

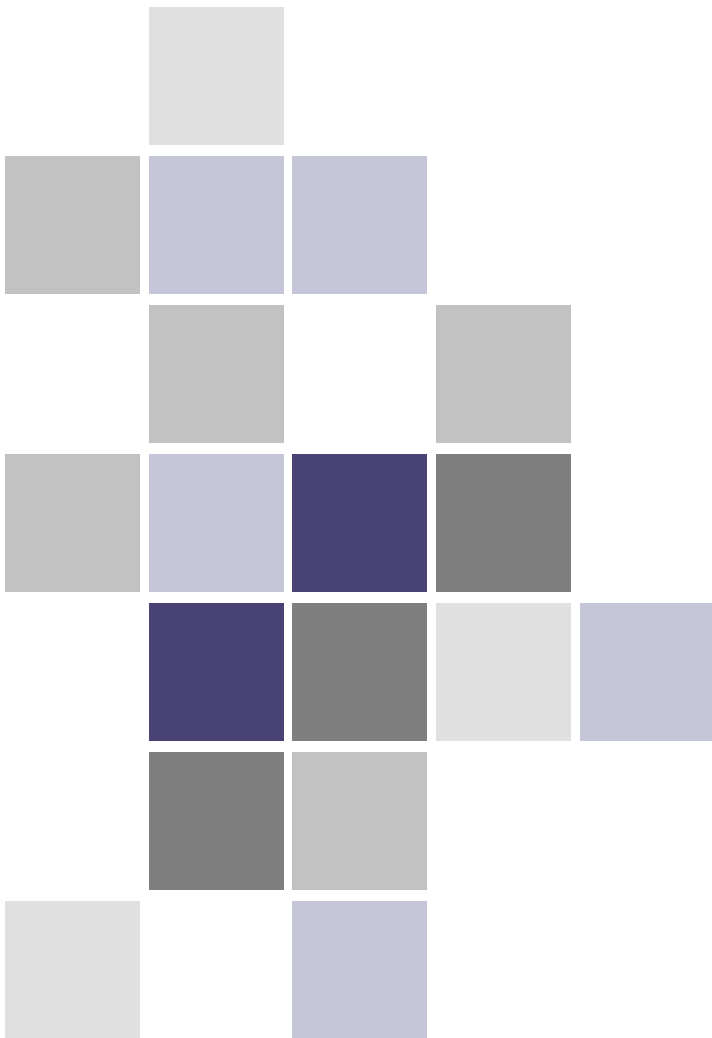


# STUDENT HOUSING STUDY

UNIVERSITY OF NORTH DAKOTA | CORVIAS

**Final Report**

**December 11, 2020**



## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY</b> .....	<b>1</b>
PEER INSTITUTION ANALYSIS .....	1
OFF-CAMPUS MARKET ANALYSIS.....	1
STUDENT ENGAGEMENT.....	2
DEMAND ANALYSIS – INCREMENTAL DEMAND.....	2
<b>PEER INSTITUTIONS</b> .....	<b>4</b>
HOUSING FUNDING STRUCTURE.....	4
ENROLLMENT AND HOUSING CAPACITY ANALYSIS .....	4
RENOVATION AND NEW HOUSING PLANS.....	15
ISSUES, FUTURE PLANS, AND NOTEWORTHY PRACTICES .....	17
<b>OFF-CAMPUS MARKET</b> .....	<b>18</b>
NATIONAL AND STATE MULTIFAMILY TRENDS .....	18
RENTAL RATES AND OCCUPANCY .....	21
<b>STUDENT SURVEY AND FOCUS GROUPS</b> .....	<b>26</b>
CURRENT LIVING SITUATION.....	26
RENTAL HOUSING .....	26
DECISION-MAKING FACTORS .....	27
STUDENT SATISFACTION .....	27
INTEREST IN HOUSING BY TYPE.....	29
FOCUS GROUPS.....	33
<b>DEMAND ANALYSIS</b> .....	<b>36</b>
INCREMENTAL DEMAND.....	36
<b>LEGAL DISCLAIMER</b> .....	<b>39</b>
<b>APPENDIX 1. FOCUS GROUP QUESTIONS</b> .....	<b>40</b>
<b>APPENDIX 2. PEER INSTITUTION CONTACTS</b> .....	<b>43</b>
<b>APPENDIX 3: OFF-CAMPUS MARKET ANALYSIS</b> .....	<b>44</b>
<b>APPENDIX 4: STUDENT SURVEY</b> .....	<b>45</b>
<b>APPENDIX 5: PEER INSTITUTION APARTMENT DATA</b> .....	<b>100</b>

---

# EXECUTIVE SUMMARY

---

University of North Dakota (“UND”) and Corvias retained MGT Consulting Group to provide a student housing market analysis. The primary goal of the study was to determine the level of demand for upperclassmen and graduate student on-campus beds while also continuing to meet the demand of incoming first-year students<sup>1</sup>, who are required to live in UND Housing.

## PEER INSTITUTION ANALYSIS

UND representatives selected 10 peer institutions. MGT collected most of the data from each institution’s website including the University of North Dakota’s information in order to provide a third-party perspective similar to that of a potential student. MGT also used consistent resources to determine undergraduate and graduate numbers<sup>2</sup> and capacity.<sup>3</sup> MGT also interviewed five peer institutions to collect in-depth information. MGT gathered data on unit types and rates, enrollment, tuition and fees, occupancy, meal plan, live-on requirements, and various aspects of renovation and new construction plans. Peer data is in **Appendix 2**.

- Bemidji State University
- MSU Mankato
- MSU Moorhead
- North Dakota State University
- St. Cloud State University
- UM Crookston
- UM Duluth
- UM Twin Cities
- University of Montana
- University of South Dakota

## OFF-CAMPUS MARKET ANALYSIS

MGT gathered data on housing in which students live, based on suggestions from UND Housing Staff administrators. MGT gathered data on rents, unit sizes, policies, amenities, distance from campus, number and age of units, and occupancy. Included in the analysis are 10 conventional complexes and four rental houses. The sample represents 1,563 units; all are located within 5.4 miles of campus with an

---

<sup>1</sup> First-Year Campus Housing Requirement. December 2, 2020. Retrieved from <https://und.edu/student-life/housing/residence-halls/on-campus-living-requirement.html>

<sup>2</sup> College Navigator (July 2020). Enrollment data from IPEDS 2019–2020, Spring Collection. National Center for Education Statistics. Retrieved from <https://nces.ed.gov/collegenavigator/>

<sup>3</sup> College Factual. Retrieved from [https://inside.collegefactual.com/about/?\\_ga=2.25334141.137707256.1607022241-997340230.1606851019](https://inside.collegefactual.com/about/?_ga=2.25334141.137707256.1607022241-997340230.1606851019)

average distance of 1.92 miles from campus. This information is supplemented by data gathered in the student survey. A summary of the data is in **Appendix 3**.

## STUDENT ENGAGEMENT

MGT and UND designed a web-based survey for students using Qualtrics. The purpose of the survey was to collect students' demographic information, information on students' current housing situation, and information on desired unit types at estimated rents. To notify students, MGT sent an electronic mail message to students inviting them to respond. The survey was available to students from October 29 – November 12, 2020. As an incentive to respond to the off-campus survey, cash prizes were offered to four randomly selected respondents (totaling \$250). With 1,977 responses from a distribution list of 13,557, the survey achieved a 14.6 percent response rate<sup>4</sup>. Of the total 1,977 headcount response, 633 respondents lived on campus (including Kappa Delta) and 1,302 lived off-campus (including UND apartments). 22.62 percent of respondents were completing coursework fully online during Fall 2020 and 16.10 percent anticipate continuing coursework fully online in Fall 2021 and beyond. A tabulation of survey responses is in **Appendix 4**. In terms of class level, survey respondents were representative of UND's full enrollment, including graduate students. The female gender was represented by 62.72 percent of the survey respondents, compared to 48 percent of the full enrollment.

MGT representatives conducted virtual focus groups October 21-22, 2020. The groups were comprised of five different cohorts: first-year residence hall students, graduate and international students, off-campus students, returning and transfer students, and student leaders. Using a moderator's guide MGT developed with input from the university, the moderators asked questions about students' current housing situation, lifestyle preferences, preferred unit types and amenities, and budget considerations. Each of the 34 participants was provided a \$20 Amazon e-gift card as an honorarium. Results from the initial focus group were used to update sample pricing. Focus group questions are in **Appendix 1**.

## DEMAND ANALYSIS – INCREMENTAL DEMAND

MGT's methodology for incremental demand centers on the off-campus population. The methodology for calculating demand uses the responses to the question on the survey asking where respondents "would have lived" had their preferred unit type been available for the current academic year.

The capture rate for each class level reflects the percentage of respondents of each enrollment status (e.g., freshman) at each level of interest (e.g., definitely interested). A "closure" rate is necessary to reflect that not all students who express interest will sign a lease. MGT assumes a 50 percent closure rate for those who indicated that they "definitely would have lived" in the housing and a 25 percent closure rate for those who indicated that they "might have lived" in the housing (or 50 percent of those with a 50/50 interest). For each class level, off-campus enrollment is multiplied by the capture rate; then

---

<sup>4</sup> MGT assumed that all students had equal access to the survey.

the closure rate is applied to yield the demand<sup>5</sup>. This demand is explicitly based on the description of the units that included the rental rates proposed for the housing. On-campus enrollment is not included in the demand calculation for additional capacity due to the fact that on campus students showing interest in on-campus housing would not increase occupancy. Retaining students at a higher than current rate could add to additional capacity in the future. The UND survey analysis indicates demand for 676 additional beds.

---

<sup>5</sup> The level of response to the survey and the size of UND's off-campus, full-time enrollment result in a confidence interval in the results of plus or minus 3.14% at a 95% confidence level—the plus-or-minus figure seen in many survey or poll results, for example, if the confidence interval is 3.0% and 50% percent of the sample picks an answer; it is 95% certain that if the entire population had been asked the same question, between 47% (50%-3%) and 53% (50%+3%) would have picked that answer. MGT uses the midpoint of the range as an estimate of demand.

# PEER INSTITUTIONS

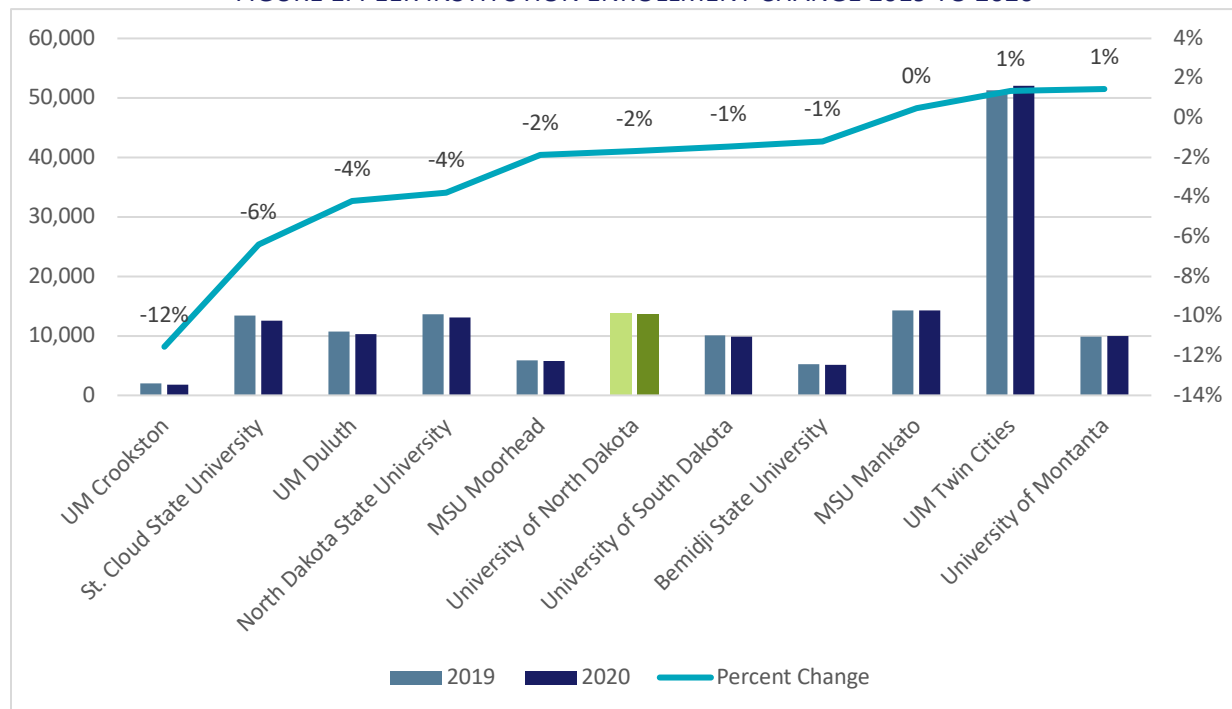
## HOUSING FUNDING STRUCTURE

Funding structure was not readily available on websites, but through the interviews, staff indicated that at least five of the peer institutions are self-operated. One institution recently ended a ten-year P3 contract that was described as “not well-negotiated.” Another interviewee noted that the housing unit has an atypical connection with the auxiliary unit and pays a portion of annual revenues to the university. Another interviewee’s institution has a type of P3 currently in place involving a master lease where the owner provides facility staff and manages underground parking.

## ENROLLMENT AND HOUSING CAPACITY ANALYSIS

As displayed in Figure 1 from 2019 to 2020, UND enrollment declined by 2% as did MSU Moorhead enrollment. Enrollment at four additional peer institutions decreased between 4% and 12% while enrollment at two institutions decreased by 1%. Enrollment at three institutions remained the same or increased by 1%.

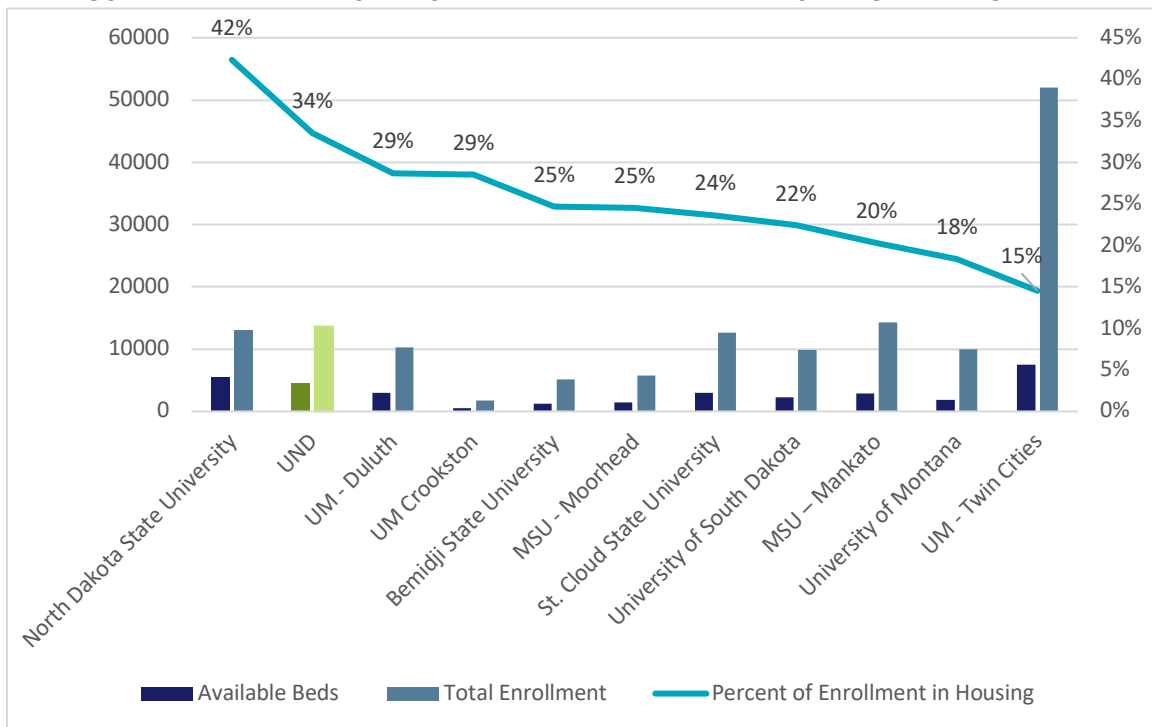
FIGURE 1. PEER INSTITUTION ENROLLMENT CHANGE 2019 TO 2020



Source: Institution’s website.

UND Housing currently has a maximum designed capacity of 4,567 beds for students made up of 3,415 residence hall beds and 946 apartment beds<sup>6</sup>. At 34% of all enrolled students, UND has a higher percentage of available housing space than peers. The University of Minnesota Twin Cities has the highest availability at 7,555 beds and the University of Minnesota, Crookston has the lowest available at 500 beds. Of the peer institutions included in the analysis, beds as a percent of total enrollment ranged from a low of 15% at the University of Minnesota Twin Cities to a high of 42% at North Dakota State University.

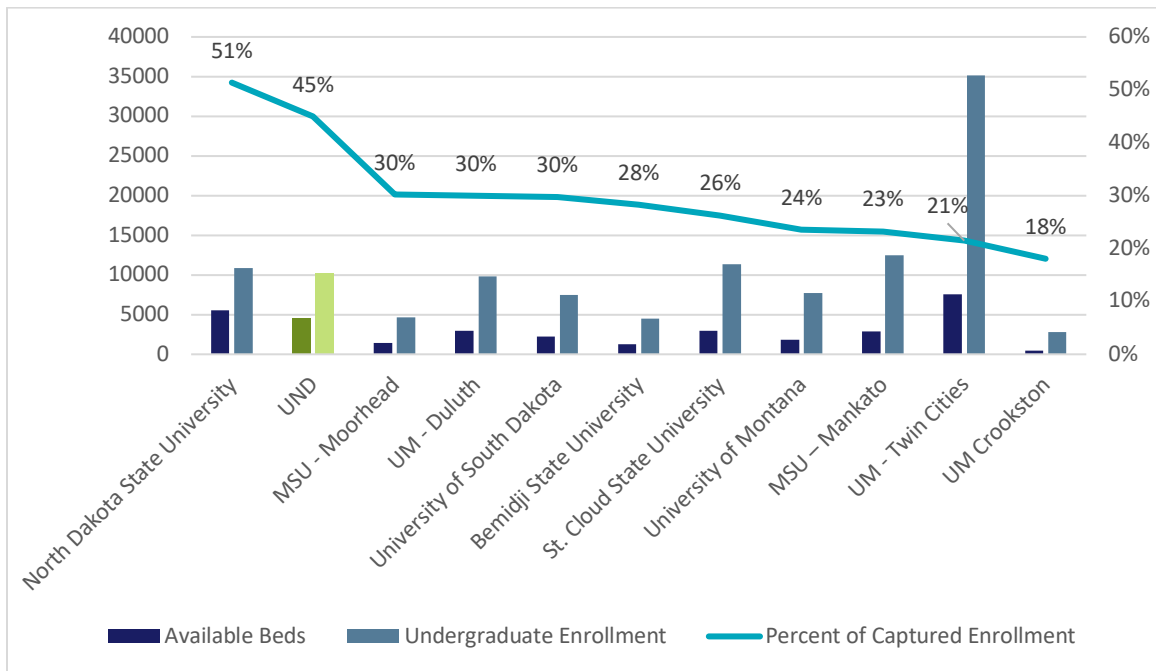
FIGURE 2. AVAILABLE RESIDENCE HALL AND APARTMENT BEDS BY TOTAL ENROLLMENT



Source: Institution’s website.

FIGURE 3. AVAILABLE RESIDENCE HALL AND APARTMENT BEDS BY UNDERGRADUATE ENROLLMENT

<sup>6</sup> Apartment beds were calculated by tallying the total number of bedrooms across all UND Housing apartment units.



Source: Institution’s website and College Factual.

## A SNAPSHOT OF OCCUPANCY

Student enrollment through admissions is one of the greatest factors impacting housing occupancy. Those interviewed from the five peer institutions categorized occupancy and admissions trends as stable or declining over the past 3-5 years. Those who indicated stable trends noted a significant amount of work was required to maintain enrollment. One institution indicated an enrollment increase as the freshman class continues to grow and their goals were designed to capture more high school graduates. The five interviewed institutions were built with design capacity ranging from 2,226 to 7,500. The occupancy for fall 2020 ranged from 1,945 to 4,000. The occupancy range for those same institutions for the fall of 2019 was 2,040 to 7,500. Occupancy rates ranged from 54% to 91% based on number of occupied beds and the total number of available beds. All but one institution was over 70% occupancy based on these calculations. Approximately 15% to 87% of full-time enrollment lives in university-affiliated housing. Annually, these institutions re-contract with between 16% and 44% of on campus students.

## HOUSING MIX

All peer institutions offer traditional residence hall style living and apartments. Six institutions offer apartments rentable by the unit, which are typically reserved for graduate students, married students, and students with children. The following chart indicates the housing mix at each institution. All institutions reviewed for this study offer traditional residence halls, some type of suite, and apartments.



FIGURE 4 TYPES OF AVAILABLE ON-CAMPUS RESIDENCE HALLS AND APARTMENTS

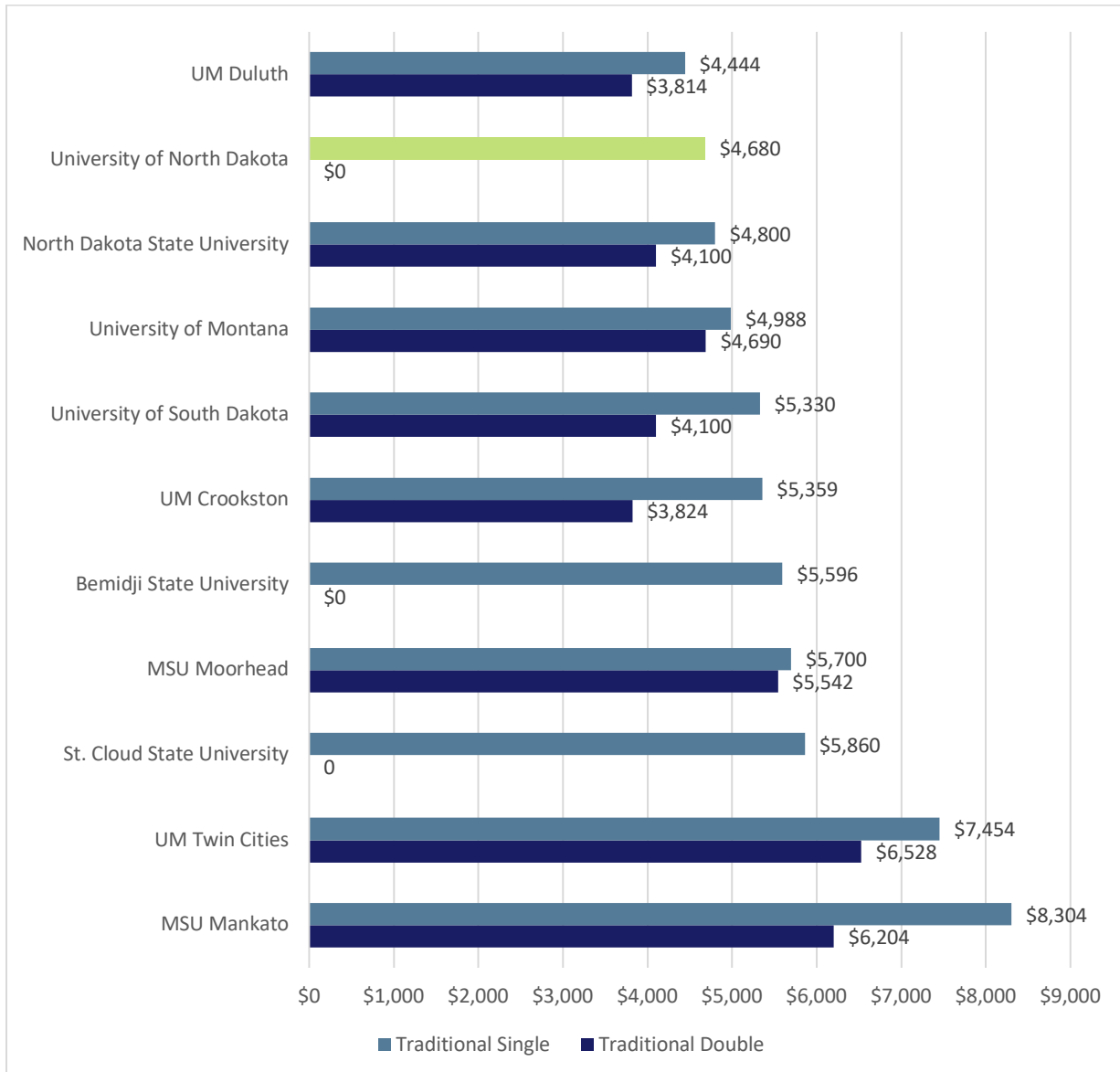
University	Traditional	Semi-Suite	Full Suite	Apt/Bed	Apt/Unit
University of North Dakota	✓	✓		✓	✓
Bemidji State University	✓	✓	✓		✓
MSU Mankato	✓	✓	✓		✓
MSU Moorhead	✓		✓	✓	✓
North Dakota State University	✓	✓		✓	✓
St. Cloud State University	✓		✓	✓	
UM Crookston	✓	✓	✓	✓	
UM Duluth	✓	✓			✓
UM Twin Cities	✓	✓	✓	✓	
University of Montana	✓	✓	✓	✓	
University of South Dakota	✓		✓	✓	

Source: Institution’s website.

## HOUSING RATES

The figure below indicates the range of rates from \$3,824 at the University of Minnesota Crookston to \$8,304 at University of Minnesota Twin Cities for traditional double housing. St. Cloud State University offers a unique option for upperclassmen students, a reduced-amenities, and a reduced cost residence hall. Known as “Simply Stearns,” the residence hall has limited staffing, no educational and social programming, and is open during all break periods.

