SURVEY OVERVIEW

Survey Content

- Demographics
- Current housing arrangements
- Current housing satisfaction
- Future housing preferences

Population Surveyed

- All current UND Undergraduate and Graduate Students
  (10,400+ undergrads, 3,300+ grads)

Distribution

- An online survey was issued to undergraduate and graduate students via email and newsletter
- The survey was open for 3 weeks

Undergraduate Students

- 14% Response Rate
  - 1,461 respondents

Graduate Students

- 12% Response Rate
  - 388 respondents
Please indicate your current housing status.

- On-campus housing
- Off-campus housing
  - Renting off-campus
  - Living at home with parents/guardians
  - Own house or condominium/apartment

Current housing

SECTION 1

Future housing

SECTION 2

Demographics

SECTION 3

Note: some results will be broken down into additional categories, such as age, on vs. off campus, academic year, etc.
UNDERGRADUATE STUDENTS
UNDERGRADUATE RESPONDENTS

Population Profile

1,461 respondents
18 - 20 median age range
38% | 62% Male | Female

32% walk to UND
58% commute to UND by car
89% commute < 20 minutes to UND

Current Housing

59% Living on campus
41% Living off campus

Note: The on-campus respondent percentage (41%) is greater than the actual on-campus undergraduates at UND (26%).
UNDERGRADUATE KEY FINDINGS

Current Housing Satisfaction

- Though 64% of on-campus respondents are satisfied with UND housing, 17% find UND housing to be unsatisfactory or very unsatisfactory compared to other universities.
- Respondents indicated the most important factors in deciding where to live were: ability to choose roommates, availability of preferred housing unit type, proximity to classes, and total cost of rent/mortgage and utilities.

Current Housing Arrangements

- 41% of respondents indicated they live on campus. 50% rent off-campus and the remaining respondents either live with their families, are homeowners, or have another living situation.
- Freshmen make up more than half of the UND housing cohort.
- Upperclassmen respondents tend to live off campus as they advance to each academic year.
- 58% of off-campus respondents indicated they lived in a low-rise apartment or condo, while 26% reported living in a single-family house.
- 76% of off-campus respondents do not share a bedroom with another person, but 72% of off-campus respondents have roommates.

Future Housing Preferences

- About 61% of respondents have looked for new housing in the past 5 years. Of that 61% cohort, only 6% have experienced difficulty finding suitable housing.
- 15% of respondents indicated they were undecided on where to live next year. Of that cohort, 12% would consider moving closer to campus for a housing option that offered their desired amenities (this is approx. 1,250 undergrads).
- 57% of respondents indicated they planned to live off campus next year. Of that cohort, 25% would consider moving closer to campus for a housing option that offered their desired amenities (this is approx. 2,600 undergrads).
- Top 5 Most Desired Housing Features: In-unit kitchen, in-unit washer/dryer, living room, lease flexibility, secure access to building.
SECTION 1: CURRENT HOUSING
SECTION 1: CURRENT HOUSING - ALL RESPONDENTS

Please indicate your current housing status.

- 37% live in UND Res Halls
- 5% live in UND Apartments
- 42% of respondents indicated they live on campus. 50% rent off-campus and the remaining respondents either live with their families, are homeowners, or have another living situation.

- Own your house or condominium
- Live at home with immediate family
- Rent off-campus in an apartment building or building with multiple units
- Rent off-campus in a single-family house
- Rent off campus in a fraternity/sorority house
- Other
SECTION 1: CURRENT HOUSING - ALL RESPONDENTS

Please indicate your current housing status.

- Live on campus in a UND residence hall or apartment building: 23% (Freshmen)
- Rent off-campus in a fraternity/sorority house: 10% (Sophomores)
- Rent off-campus in a single-family house: 14% (Juniors)
- Rent off-campus in an apartment building or building with multiple units: 11% (Seniors)
- Live at home with immediate family: 6% (Juniors)
- Own your house or condominium: 3% (Seniors)
- Rent off-campus in a fraternity/sorority house: 3% (Other)

Housing status by year:
Freshmen make up more than half of the UND housing cohort.

Upperclassmen respondents tend to rent off campus as they advance to each academic year.
Where do you currently live on campus?

- Bek Hall
- Brannon Hall
- Fulton Hall
- Hancock Hall
- Johnstone Hall
- Noren Hall
- Selke Hall
- Smith Hall
- Squires Hall
- Swanson Hall
- University Place
- Walsh Hall
- On-campus apartment

How many people do you share a bedroom with?

- 1 other person (61%)
- 2 people (4%)
- 3 or more people (3%)
- No other people (32%)

On campus residence by year:
Freshmen were more likely to live in residence halls and share a bedroom with 1 other person compared to upperclassmen.

Swanson Hall, University Place, and UND on-campus apartments tend to have a higher share of upperclassmen residents. Swanson offers some additional room amenities compared to other residence halls, and University Place offers a furnished, apartment-style experience.
**SECTION 1A: CURRENT HOUSING - ON CAMPUS RESPONDENTS**

Which academic years have you lived in UND housing?

- **1st year (Freshman)**: 81%
- **2nd Year (Sophomore)**: 29%
- **3rd Year (Junior)**: 14%
- **4th Year (Senior)**: 6%
- **5th + Year**: 2%
- **None/Other**: 1%

Freshmen were most likely to live in UND housing. As students age, they tend to live elsewhere.

How important was the availability of on-campus housing in your decision to attend UND?

- **Very Important**: 17%
- **Important**: 28%
- **Somewhat Important**: 40%
- **Not Important**: 15%

45% of on-campus students indicated that the availability of on-campus housing was an important factor in deciding to attend UND.
Please indicate which statements below describe your experience in UND housing.

