Unit I: 4BR/2BA Apartment - Single (private bedroom): \$5,720 per semester
42	22.11%		I would prefer to live off campus
190	Respondents		

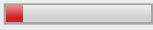
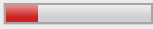
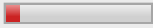
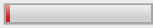
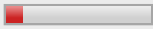
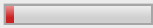
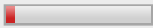
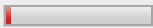
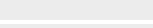
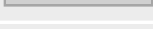
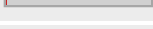
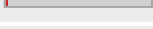
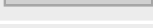
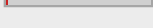




Q96. If your preferred unit type described above were unavailable, what would your second choice have been for this academic year?			
Count	Percent		
7	4.73%	<div><div></div></div>	Unit A: 2BR/1BA Semi-Suite - Double (shared bedrooms): \$5,470 per semester
14	9.46%	<div><div></div></div>	Unit B: 2BR/1BA Semi-Suite - Single (private bedrooms): \$6,770 per semester
6	4.05%	<div><div></div></div>	Unit C: 2BR/1BA Full Suite - Double (shared bedrooms): \$5,670 per semester
10	6.76%	<div><div></div></div>	Unit D: 2BR/1BA Full Suite - Single (private bedrooms): \$7,000 per semester
20	13.51%	<div><div></div></div>	Unit E: 1BR/1BA Apartment - Double (shared bedroom): \$4,795 per semester
16	10.81%	<div><div></div></div>	Unit F: 1BR/1BA Apartment - Single (private bedroom): \$6,710 per semester
15	10.14%	<div><div></div></div>	Unit G: 2BR/2BA Apartment - Double (shared bedroom): \$4,565 per semester
30	20.27%	<div><div></div></div>	Unit H: 2BR/2BA Apartment - Single (private bedroom): \$6,385 per semester
17	11.49%	<div><div></div></div>	Unit I: 4BR/2BA Apartment - Single (private bedroom): \$5,720 per semester
13	8.78%	<div><div></div></div>	I would prefer to live off campus
148	Respondents		

Graduate and Non-degree Seeking Graduates

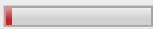

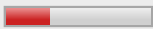
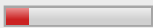


Q97. If all of the unit types described above were available on Illinois State University's campus at the rate outlined, what would have been your living preference for this academic year* (2017-2018)? *Academic year is August-May			
Count	Percent		
3	6.82%	<div><div></div></div>	Unit A: Studio/Efficiency - Single (private bedrooms): \$6,490 per semester
4	9.09%	<div><div></div></div>	Unit B: 1BR/1BA Apartment - Double (shared bedroom): \$4,795 per semester
6	13.64%	<div><div></div></div>	Unit C: 1BR/1BA Apartment - Single (private bedroom): \$6,710 per semester
4	9.09%	<div><div></div></div>	Unit D: 2BR/2BA Apartment - Double (shared bedroom): \$4,565 per semester
6	13.64%	<div><div></div></div>	Unit E: 2BR/2BA Apartment - Single (private bedroom): \$6,385 per semester
21	47.73%	<div><div></div></div>	I would prefer to live off campus
44	Respondents		

Q98. If your preferred unit type described above were unavailable, what would your second choice have been for this academic year?			
Count	Percent		
5	21.74%	<div><div></div></div>	Unit A: Studio/Efficiency - Single (private bedrooms): \$6,490 per semester
3	13.04%	<div><div></div></div>	Unit B: 1BR/1BA Apartment - Double (shared bedroom): \$4,795 per semester
3	13.04%	<div><div></div></div>	Unit C: 1BR/1BA Apartment - Single (private bedroom): \$6,710 per semester
5	21.74%	<div><div></div></div>	Unit D: 2BR/2BA Apartment - Double (shared bedroom): \$4,565 per semester
1	4.35%	<div><div></div></div>	Unit E: 2BR/2BA Apartment - Single (private bedroom): \$6,385 per semester
6	26.09%	<div><div></div></div>	I would prefer to live off campus
23	Respondents		

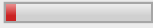
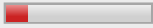
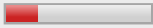

