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STUDENT HOUSING MASTER PLAN UPDATE

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# NEW MEXICO STATE UNIVERSITY

DECEMBER 2015

REPORT



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In the fall of 2015, New Mexico State University (“NMSU” or the “University”) contracted Brailsford & Dunlavey, Inc. (“B&D”) to provide an update to the 2009 Student Housing Master Plan (the “Master Plan”). The purpose of this Master Plan is to identify current and future housing needs of New Mexico State University including qualitative and quantitative analysis of the housing market and financial impact of any improvements to housing.

The report, prepared by B&D’s project team comprised of Jeff Turner, Senior Vice President, Matthew Bohannon, Regional Vice President, and Monty Jarecke, Project Analyst, sets forth B&D’s findings and recommendations as part of the Master Plan. The findings contained herein represent the professional opinions of B&D personnel based on assumptions and conditions detailed in this report. B&D has conducted research using both primary and secondary information sources, which are deemed to be reliable but whose accuracy B&D cannot guarantee.

Brailsford & Dunlavey would like to thank the following individuals and University staff for their guidance during the development of this Plan:

- ◆ Amy Baccei, Residential Life
- ◆ Angela Throneberry, Senior Vice President Administration and Finance
- ◆ Bernadette Montoya, Student Affairs / Enrollment Management
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# SECTION 1

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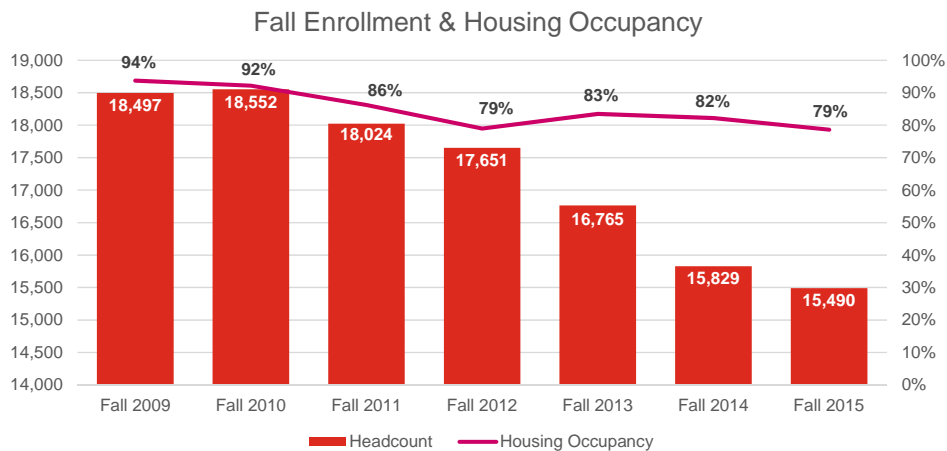


# EXECUTIVE SUMMARY

In the fall of 2015, New Mexico State University (“NMSU” or the “University”) contracted Brailsford & Dunlavey, Inc. (“B&D”) to complete an update to the 2009 Student Housing Master Plan (“Master Plan”). New Mexico State University is interested in assessing current demand for on-campus housing and establishing a vision for future improvements to the housing system. Input from campus administrators, community, off-campus market factors, and the student body were of critical importance to the University. This Master Plan was completed to provide NMSU with qualitative and quantitative research to determine how best to address future housing improvements.

## CURRENT SITUATION

New Mexico State University currently enrolls approximately 15,500 students and houses nearly 2,500 students in single and family housing. NMSU has seen a decrease in enrollment since fall 2009 which has corresponded to a decrease in housing occupancy that is currently at 79% (excluding residence halls currently offline).



**FIGURE 1.1:** Historic fall enrollment and housing occupancy rates (Monagle Hall offline as of Fall 2013)

New Mexico State University is seeking to improve its position within the higher education market through enhancing academic programs, entry requirements, and graduation rates. Student housing plays a critical role in supporting this University directive through recruitment of students and retention through the creation of communities supporting academic success. However, NMSU’s existing housing facilities do not support this mission. With the exception of the two newer facilities, Piñon and Chamisa, significant deferred maintenance is present across the housing portfolio. While NMSU has a large percentage of junior-suite style housing for first-year students, the facilities lack community and academic spaces typically found in other comparable housing. Significant improvements in housing facilities and programming are required to complement the University’s other initiatives.

## WORK PLAN

B&D's approach required an active working relationship with New Mexico State University students and staff to develop an understanding of the institution's mission, relevant stakeholders, customer groups, and strategic project objectives which best serve that mission. The work plan included:

- ◆ A strategic visioning session to identify how housing improvements would improve NMSU's educational outcomes, campus community, enrollment management, and financial performance;
- ◆ A series of focus groups to qualitatively assess impressions of student housing;
- ◆ An off-campus market analysis to understand the local housing market;
- ◆ A competitive context analysis of similar institutions to evaluate their housing offerings;
- ◆ A student survey to quantify preferences and priorities for housing and support spaces; and,
- ◆ A demand analysis to quantify bed demand for the NMSU housing program.

## FINDINGS AND RECOMMENDATIONS

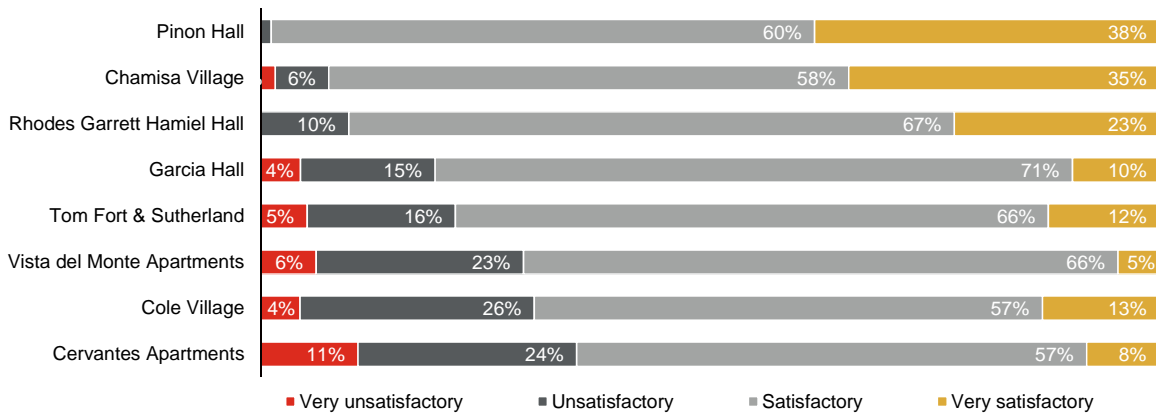
Establishing a clear vision for student housing is critical to assessing student demand and future facility improvements. Given the fact that housing at NMSU will play an integral role in the academic success of students and the development of campus community, the primary focus of NMSU housing should be on the first- and second-year populations. These cohorts require the greatest level of support transitioning to a university environment and have proven to be the most positively impacted by living on campus. While other student populations including Greeks and families are important to the University, they do not represent the core housing market. It is also important that the University integrate academics and housing to create an extension of the learning environment requiring support and participation from faculty and administrators.

Institutions in the competitive context built an average of 590 beds each; Texas Tech alone built over 2,000 beds, through Public-Private Partnership ("P3") deals since the prior Master Plan was completed, compared to NMSU's internally financed 282 beds<sup>1</sup>. In 2009, peer housing rates were averaging 23% higher than NMSU, but currently peers are 30% higher signifying larger rate increases to support housing improvements. The greatest variances in rates include traditional doubles (39%), traditional singles (28%), semi-suite doubles (27%), and studio apartments (37%). Nationally, many universities have focused housing improvements on the first- and second-year experience as a method of increasing academic success and graduation rates, increasing housing rental rates to support new construction, renovations, or other improvements. These improvements have come through both internal financing and P3s.

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<sup>1</sup> Figures do not include beds removed from inventory through demolition or closure.

B&D’s outreach efforts included over 50 focus group and stakeholder participants and over 2,100 survey responses. Focus group participants all indicated a need for student housing at NMSU even if they wouldn’t live on campus. The availability of housing is an important or very important factor to 62% of students surveyed. Key decision factors for students living on campus include the safety and security of residence halls, proximity to NMSU resources, and convenience. Students currently felt that on-campus housing was a cost effective living option, with greatest desirability for the newer, more expensive communities, demonstrating that quality and value of the housing experience are still important and must be viewed as a value proposition to students. Piñon and Chamisa both have the highest satisfaction levels among students and a corresponding higher rental rate – students connect value to those facilities and the experience they receive. Key areas of focus when the University improves housing include affordable housing costs (99%), improving physical conditions of the halls (95%), providing attractive amenities (93%), improving existing amenities (93%), and providing housing that is attractive to new students (91%).



**FIGURE 1.2:** Satisfaction level by residence community

Students looking to move off campus do so to find more cost effective options (76%), access to a kitchen (60%), more privacy (56%), and more living space (56%): these are typical responses for students matriculating beyond student housing into the off-campus environment. With an average rental payment of \$409 plus utilities, competing for the private multi-family apartment housing market is a difficult proposition for the University. The value proposition tilts more towards independence as students matriculate and the low cost of renting in Las Cruces provides limited opportunities to create new apartment facilities on campus.

Interest in campus housing was shown for all unit types tested and across all class levels. When filtering demand by class level, current residence, and rent thresholds, B&D projected a demand of 2,878 beds of housing at NMSU given the fall 2015 enrollment. This demand is slightly less than the current design occupancy of housing (211 excess beds).

Enrollment Classification	Enrollment	Capture Rate	Maximum Potential Demand
Freshman	2,264	43%	965
Sophomore	2,279	21%	469
Junior	2,696	15%	409
Senior / Other	5,287	17%	889
Graduate / Other	2,964	5%	146
<b>TOTAL</b>	<b>15,490</b>	<b>19%</b>	<b>2,878</b>
EXISTING BED COUNT			3,089
<b>NET DEMAND (SURPLUS/(DEFICIT))</b>			<b>211</b>

FIGURE 1.3: Demand for fall 2015

With a focus on improving academic success and retention, first-year students should not be placed in apartments or single occupancy units. Adding this assumption into our demand projections indicates that the number of apartments on campus can adequately address demand. Key areas of discrepancy occur within traditional, semi-suite, and full-suite units and should be the primary focus of New Mexico State University. Demand for specialty housing including family and Greek is much less than the current supply. Greek housing is limited in total demand (100 beds) and presents challenges to the creation of a sustainable on-campus Greek community. Additionally, only 22% of Greek affiliated survey respondents indicated a desire to live in Greek specific housing. The majority of these students preferred to live in a variety of unit types in general student housing.

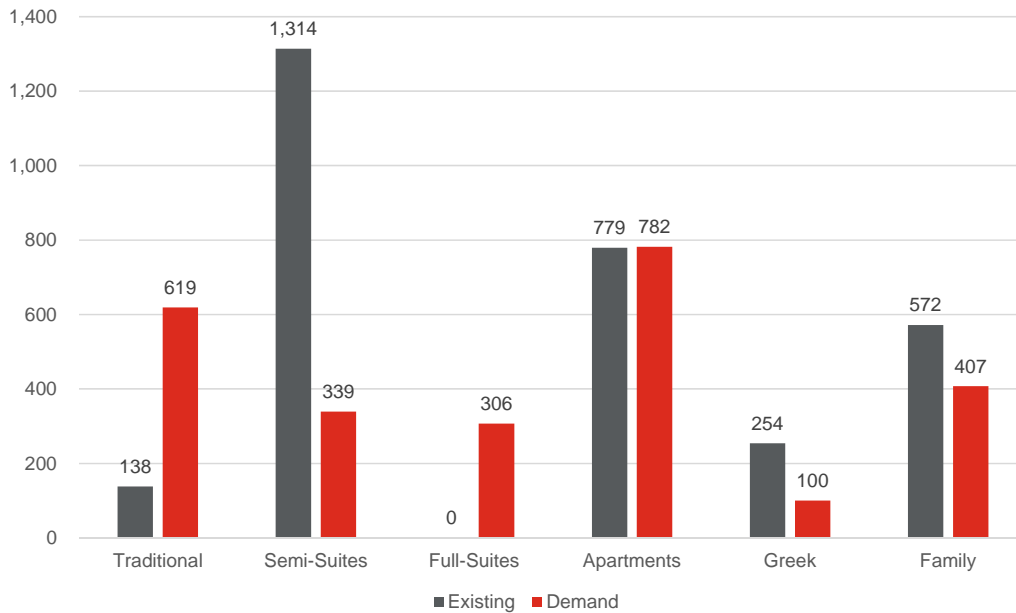


FIGURE 1.4: Demand by housing unit type

It is important to note that increases in the first-time freshman cohorts will increase the demand for traditional, semi-suite, and full-suite units. If the housing capture rate for all freshmen increases from 43% to 60%, an additional 383 beds of demand would be present.

## NEXT STEPS

As New Mexico State University continues with improvements to its housing program, the following next steps should be considered:

- ◆ The University should develop new or improved housing communities for first- and second-year students to support their recruitment and retention.
- ◆ Housing should connect to the Vision 2020 strategic plan and academic programs. Housing cannot effectively support the University if developing projects and programming in isolation.
- ◆ A detailed residential life plan should be implemented to determine the level of staffing, programming, and support necessary to achieve the desired goals of increased academic success and graduation rates.
- ◆ The University should identify all funding options available to improve student housing including internal financing and P3s.



# SECTION 2

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# STRATEGIC ASSET VALUE ANALYSIS

## OBJECTIVES

Nationwide, colleges and universities recognize the important role that student housing plays in meeting institutional goals and enhancing campus life. On many campuses, student housing and related facilities are used as strategic assets. In order to help achieve enrollment goals and address other priorities related to student recruitment and retention, the university can use housing facilities to develop a comprehensive campus community that raises and maintains student satisfaction.

B&D acknowledges the administration's objective to enrich residential facilities that will serve as strategic assets and enhance enrollment management goals by improving recruitment, retention, and satisfaction among students. Although many factors impact the University's ability to meet institutional goals, the following report provides evidence that carefully planned housing and other "quality of life" facilities are important components of the overall strategy. As a result, B&D identified NMSU's strategic goals with the Residential Student Success Initiative Working Group and reviewed the University's and Residential Life's unique missions, and the existing housing capacity to contribute to the realization of these objectives.

## METHODOLOGY

B&D uses a "Destination Value" approach to facility development to respond to the constant challenge of assuring that campus life improvements respond to the University's strategic objectives. More specifically, B&D proceeded with the understanding that:

*"All of the project objectives must be expressed in specific terms that demonstrate their relevance to furthering the school's mission, reinforcing campus values, responding to institutional commitments and responsibilities, and improving the school's competitive position in the market."*

B&D's approach required a working relationship with the University and NMSU administrators to develop a detailed understanding of the institution's mission, relevant stakeholders, customer groups, and strategic project objectives which best serve that mission.

## SUMMARY OF FINDINGS

Housing at NMSU will play an integral role in the academic success of students and campus community. Key areas where housing will support the University's vision include the recruitment of students, retention of students, and integration of academics and campus services into housing.

- ◆ Housing will focus on the key groups most positively impacted by its facilities primarily including first and second year students.
  - While other groups, such as students with families and Greeks remain important to the University, they will be accommodated as much as can be provided.
- ◆ NMSU needs to improve how housing and the University are marketed to students and their parents. Rather than market the facilities offered by Pinon and Chamisa, the residential experience should be marketed so as to establish key expectations for student development and academic success. This common experience should be similar across all of the first-year residence halls to where any variance in facilities is mitigated by the sense of community and engagement present.
- ◆ The selling points of NMSU to students including its safety, campus beauty, and collegiality should be reflected in student housing as well.
- ◆ A “wow factor” is required within the design and experience to be an attractive draw to potential students. This wow factor does not require high cost construction but can be done through sensible design decisions and opportunities to showcase the residential community.
- ◆ Housing will integrate within the University academic experience to tie faculty and living-learning communities with the residential population. This connection is critical to improve the retention and academic success of first-year students as they transition into the University environment. In order for this integration to be successful, housing facilities must integrate programing and activity space to support living-learning communities which include classrooms, small group seminar / study rooms, resource / lab spaces, and / or faculty offices. New construction or renovations to housing should focus on community clusters between 40 and 50 students to mirror community assistant and living-learning community clusters.
- ◆ NMSU must provide adequate support for attracting and retaining students in housing including financial support, counselling services, and academic support.
- ◆ In order to address the above components, NMSU Housing must review its rate structure, financial aid, and room selection procedures to make sure that students with the most need are placed in the housing option most supportive.
- ◆ NMSU will develop a second-year experience for returning students that is different from the current first-year focus to aid in retaining students in housing. These programs typically have a greater focus on academic support as well as internship / career development.