- Helped me acclimate to life at UND: 66%
- Provided me with a sense of community: 49%
- Had a positive influence on my academic performance: 31%
- Encouraged me to be more active in student life on campus: 41%
- Provided me with leadership opportunities: 19%
- Feel connected to my residence hall: 31%
- Introduced me to new friends: 71%
- Provided me with a safe environment: 64%
- Was a convenient living option: 82%
- Helped me learn about people different than me: 30%
- Exposed me to intellectual, cultural and social activities: 26%
- Enhanced my overall experience at UND: 40%
- Offered meaningful interaction with UND Faculty: 64%
- Created an environment for interaction with faculty: 30%
- My on-campus housing experience has made me more apt to support the University after graduation: 82%
- I did not enjoy/did not value my on-campus living experience: 8%
SECTION 1A: CURRENT HOUSING - ON CAMPUS RESPONDENTS

Compared to housing at other universities that you are familiar with, how would you rate your impression of UND housing?

Though 64% of respondents are satisfied with UND housing, 17% of on campus respondents find UND housing to be unsatisfactory or very unsatisfactory compared to other universities.

University Housing that respondents are most familiar with:
- North Dakota State University
- University of Minnesota
- University of Minnesota Duluth
- Minnesota State University Moorhead
- Concordia College
Describe one or two features of your current housing situation that you particularly like:

- “I like how Swanson has bathrooms in every room and that there is laundry and a kitchenette on every floor.”

- “It’s on campus and it’s nice not to have to drive to class every day, specifically in the winter.”

- “I enjoy being close to my classes and the dining halls.”

- “I enjoy making friends with all the other students in my hall. There are often other residents in the same classes as me and we can work on homework together.”

- “I like the suite style room and the custodial staff that come once a week to clean the bathroom.”
Undergraduate Students

List any housing features that are very important to you but your current housing does not provide.

"I wish I had more privacy. Private rooms to study or even just be alone."

"I would like to be able to have my own room, my own bathroom, a pet, and better parking."

"Not having to share a bedroom. Having a kitchen and washer dryer in unit. Having a living room."

"I do not like the community bathrooms. The building is very noisy because the walls are too thin."

"Enforced quiet hours, private bathrooms, A dining hall open on weekends that is connected with the tunnel."
**SECTION 1B: CURRENT HOUSING - OFF CAMPUS RESPONDENTS**

Please select the zone where you reside.

**Zone 7** held the highest percentage of off-campus respondents at **35%**. Though these respondents **do not live in UND housing**, they tend to **live within the university district**.
SECTION 1B: CURRENT HOUSING - OFF CAMPUS RESPONDENTS

Please indicate your current housing type.

- Low-rise apartment or condominium (58%)
- Detached single-family house (26%)
- Mid-rise apartment or condominium (7%)
- Mixed-use complex (6%)
- Townhouse or duplex (2%)
- Other (1%)

58% of respondents indicated they lived in a low-rise apartment or condo, while 26% reported living in a single-family house.

Please indicate your current unit type.

- 3 to 4-bedroom units were the most common housing unit type (64%). The remaining respondents indicated they lived in studios or 1 to 2-bedroom units.
SECTION 1B: CURRENT HOUSING - OFF CAMPUS RESPONDENTS

Please describe your current living situation.

How many people do you share a bedroom with?

- No Other People: 76%
- 1 Person: 22%
- Two People: 1%
- Three + People: 1%

Though living with 3+ roommates was the most popular response, we see that 72% of off-campus respondents have roommates.

Consequently, 76% of respondents do not share a bedroom with another person.
How long is your current lease?

- **Month-to-month**: 0%
- **Academic year**: 10%
- **Academic term**: 20%
- **12 months**: 30%
- **More than 12 months**: 40%
- **Not applicable**: 50%
- **Other**: 60%

61% of off-campus respondents have **12-month leases** and are primarily upperclassmen.
How much is your individual total monthly housing cost?

(REN R OR MORTGAGE INCLUDING TOTAL MONTHLY UTILITIES)

Off-campus respondents most often pay between $400-$499/month including utilities. Those who are renting tend to pay lower housing costs/month. Homeowners tend to pay a higher cost/month, likely due to their mortgage payments.

*Median monthly cost for renting an apartment

*Median monthly cost for renting single-family house, fraternity or sorority house, or living at home

*Median monthly cost for “Other” living situation

*Median monthly cost for homeowners

(85% of apartment renters had 12+ month leases)
SECTION 1B: CURRENT HOUSING – OFF CAMPUS RESPONDENTS

How much is your individual total monthly housing cost?

(RENT OR MORTGAGE INCLUDING TOTAL MONTHLY UTILITIES)

Off-campus respondents most often pay between $400-$499/month including utilities. Those with 3 and 4-bedroom units tend to pay less, likely because they are renters splitting total cost with multiple roommates (72% of off-campus respondents have roommates).
Describe one or two features of your current housing situation that you particularly like:

- "I can have my pets, I'm close enough to use the campus shuttle, and I have a covered parking option."

- "I like having the amenities of a kitchen, living room, my own bathroom, a walk-in closet, and my own bedroom all for a reasonable price..."

- "It's updated/modern, cheaper than on-campus housing, and still closer to my classes than on-campus housing."

- "I enjoy having a quiet space for myself that has plenty of room and a nice kitchen space, while saving money..."

- "Short walk to campus and private parking"
List any housing features that are very important to you but your current housing does not provide.

"I wish I was close enough that I didn't have to buy a parking pass"

"Multiple garages, 3 individual full bathrooms, bigger kitchen, separate laundry room/area"

"Large kitchen/a lot of storage space"

"Extra rooms in the building to study, exercise room, guest parking"

"Affordable rent, walkable distance to campus"

"In-unit laundry, storage space (cabinet space, etc.)"
SECTION 1: CURRENT HOUSING - ALL RESPONDENTS

Think about why you made the decision to live where you do now. Please choose the following factors that were most important in your decision. Select all that apply.

