

STUDENT HOUSING MARKET & FINANCIAL ANALYSIS

WICHITA STATE UNIVERSITY

DECEMBER 2015

FINAL REPORT



PREFACE

In July of 2015, Wichita State University (“WSU,” “University”) and GLMV Architecture (“GLMV”) engaged Brailsford & Dunlavey (“B&D”) to complete a Student Housing Market & Financial Analysis (“Study”) to evaluate the demand for and feasibility of new housing on the WSU campus. The study focused on understanding the additional student demand for housing units on the Innovation Campus in the context of WSU’s strategic goals. B&D’s scope of work included stakeholder interviews, an analysis of the off-campus housing market in Wichita, KS, an Internet-based student survey, demand analysis and financial modeling.

This report sets forth B&D’s findings and recommendations as part of the Study. The findings contained herein represent the professional opinions of B&D’s personnel based on assumptions and conditions detailed in this report. B&D has conducted research using both primary and secondary information sources which were deemed reliable, but whose accuracy cannot be guaranteed.

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EXECUTIVE SUMMARY



INTRODUCTION

In July of 2015, Wichita State University (“WSU”, “University”) and GLMV Architecture (“GLMV”) engaged Brailsford & Dunlavy (“B&D”) to complete a Student Housing Market & Financial Analysis to evaluate the demand for and feasibility of new housing on the WSU campus. The study focused on understanding the additional student demand for housing units on the Innovation Campus in the context of WSU’s strategic goals. B&D’s scope of work included stakeholder interviews, an analysis of the off-campus housing market in Wichita, KS, an Internet-based student survey, demand analysis, and financial modeling.

MAIN FINDINGS

MARKET ANALYSIS

B&D conducted an analysis of the off-campus housing market in order to accurately identify the nature of the private rental stock available to WSU students. Overall, the Wichita rental market provides low cost, amenity-rich options for students in a variety of unit types. However, the older rental stock located directly adjacent to campus is generally of below average quality and is not student focused. Newer options with added amenities are generally concentrated to the northeast of campus but are further away from WSU and require students to commute.

On average, rental rates identified in the off-campus market are \$429 per month per bedroom. These rates typically do not cover utilities. While these are significantly lower priced than on-campus housing options, WSU can highlight the competitive advantages of living on campus such as a convenient location, in a high-quality, student-centric housing environment.

In August 2015, B&D initiated an on-line student survey to understand students’ current living arrangements, housing preferences, and demand for new on-campus housing. In total, 1,534 students responded and provided valuable feedback. Overall, students were satisfied with their current living arrangement with 80% saying they are either highly satisfied or somewhat satisfied. Students living in Shocker Hall showed the highest level of satisfaction with 66% saying they are highly satisfied. Those living in Fairmount Towers showed the lowest satisfaction of all housing options with 33% reporting they are highly satisfied.

The survey also highlighted that cost concerns, the ability to have pets, and privacy concerns are the primary reasons for preferring off-campus living. In addition to cost, safety and security was highlighted as a top factor in students’ housing decisions. Specific housing amenities were tested in the survey and private bedrooms, in-unit kitchens, in-unit washer / dryers, and adjacent parking were noted as the most important.

Freshmen, however, stated that they are interested in available quiet study space and being located close to campus activities.

RECOMMENDATIONS

Using the results from the student survey, B&D utilized a proprietary demand model to project the specific quantity of beds for the contemplated housing project. New unit types tested in the survey consisted of a mix of two- and four-bedroom units with either private or shared bedrooms. **Exhibit 1.1** shows the two-bedroom apartment options and **Exhibit 1.2** shows the four-bedroom (private) option. Rental rates for these options were developed based on a preliminary financial model and tested in the survey.

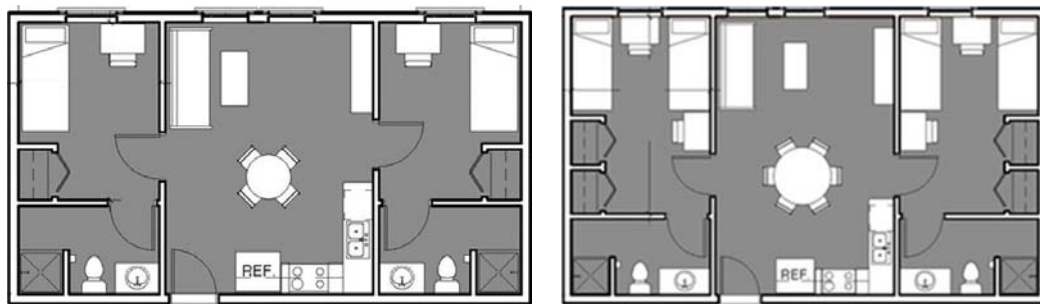


EXHIBIT 1.1 Two-Bedroom Apartment Units (Private & Shared)

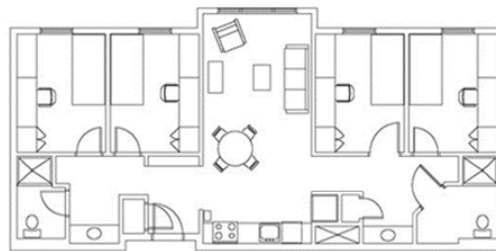


EXHIBIT 1.2 Four-Bedroom Apartment Unit (Private)

Relying primarily on demand from those students currently renting in the off-campus market, the model identifies demand for approximately 400 beds. B&D recommends a new housing of this size consisting primarily of two- and four-bedroom private occupancy apartments which were shown to be the most popular. Shared apartment units in two- and four-bedroom layouts may be offered as well in limited quantities.

In addition to analyzing demand for new housing at WSU, B&D examined the future viability of Fairmount Towers. Following a detailed review of this facility and overall student housing demand, B&D recommends phasing out of Fairmount Towers for these reasons:

1. Operational inefficiencies associated with an underutilized facility in an isolated location,
2. Limited student demand,
3. Location not consistent with WSU goal of densifying the core of campus, and

4. Facility condition concerns.

FINANCIAL ANALYSIS

Based upon the preliminary sizing of the new housing facility, B&D developed two financial models to analyze potential transaction structures common for student housing.

1. Public Private Partnership (501(c)3 Foundation Model) – In this scenario the asset is owned by a 501(c)3 foundation and 100% debt-financed with tax-exempt bonds. The foundation will enter into a ground lease with WSU for the project site and will act as the borrower. WSU will assist the foundation in securing occupancy of the delivered beds while all operating costs and debt service will be covered primarily by the rental revenue stream.
2. University-financed – This scenario assumes that WSU will self-finance the project through bonds. Revenue from the housing facility will support the debt service on the bonds and operating costs.

Capital budgets and operating pro formas were developed according to the two separate structures and the preliminary building program for a 400-bed facility. Due to the developer fee and the higher financing costs, the public private partnership scenario is projected to be approximately \$4M higher than the university-financed scenario. For the complete details on the financial models see **Appendix C: Financial Models**.

Operating pro formas for the two scenarios were also developed to outline all revenues, expenses, and debt service payments. **Exhibit 1.3** below details the comparative financial performance of the two scenarios. In order to achieve project feasibility of a 1.20X debt coverage ratio in Year 2 of operation, the public private partnership (foundation model) scenario would require higher rental rates (approximately 16% premium).