# SECTION 3

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# SECTION 4

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# OFF-CAMPUS HOUSING MARKET ANALYSIS

## OBJECTIVE

Brailsford & Dunlavey conducted an analysis of the housing rates available to students in the off-campus market to understand any new changes that may have occurred since 2014. The results of the analysis are helpful in understanding any issues that could impact demand for potential student housing projects at New Mexico State University in the future.

## METHODOLOGY

B&D's off-campus market analysis identified specific characteristics of the competitive rental housing market surrounding the institution, including current rental rates. Further, this research analyzed demographic changes near the University that may impact the housing market. Information was collected via Sites USA, the United States Census Bureau, interviews with leasing agents, and Internet research.

The results of this analysis were also compared to those from B&D's 2014 housing market analysis. The comparison identified any changes that occurred in the market since that time.

## SUMMARY OF FINDINGS

### AREA CHARACTERISTICS

#### Demographic Overview

As of 2010, there were just under 12,000 people within a one-mile radius of the University's campus, expanding out to over 93,000 within a five-mile radius. Growth in these areas is expected to increase annually at a rate of 0.3% to 0.8%. In 2015, average household sizes ranged from 2.1 to 2.3 people per household in the three radii. Given the projected growth in households and population for the three radii, only the one-mile radius will have difficulty accommodating the housing needs of its population.

Population Overview	1 Mile	3 Miles	5 Miles	Household Overview	1 Mile	3 Miles	5 Miles
2010 Population	11,856	53,850	93,302	2010 Households	4,659	22,302	37,647
2015 Population	11,989	54,477	96,260	2015 Households	4,830	23,076	39,640
<i>Growth Rate from 2000</i>	0.3%	0.3%	0.8%	<i>Growth Rate from 2000</i>	0.9%	0.9%	1.3%
2020 Population	12,046	54,969	97,429	2020 Households	5,106	24,490	42,207
<i>Growth Rate from 2015</i>	0.1%	0.2%	0.2%	<i>Growth Rate from 2015</i>	1.1%	1.2%	1.3%
Population Accomodated	89%	102%	100%	Average Household Size	2.1	2.3	2.3

Source: SitesUSA

**FIGURE 4.1:** Demographic overview

#### Housing Overview

In 2014, single-family homes make up the greatest portion of the city's housing at 64% of total inventory. Since 2000, the housing stock of Las Cruces has grown by 11,118 units, an annual increase of 9% per year. The greatest amount of growth has occurred in single-family homes, while multi-family housing remains at 28% of inventory and other housing has decreased. This growth in single-family homes is a result of shifting land away from mobile-homes to the single-family home market.

Housing Type	2000		2010		2014	
	Number of Units	Percent of Total Units	Number of Units	Percent of Total Units	Number of Units	Percent of Total Units
<b>Single-family</b>	18,770	59%	24,368	61%	27,182	64%
<b>Multi-family</b>	8,834	28%	11,128	28%	11,738	27%
<b>Other</b>	4,048	13%	4,365	11%	3,850	9%
<b>Total</b>	<b>31,652</b>	<b>100%</b>	<b>39,861</b>	<b>100%</b>	<b>42,770</b>	<b>100%</b>

Source: Census

**FIGURE 4.2:** Housing composition overview

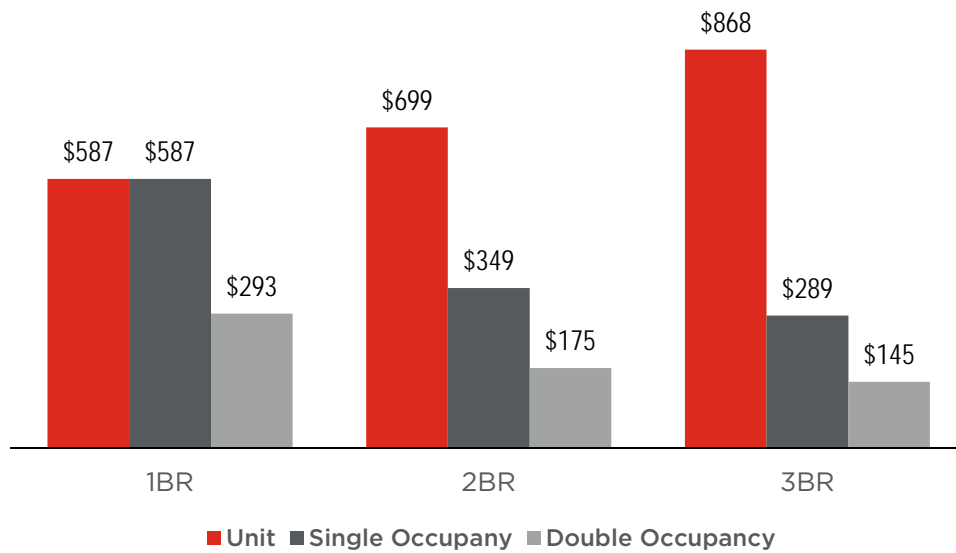


**RATE ANALYSIS**

B&D analyzed the off-campus rental rates at multiple properties within three-miles of campus. Thirty (30) multi-family apartment complexes were reviewed. Market data for this analysis was collected during October 2015.

*Current Rate Analysis*

The average rental rates for an entire one, two-, and three-bedroom apartment were \$587, \$699, and \$868, respectively. Compared with market research performed by B&D in 2014, one-bedroom prices rose 5%, two-bedroom units rose 6%, and three-bedroom units increased by 11%, respectively.



**FIGURE 4.3:** Rental rate by unit type in 2015



# SECTION 5

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# COMPETITIVE CONTEXT ANALYSIS

## OBJECTIVE

Brailsford & Dunlavey conducted an analysis of competitor institutions for New Mexico State University. This analysis was conducted to profile aspects of student housing for each of the surveyed institutions. It was B&D's intent to evaluate NMSU's competitive position against other institutions and identify opportunities for improvements or additions to its existing residential facilities. This information will help the University improve its student recruitment and retention strategies.

## METHODOLOGY

With the support of NMSU's Office of Administration and Finance, seven schools were selected on the basis of their competitiveness to recruit students from the same applicant pool as NMSU which were included in the prior Housing Master Plan. The following is a list of the seven institutions that were assessed for this analysis:

- ◆ Arizona State University
- ◆ Northern Arizona University
- ◆ Texas Tech University
- ◆ University of Arizona
- ◆ University of New Mexico
- ◆ University of Texas at El Paso
- ◆ Utah State University

Data are based on fall 2014 figures and were collected primarily through the institutions' websites and conversations with university housing officials / administrators. Secondary sources included common data sets completed by University staff.

## SUMMARY OF FINDINGS

### COST OF ATTENDANCE

The peer universities chosen were located in various urban and rural locations within the western region of the country. Tuition rates from all peer universities vary slightly due to the state and university system they operate within:

- ◆ In-state tuition for all seven peer universities had an average cost of \$7,403 and a median of \$6,597, both of which were higher than NMSU's rate of \$6,092.
- ◆ In the case of out-of-state tuition rates, NMSU was less than its peers. The average total out-of-state tuition rate among peer universities was \$21,484, slightly higher than the rate of \$19,650 at NMSU. The median of the peer universities was \$19,464.
- ◆ The room and board rate at NMSU was roughly \$1,600 less than the average of its peers. The peer average was \$8,608, while the annual estimate for NMSU was \$7,010.

The total costs were evaluated from the perspective of tuition and the room and board rate of each university. The average total at NMSU was roughly \$13,102, which was lower than the peer average of \$16,310 and the median of \$15,002. Further, the out-of-state total fee for students attending NMSU was \$26,660. This amount was less than the peer average of \$30,763 and peer median of \$28,044.

University	Affiliation	Tuition <sup>1</sup>		Room & Board <sup>2</sup>
		In-State	Out-of-State	
<i>New Mexico State University</i>	<i>Public</i>	<b>\$6,092</b>	<b>\$19,650</b>	<b>\$7,010</b>
Arizona State University at Tempe	Public	\$9,484	\$23,830	\$10,010
Northern Arizona University	Public	\$9,120	\$21,640	\$9,020
Texas Tech University	Public	\$6,597	\$18,297	\$8,405
University of Arizona	Public	\$10,390	\$31,617	\$9,840
University of New Mexico	Public	\$5,007	\$19,464	\$8,580
University of Texas at El Paso <sup>3</sup>	Public	\$5,606	\$17,456	\$9,299
Utah State University	Public	\$5,617	\$18,087	\$5,790
<b>AVERAGE (excluding NMSU)</b>		<b>\$7,403</b>	<b>\$21,484</b>	<b>\$8,608</b>

FIGURE 5.1: Peer cost of attendance

<sup>1</sup> Tuition & Fees per year, based on undergraduate status, and 15 credit hours per semester

<sup>2</sup> Room & Board per year, based on double occupancy traditional unit and 14 meals per week

<sup>3</sup> UTEP does not offer traditional units or meal plans

## DEMOGRAPHICS

The spectrum of student demographics at peer universities varied widely when analyzed from the perspective of total, undergraduate, graduate, and out-of-state enrollment. However, the difference among freshman retention rates was much closer than other demographic categories considered.

University	Total Enrollment <sup>1</sup>	Undergraduate Enrollment	Graduate Enrollment	Percent Out-of-State	Freshman Retention <sup>2</sup>
<b><i>New Mexico State University</i></b>	<b>15,829</b>	<b>12,784</b>	<b>3,045</b>	<b>25%</b>	<b>74%</b>
Arizona State University at Tempe	50,358	39,968	10,390	24%	86%
Northern Arizona University	27,715	23,845	3,870	28%	74%
Texas Tech University	35,158	28,632	6,526	6%	83%
University of Arizona	42,236	32,987	9,249	28%	82%
University of New Mexico	27,887	20,857	7,030	10%	79%
University of Texas at El Paso	23,079	19,817	3,262	3%	68%
Utah State University	27,662	24,271	3,391	25%	71%
<b>AVERAGE (excluding NMSU)</b>	<b>33,442</b>	<b>27,197</b>	<b>6,245</b>	<b>18%</b>	<b>78%</b>

**FIGURE 5.2:** Peer demographic data

<sup>1</sup>Enrollment data based on 2014/2015 academic year

<sup>2</sup>Based on freshman fall 2013 cohort

- ◆ NMSU's total enrollment of 15,829 was found to be less than half the average of its peers (33,442). This was similar in the case of NMSU's undergraduate enrollment (47% of peer average) and graduate enrollment (49% of peer average).
- ◆ The percent of out-of-state students among peer universities varied from 28% (Northern Arizona University and University of Arizona) to 3% (Utah State University). The amount of out-of-state students at NMSU makes up 25% of its total enrollment, while the peer average is only 18%.
- ◆ Freshman retention rates taken from the fall 2013 cohort were similar among peer universities ranging from 86% (Arizona State University) to 68% (University of Texas at El Paso). The freshman retention rate at NMSU of 74% was only slightly less than the peer average of 78%.

## HOUSING RATES

Housing rates at peer universities were higher than those at NMSU across all unit types. Below are peer housing rates for the unit types that also exist at NMSU.

University	TRADITIONAL UNITS			SEMI-SUITES		SINGLE APARTMENTS				FAMILY / GRADUATE <sup>1</sup>	
	Single	Double	Triple	2BR / 1BA	2BR / 1BA (double)	Studio	1BR / 1BA	2BR / 1BA	4BR / 2BA	2BR / 1BA	4BR / 2BA
<b>New Mexico State University</b>	<b>\$2,460</b>	<b>\$1,737</b>	<b>\$1,297</b>	<b>\$2,802</b>	<b>\$1,923</b>	<b>\$2,303</b>	<b>\$3,318</b>	<b>\$2,522</b>	<b>\$2,344</b>	<b>\$630</b>	<b>\$856</b>
University of New Mexico	\$2,795	\$2,445		\$2,895	\$2,545						
University of Texas at El Paso						\$2,666		\$2,520	\$2,441		
Texas Tech University	\$2,819	\$2,255	\$1,755				\$3,875		\$3,500		
University of Arizona	\$5,145	\$3,430	\$2,875		\$2,506						
Arizona State University at Tempe	\$3,375	\$2,815		\$4,110	\$3,216	\$3,645	\$3,845	\$3,420			
Northern Arizona University		\$2,468	\$1,968							\$821	
Utah State University	\$1,560	\$1,045			\$1,490					\$477	
<b>Average (excluding NMSU)</b>	<b>\$3,139</b>	<b>\$2,410</b>	<b>\$2,393</b>	<b>\$3,503</b>	<b>\$2,439</b>	<b>\$3,156</b>	<b>\$3,860</b>	<b>\$2,970</b>	<b>\$2,971</b>	<b>\$649</b>	<b>NA</b>
<b>Percent Difference</b>	<b>-28%</b>	<b>-39%</b>	<b>-85%</b>	<b>-25%</b>	<b>-27%</b>	<b>-37%</b>	<b>-16%</b>	<b>-18%</b>	<b>-27%</b>	<b>-3%</b>	<b>NA</b>

FIGURE 5.3: Peer housing rates

- ◆ On average, peer housing rates are 30% higher than NMSU.
- ◆ In 2008, peer housing rates were 23% higher than NMSU, which indicates peer universities have invested more in their housing portfolio providing a market and recruitment advantage.

**P3 HOUSING**

Peer universities have shown a willingness to partner with the private market to help meet their student housing needs. Below is collation of public-private-partnership (“P3”) beds that have been developed at peer universities since 2008.

University	P3 Beds - Post 2008	Total P3 Beds
<b>New Mexico State University</b>	-	-
Arizona State University at Tempe	3,089	8,521
Northern Arizona University	1,126	1,126
Texas Tech University	2,087	4,680
University of Arizona	764	1,127
University of New Mexico	1,892	1,892
University of Texas at El Paso	-	-
Utah State University	480	480
<b>AVERAGE (excluding NMSU)</b>	<b>1,573</b>	<b>2,971</b>

FIGURE 5.4: Peer P3 Housing

- ◆ Partnerships with the outside market have varied at peer universities. On average, NMSU's peers have developed 1,573 beds via the P3 mechanism since 2008.
- ◆ Peer universities have an average of 2,971 P3 developed beds as part of their housing inventory.



# SECTION 6

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# SURVEY ANALYSIS

Brailsford & Dunlavey conducted an electronic survey via the Internet to test the housing preferences of current New Mexico State University students. Data collected by the student survey formed the basis for B&D's recommendations on the types and quantity of housing projected in the Demand Analysis section.

Survey questions were designed to assess current living conditions and preferences for future student housing. Response options were structured to maximize information in the projection of desirable facility characteristics and demand for specific unit types at identified rental rates. Demographic questions allow B&D to organize the responses and analyze demand based on different student characteristics.

## **MARGIN OF ERROR**

To ensure a reliable sample and credible data, B&D made every attempt to reduce non-response bias and minimize the margin of error by developing a consistent survey design and methodology that encouraged all participants to respond to the survey. Upon completion of the survey collection process, results and projections were sorted by various demographic characteristics to refine the demand results. Detailed survey results can be found in Exhibit C of this report.

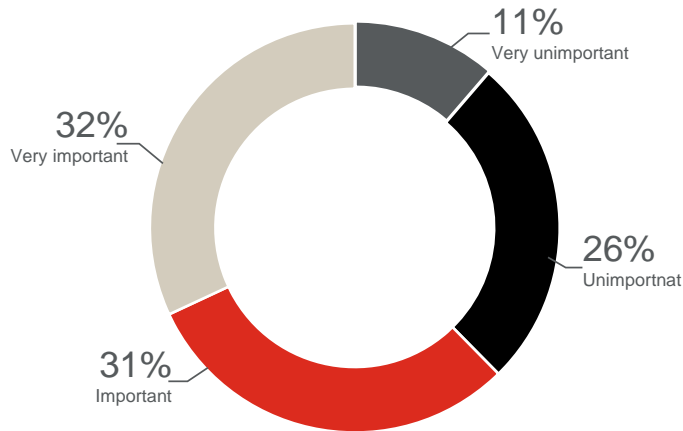
Approximately 2,177 current New Mexico State students participated in the housing survey, yielding a 14% response rate. The margin of error for the survey sample was +/-2.0% based on a 95% confidence interval.

B&D also compared the demographics of the survey respondents to the demographic distribution of New Mexico State students to identify any variances between the two populations and ensure that the survey results could be inferred among the entire University demographic.