FIGURE 5. FALL 2020 TRADITIONAL SINGLE AND DOUBLE HOUSING RATES

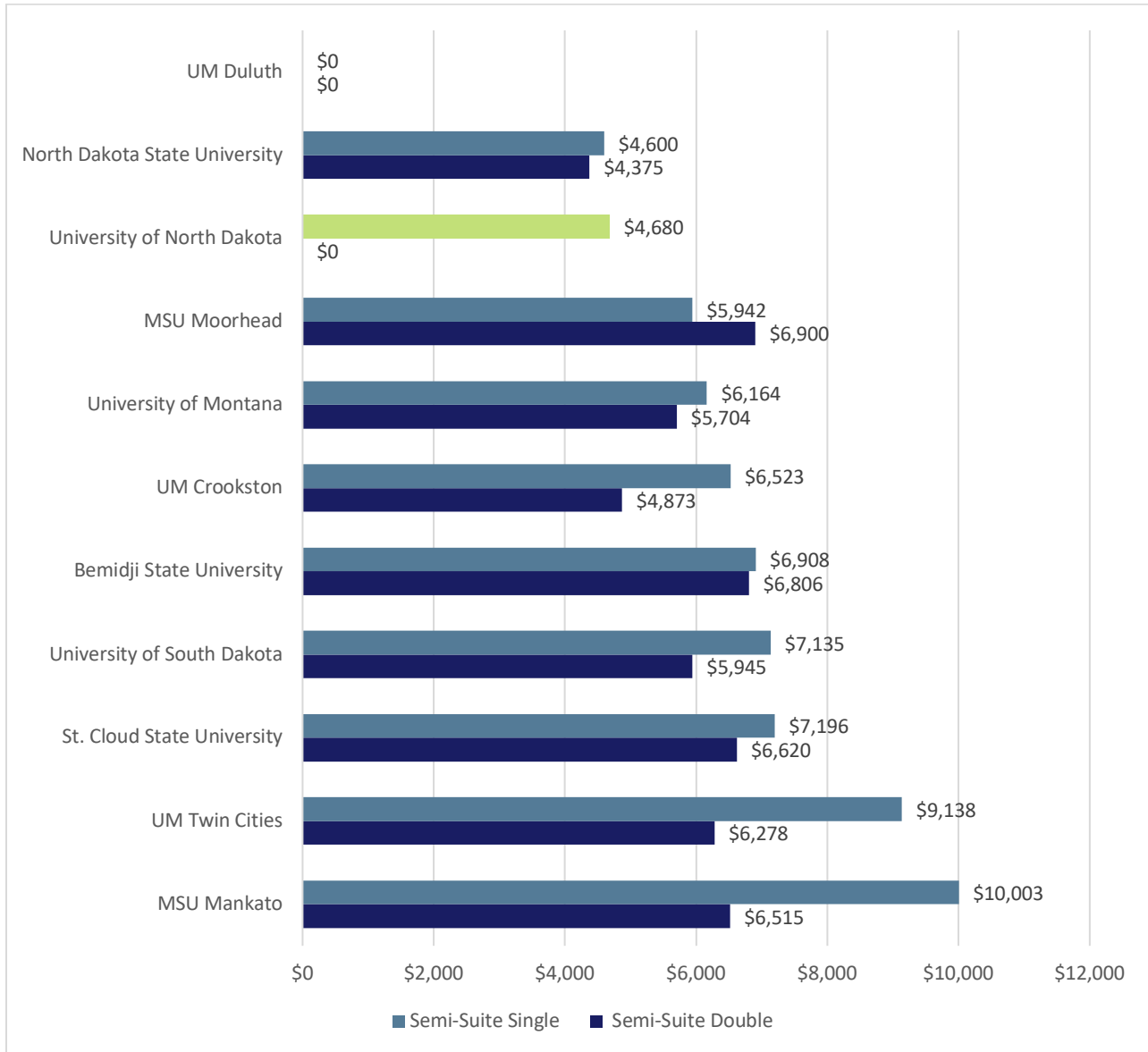


Source: Institution’s website.

Note: Due to COVID-19 the University of North Dakota offered a rate structure whereby all double-occupied rooms were converted to singles at an annual rate of \$4,680.

The following figure shows the rates for single and double occupied suite-style housing. The University of Minnesota Duluth does not offer suites. UND’s rates for suites are second lowest to North Dakota State University and below the rates for all the other peer institutions.

FIGURE 6 SUITE SINGLE AND DOUBLE HOUSING RATES



Source: Institution’s website.

All the peer institutions except for the University of Montana list apartment rental rates by the semester and annually as noted in the Figure below.

**FIGURE 7 AVERAGE APARTMENT RATES PER PERSON CHARGED BY SEMESTER AND ACADEMIC YEAR**

Peer University	Apartment Styles	Average Housing Rates <sup>7</sup>	
		Semester	Annual
University of North Dakota	University Place 1BR, 2BR & 4BR private bedroom units	\$2,860	\$5,720
Bemidji State University	Single occupied 3-person or 4-person apartment units; Family housing 2BR & 3BR units	\$3,660	\$7,321
MSU Mankato	Single occupied 3-person apartment & single occupied 4-person apartment	\$3,940	\$7,880
MSU Moorhead	2BR with double occupied bedrooms	\$2,472	\$4,944
North Dakota State University	2BR units with double occupied bedrooms; Studios & 4BR units with private bedrooms	\$2,363	\$4,725
St. Cloud State University	4-bedroom, 1-bathroom units with private bedrooms	\$3,270	\$6,540
University of Minnesota Crookston	2BR units with double occupied bedrooms	\$2,537	\$5,236
University of Minnesota Duluth	2BR units with double occupied bedrooms	\$2,683	\$5,366
University of Minnesota Twin Cities	1BR, 2BR, 3BR & 4BR options; shared and private bedroom options	\$4,905	\$9,809
University of South Dakota	4BR and 2BR units with private bedrooms	\$3,534	\$7,069

Source: Institution’s website.

Note: Prices are noted as listed on website.

<sup>7</sup> The rates shown in the table are calculated by taking a straight average of the published housing rates for all unit types listed on each institution's website.

Some institutions also offer apartment rates paid monthly by person and by unit as noted below. The University of Montana is the only institution from this group that only specifies a monthly rate for apartments and not a semester rate.

**FIGURE 8 AVERAGE APARTMENT RATES CHARGED BY MONTH PER PERSON OR PER UNIT**

Peer University	Apartment Styles	Average Monthly Rate <sup>8</sup>	
		Per Person	Per Unit
University of North Dakota	Studios, 1BR, 2BR, 3BR, 4BR & townhome options	N/A	\$828
MSU Mankato	Single in a 3-person apartment	\$917	N/A
MSU Moorhead	4BR units with double occupied bedrooms	N/A	\$1,977
North Dakota State University	Studios, 1BR, 2BR & 3BR options; Shared bedroom and private bedroom options	N/A	\$791
University of Montana	Per person option for 2BR & 3BR units with private bedrooms; Per unit options include studios, 1BR, 2BR, 3BR, 4BR and townhouse unit types	\$552	\$777

Source: Institution’s website.

<sup>8</sup> The rates shown in the table represent straight averages of published rates for every unit type listed on the institution's website.

## MEAL PLANS

Peer institutions offer a variety of required meal plans and all have at least a minimum requirement for students living on campus. All minimally required meal plans noted below offer some type of flexibility in options, including a set amount of dollars available for use at coffee shops, convenience stores, or other types of quick-service venues. Additionally, a few of the plans include guest passes for visiting friends and family. Given the pandemic, some dining services have expanded their minimum meal plan to unlimited only to allow students to access more on campus dining to promote social distancing. The chart below shows minimum required meal plans per semester along with requirements and meal plan types.

FIGURE 9. PEER INSTITUTION MEAL PLAN OPTIONS

Peer University	Required	Annual Cost	Meal Plan Type
University of North Dakota	First year in residence hall anytime access meal plans	\$5,050	Anytime Access+\$0 and 0 guest meals
Bemidji State University	For freshmen living on campus	\$3,322	200 meals + \$345 Beaver bucks
MSU Mankato	Required for students living in Residential Life Housing	\$3,005	160 meals + \$25 dining dollars ability to convert to dining dollars = 3 guest meal passes
MSU Moorhead	Required for all students living in a residence hall except apartments	\$3,550	Unlimited dining + \$150 Dragon Dollars + 5 guest passes
North Dakota State University	Freshmen and upperclassmen living in residence halls	\$4,778	Unlimited five-day dining + 3 guest passes
St. Cloud State University	All new entering first year residential students	\$3,408	120 meals + \$100 Husky Bucks + 4 guest passes + 1 reusable to go container
UM Crookston	Freshmen (<24 credit hours) and first semester International Students living in residence halls	\$4,404	185 Meals per semester + \$350 Eagle Bucks
UM Duluth	All students in residence halls	\$3,528	14 meals per week + \$200 dining dollars
UM Twin Cities	All students in residence halls	\$4,482	11 meals per week + \$250 FlexDine
University of Montana	All students in residence halls	\$5,896	Unlimited + \$100 Flex dollars
University of South Dakota	All students in residence halls	\$3,752	70 meals per semester + \$1,087 Flex

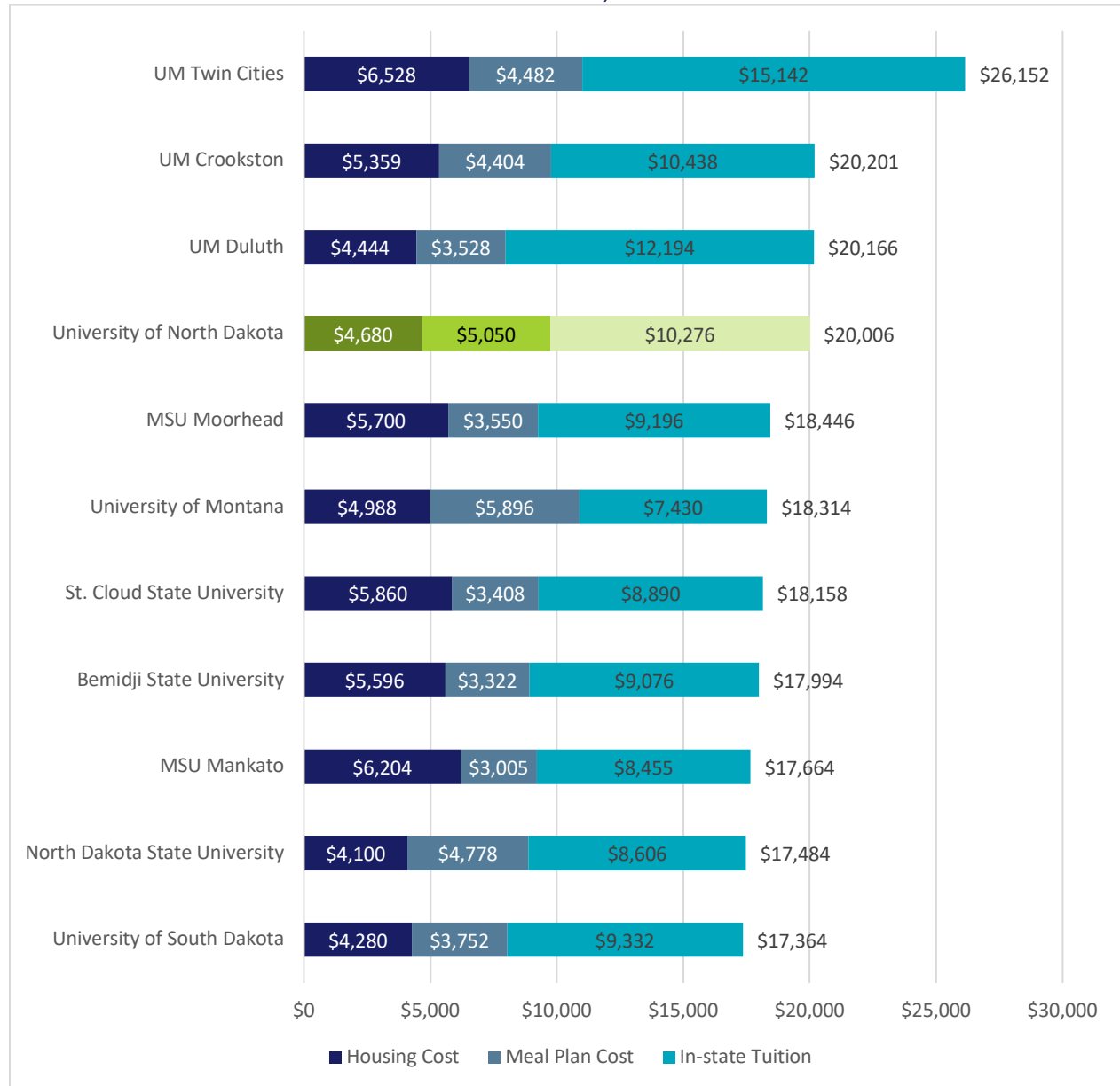
Source: Institution's website.

Note: All meal plans are at the highest level with the exception of the University of North Dakota.

## TOTAL COST OF ROOM, MEAL PLAN, AND TUITION

When the rate for a traditional single, meal plan, and tuition are totaled, UND is the second highest at a total of \$20,634, second to the University of Minnesota, Twin Cities. The totals do not include books, fees, or other expenses. UND’s housing rate for a traditional single is third from the lowest, above North Dakota State University and the University of South Dakota.

FIGURE 10. TOTAL COST OF ROOM, MEAL PLAN AND TUITION



Source: Institution’s website.

## POLICIES AND AMENITIES

**University of North Dakota** All UND residence hall students will have their own private bedrooms for the 2020-21 academic year. UND also offers nine Living Learning Communities in atmospheric sciences, aviation, business, education, engineering, global leaders, honors, emerging leaders, and wellness. Every UND Hall offers high-speed Internet and wireless connection, laundry and kitchenette, cable TV and streaming movies, microwaves, ResNet computer support and study lounges.

**Bemidji State University** housing amenities include Academic Resource Center staffed by peers in selected halls, bicycle storage, cable TV, computer labs, electric fireplaces, game rooms, kitchen facilities, with cooking equipment for checkout, laundry rooms, music practice rooms, furnished rooms, storage lockers, weapon storage, and a wild game cleaning room.

**Minnesota State University Mankato** includes the following as amenities: ice machines and water bottle filler stations, bike racks and bike repair station, study lounge, floor kitchen, 24/7 Residential Life Staff on-call, safe, clean, and secure living spaces, wired and wireless internet, free laundry, live-TV, on-demand streaming, card-controlled access, MavPRINT stations, computer lab, ResTech Services, Front Desk Services and mail & package service.

**Minnesota State University Moorhead** As part of the COVID-19 plan for fall 2020, students will sign up for a Drop 'n go Day and students will have the options to select a single or double room. Amenities include free laundry, wired in room computer connections, wireless access in lounges, digital cable, gaming tables, piano, study rooms, air-conditioned common spaces, loft rental, fireplace in mail lounge, computer labs with printers, and learning communities.

**North Dakota State University** housing will allow students to select single or double rooms. Students may participate in early drop off or schedule a time to move in. Rooms will be set aside for isolation and meals will be delivered for those who need to quarantine. Amenities include mail, coinless laundry, cleaning supplies, cable and free video streaming services, rec lounges, study lounges, community kitchen, Wi-Fi, hall office with games/videos/entertainment options and secure keyless card entrances.

**St. Cloud State University** for the 2020-21 academic year is assigning one student per room at the lesser cost of a double. All University furniture will remain in the rooms that are traditionally designed as doubles. St. Cloud offers to types of specialized communities. The Living Learning Community is for Future Education Professionals and these resident students enjoy unique access to courses, academic resources, and professional development opportunities. The Living Communities include global, honors, pride, recovery, transfer and non-traditional students, and veterans. Amenities include study rooms, laundry, multimedia center, kitchen, and music practice rooms.

**University of Crookston** offers living-learning communities, coeducational on-campus housing, with lounge, study rooms, recreational, laundry, and kitchen facilities. Recreational options include billiards, foosball, piano lounge, and workout rooms. Classrooms are also located in some of the residence halls include unique innovative, interactive classrooms.



**University of Minnesota Duluth** offers lounges, wireless Internet, bicycle storage rooms, laundry, and vending. The BizDogs Learning Community is for first-year, pre-business students who elect to live together in a traditional residence hall community.

**University of Minnesota Twin Cities** housing amenities include fully furnished, laundry, cable, WiFi, tech lab, study rooms, game rooms, meditation room, and music practice rooms in residence halls. Apartments may also offer a flatscreen TV, streaming TV, balcony, hot tub, patio with grills, fire pits and a fitness center.

**University of Montana** offers storage room rentals in the residence halls. Community options include First-Year Seminar Residential Cohort, Global Community, Gender Inclusive Community, Honors Living Learning Community, Outdoor Recreation Living Learning Community, and Pre-Health Sciences Living Learning Community. Additionally, students may select a Co-ed by Room Community where rooms are “checkerboard style” on the hall and a communal bath for males is on one end of the hall and for females is on the other end of the hall. Students with children living in the University Villages complex have access to childcare for children aged 2-6. Amenities in residence halls include sinks in rooms, community kitchens, wireless Internet, elevators, laundry (at no additional charge), cable access in rooms, storage unit rentals, in-hall printing, TVs in Laundry Rooms, and In-Room Technology Support Via Appointment.

**University of South Dakota** offers amenities including garage rental and loft rentals. The Living-Learning Communities include Coyotes for Inclusive Excellence, the Global Leadership, the Honors Program, and ROTC.

## RENOVATION AND NEW HOUSING PLANS

### MINNESOTA STATE UNIVERSITY MANKATO

- **McElroy E & F Hall:** completed renovation in 2019. Added through-wall air-conditioning in each student room, replaced radiators with new units that allow in-room heating control
- **Northside residence communities:** renewal, phase 2C noted as a future project.

### MINNESOTA STATE UNIVERSITY MOORHEAD

- **East Snarr:** completed 2018 as part of the Snarr complex renovations. The project included the removal of built-in furniture, electrical and mechanical upgrades to heating, ventilation, air conditioning, and fire alarms. South Snarr renovations the prior year created gender neutral bathrooms.

## NORTH DAKOTA STATE UNIVERSITY

- **North Weible:** undergoing a full bathroom renovation for 2020-21.
- **Cater Hall:** Most recently completed project at total cost of \$39.5MM that added 390 beds with suite style shared baths<sup>9</sup>.

## ST. CLOUD STATE UNIVERSITY

- **Sherburne:** closed Sherburne Hall the end of the spring 2020 term to reduce operating costs. The University is currently exploring options for the hall.

## UNIVERSITY OF MINNESOTA CROOKSTON

- **McCall Hall:** currently closed with no explanation and there are no other projects noted.

## UNIVERSITY OF MINNESOTA DULUTH

- **Maplewood Hall:** a \$70 million housing and dining project was delayed due to coronavirus impacts. The 350-bed hall was expected to open the fall of 2021. As of the July 2020, there was no timeline for the construction to begin.

## UNIVERSITY OF MINNESOTA TWIN CITIES

- **Pioneer Hall:** a \$104.5 million, 2-year project that included a dining hall renovation was completed for the fall of 2019. The hall added 50 additional beds and boasts two fully accessible rooms for individuals in wheelchairs. The dining includes an allergen station with gluten-free, vegan and other options. The hall also has a room designed specifically for meditation that offers a foot washing station. The roof top of the dining room has Sedum plants which catches stormwater and uses it without discharging it to other locations.

## UNIVERSITY OF MONTANA

- **Pantzer Hall:** \$4 million renovation is currently in process to be complete by fall 2020, which is the largest on-campus remodel since 1995. The project replaces furniture, updates color scheme, replaces carpets, upgrades common areas, replaces exterior walls on the fourth floor, and installs concrete in place of bricks on the north semi-circle.

## UNIVERSITY OF SOUTH DAKOTA

- At this point, the University of South Dakota does not appear to have any recent or upcoming renovations or new housing projects slated to begin.

---

<sup>9</sup> Price of building: <https://www.inforum.com/news/education/1022133-Construction-of-new-39.5M-dorm-for-NDSU-sophomores-almost-done>

## ISSUES, FUTURE PLANS, AND NOTEWORTHY PRACTICES

Staff from the five interviewed peer institutions shared their insights regarding how they are responding to COVID-19 as well as how they are planning. These institutions set aside between 40 and 603 beds for isolation or quarantine. One noted a generous policy for releasing students from their contracts when the courses could be finished online. Others went to single occupancy and some moved away from triple rooms. Some of the policies were established to quarantine students within their current living situation. At least one institution is closing at Thanksgiving and not reopening until the spring.

COVID impacted renovations in different ways. Previously decommissioned or buildings slated to close this year were brought back or kept online to serve as isolation and quarantine locations. Some renovations started earlier in the spring when buildings closed, others were delayed, and some shifted. For example, at one institution instead of proceeding with a \$17 million HVAC project, humidifiers were installed to address the immediate issue.

When asked about their thoughts for 2021 with respect to COVID, those from peer institutions expect the situation to remain the same or they were unsure of what will happen. Anticipated shifts include:

- returning to double occupancy;
- holding some rooms offline since the number of local high school graduates is declining;
- beginning renovation projects;
- setting aside a building for isolation;
- moving sign-ups from December to February;
- managing waitlist differently; and
- expecting challenges with budget planning because of space held for isolation.

When asked about noteworthy practices or other issues, respondents shared:

- A program that has experienced a lot of success was a re-envisioned upper-level hall billed as a low-amenity, high-value option. No residential program is offered so there are fewer staff members. The price point is more competitive with off-campus housing. Although it is a traditional residence hall, students may opt for a double or single occupied room and a few rooms are offered as “premium singles” with individual baths.
- One institution has an apartment building across the street that is perceived as a part of the university-affiliated housing, when it is actually on land ground-leased by the university foundation to a private apartment owner and operator.
- A couple of institutions are planning how to respond to a cluster outbreak of COVID and reviewing issues with how to quarantine an entire building, if needed, as well as offering dining deliveries. Cleaning was also cited as key to a rapid response to a cluster outbreak.
- One interviewee talked about the additional meetings with different departments and increased meeting with other departments to address COVID issues including athletics, health staff, senior leadership, and dining. Further, all decisions must be approved by senior leadership, which takes more time.

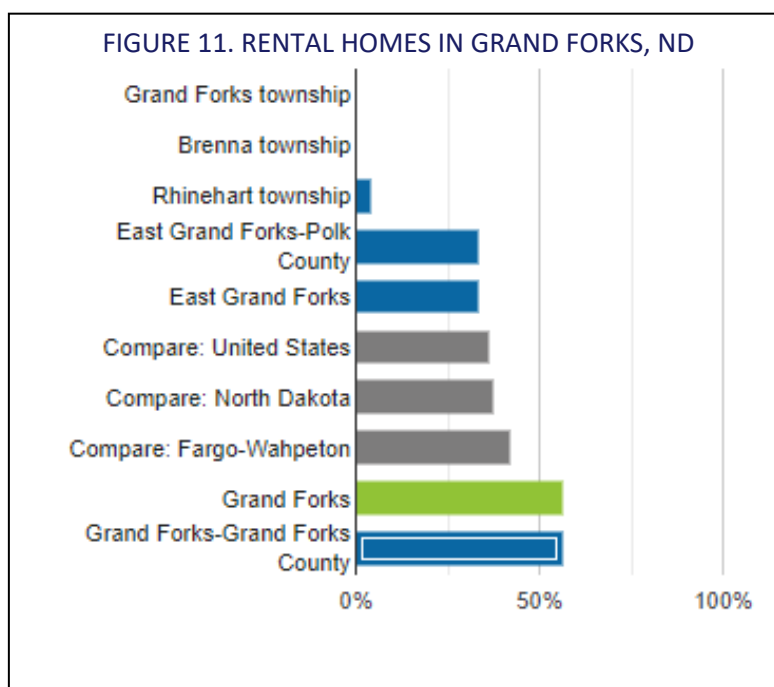
## OFF-CAMPUS MARKET

### NATIONAL AND STATE MULTIFAMILY TRENDS

According to CBRE, the 2020 national apartment market vacancy rate is expected to be 4.5% but is still below the long-term average of 5.1%.<sup>10</sup> Due to the slower economic growth, the increase in apartment demand is projected at 240,000 units in 2020, approximately 20% less than 2019's estimated 300,000 units. Multifamily demand will remain sufficient to absorb most of the new supply and to lower concessions in oversupplied markets. CBRE Research predicts that new multifamily construction completions will total 280,000 units in 2020.

### GRAND FORKS, ND MULTIFAMILY DEVELOPMENT

Per the Grand Forks Region Economic Development Corporation<sup>11</sup>, there is growth in the community and demand for new housing which is indicated by the new multifamily development southwest of the campus. Additionally, there has been a strong increase in elementary school enrollment since the 2010/11 school year indicating community growth and external impact to college housing. The total enrollment for UND has declined since the boom between years of 2011 and 2017 but appears to be stabilizing to an enrollment of about 13,000 which is more in line with enrollment from 2010. For the 2017-18 school year it was estimated that 74.65% of the students lived off-campus. Per Town Charts, there is a total of 26,772 housing units in the greater community of Grand Forks ND which 57% of the population rents.<sup>12</sup> The median rental amount is \$809 per month per unit.