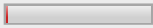
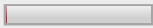
Q99. Please indicate the top three reasons why you would prefer to live off campus: SELECT UP TO THREE

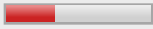
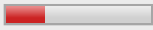
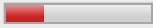
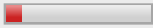
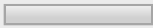
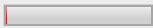
Count	Respondent %	Response %		
138	33.17%	11.58%		Fewer rules and regulations off campus
269	64.66%	22.57%		Cost concerns
117	28.13%	9.82%		Availability of a kitchen
32	7.69%	2.68%		Do not like any of the unit types
141	33.89%	11.83%		Want more privacy
71	17.07%	5.96%		Parking availability
72	17.31%	6.04%		Ability to have pets
46	11.06%	3.86%		Concerns regarding campus dining and / or meal plan requirement
5	1.20%	0.42%		Parent/guardian decision to live at home
12	2.88%	1.01%		Prefer to live closer to employment
21	5.05%	1.76%		Prefer to live closer to friends/family
3	0.72%	0.25%		Prefer to live closer to retail/dining/entertainment options
19	4.57%	1.59%		Preferences of my spouse/partner and/or children/dependents
40	9.62%	3.36%		Privacy concerns
74	17.79%	6.21%		Residence Life policies (e.g. alcohol, visitation, etc.)
12	2.88%	1.01%		Safety concerns
94	22.60%	7.89%		Want more space
26	6.25%	2.18%		Other (please specify)
416	Respondents			
1192	Responses			

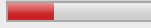

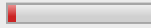
Q100. If additional housing were available and your housing preferences were met each year, when would you live/have lived in Illinois State University's student housing? SELECT ALL THAT APPLY

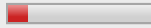
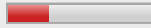

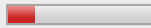
Count	Respondent %	Response %		
129	8.63%	4.32%		Never
1033	69.14%	34.56%		Freshman year
919	61.51%	30.75%		Sophomore year
477	31.93%	15.96%		Junior year
307	20.55%	10.27%		Senior year(s)
124	8.30%	4.15%		Graduate/professional year(s)
1494	Respondents			
2989	Responses			

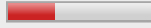

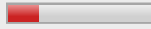
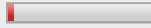
Q101. What best describes the way you watch "TV" shows, such as sitcoms or dramas? SELECT ALL THAT APPLY



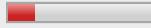
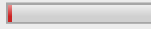
Count	Respondent %	Response %		
85	11.00%	7.23%		I don't watch shows
178	23.03%	15.15%		I watch them live on campus cable
264	34.15%	22.47%		I watch them live on an online streaming service
622	80.47%	52.94%		I watch them on a subscription service (like Netflix or Hulu)
14	1.81%	1.19%		I purchase them from an online store (i.e. iTunes)
12	1.55%	1.02%		Other (please specify)
773	Respondents			
1175	Responses			

Q102. How do you watch live events (i.e., sporting events or awards shows)? SELECT ALL THAT APPLY				
Count	Respondent %	Response %		
318	41.25%	33.97%		I don't live events
252	32.68%	26.92%		I watch them live on campus cable
250	32.43%	26.71%		I watch them live on an online streaming service
104	13.49%	11.11%		I watch them on a subscription service (like Netflix or Hulu)
4	0.52%	0.43%		I purchase them from an online store (i.e. iTunes)
8	1.04%	0.85%		Other (please specify)
771	Respondents			
936	Responses			

Q103. How desirable is it to have an option for live television service in your living environment?				
Count	Percent			
244	31.69%			Very desirable
360	46.75%			Desirable
125	16.23%			Undesirable
41	5.32%			Very undesirable
770	Respondents			

Q104. Was having access to live television services in on-campus housing important to your selection of Illinois State University?				
Count	Percent			
107	13.86%			Very important
219	28.37%			Important
301	38.99%			Unimportant
145	18.78%			Very unimportant
772	Respondents			

Q105. If the University offered a solution for IPTV (live television delivered on an ISU website), would you use it?				
Count	Percent			
253	32.77%			Definitely
325	42.10%			Probably
165	21.37%			Probably not
29	3.76%			Definitely not
772	Respondents			