- Ability to choose my own roommate(s) 48%
- Ability to have a pet(s)
- Ability to stay during school breaks
- Access to UND resources
- Availability of a quiet place to study
- Availability of my preferred housing unit type 48%
- Availability of physical building features I desire
- Campus security escort service
- Flexible lease/rental terms
- Less restrictive rules and supervision
- Proximity to classes 59%
- Proximity to other UND students
- Proximity to shopping, entertainment, or restaurants
- Proximity to, or availability of, convenient parking
- Proximity to, or availability of, public transportation
- Reliability of maintenance and custodial services
- Routine nightly campus walks by security
- Safety and security features
- Total cost of rent/utilities 64%

Respondents indicated the most important factors in deciding where to live were: ability to choose roommates, availability of preferred housing unit type, proximity to classes, and total cost of rent/mortgage and utilities.
SECTION 2: FUTURE HOUSING
SECTION 2: FUTURE HOUSING - ALL RESPONDENTS

Have you looked for new rental housing or housing to purchase in the Grand Forks/East Grand Forks area within the past 5 years?

- **39%** No
- **61%** Yes

**About 61% of respondents have looked for new housing in the past 5 years.**

At the time of your last housing search, how difficult was it for you to find suitable housing in the Grand Forks/East Grand Forks area?

- **25%** NOT DIFFICULT
- **29%** SOMEWHAT DIFFICULT
- **5%** DIFFICULT
- **1%** VERY DIFFICULT

**Of that 61% cohort, only 6% have experienced difficulty finding suitable housing.**
**SECTION 2: FUTURE HOUSING - ALL RESPONDENTS**

Please select the residential features that are most important to you:

<table>
<thead>
<tr>
<th>Feature</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single bedroom</td>
<td>49%</td>
</tr>
<tr>
<td>Individual Bathroom</td>
<td>38%</td>
</tr>
<tr>
<td>Fitness or rec areas in/near facility</td>
<td>28%</td>
</tr>
<tr>
<td>Computer/print lab in facility</td>
<td>14%</td>
</tr>
<tr>
<td>Multi-purpose room in facility</td>
<td>12%</td>
</tr>
<tr>
<td>On-site parking</td>
<td>75%</td>
</tr>
<tr>
<td>Proximity to dining options</td>
<td>13%</td>
</tr>
<tr>
<td>Dedicated study areas in facility</td>
<td>14%</td>
</tr>
<tr>
<td>Group study rooms in facility</td>
<td>6%</td>
</tr>
<tr>
<td>Outdoor patio</td>
<td>16%</td>
</tr>
<tr>
<td>Roof top deck</td>
<td>8%</td>
</tr>
<tr>
<td>Classrooms in facility</td>
<td>2%</td>
</tr>
<tr>
<td>Laundry in facility</td>
<td>31%</td>
</tr>
<tr>
<td>In-unit laundry</td>
<td>58%</td>
</tr>
<tr>
<td>In-unit kitchen</td>
<td>64%</td>
</tr>
<tr>
<td>Secure access to facility</td>
<td>24%</td>
</tr>
<tr>
<td>Living room</td>
<td>41%</td>
</tr>
<tr>
<td>Storage space</td>
<td>29%</td>
</tr>
<tr>
<td>Fully furnished</td>
<td>17%</td>
</tr>
<tr>
<td>Temperature controls</td>
<td>30%</td>
</tr>
<tr>
<td>Wireless internet</td>
<td>51%</td>
</tr>
<tr>
<td>Lease flexibility</td>
<td>31%</td>
</tr>
<tr>
<td>Pet friendly</td>
<td>26%</td>
</tr>
<tr>
<td>Other (please specify)</td>
<td>3%</td>
</tr>
</tbody>
</table>

Other: Kitchen, maintenance/snow removal, air conditioning, affordability

Over 40% of respondents
SECTION 2: FUTURE HOUSING - ALL RESPONDENTS

If you currently live OFF CAMPUS or plan to in the future, what factors would make you consider moving closer to campus or into ON CAMPUS housing?

The most popular factors were in-unit kitchens and laundry, however undergraduate respondents considered many of these factors similarly important.
**SECTION 2: FUTURE HOUSING - ALL RESPONDENTS**

If considering living OFF CAMPUS next year, where would you prefer to do so? *(SELECT ALL THAT APPLY)*

**Zone 7** held the most interest at 40%, followed by zones 6 and 8. These zones fall along University Avenue and provide students the opportunity to be in close proximity to classes and dining.
**SECTION 2: FUTURE HOUSING - ALL RESPONDENTS**

Where do you plan to live next year?

- **OFF CAMPUS** 57%
- **ON CAMPUS** 17%
- **UNDECIDED** 15%
- **N/A** 10%

**17% of respondents** indicated they planned to live on campus next year.

Assuming there is a housing option that offers the top residential features you identified, would you be willing to pay more than the current rent/mortgage you currently pay?

- **LESS** 5%
- **ABOUT THE SAME** 7%
- **MORE** 5%

Of that 17% cohort, **5% would be willing to pay more** for a housing option that offered their desired amenities.

Assuming there is a building that offers the top residential features you identified and is located in your preferred on-campus area, how interested would you be in living there next year?

- **NOT INTERESTED** 1%
- **SOMEBEHAT INTERESTED** 2%
- **INTERESTED** 6%
- **VERY INTERESTED** 8%

Of that 17% cohort, **14% would be interested in moving closer to campus** for a housing option that offered their desired amenities.
Where do you plan to live next year?

- OFF CAMPUS: 57%
- ON CAMPUS: 17%
- UNDECIDED: 15%
- N/A: 10%

15% of respondents indicated they were undecided on where to live next year.

Assuming there is a housing option that offers the top residential features you identified, would you be willing to pay more than the current rent/mortgage you currently pay?

- LESS: 4%
- ABOUT THE SAME: 8%
- MORE: 3%

Of that 15% cohort, 3% would be willing to pay more for a housing option that offered their desired amenities.

Assuming there is a building that offers the top residential features you identified and is located in your preferred on-campus area, how interested would you be in living there next year?