SOURCE: GRAND FORKS REGION ECONOMIC DEVELOPMENT

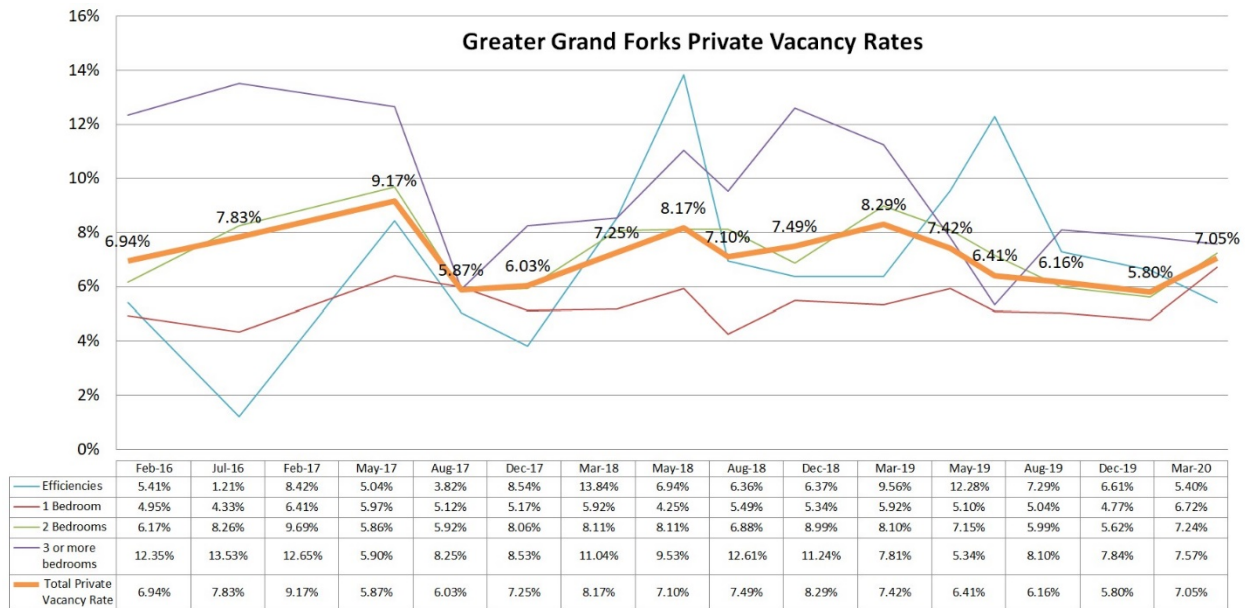
<sup>10</sup> CBRE 2020 Multifamily Outlook, July 23, 2020. <https://www.cbre.us/research-and-reports/2020-US-Real-Estate-Market-Outlook-Multifamily>

<sup>11</sup> Grand Forks Region Economic Development, <https://grandforks.org>

<sup>12</sup> Town Charts, November 16, 2020. <https://www.towncharts.com/North-Dakota/Housing/Grand-Forks-city-ND-Housing-data.html>

There is a consistent vacancy rate throughout the Grand Forks community with an average vacancy rate of 7.13% over a period of four years<sup>13</sup>. Efficiencies demonstrate the largest variation in vacancy rate ranging in 1.21% to 13.84%, difference of 12.63%. While one-bedroom units have less variation with a vacancy rate of 4.25% to 6.41%, difference of 2.16%. Average vacancy rates per unit type are: efficiencies 7.14%, one bedrooms 5.37%, two bedrooms 7.34% & three bedrooms 9.69%.

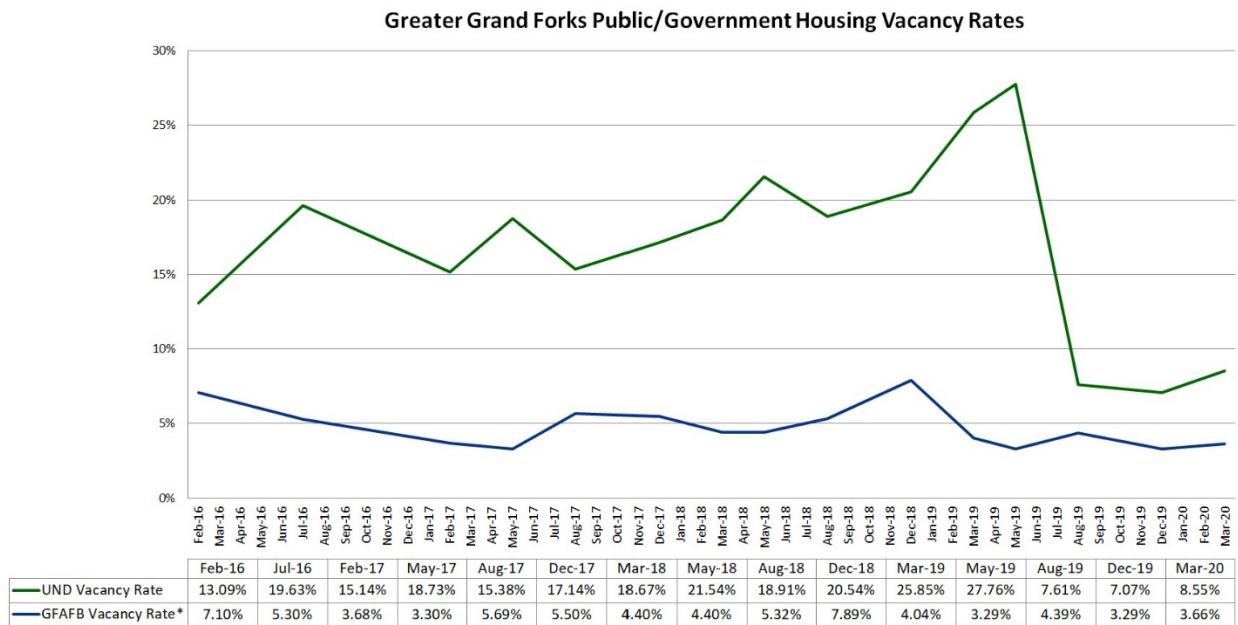
FIGURE 12. GREATER GRAND FORKS PRIVATE VACANCY RATES



Off-campus housing is generally cyclical annually with summer months generally being a higher vacancy rate than a traditional housing demographic. Generally, within the community of Grand Forks the UND housing tends to have a greater vacancy rate. The average four-year vacancy rate of UND housing is 17.04% and the greater community has a vacancy rate of 4.75%, therefore a difference of 12.3%.

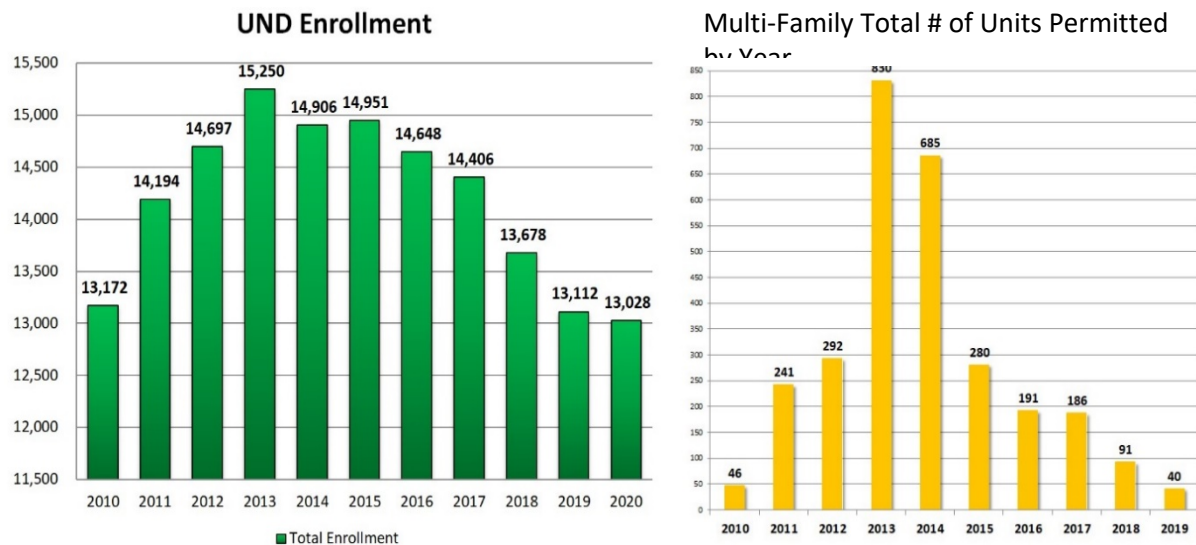
<sup>13</sup> Greater Grand Forks Apartment Association, 2020.

FIGURE 13. GREATER GRAND FORKS PUBLIC/GOVERNMENT HOUSING VACANCY RATES



New investment into multi-family housing continues in Grand Forks per the chart of the new multi-family permit issued annually over the last 10-years. 2013 had the largest increase in new permits issued, which coincided with the peak year of UND enrollment over the same 10-year period.

FIGURE 14. UND ENROLLMENT COMPARED TO MULTI-FAMILY TOTAL # OF UNITS PERMITTED BY YEAR



## RENTAL RATES AND OCCUPANCY

### SAMPLED PROPERTIES

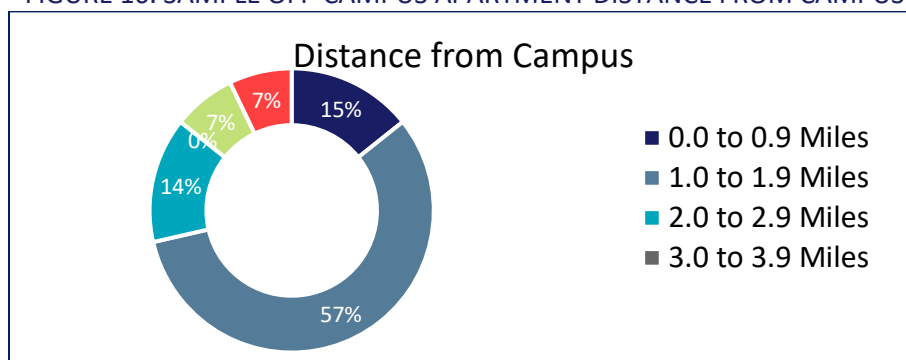
MGT's sample of ten major apartment complexes and four individual lease properties in the region of the University, the following properties are of similar character and are characteristic of student housing.

FIGURE 15. SAMPLE OFF-CAMPUS APARTMENTS

Off-Campus Apartments	Address	# Beds	# Units	Avg Square Feet Per Unit	Miles from Campus
The Boden	2900 Demers Ave	394	129	1,125	1.2
Sonoma Lofts	4220 5th Ave N	227	104	1,246 SF	0.7
University Flats	851 University Ave	120	70	963 SF	1.8
42nd Street Commons	4000 Garden View Dr	72	36	1,011 SF	1.3
Cardinal Point Apartments	2150 47th Ave S	459	251	1,117 SF	4.2
The Gardens Apartments	1220 55th Ave S	110	74	994 SF	5.4
The Verge	750 S 43rd St	600	224	1,187 SF	1.1
McEnroe Place	3920 Gardenview Dr	894	285	1,399 SF	1.4
Campus Place 1-6	411,419 & 425 N 42nd St; 4270,4274,4278 University Ave	443	194	1,253 SF	0.6
Boulder Apartments	2606 13th Ave S	94	51	1,236 SF	1.5
Single Family Rental Homes	Address	# Bedrooms	# Bathrooms	Total Square Feet	Miles from Campus
Single Family A	1422 4th Ave N	2	1	875 SF	1.0
Single Family B	307 N 8th St	3	2	1,269 SF	1.4
Single Family C	523 Chestnut St	3	1	928 SF	2.3

The sample represents 1,563 units; all are located within 5.4 miles of campus with an average distance of 1.92 miles from campus.

FIGURE 16. SAMPLE OFF-CAMPUS APARTMENT DISTANCE FROM CAMPUS



**Campus Place**, located at 411 N 42<sup>nd</sup> Ave, is the closest of all the off-campus housing studied. The housing is updated to provide quality finishes. Most units offer an in-unit washer and dryer with community laundry accommodations also provided on-site. There is a 24-hour fitness center and community room to support a quality community atmosphere. In August of 2020 four units of the 248 were available for rent. Amongst the housing surveyed the Campus Place has competitive pricing offering units that on average are priced in the low to median rent range.

**Sonoma Lofts** has proximity to campus at 4220 5<sup>th</sup> Ave N. The target residents for this facility are both students and non-students. The housing is a newer apartment building that offers quality finishes, including granite counters, hardwood floors, central air conditioning and in-unit washer/dryers. Amenities include a patio or balcony with each unit, underground parking, pets permitted, and Wi-Fi included with the rent. The 104-unit facility is in high demand and had no units available when the managers were surveyed in August of 2020. The rental rates at this facility are in the median to high range for the housing in the UND area.

**The Verge** is located at 750 43<sup>rd</sup> St. This complex offers many amenities to support the student experience, such as an ice hockey rink, 24-hour fitness center, basketball, and sand volleyball courts. Units are furnished, include an in-unit washer/dryer and private bedroom/bathroom combinations. The pricing is very competitive falling in the low to median range.

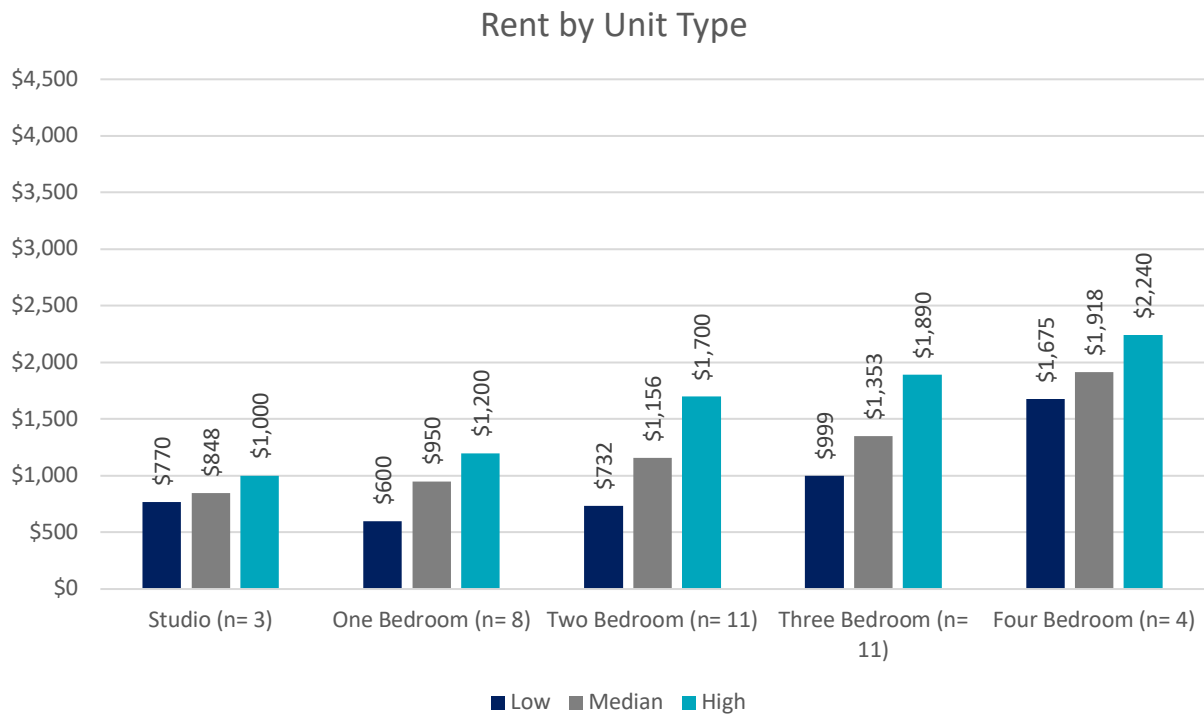
**The Boden** is conveniently located at 2900 Demers Ave and is specifically designed for UND students. Amenities support the student lifestyle by including furnishings, living and bedroom Smart TV's, full-sized beds, stackable washer/dryers, granite countertops and hardwood floors. Community and private study lounges are in addition to club-house and recreational spaces. The pricing of the Boden falls in the median to high range.

## WHAT STUDENTS PAY

The most common off-campus complexes in the MGT sample offer two- and three-bedroom units. Four properties offer studios and four also offer four-bedroom units. Median monthly rents range from \$848/month for a studio to \$1,918/month for a four bedroom as shown in **Figure 17**.

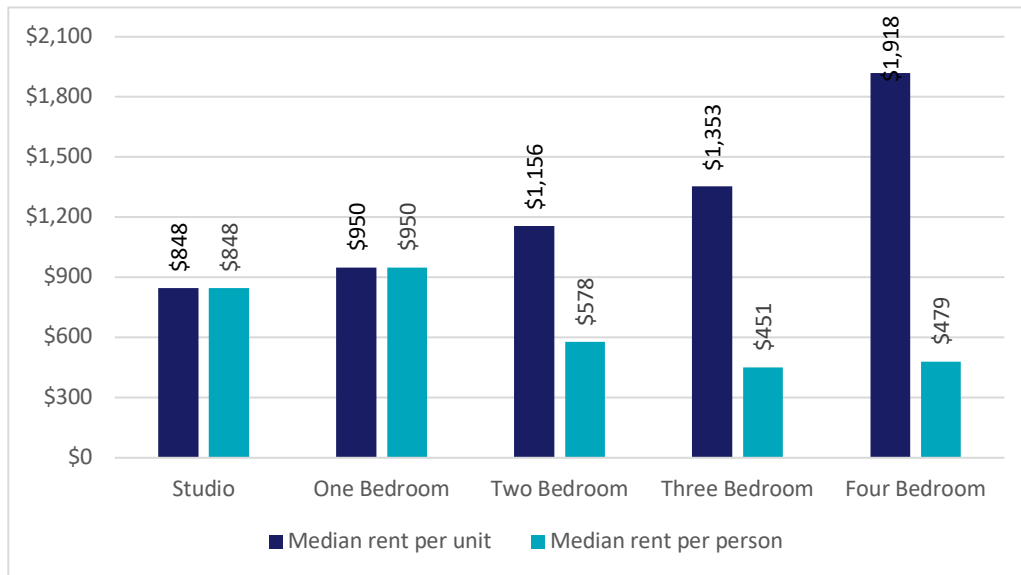


FIGURE 17. RENT BY UNIT TYPE



The following graph shows the breakdown of what students pay individually per month as compared to the overall unit cost from the sample complexes reviewed for this report.

FIGURE 18. INDIVIDUAL COST COMPARED TO UNIT COST



The **Figure 19** shows a comparison of average rents per unit. The private rental properties tend to be less expensive but there are a limited number available and do not necessarily provide all the amenities of a larger apartment complex.

FIGURE 19. AVERAGE RENT PER UNIT

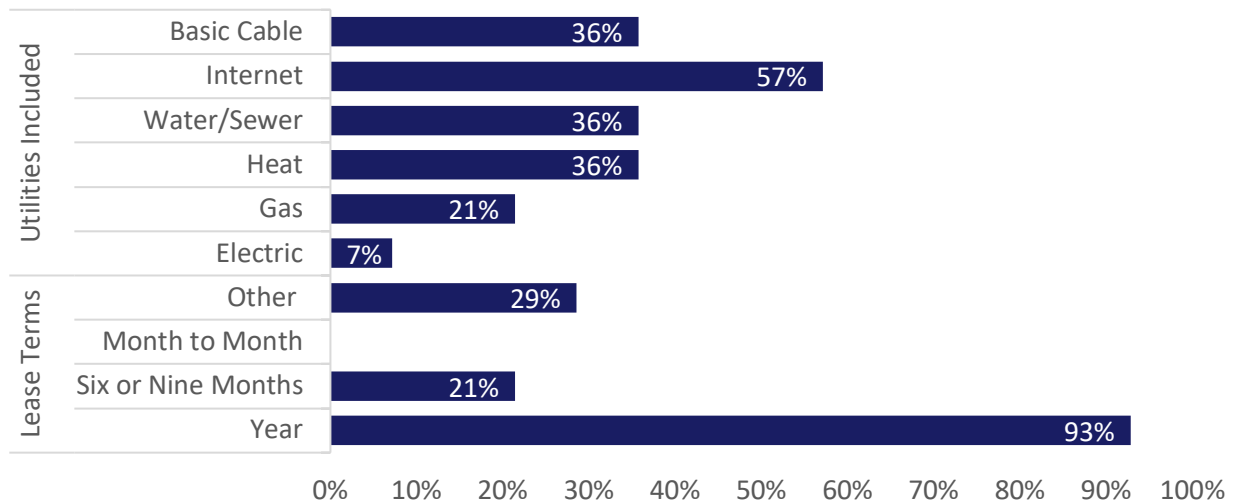
Apartment Complex	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
	Avg. Rent	Avg. Rent	Avg. Rent	Avg. Rent	Avg. Rent
The Boden	\$925	\$1,050	\$1,156 <sup>14</sup>	\$1,868	\$2,240
Sonoma Lofts	N/A	\$988	\$1,175	\$1,538	\$2,100
University Flats	N/A	N/A	\$1,158	\$1,353	N/A
42nd Street Commons	N/A	\$925	\$1,085	\$1,358	N/A
Cardinal Point Apartments	\$948	\$1,125	\$1,358	\$1,500	N/A
The Gardens Apartments	\$700	\$950	\$658	\$765	N/A
The Verge	N/A	N/A	\$600	\$540	N/A
McEnroe 1-6	\$770	\$865	\$1,095	\$1,225	\$1,735
Campus Place 1-6	N/A	\$745	\$980	\$1,230	\$1,685
Boulder Apartments	N/A	\$1,150	\$1,650	N/A	N/A
Single Family Rental Homes	Address	# Bedrooms	Square Feet	Monthly Rent	
Single Family A	1422 4th Ave N	2	875 SF	\$800	
Single Family B	307 N 8th St	3	1,269 SF	\$1,200	
Single Family C	523 Chestnut St	3	928 SF	\$999	

## POLICIES AND AMENITIES

In terms of utilities internet is the most common utility provided with, otherwise basic cable, water/sewer and heat are common amenities included. A year-long lease is the primary agreement period for a lease with 93% of terms handled in this fashion.

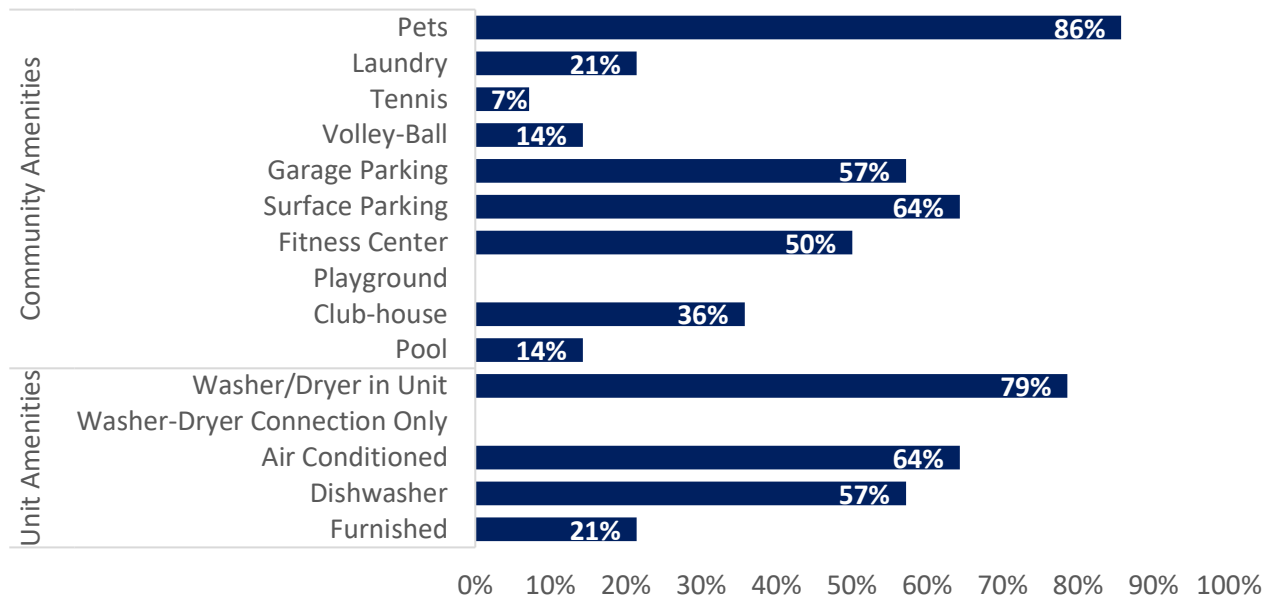
<sup>14</sup> The average is brought down by the Boden's Unit D Floor Plan, which is really a 2BR with double occupied bedroom for \$395 per bed per month, \$1580 per unit. Average across other 4 BR floor plans is \$2,240 per bed per month and 2BRs average \$1,450 per month. [https://www.thebodenund.com/grand-forks/the-boden/floorplans/unit-d-262638/is-premium-view/lease-start-window-id//tab/4/student/?occupancy\\_type=student](https://www.thebodenund.com/grand-forks/the-boden/floorplans/unit-d-262638/is-premium-view/lease-start-window-id//tab/4/student/?occupancy_type=student)

FIGURE 20. UTILITIES INCLUDED IN RENT AND LEASE TERMS



The following figure demonstrates a common list of amenities offered in conventional complexes. The individual lease properties offer a more extensive list with one or both offering in-unit washer and dryers, dishwashers, furnishings, and pet options. Community space features include volleyball, clubhouse, fitness center, game room, pool and parking.

FIGURE 21. COMMUNITY AMENITIES AND UNIT AMENITIES

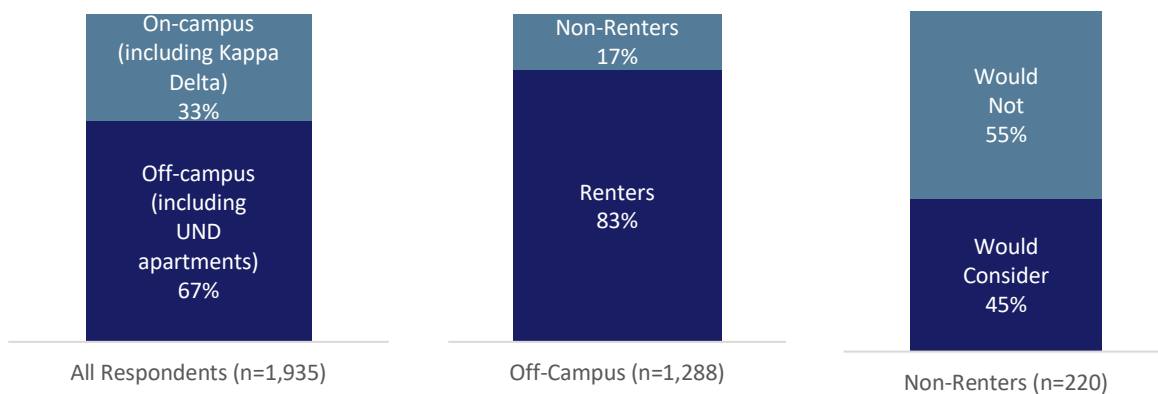


## STUDENT SURVEY AND FOCUS GROUPS

### CURRENT LIVING SITUATION

There were 1,935 valid survey responses for this question and 33% of respondents live in UND Housing. Of those who live off-campus, 83% rent their housing and 17% live at home, own a home, or have some other living situation. Of those who live off-campus and do not rent, 45% would consider living in campus housing. Breakdowns of all respondents and off-campus students are shown in **Figure 22** with “n” being the number of survey respondents for each category. Additionally, a breakdown of the off-campus, non-renter preferences are shown.