	University-Financed	Public Private Partnership
Number of Beds	400	400
Gross Square Footage	160,500	160,500
Capital Costs	\$32,408,000	\$36,826,000
Rental Rates ('17-'18, per academic year)		
2BR / 2BA (Private)	\$8,060	\$9,355
2BR / 2BA (Shared)	\$6,950	\$8,145
4BR / 2BA (Private)	\$7,690	\$8,975
4BR / 2BA (Shared)	\$6,715	\$7,860
Debt Service Payment (Year 2)	\$1,990,000	\$2,227,000
Debt Coverage Ratio (Year 2)	1.08	1.20

EXHIBIT 1.3 Financial Performance Comparison

OFF-CAMPUS MARKET ANALYSIS



OBJECTIVE

The objective of the off-campus housing market analysis was to identify the nature of the private rental housing market, allowing a comparison of non-university housing options that are available to students at Wichita State University. Data was collected for the neighborhoods surrounding campus that were most likely to be populated by WSU students. Specific locations and properties were determined to be significant based on conversations with WSU administrators during the kick-off meetings and community tour. This analysis highlights the price, distance, variety, size, and amenities offered by the private rental market.

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METHODOLOGY

Through community tours, conversations with property managers, and Internet searches, B&D identified a list of 32 rental properties that were analyzed as part of this section. Quantitative information, such as rental rates, lease terms, unit types, and amenities are based on findings from August 2015. A full report of the data collected can be found in **Appendix A: Off-Campus Housing Charts**.

FINDINGS

There are a variety of housing options available in Wichita for WSU students who wish to live off campus including newer developments offering student-focused amenities. A wide range of prices, amenities, locations, and quality of apartments makes the private market attractive to students as an alternative to on-campus living. However, the housing options that are immediately adjacent to campus are inexpensive and lack student-oriented amenities. Specifically, the rental stock located to the south of the main campus is of below average quality. Though these older units are affordable, they have out of date appliances, have limited unit and community amenities, and do not cater to the needs of students. In contrast, the rental options located northeast of campus along Rock Road are newer, highly amenitized, and above average quality. These options, however, are generally more expensive and require students to drive to campus. Though students do live in properties along the Rock Road corridor, they essentially commute to and from campus which detracts from the overall student experience. WSU has the competitive advantage of being able to offer quality and convenient on-campus housing that caters to its student body and fully integrates them into the WSU student experience.

The following analysis provides an overview of the off-campus market research as well as a more detailed look at two (2) of the most preferred properties by students and an overview of a planned development near the WSU campus.

MARKET MAP

The following map shows the 10 most popular rental properties for students according to responses from the survey (see **Exhibit 2.1**). As measured from the center of campus the average commute distance (among the properties researched) was 3.0 miles, with an associated drive-time of 7.2 minutes.

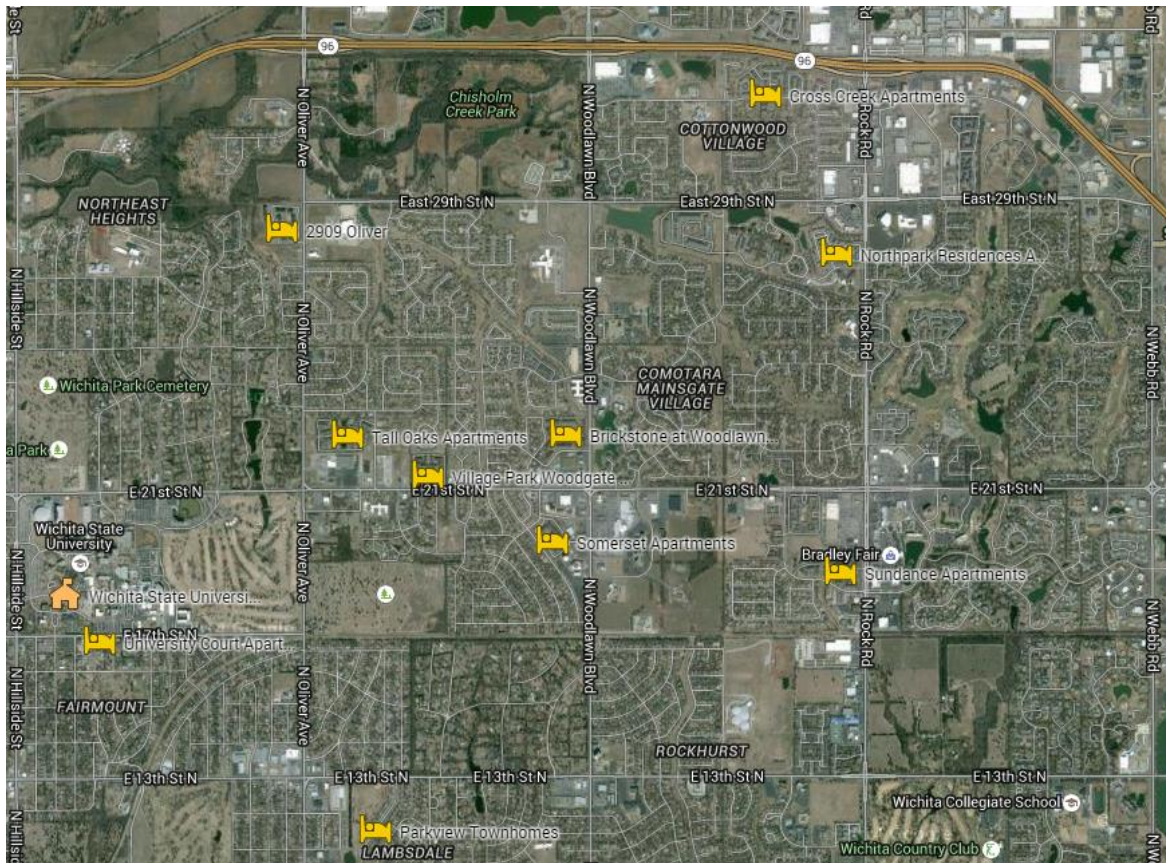
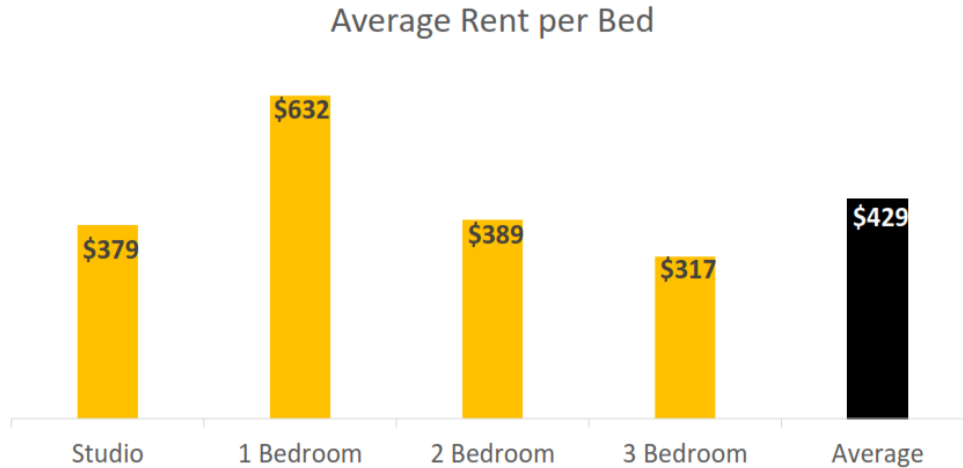


EXHIBIT 2.1 Off-Campus Market Analysis Map

RENTAL RATES

B&D researched rental rates of studio, one-, two-, three-bedroom units in the Wichita market. Listed below are the average and range of rental rates by unit type (see **Exhibit 2.2**). The most prevalent unit types were one- and two-bedroom units.