Survey sample demographics were consistent with the overall demographics of NMSU with the exception of an over-representation of on-campus and part-time students among the survey sample. Small amounts of skewing in the survey sample is typical and acceptable due to the fact that no single group is grossly over- or under-represented. In addition, B&D's methodology for determining demand allows for the isolation of demographic sub-groups in order to determine their response to any single question.

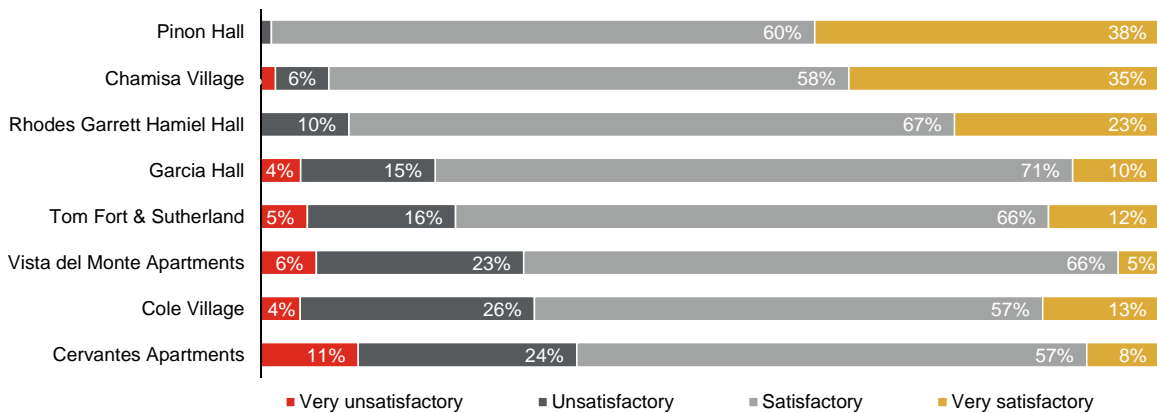
## SUMMARY OF FINDINGS

Survey participants were asked how important the availability of student housing was in their decision to attend NMSU. Nearly 62% of respondents indicated that the availability of housing was either very important or important in their decision. Among students coming to the University from outside of the country, roughly 72% found the availability of housing to be important. This response level may suggest the importance housing plays in the recruitment and eventual retention of New Mexico State students.



**FIGURE 6.1:** How important was the availability of housing in your decision to attend NMSU?

Given the importance placed on the availability of housing, B&D’s analysis gave consideration to its performance via student satisfaction. Overall, students either agreed or strongly agreed with a series of statements related to housing’s ability to have a positive impact on a student’s personal, professional, and academic growth. However, students did not agree that housing provided a cost effective living option or enough leadership opportunities. When satisfaction was considered by each housing facility, more recently developed housing was favored by students. This analysis suggests that newer housing facilities can aid NMSU in the satisfaction of NMSU students’ residential needs.



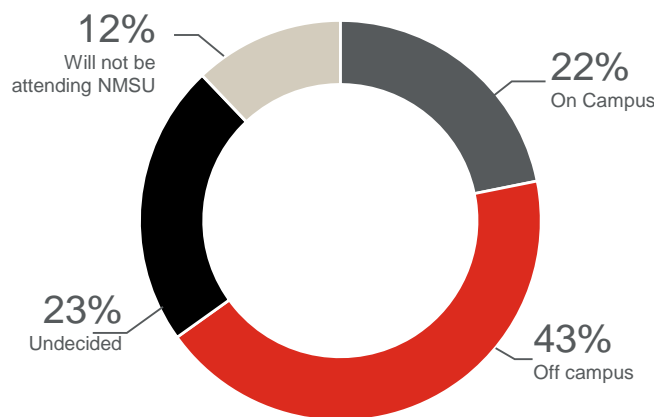
**FIGURE 6.2:** How satisfied are you with your current housing facility?

The preference among students for newer housing inventory led B&D to consider what other factors influenced their housing decision. Students living in on-campus housing showed a preference toward factors that support their academic pursuits via proximity to campus resources. Those in the off-campus market were attracted to factors that promoted an independent lifestyle through greater privacy. This data may suggest the need for any new on-campus housing to incorporate elements of the off-campus market in order to remain competitive among students looking for greater independence and privacy.

On-Campus Students	Percent	Off-Campus Students	Percent
1 Safety and security features	94%	1 Availability of a kitchen	93%
2 Availability of high-speed Internet	94%	2 Total cost of rent and utilities	93%
3 Availability of convenient laundry facilities	93%	3 Availability of convenient laundry facilities	91%
4 Total cost of rent and utilities	92%	4 Availability of a quiet place to study	90%
5 Availability of a quiet place to study	92%	5 Safety and security features	89%
6 Access to NMSU resources	90%	6 Availability of high-speed Internet	87%
7 Availability of my preferred housing unit type	90%	7 Additional living space outside my bedroom	86%
8 Reliable maintenance and custodial services	90%	8 Availability of my preferred housing unit type	85%
9 Live in building with physical features I desire	85%	9 Availability of a private (single) bedroom	84%
10 Proximity to classes	84%	10 Availability of a good building manager	83%

**FIGURE 6.3:** How important were the following factors in your decision on where to live this year?

Considering the different factors that attract students to live on and off campus, the analysis examined where students plan on living in the following academic year. Results revealed that twice as many students plan to live off campus as opposed to on campus, despite high satisfaction levels with on-campus housing. Respondents also indicated that 23% of students are still undecided as to where they will live next year. The large percentage of students that have not committed to on-campus housing may suggest that available inventory may not be accommodating their future needs.



**FIGURE 6.4:** Where do you plan on living next year?

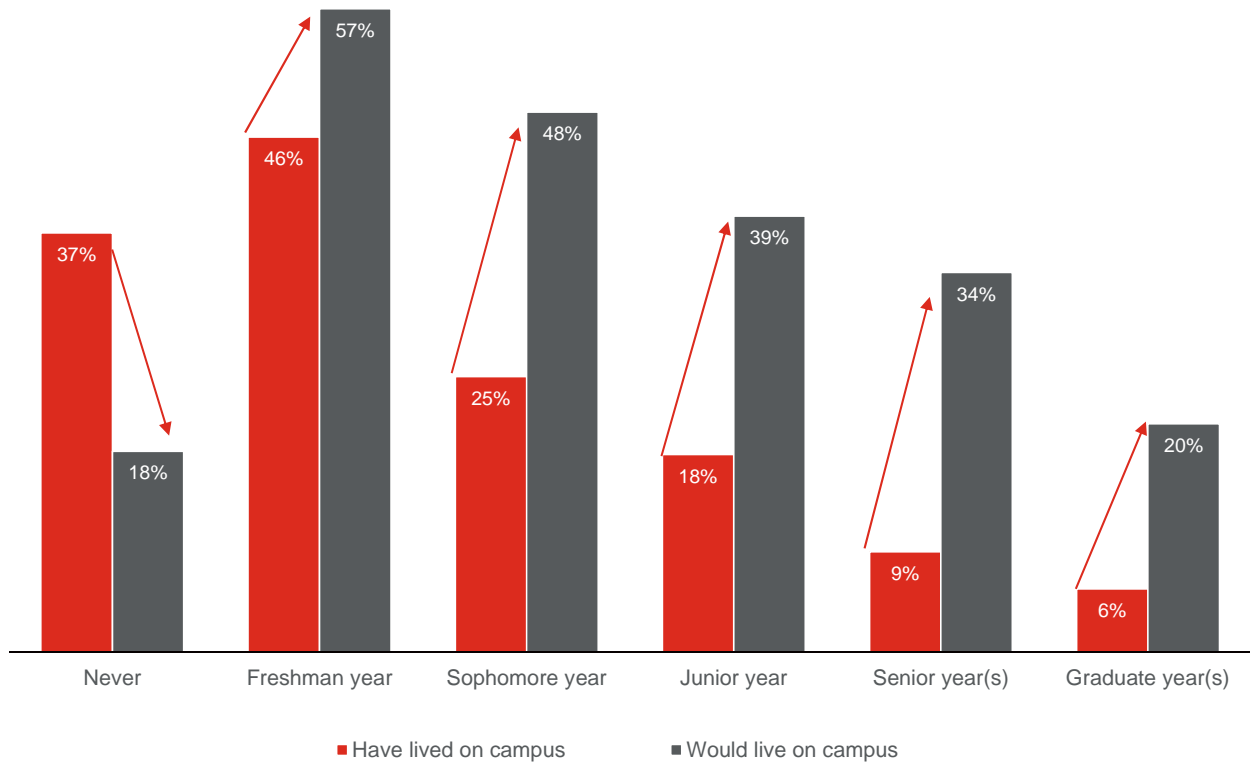
The analysis considered the reasons students were choosing to move into the off-campus market. The three most frequently cited reasons among on- and off-campus students was the need for a cost effective

option, more privacy, and more living space. This analysis indicates that students are moving into the off-campus market to establish a more independent lifestyle at a lower price point. In addition, on-campus students were also interested in facilities in better physical condition, specifically those living in Garcia Hall. In order to remain competitive with off-campus properties, new housing inventory should attempt to emulate features that allow for independence and better aesthetics.

On-Campus Students	Percent	Off-Campus Students	Percent
More cost effective	58%	More cost effective	76%
More living space	56%	Access to my own kitchen	60%
More privacy	48%	More privacy	56%
To have a pet	46%	More living space	56%
Access to my own kitchen	42%	More convenient laundry facilities	49%
Better physical condition of the building	40%	No meal plan requirement	47%
More convenient laundry facilities	40%	Better living unit amenities	40%
Better living unit amenities	38%	Better Internet access	37%
Better Internet access	33%	Fewer rules and regulations	34%
Ability to live with or near friends	29%	To have a pet	33%
Better maintenance and housekeeping	25%	To live in a quieter environment	32%

**FIGURE 6.5:** If considering living off campus next year, why would you prefer to do so?

The intent of students to move off campus led B&D to investigate which years they would live or move back on campus if their preferences were met. Those results were then compared to those years students have lived in NMSU housing to determine if any unmet demand existed. Students indicated that they would live on campus at higher levels in each of their years as a student if NMSU housing met their preferences. These elevated levels of demand may suggest that a large market of students exist that would live on campus if housing matched their preferences. If housing does not address the needs of students, it is possible that occupancy levels will continue to decrease as NMSU's inventory ages.



**FIGURE 6.6:** Which years have you lived in NMSU's student housing? If your housing preferences were met each year, which years would you live in NMSU's student housing?

### HOUSING PREFERENCES

The analysis examined the most important factors chosen by students to consider in a new housing facility. The intent is to determine which factors to incorporate into any new housing facility that may increase its attractiveness to future students. In addition to affordability, the factors that were the most important focused on the issue of campus housing's physical attractiveness and amenities. While 99% of students indicated affordable housing as most important, improving the physical condition (95%), providing and improving attractive amenities (93%), and offering attractive housing to prospective students (91%) were also seen as important.

Further, those factors that are least important to students should be given less attention in order to focus on what will make the new facility a success. Programs that students felt were not as critical to an improved housing system were the creation of new residential communities (84%), better dining programs (81%), and improved housekeeping services (81%). The lower emphasis on these programs may highlight the importance of improving the physical aesthetics of any new housing facility.

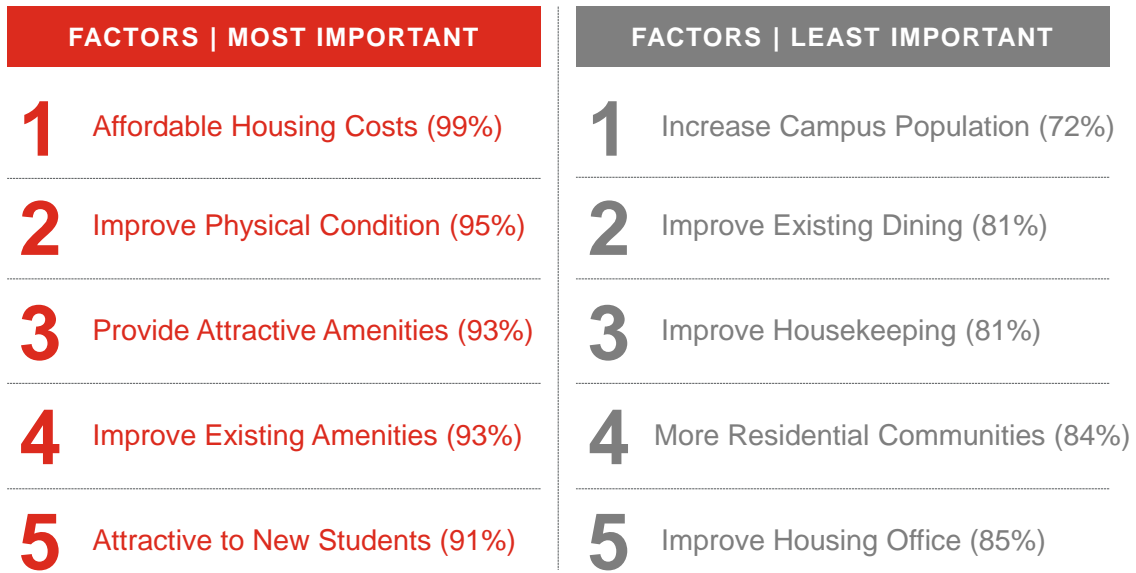


FIGURE 6.7: How important each of the following factors as NMSU considers improvements to on-campus housing?

The survey then asked students to rank the most important physical features as the University considers building new housing. Those features that were indicated as being the most important were associated with housing units that allowed for greater independence. The features that include an in-unit full kitchen (56%), private bedroom (49%), washer and dryer in living unit (36%), and living room are common for students seeking greater privacy. These findings indicate a need by University housing to consider ways that make the living experience more private.

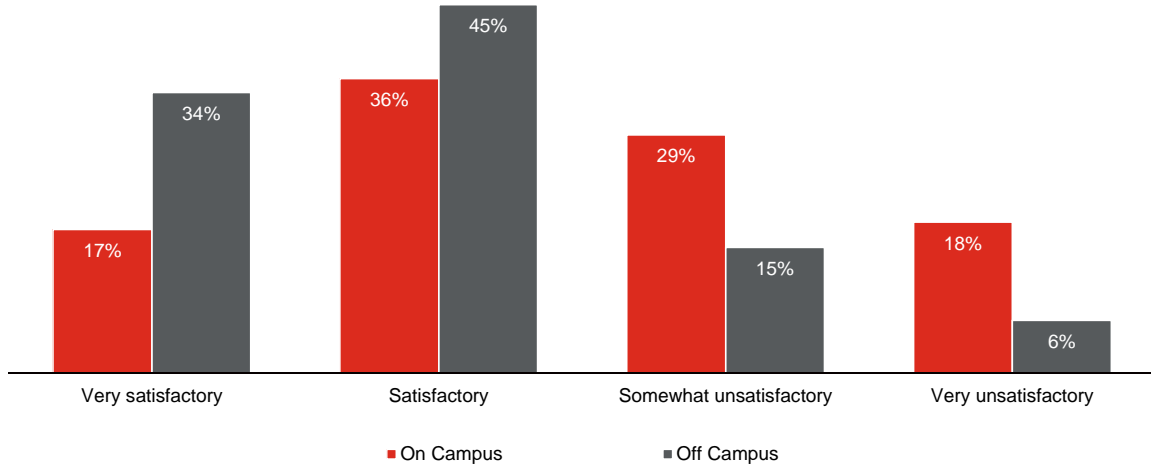
Most Important Physical Features	Percent	Least Important Physical Features	Percent
1 In-unit full kitchen	56%	1 Classrooms/academic facilities in the building	1%
2 In-room wireless Internet access	53%	2 Convenient access to public transportation	3%
3 Private (single) bedroom	49%	3 Other (please specify)	3%
4 Private bathroom	39%	4 Convenient on-campus dining options	4%
5 Washer and dryer in the living unit	36%	5 Social lounge/TV room in the building	5%
6 Convenient location	32%	6 Computer lab in the housing facility/complex	8%
7 On-site parking	25%	7 Environmentally-friendly design and operation	9%
8 Living room	25%	8 Controlled/secured access to the building	9%
9 Fully furnished living unit	23%	9 Quiet study area in the building	12%
10 Full-sized beds	21%	10 Fitness or recreation area(s) in or near housing	12%

FIGURE 6.8: If NMSU built new housing, which five physical features would be the most important to you?