FIGURE 22. CURRENT LIVING SITUATION AND INTEREST IN LIVING IN UND HOUSING



Among the 1,068 off-campus respondents who indicated they rented, about 522 provided the name of the apartment complex where they lived, providing a selection of varied locations near campus as well as a few quite some distance away from campus. See **Appendix 4** for additional survey response information.

### RENTAL HOUSING

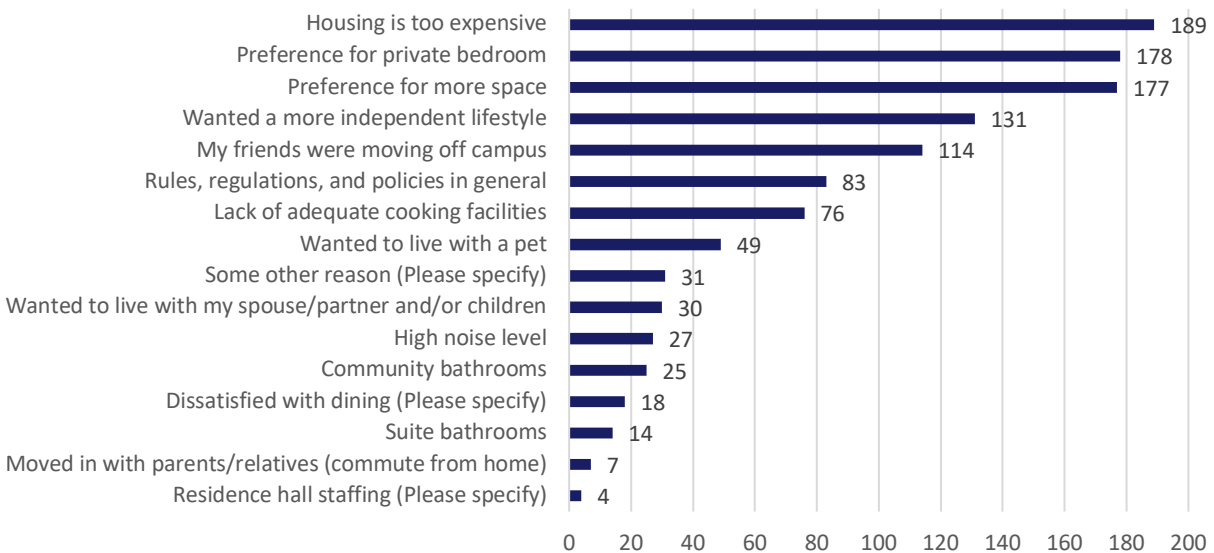
Students who live off-campus in a fraternity/sorority house, in an off-campus rental house, or apartment report that the total cost for rent for the entire unit is an average of \$1,012, not including utilities. Total rental costs ranged from \$150 to \$3,000 per month. Respondents who live in a rental alone pay an average of \$699 per month per unit, while individuals who live with one other person pay an average of \$834 per month per unit. Individuals who live with two other people pay an average of \$1,060 per month per unit, and individuals who live with three other people pay an average of \$1,275 per month per unit. Lastly, individuals who live with four or more people pay an average of \$1,317 per month per unit. The majority of students surveyed live with one other person. 70% of renters signed a 12-month lease, 14% signed an academic year lease, 5% are month-to-month since the beginning of

their lease, 4% are on a six-month lease, 3% are on a month-to-month since the end of their original lease terms, 2% are on a semester lease, and 2% are on some other lease term.

## DECISION-MAKING FACTORS

Respondents who live off-campus were asked to identify the top factors in their decision of where to live this year. Respondents identified cost, preference for a private bedroom, preference for more space and desire for a more independent lifestyle as the top factors. All 16 response options of which respondents could select five), are displayed in **Figure 23**.

FIGURE 23. MOST IMPORTANT FACTORS IN DECISION WHERE TO LIVE THIS YEAR



## STUDENT SATISFACTION

Students are generally satisfied with their current living conditions. Approximately 88 percent of on-campus students and 90 percent of off-campus students are very satisfied or satisfied with their current living conditions, as displayed in **Figure 24**. **Figure 25** shows a breakdown of on-campus student satisfaction by residence hall.

FIGURE 24. SATISFACTION WITH CURRENT LIVING CONDITIONS

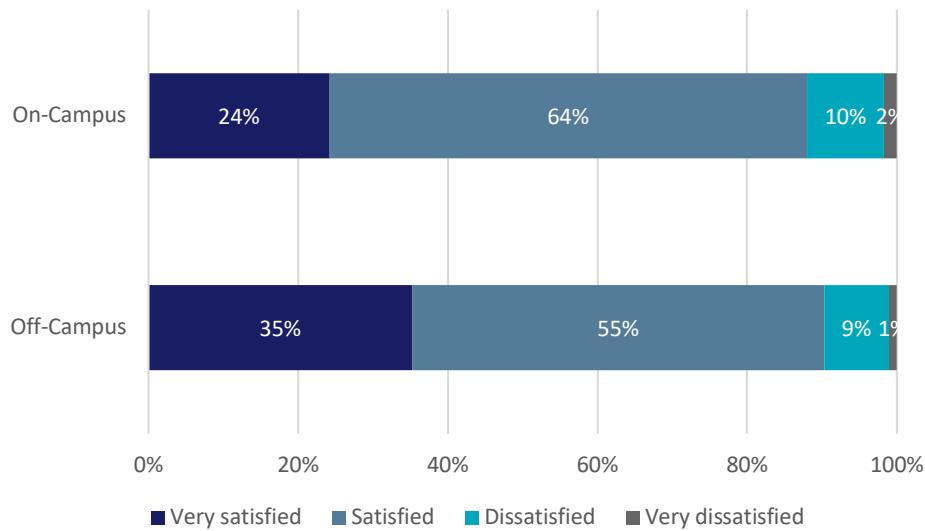
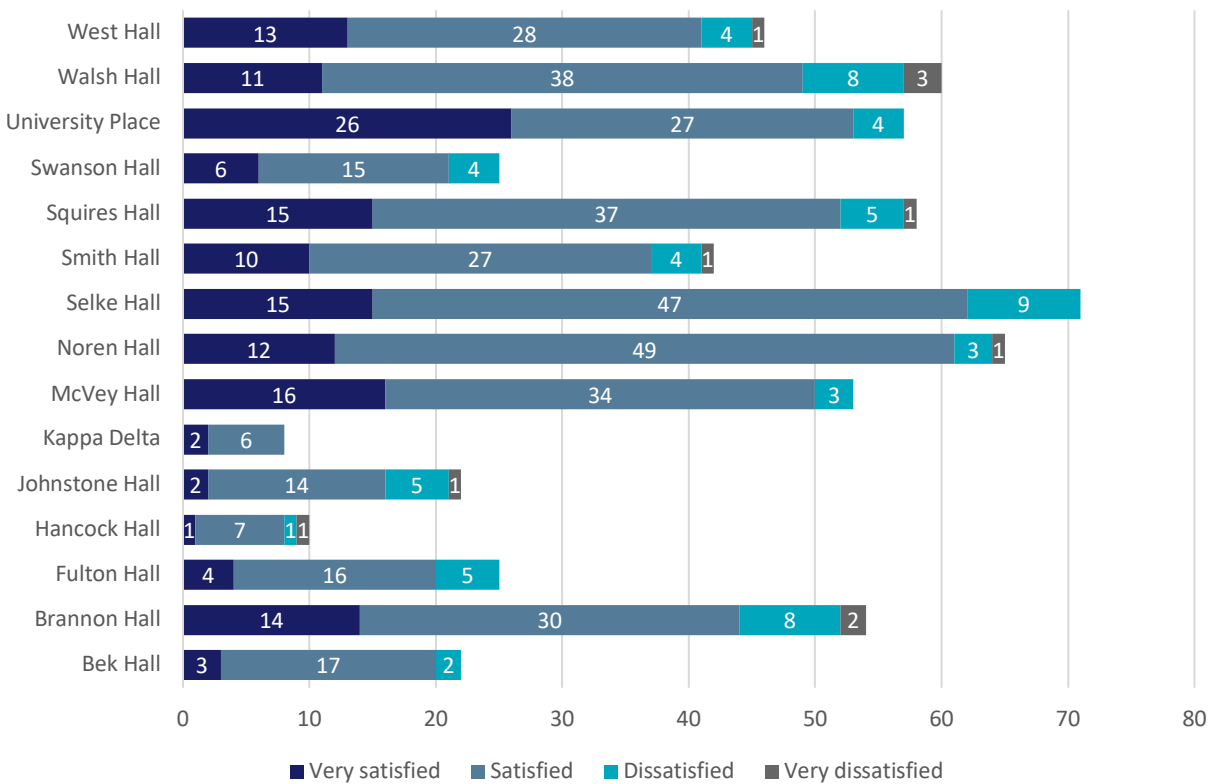






FIGURE 25. SATISFACTION WITH CURRENT LIVING CONDITIONS BY RESIDENCE HALL

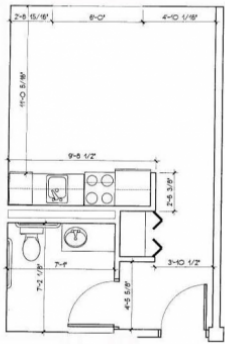







## INTEREST IN HOUSING BY TYPE

Ten units were tested on the survey. The survey instructed all respondents to assume that the estimated rents include furnishings, utilities, basic cable TV, and Internet.

FIGURE 26. HOUSING UNIT SURVEY OPTIONS

<p><b>TWO DOUBLE-BEDROOM SEMI-SUITE (Light Renovation)</b></p> <p>Four students, two in each bedroom, with one bathroom per semi-suite</p> <p><i>Double occupancy rent = \$4,850 per person per academic year</i></p> 	<p><b>TWO SINGLE BEDROOM SEMI-SUITE (Light Renovation)</b></p> <p>Two students, one in each bedroom, with one bathroom per semi-suite</p> <p><i>Single occupancy rent = \$6,750 per person per academic year</i></p> 
<p><b>TWO DOUBLE-BEDROOM SEMI-SUITE (Major Renovation and/or New Construction)</b></p> <p>Four students, two in each bedroom, with one bathroom per semi-suite</p> <p><i>Double occupancy rent = \$5,250 per person per academic year</i></p> 	<p><b>TWO SINGLE BEDROOM SEMI-SUITE (Major Renovation and/or New Construction)</b></p> <p>Two students, one in each bedroom, with one bathroom per semi-suite</p> <p><i>Single occupancy rent = \$6,250 per person per academic year</i></p> 
<p><b>STUDIO (No Renovation – University Place)</b></p> <p>One student with one bathroom per apartment and common living area and kitchen</p>	<p><b>2BR, 2BA Apartment (No Renovation - University Place)</b></p> <p>Two students with two bathrooms per apartment and common living area and kitchen</p>

<p><i>Single Occupancy Rent = \$6,900 per unit per academic year</i></p> 	<p><i>Single occupancy rent = \$6,600 per person per academic year</i></p> 
<p><b>4BR, 2BA</b> <b>(No Renovation – University Place)</b> Four students with two bathrooms per apartment and common living area and kitchen <i>Single occupancy rent = \$6,400 per person per academic year</i></p> 	<p><b>STUDIO</b> <b>(New Construction)</b> One student with one bathroom per apartment and common living area and kitchen <i>Single Occupancy Rent = \$675 per person per month</i></p> 
<p><b>2BR, 1BA (New Construction)</b> Two students with one bathroom per apartment and common living area and kitchen <i>Single Occupancy Rent = \$650 per person per month for 12 months</i></p> 	<p><b>4BR, 2BA Apartment (New Construction)</b> Four students with two bathrooms per apartment and common living area and kitchen <i>Single Occupancy Rent = \$550 per person per month for 12 months</i></p> 

The unit preference question gauges relative interest in the ten available unit options. Results are shown in **Figure 27** and **Figure 28**. The survey instructed respondents to select only one-unit option as “Preferred,” and to select “Acceptable” for any units they would live in if their preferred unit were not available. Students were directed to select “Would Not Live There” for units they found unacceptable.



More students selected the new studio apartment as their preferred option than any other. Overall options with private bedrooms were generally deemed more preferable and acceptable.

FIGURE 27. UNIT PREFERENCE, ALL RESPONDENTS

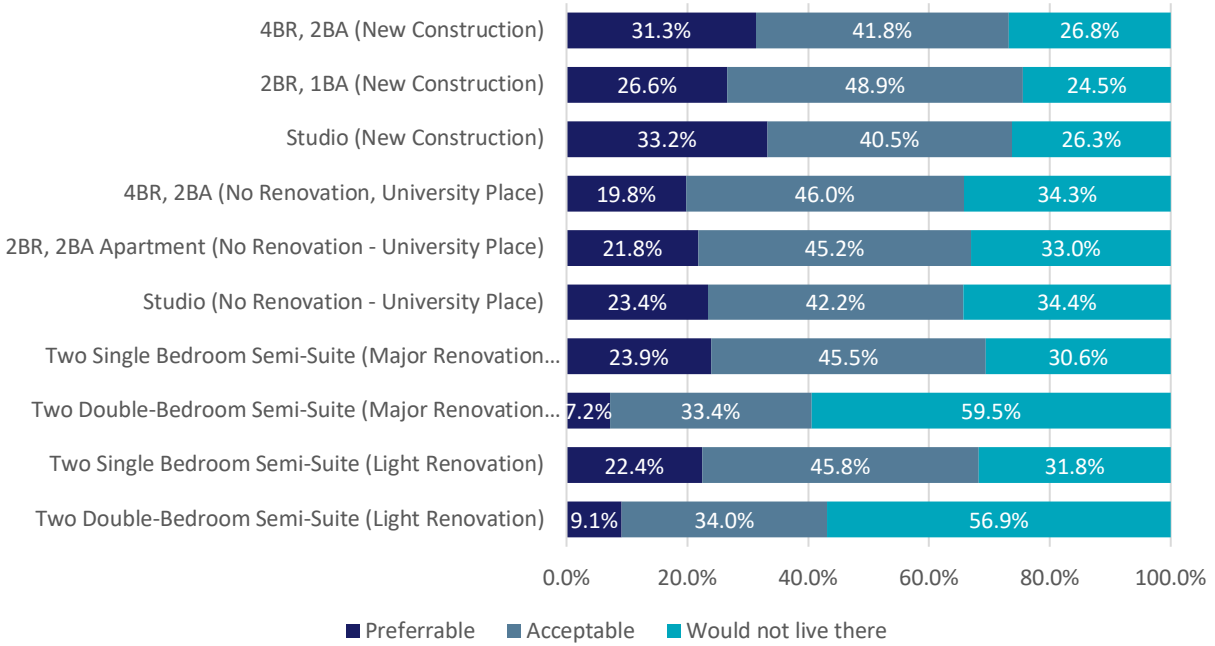
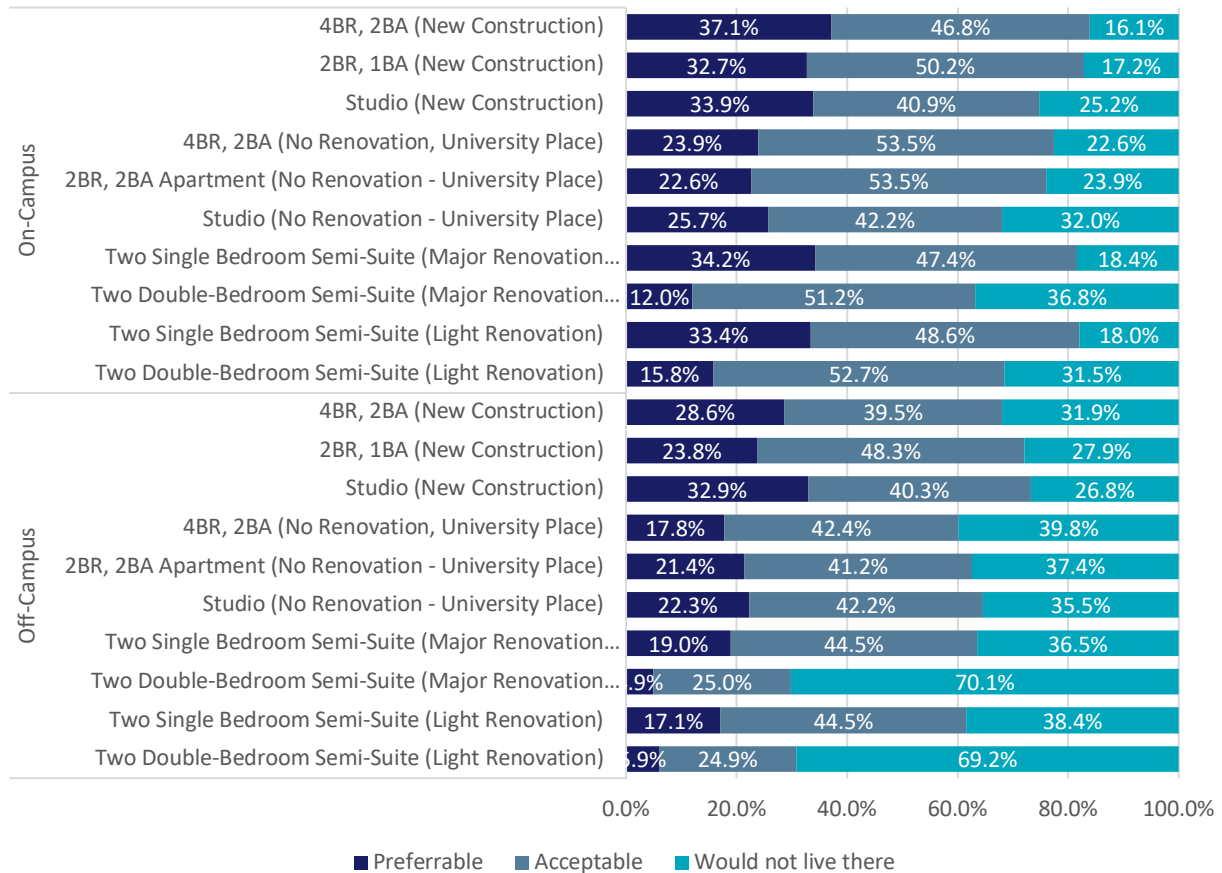
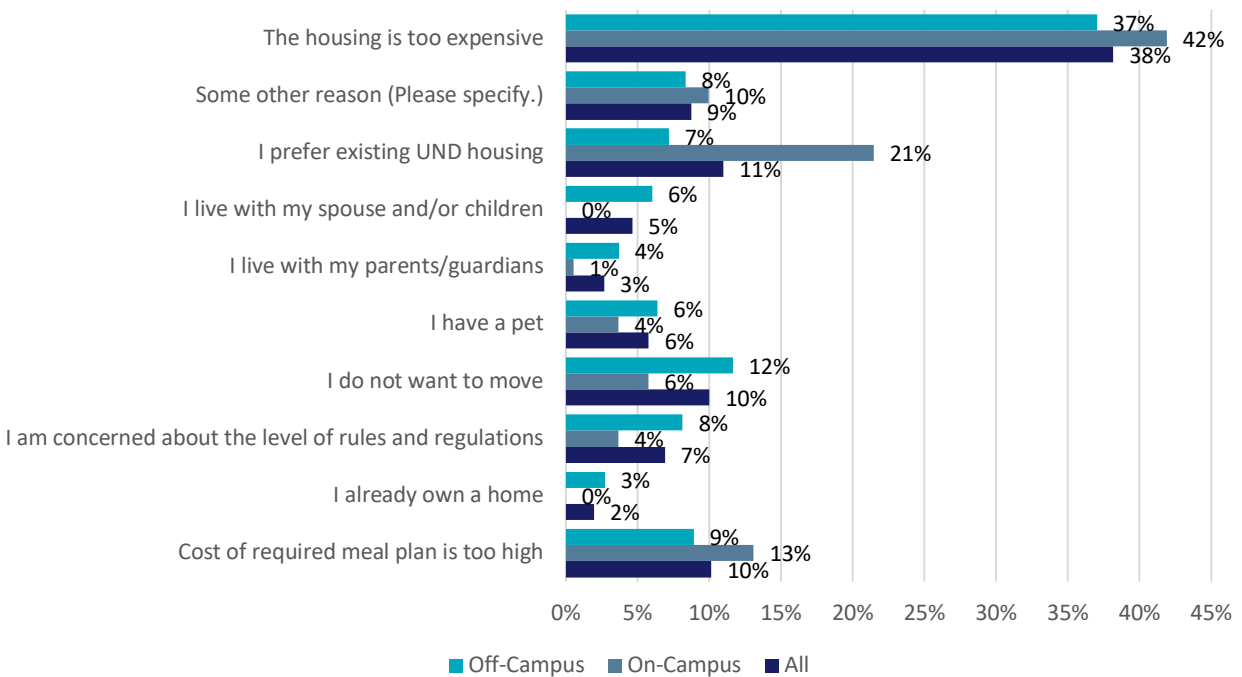


FIGURE 28. UNIT PREFERENCE, CURRENT ON-CAMPUS AND OFF-CAMPUS RESPONDENTS



Not all respondents were interested in the sample housing options. Cost concerns was the main reason for students’ potential lack of interest in their preferred unity type. After viewing the proposed units and rates, 38% of all survey respondents who answered this question indicated the rental costs as a reason they may not be interested in the options presented with (42% of on-campus students and 37% percent of off-campus students). a desire to remain in existing UND housing (11%) not wanting to move (10%) and the cost of a required meal plan (10%) as the other most popular reasons cited by all respondents. It is important to note that most off-campus students were renters. **Figure 29** represents responses for all reasons listed in the survey.

FIGURE 29. REASONS MAY NOT HAVE BEEN INTERESTED IN LIVING IN PREFERRED HOUSING OPTION



## FOCUS GROUPS

MGT representatives conducted virtual focus groups October 21-22, 2020. The groups were composed of five different cohorts: first year residence hall students, graduate and international students, off-campus students, returning and transfer students, and student leaders. Using a moderator's guide MGT developed with input from the university, the moderators asked questions about students' current housing situation, lifestyle preferences, preferred unit types and amenities, and budget considerations. Each of the 34 participants was provided a \$20 Amazon e-gift card as an honorarium. Results from the initial focus group were used to update sample pricing. Focus group notes are in **Appendix 1**.

During the focus group sessions, students indicated several different reasons for choosing to live-on campus, including the first-year live-on requirement, convenience when compared to living off-campus, preference to live in a UND living-learning community, and helpfulness in transitioning from living at home. Students also value use of the residence hall lounges, kitchens and study rooms. Students expressed a desire for more private study space in the residence halls.

The students who chose to live off-campus indicated affordability, desire for more space or independence, and their friends living choices as among the reasons for their decision to move off-campus. Cost and quality appeared to be the ultimate determining factors in their decision, however; Several students indicated it was cheaper to live off-campus with more space and better amenities. All students believe living on-campus as a first-year student is a worthwhile experience.

## CURRENT HOUSING

In FY2019, the average occupancy in the residence halls was 81% of designed capacity. In FY 2020, average occupancy in the residence halls was 52% of designed capacity, due to the COVID-19 pandemic and necessary residential de-densifying efforts. As part of these efforts, many classes were offered online which also resulted in fewer students choosing to live on campus. The figures below show the number of students living on-campus, in the residence halls and in UND apartments, in Fall 2019 and Fall 2020 as well as the residence hall occupancy for Fall 2019 and Fall 2020. UND apartments experienced less fluctuation as a result of COVID-19 due to the configuration of the units.

FIGURE 30. RESIDENCE HALL AND UND APARTMENT OCCUPANCY BY CLASS, FALL 2019 AND FALL 2020

Class	Fall 2019 Residence Hall Occupancy	Fall 2019 UND Apartment Occupancy	Fall 2020 Residence Hall Occupancy	Fall 2020 UND Apartment Occupancy
Freshman	1,343	71	1,195	40
Sophomore	466	107	390	119
Junior	125	141	123	128
Senior	93	208	45	194
Graduate Student	9	219	5	175
Professional	4	63	7	40
Total	2,040	796	1,765	696

FIGURE 31. RESIDENCE HALL OCCUPANCY (BEDS) BY BUILDING, FALL 2019 AND FALL 2020

Residence Hall	Fall 2019 Occupancy %	Fall 2019 Occupancy #	Fall 2020 Occupancy %	Fall 2020 Occupancy #	Designed Capacity Beds
3601 University Avenue	94%	258	57%	153	275
Bek Hall	0%	0	48%	74	154
Brannon Hall	93%	266	53%	151	286
Conference Center Hall	72%	28	46%	18	39
Fulton Hall	0%	0	47%	82	175
Hancock Hall	97%	70	67%	48	72
Johnstone Hall	0%	0	44%	54	123
McVey Hall	92%	273	53%	156	297
Noren Hall	95%	296	51%	161	313
Selke Hall	92%	285	54%	168	310
Smith Hall	81%	200	45%	112	248
Squires Hall	40%	98	47%	117	248
Swanson Hall	0%	0	40%	80	202
Walsh Hall	0%	0	47%	178	380
West Hall	91%	266	52%	153	293
Total		2,040		1,765	3,491

FIGURE 32. APARTMENT OCCUPANCY (UNITS) BY COMPLEX, FALL 2019 AND FALL 2020

Residence Hall	Fall 2019 Occupancy %	Fall 2019 Occupancy #	Fall 2020 Occupancy %	Fall 2020 Occupancy #	Designed Capacity Units
Carelton Court Apts	50%	60	88%	105	120
Mt. Vernon Apts	64%	23	97%	35	36
Tulane Apts	88%	84	83%	79	95
3904 University	96%	69	94%	68	72
Tulane Court	96%	27	100%	28	28
Virginia Rose Apts	65%	11	94%	16	17
Williamsburg Apts	61%	22	94%	34	36
Swanson Complex	89%	64	92%	66	72
Berkley Apts	90%	66	90%	65	72
Hamline Apts	97%	76	97%	75	77
<b>Total</b>	<b>86%</b>	<b>502</b>	<b>92%</b>	<b>540</b>	<b>586</b>

---

## DEMAND ANALYSIS

---

### INCREMENTAL DEMAND

MGT’s methodology for incremental demand centers on the off-campus population. The methodology for calculating demand uses the responses to the question on the survey asking where respondents “would have lived” had their preferred unit type been available for the current academic year. The first step in calculating demand is to determine a capture rates for each class level (e.g., freshman, sophomore) using the following equation:

$$\text{Capture Rate} = \frac{\text{Number of Full-Time Off-Campus Respondents Definitely Interested in Housing}}{\text{Number of Full-time Respondents}}$$

The capture rate for each class level reflects the percentage of respondents of each enrollment status (e.g., freshman) at each level of interest (e.g., definitely interested). A “closure” rate is necessary to reflect that not all students who express interest will sign a lease. MGT assumes a 50 percent closure rate for those who indicated that they “definitely would have lived” in the housing and a 25 percent closure rate for those who indicated that they “might have lived” in the housing (or 50 percent of those with a 50/50 interest). For each class level, enrollment is multiplied by the capture rate; then the closure rate is applied to yield the demand<sup>15</sup>. This demand is explicitly based on the description of the units that included the rental rates proposed for the housing.