- ◆ Studio apartment (per bedroom): **\$379 / month; \$350 to \$400 / per bedroom**
- ◆ One-bedroom apartment (per bedroom): **\$632 / month; \$400 to \$983 / per bedroom**
- ◆ Two-bedroom apartment (per bedroom): **\$389 / month; \$275 to \$543 / per bedroom**
- ◆ Three-bedroom apartment (per bedroom): **\$317 / month; \$250 to \$420 / per bedroom**

EXHIBIT 2.2 Average Rent per Bedroom and Range per bedroom

As shown in **Exhibit 2.2**, one-bedroom rental rates are significantly higher than the other unit types. However, the rates shown are per bedroom as it is difficult to determine whether students share a bedroom to reduce their monthly rental cost. Survey results suggest that approximately 28% of off-campus renters share a bedroom.

The most common amenities offered in properties were: pet friendly (84%), dishwasher (80%), patio/balcony (56%), and washer / dryer in unit (53%). Less than 13% of properties had amenities typically offered in on-campus living, such as a furnished unit, roommate matching, and individual leases.

DETAILED EXAMPLES

The following off-campus properties were identified as among the most popular through the survey results.

EXISTING DEVELOPMENT



TALL OAKS APARTMENTS 2330 N. OLIVER STREET

Tall Oaks Apartments is located 1.0 miles northeast of WSU's campus. The property offers one-, two-, and three-bedroom units with a private bathroom for each bedroom. Rental rates include water, trash, and gas. Other apartment amenities include in-unit washer/dryer, clubhouse, fitness center, pool, game room, business center, and reserved parking.

Property Information

- ◆ Lease Length – Flexible
- ◆ Utilities Include – Gas, Water, Trash Removal
- ◆ # of Units – 289
- ◆ Year Built – 1975
- ◆ Rental Rates
 - ◆ One Bedroom = \$614 / month
 - ◆ Two Bedroom = \$336 / bedroom / month
 - ◆ Three Bedroom = \$274 / bedroom / month



NORTHPARK RESIDENCE APARTMENTS 2801 N. ROCK ROAD

Northpark Residence Apartments is located 3.5 miles northeast of WSU's campus. The property offers one- and two-bedroom units with a private bathroom for each bedroom. Rental rates include water and trash. Other apartment amenities include in-unit washer/dryer, clubhouse, fitness center, pool, business center, and reserved parking.

Property Information

- ◆ Lease Length – Flexible
- ◆ Utilities Include – Not Provided
- ◆ # of Units – 252
- ◆ Year Built – 1985
- ◆ Rental Rates
 - ◆ One Bedroom = \$595 / month
 - ◆ Two Bedroom = \$376 / bedroom / month

NEW DEVELOPMENT



“K-96 PROJECT” (UNDER CONSTRUCTION)

Located off the K-96 highway, nearby the Greater Wichita YMCA and the Islamic Society of Wichita, the “K-96 Project” project will be a large, high-end, mixed-use development to enter the Wichita market. The developer has stated that this project will specifically target WSU’s international student population. As depicted in the artist renderings above, the new development will accommodate both rental housing and retail, and is planned for 130 units and an undetermined amount of retail space. Unit types for the project will include one-, two-bedroom units. Rental rates for the various unit types have been announced at \$400 per month with cable and internet included.

Apartment and community features planned for the new development include various retail offerings, furnished units, wood flooring, granite countertops, modern appliances, and shuttle service to the WSU campus. The estimated completion date for the project is summer 2016.

SUMMARY OF FINDINGS

The rental market in Wichita offers many options to students looking for private, off-campus housing in close proximity to the WSU campus. However, the newer and higher quality student-oriented options are further from campus and outside walking distance. Options exist closer to campus, especially to the south, but are typically of lower quality. These characteristics highlight the opportunity for WSU to offer new student-centric housing at a convenient location with all on-campus benefits. B&D's research and analysis revealed the following main findings:

- ◆ The most common apartment unit types identified in the market are one- and two-bedroom apartments. The average rental rate for all properties and available unit types is \$429 per month per bedroom. Typically, these rates are not inclusive of utilities.
- ◆ Common apartment amenities include dishwashers, balconies, and pet-friendly.
- ◆ Several apartment complexes specifically target and focus on student tenants through their marketing, branding, and amenity offerings. These properties include Tall Oaks Apartments, Northpark Residence Apartments, and 2909 Oliver Apartments.
- ◆ New developments such as the "K-96 Project" will likely to have an impact on the WSU housing market, specifically upper-division and graduate students. WSU should continue to monitor this project and be aware of its potential impact on future demand, if constructed.
- ◆ WSU will need to continue to leverage its competitive advantages (institutional landlord, flexible lease terms, all-inclusive pricing, convenient location) in order to remain competitive with a relatively affordable off-campus market.

SURVEY ANALYSIS



OBJECTIVE & METHODOLOGY

The response options were structured to maximize information in the projection of desirable facility characteristics and demand for specific housing amenities.

B&D conducted an Internet-based survey targeted towards all full-time and part-time undergraduate and graduate students enrolled at Wichita State University during the 2015 fall semester. The survey questions were designed to assess current housing preferences, housing selection criteria, and unit preferences. The response options were structured to maximize information in the projection of desirable facility characteristics and demand for specific housing amenities. Demographic questions allowed B&D to organize the responses and analyze demand based on different student characteristics. Data collected through the student survey serve as the basis for B&D's demand recommendations in **Section 4: Demand Analysis**.

The following section summarizes the survey results; for the full survey see **Appendix B: Survey Results and Comments**.

SURVEY SIGNIFICANCE

A total of 1,534 WSU students responded to the survey between August 25th, 2015 and September 5th, 2015. Based upon a sample size of 13,756, the margin of error is +/- 2.7% within a 95% confidence level (see **Exhibit 3.1**). The survey captured approximately 11% of the WSU target market.

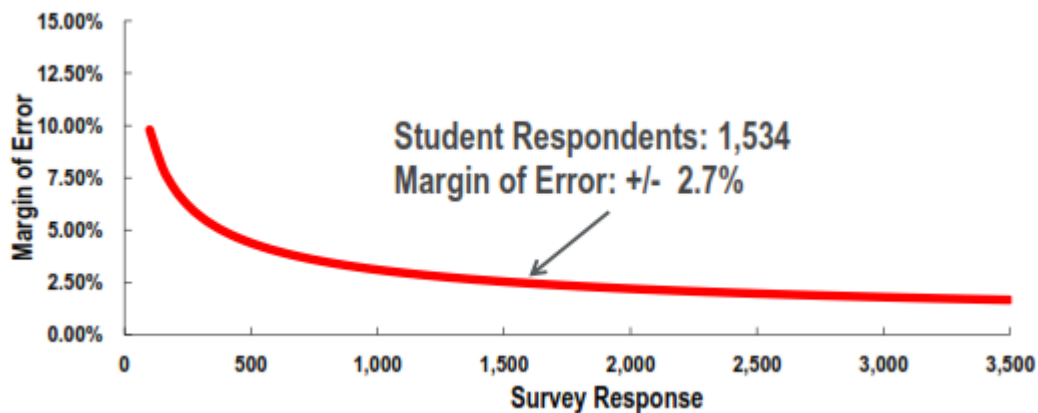


EXHIBIT 3.1 Survey Margin of Error

SURVEY FINDINGS

SURVEY DEMOGRAPHICS

The following chart highlights several important categories of survey sample demographics from Wichita respondents. The breadth of survey respondents by enrollment level was well distributed, and similar to current student demographics (see **Exhibit 3.2**). First-time freshmen were overrepresented; however, this is typical and B&D’s demand methodology utilizes demographic weight factors to eliminate any skewing of the data.