Given the importance of wireless Internet among focus group participants, survey respondents were asked to rate their satisfaction with their connectivity. Those students living on campus had lower levels of satisfaction (53%) than those students living off campus (79%). Half of on-campus students also indicated that they connect at least four devices to their wireless Internet. Satisfaction levels were below 40% in Chamisa Village, Vista Del Monte Apartments, Cervantes Apartments, and Cervantes Village. This analysis suggests that the on-campus infrastructure needed to accommodate Internet use is not sufficient



to meet the demands of today’s students. If these needs are not met, connectivity may become another reason for students to move into the off-campus market.

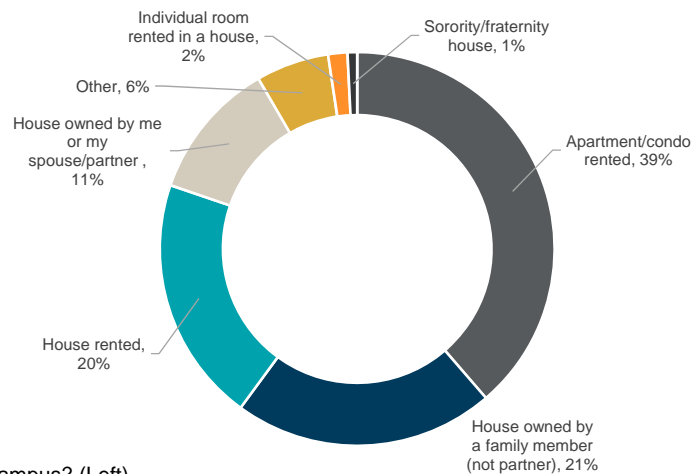


**FIGURE 6.9:** How would you rate your access to the Internet?

**OFF-CAMPUS MARKET**

The survey presented a series of questions to better understand if the students living in the off-campus market would make good candidates to move back on campus. Respondent data revealed that 54% of students are living with housemates similar to ones they would be living with if they returned to campus housing. In Figure 6.11, 61% of students are shown to be living in units that are similar to ones that would be available to them on campus. These results may reveal that there exists a large market of students living off campus who would make suitable candidates to return to University housing if it met their preferences.

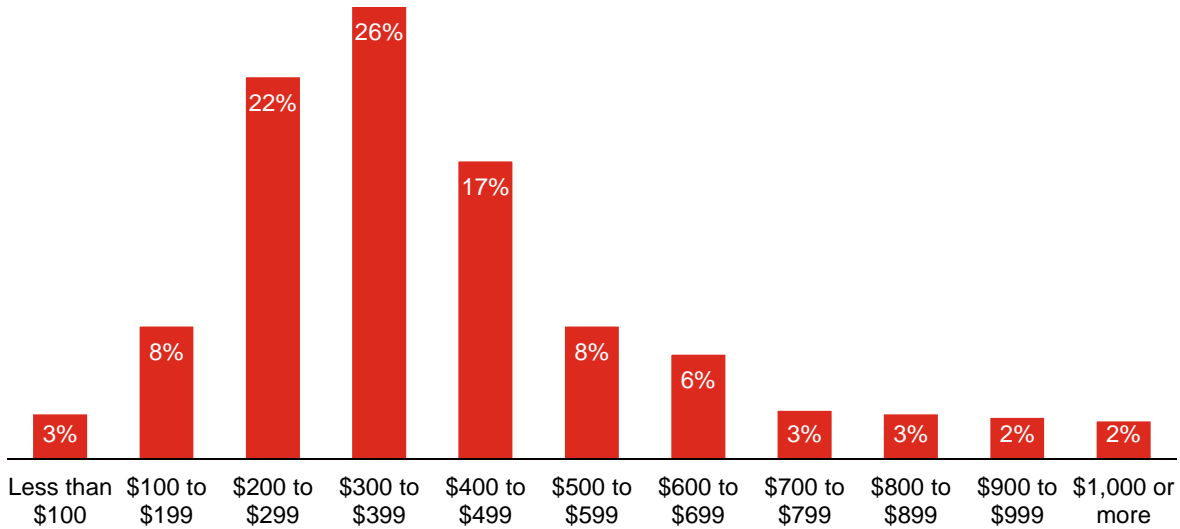
Housemate	Percent
NMSU roommate(s)	33%
With spouse/partner and/or children	25%
With my parent(s) or other relative(s)	19%
I live alone	14%
NMSU and non-NMSU roommate(s)	5%
With other non-NMSU roommate(s)	3%
Other	2%



**FIGURE 6.10:** Whom are you currently living with off campus? (Left)

**FIGURE 6.11:** What type of unit do you live in off campus? (Right)

Feedback from participants revealed that students living in the off-campus market are paying an average of \$409 per month, excluding utilities. This figure should take into consideration that on average, students are sharing the cost of rent with at least one other person. In addition, the average amount each student contributed toward utilities was \$120, bringing the total amount spent by each off-campus student to \$529 per month. Students also reported contributing an average of \$258 toward their security deposit. Additionally, 58% of students identified having a lease that was twelve months or greater.



**FIGURE 6.12:** How much is your share of monthly rent?

# SECTION 7

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# DEMAND ANALYSIS

## OBJECTIVE

B&D developed a detailed model to project the specific level of demand for student housing at New Mexico State University. The model derives demand from electronic survey responses, as well as current and projected enrollment figures provided by the University.

## METHODOLOGY

By utilizing a series of sample unit types (traditional, semi-suite, full-suite, and apartment) with occupancy preferences (single room vs. double room) submitted by students in the electronic survey, B&D's housing demand model projected demand onto the University's fall 2015 total student enrollment.

Survey respondents were provided with a narrative description of potential student housing options at the University that included sample floor plans along with estimated rental rates for each. Following the narrative, respondents were asked to indicate which unit type and occupancy option they would select if available during the present academic year (2015-2016).

To project realistic demand, B&D developed specific target markets consisting of survey respondents who would likely be interested in student housing on campus. A combination of survey data and B&D's expert judgment were used to develop the target market criteria. One project narrative was shown to all students regardless of the length of their attendance at NMSU.

## SUMMARY OF FINDINGS

### PROJECT DESCRIPTION FOR ALL STUDENTS

The proposed unit types and estimated rental rates included in the survey for all students are listed below in the description.

"The next questions refer to your living unit preferences. Several typical student housing designs are shown, along with room rents that would likely be charged to live there. Traditional residence halls feature shared bedrooms and bathrooms, and are generally the least expensive accommodation. Suites offer more space and privacy, but cost more than traditional residences. Apartments offer kitchens and more living space than suites, and are generally the most expensive option. The examples that follow are for illustrative purposes only and are NOT drawn to scale. All rents are given in today's dollars inclusive of utilities, basic telephone with voice mail, and high-speed Internet access."

## PROPOSED UNIT TYPES AND ESTIMATED RENTAL RATES – ALL STUDENTS

### Traditional single occupancy (private) room

- ◆ One furnished private (single) bedroom with a centrally located bathroom outside the room. No common area or kitchen is provided. A dining plan is required for anyone living in this unit type.
- ◆ Estimated Rent: \$2,480/semester/person, \$620/month/person

### Traditional double occupancy (shared) room

- ◆ One furnished double occupancy (shared) bedroom with a centrally located bathroom outside the room. No common area or kitchen is provided. A dining plan is required for anyone living in this unit type.
- ◆ Estimated Rent: \$2,250/semester/person, \$563/month/person

### Semi-suite with single occupancy (private) bedrooms

- ◆ Two furnished single (private) bedrooms with a shared bathroom in the unit. No common area or kitchen is provided. A dining plan is required for anyone living in this unit type.
- ◆ Estimated Rent: \$3,300/semester/person, \$825/month/person

### Greek Housing – Semi-suite with single occupancy (private)

- ◆ Two furnished single (private) bedrooms with a shared bathroom in the unit. No common area or kitchen is provided. A dining plan is required for anyone living in this unit type.
- ◆ Estimated Rent: \$3,300/semester/person, \$825/month/person

### Semi-suite with double occupancy (shared) bedrooms

- ◆ Two furnished double occupancy (shared) bedrooms with a shared bathroom in the unit. No common area or kitchen is provided. A dining plan is required for anyone living in this unit type.
- ◆ Estimated Rent: \$2,800/semester/person, \$700/month/person

### Full-suite with single occupancy (private) bedrooms

- ◆ Two furnished single (private) bedrooms with a shared bathroom and living room in the unit. No kitchen is provided. A dining plan is required for anyone living in this unit type.
- ◆ Estimated Rent: \$3,650/semester/person, \$913/month/person

### Full suite with double occupancy (shared) bedrooms

- ◆ Two furnished double occupancy (shared) bedrooms with a shared bathroom and living room in the unit. No kitchen is provided. A dining plan is required for anyone living in this unit type.
- ◆ Estimated Rent: \$3,250/semester/person, \$813/month/person

Efficiency (studio) apartment for one student

- ◆ An efficiency (studio) apartment with a bathroom, kitchen and living area in the unit. A dining plan is optional for anyone living in this unit type.
- ◆ Estimated Rent: \$3,300/semester/person, \$825/month/person

One-bedroom, one-bathroom apartment with a single occupancy (private) bedroom

- ◆ One furnished single occupancy (private) bedroom with a full kitchen, bathroom, and living room in the unit. A dining plan is optional for anyone living in this unit type.
- ◆ Estimated Rent: \$3,800/semester/person, \$950/month/person

Two-bedroom, two-bathroom apartment with a single occupancy (private) bedrooms

- ◆ Two furnished single occupancy (private) bedrooms with a full kitchen, bathroom, and living room in the unit. A dining plan is optional for anyone living in this unit type.
- ◆ Estimated Rent: \$3,100/semester/person, \$775/month/person

Four-bedroom, two-bathroom apartment with a single occupancy (private) bedrooms

- ◆ Four furnished single occupancy (private) bedrooms with a full kitchen, bathroom, and living room in the unit. A dining plan is optional for anyone living in this unit type.
- ◆ Estimated Rent: \$2,810/semester/person, \$703/month/person

## **DEFINITION OF TARGET MARKET**

To project realistic demand for student housing at New Mexico State University, B&D developed specific target markets consisting of survey respondents who would likely be interested in leasing student housing units.

The target market was defined to include respondents who met the following criteria: 1) are full-time or part-time students; 2) indicated they were very interested / interested in living on campus; and (3) are currently paying rent of \$500 or more per month at an off-campus location *OR* currently live on campus. Respondents not meeting the aforementioned criteria were removed from the demand analysis.

Specialty housing was filtered for those students interested in Greek housing or requiring student family housing. The same filters as above applied to specialty housing as well.

## **TARGET MARKET FINDINGS**

Interest in campus housing was shown for all unit types tested and across all class levels. When filtering demand by class level, current residence, and rent thresholds, B&D projected a demand of 2,878 beds of housing at NMSU given the fall 2015 enrollment. This demand is slightly less than the current design occupancy of housing (211 excess beds).

Enrollment Classification	Enrollment	Capture Rate	Maximum Potential Demand
Freshman	2,264	43%	965
Sophomore	2,279	21%	469
Junior	2,696	15%	409
Senior / Other	5,287	17%	889
Graduate / Other	2,964	5%	146
<b>TOTAL</b>	<b>15,490</b>	<b>19%</b>	<b>2,878</b>
EXISTING BED COUNT			3,089
<b>NET DEMAND (SURPLUS/(DEFICIT))</b>			<b>211</b>

FIGURE 7.1: Demand for fall 2015

With a focus on improving academic success and retention, first-year students should not be placed in apartments or single occupancy units. Adding this assumption into our demand projections indicates that the number of apartments on campus can adequately address demand. Key areas of discrepancy occur within traditional, semi-suite, and full-suite units and should be the primary focus of New Mexico State University. Demand for specialty housing including family and Greek is much less than the current supply. Greek housing is limited in total demand (100 beds) and presents challenges towards the creation of a sustainable on-campus Greek community. Additionally, only 22% of Greek affiliated survey respondents indicated a desire to live in Greek specific housing. The majority of these students preferred to live in a variety of unit types in general student housing.

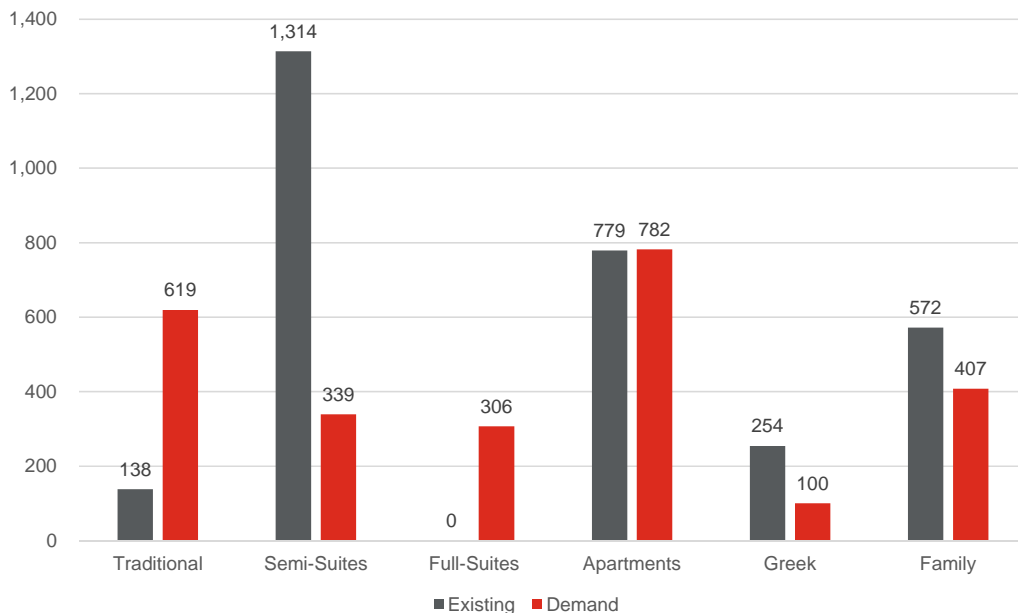


FIGURE 7.2: Demand by housing unit type

It is important to note that increases in the first-time freshman cohorts will increase the demand for traditional, semi-suite, and full-suite units. If the housing capture rate for all freshmen increases from 43% to 60%, an additional 383 beds of demand would exist.