UND Housing has the potential to capture more students given responses on the overall positive perceptions as noted in the survey and focus groups. **Figure 33** shows the mid-point of incremental demand based on respondents’ choice of unit and the pricing quoted. Demand would amount to 676 beds, the midpoint of a range of 531 to 812 based on the sample size and the total population, if UND had the sample housing type and capacity available for this academic year. This demand is from students who currently live off-campus and independent of current housing residents. Due to availability of institutional data and de-densifying related to the COVID-19 pandemic, 2019 enrollment numbers were used to determine demand.

---

<sup>15</sup> The level of response to the survey and the size of UND’s off-campus, full-time enrollment result in a confidence interval in the results of plus or minus 3.14% at a 95% confidence level—the plus-or-minus figure seen in many survey or poll results, for example, if the confidence interval is 3.0% and 50% percent of the sample picks an answer; it is 95% certain that if the entire population had been asked the same question, between 47% (50%-3%) and 53% (50%+3%) would have picked that answer. MGT uses the midpoint of the range as an estimate of demand.

FIGURE 33. OFF-CAMPUS STUDENT DEMAND FOR ON-CAMPUS HOUSING

2019 Class	Full-Time Off- Campus Headcount Enrollment	Definitely Interested		Might Be Interested		Potential Incremental Demand	Range	Potential Demand 95% Confidence Interval		
		Capture Rate	50% Closure	Capture Rate	25% Closure					
Freshman	34	18.8%	3	18.8%	2	5	±1	4		6
Sophomore	1,334	9%	57	29%	98	154	±31	123	to	186
Junior	1,460	10%	70	32%	116	185	±34	151	to	220
Senior	1,979	8%	75	26%	128	202	±47	156	to	249
Graduate/Professional Student	1,196	10%	61	23%	69	130	±28	101	to	158
	6,003		265		411	676	±145	531	to	812

Based on the 676-student demand and the top preferences of interested students, the potential demand for each unit type is displayed in Error! Reference source not found. 34. As identified below, based on the identified off-campus top preference, the unit mix would favor a stronger preference for studio, 4-bedroom/2-bathroom, or 2-bedroom/1-bathroom apartments. Students were interested in the new construction designs. The rooms with shared bedrooms have the lowest demand and were not preferred by the students. Facilities with community bathrooms have the lowest demand of the shared bedroom options.

FIGURE 34. UNIT MIX

Unit Type	Academic Year Rent	Off-Campus Identified Top Preference	Potential Demand
Two Double-Bedroom Semi-Suite (Light Renovation)	\$4,850	3%	21
Two Single Bedroom Semi-Suite (Light Renovation)	\$6,750	9%	61
Two Double-Bedroom Semi-Suite (Major Renovation and/or New Construction)	\$5,250	3%	17
Two Single Bedroom Semi-Suite (Major Renovation and/or New Construction)	\$6,250	10%	66
Studio (No Renovation - University Place)	\$6,900	12%	78
2BR, 2BA Apartment (No Renovation - University Place)	\$6,600	11%	74
4BR, 2BA (No Renovation, University Place)	\$6,400	9%	62
Studio (New Construction)	\$675/mo for 12 months	17%	115
2BR, 1BA (New Construction)	\$650/mo for 12 months	12%	83
4BR, 2BA (New Construction)	\$550/mo for 12 months	15%	100

Overall, this study indicates strong demand for UND Housing while accounting for potential off-campus space in the next few years. The estimated incremental demand for UND Housing is 676, highlighting the need for additional space to accommodate students. Both current students living in UND Housing and those who live off-campus shared positive perspectives on UND Housing, identifying convenience and sense of community as two of the best features.

## FUTURE HOUSING CONSIDERATIONS

The COVID-19 global pandemic has had a direct impact on higher education, specifically student housing, as many courses that were traditionally delivered in a face-to-face environment were delivered fully online, in a hybrid format, or with a mixture of online, hybrid, and in-person. The figures below show the Fall 2020 course delivery and plans for future course delivery for Fall 2021 and beyond.

FIGURE 35. COURSE DELIVERY IN FALL 2020

How were your courses delivered in Fall 2020?		
	%	Count
Fully online	22.62%	446
Hybrid	31.44%	620
All in person	1.88%	37
Mixture of online, hybrid, and in person (with at least one in person course)	44.07%	869

FIGURE 35. PLANS FOR FUTURE COURSE DELIVERY

What do you plan for future course delivery (Fall 2021 and beyond)?		
	%	Count
Fully online	16.10%	316
Hybrid	21.91%	430
All in person	23.03%	452
Mixture of online, hybrid, and in person (with at least one in person course)	38.97%	765

Despite the increasing number of students who are participating in online courses, research shows that living in student housing while participating in online classes contributes to positive learning and social experiences<sup>16</sup>. According to the study, students indicate that despite the COVID-19 pandemic restrictions, they found living on campus to support their academic pursuits by having solid internet connections, quiet places to study, and increased socialization. Students who participated in the study

<sup>16</sup> Did Students in College Housing Learn Better? Retrieved on December 4, 2020 from: <https://www.insidehighered.com/news/2020/12/03/survey-students-campus-housing-had-better-social-and-learning-outcomes>



indicated a strong sense of community and reported following campus health protocols. This is great news to support future student housing interest and demand.

At this time, COVID-19 cases across the United States, including North Dakota, continue to increase at a rapid rate. The full impact and duration of the impact of COVID-19 is not fully understood at this time.

---

## LEGAL DISCLAIMER

---

MGT's analysis of the feasibility of new housing at UND relies on the accuracy of information provided by UND and its third-party development partners as well as near-term and long-term assumptions influenced by factors outside of MGT's control and for which may adversely impact UND and/or its third-party development partners' expansion plans. Changes such as UND's financial health, construction materials, and costs, as well as state, local, and global economic conditions, may impact both the demand for the program, costs, and/or the project's financial feasibility. Additional risks to the expansion plans include but are not limited to changes to program demand, competitive programs, regulatory changes, as well as general acts of disaster.

# APPENDIX I. FOCUS GROUP QUESTIONS

## FOCUS GROUP MODERATOR'S GUIDE

1	Off-Campus Students	<ul style="list-style-type: none"> <li>• Full-time students (excluding fully online learners)</li> <li>• Students who rent their own housing</li> <li>• Students who live at home with parents/guardians</li> </ul>
2	Residential First-Year Students	<ul style="list-style-type: none"> <li>• Full-time students, 1<sup>st</sup> year status</li> <li>• Students who live on campus</li> </ul>
3	Residential Returning Students	<ul style="list-style-type: none"> <li>• Full-time students</li> <li>• Sophomore, Junior, Senior year status</li> <li>• Students who live on campus</li> </ul>
4	Graduate/International Student Group	<ul style="list-style-type: none"> <li>• Full-time students</li> <li>• International students or graduate students (or both)</li> </ul>
5	Student Leadership Group	
	Moderator:	Kasey Price

### Introduction

1. Self-introduction by Moderator
2. Explanation of the ground rules of focus groups:
  1. Tape recorded; please speak one at a time, and loud enough for recording
  2. Urge candor; we all care that anything done for the University be in the best interests of the community. Therefore, please be frank about your views, and, to the extent that you can, comment also on whether you believe that your views reflect or differ from those of other students.
3. Introduction of focus group attendees (go around table):
  1. First name?
  2. Year of study?
  3. Current and past campus living situation

### Background for the Discussion

As you may be aware, the university is interested in learning more about additional demand for student housing. Student input is very important to the university as it considers its options. We are asking you directly for your ideas; your comments will have a direct impact on the planning process.

**On-Campus Returning Students**

4. Why did you choose to live on campus?
5. What do you like about living on campus? What do you dislike about living on campus?
6. What common-area amenities do you use most frequently? Are there spaces that are underused? Are there additional types of spaces, or expansion of existing spaces that would be of interest to you?
7. Are the current programs offered in the residence halls of interest to you? Why or why not? Are there other types of programs that you would like to see offered?
8. Do you think living on campus during your first year helps you adjust to the campus more than living off-campus would? Why or why not? What about your second year?
9. Have you decided where you will live next year? If moving off campus, why?
10. Are there any neighborhoods or apartment complexes in the area that are popular with student renters?

**Off-Campus Students**

11. Why did you choose to live off campus?
12. What do you like most about living off campus? What do you like least?
13. What factors are among the most important to you in deciding where to live? (e.g. cost, proximity to campus, security, amenities, term of lease, other factors)
14. Which factors are least important?
15. How do you find off-campus rentals? (Internet, word-of-mouth, realtor)

What are the most popular off-campus housing areas or neighborhoods? Why? Is there any type of housing the university could offer that would appeal to you enough to live on campus?

**On-Campus First-Year Students**

17. How significant of a factor was the quality and type of housing offered to first-year students in your decision to attend UND?
18. How significant of a factor was the cost of housing in your college selection process?
19. How does UND's housing compare to the other schools you were considering in terms of quality?
20. Have you decided where you will live next year? If moving off campus, why?

**Budget Limitations (all)**

21. What is your view of the quality of your housing relative to the price that you pay?
22. If a particular type of unit were available both at the university and in the private marketplace of the same size, price range and amenities, which housing would most students prefer?
23. If the university-sponsored housing were 10% more expensive than the private housing, which housing would most students prefer?
24. If the rent level was the same for university-sponsored and private housing, but the University-sponsored housing was 10% smaller, which housing would most students prefer?
25. When considering moving off-campus, would you expect to pay more or less than UND housing?

**Sample Floor Plans (all)**

We would now like to show you several types of housing from other universities. These are not necessarily unit types that are under consideration at UND but are offered to help generate discussion.

**DISPLAY FLOOR PLANS**

A series of floor plans will be shared with students. Students will be asked to comment on each. The moderator will start with a question to spark discussion, such as:

- What do you think of this plan?
- What would you change?
- What do you think a reasonable rate would be for these accommodations?
- What would you pay to live in a unit like this?

To provide context for the discussion, current rates for the academic year for on-campus housing are:

**DISPLAY HOUSING RATES**

26. Keeping in mind that increased privacy and amenities come with higher costs, which of the plans would you be the most interested in? [Show of hands.] For those of you who did not pick any plan, why? Is there any other unit type that would be of interest to you? If not, why would you not be interested?

**Living Preferences (all)**

27. What is your opinion of campus dining services?
28. How significant of a factor is the required meal plan in your decision to live on or off-campus?
29. What **unit** amenities would you like to see in new student housing?
30. What **community** amenities would you like to see in new student housing?
31. What is the ideal number of students that should share a **unit**? What is the maximum number?
32. What is the ideal number of students that should share a **bathroom**? What is the maximum number?
33. Are you interested in theme housing by building or floor for individual groups (e.g., for honors, student organizations, international theme, academic/department identity)?
34. Would you prefer a nine-month or a twelve-month lease? How much more per month would the nine-month lease be worth?
35. To what extent was housing a consideration in your decision to come to UND?
36. Did you visit housing at other campuses to which you applied? Which schools were these? How does UND housing compare?

**Closing**

37. Fill in the blank – “If the housing had \_\_\_\_\_, I would definitely live there.”
38. Fill in the blank – “If the housing had \_\_\_\_\_, I would definitely not live there.”

Close the session by thanking the participants for their thoughts, comments, and suggestions. Explain that there is no guarantee as to how the planning process will proceed, but that without their input, no progress can be made.

## APPENDIX 2. PEER INSTITUTION CONTACTS

Campus	Director	Email	Phone	Associate	Email	Phone
Bemidji State University	Dr. Randy Ludeman	<a href="mailto:randall.ludeman@bemidjistate.edu">randall.ludeman@bemidjistate.edu</a>	218-755-3750	Loralyn Kuechle	<a href="mailto:loralyn.kuechle@bemidjistate.edu">loralyn.kuechle@bemidjistate.edu</a>	218-755-3751
MSU – Mankato	Cindy Janney	<a href="mailto:cynthia.janney@mnsu.edu">cynthia.janney@mnsu.edu</a>	507-389-1011	Torin Akey	<a href="mailto:torin.akey@mnsu.edu">torin.akey@mnsu.edu</a>	507-389-1011
MSU - Moorhead	Heather Phillips	<a href="mailto:housing@mnstate.edu">housing@mnstate.edu</a>	218.477.2118	Kirsti Fleming		218.477.2917
North Dakota State University	Rian Nostrum	<a href="mailto:Rian.Nostrum@ndsu.edu">Rian.Nostrum@ndsu.edu</a>	(701) 231-7890	Tandee Brakken	<a href="mailto:Tandee.Brakken@ndsu.edu">Tandee.Brakken@ndsu.edu</a>	(701) 231-9437
St. Cloud State University	Jennifer S. Matzke	<a href="mailto:jsmatzke@stcloudstate.edu">jsmatzke@stcloudstate.edu</a>	(320) 308-2166	Kenny Hendrickson	<a href="mailto:kihendrickson@stcloudstate.edu">kihendrickson@stcloudstate.edu</a>	
UM - Duluth	Jeremy Leiferman	<a href="mailto:jsleifer@d.umn.edu">jsleifer@d.umn.edu</a>	(218) 726-8178	Ana Hammerschmidt	<a href="mailto:ahammers@d.umn.edu">ahammers@d.umn.edu</a>	(218) 726-8178
UM - Twin Cities	Susan Stubblefield	<a href="mailto:stubb003@umn.edu">stubb003@umn.edu</a>	(612) 626-5897	Mannix Clark	<a href="mailto:clark108@umn.edu">clark108@umn.edu</a>	(612) 624-8488
University of South Dakota	Kate Fitzgerald	<a href="mailto:Kate.A.Fitzgerald@usd.edu">Kate.A.Fitzgerald@usd.edu</a>	(605) 677-5663	Cody Burggraff	<a href="mailto:Cody.Burggraff@usd.edu">Cody.Burggraff@usd.edu</a>	(605) 677-5663
University of Montana	Sandy Curtis	<a href="mailto:sandra.curtis@mso.umt.edu">sandra.curtis@mso.umt.edu</a>	(406) 243-2611	Melissa Neidigh	<a href="mailto:melissa.neidigh@mso.umt.edu">melissa.neidigh@mso.umt.edu</a>	(406) 243-2611
UM Crookston	Gary Willhite	<a href="mailto:gwillhit@crk.umn.edu">gwillhit@crk.umn.edu</a>	(218) 281-8530	Sandra Desrosier	<a href="mailto:sandrad@crk.umn.edu">sandrad@crk.umn.edu</a>	(218) 281-8531



---

## APPENDIX 4: STUDENT SURVEY

---

### Default Report

University of North Dakota Student Housing Survey 2020  
November 20th 2020, 12:06 pm EST

Survey questions intended for off-campus students were inadvertently displayed to on-campus students. All responses are listed below, however, any analysis in the report is appropriately filtered to only reflect the appropriate audience. Some comments at the end of the survey reflect the on-campus students receiving the set of off-campus questions. The survey worked appropriately for the intended off-campus audience.

Is this your first year at UND?

#	Answer	%	Count
1	Yes	37.33%	728
3	No	62.67%	1222
	Total	100%	1950

Please select one of the following options:

#	Answer	%	Count
1	Just graduated from High School	70.21%	509
2	Transferring from another college/university	17.24%	125
3	Just returned from military service	0.97%	7
4	Have been out of school for 1 year or more	11.59%	84
	Total	100%	725

What will be your classification at the start of the Fall 2020 semester?

#	Answer	%	Count
1	Freshman	26.66%	527
2	Sophomore	18.36%	363
3	Junior	16.49%	326
4	Senior	17.91%	354
5	Graduate student	20.59%	407
	Total	100%	1977

What is your status in Fall 2020?

#	Answer	%	Count
---	--------	---	-------

1	Full-time (Undergraduates taking 12 or more credit hours, Graduate Students taking 9 or more hours)	89.45%	1763
2	Part-time (Undergraduates taking fewer than 12 credits, Graduate Students taking fewer than 9 hours)	10.55%	208
	Total	100%	1971

## How were your courses delivered in Fall 2020?

#	Answer	%	Count
1	Fully online	22.62%	446
2	Hybrid	31.44%	620
3	All in person	1.88%	37
4	Mixture of online, hybrid, and in person (with at least one in person course)	44.07%	869
	Total	100%	1972

## What do you plan for future course delivery (Fall 2021 and beyond)?

#	Answer	%	Count
1	Fully online	16.10%	316
2	Hybrid	21.91%	430
3	All in person	23.03%	452
4	Mixture of online, hybrid, and in person (with at least one in person course)	38.97%	765
	Total	100%	1963

## Where did you live prior to coming to UND?

#	Answer	%	Count
1	Fargo Area	8.90%	176
2	Grand Forks Area	11.18%	221
9	Elsewhere in North Dakota	11.13%	220
10	Elsewhere in the United States	22.00%	435
11	Outside of the United States	4.20%	83
12	Bismarck Area	6.02%	119
13	Minot Area	2.63%	52
15	Twin Cities, MN Area	17.00%	336
16	Elsewhere in Minnesota	16.94%	335
	Total	100%	1977

## What is your current age?



#	Answer	%	Count
1	17 or younger	0.00%	0
2	18	19.38%	383
3	19	19.74%	390
4	20	14.42%	285
5	21	11.89%	235
6	22-24	15.74%	311
7	25-29	8.96%	177
8	30-34	4.25%	84
9	35 or older	5.62%	111
	Total	100%	1976

To which gender identity do you most identify?

#	Answer	%	Count
1	Male	36.12%	714
2	Female	62.72%	1240
3	Transgender	0.35%	7
4	Not listed	0.20%	4
5	Prefer not to answer	0.61%	12
	Total	100%	1977

What is your race?

#	Answer	%	Count
2	Black or African American	2.03%	40
3	American Indian or Alaska Native	2.18%	43
4	Asian	4.92%	97
5	Native Hawaiian or Other Pacific Islander	0.15%	3
7	White	85.00%	1677
8	Two or more races	3.60%	71
9	Other	2.13%	42
	Total	100%	1973

Are you of Hispanic, Latino, or Spanish origin?

#	Answer	%	Count
1	Yes, I am of Hispanic, Latino, or Spanish origin	3.75%	74
2	No, I am not of Hispanic, Latino, or Spanish origin	96.25%	1900
	Total	100%	1974

How satisfied or dissatisfied are you with your current housing situation?

#	Answer	%	Count
---	--------	---	-------

1	Very satisfied	31.62%	614
2	Satisfied	57.93%	1125
3	Dissatisfied	9.17%	178
4	Very dissatisfied	1.29%	25
	Total	100%	1942

How much did the cost of total room and board influence your decision to attend UND?

#	Answer	%	Count
22	Extremely more likely to attend UND because of room and board cost	4.44%	86
23	Somewhat likely	28.79%	558
24	Neither likely nor unlikely	39.89%	773
25	Somewhat unlikely	9.29%	180
26	Extremely unlikely to attend UND because of room and board cost	3.25%	63
27	I have never lived on campus at UND, so cost was not considered	14.34%	278
	Total	100%	1938

Where do you live?

#	Answer	%	Count
1	On-campus (including Kappa Delta)	32.71%	633
2	Off-campus (including UND apartments: Tulane Drive, Carleton Court, Berkeley Drive, Hamline Square, Manitoba, Campus, State, Mt. Vernon, Williamsburg, Townhouses, Virginia Rose, and 3904 University Ave.)	67.29%	1302
	Total	100%	1935

Where do you live on campus?

#	Answer	%	Count
1	Bek Hall	3.56%	22
2	Fulton Hall	4.05%	25
3	Hancock Hall	1.62%	10
4	Johnstone Hall	3.56%	22
5	McVey Hall	8.58%	53
6	Noren Hall	10.52%	65
7	Selke Hall	11.49%	71
8	Smith Hall	6.80%	42
9	Brannon Hall	8.74%	54
10	Squires Hall	9.39%	58
11	Swanson Hall	4.05%	25
12	University Place	9.22%	57
13	Walsh Hall	9.71%	60
14	West Hall	7.44%	46
17	Kappa Delta	1.29%	8
	Total	100%	618

Where do you live off campus?

#	Answer	%	Count
1	Off-campus rental apartment complex or building	46.66%	601
2	Other off-campus rental housing such as a rental house	13.20%	170
3	Live with parents/relatives	7.22%	93
4	Own my home	9.86%	127
5	Fraternity/Sorority House	4.19%	54
6	UND Apartments (including: Tulane Drive, Carleton Court, Berkeley Drive, Hamline Square, Manitoba, Campus, State, Mt. Vernon, Williamsburg, Townhouses, Virginia Rose, and 3904 University Ave.)	18.87%	243
	Total	100%	1288

What mode(s) of transportation do you regularly use to come to campus? (select top two)

#	Answer	%	Count
1	Walk	31.64%	877
2	Ride bike	4.33%	120
3	Drive vehicle that you own	49.60%	1375
4	Ride with a friend/student in a vehicle that they own	8.19%	227
5	Professional rideshare (for example: Uber/Lyft/Taxi)	0.29%	8
6	Dropped off by a family member or non-student friend	1.26%	35
7	Other (please describe)	4.69%	130
	Total	100%	2772

Q53\_7\_TEXT - Other (please describe)

Other (please describe) - Text

I don't come to campus as I live over 2 hours away.

I don't this semester

Skateboard

The Bus

I never go to campus

City Bus

Campus shuttle

Online

und bus

Taking courses online at this time

Online

Bus

I do not come to campus

I take my classes online

DEDP Student

Classes are delivered online. I use my vehicle when I go to campus.

dont go to campus

Online

Plane

Online only

UNDS bus

Online only student

I use zoom

Bus

Classes are 100% online. No need to come to campus.

Laptop

Campus bus

I no longer go on campus for anything.

I do not regularly come to campus

100% Distance Student -- Live in another state and have never been to campus in-person.

Drive

Online classes

I already live on campus

UND bus

Longboard

Online

I go to school online so I don't go to campus

Campus bus

Online

Online schooling

Teleportation

Live in Bemidji

Online student

Do not go to campus

On line

online classes

I biked until my bike was stolen...

I only use one.

Bus or bike, weather permitting.

Bus

online student

Bus

Bus

Campus bus

Bus

Bus

I do not regularly Come to Campus

Rollerblade

CAT Buses

all online

Public Transportation when weather is not pleasant enough to ride my bicycle.

City bus

UND Bus

N/A - I don't go to campus since my classes are online.

drive then park in residential areas

UND Campus shuttle

None

online student

N/A, all online

online courses only

UND shuttle

Live off campus In Fargo doing fully online courses.

bus,uber

Not applicable--distance student

Bus

UND Shuttle

out of commuting distance

Online student. When I attended UND for undergrad, I walked everyday or got a ride.

city bus

CAT

I don't go to campus.

Online; No transportation to campus

don't have to come to campus

BUS

UND Bus

CAT

Virtual student

I don't go to campus

Bus

N/A

My classes are fully online

Longboard

Zoom

shuttle bus

I live literally in the middle of campus. Not sure why on-campus apartments are listed under off campus

bus - the is a bus stop 20 feet away from my apartment.

public transportation

Online student

I am an online student

Online student

None

Online

online student only

I do not go to campus

Campus Shuttle

I do not come to campus as my program is fully online

Shuttle bus

Online

N/A

I take classes at home

Dedp student

Completely a distance student this semester

CAT Shuttle bus

Online only

not on campus yet (COVID)

N/A fully online

bus shuttle

I do not come to campus

Bus

University Shuttle

Bus

UND buses

Online

How long does it take you to travel to campus from where you live?

#	Answer	%	Count
1	Less than 5 minutes	46.75%	891
2	6-10 minutes	26.65%	508
3	11-15 minutes	10.86%	207
4	16-20 minutes	3.04%	58
5	21-30 minutes	1.57%	30
6	31-45 minutes	0.68%	13
7	46 minutes or more	10.44%	199
	Total	100%	1906

Would you ever consider living in campus housing in the future?

#	Answer	%	Count
---	--------	---	-------

1	Yes	23.38%	450
2	Maybe	41.45%	798
3	No	35.17%	677
	Total	100%	1925

What is the name of your apartment complex or building, if applicable?  
 What is the name of your apartment complex or building, if applicable?