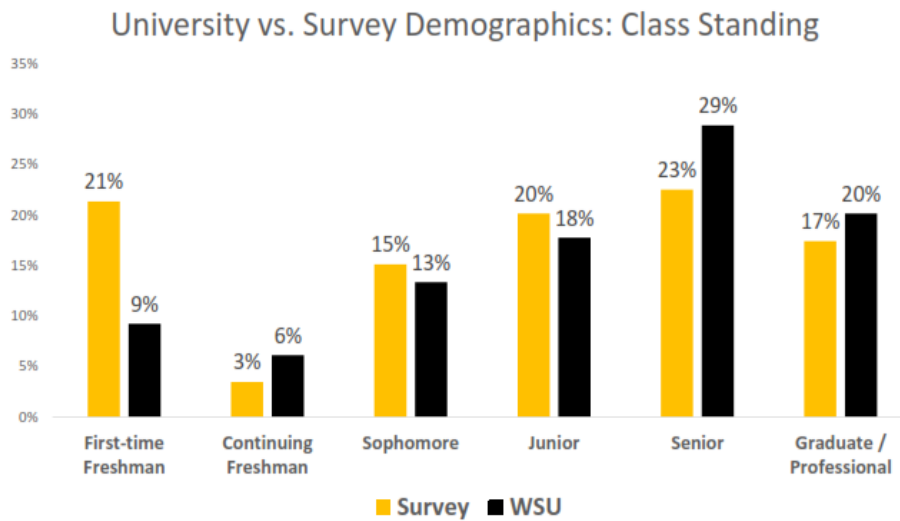


EXHIBIT 3.2 Survey Demographics - Class Standing

As is typical in housing surveys, full-time students were overrepresented. However, a significant portion of part-time students did respond to the survey. Approximately 88% of WSU respondents reported being domestic students and 12% international students (see **Exhibit 3.3**).

Enrollment Status

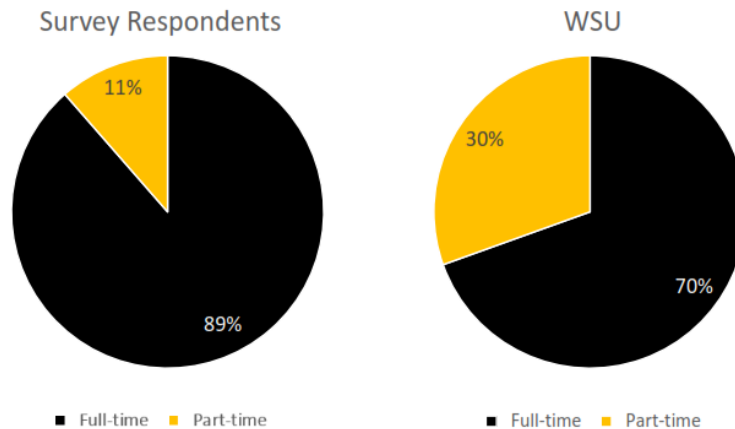


EXHIBIT 3.3 Enrollment Status

SATISFACTION LEVELS

Students were asked how satisfied they were with their current living arrangement. Overall, students were satisfied with their current living arrangement with 80% saying they are either highly satisfied or somewhat satisfied.

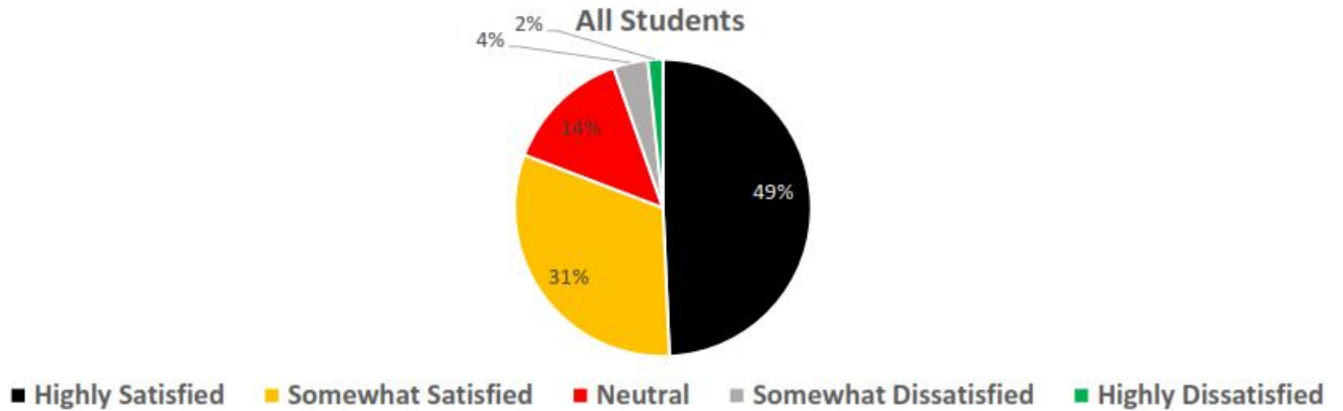


EXHIBIT 3.4 Overall Satisfaction Level by Total Student Survey Population

However, several differences were shown when the results were examined by current housing arrangement. Students living in Shocker Hall showed the highest level of satisfaction with 66% saying they are highly satisfied. Those living in Fairmount Towers showed the lowest satisfaction out of all housing options with 33% saying they are highly satisfied.

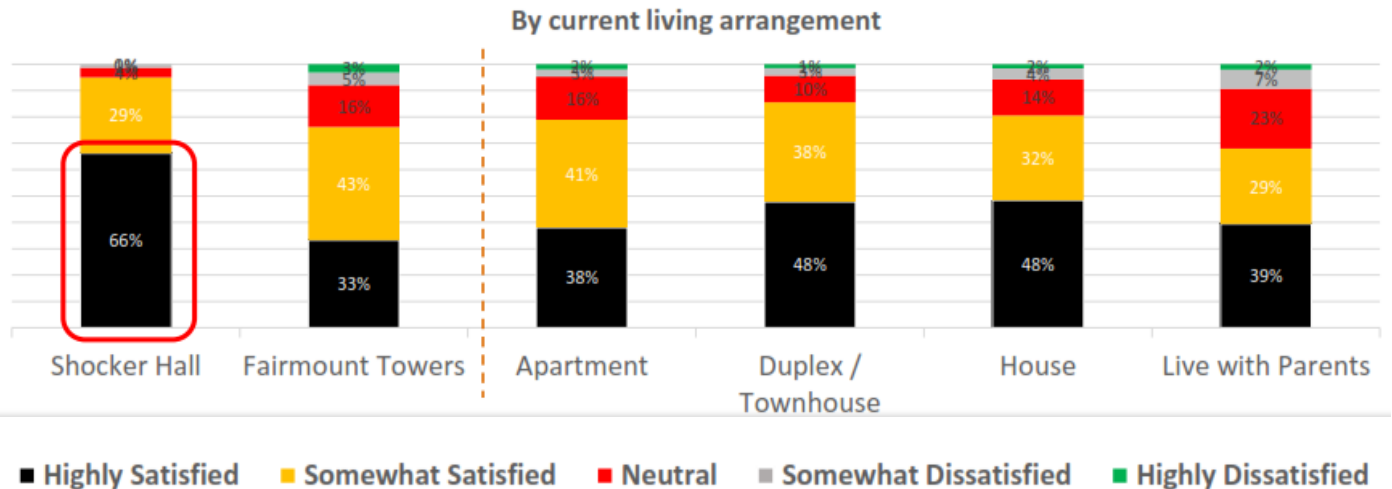


EXHIBIT 3.5 Overall Satisfaction Level by Current Living Arrangement

Furthermore, the survey asked all students to identify the most important factors leading to their housing decision for the 2015-2016 academic year. **Exhibit 3.6** highlights the results of this question separately for freshmen, sophomores, upper division, and graduate students. The majority of respondents across all enrollment levels indicated cost concerns, safety, quiet study spaces, and the availability of a kitchen as

their primary factors leading to their housing decision. Freshmen stated that safety / security was most important whereas all other students ranked cost as their top factor.