- NOT INTERESTED: 1%
- SOMEWHAT INTERESTED: 2%
- INTERESTED: 5%
- VERY INTERESTED: 7%

Of that 15% cohort, 12% would be interested in moving closer to campus for a housing option that offered their desired amenities.
**SECTION 2: FUTURE HOUSING - ALL RESPONDENTS**

Where do you plan to live next year?

- **OFF CAMPUS** 57%
- **ON CAMPUS** 17%
- **UNDECIDED** 15%
- **N/A** 10%

57% of respondents indicated they planned to live off campus next year.

Assuming there is a housing option that offers the top residential features you identified, would you be willing to pay more than the current rent/mortgage you currently pay?

- **LESS** 14%
- **ABOUT THE SAME** 29%
- **MORE** 14%

Of that 57% cohort, **14% would be willing to pay more** for a housing option that offered their desired amenities.

Assuming there is a building that offers the top residential features you identified and is located in your preferred on-campus area, how interested would you be in living there next year?

- **NOT INTERESTED** 14%
- **SOMewhat INTERESTED** 19%
- **INTERESTED** 14%
- **VERY INTERESTED** 11%

Of that 57% cohort, **25% would be interested in moving closer to campus** for a housing option that offered their desired amenities.

We estimate this 25% equates to about 2,600 undergraduates.
GRADUATE STUDENTS
Population Profile

- **388 respondents**
- **20 - 24** median age range
- **32% | 67%** Male | Female
- **14%** walk to UND
- **72%** commute to UND by car
- **86%** commute < 20 minutes to UND

Current Housing

- **74%** Living off campus
- **26%** Living on campus

Note: The on-campus respondent percentage (26%) is greater than the actual on-campus graduates at UND (7%).
GRADUATE KEY FINDINGS

Current Housing Satisfaction
• Though **65% of on-campus respondents are satisfied** with UND housing, **9%** find UND housing to be **unsatisfactory or very unsatisfactory** compared to other universities.
• Respondents indicated the most important factors in deciding where to live were **availability of preferred housing unit type** and **total cost of rent/mortgage** and utilities.

Current Housing Arrangements
• **26% of respondents** indicated they **live on campus. 50% rent off-campus** and **16% are homeowners.** The remaining respondents either live with their families or have another living situation.
• **1st years were most likely** to live in UND housing. On campus residence tends to decrease as students progress through their programs.
• **52% of off-campus respondents indicated** they lived in a **low-rise apartment or condo,** while **34%** reported living in a **single-family house.**
• Though living with spouses (with or without children) was the most popular response at **48%**, we see that **24% of off-campus respondents live with roommates** and **22% live alone.** **50% of respondents do not share a bedroom** with another person.

Future Housing Preferences
• About **59% of respondents have looked for new housing** in the past 5 years. Of that 59% cohort, only **7% have experienced difficulty** finding suitable housing.
• **13% of respondents indicated they were undecided** on where to live next year. Of that cohort, **10% would consider moving closer to campus** for a housing option that offered their desired amenities (this is approx. 330 grad students).
• **54% of respondents indicated they planned to live off campus** next year. Of that cohort, **20% would consider moving closer to campus** for a housing option that offered their desired amenities (this is approx. 660 grad students).
• **Top 5 Most Desired Housing Features:** in-unit kitchen, on-site parking, in-room wireless internet, individual bathroom, in-unit washer/dryer
SECTION 1: CURRENT HOUSING
SECTION 1: CURRENT HOUSING - ALL RESPONDENTS

Please indicate your current housing status.

26% of respondents indicated they **live on campus** in UND housing. 50% **rent off-campus** and 16% are **homeowners**. The remaining respondents either live with their families, are homeowners, or have another living situation.
Where do you currently live on campus?

- Hancock Hall
- Selke Hall
- Swanson Hall
- University Place
- 3904 University Ave
- 72 Plex
- Berkley Dr.
- Campus Rd.
- Carelton Ct.
- Gallery
- Hamline Square
- Manitoba
- Mt. Vernon
- State St.
- Townhouses
- Tulane Dr.
- Virginia Rose
- Williamsburg
- Other

**Hamline Square and Tulane Dr. apartments are the most common residences.**

How many people do you share a bedroom with?

- 1 other person (22%)
- 2 people (11%)
- 3 or more people (2%)
- No other people (65%)

**On-campus residents: 11% of on-campus respondents live in UND Residence Halls, while 81% live in UND Apartments.**

**65% have single-occupancy bedrooms.**
Which years of graduate/professional school have you lived in UND housing?

1st years were most likely to live in UND housing. On campus residence tends to decrease as students progress through their programs.

How important was the availability of on-campus housing in your decision to attend UND?

69% of on-campus students indicated the availability of on-campus housing was an important factor in deciding to attend UND.
SECTION 1A: CURRENT HOUSING - ON CAMPUS RESPONDENTS

Please indicate which statements below describe your experience in UND housing.

- Helped me acclimate to life at UND: 44% 
- Provided me with a sense of community: 37% 
- Had a positive influence on my academic performance: 53% 
- Encouraged me to be more active in student life on campus: 34% 
- Provided me with leadership opportunities: 6% 
- Feel connected to my residence hall: 9% 
- Introduced me to new friends: 40% 
- Provided me with a safe environment: 82% 
- Was a convenient living option: 81% 
- Helped me learn about people different than me: 27% 
- Exposed me to intellectual, cultural and social activities: 19% 
- Enhanced my overall experience at UND: 47% 
- Offered meaningful interaction with UND Faculty: 7% 
- Created an environment for interaction with faculty: 11% 
- My on-campus housing experience has made me more apt to support the University after graduation: 19% 
- I did not enjoy/did not value my on-campus living experience: 2%
Compared to housing at other universities that you are familiar with, how would you rate your impression of UND housing?

Though 65% of respondents are satisfied with UND housing, 9% of on campus respondents find UND housing to be unsatisfactory or very unsatisfactory compared to other universities.