Carleton Court

Noren

Newman House

Squires hall

N/a

Carleton Ct

McEnroe

N/A

McEnroe Apartments

I'm in the dorms

361A

Berkley Drive

Johnstone

The boden

Manitoba

Campus Place IV

Legacy Apartments

walsh hall

Campus point

The pines

Dakotah Building

Campus Place

Berkeley Drive Apartments

HAMLIN

McEnroe

540 Carleton Ct.

Cedarwood Apartments

Campus Place Apartments

N/a

3904 University Avenue

The Boden

Pines

Verge

Campus Place

Hamline

Carlton Court

Hamline

Hamline

Carleton court

Hamline

Aspen lofts

Stone Creek

Carleton Court

Berkeley Drive

Berkeley Dr

3820 Berkeley Drive

Swanson

University Place

N/A

110 State St

The Verge

N/A, Selke Hall

University Flats

Elite Brownstones

The Pines

The Verge

Idk

550 Carleton Court

Home

Cardinal Point

Virginia Rose Apartments

Hamline

3904 University Avenue

3904

West Hall

Blackmore Flats

Carleton Court

Tulane

Blackmore Flats

Swanson Hall

Hamline

N/A

560 Carleton Court

Southwind Apartments

510 Tulane Dr.



3904 University  
3904 university Ave  
Gallery or something similar to it  
Stonebridge Apartments, Fargo, North Dakota  
Manitoba und apartment  
The Legacy  
The Verge  
Northwest Apartments  
Campus Place 3  
N/A  
McEnroe  
Sonoma Lofts  
401 tulane ct  
Hamline Apartments  
Northern Heights  
N/A  
580  
Hamline Square  
Carleton  
Berkely Dr  
Berkely Drive  
Campus place  
The Pines  
3600 building  
The legacy  
Bristol Park apartments  
Creekside  
Carrington Court Townhouse/Apartments  
Berkeley Drive apartments  
n/a  
Verge  
I live in a home  
McEnroe Apartments  
Mt. Vernon  
The boden  
Northwest Apartments  
The Boden  
Alpha chi omega  
it's an oxford realty rental house property  
McEnroe  
Carleton Court

Berkeley Dr

N/A

House

NA

Walsh Hall

Carlton Court

Noren Hall

McEnroe

the boden

N/A

McEnroe

Sonoma Lofts

Creekside

Hamline Square

Grand Forks Air Force Base Housing

3904 University Ave

The Verge

520 Tulane Dr

Berkeley Dr.

Berkeley Dr

Shakespear

Campus Place

Minnesota Heights

Sonoma

The Verge

Carlton Court

Tulane

Oxford

Carleton Ct

The verge

mckenroe place

Desoto Estates II

Pi Kappa Phi House

Aspen Lofts

The Boden

Campus Place

3600 campus rd

the boden

Berkeley Drive

Tulane court townhouse

N/A

N/A

Hamline Square apartments

Berkeley drive

42nd Commons

42nd commons

Ridgewood Apartments

Virginia Rose Apartments

Berkeley

Mcenroe apartments

Warehouse Apartments

Northwest

Pi beta phi

N/a

Hamline

Mt. Vernon

530 Tulane Dr

Autumn Ridge

mt.vernon

Hamline

Opera House Loft

Virginia Rose

110 state street

The Boden

Townhouses

McEnroe

The Verge

Legacy

Times Square Townhomes

Forest Park

Hamline

N/A

Sonoma Lofts

N/A

110 State Street

McEnroe Apartments

Cardinal Point Apartments

Swanson Complex

not applicable

The gallery

Hamline

Unsure

Berkeley Dr  
Shakespeare  
Williamsburg  
Williamsburg  
I don't live off campus  
Stratford Apartments  
The Vergy  
Columbia West  
Pines  
Pi beta phi  
Campus rd  
University Place  
University Flats  
Campus Place  
Medical Arts Townhomes  
mcvey hall  
The Verge  
University Point  
Williamsburg Apartments  
Kappa alpha theta  
Northern Heights  
Hamline  
Bridgestone  
Walsh Hall  
Hamline Square Apartments  
Alpha Phi  
Bristol Park  
Unsure the name of town houses  
Mt. Vernon  
Delta Gamma  
Hamline  
Oxford Apartments  
McVey Hall  
Hamline Square Apartments  
Lumber Exchange  
Hamline apartments  
Stanford Manor  
Hamline Apartment  
550 Carleton Ct  
McEnroe  
Gamma Phi Beta

Berkeley

3717 Berkeley

McEnroe apartments

Iret Legacy.

Columbia West

The Verge

Hamline

McEnroe

Sonoma Lofts

Hamline Apt

McEnroe Apartments

NA

Kappa Sigma

West Ridge

Hamline

Berkeley Apartments

Tulane

Gallery Apartments

Dacota Building

Aspen Lofts

Tulane townhomes

540 Carleton Court

500 Tulane Drive

McEnroe

The Pines

State St apt

Noren Hall

Landmark Estates

The Boden

Hamline

Home in Bismarck for this semester. Once normal, either verge, stone creek or Boeden

Hamline Square Apartments

Campus place

Blackmore Flats

Tulane Court Townhouses

The Boden

Berkeley Apartments

Northern Heights

Newman House

Tulane Court Townhomes

Kappa Alpha Theta

Alpha Chi Omega  
Black More flats  
Campus Place  
110 State St.  
3904  
Fercho Properties  
Boden  
Berkeley  
Northern Heights - Dakota Commercial  
Alpha tau omega Fraternity  
Tulane Townhouses  
Berkeley Drive Apartments  
Ridgewood Apartments  
Virginia Rose  
Verge  
3904 University Ave.  
Hamline Square Apartments  
Shakespeare  
3605 Manitoba Ave  
110 state st  
Latitude  
McEnroe Apartments  
N/A  
the verge  
hamline  
Cottage Grove  
The Boden  
Oxford Realty  
Aspen lofts  
Noren hall  
Hamline Square 1100 Apt# 210  
Stanford Court Appartments  
Gateway Manor  
Tulane Townhouses  
Mallview  
Bkackmore Flats  
McEnroe  
Mcenroe  
Amberwood Court  
3904 University Ave  
McEnroe

Townhouses

University Apartments

North Boyd

Holiday air Apartments

I just moved in with family to save money. I previously was living in an apartment complex in Crookston called The Meadows.

72-plex

Westwood

Mcvey

Walsh Hall

Metro plains

University Heights

N/A

Virginia Rose

Carleton Court

Manitoba, State, Campus

Berkeley Dr

AXO

none

Hamline Square

n/a

N/A

580 Carleton Ct

Northwest Apartments

Hamline Apartments

N/A

Hamline

Thompson-Larson

Walsh Hall

580 Carleton court, apt 219

Verge

Legacy

Stone Creek

Northern heights

I don't live off-campus, I live in Swanson Hall

N/A

Virginia Rose

Library lane

NA

Berkley

McEnroe

MacenRoe  
Southern Manor  
Grandview II  
Macenroe apartments  
ATO  
Carleton Court  
Noren Hall  
Berkeley  
3600 Campus Rd  
University Flats  
McEnroe  
University Flats  
Gallery Townhomes  
The Verge  
540 Carleton Ct  
Carleton Court 560, 102  
the Boden  
Skyline Village Apts  
McEnroe  
510 Tulane Dr.  
Sonoma Lofts  
Verge  
The Gallery  
Hamline  
University Heights  
McEnroe  
Gallery Apartments  
580 Carleton Ct  
McEnroe  
Doesnt have a specific name  
Northern Heights  
Hamline Square  
Blackmore Flatts  
N/A  
McEnroe  
no  
Southwinds  
Hamline  
500 Tulane  
NA  
Columbia West



N/A

Northern Pacific

McEnroe

Blackmore flats

N/A

Carleton

Wellington Townhomes

N/A

McEnroe

N/A

550 Carleton CT

Brannon Hall

Northern Heights

3904 University Ave

Hamline Square

Virginia Rose

Campus place

NA

Gallery Apartments

N/A

N/A

Parkview circle townhomes

Legacy

None

N/A

Campus road

Northern Heights

Manitoba Ave (Swanson Complex)

530, Tulane Dr.

Kappa Alpha Theta

Hamline Square

Peerless

Berkeley Drive

N/A

Campus Place

Carleton Ct

Not applicable.

N/A

Hancock Hall

n/a

McEnroe

Sonoma lofts  
Gallery  
the gallery apartments  
Sonoma Lofts  
Campus Place V  
Hamline Square  
Gallery apartment  
Blackmore Flats  
McEnroe Apartments  
110 State Street  
3904 university ave  
Gallery Apartments  
Campus Place through Dakota Commercial  
The Verge  
I live at home  
Campus Place  
Hankins square  
3904 University Ave  
Mt. Vernon  
Berkeley Dr.  
Williamsburg  
N/A  
Tulane Court Townhomes  
Creekside  
Campus Road  
Selke  
McEnroe  
Walsh Hall  
Tulane Ct  
Apt One  
McVey  
3904 University Ave, but I am moving to another apartment  
N/A  
3904 university avenue  
sorority house-Kappa Alpha Theta  
I live at my dad's house.  
carleton ct blfg 560  
Holiday Air Townhomes  
3717 Berkeley Dr.  
Hamline  
303 Tulane court

Grand View 2

Campus place

The Pines

University Place

Hamline

Northern Pacific

The Verge

Hamline

Not applicable

The Verge

McEnroe

Virginia Rose

Newman House

Northern Heights

Red River Terrace

Hamline Square

House

560 Carleton Court

The Pines

Dynasty

The Verge

N/A

Campus Place

Cottage Grove

Columbia West

Hamline Square

3600 Campus Road

550 Carleton Court

218A Walsh hall

580 Carleton Ct

Bøden

McEnroe

Smith hall

Hamline

550 Carleton Ct

The Verge

Hamline

The Verge

Virginia Rose

McEnroe

Verge

Abdulelah Almutairi

Aspen Lofts

Hamline 1100

3600 Campus Road

NA

520 Tulane drive

Newman House

The Pines

Hamline

Berkeley Drive Apartments

The Boden

The Verge

3904 university ave

Gallery

Tulane Ct Townhome

na

Boden

Sonoma Lofts

Mt. Vernon

Hamline

Mcenroe

500 Tulane drive

Campus place

Oxford realty

Carleton Court

Iret complex

Blackmore Flats

Mt. Vernon

Phi Delta Theta

Hampton Management

Berkeley

Richfield Apartments

Kappa Alpha Theta

Bek Hall

Hamline

Manitoba

West Ridge

Boden

Valley Park Apartments

Cherry Creek

The verge

Manitoba 3605  
Hamline  
McEnroe  
Hamline Square Apartments  
Carlton  
Sterling Pointe Apartments  
Hamline  
Berkeley Drive  
Richfield  
Blackmore flats  
Campus Place II  
Berkeley  
Hamline apartments  
Hamline  
Boulder Apartments  
N/A  
42 Commons  
selke  
n/a  
McEnroe  
Bellivue Apartments  
Tulane ct townhouses  
The verge  
The Boden  
COLUMBIA WEST  
Legacy Apartments  
Northwest apartments  
The Verge  
McEnroe  
Hamline  
Beta Theta Pi  
Hamline  
Townhouse Apartments  
The Verge  
McEnroe  
Mcenroe  
Stanford Court  
Kensington  
Ridgewood  
1100 Hamline Square  
Campus Place

The Boden
110 State Street
Sterling Point
n/a
Stanford Court
Carleton
Privately owned
Hamline
Manitoba
The Boden
I dont know of any family housing options
Hamline Square Apartments
North Boyd
110 State Street
Hamline
Berkley

Including yourself, how many people live in the housing unit where you live?

#	Answer	%	Count
1	I live by myself; I am the only one who lives in my housing unit	19.88%	200
2	Two (myself and one other)	34.19%	344
3	Three (myself and two others)	24.06%	242
4	Four (myself and three others)	13.22%	133
5	More than four (myself and four or more others)	8.65%	87
	Total	100%	1006

With whom do you live? (Select all that apply.)

#	Answer	%	Count
1	Roommates and/or apartment-mates	88.57%	736
2	My children	3.49%	29
3	Spouse	7.94%	66
	Total	100%	831

How many bedrooms are in your apartment/rental unit?

#	Answer	%	Count
1	None—an efficiency/studio	4.85%	45
2	One	12.30%	114
3	Two	37.97%	352
4	Three	28.37%	263
5	Four	9.06%	84
6	More than four	7.44%	69
	Total	100%	927

How many bathrooms are in your apartment/rental unit? (A half bath is a bathroom with no shower or tub.)

#	Answer	%	Count
1	One	49.50%	450
2	One and a half	1.43%	13
3	Two	35.31%	321
4	Two and a half	3.19%	29
5	Three	5.28%	48
6	More than three	5.28%	48
	Total	100%	909

Do you share a bedroom?

#	Answer	%	Count
1	No, I have a bedroom to myself	80.95%	748
2	Yes, I share a bedroom with my spouse/partner/significant other and/or children	12.66%	117
3	Yes, I share a bedroom with a roommate	6.39%	59
	Total	100%	924

What is your lease term?

#	Answer	%	Count
1	Twelve months	41.14%	360
2	Academic year (9 or 10 months)	24.57%	215
3	Six months	2.17%	19
4	Semester	6.86%	60
5	Month-to-month since the beginning of my lease	14.40%	126
6	Month-to-month starting at the end of my original lease term	2.40%	21
7	Other (please specify):	8.46%	74
	Total	100%	875

Q22\_7\_TEXT - Other (please specify):

Other (please specify): - Text

School year

No lease term because I live with my siblings

4 months

2 years

none

Campus Housing

Not available

own

I live with my parents in their home they own.

Permanent House

My fiance owns the home

No lease

Originally academic year, now in the process of having it be one semester

ON campus

Live at home

Own it

I can choose any of the above, currently we chose a year

Mortgage

live in a bought house

I live with my brother and his wife for free. No lease

not applicable

Until the neighbors die off

I don't have a lease

Own

I live at home due to classes being online.

Years

Not sure. Never had to re-up for my second year so probably just continuous

housing mortgage

None

24 months

Lease is valid until 60days before vacating

No lease term, 60 day notice

We own the house

Yearly that renews by itself

As of November 2020, I am living with family.

None

Until I leave

N/A

pay as I go

live at home

I don't pay rent

none, this is my parents home

own home

Own.

No lease

available until I move out

Live in the dorm

2 years

None. I live with my parents

Mortgage



i live with my mom  
 Don't have one  
 The house is owned completely  
 I live with family  
 Unsure  
 Its my dad's house so, years.  
 13 months  
 2 years  
 I rent out a room, but I am not under a lease.  
 living with parents until I can enter the US  
 Parents  
 Owned House  
 At Hamline, I did not have to sign a lease, just give a 60 day notice when I want to move out.  
 No specified term  
 12 months ending in January, might extend it somewhat  
 45-60 days notice  
 I own my house  
 Idk how to explain it, but I have to give notice 60 days before moving out.  
 Home

How do you rent your unit?

#	Answer	%	Count
1	Furnished	24.97%	218
2	Partially furnished	12.37%	108
3	Unfurnished	62.66%	547
	Total	100%	873

Does your rent include any utilities?

#	Answer	%	Count
1	Yes	67.21%	580
2	No	32.79%	283
	Total	100%	863

What utilities are included in your rent? (select all that apply)

#	Answer	%	Count
1	Electricity	11.39%	332
2	Gas	12.53%	365
3	Water	18.33%	534
4	Sewer	15.58%	454
5	Trash	17.12%	499
6	Landline Telephone	2.99%	87

7	Cable	8.48%	247
8	Internet	13.59%	396
	Total	100%	2914

What are your total rent costs for the entire unit (in dollars, only include the amount you pay your landlord)?

32	\$980	\$700	1,545	525	1200	785	\$500 per month
150	980	700	1550	530	1200	785	\$500, plus electric - \$25 credit
200	985	700	1550	540	1200	789	\$500/mo
250	985	\$700	1550	540	\$1,200	\$790	\$580 / month
\$272.00	985	704	\$1,575	\$540	\$1,200	795	\$591/month
275	990	710	1,595	540	1200	795	\$715 / mo
\$285	990	710	\$1,595.00	545	1200	795	\$850 per month
290.5	990	714	1600	550	1200	795	\$900/mo
\$300	990	714	1600	550	\$1,200	800	1000/month
300	995	715	1600	550	1200	800	10k
\$300	995	715	1600	555	1200	800	1150/month
300	\$999	715	1600	560	1200	800	1160/month
\$320	\$999	\$715.00	1600	\$560	1200	800	1260 ish
324	999	715	\$1,600	565	\$1,200	\$800	1485/month
325	1000	715	1600	570	1200	800	2,850/month
330	1000	\$715	1600	575	1200	\$800	2500 for one semester
330	1000	715	1600	575	1200	800	2840 dollars for the semester with food
\$350	1000	\$715	1611	575	1200	805	3000 a semester I think
353	1000	715	\$1,625	580	1200	805	370 per person
357	1000	715	1648	580	\$1,200	\$810	4,420 for the academic year
357.5	1000	715	1650	585	1,205	810	450 per month
365	1000	\$715.00	\$1,700	585	1209	\$810	500\$
365	\$1,000	\$715	1700	590	1225	815	530\$? Monthly
366	\$1,000	715	1700	\$590	1225	815	690\$
375	1000	\$715	\$1,700	595	1225	825	715\$
375	1002	715	1700	595	1229	\$825	720\$
\$375	\$1,005	715	1700	600	1230	\$825	725-750
375.5	\$1,020	715	1720	600	\$1,230	830	730 Per Month
380	1,020.00	715	1725	600	\$1,240	835	795\$
385	\$1,020.00	\$715	1,732	600	1250	835	800 for the both of us
385	1020	715	1735.66	600	1250	840	805 mortgage

392.5	1020	\$715	\$1,750.00	\$600	1250	840	900/month
392.5	1025	715	1800	600	1250	840	960 a month
\$395	1025	715	1800	620	1255	\$840	960 a month
395	1040	715	1800	620	1255	845	about 680
400	1040	715	1800	620	1275	850	Approx 2,500
\$400	1050	720	1800	620	1275	850	Around \$1125
400	\$1,050.00	725	\$1,800	620	1275	850	Around 3,000 per year
400	1050	\$725	1800	620	\$1,275	\$850	less than \$5,000
\$400	\$1,050	\$725.00	\$1,875	620	1280	850	My parents do not charge me rent
400	1050	725	1885	620	1280	850	The unit costs \$2100 a month.
\$400	1055	730	1900	\$620	1290	850	U\$ 810
400	1085	730	1950	620	1290	860	
415	1,090	730	2,000	\$620	1295	863	
\$416	1100	\$730	2000	625	1300	865	
\$427	1100	\$730.00	2022	630	1300	\$865	
430	1100	730	\$2,100	630	\$1,300	865	
435	1100	730	2100	\$630	1,300	\$865	
\$435	1100	730	\$2,100.00	635	1300	865	
445	1100	730	\$2,200	635	1300	\$870	
450	1110	730	\$2,240	650	1300	870	
450	1125	730	2,240	650	1300	875	
450	1130	730	2250	650	1345	\$875	
450	1149	730	2310	650	1350	\$885	
\$450	1150	730	2,360	\$650	\$1,350	885	
450	1,150	730	\$2,360	650	1350	890	
\$460	1150	730	\$2,460	650	1375	895	
469	\$1,150	735	\$2,500	650	1390	895	
475	1150	735	2500	667	\$1,392	900	
485	\$1,150.00	735	\$2,500	670	1,395.00	\$900	
\$490	1150	740	2500	670	\$1,400	912	
490	\$1,150	740	\$2,574	670	1400	920	
\$495	1150	750	2,574	670	\$1,400	925	
495	1150	750	\$2,574.00	670	\$1,400	930	
495	\$1,150	\$750	2900	670	1400	930	
\$499	1150	750	2,900	670	1400	\$930.00	
500	1,150	750	3000	675	1425	\$945	
\$500	\$1,160	750	3000	675	1440	949	

500	\$1,162	750	\$3,000	675	1450	\$950	
500	1175	\$750	3,000	\$675	1495	960	
\$500	1176	750	\$3,000	\$675	1495	960	
\$500.00	1180	750	\$3,015.00	675	1500	960	
500	1185	750	4000	\$675	1500	960	
500	1185	760	5,000	675	1500	960	
\$500	1185	760	6,000	\$680	1,500	\$960	
500	1185	765	\$6,200	680	1500	960	
500	1185	770	6900	680	1500	960	
500	\$1,185	775	~2000	680	1500	960	
500	\$1,185	\$775	\$1,150/month	680	1500	965	
500	\$1,185	785	\$1,500.00 per month	680	1500	970	
\$510	1195	785	\$1100 (to bank, not landlord)	690	1500	970	
510	1200	785	\$125/night stay	\$695	1500	970	
511	1200	785	\$300 monthly	695	1500	970	
525	\$1,200	785	\$350 approximately.	700	1500	970	
525	1200	785	\$455/month	700	1500	975	
525	1200	\$785	\$470/month	700	1500	975	
525	\$1,200	\$785.00		700	1500	975	
				700	1500		

Unit cost of utilities per month (in dollars, only list costs that you do not pay to your landlord):

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Gas	0.00	250.00	14.88	32.13	1032.34	165

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Water	0.00	130.00	20.89	30.51	930.88	186

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Sewer	0.00	75.00	6.23	13.11	171.99	147

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Trash	0.00	100.00	7.05	14.53	211.14	158

What is your share of monthly rent costs (in dollars, only include the amount that you pay your landlord)?

50%	430	360	600	320	500	395	800
100%	430	360	600	323	500	\$395	800
100%	430	360	600	323.33	500	395	800
100%	430	361	600	324	500	\$395	805
20	431.25	\$362.50	600	325	500	\$395	806
30	\$432.50	362.5	\$600	325	500	\$395	\$810
40	432.5	363.75	620	325	500	395	\$840
50	433	363.75	620	\$325	500	398.75	850
100	433.75	365	620	325	500	\$398.75	\$850
100	435	365	620	325	500	400	850
100	435	365	620	325	500	400	865
100	435	365	\$620	325	500	400	865
200	440	365	\$620	325	500	400	912
210	440	365	620	327	500	400	925
216.25	442.5	365	620	329	500	400	928
\$216.25	445	365	\$625	330	500	400	930
\$216.25	445	365	625	330	500	\$400	930
225	445	365	635	\$333	500	400	960
225	447.5	365	640	334	500	400	960
233.33	447.5	370	650	335	500	400	970
238	448.33	370	650	337.5	500	\$400	970
238.33	450	370	650	337.5	\$500	400	975
238.33	450	375	650	\$338	\$500	\$400	990
243	450	375	650	339	500	400	\$999
250	450	375	670	339	500	400	999
250	450	375	670	340	500	400	1000
\$250	450	375	670	340	510	400	1002
\$250	\$450	375	670	\$340	511	400	1025
250	450	375	675	340	512.5	400	1055
263	450	375	\$675	340	520	400	1085
\$263	450	375	675	340	525	\$400	\$1,100
270	450	375	680	\$340	525	400	1180
\$270	450	375	680	344	525	400	1229
271	450	\$375.50	680	345	\$525	400	1250
272	450	375.5	680	347.5	525	400	1275
272	450	377	690	350	530	400	1275
275	450	380	693	350	533	400	1800

\$275	450	380	695	350	535	\$400	2000
275	450	380	700	350	537	\$400	2100
279	\$452.50	380	700	350	540	400	\$2,460
287.25	455	380	700	350	540	400	2,574.00
287.5	460	382.5	\$700	350	540	\$400	2,710
287.5	460	383	700	\$350	540	400	2850
\$295.00	\$460	383	\$700	350	545	400	2,900
296	463	383	700	350	550	400	3000
296.25	\$465.00	383.33	700	\$350	550	400	5000
296.25	469	383.33	\$700	350	550	400	2-Jan
298	\$470	\$383.33	715	350	550	401.67	3-Jan
300	470	\$383.33	\$715	350	550	402.5	-
300	470	384	715	352	550	403	\$125/night stay
300	475	385	\$715.00	353	560	403	\$320 per month
300	475	385	\$715	355	\$560	\$406.25	\$495.00/month
\$300	475	385	\$715	355	\$560	407.5	\$70-\$80
300	475	385	715	355	\$560.00	408	250/month
300	480	\$386.00	725	356	\$565.00	408	2830 for the semester
300	480	386.25	725	356.5	570	408	30% (290.5)
\$300	480	387	730	357	575	410	345\$
300	480	\$387.33	\$730.00	357	\$575	\$410	357.5\$
\$300	480	\$388	730	\$357	575	412.5	360\$
300	\$480	390	735	357	580	414	370\$
300	480	390	735	357	580	415	550/mo
\$300	482.5	390	735	\$357.50	580	\$415	725-750
300	487.5	\$390	750	357.5	585	\$416	about 380
\$300	\$490	390	750	357.5	585	418	About 500
300	490	392.5	750	357.5	590	420	
\$300	492	392.5	760	357.5	590	420	All
\$302	495	\$392.50	775	357.5	\$590	422.5	aprox. \$375
310	495	392.5	775	357.5	\$590	425	Around \$375
310	497.5	392.5	785	357.5	\$591	\$425	around 425
315	\$499	392.5	785	\$357.50	595	425	Full
\$315	500	392.5	785	357.5	595	425	Full
320	500	394.5	795	357.5	600	425	Half
320	500	395	800	357.5	600	425	Idk
				360	600	430	
						430	450-550

Your share of utilities (electricity, gas, water, sewer, trash, phone, internet, cable) per month (in dollars, only list costs that you do not pay to your landlord):

25%	50	25	100	20	60	35	200
33%	50	25	100	20	\$60	35	210
50%	50	25	100	20	60	35	230

APPENDIX 4: STUDENT SURVEY

1	50	\$26	100	20	60	35	240
1	50	27	100	20	60	35	250
100%	50	28	100	20	60	37	250
100%	50	29	100	20	65	38	256
6	50	30	100	20	65	38.5	260
6.25	50	30	100	20	65	39.5	260
10	50	30	100	20	\$65	40	261
10	50	30	100	\$20	\$65	40	269
10	50	30	100	20	70	\$40	\$270
10	50	30	100	20	70	40	\$296.00
12	50	30	100	\$20	70	\$40	\$355
12	50	\$30	100	20	70	40	425
13	50	30	100	\$20	70	40	450
14	50	\$30	100	20	70	40	450
14.93	50	\$30	100	20	70	40	460
15	50	30	100	20	70	40	460
15	\$50	\$30	\$100	20	70	40	500
15	50	30	100	20	70	40	550
15	50	30	110	\$20	73	40	\$610
15	50	30	110	20	75	\$40	\$715.00
\$15	50	30	110	\$20	75	40	800
15	50	30	110	20	75	40	1200
15	50	30	115	20	75	40	2-Jan
\$15	50	30	120	20	76	40	20-Oct
\$15	50	\$30	120	21.22	80	40	\$13.33/month
15	\$50.00	\$30	125	21.6	80	\$40	\$15-\$20
15	50	\$30	125	21.66	80	40	\$50-70
15	50	30	125	22	80	40	\$70-\$80
15	53	30	125	22	80	40	30-40
15	54	30	129.73	24	80	\$40	35-50
15	55	\$30.00	130	24	80	40	35\$
\$15	55	\$30	130	24	80	40	40-50
16	55	30	130	25	80	40	40\$
17	55	30	139	25	85	40	50-80
17	56	30	150	25	85	40	50. Ish
\$17.00	56.25	\$30	\$150	25	85	43	60-70
\$17	57	30	150	25	90	44	About \$70
17.5	60	\$33	155	25	90	45	about 20
18	60	33	165	25	90	45	all
\$18	60	33	170	\$25	90	\$45	All
\$18	60	33.33	180	25	90	45	All
18.72	60	\$33.34	180	25	92.5	45	Approximately \$10-20

\$18.72	60	35	200	\$25	95	45	Full Price
19	60	35	200	25	95	46	Half
20	60	35	200	25	\$95	47	Listed above, sorry
20	60	35	200			48	Ranges from 20-60
							Roughly 45

Have you ever lived on campus at UND and then decided to move off campus?