Most Important Factors in Housing Decision for 2015					
	ALL	FRESHMEN	SOPHOMORES	UPPER DIVISION	GRADUATE
Total cost of rent and utilities	43%	40%	45%	44%	44%
Safety and security features	43%	44%	42%	42%	43%
Availability of a quiet place to study	39%	42%	38%	38%	38%
Availability of a kitchen	37%	31%	36%	38%	41%
Proximity to classes	34%	37%	35%	33%	33%
Proximity to, or availability of, convenient parking	33%	30%	36%	34%	33%
Availability of a private (single) bedroom	32%	26%	32%	34%	35%
Availability of a private bathroom	32%	30%	32%	31%	35%
Opportunity to live in a building that has the physical features I desire	31%	36%	33%	28%	29%
Flexible lease/rental terms	29%	31%	29%	28%	29%
Availability of a living room within my suite/apartment	27%	24%	25%	28%	30%

EXHIBIT 3.6 Overall Satisfaction Level by Current Living Arrangement

HOUSING ARRANGEMENTS – OFF-CAMPUS STUDENTS

The survey asked students living off campus to identify their current housing arrangement. The most common off-campus housing options were either living with parents (32%) or renting an apartment (31%) (see **Exhibit 3.7**). In addition, a sizable portion of off-campus students either rent or own a house. Of the off-campus students who reported renting an apartment, the majority reported renting one-, two-, or three-bedroom units which is consistent with the inventory found in the off-campus market research.

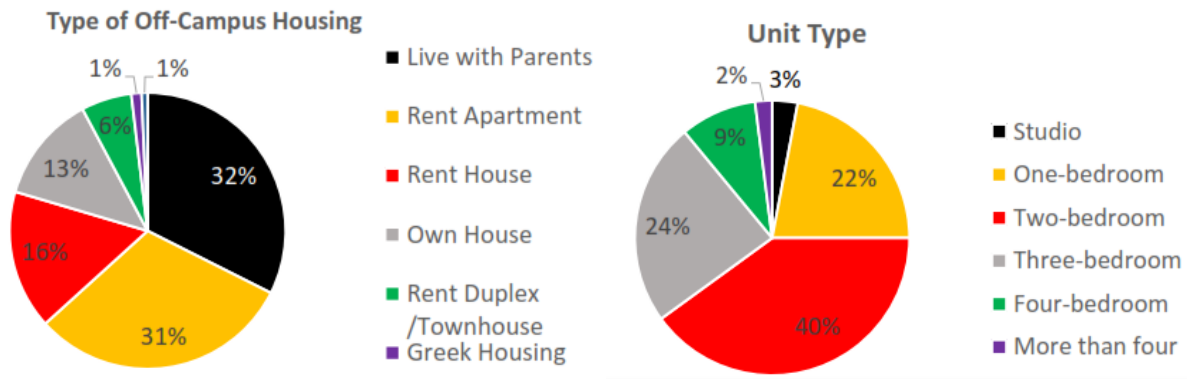


EXHIBIT 3.7 Current Housing Arrangement of Off-campus Students & Apartment Unit Types

In addition, the survey asked student renters specifically to identify the apartment complex they lived in during the '15-'16 academic year. The most popular apartment complexes included Tall Oaks Apartment Homes, 2909 Oliver, Village Park at Woodgate, and University Court Apartments (see **Exhibit 3.8**).

Top Off-Campus Apartment Complexes

1. Tall Oaks Apartment Homes
2. 2909 Oliver (Formerly The Grove)
3. Village Park at Woodgate
4. University Court Apartments
5. Sundance Apartments
6. Northpark Residence Apartments
7. Cross Creek Apartments
8. Somerset Apartments
9. Brickstone at Woodlawn
10. Parkview Townhomes

EXHIBIT 3.8 Top 10 Off-Campus Apartment Complexes

Students renting off campus were also asked what their monthly costs were for rent and utilities. Utility and rental rates were separated in order to better analyze the entire cost associated with living off campus. Most students who attend WSU spend between \$200 and \$600 per month on rent, excluding utilities. **Exhibits 3.9 & 3.10** show that the weighted average rental costs, excluding utility costs, were \$444 per person per month while the weighted average utility costs were \$89 per person per month for a combined monthly housing cost of \$533. It is worth noting that this rental rates are typically based on a 12-month lease term with 66% of renters having this lease length.