# EXHIBIT **A**

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New Mexico State University  
Housing Master Plan Update  
Off-Campus Housing Analysis  
Property Survey Data

No.	Property Name	Property Address	Miles from Campus	Application Fees	Security Deposit	Market Rental Rates per Month				Square Footage Range				Price per Square Foot				Occupancy Rate	Lease Term	
						1BR	2BR	3BR	4BR	1BR	2BR	3BR	4BR	1BR	2BR	3BR	4BR			
1	The Pavilions At South Fork	435 Ithaca Court	5.0	\$25	NK	\$803	\$895	\$1,075	-	866	1,130	1,393	-	\$0.93	\$0.79	\$0.77	-	NK	3-12 mo	
2	Country Crest Apartments	1804 Wyoming Ave.	0.5	\$25	\$400	\$643	\$723	-	-	765	1,028	-	-	\$0.84	\$0.70	-	-	100%	12 mo	
3	Casa Bandera	855 E. University Ave.	0.6	\$35	\$500	\$715	\$800	\$985	-	733	974	1,168	-	\$0.98	\$0.82	\$0.84	-	98%	12 mo	
4	Sunset Peak Apartments	2108 S. Solano Dr.	3.3	NK	NK	\$585	\$685	\$785	-	750	1,000	1,350	-	\$0.78	\$0.69	\$0.58	-	NK	6-12 mo	
5	Villa Del Telshor Apartments	1955 South Telshor Blvd	2.7	NK	NK	\$545	\$645	\$775	-	750	1,000	1,350	-	\$0.73	\$0.65	\$0.57	-	NK	NK	
6	Colony Garden Apartments	2250 E. Missouri Ave.	1.1	\$0	\$350	\$555	\$689	\$808	-	783	1,127	1,523	-	\$0.71	\$0.61	\$0.53	-	97%	10-12 mo	
7	The Pavilions at University	2060 S. Triviz Dr.	1.1	\$30	\$300	\$781	\$862	\$1,025	-	846	1,087	1,393	-	\$0.92	\$0.79	\$0.74	-	100%	9-12 mo	
8	Omni - Centre Square	2049 Triviz Dr.	1.2	\$25	\$300	\$449	\$557	-	-	625	850	-	-	\$0.72	\$0.65	-	-	95%	3-12 mo	
9	Telshor Manor Apartments	1414 S Telshor Blvd	3.0	NK	NK	\$410	\$465	-	-	650	750	-	-	\$0.63	\$0.62	-	-	NK	NK	
10	The Grove	320 E. Union Ave.	1.4	\$35	\$0	-	\$1,060	\$960	-	-	1,000	1,200	-	-	\$1.06	\$0.80	-	94%	MTM	
11	Park Place	3245 E. University Ave.	1.4	\$35	\$0	\$598	\$690	\$905	-	600	845	1,040	-	\$1.00	\$0.82	\$0.87	-	NK	9-12 mo	
12	Villa Sierra	2200 Corley Dr	1.7	NK	\$250	\$445	\$565	\$665	-	615	842	992	-	\$0.72	\$0.67	\$0.67	-	NK	12 mo	
13	Casa Pueblo	808 E. Idaho Ave.	1.8	\$25	\$213	\$345	\$415	-	-	550	700	-	-	\$0.63	\$0.59	-	-	95%	12 mo	
14	Casas de Soledad	3901 Sonoma Springs Ave	5.0	\$30	NK	\$754	\$911	\$1,216	-	812	1,082	1,375	-	\$0.93	\$0.84	\$0.88	-	NK	NK	
15	Sierra Verde Apartments	2600 East Idaho Ave.	2.2	\$25	\$250	\$575	\$675	\$850	-	650	864	1,107	-	\$0.88	\$0.78	\$0.77	-	93%	6-12 mo	
16	The Casitas at Morningstar	3650 Morning Star Dr	4.7	\$25	NK	\$828	\$925	\$1,050	-	833	1,158	7,731	-	\$0.99	\$0.80	\$0.14	-	NK	NK	
17	Sun Ridge Village	2330 Nevada Ave.	2.6	\$25	\$300	\$560	\$640	-	-	532	700	-	-	\$1.05	\$0.91	-	-	92%	3-12 mo	
18	Regency Pointe	3000 Majestic Ridge	2.7	\$25	\$400	\$605	\$682	\$814	-	716	909	1,140	-	\$0.85	\$0.75	\$0.71	-	100%	6-12 mo	
19	Cuestas	2800 N Roadrunner Pky.	5.0	\$35	NK	\$650	\$723	\$865	-	645	858	1,080	-	\$1.01	\$0.84	\$0.80	-	NK	NK	
20	Woodcrest Apartments	2241 Entrada Del Sol	2.9	\$30	\$533	\$590	\$690	-	-	700	888	-	-	\$0.84	\$0.78	-	-	96%	6-12 mo	
21	Majestic Pointe	3333 Majestic Ridge	3.2	\$25	\$300	\$530	\$650	\$750	-	616	980	1,120	-	\$0.86	\$0.66	\$0.67	-	93%	9-12 mo	
22	Alexis Apartments	3500 Foothills Rd.	3.4	\$15	\$225	\$480	\$633	-	-	683	1,025	-	-	\$0.70	\$0.62	-	-	100%	12 mo	
23	Quail Ridge	251 Roadrunner Pkwy.	4.5	\$0	\$300	\$703	\$830	\$980	-	702	954	1,170	-	-	-	-	-	98%	6-12 mo	
24	High Range Village	301 N. Roadrunner Pkwy.	4.7	\$35	\$175	\$607	\$725	-	-	705	1,023	-	-	\$0.86	\$0.71	-	-	100%	6-12 mo	
25	Casitas de las Cruces	1155 N. Miranda St.	4.9	\$25	\$400	\$515	\$560	\$630	-	650	990	1,050	-	\$0.79	\$0.57	\$0.60	-	NK	NK	
26	Mira Vista Villas	2141 N. Solano Drive	5.0	\$0	\$438	\$446	-	-	-	608	-	-	-	\$0.73	-	-	-	NK	NK	
27	Campus Suites	1615 E University Ave	0.1	\$25	\$600	-	-	-	\$800	-	-	-	NK	-	-	-	NK	NK	6-12 mo.	
28	Four Hills	2595 Mars Avenue	6.4	\$10	\$400	-	-	\$593	\$672	-	-	934	1,143	-	-	\$0.63	\$0.59	-	98%	6 or 12 mo
29	Willow Brook	3260 Venus St.	5.9	\$25	\$325	\$538	\$667	\$875	-	548	839	1,302	-	\$0.98	\$0.80	\$0.67	-	99%	6 or 12 mo	
30	Los Altos	2301 El Camino Real	4.8	\$25	\$594	-	\$606	\$672	-	-	940	1,140	-	-	\$0.64	\$0.59	-	-	NK	NK
<b>PROPERTY AVERAGES (2015)</b>						<b>\$587</b>	<b>\$699</b>	<b>\$868</b>	<b>\$800</b>	<b>690</b>	<b>945</b>	<b>1,538</b>	<b>-</b>	<b>\$0.84</b>	<b>\$0.73</b>	<b>\$0.67</b>	<b>-</b>	<b>97%</b>		

**New Mexico State University  
Housing Master Plan Update  
Off-Campus Housing Analysis  
Population and Household Overview**

Population Overview	1 MILE	3 MILES	5 MILES	Household Overview	1 MILE	3 MILES	5 MILES
2010 Population	11,856	53,850	93,302	2010 Households	4,659	22,302	37,647
2015 Population	11,989	54,477	96,260	2015 Households	4,830	23,076	39,640
<i>Growth Rate from 2000</i>	0.3%	0.3%	0.8%	<i>Growth Rate from 2000</i>	0.9%	0.9%	1.3%
2020 Population	12,046	54,969	97,429	2020 Households	5,106	24,490	42,207
<i>Growth Rate from 2015</i>	0.1%	0.2%	0.2%	<i>Growth Rate from 2015</i>	1.1%	1.2%	1.3%
Population Accommodated	89%	102%	100%	Average Household Size	2.1	2.3	2.3

Source: SitesUSA

**New Mexico State University  
Housing Master Plan Update  
Off-Campus Housing Analysis  
Housing Composition**

Housing Type	2000		2010		2014	
	Number of Units	Percent of Total Units	Number of Units	Percent of Total Units	Number of Units	Percent of Total Units
Single-family	18,770	59%	24,368	61%	27,182	64%
Multi-family	8,834	28%	11,128	28%	11,738	27%
Other	4,048	13%	4,365	11%	3,850	9%
<b>Total</b>	<b>31,652</b>	<b>100%</b>	<b>39,861</b>	<b>100%</b>	<b>42,770</b>	<b>100%</b>

Source: Census

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# EXHIBIT **B**

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**New Mexico State University  
Student Housing Master Plan Update  
Competitive Context Analysis**

University	Affiliation	Tuition <sup>1</sup>		Room & Board <sup>2</sup>
		In-State	Out-of-State	
<b><i>New Mexico State University</i></b>	<b><i>Public</i></b>	<b><i>\$6,092</i></b>	<b><i>\$19,650</i></b>	<b><i>\$7,010</i></b>
Arizona State University at Tempe	Public	\$9,484	\$23,830	\$10,010
Northern Arizona University	Public	\$9,120	\$21,640	\$9,020
Texas Tech University	Public	\$6,597	\$18,297	\$8,405
University of Arizona	Public	\$10,390	\$31,617	\$9,840
University of New Mexico	Public	\$5,007	\$19,464	\$8,580
University of Texas at El Paso <sup>3</sup>	Public	\$5,606	\$17,456	\$9,299
Utah State University	Public	\$5,617	\$18,087	\$5,790
<b>AVERAGE (excluding NMSU)</b>		<b>\$7,403</b>	<b>\$21,484</b>	<b>\$8,608</b>

NOTES:

University statistics are approximate as presented by the universities' 2014-2015 Common Data Set,

<sup>1</sup>Tuition & Fees per year, based on undergraduate status, and 15 credit hours per semester.

<sup>2</sup> Room & Board per year, based on double occupancy traditional unit and 14 meals per week.

<sup>3</sup> UTEP does not offer traditional units or meal plans.

**New Mexico State University**  
**Student Housing Master Plan Update**  
**Competitive Context Analysis**

University	Total Enrollment <sup>1</sup>	Undergraduate Enrollment	Graduate Enrollment	Percent Out-of-State	Freshman Retention <sup>2</sup>
<b><i>New Mexico State University</i></b>	<b>15,829</b>	<b>12,784</b>	<b>3,045</b>	<b>25%</b>	<b>74%</b>
Arizona State University at Tempe	50,358	39,968	10,390	24%	86%
Northern Arizona University	27,715	23,845	3,870	28%	74%
Texas Tech University	35,158	28,632	6,526	6%	83%
University of Arizona	42,236	32,987	9,249	28%	82%
University of New Mexico	27,887	20,857	7,030	10%	79%
University of Texas at El Paso	23,079	19,817	3,262	3%	68%
Utah State University	27,662	24,271	3,391	25%	71%
<b>AVERAGE (excluding NMSU)</b>	<b>33,442</b>	<b>27,197</b>	<b>6,245</b>	<b>18%</b>	<b>78%</b>

<sup>1</sup>Based on freshman Fall 2013 cohort

Enrollment data based on 2014/2015 academic year

**New Mexico State University  
Student Housing Master Plan Update  
Competitive Context Analysis**

University	TRADITIONAL UNITS			SEMI-SUITES		SINGLE APARTMENTS				FAMILY / GRADUATE <sup>1</sup>	
	Single	Double	Triple	2BR / 1BA	2BR / 1BA (double)	Studio	1BR / 1BA	2BR / 1BA	4BR / 2BA	2BR / 1BA	4BR / 2BA
<b>New Mexico State University</b>	<b>\$2,460</b>	<b>\$1,737</b>	<b>\$1,297</b>	<b>\$2,802</b>	<b>\$1,923</b>	<b>\$2,303</b>	<b>\$3,318</b>	<b>\$2,522</b>	<b>\$2,344</b>	<b>\$630</b>	<b>\$856</b>
University of New Mexico	\$2,795	\$2,445		\$2,895	\$2,545						
University of Texas at El Paso						\$2,666		\$2,520	\$2,441		
Texas Tech University	\$2,819	\$2,255	\$1,755				\$3,875		\$3,500		
University of Arizona	\$5,145	\$3,430	\$2,875		\$2,506						
Arizona State University at Tempe	\$3,375	\$2,815		\$4,110	\$3,216	\$3,645	\$3,845	\$3,420			
Northern Arizona University		\$2,468	\$1,968							\$821	
Utah State University	\$1,560	\$1,045			\$1,490					\$477	
<b>Average (excluding NMSU)</b>	<b>\$3,139</b>	<b>\$2,410</b>	<b>\$2,393</b>	<b>\$3,503</b>	<b>\$2,439</b>	<b>\$3,156</b>	<b>\$3,860</b>	<b>\$2,970</b>	<b>\$2,971</b>	<b>\$649</b>	<b>NA</b>
<b>Percent Difference</b>	<b>-28%</b>	<b>-39%</b>	<b>-85%</b>	<b>-25%</b>	<b>-27%</b>	<b>-37%</b>	<b>-16%</b>	<b>-18%</b>	<b>-27%</b>	<b>-3%</b>	<b>NA</b>

**NOTES**

General Note = Rates cited are **per person per semester** for the 2014-15 year.

<sup>1</sup> Monthly rates

NA - Not Applicable

**New Mexico State University  
Student Housing Master Plan Update  
Competitive Context Analysis**

University	P3 Beds - Post 2008	Total P3 Beds
<b><i>New Mexico State University</i></b>	-	-
Arizona State University at Tempe	3,089	8,521
Northern Arizona University	1,126	1,126
Texas Tech University	2,087	4,680
University of Arizona	764	1,127
University of New Mexico	1,892	1,892
University of Texas at El Paso	-	-
Utah State University	480	480
<b>AVERAGE (excluding NMSU)</b>	<b>1,573</b>	<b>2,971</b>

# EXHIBIT C

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**Q1. What is your class standing?**

Count	Percent	
492	22.60%	Freshman
315	14.47%	Sophomore
404	18.56%	Junior
539	24.76%	Senior
388	17.82%	Graduate/Professional
39	1.79%	Other
2177		Respondents

**Q2. What is your current enrollment status?**

Count	Percent	
1989	91.49%	Full time
185	8.51%	Part time
2174		Respondents

**Q3. How did you enter NMSU?**

Count	Percent	
1319	74.10%	First-time student
461	25.90%	Transfer student
1780		Respondents

**Q4. What is your age?**

Count	Percent	
956	44.18%	Under 21
700	32.35%	21 - 25
508	23.48%	25 and over
2164		Respondents

**Q5. What is your gender?**

Count	Percent	
779	36.06%	Male
1372	63.52%	Female
9	0.42%	Other
2160		Respondents

**Q6. What is your marital status?**

Count	Percent	
1722	79.61%	Single
76	3.51%	Single with kids
192	8.88%	Partnered
173	8.00%	Partnered with kids
2163		Respondents

**Q7. What is your ethnic or racial background?**

Count	Percent	
253	11.69%	Two or more races
73	3.37%	American Indian or Alaskan Native
95	4.39%	Asian (including Native Hawaiian/Pacific Islander)
58	2.68%	Black or African American
812	37.52%	Hispanic
9	0.42%	Race and ethnicity unknown
776	35.86%	White
88	4.07%	International
2164		Respondents

**Q8. What is your current residency status?**

Count	Percent	
1932	90.28%	Domestic student (U.S. citizen or permanent resident)
208	9.72%	International student
2140		Respondents

**Q9. In what college/school are you currently enrolled or affiliated?**

Count	Percent	
264	12.30%	Agriculture, Consumer, and Environmental Sciences
369	17.19%	Engineering
667	31.07%	Arts & Sciences
198	9.22%	Health & Social Services
256	11.92%	Education
243	11.32%	Business
126	5.87%	Graduate School
24	1.12%	Other (please specify)
2147		Respondents

**Q10. How far is your home/permanent residence from campus? (If an international student, please enter the name of your home country.)**

Count	Percent	
986	45.99%	45 miles or less
962	44.87%	46 miles or more
196	9.14%	International student (please enter the name of your home country)
2144		Respondents

**Q11. What are the primary sources of funding for your academic expenses (tuition, fees, books, etc.)? SELECT ALL THAT APPLY**

Count	Respondent %	Response %	
1004	46.83%	20.50%	Family support
903	42.12%	18.44%	Personal support
825	38.48%	16.85%	Student loan(s)
1149	53.59%	23.46%	Academic scholarship(s)
36	1.68%	0.74%	Athletic scholarship(s)
684	31.90%	13.97%	Grant(s)
155	7.23%	3.17%	Employer reimbursement or tuition program
141	6.58%	2.88%	Other (please specify)
2144			Respondents
4897			Responses



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**Q12. What was your High School grade point average (GPA) upon entering NMSU?**

Count	Percent	
1009	57.53%	3.5 - 4.0
505	28.79%	3.0 - 3.49
186	10.60%	2.5 - 2.99
43	2.45%	2.0 - 2.49
11	0.63%	Less than 2.0
1754	Respondents	

**Q13. Are you currently in a social fraternity or sorority?**

Count	Percent	
192	10.88%	Yes
1572	89.12%	No
1764	Respondents	

**Q14. In which Greek Chapter are you a member?**

Count	Percent	
1	0.52%	Alpha Gamma Rho
5	2.62%	Phi Delta Theta
12	6.28%	Sigma Chi
13	6.81%	Lambda Chi Alpha
8	4.19%	Pi Kappa Alpha
10	5.24%	Delta Sigma Phi
1	0.52%	Alpha Tau Omega
2	1.05%	Tau Kappa Epsilon
1	0.52%	Sigma Alpha Epsilon
2	1.05%	Pi Kappa Phi
15	7.85%	Kappa Sigma
16	8.38%	Chi Omega
8	4.19%	Zeta Tau Alpha
15	7.85%	Delta Zeta
12	6.28%	Alpha Xi Delta
31	16.23%	Delta Gamma
14	7.33%	Pi Beta Phi
25	13.09%	Other (please specify)
191	Respondents	

**Q15. How interested are you in joining a social fraternity or sorority?**

Count	Percent	
32	2.04%	Very interested
198	12.63%	Interested
635	40.50%	Uninterested
703	44.83%	Very uninterested
1568	Respondents	

**Q16. How important was the availability of on-campus housing in your decision to attend NMSU?**

Count	Percent	
668	31.95%	Very important
636	30.42%	Important
550	26.30%	Unimportant
237	11.33%	Very unimportant
2091	Respondents	

**Q17. What were your impressions of housing when you visited campus?**

Count	Percent	
166	7.99%	Very satisfactory
1381	66.49%	Satisfactory
410	19.74%	Unsatisfactory
120	5.78%	Very unsatisfactory
2077		Respondents