University Housing that respondents are most familiar with:
- North Dakota State University
- University of Minnesota
- University of Minnesota Duluth
- University of Wyoming
- Concordia College
The majority of off-campus respondents reside in the zones in close proximity to UND campus (7, 8, 12, 13). However, 20% of respondents live outside of these zones altogether.
Describe one or two features of your current housing situation that you particularly like:

- “Very close to the medical school, good space & amenities”
- “Proximity to campus shuttle and classes”
- “It’s not overly expensive and convenient”
- “Utilities included in rent, Snow removal”
- “The housing environment is very quiet”
“Allow pets, garage parking”

“Rent of the apartment has increased too much for students to pay for in last couple of years. Most of my salary (80%) goes in rent every month.”

“More laundry/dryer machines”

“Quiet neighbor (thicker walls), Air conditioning for summer”
Please indicate your current housing type.

- Low-rise apartment or condominium (52%)
- Detached single-family house (34%)
- Townhouse or duplex (10%)
- Mid-rise apartment or condominium (2%)
- Other (2%)
- Mixed-use complex (1%)

52% of respondents indicated they lived in a low-rise apartment or condo, while 34% reported living in a single-family house.

Please indicate your current unit type.

2-bedroom units were the most common housing unit type (31%). The remaining respondents indicated a steady mix of 1, 3, and 4-bedroom units.
SECTION 1B: CURRENT HOUSING - OFF CAMPUS RESPONDENTS

Please describe your current living situation.

How many people do you share a bedroom with?

- 50% No Other People
- 49% 1 Person
- 1% Two People

Though living with spouses (with or without children) was the most popular response at 48%, we see that 24% of off-campus respondents have roommates and 22% live alone.

50% of respondents do not share a bedroom with another person. Of the 49% that do, 47% happen to be married or partnered.
How long is your current lease?

47% of off-campus respondents have 12-month leases. Those that do not have leases are typically homeowners, living at home, or have another living situation.
SECTION 1B: CURRENT HOUSING - OFF CAMPUS RESPONDENTS

How much is the total monthly rent or mortgage of your apartment, condominium, or house? (If you pay a mortgage, please include insurance, taxes and/or condo fee. If you have roommates, please list the total cost of the unit.)

Off-campus respondents most often pay between $700-$900/month. Those who are renting tend to pay a lower total cost/month. Homeowners have a wide range of monthly costs from <$400 to $2,500 +.
How much is the total monthly rent or mortgage of your apartment, condominium, or house?

(If you pay a mortgage, please include insurance, taxes and/or condo fee. If you have roommates, please list the total cost of the unit.)

Off-campus respondents most often pay between $700-$900/month. Those living in 3 and 4-bedroom units tend to have a higher monthly cost, while those living in 1 and 2-bedroom units tend to have a lower monthly cost.
SECTION 1B: CURRENT HOUSING - OFF CAMPUS RESPONDENTS

Describe one or two features of your current housing situation that you particularly like:

- "Garage and all utilities included, except electricity"
- "It's a duplex, so it is like having a house. I can have my dog there. It's quiet and has a yard."
- "Walking distance to campus, great price."
- "Big kitchen, multiple bathrooms"
- "In-unit laundry and heated parking garage"
List any housing features that are very important to you but your current housing does not provide.

- “Allow pets, garage parking”
- “Two car garage, underground parking, elevator”
- “Allow pets, gym at the complex”
- “Dishwasher, more kitchen space, would be nice if they paid for heating or some utilities”
- “I would rather be on campus but with in-unit laundry and my own kitchen…”
SECTION 1: CURRENT HOUSING - ALL RESPONDENTS

Think about why you made the decision to live where you do now. Please choose the following factors that were most important in your decision. Select all that apply.

All respondents indicated the most important factors in deciding where to live were: availability of preferred housing unit type, total cost of rent/mortgage and utilities, and proximity to classes.
SECTION 2: FUTURE HOUSING
SECTION 2: FUTURE HOUSING - ALL RESPONDENTS

Have you looked for new rental housing or housing to purchase in the Grand Forks/East Grand Forks area within the past 5 years?

- 59% No
- 41% Yes

About **59% of respondents** have **looked for new housing** in the past 5 years.

At the time of your last housing search, how difficult was it for you to find suitable housing in the Grand Forks/East Grand Forks area?

- **NOT DIFFICULT** 10%
- **SOMEWHAT DIFFICULT** 25%
- **DIFFICULT** 4%
- **VERY DIFFICULT** 3%

Of that 59% cohort, only **7% have experienced difficulty** finding suitable housing.
SECTION 2: FUTURE HOUSING – ALL RESPONDENTS

Please select the residential features that are most important to you:

- **Single bedroom**: 43%
- **Individual Bathroom**: 46%
- **Fitness or rec areas in/near facility**: 35%
- **Computer/print lab in facility**: 11%
- **Multi-purpose room in facility**: 8%
- **On-site parking**: 69%
- **Proximity to dining options**: 6%
- **Dedicated study areas in facility**: 14%
- **Group study rooms in facility**: 3%
- **Outdoor patio**: 17%
- **Roof top deck**: 6%
- **Classrooms in facility**: 2%
- **Laundry in facility**: 28%
- **In-unit laundry**: 55%
- **In-unit kitchen**: 67%
- **Secure access to facility**: 21%
- **Living room**: 37%
- **Storage space**: 31%
- **Fully furnished**: 8%
- **Temperature controls**: 28%
- **Wireless internet**: 46%
- **Lease flexibility**: 25%
- **Pet friendly**: 32%
- **Other (please specify)**: 6%

: Family-friendly, heated garage parking, affordability

*Over 40% of respondents*
If you currently live OFF CAMPUS or plan to in the future, what factors would make you consider moving closer to campus or into ON CAMPUS housing?

The most popular factors were **in-unit kitchens and laundry**, followed by **modern apartment-style housing** and ability to **consume alcohol** if 21+ years old.