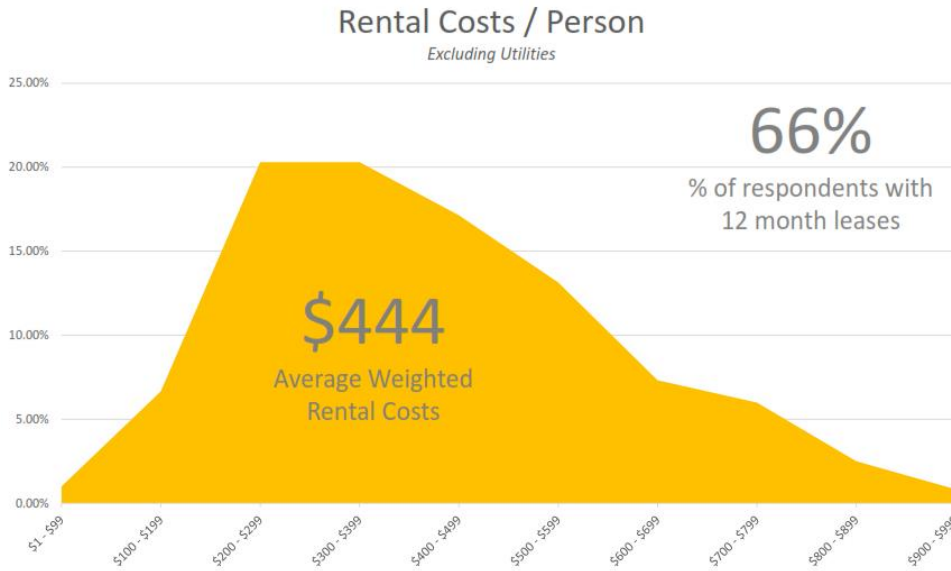


EXHIBIT 3.9 Personal Share of Off-Campus Rent

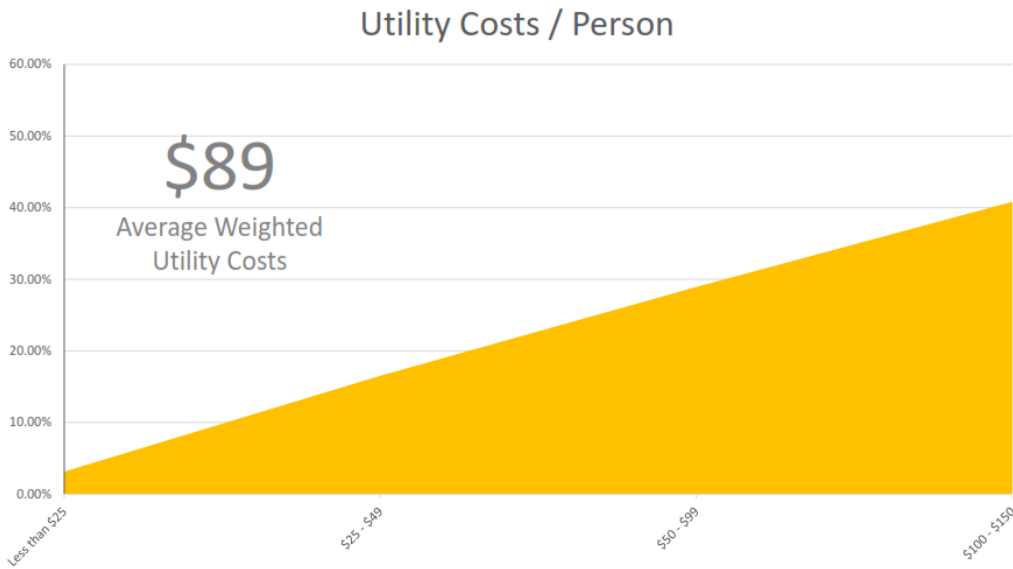


EXHIBIT 3.10 Personal Share of Monthly Utility Costs

In order to better understand students' living arrangements, the survey also asked respondents to identify their bedroom arrangement for the '15-'16 academic year. The majority (72%) of off-campus renters were living in a single bedroom arrangement. However, a higher proportion of graduate and international students share bedrooms in an effort to lower their living costs.

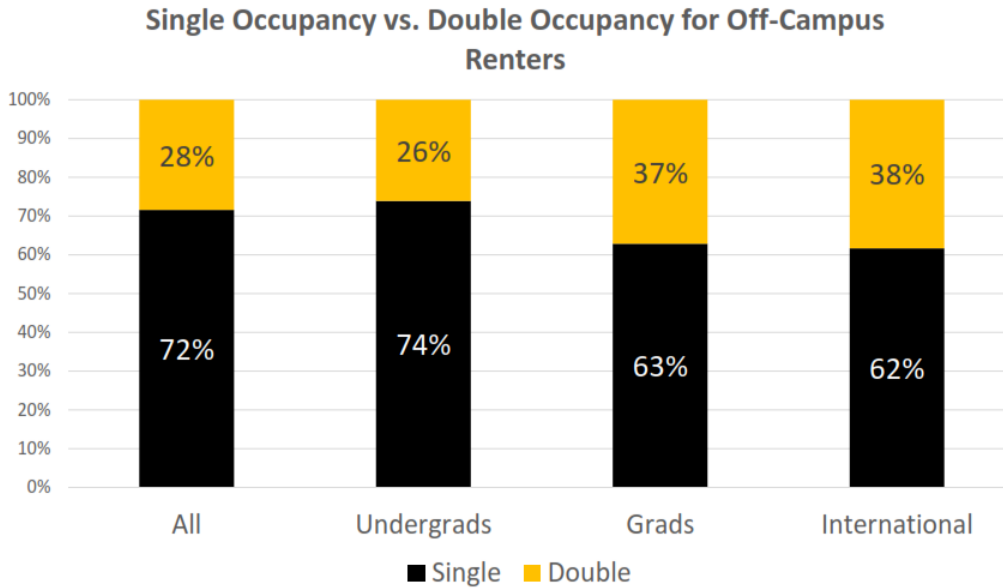


EXHIBIT 3.11 Bedroom Arrangement of Off-campus Renters

Furthermore, the survey asked off-campus renters to identify their top reasons for preferring off-campus living. The majority of respondents across all enrollment levels indicated cost concerns (64%), ability to have pets (31%), privacy concerns (30%), and no meal plan obligation (30%) as their primary reasons for preferring off-campus living.

DESIRED AMENITIES

Students were asked to indicate the desirability of certain physical and lifestyle features that could be included in new on-campus housing at WSU. In order to attract new students and retain current students in on-campus housing, offering highly desired amenities is important in the overall program design. **Exhibits 3.12 & 3.13** below demonstrate the top physical and lifestyle features that should be considered when developing new on-campus housing.

Regarding physical features, most respondents desire a private bedroom, in-unit kitchen, in-unit washer / dryer, and parking adjacent to their building. Outside of the freshman interest in quiet study space, students placed minimal value on community or social spaces in the building such as a media / theater room, social lounge, and convenience store. Higher importance is clearly placed on in-unit amenities such as private bedrooms, kitchens, and washer / dryers.

	Freshmen	Sophomores	Juniors / Seniors	Graduates
1	Private Bedroom	Parking adjacent to building	Private Bedroom	Private Bedroom
2	In-Unit Kitchen	Private Bedroom	In-Unit Kitchen	In-Unit Kitchen
3	Study Lounge / Quiet Study Space	In-Unit Kitchen	In-Unit Washer / Dryer	In-Unit Washer / Dryer
4	Parking adjacent to building	In-Unit Washer / Dryer	Parking adjacent to building	Parking adjacent to building
5	In-Unit Washer / Dryer	Fitness Room	Fitness Room	Fitness Room
6	Fitness Room	Study Lounge / Quiet Study Space	Study Lounge / Quiet Study Space	Study Lounge / Quiet Study Space
7	Social Lounge (pool table, ping pong, lounge seating)	Social Lounge (pool table, ping pong, lounge seating)	Social Lounge (pool table, ping pong, lounge seating)	Social Lounge (pool table, ping pong, lounge seating)
8	Media / Theater Room	Convenience Store	Convenience Store	Convenience Store
9	Convenience Store	Media / Theater Room	Media / Theater Room	Meeting Space
10	Meeting Space	Pizza shop	Meeting Space	Media / Theater Room

EXHIBIT 3.12 Top Physical Features for Proposed On-campus Housing

The most desired lifestyle preferences for new housing are shown in **Exhibit 3.13**.

	Freshmen	Sophomores	Juniors / Seniors	Graduates
1	Ability to choose my own roommates	Ability to choose my own roommates	Ability to choose my own roommates	Ability to choose my own roommates
2	Flexible payment terms	Flexible payment terms	Flexible payment terms	Flexible occupancy terms
3	Proximity to campus activities	Ability to retain the same living unit from year to year	Little or no meal plan requirement	Little or no meal plan requirement
4	Availability of maintenance and custodial services	Availability of maintenance and custodial services	Flexible occupancy terms	Flexible payment terms
5	24-hour on-site staff	Little or no meal plan requirement	Ability to retain the same living unit from year to year	Availability of maintenance and custodial services
6	Ability to retain the same living unit from year to year	Flexible occupancy terms	Availability of maintenance and custodial services	Ability to retain the same living unit from year to year
7	Flexible occupancy terms	Proximity to campus activities	Ability to bring my own furniture	24-hour on-site staff
8	Ability to bring my own furniture	Ability to bring my own furniture	Availability of lifestyle or theme communities	Proximity to campus activities
9	Little or no meal plan requirement	24-hour on-site staff	24-hour on-site staff	Ability to bring my own furniture
10	Availability of lifestyle or theme communities	Ability to live near university students who are in my academic program	Proximity to campus activities	Availability of lifestyle or theme communities

EXHIBIT 3.13 Top Lifestyle Preferences for Proposed On-campus Housing

All students placed high importance on the ability to choose their own roommates and flexible payment terms. Freshmen were significantly more interested in being close to campus activities whereas juniors, seniors, and graduate students consider flexible occupancy terms (the ability to stay over break periods) and little or no meal plan requirement to be more important.