**Q18. When you first decided to attend NMSU, how did you learn about your housing options? SELECT ALL THAT APPLY**

Count	Respondent %	Response %	Response
369	17.64%	8.22%	I did not learn about housing options.
619	29.59%	13.78%	Admissions materials or presentations
712	34.03%	15.85%	New student orientation
696	33.27%	15.50%	Friends/acquaintances
604	28.87%	13.45%	Campus tour
1017	48.61%	22.65%	NMSU website
24	1.15%	0.53%	Other website(s)
59	2.82%	1.31%	College guidebooks or other non-NMSU reference materials
113	5.40%	2.52%	High school counselors
205	9.80%	4.56%	NMSU faculty/staff
73	3.49%	1.63%	Other (please specify)
2092			Respondents
4491			Responses

**Q19. What other schools were you considering before you chose NMSU?**

Count	Percent
1779	100.00%
1779	
	Respondents

**Q20. Which years have you lived in NMSU's student housing? SELECT ALL THAT APPLY, INCLUDING PARTIAL YEARS.**

Count	Respondent %	Response %	Response
779	37.31%	26.70%	None
957	45.83%	32.80%	Freshman year
512	24.52%	17.55%	Sophomore year
367	17.58%	12.58%	Junior year
186	8.91%	6.37%	Senior year (including fifth year and beyond)
117	5.60%	4.01%	Graduate/professional year(s)
2088			Respondents
2918			Responses

**Q21. Where are you currently living while attending NMSU?**

Count	Percent	
927	44.33%	On campus
1164	55.67%	Off campus
2091		Respondents

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**Q22. If you have lived in NMSU student housing at anytime, please indicate your level of agreement with each of the following statements: - Living on campus helped acclimate me to life at NMSU.**

Count	Percent	
542	43.33%	Strongly agree
551	44.04%	Agree
121	9.67%	Disagree
37	2.96%	Strongly disagree
1251		Respondents

**Q23. If you have lived in NMSU student housing at anytime, please indicate your level of agreement with each of the following statements: - Living on campus provided me with a sense of community.**

Count	Percent	
362	29.01%	Strongly agree
567	45.43%	Agree
237	18.99%	Disagree
82	6.57%	Strongly disagree
1248		Respondents

**Q24. If you have lived in NMSU student housing at anytime, please indicate your level of agreement with each of the following statements: - Living on campus had a positive influence on my academic performance.**

Count	Percent	
372	29.59%	Strongly agree
631	50.20%	Agree
191	15.19%	Disagree
63	5.01%	Strongly disagree
1257		Respondents

**Q25. If you have lived in NMSU student housing at anytime, please indicate your level of agreement with each of the following statements: - Living on campus provided me with a safe, secure environment.**

Count	Percent	
382	30.61%	Strongly agree
666	53.37%	Agree
151	12.10%	Disagree
49	3.93%	Strongly disagree
1248		Respondents

**Q26. If you have lived in NMSU student housing at anytime, please indicate your level of agreement with each of the following statements: - Living on campus provided me with leadership opportunities.**

Count	Percent	
180	14.48%	Strongly agree
435	35.00%	Agree
494	39.74%	Disagree
134	10.78%	Strongly disagree
1243		Respondents

**Q27. If you have lived in NMSU student housing at anytime, please indicate your level of agreement with each of the following statements: - Living on campus introduced me to new friends.**

Count	Percent	
515	41.43%	Strongly agree
524	42.16%	Agree
143	11.50%	Disagree
61	4.91%	Strongly disagree
1243		Respondents

**Q28. If you have lived in NMSU student housing at anytime, please indicate your level of agreement with each of the following statements: - Living on campus provided me with a convenient living option.**

Count	Percent	
642	51.48%	Strongly agree
517	41.46%	Agree
66	5.29%	Disagree
22	1.76%	Strongly disagree
1247		Respondents

**Q29. If you have lived in NMSU student housing at anytime, please indicate your level of agreement with each of the following statements: - Living on campus provided me with a cost effective living option.**

Count	Percent	
258	20.72%	Strongly agree
459	36.87%	Agree
327	26.27%	Disagree
201	16.14%	Strongly disagree
1245		Respondents

**Q30. If you have lived in NMSU student housing at anytime, please indicate your level of agreement with each of the following statements: - Living on campus helped me learn about people different from me.**

Count	Percent	
333	26.70%	Strongly agree
582	46.67%	Agree
255	20.45%	Disagree
77	6.17%	Strongly disagree
1247		Respondents

**Q31. If you have lived in NMSU student housing at anytime, please indicate your level of agreement with each of the following statements: - Living on campus enhanced my overall experience at NMSU.**

Count	Percent	
451	36.08%	Strongly agree
579	46.32%	Agree
162	12.96%	Disagree
58	4.64%	Strongly disagree
1250		Respondents

**Q32. Compared to other college or university student housing with which you are familiar, how would you rate NMSU's student housing?**

Count	Percent	
155	7.58%	Very satisfactory
805	39.35%	Satisfactory
343	16.76%	Unsatisfactory
114	5.57%	Very unsatisfactory
629	30.74%	Not familiar with any other college or university student housing
2046		Respondents

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**Q33. If currently living on campus in NMSU student housing, in what building do you reside?**

**Count    Percent**

87	10.27%	Pinon Hall
228	26.92%	Garcia Hall
92	10.86%	Rhodes Garrett Hamiel Hall
186	21.96%	Chamisa Village
66	7.79%	Vista del Monte Apartments
37	4.37%	Cervantes Apartments
97	11.45%	Tom Fort & Sutherland
23	2.72%	Cole Village
31	3.66%	Cervantes Village
847		Respondents

**Q34. If currently living off campus in non-NMSU student housing, where do you reside?**

**Count    Percent**

972	100.00%	
972		Respondents

**Q35. How would you describe your current living conditions?**

**Count    Percent**

165	18.84%	Very satisfactory
551	62.90%	Satisfactory
128	14.61%	Unsatisfactory
32	3.65%	Very unsatisfactory
876		Respondents

**Q36. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Total cost of rent and utilities**

**Count    Percent**

1388	71.33%	Very important
418	21.48%	Important
97	4.98%	Unimportant
43	2.21%	Very unimportant
1946		Respondents

**Q37. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of my preferred housing unit type (double room, private room, apartment, suite, etc.)**

**Count    Percent**

1001	51.81%	Very important
683	35.35%	Important
175	9.06%	Unimportant
73	3.78%	Very unimportant
1932		Respondents

**Q38. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Ability to choose my own roommate(s)**

**Count    Percent**

985	51.17%	Very important
487	25.30%	Important
297	15.43%	Unimportant
156	8.10%	Very unimportant
1925		Respondents

**Q39. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Ability to live in Greek housing**

Count	Percent	
123	6.39%	Very important
109	5.66%	Important
502	26.08%	Unimportant
1191	61.87%	Very unimportant
1925		Respondents

**Q40. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of accommodations for persons with disabilities**

Count	Percent	
243	12.63%	Very important
328	17.05%	Important
594	30.87%	Unimportant
759	39.45%	Very unimportant
1924		Respondents

**Q41. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Parent's or family's wishes**

Count	Percent	
352	18.21%	Very important
587	30.37%	Important
476	24.62%	Unimportant
518	26.80%	Very unimportant
1933		Respondents

**Q42. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to classes**

Count	Percent	
827	42.56%	Very important
734	37.78%	Important
229	11.79%	Unimportant
153	7.87%	Very unimportant
1943		Respondents

**Q43. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to other students**

Count	Percent	
336	17.28%	Very important
639	32.85%	Important
593	30.49%	Unimportant
377	19.38%	Very unimportant
1945		Respondents

**Q44. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to, or availability of, convenient parking or public transportation**

Count	Percent	
724	37.24%	Very important
658	33.85%	Important
370	19.03%	Unimportant
192	9.88%	Very unimportant
1944		Respondents

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**Q45. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to my work**

Count	Percent	
543	28.11%	Very important
605	31.31%	Important
473	24.48%	Unimportant
311	16.10%	Very unimportant
1932		Respondents

**Q46. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to, or availability of, child care**

Count	Percent	
170	8.91%	Very important
187	9.80%	Important
521	27.31%	Unimportant
1030	53.98%	Very unimportant
1908		Respondents

**Q47. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to shopping, entertainment, or restaurants**

Count	Percent	
284	14.79%	Very important
656	34.17%	Important
556	28.96%	Unimportant
424	22.08%	Very unimportant
1920		Respondents

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

Count	Percent	
1235	64.29%	Very important
498	25.92%	Important
107	5.57%	Unimportant
81	4.22%	Very unimportant
1921		Respondents

**Q49. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Reliability of maintenance and custodial services**

Count	Percent	
832	43.33%	Very important
679	35.36%	Important
241	12.55%	Unimportant
168	8.75%	Very unimportant
1920		Respondents

**Q50. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Opportunity to live in a building that has the physical features I desire (furnished, modern, well maintained, attractive, etc.)**

Count	Percent	
758	39.11%	Very important
756	39.01%	Important
290	14.96%	Unimportant
134	6.91%	Very unimportant
1938		Respondents

**Q51. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Flexible lease/rental terms**

Count	Percent	
807	41.79%	Very important
716	37.08%	Important
272	14.09%	Unimportant
136	7.04%	Very unimportant
1931		Respondents

**Q52. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a good building manager or landlord**

Count	Percent	
790	42.54%	Very important
719	38.72%	Important
229	12.33%	Unimportant
119	6.41%	Very unimportant
1857		Respondents

**Q53. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of educational opportunities**

Count	Percent	
675	36.19%	Very important
666	35.71%	Important
339	18.18%	Unimportant
185	9.92%	Very unimportant
1865		Respondents

**Q54. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of leadership opportunities**

Count	Percent	
354	19.12%	Very important
535	28.90%	Important
639	34.52%	Unimportant
323	17.45%	Very unimportant
1851		Respondents

**Q55. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Less restrictive rules and supervision**

Count	Percent	
584	31.43%	Very important
701	37.73%	Important
422	22.71%	Unimportant
151	8.13%	Very unimportant
1858		Respondents

**Q56. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Ability to stay during breaks**

Count	Percent	
930	49.81%	Very important
557	29.83%	Important
259	13.87%	Unimportant
121	6.48%	Very unimportant
1867		Respondents



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**Q57. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a quiet place to study**

Count	Percent	
1123	60.34%	Very important
569	30.57%	Important
116	6.23%	Unimportant
53	2.85%	Very unimportant
1861		Respondents

**Q58. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Access to NMSU resources (computer labs, student services, administrative offices, etc.)**

Count	Percent	
805	43.37%	Very important
614	33.08%	Important
294	15.84%	Unimportant
143	7.70%	Very unimportant
1856		Respondents

**Q59. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Opportunity to be involved in campus activities**

Count	Percent	
486	26.23%	Very important
675	36.43%	Important
443	23.91%	Unimportant
249	13.44%	Very unimportant
1853		Respondents

**Q60. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Opportunity to be involved in NMSU residential communities (living/learning programs, theme communities, etc.)**

Count	Percent	
336	18.11%	Very important
491	26.47%	Important
625	33.69%	Unimportant
403	21.73%	Very unimportant
1855		Respondents

**Q61. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Safety and security features**

Count	Percent	
1026	55.22%	Very important
676	36.38%	Important
96	5.17%	Unimportant
60	3.23%	Very unimportant
1858		Respondents

**Q62. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a private (single) bedroom**

Count	Percent	
934	49.97%	Very important
516	27.61%	Important
311	16.64%	Unimportant
108	5.78%	Very unimportant
1869		Respondents

**Q63. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a private bathroom**

Count	Percent	
851	45.98%	Very important
601	32.47%	Important
312	16.86%	Unimportant
87	4.70%	Very unimportant
1851		Respondents

**Q64. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of additional living space outside my bedroom but within my unit**

Count	Percent	
856	46.25%	Very important
662	35.76%	Important
254	13.72%	Unimportant
79	4.27%	Very unimportant
1851		Respondents

**Q65. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a kitchen**

Count	Percent	
1143	61.68%	Very important
507	27.36%	Important
150	8.09%	Unimportant
53	2.86%	Very unimportant
1853		Respondents

**Q66. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of convenient laundry facilities**

Count	Percent	
1132	60.89%	Very important
572	30.77%	Important
104	5.59%	Unimportant
51	2.74%	Very unimportant
1859		Respondents

**Q67. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Access to campus dining**

Count	Percent	
491	26.44%	Very important
445	23.96%	Important
484	26.06%	Unimportant
437	23.53%	Very unimportant
1857		Respondents

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**Q68. Who made the decision regarding where you lived this year?**

Count	Percent	
1027	54.43%	I did solely
44	2.33%	My parent(s)/guardian(s) solely
500	26.50%	My parent(s)/guardian(s) and I jointly
254	13.46%	My spouse/partner and I jointly
62	3.29%	Other (please specify)
1887		Respondents

**Q69. Where do you plan to live next year?**

Count	Percent	
414	21.82%	On campus
821	43.28%	Off campus
433	22.83%	Undecided on where to live
229	12.07%	Not applicable; I will not be attending NMSU next year.
1897		Respondents

**Q70. If your housing preferences were met each year, when would you live/have lived in NMSU's student housing?**

**SELECT ALL THAT APPLY**

Count	Respondent %	Response %	
337	17.87%	8.27%	Never
1080	57.26%	26.50%	Freshman year
906	48.04%	22.23%	Sophomore year
732	38.81%	17.96%	Junior year
637	33.78%	15.63%	Senior year(s)
383	20.31%	9.40%	Graduate/professional year(s)
1886			Respondents
4075			Responses

**Q71. If considering living OFF CAMPUS next year, why would you prefer to do so? SELECT ALL THAT APPLY**

Count	Respondent %	Response %	Response
81	10.24%	1.43%	I may not be attending NMSU next year.
36	4.55%	0.64%	I am ineligible to live in NMSU's student housing.
203	25.66%	3.59%	To live in a quieter environment
63	7.96%	1.11%	To satisfy my parent's/family's wishes
213	26.93%	3.77%	Fewer rules and regulations
117	14.79%	2.07%	More convenient location
105	13.27%	1.86%	More convenient parking or public transportation
494	62.45%	8.74%	More cost effective
138	17.45%	2.44%	My preferred on-campus living accommodation may not be available
269	34.01%	4.76%	Better Internet access
307	38.81%	5.43%	Better living unit amenities
159	20.10%	2.81%	Better security/safety
230	29.08%	4.07%	Ability to live with or near friends
143	18.08%	2.53%	Ability to live with or near family or partner
394	49.81%	6.97%	More privacy
439	55.50%	7.77%	More living space
233	29.46%	4.12%	No meal plan requirement
371	46.90%	6.57%	Access to my own kitchen
332	41.97%	5.88%	More convenient laundry facilities
298	37.67%	5.27%	Better physical condition of the building
158	19.97%	2.80%	Better building management and staffing
191	24.15%	3.38%	Better maintenance and housekeeping services
25	3.16%	0.44%	Better accessibility for persons with disabilities
175	22.12%	3.10%	To establish residency or credit history in my own name
99	12.52%	1.75%	To live away from other students
338	42.73%	5.98%	To have a pet
40	5.06%	0.71%	Other (please specify)
791	Respondents		
5651	Responses		

**Q72. Where do you currently live off campus?**

Count	Percent	Response
295	38.82%	Apartment/condo rented
4	0.53%	Apartment/condo owned by me or my spouse/partner
7	0.92%	Apartment/condo owned by a family member other than a spouse/partner
6	0.79%	Sorority/fraternity house
154	20.26%	House rented
87	11.45%	House owned by me or my spouse/partner
163	21.45%	House owned by a family member other than a spouse/partner
12	1.58%	Individual room rented in a house
32	4.21%	Other (please specify)
760	Respondents	

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**Q73. With whom do you currently live?**

Count	Percent	
108	13.83%	I live alone
256	32.78%	With other NMSU roommate(s)
21	2.69%	With other non-NMSU roommate(s)
39	4.99%	With both NMSU and non-NMSU roommate(s)
145	18.57%	With my parent(s) or other relative(s)
198	25.35%	With my spouse/partner and/or children
14	1.79%	Other (please specify)
781		Respondents

**Q74. With how many other people do you share your cost of rent?**

Count	Percent	
201	25.94%	I do not pay rent
167	21.55%	No other people; I pay the rent myself
227	29.29%	1 other person
108	13.94%	2 other people
51	6.58%	3 other people
12	1.55%	4 other people
9	1.16%	5 or more other people
775		Respondents