#	Answer	%	Count
1	Yes	43.67%	397
2	No	56.33%	512
	Total	100%	909

What are the reason(s) you decided to move off campus? (Select all that apply.)

#	Answer	%	Count
1	Dissatisfied with dining (Please specify)	2.35%	43
3	High noise level	3.45%	63
4	Housing is too expensive	12.21%	223
5	Lack of adequate cooking facilities	7.50%	137
6	Moved in with parents/relatives (commute from home)	0.55%	10
7	My friends were moving off campus	9.53%	174
8	Preference for private bedroom	13.03%	238
9	Preference for more space	14.29%	261
10	Community bathrooms	3.50%	64
11	Rules, regulations, and policies in general	7.83%	143
12	Suite bathrooms	2.74%	50
13	Wanted a more independent lifestyle	12.21%	223
14	Wanted to live with my spouse/partner and/or children	2.19%	40
15	Some other reason (Please specify)	2.90%	53
16	Residence hall staffing (Please specify)	0.60%	11
17	Wanted to live with a pet	5.09%	93
	Total	100%	1826



Q34\_15\_TEXT - Some other reason (Please specify.)

Some other reason (Please specify) - Text

closer to the med school

Weird roommate

more bedroom max was 3 at UND

didn't feel integrated well as a disabled student--felt alone.

Did not get along with my suitemates.

Enjoyed the dorms freshman year but wanted to move into off campus apartments after living in my sorority.

WAY too expensive. Dorm is more expensive than an off-campus apartment! IInsane!

I joined a Sorority

wanted to live with friends

The housing was super outdated and I have multiple leaks

Not allowed to use community space in dorm overnight

Changed UPlace to freshmen housing

Private bathroom

ON CAMPUS PARKING SUCKS

moved to Bismarck

Garages, convenient parking

I was living in Delta Gamma but then was instructed to move out due to COVID-19

Own bathroom

apartments are more affordable than a dorm

Greek Life

Although my apartment isn't cheap, on campus living is not worth it to me because it is very expensive and you get no storage space, no in-unit laundry, small bathrooms, a mile walk to your room, SLOW elevators, and the list goes on and on. It would be worth if it was worth the money, but when I can get my own space, laundry, dishwasher, pet friendly, recycling, super nice kitchen & bathroom, and front row parking...off campus is much more worth it. So at the end of the day updates and lowering costs would be the only way to make it worth it...especially for older students who want independence.

Covid-19

became a sophomore; moved out of dorms

Too expensive for the quality, and very limited amount of 4 bedroom apartments

Corona Virus

Already had a lease with a friend

Got an apartment off campus after freshman year of being required to stay in the dorms

Wanted in unit washer and dryer

roommate problems

UND on campus living is pretty much worthless, they should tear down half of the houses and start creating apartments with bars on bottom to create a kind of campus community where students can have fun like a lot of other universities

Having own laundry machines in apartment

Able to keep firearms at my apartment

Roommate problems too

Needed to move into my greek house

It was cheaper at the time

Hamline Apartments did not have unit available

I lived in UND housing and they sold the building without telling us

Gallery apartment was und property but sold it to truhome property solutions

wanted booze in my apartment

COVID-19

Only allow student not non students

housing wanted to make Uplace freshman only then reversed the decision jacking up the housing rates.

Wanted to experience a house over an apt

With other roommate

Transferred schools

Dorms too expensive

Moved off campus in response to covid.... Not given another option for living closer to fall.

Wanted a house with a yard

Furnished/summer living

I wanted to live in Hamline but they did not have any two bedrooms available for when I needed it.

Wanted out of the dorms

Outdated

What are the most important factors you considered in your decision of where to live this academic year? Please choose the top five.

#	Answer	%	Count
1	Dissatisfied with dining (Please specify)	1.51%	18
3	High noise level	2.52%	30
4	Housing is too expensive	16.04%	191
5	Lack of adequate cooking facilities	6.63%	79
6	Moved in with parents/relatives (commute from home)	0.59%	7
7	My friends were moving off campus	9.82%	117
8	Preference for private bedroom	15.37%	183
9	Preference for more space	15.11%	180
10	Community bathrooms	2.27%	27
11	Rules, regulations, and policies in general	7.05%	84
12	Suite bathrooms	1.43%	17
13	Wanted a more independent lifestyle	11.67%	139

14	Wanted to live with my spouse/partner and/or children	2.52%	30
15	Some other reason (Please specify)	2.77%	33
16	Residence hall staffing (Please specify)	0.34%	4
17	Wanted to live with a pet	4.37%	52
	Total	100%	1191

Q35\_x15\_TEXT - Some other reason (Please specify.)

Some other reason (Please specify) – Text

closer to the med school

Number of bedrooms

membership in Sorority

old roommates were moving out

I'm in a sorority so I live there

Affordable, good neighborhood

ON CAMPUS PARKING SUCKS

own home

Garage for car

Bathroom to self

cost/ Greek life/ pet /

Laundry, front row parking, updated bathroom and kitchen, and most importantly STORAGE. On campus would not work for me because I do not have a place to store my belongings

Sophomore

Corona Virus

cheap rent, walking distance to the med building, roommates in PT program with me, no need for campus parking permit

roommate problems

Able to keep firearms in my apartment

It was cheaper at the time

Close to campus. Cheaper rent. Nice apartment. Safe neighbor.

The price and paid utilities

proximity to the law school

COVID-19

Rent off-campus also hard to come by with the hours I worked

No options available for me... Apartment wait list was 1-2 Months

Furnished

I've lived here for 2 years

Outdated

Please rank order the factors you chose in the previous questions by their importance in your decision of where to live this academic year.

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Dissatisfied with dining (Please specify)	1.00	5.00	2.88	1.11	1.23	16
2	High noise level	1.00	5.00	2.46	1.31	1.71	26
3	Housing is too expensive	1.00	5.00	1.91	1.19	1.41	129
4	Lack of adequate cooking facilities	1.00	5.00	3.51	1.23	1.52	63
5	Moved in with parents/relatives (commute from home)	1.00	2.00	1.25	0.43	0.19	4
6	My friends were moving off campus	1.00	5.00	2.37	1.34	1.79	67
7	Preference for private bedroom	1.00	5.00	2.20	1.15	1.32	133
8	Preference for more space	1.00	5.00	2.99	1.13	1.28	141
9	Community bathrooms	1.00	5.00	3.20	1.08	1.16	20
10	Rules, regulations, and policies in general	1.00	5.00	3.22	1.40	1.96	67
11	Residence hall staffing (Please specify)	1.00	5.00	3.75	1.64	2.69	4
12	Suite bathrooms	1.00	5.00	3.55	1.37	1.88	11
13	Wanted a more independent lifestyle	1.00	5.00	2.94	1.32	1.73	99
14	Wanted to live with a pet	1.00	5.00	3.21	1.39	1.93	42
15	Wanted to live with my spouse/partner and/or children	1.00	5.00	2.22	1.41	2.00	23
16	Some other reason (Please specify)	1.00	5.00	1.58	1.14	1.30	19

Please select only one as preferred. Mark as acceptable any unit plan you would live in if your preferred choice were not available. Mark all others as would not live there.

Count of Q2	Column Labels	I definitely would have lived there.	I might have lived there (50/50 chance).	I probably would not have lived there (less	I would not have lived there.	(blank)	Grand Total
Row Labels							

			than 50/50 chance).			
Freshman	77	123	20	14	293	527
Graduate student	53	100	26	20	208	407
Junior	40	94	23	17	152	326
Senior	37	90	23	23	181	354
Sophomore	42	113	36	16	156	363
Grand Total	249	520	128	90	990	1977

Please think back to when you were selecting the housing you live in now. If your preferred unit had been available on campus for the current academic year at the estimated rent and with your preferred features, would you have lived in the proposed housing?

#	Answer	%	Count
1	I definitely would have lived there.	25.28%	249
2	I might have lived there (50/50 chance).	52.49%	517
3	I probably would not have lived there (less than 50/50 chance).	12.99%	128
4	I would not have lived there.	9.24%	91
	Total	100%	985

Why would you not have been interested in living in the proposed housing?

#	Answer	%	Count
1	I prefer existing UND housing	10.89%	77
2	I already own a home	1.98%	14
3	I am concerned about the level of rules and regulations	6.79%	48
4	I do not want to move	10.04%	71
5	I live with my parents/guardians	2.69%	19
6	I live with my spouse and/or children	4.67%	33
7	The housing is too expensive	38.33%	271
8	I have a pet	5.80%	41
9	Some other reason (Please specify.)	8.77%	62
10	Cost of required meal plan is too high	10.04%	71
	Total	100%	707

Q43\_9\_TEXT - Some other reason (Please specify.)

Some other reason (Please specify.) - Text

Spaces are to small, no storage, not built for couples  
bedroom amounts

As a freshman, I was placed into a residence hall.

COVID-19

I would like to rent a whole house with roommates more

Distance to class buildings

Quality of rooms are not as good with what is offered other places

Because as a freshman you need to do dorms

Married

Because I'm in a sorority

Wanted to Live Off Campus as a grad student

I live with sibling

Noise

I work for UND housing

I was a first year student so thought it would be better to be in dorms

I live in sorority house

job that includes housing

I don't want to live on campus

I want my own room and a full kitchen but 550 for a 4 bedroom is insanely high for rent. And I can find that for much cheaper at campus place or macenroe and still be super close to campus

I don't like living in apartment complexes and dealing with hall noise and no designated parking space.

I would prefer newer construction

Friends

my sorority requires me to live in the chapter house

Greek life

I have a pet, rules & regulations, & I'm getting WAY more for my money right now and I'm less than 5 minutes from campus

Roommate doesn't go to UND

5 of the above

Hateful people within dorm, safety

Living in fraternity

Price of housing, meals, and i have a dog that i missed while living in the dorms

Dogs should be acceptable in all living units as long as they have updated shots.

Freshman are required to live in the dorms / on-campus.

roommates wants

Rent too expensive and I am unwilling to have a meal plan.

Independence

I always wanted to live in my sorority house

I do not require month to month housing

This is my last year.

11 month Americorps service position

Quality

There are 5 total people

I want my own bathroom

I need something financially affordable for me

All of these options are ridiculously expensive. Cost of living should not be higher while getting an education compared with after

I was required to live in a residence hall this year due to student leadership position

Job is in another city

I prefer to have my own privacy and cook to myself

Would have to compare more closely to current living situation

Going to study abroad for the second half of the year

Currently private bed and bath.

I do not want to share a room

The people I would want to live with would think it was too expensive

I had five people i wanted to live with total, not four so even the preferred housing would cause someone to have to share a room. Also, I wanted a house over an apt.

Walking access to the buildings I use

Rates are more than double current. Nobody wants to live on campus when the rates are more expensive than a bus pass and cheaper off campus.

Greek Housing

They were full

I wanted to move into a house with a yard with my friends.

not wanting to live near undergraduate students

I live in a fraternity

I have to live in my sorority house

Rules, I have a pet, it's more expensive, I refuse to get a meal plan

Q44 - If you would not have considered living in the proposed housing because the rent is too high for your housing budget, what would be your level of interest in the same units at lower rates, as follows?

Occupancy Per Person

SEMI-SUITE DOUBLE OCCUPIED ROOM (Light Renovation) Double \$4,750 per academic year

SEMI-SUITE SINGLE OCCUPIED ROOM (Light Renovation) Single \$6,500 per academic year

SEMI-SUITE DOUBLE OCCUPIED ROOM (Major Renovation and/or New Construction) Double \$5,100 per academic year

SEMI-SUITE SINGLE OCCUPIED ROOM (Major Renovation and/or New Construction) Single \$6,100 per academic year

SEMI-SUITE DOUBLE OCCUPIED AS A SINGLE (Major Renovation and/or New Construction) Single \$6,600 per academic year

STUDIO (No Renovation - University Place) Single \$6,750 per academic year

2BR, 2BA (No Renovation - University Place) Single \$6,450 per academic year

4BR, 2BA (No Renovation - University Place) Single \$6,250 per academic year

STUDIO (New Construction) Single \$650 per month (12 mo lease)

2BR, 1BA (New Construction) Single \$625 per month (12 mo lease)

4BR, 2BA (New Construction) Single \$525 per month (12 mo lease)

#	Answer	%	Count
1	I definitely would have lived there.	9.44%	66
2	I might have lived there (50/50 chance).	60.09%	420
3	I probably would not have lived there (less than 50/50 chance).	20.60%	144
4	I would not have lived there	9.87%	69
	Total	100%	699

Q45 - Still too expensive? What would be your level of interest at the following rates ?

Occupancy Per Person

SEMI-SUITE DOUBLE OCCUPIED ROOM (Light Renovation) Double \$4,650 per academic year

SEMI-SUITE SINGLE OCCUPIED ROOM (Light Renovation) Single \$6,400 per academic year

SEMI-SUITE DOUBLE OCCUPIED ROOM (Major Renovation and/or New Construction) Double \$5,000 per academic year

SEMI-SUITE SINGLE OCCUPIED ROOM (Major Renovation and/or New Construction) Single \$6,000 per academic year

SEMI-SUITE DOUBLE OCCUPIED AS A SINGLE (Major Renovation and/or New Construction) Single \$6,450 per academic year

STUDIO (No Renovation - University Place) Single \$6,600 per academic year

2BR, 2BA (No Renovation - University Place) Single \$6,300 per academic year

4BR, 2BA (No Renovation - University Place) Single \$6,100 per academic year

STUDIO (New Construction) Single \$625 per month (12 mo lease)

2BR, 1BA (New Construction) Single \$600 per month (12 mo lease)

4BR, 2BA (New Construction) Single \$500 per month (12 mo lease)

#	Answer	%	Count
1	I definitely would have lived there.	18.39%	164
2	I might have lived there (50/50 chance).	57.29%	511
3	I probably would not have lived there (less than 50/50 chance).	15.02%	134
4	I would not have lived there	9.30%	83
	Total	100%	892

Please add any additional comments you wish to make here. Also, check to make sure that you did not accidentally miss a question.

Please add any additional comments you wish to make here. Also, check to make sure that you did not accidentally miss a question.

University should make family housing available

I didn't fill some out because I live in the dorms not university housing/apartments.



some portions of the survey would not load in order for me to adequately answer.

Thanks for the survey

N/A

DEDP Student - not really applicable, but I answered them.

Two parts of the survey would not load after I refreshed twice

I am an RA so most questions were not applicable to answer

I really would have preferred 2 people, 2 bed, 2 bath, new construction. For that I would have paid \$6750.

i would have only lived in married/family housing because I have two kids.

I am a graduate student in clinical rotations and stay in extended stay hotels when going to grand forks for a short period of time (i.e. 2 weeks). It would be nice if UND would provide cheap rooms for students like me to stay in so we don't have to pay \$1000+ dollars to a hotel for 2 weeks of stay.

I did not fill out half of it as it seemed it did not apply to me as I live on campus already at Fulton Hall.

i skipped a few questions, as they were not loading even after i switched electronics

The current apartment questions don't apply to me, so I skipped them. The two questions listed after that did not appear.

Could not see a couple of question's answer

Und housing is too expensive for what you get, used to be more reasonable a few years back

the problem with UND housing is safety. I don't feel safe living in housing apartment that I am in right now. my bike has been stolen 2 times and we have no security cameras. I genuinely am afraid of living my place specially since I has both of my bikes stolen and the police department couldn't do anything because we have no securities cameras

I wish UND housing the best of luck in everything. Good job.

It's a no brainer for me to live off campus, it's so much cheaper. Only a huge price decrease would make me consider living on campus.

I would say if alcohol was allowed on campus then I would consider living there again. At this point it's not worth the hassle.

for me, the roommate is the key factor for me to decided where to live

we don't need more housing options

Nope Call me for any questions xxx-xxx-xxxx (removed by MGT for security purposes)

Also concerned with having to buy a parking pass

Affordable housing is a must for students!

Just update all of the dorms or make more dorms closer to classes.

There were two questions in the middle for which options to select did not appear; however, I answered all of the other questions.

I currently live in the least expensive housing option and will continue to do so.

None

Don't send me junk mail.

I didn't answer any of the questions about living in an apartment/rental unit sense I live in the dorms and those questions didnt apply to me.

I don't have much against on campus housing, however the options in general are not as nice, not as convenient and cost more than an off campus place, which most people (Myself included) prefer if that is an option.

All of the proposals are WAY Too expensive with little to no flexibility because they would be operated by UND. Where's the money going???? I don't care if they're unfurnished or furnished, at that price for an academic year, that's insane in my book.

This was kind of confusing and some of the questions were unable to be answered

I do not live on UND campus or attend UND as a full time student. I am a student at Butler university in Indianapolis, IN.

I guess my biggest thing is that there is comparable, or better housing offered off campus that UND housing right now, for a much lower price, so it doesn't make sense for me to pay more just to live on campus.

There were a couple questions without selection tabs included in the survey.

Some of the ranking questions didn't show up and I wasn't able to answer them.

current rent is the maximum I can handle. Thank you!

Still too expensive, can get cheaper housing in Grand Forks with better rental terms.

I chose not to live on campus because I have a dog and I wanted in-unit washer and dryers and a garage space for my car.

N/A

Would be nice to have a location available for those that are in the PA program to rent a room on campus. Even with a discounted rate, the hotels are expensive.

Campus housing is not up to date/not everything I wish for in an apartment is shown

I didn't mind living in this space but it was quite expensive compared to an apartment there isn't much difference in cost.

Requiring a meal plan is a big reason I wouldn't want to live on campus. It's too expensive and doesn't give students as much freedom

The main reason I moved from on campus housing is simply because it is way too expensive compared to off campus housing. Also off campus housing offers more flexibility and choice (I wanted a single apartment on campus but they didn't have enough and by the time I applied there wasn't any)

While mandatory on-campus living for first year students can be a great policy to create campus involvement, with the cost of on-campus living and the requirement for a meal plan even in buildings like UPlace that have kitchens, it feels like nothing more than a moneygrab at UND.

Two questions were unavailable to answer.

A big draw would be keeping all utilities included in rent

Tried living on campus and never doing it again

amy.glover@ndus.edu is my other email

Wifi at study room

Thank you!

n/a

The on campus housing options are very nice, however my current situation (renting an off campus house) is still cheaper (\$4320 per CALENDAR year) and it is just as close as living on campus which is why I would be reluctant to move back on campus.

I just think housing is too expensive on campus for what we are getting. I can live off campus with my own room and bathroom for only 400 dollars and your cheapest model is 500 dollars

Some on campus apartments are so out of date it makes nobody want to live there

The survey questions about being likely to attend UND because of housing or unlikely to attend housing might be somewhat confusing because of the way everything was worded. Also, this survey failed to recognize that most students are not living in Grand Fork right now due to covid. Making the results unlikely to be accurate. The survey probably should be re-conducted to get more accurate results.

There is limited family friendly housing.

I love Hamline!! Build more like this: spacious & resonable

There should be a option of garage as well.

There was a time I was exploring the idea of living on campus in UND's apartments - however there were not enough studio/one bedroom options. Additionally the rates for studios/one bed where at least \$100+ a month. IF UND where to create new housing options creating them to be a cheaper option would be nice - since in all reality, lets be honest, they are just straight cash makers for the university.

I purposefully did not answer a couple questions because they did not apply to me.

Cost of living on Campus is too expensive compared to the price of rent and bills at my current apartment. Otherwise I would live on campus because it is closer to classes.

Sorry if I didn't answer a couple of the questions. The flow of the survey didn't make sense and some of the questions I felt weren't applicable to me. I live in Swanson Hall currently, not an apartment.

With utilities and my own room, i pay about 450 a month. Cheapest option you had that was close to that would have me sharing a small suite with 3 other people. Why would i do that when i could rent a bigger two bedroom apartment, live with 3 other people, and have each of us paying under \$300 total?

My roommates and I got super lucky to find a townhome with landlords that don't make us sign a lease and rent is super affordable. Also less than 5 minutes away from campus.

it is better to down the price

the items left blank did not apply to me.

I left a few blank because they didn't apply to me thanks.

Some of the rate your

Plenty of nearby housing in Grand Forks

The dorms are more expensive than apartments sadly

I do believe that UND Dorm life helped me a lot to develop a social circle. However, I think renovating and updating housing will help a lot.

Grand Forks has outrageously high rent prices compared to the rest of the state as it is and with college classes going more and more online you are really going to have to compete pricing wise if you want anyone to come live in these new building. I only came back to GF because some friends of the family offered to rent me a room in their condo for \$400 a month which is all I can afford especially compared to the rest of GF. I was in the Berkeley apartments on campus last year which had ok rent but I heard they raised that this year and those apartments were already falling apart.

I believe the layout for the suite (double) residence halls are great for first year students but I wouldn't stay any longer. For apartments, I wouldn't live in one if it was more than \$400 a month.

Two of the main reasons I chose not to live in campus housing is because I have a few animals. I also really want my own backyard. My townhouse doesn't have that now either and am hoping to get a place that does when my lease is up.

N/A

I pay much less for my apartment and have my own room, would not want to share for that much more

Hamline square apartments 2bed 1bath are very nice and reasonably priced

I think that the location of the apartments are also very important. If there apartments were in the middle of campus I would be willing to pay more

I think it would be better to build a new building than to renovate a current dorm.

There was a question that asked what I will be doing for courses in Fall of 2021, however there was no option for students who will be graduating so I left it blank.

Two of the questions didn't have answer choices so I didn't have the opportunity to fill them out.

I would think about it if there were nicer apartments with my own room.

There are few options for ex-military, students with children, and graduate students at UND.

Thanks

You should include pictures of the inside of your on-campus apartments online. I was thoroughly disappointed when I saw the inside of my Manitoba apartment. It was very gross and not what I expected or thought I was paying for. I

I don't think you should make any decisions until covid is over. Isn't the building next to the union empty right now? plus people have their own rooms so once people can be in closer proximity again you may not need the space.

There was two sections where the responses to the questions would not show up. They were blank. being able to drink alcohol (21+) would be important as well as the option for a larger 1 bedroom apt for to live with S/O. Basically a place run like a regular apartment complex.

I really like my dorm so far. Looking forward to living in here for my entire freshman year

I would not want to see new development. I would rather renovation of properties we already have. Cost was one of the main reasons I stayed on campus. As a rule of thumb, I would not sign a lease for an apartment is it is higher than \$400 per person with utilities included in that. If someone of our properties jumped to that price though without renovates, (so about \$800 between me and my spouse) I would definitely look off campus.

I think an update of the buildings/rooms would make the residence halls better

If someone can prove that they are not living on campus, they never checked into the dorm they signed up for, then they should not be expected, when trying to cancel, to pay for the room and board.

N/A

I think an option for a 2 to 3 bedroom with everyone having their own bathroom would be preferable. If you could come within reason of what's around town I would definitely live on campus. But remember there are more rules to follow being on university property which drive price and likelihood of choosing there less. That's why prices need to be competitive. Thank you

I think something that should be considered when building/designing new apartments would be installing garbage disposals. My roommates and I have had some issues with this regardless of how careful we are with things that end up going down the sink.

Every one of those options is ridiculously expensive, if you want people to live in these housing options in massive number you have to make it closer to at least 450 a month. You stamp a meal plan Tom top of that and your paying 700 dollars a month and that is absolutely ridiculous.

I have children and a dog

I think more single person studio apartments would be popular. They were full when I tried to get one when I moved here. Many people do not like the stress of living with/looking for roommates.

The housing options are acceptable and if I were permitted to live with my spouse without having her be a student, I would absolutely live on campus. That said, without that ability, I simply -will not- live on campus.

The top 5 options section was broken on my end.

The questions where you had to rank items 1-5 did not show up on my screen properly.

show me the money

UND is great and I really did enjoy my freshman year living on campus. Now that I am almost done with my degree I would most likely not move on campus, but I have a younger brother that will be starting and I am almost positive that he would chose to live on campus with these new and renovated options.

No additional comments

-

Student i.d. #xxxxxxx (student ID removed by MGT for safety)

A studio at a lower price would be the best option

I lived on campus for 3.5 years and loved it but after moving off I am not likely to move back

Allow pets and lower rent! A lot more students would be attracted to live on campus.

Make housing cheaper, it is absurd that one semester in the dorms is close to what I pay a year at my fraternity.

Two of the questions did not show any answer choices so I was unable to respond.

If the apartment rates were just a little lower that would be amazing but I love the layouts!

Housing on campus is too expensive

This survey does not work well for online programs and more questions need "does not apply" options.

I have saved so much money living off campus, both for cost of living and food. Anyone who doesn't have to live on campus, shouldn't.

If my program (MLS) is available online then I will most likely continue to live with family as long as possible to save money.