SUMMARY OF FINDINGS

B&D conducted an on-line survey to understand current living arrangements, housing preferences, and demand for new on-campus housing at Wichita State University. A total of 1,534 students responded to the survey between August 25th, 2015 and September 5th, 2015. Based on the results discussed in this section, several conclusions can be drawn from the responses:

- ◆ Survey responses from off-campus students showed that weighted average rental costs, excluding utility costs, were \$444 per person per month. Adding weighted average utility costs of \$89 per person per month results in a combined monthly housing cost of \$533.
- ◆ A fairly low percentage of undergraduate off-campus renters share a bedroom (26%), however this percentage is higher for graduate and international students (37% and 38% respectively) as they attempt to reduce housing costs.
- ◆ The majority of respondents across all enrollment levels indicated cost concerns, ability to have pets, and privacy concerns as their primary reasons for preferring off-campus living. In addition to cost, safety and security was highlighted as a top factor in student's housing decisions.
- ◆ Overall, the most desired physical amenities for on-campus housing are private bedroom, in-unit kitchen, in-unit washer / dryer, and parking adjacent to the building. However, freshmen stated that they are interested in available study space and being located close to campus activities.

DEMAND ANALYSIS



OBJECTIVES AND METHODOLOGY

B&D developed a student housing demand model to project the specific quantity of demand for the proposed unit types at Wichita State University. The model projects demand under the assumption that future housing would be designed to match the characteristics of the units presented to respondents in the survey. The model derives the demand figures based on responses from the student survey as well as enrollment numbers provided by WSU. These figures may be reanalyzed in the future, as necessary, to reflect changes in enrollment.

B&D developed a student housing demand model to project the specific quantity of beds within the proposed unit types at the Wichita State University.

CAPTURE RATES

The model allows B&D to analyze demand by specific demographic groups such as enrollment level (freshmen, sophomores, juniors, etc.). The capture rates reflect the percentage of students in each target market who indicated their intention to live in the proposed units. For example, the number of all sophomore students in the target market and interested in living in the proposed units, divided by the sophomore student sample size, results in the capture rate for this academic year (2015/2016). These capture rates are then applied to the enrollment figures generating the projected demand. This demand is later distributed among the unit types based on preferences shown in the survey responses.

In this model, the two target markets consist of students currently living in on-campus housing and those renting in the off-campus market. However, demand for the new housing project consists primarily of those currently renting in the off-campus market. This approach allows for sizing the additional housing stock without significantly impacting current occupancies at Shocker Hall.

TESTED UNITS, PRICE POINTS, AND LOCATIONS

In the survey, B&D provided a detailed description of the unit types, amenities, and rental rates offered in WSU housing. In addition, respondents were shown a map of current and proposed housing locations in order to test locational preferences. The following represents what was displayed to students in the survey.

- ◆ Site A - current Fairmount Towers location. Northwest corner of 21st Street and Hillside Street.
- ◆ Site B - current Shocker Hall location. Directly north of Rhatigan Student Center and west of Heskett Recreation Center.
- ◆ Site C - proposed location for new on-campus housing. Located in the Innovation Campus, directly to the east of the Heskett Recreation center and south of Eck Stadium.



Respondents were shown semi-suite, full suite, and apartment layouts along with the associated rental rates for that particular unit.

SEMI-SUITE UNITS

A. Semi-Suite, Single (Fairmount Towers)

Estimated rate per person:
\$6,300 - \$6,400 per academic year

Lease term length: Academic Year

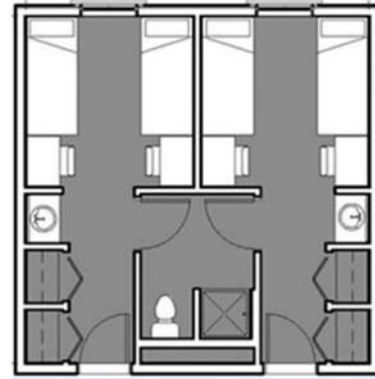
Meal Plans are NOT included in the rate listed below but are REQUIRED for living in these units.

B. Semi-Suite, Double (Fairmount Towers)

Estimated rate per person:
\$4,900 - \$5,000 per academic year

Lease term length: Academic Year

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



C. Semi-Suite, Double (Shocker Hall)

Estimated rate per person:
\$6,250 - \$6,350 per academic year

Lease term length: Academic Year

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

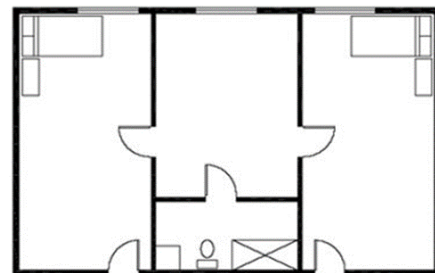
FULL SUITE UNITS

D. Two Bedroom Full Suite, Single (Shocker Hall)

Estimated rate per person:
\$7,400 - \$7,500 per academic year

Lease term length: Academic Year

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

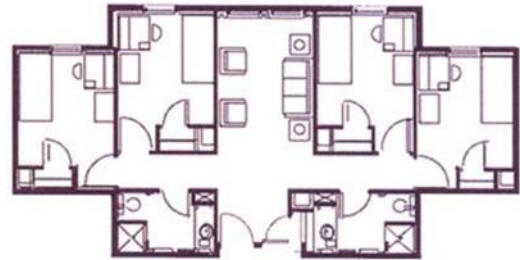


E. Four Bedroom Full Suite, Single (Shocker Hall)

Estimated rate per person:
\$7,050 - \$7,150 per academic year

Lease term length: Academic Year

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



APARTMENT-STYLE UNITS

F. Two Bedroom Apartment, Single (proposed housing, Site C)

Meal Plans are NOT included in the rate listed below and are OPTIONAL for living in these units.

Estimated rate per person:
\$9,050 - \$9,150 per academic year

Lease term length: Academic Year

G. Two Bedroom Apartment, Double (proposed housing, Site C)

Meal Plans are NOT included in the rate listed below and are OPTIONAL for living in these units.

Estimated rate per person:
\$7,800 - \$7,900 per academic year

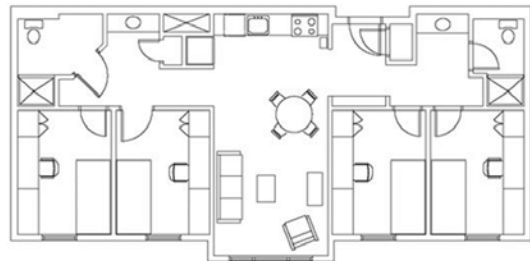
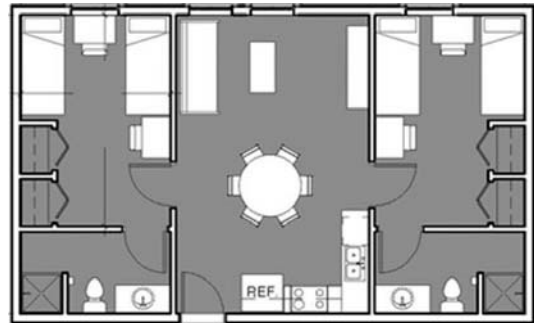
Lease term length: Academic Year

H. Four Bedroom Apartment, Single (proposed housing, Site C)

Meal Plans are NOT included in the rate listed below and are OPTIONAL for living in these units.

Estimated rate per person:
\$8,700 - \$8,800 per academic year

Lease term length: Academic Year



I. Four Bedroom Apartment, Double (proposed housing, Site C)

Meal Plans are NOT included in the rate listed below and are OPTIONAL for living in these units.

Estimated rate per person:
\$7,600 - \$7,700 per academic year

Lease term length: Academic Year

TARGET MARKET

For the purposes of the capture rate and demand calculations, B&D defined two target markets for the contemplated units. The following students were included in the demand projections (an individual had to meet all the criteria in one of the two groups below during the 2015/16 academic year to be included in the capture rate calculations):

TARGET MARKET A: ON-CAMPUS STUDENTS

- ◆ Primarily taking classes on the main campus,
- ◆ Full-time,
- ◆ Single w/o children,
- ◆ Currently living in either Shocker or Fairmount Hall.