**Q75. What is your *personal* share of monthly rent/housing costs *excluding utilities*?**

Count	Percent	
13	2.56%	Less than \$100
38	7.48%	\$100 - \$199
109	21.46%	\$200 - \$299
129	25.39%	\$300 - \$399
85	16.73%	\$400 - \$499
38	7.48%	\$500 - \$599
30	5.91%	\$600 - \$699
14	2.76%	\$700 - \$799
13	2.56%	\$800 - \$899
12	2.36%	\$900 - \$999
11	2.17%	\$1,000 or more
16	3.15%	I don't know
508		Respondents

**Q76. In addition to your rent, for which of the following utilities do you currently pay? SELECT ALL THAT APPLY**

Count	Respondent %	Response %	
185	23.90%	6.97%	Not applicable; I do not pay for any utilities
248	32.04%	9.34%	Cable/satellite television
302	39.02%	11.37%	Heat
492	63.57%	18.53%	Internet
517	66.80%	19.47%	Electric
297	38.37%	11.19%	Water
189	24.42%	7.12%	Sewer
199	25.71%	7.50%	Telephone
226	29.20%	8.51%	Trash
774			Respondents
2655			Responses

**Q77. How much is your individual monthly cost for all the utilities selected in the previous question?**

Count	Percent	
17	2.99%	Less than \$25
75	13.18%	\$25 - \$49
151	26.54%	\$50 - \$99
137	24.08%	\$100 - \$149
73	12.83%	\$150 - \$199
100	17.57%	\$200 or more
16	2.81%	Don't know
569		Respondents

**Q78. What was your personal share of the security deposit required for your current lease?**

Count	Percent	
64	14.51%	No deposit required
22	4.99%	Less than \$100
80	18.14%	\$100 - \$199
91	20.63%	\$200 - \$299
77	17.46%	\$300 - \$399
39	8.84%	\$400 - \$499
21	4.76%	\$500 - \$599
15	3.40%	\$600 - \$699
4	0.91%	\$700 - \$799
7	1.59%	\$800 - \$899
8	1.81%	\$900 - \$999
2	0.45%	\$1,000 or more
11	2.49%	Don't know
441		Respondents

**Q79. How long is your current lease?**

Count	Percent	
31	6.87%	Not applicable; I have no lease
16	3.55%	More than 12 months
261	57.87%	12 months
37	8.20%	Academic year (approximately 9 months)
35	7.76%	Academic term (e.g., semester)
50	11.09%	Monthly
21	4.66%	Other (please specify)
451		Respondents

**Q80. Please rate how important each of the following factors should be to NMSU as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Provide modern and attractive living environments to students**

Count	Percent	
886	49.92%	Very important
761	42.87%	Important
102	5.75%	Unimportant
26	1.46%	Very unimportant
1775		Respondents

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**Q81. Please rate how important each of the following factors should be to NMSU as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Create more academically-focused residential communities**

Count	Percent	
690	38.83%	Very important
802	45.13%	Important
240	13.51%	Unimportant
45	2.53%	Very unimportant
1777		Respondents

**Q82. Please rate how important each of the following factors should be to NMSU as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Help retain students at NMSU**

Count	Percent	
772	43.69%	Very important
766	43.35%	Important
191	10.81%	Unimportant
38	2.15%	Very unimportant
1767		Respondents

**Q83. Please rate how important each of the following factors should be to NMSU as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Increase the student residential population on campus**

Count	Percent	
540	30.51%	Very important
733	41.41%	Important
425	24.01%	Unimportant
72	4.07%	Very unimportant
1770		Respondents

**Q84. Please rate how important each of the following factors should be to NMSU as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Make NMSU more attractive to prospective students**

Count	Percent	
879	49.52%	Very important
730	41.13%	Important
129	7.27%	Unimportant
37	2.08%	Very unimportant
1775		Respondents

**Q85. Please rate how important each of the following factors should be to NMSU as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Keep housing costs affordable**

Count	Percent	
1511	85.08%	Very important
243	13.68%	Important
13	0.73%	Unimportant
9	0.51%	Very unimportant
1776		Respondents

**Q86. Please rate how important each of the following factors should be to NMSU as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Improve the physical condition of existing campus housing, such as bathroom modernization, new carpeting, new lighting, and painting**

Count	Percent	
1206	67.87%	Very important
488	27.46%	Important
64	3.60%	Unimportant
19	1.07%	Very unimportant
1777		Respondents

**Q87. Please rate how important each of the following factors should be to NMSU as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Improve amenities in existing campus housing, such as room furnishings, lounges, recreation areas, and computing resources**

Count	Percent	
1044	58.95%	Very important
599	33.82%	Important
107	6.04%	Unimportant
21	1.19%	Very unimportant
1771		Respondents

**Q88. Please rate how important each of the following factors should be to NMSU as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Improve student perception of NMSU's housing office**

Count	Percent	
803	45.29%	Very important
698	39.37%	Important
224	12.63%	Unimportant
48	2.71%	Very unimportant
1773		Respondents

**Q89. Please rate how important each of the following factors should be to NMSU as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Improve maintenance services**

Count	Percent	
843	47.73%	Very important
739	41.85%	Important
164	9.29%	Unimportant
20	1.13%	Very unimportant
1766		Respondents

**Q90. Please rate how important each of the following factors should be to NMSU as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Improve housekeeping services**

Count	Percent	
716	40.80%	Very important
711	40.51%	Important
285	16.24%	Unimportant
43	2.45%	Very unimportant
1755		Respondents



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**Q91. Please rate how important each of the following factors should be to NMSU as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Improve existing residential dining programs**

Count	Percent	
747	42.49%	Very important
678	38.57%	Important
269	15.30%	Unimportant
64	3.64%	Very unimportant
1758		Respondents

**Q92. Please rate how important each of the following factors should be to NMSU as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Change existing housing policies and procedures so they are more student friendly**

Count	Percent	
809	45.71%	Very important
718	40.56%	Important
206	11.64%	Unimportant
37	2.09%	Very unimportant
1770		Respondents

**Q93. If NMSU built new housing, which five physical features would be the most important to you? SELECT UP TO FIVE**

Count	Respondent %	Response %	
582	32.41%	6.64%	Convenient location
886	49.33%	10.11%	Private (single) bedroom
700	38.98%	7.99%	Private bathroom
1005	55.96%	11.47%	In-unit full kitchen (sink with garbage disposal, full-sized refrigerator, microwave, stove/oven, and dishwasher)
217	12.08%	2.48%	In-unit kitchenette (sink with dishwasher, small refrigerator, and microwave)
440	24.50%	5.02%	Living room
310	17.26%	3.54%	Storage space
411	22.88%	4.69%	Fully furnished living unit
214	11.92%	2.44%	Fitness or recreation area(s) in or near the housing facility
143	7.96%	1.63%	Computer lab in the housing facility/complex[
359	19.99%	4.10%	Individual temperature controls in living units
383	21.33%	4.37%	Full-sized beds
444	24.72%	5.07%	On-site parking
48	2.67%	0.55%	Convenient access to public transportation
73	4.06%	0.83%	Convenient on-campus dining options
209	11.64%	2.38%	Quiet study area in the building
19	1.06%	0.22%	Classrooms/academic facilities in the building
650	36.19%	7.42%	Washer and dryer in the living unit
257	14.31%	2.93%	Convenient laundry facilities in the building
162	9.02%	1.85%	Controlled/secured access to the building
83	4.62%	0.95%	Social lounge/TV room in the building
955	53.17%	10.90%	In-room wireless Internet access
154	8.57%	1.76%	Environmentally-friendly design and operation
60	3.34%	0.68%	Other (please specify)
1796			Respondents
8764			Responses

**Q94. If NMSU built new housing, which five personal preferences would be the most important to you? SELECT UP TO FIVE**

Count	Respondent %	Response %	Response
386	21.60%	4.66%	24-hour on-site management
925	51.76%	11.18%	Flexible occupancy terms (9, 10, or 12 months, stay over break periods, etc.)
837	46.84%	10.11%	Flexible payment terms (e.g., pay rent monthly)
133	7.44%	1.61%	Convenient child care
526	29.43%	6.35%	Availability of maintenance and custodial services
124	6.94%	1.50%	Availability of NMSU residential communities (Greek housing, living/learning programs, international house, etc.)
283	15.84%	3.42%	Availability of lifestyle or theme communities (smoke free, alcohol free, community service focused, gender specific, etc.)
401	22.44%	4.84%	Fewer rules and regulations
720	40.29%	8.70%	Little or no meal plan requirement
719	40.24%	8.69%	Ability to choose my own NMSU roommates
387	21.66%	4.68%	Ability to live with non- NMSU friends or family
209	11.70%	2.53%	Ability to live near NMSU students who are in my academic program
154	8.62%	1.86%	Proximity to public transportation
327	18.30%	3.95%	Proximity to campus activities
171	9.57%	2.07%	Proximity to retail areas (shopping, entertainment, restaurants, etc.)
827	46.28%	9.99%	Ability to retain the same living unit from year to year
364	20.37%	4.40%	Ability to bring my own furniture
732	40.96%	8.84%	Ability to have pets
52	2.91%	0.63%	Other (please specify)
1787	Respondents		
8277	Responses		

**Q95. How would you rate your access to the Internet in your housing unit?**

Count	Percent	Response
476	26.61%	Very satisfactory
725	40.53%	Satisfactory
380	21.24%	Somewhat unsatisfactory
208	11.63%	Very unsatisfactory
1789	Respondents	

**Q96. Which of the following wireless devices would you want to connect to University wireless? SELECT ALL THAT APPLY**

Count	Respondent %	Response %	Response
1735	96.39%	26.22%	Computer
877	48.72%	13.26%	Television
370	20.56%	5.59%	Blu-ray / DVD Player
718	39.89%	10.85%	Game Console
1595	88.61%	24.11%	Phone
1182	65.67%	17.87%	Tablet
108	6.00%	1.63%	Watch
31	1.72%	0.47%	Other (please specify)
1800	Respondents		
6616	Responses		

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<b>Q97. If all of the unit types described above were available on NMSU's campus at the rents outlined, what would have been your living preference for this academic year (2015-2016)?</b>		
<b>Count</b>	<b>Percent</b>	
206	11.91%	Unit A: Single occupancy (private) bedroom in a traditional residence hall for approximately \$2,480 per person per semester (\$620 per person per month)
190	10.98%	Unit B: Double occupancy (shared) bedroom in a traditional residence hall for approximately \$2,250 per person per semester (\$563 per person per month)
57	3.29%	Unit C: Single occupancy (private) bedroom in a semisuite for approximately \$3,300 per person per semester (\$825 per person per month)
45	2.60%	Unit D: Greek Housing - Single occupancy (private) bedroom in a semisuite for approximately \$3,300 per person per semester (\$825 per person per month)
66	3.82%	Unit E: Double occupancy (shared) bedroom in a semisuite for approximately \$2,800 per person per semester (\$700 per person per month)
62	3.58%	Unit F: Single occupancy (private) bedroom in a full suite for approximately \$3,650 per person per semester (\$913 per person per month)
53	3.06%	Unit G: Double occupancy (shared) bedroom in a full suite for approximately \$3,250 per person per semester (\$813 per person per month)
333	19.25%	Unit H: Single occupancy in an efficiency (studio) apartment for approximately \$3,000 per person per semester (\$750 per person per month)
147	8.50%	Unit I: Single occupancy (private) bedroom in a one-bedroom, one-bathroom apartment for approximately \$3,800 per person per semester (\$950 per person per month)
256	14.80%	Unit J: Single occupancy (private) bedroom in a two-bedroom, one-bathroom apartment for approximately \$3,100 per person per semester (\$775 per person per month)
315	18.21%	Unit K: Single occupancy (private) bedroom in a four-bedroom, two-bathroom apartment for approximately \$2,810 per person per semester (\$703 per person per month)
1730	Respondents	

<b>Q98. If your preferred unit type described above were unavailable, what would your second choice have been for this academic year?</b>		
<b>Count</b>	<b>Percent</b>	
252	14.69%	Unit A: Single occupancy (private) bedroom in a traditional residence hall for approximately \$2,480 per person per semester (\$620 per person per month)
158	9.21%	Unit B: Double occupancy (shared) bedroom in a traditional residence hall for approximately \$2,250 per person per semester (\$563 per person per month)
102	5.94%	Unit C: Single occupancy (private) bedroom in a semisuite for approximately \$3,300 per person per semester (\$825 per person per month)
42	2.45%	Unit D: Greek Housing - Single occupancy (private) bedroom in a semisuite for approximately \$3,300 per person per semester (\$825 per person per month)
95	5.54%	Unit E: Double occupancy (shared) bedroom in a semisuite for approximately \$2,800 per person per semester (\$700 per person per month)
77	4.49%	Unit F: Single occupancy (private) bedroom in a full suite for approximately \$3,650 per person per semester (\$913 per person per month)
67	3.90%	Unit G: Double occupancy (shared) bedroom in a full suite for approximately \$3,250 per person per semester (\$813 per person per month)
223	13.00%	Unit H: Single occupancy in an efficiency (studio) apartment for approximately \$3,000 per person per semester (\$750 per person per month)
184	10.72%	Unit I: Single occupancy (private) bedroom in a one-bedroom, one-bathroom apartment for approximately \$3,800 per person per semester (\$950 per person per month)
294	17.13%	Unit J: Single occupancy (private) bedroom in a two-bedroom, one-bathroom apartment for approximately \$3,100 per person per semester (\$775 per person per month)
222	12.94%	Unit K: Single occupancy (private) bedroom in a four-bedroom, two-bathroom apartment for approximately \$2,810 per person per semester (\$703 per person per month)
1716	Respondents	

**Q99. If higher-end apartments were available with expanded amenities (pool, entertainment center, BBQ grills, hardwood floors, full-sized kitchen, etc.), would you be interested in renting one at a 20-25% premium?**

Count	Percent	
928	53.77%	Yes
798	46.23%	No
1726	Respondents	

**Q100. Please feel free to provide any additional comments or suggestions regarding this survey. All comments will be shared with NMSU's administration but none will be personally attributable to any individual student.**

Count	Percent	
635	100.00%	
635	Respondents	

# EXHIBIT **D**

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New Mexico State University  
Housing Master Plan Update  
Demand Forecast Scenario - Enrollment Growth

2015 - 2016

Enrollment Classification	Enrolled Population	Current Capture Rate	Current Occupancy
Freshman	2,264	43%	984
Sophomore	2,279	22%	497
Junior	2,696	13%	341
Senior / Other	5,287	10%	505
Graduate / Other	2,964	5%	160
<b>TOTAL</b>	<b>15,490</b>	<b>16%</b>	<b>2,487</b>

2015 - 2016

Enrollment Classification	Enrollment	Capture Rate	Maximum Potential Demand	Traditional Single	Traditional Double	Semi-Suite Single	Greek Housing Single	Semi-Suite Double	Full-Suite Single	Full-Suite Double	Studio Apt Single	One-Bedroom Apt Single	Two-Bedroom Apt Single	Four-Bedroom Apt Single	Family Housing Unit
Freshman	2,264	43%	965	171	264	137	44	143	95	110	0	0	0	0	0
Sophomore	2,279	21%	469	33	50	6	18	18	12	12	68	26	83	109	35
Junior	2,696	15%	409	10	16	4	6	2	23	17	89	68	32	65	76
Senior / Other	5,287	17%	889	47	8	8	31	17	33	4	138	115	142	96	249
Graduate / Other	2,964	5%	146	15	5	2	2	2	0	0	29	15	22	8	47
<b>TOTAL</b>	<b>15,490</b>	<b>19%</b>	<b>2,878</b>	<b>276</b>	<b>343</b>	<b>157</b>	<b>100</b>	<b>181</b>	<b>164</b>	<b>143</b>	<b>324</b>	<b>224</b>	<b>279</b>	<b>279</b>	<b>407</b>
EXISTING BED COUNT			3,089	0	138	0	254	1,314	0	0	32	9	634	136	572
<b>NET DEMAND (SURPLUS/(DEFICIT))</b>			<b>211</b>	<b>(276)</b>	<b>(343)</b>	<b>(157)</b>	<b>154</b>	<b>1,133</b>	<b>(164)</b>	<b>(143)</b>	<b>(292)</b>	<b>(210)</b>	<b>355</b>	<b>(142)</b>	<b>165</b>