Q106. If the University offered an online, cloud-based DVR (Digital Video Recording) account for you, would you use it?				
Count	Percent			
301	38.99%			Definitely
306	39.64%			Probably
142	18.39%			Probably not
23	2.98%			Definitely not
772	Respondents			

Q107. If the University offered a VOD (Video on demand) option for you, would you use it?			
Count	Percent		
359	46.44%	<div><div></div></div>	Definitely
309	39.97%	<div><div></div></div>	Probably
88	11.38%	<div><div></div></div>	Probably not
17	2.20%	<div><div></div></div>	Definitely not
773	Respondents		

Q108. What is your age?			
Count	Percent		
2	0.13%	<div><div></div></div>	17 or under
370	24.83%	<div><div></div></div>	18
349	23.42%	<div><div></div></div>	19
261	17.52%	<div><div></div></div>	20
238	15.97%	<div><div></div></div>	21
178	11.95%	<div><div></div></div>	22 - 24
50	3.36%	<div><div></div></div>	25 - 29
35	2.35%	<div><div></div></div>	30 or over
7	0.47%	<div><div></div></div>	Prefer not to answer
1490	Respondents		

Q109. What is your gender?			
Count	Percent		
376	25.29%	<div><div></div></div>	Male
1091	73.37%	<div><div></div></div>	Female
3	0.20%	<div><div></div></div>	Transgender
6	0.40%	<div><div></div></div>	Non-binary
4	0.27%	<div><div></div></div>	Prefer not to answer
7	0.47%	<div><div></div></div>	Self-identify
1487	Respondents		

Q110. What is your marital/family status?			
Count	Percent		
1377	92.85%	<div><div></div></div>	Single without child(ren)/dependent(s)
9	0.61%	<div><div></div></div>	Single with child(ren)/dependent(s)
34	2.29%	<div><div></div></div>	Married/partnered without child(ren)/dependent(s)
27	1.82%	<div><div></div></div>	Married/partnered with child(ren)/dependent(s)
17	1.15%	<div><div></div></div>	Other
19	1.28%	<div><div></div></div>	Prefer not to answer
1483	Respondents		

Q111. What is your ethnic or racial background?			
Count	Percent		
8	0.54%	<div><div></div></div>	Alaskan Native/Native American
58	3.90%	<div><div></div></div>	Asian
112	7.54%	<div><div></div></div>	Black/African American, Non-Hispanic
118	7.94%	<div><div></div></div>	Hispanic/ Latino
1	0.07%	<div><div></div></div>	Native Hawaiian or other Pacific Islander
1081	72.75%	<div><div></div></div>	White, Non-Hispanic
58	3.90%	<div><div></div></div>	Two or more races
4	0.27%	<div><div></div></div>	Race and/or ethnicity unknown
39	2.62%	<div><div></div></div>	I prefer not to answer
7	0.47%	<div><div></div></div>	Other (please specify)
1486	Respondents		

Q112. What is your current residency status?			
Count	Percent		
1436	96.83%	<div><div></div></div>	Domestic student (U.S. citizen or permanent resident)
47	3.17%	<div><div></div></div>	International student
1483	Respondents		

Q113. Where did you live prior to attending ISU?			
Count	Percent		
1344	94.12%	<div><div></div></div>	Illinois
11	0.77%	<div><div></div></div>	Iowa
11	0.77%	<div><div></div></div>	Missouri
10	0.70%	<div><div></div></div>	Indiana
11	0.77%	<div><div></div></div>	Wisconsin
41	2.87%	<div><div></div></div>	Elsewhere in US
1428	Respondents		

Q114. In what college/school are you currently enrolled or affiliated?			
Count	Percent		
235	15.85%	<div><div></div></div>	College of Applied Science and Technology
429	28.93%	<div><div></div></div>	College of Arts and Sciences
250	16.86%	<div><div></div></div>	College of Business
300	20.23%	<div><div></div></div>	College of Education
96	6.47%	<div><div></div></div>	College of Fine Arts
71	4.79%	<div><div></div></div>	Mennonite College of Nursing
43	2.90%	<div><div></div></div>	Undeclared or undecided major
59	3.98%	<div><div></div></div>	Other (please specify)
1483	Respondents		