You should look at the Verge's costs to incentives they offer. You can have your own room and bathroom for about 500-530/month. They bus you to campus. It seems like a great deal when you compare it to the 2br 2 ba for 6,600 for 10 months, and spend \$660 a month.

I feel like dorms are not clean enough to be safe from covid. I will be leaving dorms next semester because of that. I am to suceptable, so I will have to make a change next semester.

"What are the most important factors you considered in your decision of where to live this academic year? Please choose the top five." and the following question "Please rank order the factors you chose in the previous questions by their importance in your decision of where to live this academic year." were not available for me to select answers to. Questions regarding off-campus housing was not applicable.

The primary reason i do not want to live in campus housing is privacy and personal space. having to share a bathroom and kitchen are fine but requires a drop in value since i don't have complete access 24/7. a shared study room off of the living room would be preferred

I feel wish that the university would consider taking care of their existing dorms instead of building new housing on campus. It shows the campuses true colors and where their values really lie, and they are not in the right place.

The question that said to rank top 5 things when choosing a place to live didn't have a space to answer. Same with the question following that.

What are the most important factors you considered in your decision of where to live this academic year? Please choose the top five. That question and the one after it glitched out and would not let me answer it.

the only questions i missed didnt apply to me

N/A

I would have liked to have had on-campus casual housing available to commuter students rather than having to use local hotels

Most of the questions applied to apartment housing, and I live in a dorm. The questions about utilities were somewhat harder to answer, so I did not answer them, as I do not have the exact amounts spent on water, internet, etc. each month.

Monke

I didn't accidentally miss any question, some of them would not load no matter how many times I restarted the form.

Two questions would not load.

I skipped a few questions because they didn't apply to me (i.e. the ones that asked about off-campus living).

N/A

A huge factor that made me choose Virginia Rose was the fact that all utilities plus cable and internet were included in the rent price, it was the factor that made me choose V.R.

How about a Housing/Hall through the school (UND) designated to students who owns pets? Kind of like UPlace with Pets.

Too expensive

Most of the reason I don't wish to live on campus is because I can find cheaper accommodations off campus. Also living in a house sounds alot better than an apartment.

Some of the question did not show up for me properly, like

I did not answer multiple questions as they did not apply to me, specifically the questions about living in an apartment.

It would be nice if housing was available to rent for shorter periods of time (like 1 week at a time) for when I need to be on campus for classes. I would rather stay on campus then have to pay for a hotel for weeks at a time.

I'm about to move to a development (Pure North by Dakota Commercial) that I'm really excited about for these reasons: central heating and air, underground parking, balcony, above a Hugo's (convenient). If UND could offer something with some of those features, with a private room and no RA/alcohol restrictions (for 21+), I would be very tempted to move back on campus. Biggest thing is

the balcony. I would probably move into Hamline tomorrow if there was a balcony I could grill on. We looked very seriously at Hamline, and that ended up being our deciding factor.

Double occupancy drives a lot of people away. It's 2020, everyone deserves their own bedroom. You'd be able to keep a lot more students on campus if you had options from \$500 per person in a 4 bedroom apartment to \$800 for a 1 bed/studio apartment. If you built the mixed use developments listed on the UND master plan they would be incredibly popular. Especially the ones right across from Aerospace. Plus having more businesses on campus would be awesome. Think about it, that's all Dakota Commercial is building downtown. Selkirk on 4th, The Argyle, Pure North (I'm moving there in March). These places are central heat/air buildings with apartments above and businesses below. University Place was a good idea but it's failing was not making all/most of the apartments as one occupant per bedroom. No one goes into their sophomore year thinking "Oh, I'd love to have a bunkmate. It's awesome to never have any alone time. Even better to never be able to hang out with my significant other without my bunkmate breathing down my neck." Doesn't happen, period. Take the University place floorpan, make them all 2, 3, 4 or bedroom apartments, 1 occupant per room, make there first floor businesses like a pizza, ice cream, or donut shops. Theres demand for, jump on it before Dakota Commercial steals ALL your business. Theres a reason the Campus Place Complex fills EVERY YEAR and its ALMOST IMPOSSIBLE to get a unit there because they are SO POPULAR. Also, you need to make it a wet campus. No junior or senior will want to live on campus if they can't have a beer with the burger they've grilled themselves on a Friday night. That's s stupid outdated policy that will continue to drive upper classmen off campus. In summary: give people their own bedrooms, and let the 21+ crowd have their Happy Harry's groceries. Take it from this 5th year senior, if the University Flats or Pure North Apartment complex was available ON CAMPUS I would LOVE to not have to drive in and I would live there. Also, should have out this earlier but this comment bar would be impossible to edit. (Make it a box in future surveys, not a line). Add patios to units. All the Dakota commercial properties have them. People love grilling out in the summer or grabbing a fresh breath of air. Plus the view is great. It makes living here in the winter less miserable. Good luck with you survey, really hope you build some of those new developments across from Odegard and across from Frat Row! Trust me, if you build them right, they'll fill! Own bedroom, patio, wet buildings, \$500/person for a 4 bed, \$600/person for a 3 bed, \$700/person for a 2 bed and \$800/person for a 1 bed: the units will fill. The apartments you've described on the master plan are ones I'd be happy to see my kids living in if they go to school here someday.

Housing on campus is just so expensive - even at the cheapest \$500/month, I pay less than that with rent and utilities AND can have pets/alcohol/friends over/more freedom to decorate/full kitchen. Renovations will help, but I think most students would prefer to live in a basic apartment off campus rather than pay almost double rent to get less apartment amenities, more noise, and more rules.

Just skipped part of the questions that did not apply to me

N/A

Living on campus is so expensive, especially the dorms. I lived on campus the first two years of my college experience and I couldn't afford it at. But I didn't have a vehicle at that time so I didn't have any other choice. When I finally got my vehicle living off campus was the decision I've ever made. I saved so much money.

Wouldn't mind a better Wifi connection

I won't not want to live on campus and having to share a room if I'm paying over \$500 a month, even if it is paid in one lump sum. I would rather live father away from the campus and drive to save on my month to month rent payment,

Dining plan is expensive

I used to live in squires. I feel like the rooms are outdated and have not changed since my parents went to school here.

i'm a married adult with dogs, legal personal firearms, multiple vehicles, who occasionally (and responsibly) consumes alcohol in their home. on-campus housing fails to meet our needs.

Even at the very reduced prices housing on campus is too expensive. It is not competitive with the off campus housing. Why would I pay more a month to have less space, and less amenities. If you are going to draw students to on campus housing you either need to drop prices much further or give them something else to make it worth the extra money. I pay \$415 a month and that includes everything and I have my own bedroom and bathroom, there was not a single option on that list that was even close to that price and I even pay extra to have a month to month lease...

While at the price listed the third time the prices were manageable, it would still be preferable if these new units went on rates by unit and not by person. If they did these like other on campus apartments and had similar prices to say the Hamline apartments, I would without a doubt live there. It would also definitely be nice if 3 bedroom units were offered, as currently there is a severe lack of those units on campus, and most people wishing for a 3-bedroom unit end up having to go off campus.

Meal Plans should not be required if living in Uplace!!!

There were 2 questions with no options displayed. Also the current rent for 1 individual in Carleton Ct is \$4284 yearly. International students cannot afford more than that.

Please make a suite. That would be perfect

Some questions would not populate answers for me to choose

Grad students are poor. Amazon gift cards would help.

I am more interested in studio apartments

UND housing won't be a thing until UND learns to not attack its students with RA's and hand out minors whenever they can, every other college i've visited has been way more relaxed about rules on campus which actually allows the students to do what they were already going to do without having to be afraid of police or RA's

I personally would not consider any housing where my lease is only valid for an academic year. I wouldn't want to have to apply separately for summer housing. Housing that only rented per person rather than making you find your own roommates would also interest me because with the current system I don't want to end up needed to pay the entirety of the lease if the person I'm leasing with moves.

NA

I could not afford to live on campus and pay down student loans at the same time.

I only live on campus in a two bedroom because there were no one bedrooms available and I would of been homeless. So it wasn't much choice.

Nice survey, very professional

Both "Please rank order the factors you chose in the previous questions by their importance in your decision of where to live this academic year" and "What are the most important factors you



considered in your decision of where to live this academic year? Please choose the top five" did not have options available for me to fill in.

To separate the two bed room is a good design.

I would have lived on campus if I was able to keep the guns I use to hunt in my apartment on campus

This survey was weird I got asked apartment questions when I live in a dorm and have only lived in a dorm

The "select all" questions were not working on qualtrics but I answered all other questions!

Two of the questions would not show options for me to choose from. There were two back to back asking me to select my top five and another top set of choices, but none of the choices appeared even after a refresh of the webpage.

The parking options are horrible. So is the parking team giving out tickets. Completely unprofessional, and harsh. I mean ticketing so many of my friends for reasons that are beyond their control? Such as changing the parking map but not having that accessible anywhere? But anything for a quick buck, huh?

I personally thought that the room and board for the campus was a bit bunch like 1k too much for me to afford...

Please reduce the cost for single person studios. Some people has to live with roommates just because of the excessive costs for living alone.

I think the price of a parking pass for any campus parking lot is way overpriced.

The dorms I stayed in (Noren) need remodeled badly, they are falling apart and just in poor condition

Please have more community styled door rooms. They are much fun and it's a great way to meet people

It would be awesome if you guys provided temporary housing for students that come here for hybrid courses!

The last questions are a bit procedurally flawed - "if you didn't want to live here due to cost, would you live here if it was cheaper?" automatically makes an assumption that cost is a factor. I'm a nontraditional student, so obviously I'm an outlier here, but the big factor with me is roommates. Even for my first bachelor's degree I had to have a dorm to myself, impossible to concentrate otherwise.

Housing prices are way too high for the average college student. I am working a full time job and am a full time student. I still had to take out a provate loan to pay UND's monthly rates.

I loved living in delta gamma during undergrad. I lived in west hall prior to that and that was OK but not the best.

Sone of the ranking questions did not load for me to answer them.

I think that some of the questions may not have loaded on my phone...

On-Campus Housing would have to be significantly less than off campus for me to live on-campus.

Housing at UND is too expensive. Period. UND gouges all students for money at every corner, and housing is no exception.

I am an RA, but if I wasn't, my responses are if I was not.

A few questions on the survey did not show for me. I am very excited to see new options for on campus living! Seeing these plans makes continuing to live on campus much more appealing.

You should not be required to sign up for a meal plan to live on campus or at the very least should not be required to sign up for one of the two most expensive meal plans.

you could only chose one option to why you wouldn't live in the new buildings. there is multiple for me

A lot of questions did not have answer choices.

I think with a lot of these housing options I would need options where a lease can be signed for six months or maybe less time with the option of signing it again or not after sixth months. I need to study abroad for my major, and I only plan on doing that for a semester, so I would prefer to only sign a lease for the summer and the semester I live here rather than a whole year. At the same time with all that is going on in the world I am not sure I will be able to do that, so I think for those who perhaps have similar situations it would be a good idea to offer sixth month leases, and to give students the option to resign them.

I really like Hamline apartments, I think a more on campus apartment building similar would be a big hit.

I would recommend only having suites, since communal bathrooms I've heard were a hassle and are very gross.

No possible answers showed up for two questions. (Select all reasons and list these in order.)

Some questions don't have answers to be selected.

I really like the existing on-campus one bedroom apartments. I'm a block from my classes, across a parking lot from work, and UND has been an excellent landlord. Plus, it's all month to month leases with no credit check

I preferred living in the dorms my first year. I knew the whole time I wanted to rent a house with friends this year. So that's what I did. The cost of living is a bit higher than what I'd be paying living in UND housing, but I feel that the benefits of living off-campus are of greater value than the price difference. If money was a bit tighter, perhaps next school-year, I would consider living in UND-housing, but only depending on the climate with my roommates/ living situation for next year. Thanks.

I am happy with how the apartments are currently and the price is important to me. I do not care about fancy looks; as a student, my priority is to live somewhere affordable. UND has been raising the rent considerably for the past few years and I would consider moving out if the shared apartment rent costs more than 350\$ per person per month. Thank you!

Housing is to expensive. \$500 per person for a four bedroom is outrageous, Sonoma for example is 2,000 square feet for a four bedroom at that price.

The housing prices are expensive when you are a graduate student with a partner, and without wanting to disclose disability in order to have an ESA or service animal. When trying to find housing at UND, it was difficult to gte questions answered, so we rented individually.

All the spaces I left blank are where I would have put zeros.

I really enjoy having a space to myself, so the two person suite rather than four person suite works out well.

it would not let me answer the rank order question

No

I would be expecting my gift card

I feel there should be more quality UND housing. However you must also make it affordable for everyone such as low rent

I have had a great time living in Hamline Square Apartments and will be graduating undergrad in Spring 2021

If you are going to build more you should match or come close to the rates and quality at Hamline if you want to be competitive with off campus housing

I am a third year medical student living in Fargo this year for clinical rotations

Why on earth do we need more housing when we don't even fill up all the dorms we have.

I would not live here because it is a lot more expensive than other options for living units available off-campus. I only pay around \$350 a month and everything on campus was over \$500 so I feel I could find a better option off campus for much less.

I don't think UND needs more housing options. Instead they should focus on renovation the housing it already has, especially the apartments.

Pets allowed is a huge deal.

I think no matter the layout the new living options should look less like prison cells. The white walls with white brick in my freshmen year dorms felt the complete opposite of homey and not to mention were ugly.

A lot of the questions did not apply to me since I am an out of state, online student.

Sometimes we, as college students, just want the responsibility and freedom of a house without the looming idea that university personnel can come into our private living space "to check fire alarms" unannounced (which happened to me in Hamline apts)

I wish that UND offered more dog friendly housing

I would need housing for not only myself but for my children.

I personally would like more leasable 1 bedrooms over 4 bedroom options due to most people I know including my self would prefer to live alone than with 3 roommates

Would be nice if there were more flexible options for graduate students at UND. Seems like housing is really focused on undergraduate populations.

UND Housing is too expensive in comparison to off-campus - especially given that the "leases" are academic, not full year.

I'm a distance student so my responses may not be applicable.

I believe that UND Housing needs to update the older residents halls to all have air conditioning, nicer looking bathrooms, and lessen rules and regulations in residence halls where upper classmen live. I also believe that housing, parking, and dining should become one entity. They work so closely together already and I believe they could easily become one. Residents do not like how they are required to sign-up for a limited amount of meals plans and the fact that they are forced to choose one if they live in the halls. This only makes me believe dining and housing should combine even more.

I would strongly suggest you look at what other rental properties in the area are being rented for. These proposed prices are markedly higher than the current prices and would disincentivize student housing

Kitchen's with Dishwasher's save time not needing to wash individually. There's already plenty of time allocated to study. Doing dishes is one more thing that could potentially save time. I do have a healthy lifestyle where I almost never eat out.

If adding additional housing can bring housing costs DOWN for students then I would be all for it, tuition is expensive enough and so paying an insane amount of money for a dorm room you have to live in (as a freshman) is just not fair.

I think that UND housing is outrageously expensive and absolutely terrible to deal with! I will never live at a UND residence again.

Although I was not considering moving into housing on campus last year, some of my roommates are graduating and I would consider moving into on campus housing with my significant other next academic year.

Make single rooms and make it comparable to price of splinting an apartment. Otherwise there is no need to live on campus freshmen year or any other year. If that was the case I would live on campus and not get an apartment next year like I am going to.

The ranking questions did not show up for me when I took the survey.

Cost is always a major factor to me when making this decision. Financial Aid will not always cover the cost of housing, even if it is on-campus. This leaves students to borrow private loans or in my case, seek employment to pay housing costs.

I was not able to answer some questions that asked about current rental housing since I had to move back to my parents home. I did answer to the best of my ability though  
nope. :)

I wanted to make sure that I will be living in brannon next semester but do not intend on living in the dorms after my freshman year

I skipped the parts that didn't apply to me

Jerome Peters

I understand being able to pay off and make money off these units, but I'm sure many students would pay less and drive from off campus to classes to pay less in rent

Campus housing isn't pet friendly

I live in 3904 university apartments, and I think these apartments aren't the best. They were different than the pictures from the housing instagram page. The carpet was the big thing-the one I have now is poor quality and outdated. Nobody told me and it didn't say in my lease (that I noticed it could have been my fault-still wish someone said something) but there is no AC. Came to a very very hot apartment. This apartment building gets extremely warm in the summer time. The floors and lower part of the wall are gross. It seems like over time they were dirty and nobody cleaned them, and the linoleum was sealed before they cleaned it fully. There's a few spots where there's a literal hair sealed to the floor. I moved in and there was a bug problem. Housing was great about it. Had the place sprayed twice. The place overall is not in good condition, but like I said it could be just this place.

I think the rates need to be cheaper than off campus housing to encourage students to live there

I could not see any available selections with two questions where you had to rank your answers in preferred order.

2 of the questions did not have any way of responding it showed the question but didn't have anything to select!

The studio would make me want to live there and stay living on campus for the next year.

The form was not full on 2 or more of the questions therefore there were no options to choose on the questions.

I think additional on campus apartment would be nice. IF THEY ARE AFFORDABLE. the on campus apartments now are not in good condition.

I think this survey is very valuable and I'm super glad this is being sent out to students!!

Off-campus living is currently significantly more affordable than living on campus, including outside costs for food and utilities. This is the main reason I will likely never live on campus again.

This survey was confusing

I wish when my room flooded and ruined items of mine and my roommate that people would have been nice and helped us out more then just vacuuming it. Other rooms got fans and were treated nicely but I was very very unstratified with how we were treated because we were the first room it happened to in Walsh.

Why are so many people finding mice in their rooms?

The rent could be reviewed for some apartments. Probably a reduction of 10% until we get over the pandemic.

The people at housing are quite rude and do not care about the student's wellbeing.

I didn't put where I live, it wasn't listed. It is the Newman House (women's house).

Please let graduate students get special rates for meal plans

I have found a mouse in my room. My friend living next door to me has found one. And my friend on the other side of the hallway right next to us has found SIX mice. It's disgusting. We are filing complaints. Mousetraps isn't enough when they keep showing up.

students can live off campus for WAY cheaper than the listed prices. if you really want to make housing more accessible and encourage people to live on campus, lower the price to something competitive with other places.

That housing is too expensive, additionally if because of a disability it would be better that I live alone, or with significant other that housing does not provide housing for married, or people with significant others? Do you have housing for people that have families on campus? Thank you for your time.

This survey has glitches. And family housing would be awesome i would move immediately

Thank you!

When I lived on campus I LOVED it small nearby apartment living was the best

# APPENDIX 5: PEER INSTITUTION APARTMENT DATA

PEER INSTITUTION APARTMENT RATES - 2020/21				Monthly Rate (if applicable)		SOURCES FOR DATA & COMMENTS
	Fall	Spring	Academic Yr.	Per Person	Per Unit	
<b>Bemidji State</b>						<a href="https://www.bemidjistate.edu/services/reslife/housing/rates/">https://www.bemidjistate.edu/services/reslife/housing/rates/</a> Room rates include fully furnished rooms, cable TV, water, heat, internet access with technical support Rates for university heights are for single occupied bedrooms; Cedar Heights is family housing  University Heights Apartments have a full open kitchen with a dishwasher, refrigerator, oven and microwave; a washer and dryer; and two full bathrooms, plus additional vanities to accommodate every resident. Additional amenities include a flat-screen TV, BSU wireless, digital cable and a location just immediately adjacent to campus
University Heights - 3BR	3,838	3,838	7,676			
University Heights - 4BR	3,838	3,838	7,676			
Cedar Apts - 2BR	3,195	3,195	6,390			
Cedar Apts - 3BR	3,770	3,770	7,540			
<b>AVERAGE</b>	<b>3,660</b>	<b>3,660</b>	<b>7,321</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	
<b>MSU Mankato</b>						<a href="https://mankato.msu.edu/university-life/housing/residential-life/about-residential-life/rates/20-21-rates/">https://mankato.msu.edu/university-life/housing/residential-life/about-residential-life/rates/20-21-rates/</a> All-inclusive rates that include all utilities. Units are furnished. Free parking and community laundry
3BR Private Bedrooms	4,022	4,233	8,255			
2BR & 3BR - Mixed Shared/Private Bedrooms	3,656	3,849	7,505			
<b>AVERAGE</b>	<b>3,839</b>	<b>4,041</b>	<b>7,880</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	
<b>MSU Moorhead</b>						<a href="https://www2.mnstate.edu/housing/rates/">https://www2.mnstate.edu/housing/rates/</a> Partially furnished; cable & internet provided; community laundry
4 BR Apartments				494	1,977	
<b>AVERAGE</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>494</b>	<b>1,977</b>	
<b>North Dakota State</b>						<a href="https://www.ndsu.edu/reslife/housing_options/rates/">https://www.ndsu.edu/reslife/housing_options/rates/</a> Niskanen and MLLC have printing stations, onsite mail, coinless laundry, cleaning supplies, cable and free video streaming services, rec lounges, study lounges, NDSU Spectrum newspaper service, community kitchen, wifi, secure keyless card entrances, and a hall office where individuals can check out various games/videos/entertainment/rec equipment. Niskanen North and South window unit AC; Niskanen Middle has central air  *Furnished; central air; community laundry *Rent includes: Internet, heat, water/sewer/garbage, electricity, cable *Rent includes: Internet, heat, water/sewer/garbage, electricity, cable *Rent includes: Internet, heat, water/sewer/garbage, electricity, cable *Rent includes: Internet, heat, water/sewer/garbage, electricity, cable *Rent includes: Internet, heat, water/sewer/garbage
Niskanen Middle	2,365	1,935	4,300			
Niskanen North & South	2,640	2,160	4,800			
MLLC 4BR	2,640	2,160	4,800			
MLLC Studio	2,750	2,250	5,000			
Apt 1701				793		
Bison Ct				725		
Niskanen Expansion				1,004		
Univ Village				640		
<b>AVERAGE</b>	<b>2,599</b>	<b>2,126</b>	<b>4,725</b>	<b>#DIV/0!</b>	<b>791</b>	
<b>St. Cloud State</b>						
Stateview Apts - 4BR	3,270	3,270	6,540			
<b>AVERAGE</b>	<b>3,270</b>	<b>3,270</b>	<b>6,540</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	
<b>UM Crookston</b>						<a href="https://www.crk.umn.edu/units/residential-life/centennial-hall-apartment-complex">https://www.crk.umn.edu/units/residential-life/centennial-hall-apartment-complex</a> <a href="https://www.crk.umn.edu/units/residential-life/evergreen-hall-apartment-complex">https://www.crk.umn.edu/units/residential-life/evergreen-hall-apartment-complex</a> Furnished, cable tv, internet; community laundry
Centennial Hall - 2 BR DBL	2,455	2,612	5,067			
Evergreen Apts - 2BR DBL	2,618	2,767	5,405			
<b>AVERAGE</b>	<b>2,537</b>	<b>2,700</b>	<b>5,236</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	
<b>UM Duluth</b>						<a href="https://www.d.umn.edu/housing-residence-life/housing-rates">https://www.d.umn.edu/housing-residence-life/housing-rates</a> Furnished, internet, cable, community laundry (free of charge)
Oakland Apts	2,683	2,683	5,366			
Junction Apts	2,683	2,683	5,366			
<b>AVERAGE</b>	<b>2,683</b>	<b>2,683</b>	<b>5,366</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	
<b>UM Twin Cities</b>						<a href="https://housing.umn.edu/umn-housing-selector?field_building_type_value%5B%5D=apartment&amp;field_year_period_id=791&amp;field_room_year_tid=756">https://housing.umn.edu/umn-housing-selector?field_building_type_value%5B%5D=apartment&amp;field_year_period_id=791&amp;field_room_year_tid=756</a> Rates at all apartments are all inclusive (utilities, internet, etc.); fully furnished; Community laundry (Free of charge); Air conditioning All shared (dbi occupied) room rates used; higher rate per person charged for private room  Excluded the suite rates for this building
Keeler	4,292	4,663	8,955			
Radius	4,375	4,687	9,062			
Wilkins	4,245	4,612	8,857			
Yudof	5,158	5,904	10,762			
<b>AVERAGE</b>	<b>4,702</b>	<b>5,108</b>	<b>9,809</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	
<b>University of Montana</b>						<a href="https://www.unt.edu/housing/uv/rates.php">https://www.unt.edu/housing/uv/rates.php</a> <a href="https://www.unt.edu/housing/uv/rates.php">https://www.unt.edu/housing/uv/rates.php</a> 2BR & 3BR single occupied units; includes cable TV, high-speed internet, Wi-Fi, and all utilities Studio, 1BR, 2BR, 3BR, 4BR, 2BR townhouse, 3BR townhouse options; priority for students with families; All rates include cable TV, water, garbage, and sewer. Tenants are responsible for telephone service and internet. UM requires apartment tenants to purchase renters insurance
Lewis & Clark Village				552		
University Villages					777	
<b>AVERAGE</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>552</b>	<b>777</b>	
<b>University of North Dakota</b>						<a href="https://is.nd.edu/student-life/housing/residence-halls/rates-contracts.html">https://is.nd.edu/student-life/housing/residence-halls/rates-contracts.html</a> Furnished and unfurnished options; UND apartments include all utilities as well as basic cable and internet in the rental rate except for the units at Hamline. Hamline residents are billed for their heat and electricity through Xcel Energy.
Uplace	3,147	2,573	5,720			
On-Campus Apts (Carelton, Hamline, etc)					828	
<b>AVERAGE</b>	<b>3,147</b>	<b>2,573</b>	<b>5,720</b>	<b>#DIV/0!</b>	<b>828</b>	
<b>University of South Dakota</b>						<a href="https://www.usd.edu/student-life/university-housing/housing-costs">https://www.usd.edu/student-life/university-housing/housing-costs</a> Single occupied 4BR and 2BR units; convenience store, central laundry facility and 15 seat HD theater and smart classroom Single occupied 4BR units All apartments are furnished, have air conditioning
Coyote Village	3,320	3,625	6,944			
McFadden Hall	3,700	3,494	7,193			
<b>AVERAGE</b>	<b>3,510</b>	<b>3,559</b>	<b>7,069</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	