2016 - 2017

Enrollment Classification	Enrollment	Capture Rate	Maximum Potential Demand	Traditional Single	Traditional Double	Semi-Suite Single	Greek Housing Single	Semi-Suite Double	Full-Suite Single	Full-Suite Double	Studio Apt Single	One-Bedroom Apt Single	Two-Bedroom Apt Single	Four-Bedroom Apt Single	Family Housing Unit
Freshman	2,377	43%	1,013	180	277	144	46	150	100	115	0	0	0	0	0
Sophomore	2,393	21%	493	34	53	6	19	19	12	12	71	28	87	115	37
Junior	2,831	15%	429	10	17	4	6	2	25	18	94	71	34	69	80
Senior / Other	5,551	17%	934	50	9	9	32	17	35	4	145	121	149	101	262
Graduate / Other	3,038	5%	149	15	5	2	2	2	0	0	29	15	22	8	48
<b>TOTAL</b>	<b>16,190</b>	<b>19%</b>	<b>3,018</b>	<b>289</b>	<b>360</b>	<b>165</b>	<b>105</b>	<b>190</b>	<b>172</b>	<b>150</b>	<b>339</b>	<b>235</b>	<b>292</b>	<b>293</b>	<b>427</b>
EXISTING BED COUNT			3,089	0	138	0	254	1,314	0	0	32	9	634	136	572
<b>NET DEMAND (SURPLUS/(DEFICIT))</b>			<b>71</b>	<b>(289)</b>	<b>(360)</b>	<b>(165)</b>	<b>149</b>	<b>1,124</b>	<b>(172)</b>	<b>(150)</b>	<b>(347)</b>	<b>(236)</b>	<b>342</b>	<b>(142)</b>	<b>145</b>

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2017 - 2018

Enrollment Classification	Enrollment	Capture Rate	Maximum Potential Demand	Traditional Single	Traditional Double	Semi-Suite Single	Greek Housing Single	Semi-Suite Double	Full-Suite Single	Full-Suite Double	Studio Apt Single	One-Bedroom Apt Single	Two-Bedroom Apt Single	Four-Bedroom Apt Single	Family Housing Unit
Freshman	2,496	43%	1,064	189	291	151	49	158	105	121	0	0	0	0	0
Sophomore	2,513	21%	517	36	55	7	20	20	13	13	75	29	91	121	39
Junior	2,972	15%	451	11	18	4	7	2	26	18	98	75	35	72	84
Senior / Other	5,829	17%	981	52	9	9	34	18	37	5	152	127	157	106	275
Graduate / Other	3,114	5%	153	16	5	2	2	2	0	0	30	16	23	8	49
<b>TOTAL</b>	<b>16,924</b>	<b>19%</b>	<b>3,165</b>	<b>304</b>	<b>378</b>	<b>174</b>	<b>111</b>	<b>200</b>	<b>181</b>	<b>157</b>	<b>355</b>	<b>246</b>	<b>306</b>	<b>307</b>	<b>447</b>
EXISTING BED COUNT			3,089	0	138	0	254	1,314	0	0	32	9	634	136	572
<b>NET DEMAND (SURPLUS/(DEFICIT))</b>			<b>(724)</b>	<b>(304)</b>	<b>(640)</b>	<b>(174)</b>	<b>143</b>	<b>1,114</b>	<b>(181)</b>	<b>(157)</b>	<b>(320)</b>	<b>(246)</b>	<b>328</b>	<b>(171)</b>	<b>125</b>

2018 - 2019

Enrollment Classification	Enrollment	Capture Rate	Maximum Potential Demand	Traditional Single	Traditional Double	Semi-Suite Single	Greek Housing Single	Semi-Suite Double	Full-Suite Single	Full-Suite Double	Studio Apt Single	One-Bedroom Apt Single	Two-Bedroom Apt Single	Four-Bedroom Apt Single	Family Housing Unit
Freshman	2,621	43%	1,117	198	306	159	51	166	110	127	0	0	0	0	0
Sophomore	2,638	21%	543	38	58	7	21	21	14	14	78	31	96	127	41
Junior	3,121	15%	473	12	18	5	7	2	27	19	103	79	37	76	88
Senior / Other	6,120	17%	1,030	55	10	10	36	19	39	5	160	133	165	111	289
Graduate / Other	3,192	5%	157	16	5	2	2	2	0	0	31	16	23	9	50
<b>TOTAL</b>	<b>17,692</b>	<b>19%</b>	<b>3,320</b>	<b>318</b>	<b>397</b>	<b>182</b>	<b>116</b>	<b>210</b>	<b>190</b>	<b>165</b>	<b>372</b>	<b>258</b>	<b>321</b>	<b>322</b>	<b>468</b>
EXISTING BED COUNT			3,089	0	138	0	254	1,314	0	0	32	9	634	136	572
<b>NET DEMAND (SURPLUS/(DEFICIT))</b>			<b>(211)</b>	<b>(318)</b>	<b>(299)</b>	<b>(182)</b>	<b>138</b>	<b>1,104</b>	<b>(190)</b>	<b>(165)</b>	<b>(340)</b>	<b>(249)</b>	<b>313</b>	<b>(190)</b>	<b>104</b>

2019 - 2020

Enrollment Classification	Enrollment	Capture Rate	Maximum Potential Demand	Traditional Single	Traditional Double	Semi-Suite Single	Greek Housing Single	Semi-Suite Double	Full-Suite Single	Full-Suite Double	Studio Apt Single	One-Bedroom Apt Single	Two-Bedroom Apt Single	Four-Bedroom Apt Single	Family Housing Unit
Freshman	2,752	43%	1,173	208	321	167	53	174	116	134	0	0	0	0	0
Sophomore	2,770	21%	570	40	61	7	22	22	14	14	82	32	101	133	43
Junior	3,277	15%	497	12	19	5	7	2	28	20	109	83	39	79	93
Senior / Other	6,426	17%	1,081	58	10	10	37	20	40	5	168	140	173	117	303
Graduate / Other	3,272	5%	161	16	5	2	2	2	0	0	32	16	24	9	52
<b>TOTAL</b>	<b>18,497</b>	<b>19%</b>	<b>3,482</b>	<b>334</b>	<b>417</b>	<b>191</b>	<b>122</b>	<b>220</b>	<b>199</b>	<b>173</b>	<b>390</b>	<b>271</b>	<b>337</b>	<b>338</b>	<b>490</b>
EXISTING BED COUNT			3,089	0	138	0	254	1,314	0	0	32	9	634	136	572
<b>NET DEMAND (SURPLUS/(DEFICIT))</b>			<b>(333)</b>	<b>(334)</b>	<b>(279)</b>	<b>(191)</b>	<b>132</b>	<b>1,094</b>	<b>(199)</b>	<b>(173)</b>	<b>(340)</b>	<b>(242)</b>	<b>297</b>	<b>(203)</b>	<b>82</b>



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2020 - 2021

Enrollment Classification	Enrollment	Capture Rate	Maximum Potential Demand	Traditional Single	Traditional Double	Semi-Suite Single	Greek Housing Single	Semi-Suite Double	Full-Suite Single	Full-Suite Double	Studio Apt Single	One-Bedroom Apt Single	Two-Bedroom Apt Single	Four-Bedroom Apt Single	Family Housing Unit
Freshman	2,890	43%	1,231	219	337	175	56	182	122	140	0	0	0	0	0
Sophomore	2,909	21%	599	42	64	8	23	23	15	15	86	34	106	140	45
Junior	3,441	15%	522	13	20	5	8	3	30	21	114	87	41	83	97
Senior / Other	6,748	17%	1,135	60	11	11	39	21	42	5	176	146	182	123	318
Graduate / Other	3,353	5%	165	17	6	2	2	2	0	0	33	17	25	9	53
<b>TOTAL</b>	<b>19,340</b>	<b>19%</b>	<b>3,652</b>	<b>350</b>	<b>437</b>	<b>201</b>	<b>128</b>	<b>231</b>	<b>209</b>	<b>182</b>	<b>409</b>	<b>284</b>	<b>353</b>	<b>355</b>	<b>513</b>
EXISTING BED COUNT			3,089	0	138	0	254	1,314	0	0	32	9	634	136	572
<b>NET DEMAND (SURPLUS/(DEFICIT))</b>			<b>(637)</b>	<b>(350)</b>	<b>(299)</b>	<b>(201)</b>	<b>126</b>	<b>1,083</b>	<b>(209)</b>	<b>(182)</b>	<b>(377)</b>	<b>(276)</b>	<b>281</b>	<b>(215)</b>	<b>59</b>

2021 - 2022

Enrollment Classification	Enrollment	Capture Rate	Maximum Potential Demand	Traditional Single	Traditional Double	Semi-Suite Single	Greek Housing Single	Semi-Suite Double	Full-Suite Single	Full-Suite Double	Studio Apt Single	One-Bedroom Apt Single	Two-Bedroom Apt Single	Four-Bedroom Apt Single	Family Housing Unit
Freshman	3,034	43%	1,293	229	354	184	59	192	128	147	0	0	0	0	0
Sophomore	3,054	21%	629	44	67	8	24	24	16	16	91	35	111	147	47
Junior	3,613	15%	548	13	21	5	8	3	31	22	120	91	43	87	102
Senior / Other	7,085	17%	1,192	64	11	11	41	22	45	6	185	154	191	129	334
Graduate / Other	3,437	5%	169	17	6	2	2	2	0	0	33	17	25	9	54
<b>TOTAL</b>	<b>20,223</b>	<b>19%</b>	<b>3,830</b>	<b>367</b>	<b>459</b>	<b>211</b>	<b>134</b>	<b>243</b>	<b>219</b>	<b>191</b>	<b>429</b>	<b>298</b>	<b>370</b>	<b>372</b>	<b>538</b>
EXISTING BED COUNT			3,089	0	138	0	254	1,314	0	0	32	9	634	136	572
<b>NET DEMAND (SURPLUS/(DEFICIT))</b>			<b>(743)</b>	<b>(367)</b>	<b>(321)</b>	<b>(211)</b>	<b>120</b>	<b>1,071</b>	<b>(219)</b>	<b>(191)</b>	<b>(397)</b>	<b>(299)</b>	<b>264</b>	<b>(210)</b>	<b>34</b>

2022 - 2023

Enrollment Classification	Enrollment	Capture Rate	Maximum Potential Demand	Traditional Single	Traditional Double	Semi-Suite Single	Greek Housing Single	Semi-Suite Double	Full-Suite Single	Full-Suite Double	Studio Apt Single	One-Bedroom Apt Single	Two-Bedroom Apt Single	Four-Bedroom Apt Single	Family Housing Unit
Freshman	3,186	43%	1,358	241	371	193	62	201	134	155	0	0	0	0	0
Sophomore	3,207	21%	660	46	70	8	25	25	17	17	95	37	117	154	50
Junior	3,794	15%	575	14	22	6	8	3	33	24	126	96	45	92	107
Senior / Other	7,439	17%	1,252	67	12	12	43	23	47	6	194	162	200	135	351
Graduate / Other	3,523	5%	173	18	6	2	2	2	0	0	34	18	26	9	55
<b>TOTAL</b>	<b>21,149</b>	<b>19%</b>	<b>4,018</b>	<b>385</b>	<b>482</b>	<b>221</b>	<b>141</b>	<b>255</b>	<b>230</b>	<b>201</b>	<b>449</b>	<b>312</b>	<b>388</b>	<b>391</b>	<b>563</b>
EXISTING BED COUNT			3,089	0	138	0	254	1,314	0	0	32	9	634	136	572
<b>NET DEMAND (SURPLUS/(DEFICIT))</b>			<b>(928)</b>	<b>(385)</b>	<b>(344)</b>	<b>(221)</b>	<b>113</b>	<b>1,059</b>	<b>(230)</b>	<b>(201)</b>	<b>(377)</b>	<b>(303)</b>	<b>246</b>	<b>(253)</b>	<b>9</b>

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2023 - 2024

Enrollment Classification	Enrollment	Capture Rate	Maximum Potential Demand	Traditional Single	Traditional Double	Semi-Suite Single	Greek Housing Single	Semi-Suite Double	Full-Suite Single	Full-Suite Double	Studio Apt Single	One-Bedroom Apt Single	Two-Bedroom Apt Single	Four-Bedroom Apt Single	Family Housing Unit
Freshman	3,345	43%	1,425	253	390	203	65	211	141	163	0	0	0	0	0
Sophomore	3,367	21%	693	48	74	9	26	26	17	17	100	39	122	162	52
Junior	3,983	15%	604	15	24	6	9	3	34	25	132	100	47	96	112
Senior / Other	7,811	17%	1,314	70	12	12	45	25	49	6	204	170	210	142	368
Graduate / Other	3,611	5%	178	18	6	2	2	2	0	0	35	18	27	10	57
<b>TOTAL</b>	<b>22,118</b>	<b>19%</b>	<b>4,214</b>	<b>404</b>	<b>506</b>	<b>232</b>	<b>148</b>	<b>267</b>	<b>242</b>	<b>211</b>	<b>471</b>	<b>327</b>	<b>406</b>	<b>410</b>	<b>590</b>
EXISTING BED COUNT			3,089	0	138	0	254	1,314	0	0	32	9	634	136	572
<b>NET DEMAND (SURPLUS/(DEFICIT))</b>			<b>(1,125)</b>	<b>(394)</b>	<b>(168)</b>	<b>(232)</b>	<b>106</b>	<b>1,047</b>	<b>(242)</b>	<b>(211)</b>	<b>(349)</b>	<b>(316)</b>	<b>228</b>	<b>(275)</b>	<b>(18)</b>

2024 - 2025

Enrollment Classification	Enrollment	Capture Rate	Maximum Potential Demand	Traditional Single	Traditional Double	Semi-Suite Single	Greek Housing Single	Semi-Suite Double	Full-Suite Single	Full-Suite Double	Studio Apt Single	One-Bedroom Apt Single	Two-Bedroom Apt Single	Four-Bedroom Apt Single	Family Housing Unit
Freshman	3,512	43%	1,497	266	410	213	68	222	148	171	0	0	0	0	0
Sophomore	3,535	21%	728	50	78	9	28	28	18	18	105	41	129	170	55
Junior	4,182	15%	634	15	25	6	9	3	36	26	139	105	50	101	118
Senior / Other	8,202	17%	1,380	74	13	13	48	26	52	6	214	178	221	149	387
Graduate / Other	3,702	5%	182	19	6	2	2	2	0	0	36	19	27	10	58
<b>TOTAL</b>	<b>23,134</b>	<b>19%</b>	<b>4,420</b>	<b>424</b>	<b>531</b>	<b>244</b>	<b>155</b>	<b>281</b>	<b>254</b>	<b>221</b>	<b>493</b>	<b>343</b>	<b>426</b>	<b>430</b>	<b>618</b>
EXISTING BED COUNT			3,089	0	138	0	254	1,314	0	0	32	9	634	136	572
<b>NET DEMAND (SURPLUS/(DEFICIT))</b>			<b>(1,331)</b>	<b>(424)</b>	<b>(393)</b>	<b>(244)</b>	<b>99</b>	<b>1,033</b>	<b>(254)</b>	<b>(221)</b>	<b>(343)</b>	<b>(334)</b>	<b>208</b>	<b>(293)</b>	<b>(53)</b>

2025 - 2026

Enrollment Classification	Enrollment	Capture Rate	Maximum Potential Demand	Traditional Single	Traditional Double	Semi-Suite Single	Greek Housing Single	Semi-Suite Double	Full-Suite Single	Full-Suite Double	Studio Apt Single	One-Bedroom Apt Single	Two-Bedroom Apt Single	Four-Bedroom Apt Single	Family Housing Unit
Freshman	3,688	43%	1,572	279	430	224	72	233	155	179	0	0	0	0	0
Sophomore	3,712	21%	764	53	82	10	29	29	19	19	110	43	135	178	57
Junior	4,391	15%	666	16	26	7	10	3	38	27	145	111	52	106	124
Senior / Other	8,612	17%	1,449	77	14	14	50	27	54	7	225	187	232	157	406
Graduate / Other	3,794	5%	187	19	6	3	3	3	0	0	37	19	28	10	60
<b>TOTAL</b>	<b>24,198</b>	<b>19%</b>	<b>4,637</b>	<b>444</b>	<b>557</b>	<b>256</b>	<b>163</b>	<b>295</b>	<b>267</b>	<b>232</b>	<b>517</b>	<b>360</b>	<b>447</b>	<b>451</b>	<b>647</b>
EXISTING BED COUNT			3,089	0	138	0	254	1,314	0	0	32	9	634	136	572
<b>NET DEMAND (SURPLUS/(DEFICIT))</b>			<b>(1,540)</b>	<b>(444)</b>	<b>(419)</b>	<b>(256)</b>	<b>91</b>	<b>1,019</b>	<b>(267)</b>	<b>(232)</b>	<b>(380)</b>	<b>(351)</b>	<b>187</b>	<b>(315)</b>	<b>(17)</b>

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