Option to enroll in meal plans and having community gathering spaces were less favorable, however **walkability to academic, recreation, and social facilities** was important.
SECTION 2: FUTURE HOUSING - ALL RESPONDENTS

If considering living OFF CAMPUS next year, where would you prefer to do so? *(SELECT ALL THAT APPLY)*

The majority of respondents show interest in the zones that are close to UND campus (7, 8, 12, 13). However, 24% of respondents preferred areas outside of these zones altogether.
Where do you plan to live next year?

- **OFF CAMPUS**: 54%
- **ON CAMPUS**: 14%
- **UNDECIDED**: 13%
- **N/A**: 19%

14% of respondents indicated they planned to live on campus next year.

Assuming there is a housing option that offers the top residential features you identified, would you be willing to pay more than the current rent/mortgage you currently pay?

- **LESS**: 3%
- **ABOUT THE SAME**: 4%
- **MORE**: 7%

Of that 14% cohort, 7% would be willing to pay more for a housing option that offered their desired amenities.

Assuming there is a building that offers the top residential features you identified and is located in your preferred on-campus area, how interested would you be in living there next year?

- **NOT INTERESTED**: 1%
- **SOMewhat INTERESTED**: 2%
- **INTERESTED**: 3%
- **VERY INTERESTED**: 8%

Of that 14% cohort, 11% would be interested in moving closer to campus for a housing option that offered their desired amenities.

We estimate this 11% equates to about 360 graduates.
Where do you plan to live next year?

- Off campus: 54%
- On campus: 14%
- N/A: 19%
- Undecided: 13%

13% of respondents indicated they were undecided on where to live next year.

Assuming there is a housing option that offers the top residential features you identified, would you be willing to pay more than the current rent/mortgage you currently pay?

- More: 5%
- About the same: 4%
- Less: 4%
- Not interested: 1%

Of that 13% cohort, 5% would be willing to pay more for a housing option that offered their desired amenities.

Assuming there is a building that offers the top residential features you identified and is located in your preferred on-campus area, how interested would you be in living there next year?

- Very interested: 6%
- Interested: 4%
- Somewhat interested: 2%
- Not interested: 1%

Of that 13% cohort, 10% would be interested in moving closer to campus for a housing option that offered their desired amenities.

We estimate this 10% equates to about 330 graduates.
Where do you plan to live next year?

54% of respondents indicated they planned to live off campus next year.

Assuming there is a housing option that offers the top residential features you identified, would you be willing to pay more than the current rent/mortgage you currently pay?

Of that 54% cohort, 11% would be willing to pay more for a housing option that offered their desired amenities.

Assuming there is a building that offers the top residential features you identified and is located in your preferred on-campus area, how interested would you be in living there next year?

Of that 54% cohort, 20% would be interested in moving closer to campus for a housing option that offered their desired amenities.

We estimate this 20% equates to about 660 graduates.

54% of respondents indicated they planned to live off campus next year.
COMPARISON: UNDERGRAD VS GRAD STUDENTS
UNDERGRADUATE VS. GRADUATE STUDENTS

Current Housing Status

- **Live on campus in a UND residence hall or apartment building**
  - Undergrads: 41%
  - Grads: 26%

- **Own your own house or condominium**
  - Undergrads: 50%
  - Grads: 50%

- **Live at home with immediate family**
  - Undergrads: 4%
  - Grads: 3%

- **Rent off campus in apartment, condo, or single-family house**
  - Undergrads: 50%
  - Grads: 50%

- **Other**
  - Undergrads: 1%
  - Grads: 1%

Freshmen make up more than half of the UND housing cohort. Upperclassmen respondents tend to live off campus as they advance to each academic year.

1st-year grads were most likely to live in UND housing. On campus residence tends to decrease as students progress through their programs.

Off-Campus Housing Arrangements

- **Live Alone**
  - Undergrads: 58%
  - Grads: 22%

- **Have roommates**
  - Undergrads: 26%
  - Grads: 34%

- **Live with Spouse/partner**
  - Undergrads: 7%
  - Grads: 2%

Off campus respondents tend to live in low-rise apartments/condos or detached single-family houses.

- **Live in Low-rise apartment or condominium**
  - Undergrads: 7%
  - Grads: 2%

- **Live in Mid-rise apartment or condominium**
  - Undergrads: 6%
  - Grads: 1%

- **Live in Mixed-use complex**
  - Undergrads: 10%

- **Live in Townhouse or duplex**
  - Undergrads: 1%

Grad respondents were more likely to live with spouses/partners or live alone, while undergrad respondents were more likely to live with roommates.

*This excludes grads living with spouses/partners.
UNDERGRADUATE VS. GRADUATE STUDENTS

Current UND Housing Satisfaction

- **Satisfied with UND Housing**
  - Undergrads: 64%
  - Grads: 65%

- **Unsatisfied with UND Housing**
  - Undergrads: 9%
  - Grads: 17%

17 percent of on-campus undergrads and 9 percent of on-campus grads indicated they were not satisfied with UND housing.

Top 3 Factors that Influenced Current Housing Choice

- **Availability of preferred housing type**
  - Undergrads: 48%
  - Grads: 64%

- **Total cost of rent/mortgage and utilities**
  - Undergrads: 47%
  - Grads: 60%

- **Proximity to classes**
  - Undergrads: 59%
  - Grads: 37%

Undergrads and grads shared the same top factors that influenced their current housing decision:

- Availability of preferred housing type
- Total cost of rent/mortgage and utilities
- Proximity to classes
UNDERGRADUATE VS. GRADUATE STUDENTS

Future Housing Search

- Looked for new housing in the past 5 years:
  - Undergrads: 61%
  - Grads: 59%

- Of this cohort, 35% have experienced difficulty finding suitable housing.
- Of this cohort, 32% have experienced difficulty finding suitable housing.

Willingness to move closer to UND campus

- Undecided on where to live next year:
  - Undergrads: 15%
  - Grads: 13%

- Planning to live off campus:
  - Undergrads: 57%
  - Grads: 54%

- Of this cohort, 25% of undergrads and 20% of grads would consider moving closer to campus for a housing option that offered their desired amenities.