Q115. Are you either a Resident (RA) or Community (CA) Assistant?			
Count	Percent		
39	2.63%	<div><div></div></div>	Resident Assistant (RA)
16	1.08%	<div><div></div></div>	Community Assistant (CA)
1426	96.29%	<div><div></div></div>	Neither
1481	Respondents		

Q116. How do you typically get to and from campus?			
Count	Percent		
988	66.53%	<div><div></div></div>	Walk
263	17.71%	<div><div></div></div>	Drive alone
66	4.44%	<div><div></div></div>	Drive/ride with others
48	3.23%	<div><div></div></div>	Ride a bicycle/motorcycle
67	4.51%	<div><div></div></div>	Ride the Illinois State University shuttle bus
45	3.03%	<div><div></div></div>	Ride public transportation
8	0.54%	<div><div></div></div>	Other (please specify)
1485	Respondents		

Q117. How long is your typical one-way commute to campus?			
Count	Percent		
394	26.62%	<div><div></div></div>	Less than 5 minutes
675	45.61%	<div><div></div></div>	5 - 10 minutes
286	19.32%	<div><div></div></div>	11 - 20 minutes
39	2.64%	<div><div></div></div>	21 - 30 minutes
13	0.88%	<div><div></div></div>	31 - 40 minutes
17	1.15%	<div><div></div></div>	41 - 50 minutes
56	3.78%	<div><div></div></div>	More than 50 minutes
1480	Respondents		

Q118. Are you a member of a Greek organization?			
Count	Percent		
264	17.84%	<div><div></div></div>	Yes (of which Greek organization are you a member?)
1216	82.16%	<div><div></div></div>	No
1480	Respondents		

Q119. What is the ZIP code at your home/permanent residence? (If an international student, please enter the name of your home country.)			
Count	Percent		
1453	100.00%	<div><div></div></div>	
1453	Respondents		

Q120. What is the ZIP code of the local residence where you currently live while attending Illinois State University?			
Count	Percent		
1420	100.00%	<div><div></div></div>	
1420	Respondents		

Q121. Please describe your current employment status:

Count	Percent		
395	26.69%		I work on campus
327	22.09%		I work off campus
91	6.15%		I work both on and off campus
667	45.07%		I do not work
1480	Respondents		

Q122. What are the primary sources of funding for your academic expenses (tuition, fees, books, etc.)? SELECT ALL THAT APPLY

Count	Respondent %	Response %		
968	65.58%	25.51%		Family support
877	59.42%	23.11%		Myself
800	54.20%	21.08%		Student loan(s)
611	41.40%	16.10%		Academic scholarship(s)
24	1.63%	0.63%		Athletic scholarship(s)
389	26.36%	10.25%		Grant(s)
79	5.35%	2.08%		Employer reimbursement or tuition program
47	3.18%	1.24%		Other (please specify)
1476	Respondents			
3795	Responses			

Q123. What are the primary sources of funding for your living expenses (housing, food, travel, entertainment, etc.)? SELECT ALL THAT APPLY

Count	Respondent %	Response %		
949	64.25%	33.17%		Family support
1058	71.63%	36.98%		Myself
409	27.69%	14.30%		Student loan(s)
194	13.13%	6.78%		Academic scholarship(s)
20	1.35%	0.70%		Athletic scholarship(s)
162	10.97%	5.66%		Grant(s)
36	2.44%	1.26%		Employer reimbursement or tuition program
33	2.23%	1.15%		Other (please specify)
1477	Respondents			
2861	Responses			

Q124. Please feel free to provide any additional comments or suggestions regarding this survey. All comments will be shared with Illinois State University's administration but none will be personally attributable to any individual student.

Count	Percent	
238	100.00%	
238	Respondents	

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