Top 5 Most Desired Housing Features

Undergrads
- In-unit kitchen
- In-unit washer/dryer
- Living room
- Lease flexibility
- Secure access to building

Grads
- In-unit kitchen
- In-unit washer/dryer
- On-site parking
- Individual bathroom
- Wireless internet
FUTURE STUDENT HOUSING DEMAND ANALYSIS
**FUTURE STUDENT HOUSING DEMAND**

<table>
<thead>
<tr>
<th></th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Estimated Undergraduate Demand</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Freshman</td>
<td>2,428</td>
<td>2,378</td>
<td>2,330</td>
<td>2,283</td>
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<tr>
<td>Sophomore</td>
<td>715</td>
<td>779</td>
<td>763</td>
<td>748</td>
</tr>
<tr>
<td>Junior</td>
<td>212</td>
<td>227</td>
<td>244</td>
<td>239</td>
</tr>
<tr>
<td>Senior</td>
<td>256</td>
<td>239</td>
<td>238</td>
<td>244</td>
</tr>
<tr>
<td><strong>Estimated Graduate Demand</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>238</td>
<td>245</td>
<td>248</td>
<td>250</td>
</tr>
<tr>
<td><strong>Estimated Total Demand</strong></td>
<td>3,848</td>
<td>3,869</td>
<td>3,824</td>
<td>3,764</td>
</tr>
</tbody>
</table>

The table above outlines the total number of students estimated to seek on-campus housing between 2019-2022. Estimated demand is derived from extrapolating student survey results to 2018 student enrollment data broken down by academic year. The values shown above reflect a conservative approach to estimating student demand, where:

- Anticipated percentage of freshmen living on-campus = 95%
- Condition(s) for upperclassmen and grad students to live on-campus:
  - Maximum monthly rent price point = $699/month (based on a 9-month academic year)
  - Must be apartment-style housing

**Student Housing Demand Model**

In an effort to fully grasp student housing demand, UND has quantified the number of students that would be interested in on-campus housing for the 2019-2020 academic year and beyond. By incorporating enrollment, facilities, and student housing survey data, UND has determined there will be a need for new, mixed-use on-campus housing facilities that cater to students’ desired housing preferences.

The table (left) estimates total student demand, regardless of current housing supply.

**The demand model incorporates:**

- Historic enrollment trends
- Anticipated percentage of freshmen living on-campus
- Percentage of upperclassmen and graduate students who are undecided on where to live next academic year in 2019-2020
- Percentage of upperclassmen and graduate students who would consider living on-campus for a desirable housing option
- Percentage of upperclassmen and graduate students willing to pay more for a desirable housing option on-campus
- Percentage of upperclassmen and graduate students students who desire apartment-style housing
**Student Housing Supply (Inventory)**

In addition to demand, UND has outlined its available 2019 housing inventory, including residence halls and apartments. The inventory includes both student and non-student beds, as UND leases approximately 10% of its beds to non-students (faculty, staff, aerospace leaseholders, etc.). Historic occupancy data has also been analyzed to determine how many non-student beds to exclude from the true demand estimates.

The table (left) displays total housing supply for Fall 2019.

**The supply inventory for 2019 and beyond assumes that:**
- Bek, Fulton, and Walsh Halls will re-open for the 2020-2021 academic year
- Swanson Hall will re-open for the 2021-2022 academic year
- Each apartment bedroom is occupied by up to two students (e.g. a 3-bedroom apartment has 6 occupants)
- Non-student beds will be factored out of the true demand estimates

---

### Fall 2019 UND Housing Inventory

<table>
<thead>
<tr>
<th>Residence Halls</th>
<th>Building</th>
<th>Usage</th>
<th>Total Beds (Assignable)</th>
<th>Fall 2018 Primary Occupants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bek Hall*</td>
<td>Coed by Floor</td>
<td>-</td>
<td>Mixed undergrads - mostly freshmen (149 beds)</td>
<td></td>
</tr>
<tr>
<td>Brannon Hall</td>
<td>Coed by Suite</td>
<td>286</td>
<td>Mixed undergrads - mostly freshmen</td>
<td></td>
</tr>
<tr>
<td>Fulton Hall*</td>
<td>Coed by Floor</td>
<td>-</td>
<td>Mixed undergrads - mostly freshmen (171 beds)</td>
<td></td>
</tr>
<tr>
<td>Hancock Hall</td>
<td>Coed by Room</td>
<td>72</td>
<td>Graduate or 21+ students</td>
<td></td>
</tr>
<tr>
<td>Johnstone Hall</td>
<td>Coed By Floor</td>
<td>120</td>
<td>Mixed undergrads</td>
<td></td>
</tr>
<tr>
<td>McVey Hall</td>
<td>Coed by Suite</td>
<td>297</td>
<td>Was vacant in Fall 2018</td>
<td></td>
</tr>
<tr>
<td>Noren Hall</td>
<td>Coed by Suite</td>
<td>313</td>
<td>Mixed undergrads - mostly freshmen</td>
<td></td>
</tr>
<tr>
<td>Selke Hall</td>
<td>Coed by Suite</td>
<td>310</td>
<td>Mixed undergrads - mostly freshmen</td>
<td></td>
</tr>
<tr>
<td>Smith Hall</td>
<td>Coed by Floor</td>
<td>242</td>
<td>Mixed undergrads</td>
<td></td>
</tr>
<tr>
<td>Squires Hall</td>
<td>Coed by Suite</td>
<td>242</td>
<td>Returning or transfer students (non-freshmen)</td>
<td></td>
</tr>
<tr>
<td>Swanson Hall**</td>
<td>Coed by Room</td>
<td>-</td>
<td>Mostly upperclassmen (197 beds)</td>
<td></td>
</tr>
<tr>
<td>Walsh Hall*</td>
<td>Coed by Suite</td>
<td>-</td>
<td>Mixed undergrads - mostly freshmen (372 beds)</td>
<td></td>
</tr>
<tr>
<td>West Hall</td>
<td>Coed by Suite</td>
<td>293</td>
<td>Was vacant in Fall 2018</td>
<td></td>
</tr>
<tr>
<td>University Place</td>
<td>Coed by Apt.</td>
<td>275</td>
<td>Mostly upperclassmen</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>2,450</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Apartments</th>
<th>Unit Type</th>
<th>Maximum Occupants</th>
<th>Total Units (Assignable)</th>
<th>Implied Beds</th>
<th>Fall 2018 Primary Occupants</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Two-Bedroom</td>
<td>4</td>
<td>407</td>
<td>1,628</td>
<td>Returning students, transfer students, faculty and staff. In Fall 2018, there were 954 total apartment residents, of which about 90% were students (undergrad + grad).</td>
</tr>
<tr>
<td></td>
<td>Four-Bedroom</td>
<td>8</td>
<td>1</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Three-Bedroom</td>
<td>6</td>
<td>68</td>
<td>408</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Studio</td>
<td>1</td>
<td>7</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td></td>
<td>One-Bedroom</td>
<td>2</td>
<td>177</td>
<td>354</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>660</td>
<td>2,405</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total UND beds available in 2019 (including non-students)**

4,855
### FUTURE STUDENT HOUSING SUPPLY & DEMAND

#### Supply & Demand Model

<table>
<thead>
<tr>
<th></th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1) Existing Demand (Upperclassmen &amp; Grad Students)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upperclassmen</td>
<td>1,421</td>
<td>1,490</td>
<td>1,494</td>
<td>1,481</td>
</tr>
<tr>
<td>Grad &amp; Professional</td>
<td>1,183</td>
<td>1,245</td>
<td>1,246</td>
<td>1,231</td>
</tr>
<tr>
<td></td>
<td>238</td>
<td>245</td>
<td>248</td>
<td>250</td>
</tr>
<tr>
<td><strong>2) Existing Supply (Upperclassmen &amp; Grad Beds)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residence Halls</td>
<td>2,673</td>
<td>2,819</td>
<td>2,999</td>
<td>2,999</td>
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<tr>
<td>Upperclassmen</td>
<td>909</td>
<td>1,055</td>
<td>1,236</td>
<td>1,236</td>
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<tr>
<td>Grads</td>
<td>896</td>
<td>1,041</td>
<td>1,218</td>
<td>1,218</td>
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<tr>
<td></td>
<td>14</td>
<td>14</td>
<td>18</td>
<td>18</td>
</tr>
<tr>
<td>Apartments</td>
<td>1,764</td>
<td>1,764</td>
<td>1,764</td>
<td>1,764</td>
</tr>
<tr>
<td>Upperclassmen</td>
<td>968</td>
<td>968</td>
<td>968</td>
<td>968</td>
</tr>
<tr>
<td>Grads</td>
<td>795</td>
<td>795</td>
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</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>3) Available beds that satisfy existing demand</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residence Halls</td>
<td>559</td>
<td>559</td>
<td>559</td>
<td>559</td>
</tr>
<tr>
<td>Upperclassmen</td>
<td>268</td>
<td>268</td>
<td>268</td>
<td>268</td>
</tr>
<tr>
<td>Grads</td>
<td>265</td>
<td>265</td>
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<td></td>
<td>3</td>
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<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Apartments</td>
<td>291</td>
<td>291</td>
<td>291</td>
<td>291</td>
</tr>
<tr>
<td>Upperclassmen</td>
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<td>169</td>
<td>169</td>
<td>169</td>
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<td>Grads</td>
<td>122</td>
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</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>4) Beds that do NOT satisfy existing demand</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residence Halls</td>
<td>2,114</td>
<td>2,260</td>
<td>2,440</td>
<td>2,440</td>
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<tr>
<td>Upperclassmen</td>
<td>641</td>
<td>787</td>
<td>967</td>
<td>967</td>
</tr>
<tr>
<td>Grads</td>
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<tr>
<td>Apartments</td>
<td>1,473</td>
<td>1,473</td>
<td>1,473</td>
<td>1,473</td>
</tr>
<tr>
<td>Upperclassmen</td>
<td>800</td>
<td>800</td>
<td>800</td>
<td>800</td>
</tr>
<tr>
<td>Grads</td>
<td>873</td>
<td>873</td>
<td>873</td>
<td>873</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>5) Estimated beds needed to satisfy Existing Demand</strong></td>
<td>862</td>
<td>931</td>
<td>935</td>
<td>922</td>
</tr>
<tr>
<td>(True demand + Existing Demand - Available beds that satisfy existing demand)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upperclassmen</td>
<td>749</td>
<td>811</td>
<td>812</td>
<td>797</td>
</tr>
<tr>
<td>Grads</td>
<td>113</td>
<td>120</td>
<td>123</td>
<td>125</td>
</tr>
</tbody>
</table>

#### Student Housing True Demand Estimates

While the analysis incorporates freshmen demand, in reality, the vast majority of freshmen will be required to live in UND's residence halls as part of the First-Year Campus Housing Requirement. Therefore, the true demand estimates for upperclassmen and graduate students are the most significant to consider, as these cohorts are most interested in apartment-style housing at their desired price point in order to consider living on-campus again.

The table (left) displays the true demand estimates for 2019 and beyond, and reads as:

1) The existing upperclassmen and graduate student demand for on-campus housing, independent of existing UND housing supply
2) The existing UND housing bed inventory dedicated to upperclassmen and graduate students only (based on historical occupancy trends)
3) Of the existing housing inventory in section 2, these are the available beds that can accommodate the existing demand in section 1 (given that upperclassmen and graduate students desire apartment-style housing at an affordable price point if they are going to live on campus)
4) Similarly, these are the number of beds that cannot accommodate the existing demand in section 1
5) These are the number of beds still required in order to fully accommodate existing demand in section 1

The true demand model for 2019 to 2022 also assumes that:

- New housing that may be constructed in the future (residence halls and/or apartments) are not incorporated into demand