TARGET MARKET B: OFF-CAMPUS STUDENTS

- ◆ Primarily taking classes on the main campus,
- ◆ Full-time,
- ◆ Single w/o children,
- ◆ Currently renting an apartment, duplex, townhouse, or house,
- ◆ Paying over \$500 / month in personal share of rent.

B&D set a rent threshold of \$500 / month in rent because students paying under this amount would be expected to pay an unreasonable premium to move into these new units. For this reason, B&D excludes students paying under \$500 / month in the demand projections.

DEMAND PROJECTIONS

The following charts demonstrate the projected demand for new on-campus housing at WSU. This analysis sorts demand by enrollment level and unit type. In addition to analyzing the demand for new on-campus housing, B&D sought to understand demand for Fairmount Towers.

NEW HOUSING DEMAND

The chart below (**Exhibit 4.1**) demonstrates the overall demand for new on-campus beds in apartment-style units at WSU. The distribution of demand shows the interest across specific apartment-style unit types tested in the survey (units F – I shown previously). These projections are based solely on students within Target Market B meaning that these numbers represent students who are currently not living on campus but stated that they would do so if this housing option were available.

	Enrolled Population	Potential Capture Rate	Maximum Potential Demand	Distribution of Demand (Beds)			
				2BR Apt (private)	2BR Apt (shared)	4BR Apt (private)	4BR Apt (shared)
FT Freshman	1,384	0.0%	0	0	0	0	0
Continuing Freshman & Sophomore	2,920	2.7%	79	57	11	0	11
Junior	2,662	1.3%	35	9	9	17	0
Senior	4,333	2.3%	98	49	0	49	0
Graduate/Professional	3,704	0.8%	31	31	0	0	0
TOTAL	15,003	1.6%	243	145	20	66	11

EXHIBIT 4.1 New On-Campus Housing Demand (beds)

The analysis demonstrates that, based on fall 2015 enrollment, approximately 243 new students could be captured in this proposed apartment complex. Based upon the distribution of demand, B&D concludes that the private-occupancy apartment units are the most popular as they represent 87% of the demand.

In addition to the current off-campus students who chose one of the new apartment-style units in the survey, B&D also considered the demand from students who selected one of the apartment options as a “second choice.” Of the students who first selected a unit available at either Shocker Hall or Fairmount Hall (units A – E in the survey), 27% chose one of the apartment unit types if their first choice were unavailable. This demonstrates that if the student’s first choice were unavailable, due to either full occupancy or the facility no longer operational, that he or she would choose the apartment option. A total of 376 students chose unit types at Shocker or Fairmount meaning that approximately 101 students (27% of 376) would choose one of the apartment units as their “second choice.”

The final component of the demand for new apartment units at WSU consists of those students currently living in Fairmount Towers. Assuming that Fairmount Towers would close (more on this below), approximately 18% of students currently residing here chose one of the new apartment units. The additional demand from these students represents 43 beds (18% of 240 residents = 43 beds).

The complete breakdown of demand for this new on-campus living option is summarized below:

- ◆ Target Market B Demand = 243 beds
- ◆ Target Market B “Second choice” Demand = 101 beds

- ◆ Current Fairmount Towers Resident Demand = 43 beds

Total demand based on current enrollment levels equals 387 beds. However, B&D modeled different enrollment growth scenarios to project demand at a Fall 2017 opening.

	No enrollment growth			1% annual growth to 2017			2% annual growth to 2017		
	Enrollment	% Capture Rate	TOTAL	Enrollment	% Capture Rate	TOTAL	Enrollment	% Capture Rate	TOTAL
First-time FR	1,384	0.5%	8	1,412	0.5%	8	1,440	0.5%	8
Cont. FR & SOPH	2,920	3.8%	110	2,979	3.8%	112	3,038	3.8%	115
JUN	2,662	1.7%	46	2,716	1.7%	47	2,770	1.7%	48
SEN	4,333	3.6%	157	4,420	3.6%	160	4,508	3.6%	164
GRAD / PROF	3,704	1.8%	65	3,778	1.8%	67	3,854	1.8%	68
TOTAL	15,003	2.6%	387	15,305	2.6%	394	15,609	2.6%	402

EXHIBIT 4.2 New On-Campus Demand Enrollment Scenarios

FAIRMOUNT TOWERS DEMAND

In addition to demand for new on-campus housing options, B&D analyzed the demand and viability of maintaining Fairmount Towers as a student housing facility.

Based on the following main findings from this analysis, B&D would recommend phasing out of Fairmount Towers for the reasons listed below.

- Limited demand
 - The survey results showed limited demand among current on-campus or off-campus students for living in Fairmount Towers. Approximately 66% of current Fairmount Towers residents said that they would choose this living option again if given the choice. This means that even at the current low occupancy level, a significant portion of students would likely decide to live elsewhere if they had an option.
- Inefficient to operate
 - Maintaining housing and foodservice for this number of students in an isolated location creates many operational inefficiencies. Declining occupancies have accelerated the issue.
- Location
 - The location of Fairmount Towers across the street from the main campus is not consistent with the Campus Master Plan goal to “densify the core.” WSU desires to create a critical mass of housing and other student life amenities including dining, recreation, and social spaces on the core of campus. Continuing to operate a housing facility in this location detracts from this goal and results in a fragmented on-campus student body. In order to encourage more students to live in university housing, an engaging on-campus experience

needs to be developed in close proximity to classroom space, student life amenities, and other resources.

- Facility condition
 - According to the Kansas Board of Regents “Report on State University Deferred and Annual Maintenance, Fall 2014”, Fairmount Towers has approximately \$4.7M worth of deferred maintenance and facility renewal needs. This level of capital investment into a 50-year old facility that is not desired by students and isolated from the core of campus is difficult to justify.

SUMMARY

B&D analyzed demand for new on-campus housing at WSU based on survey tested unit types with specific rental rates. The demand analysis focused primarily on new on-campus residents, specifically those renting in the private Wichita market.

Assuming modest enrollment growth between now and the projected fall 2017 opening, B&D recommends 400 beds in a mixture of two- and four-bedroom apartments (private and shared bedrooms).

In addition to analyzing the demand for new on-campus housing, B&D sought to understand future demand for Fairmount Towers. Based upon four main factors of 1.) operational inefficiencies, 2.) limited student demand, 3.) an isolated location outside the core of campus, and 4.) facility condition concerns, B&D recommends phasing out of Fairmount Towers.

FINANCIAL ANALYSIS



OBJECTIVES AND METHODOLOGY

Prior to implementing the student survey, B&D developed a financial model to test the feasibility of the proposed student housing project and to establish preliminary rental rates. Following the completion of the survey and the demand projections (discussed in **Section 4: Demand Analysis**) the financial model was updated to reflect the recommended number of beds and unit mix. The full financial analysis includes an outline building program, capital budget, revenue and operating expense projections, and a debt service payment schedule.

Two versions of the financial model were developed to analyze potential transaction structures.

1. Public Private Partnership (501(c)3 Foundation Model) – In this scenario the asset is owned by a 501(c)3 foundation and 100% debt-financed with tax-exempt bonds. The foundation will enter into a ground lease with WSU for the project site and will act as the borrower. WSU will assist the foundation in securing occupancy of the delivered beds while all operating costs and debt service will be covered primarily by the rental revenue stream.
2. University financed – This scenario assumes that WSU will self-finance the project through bonds. Revenue from the housing facility will support the debt service on the bonds and operating costs.

FINANCIAL MODEL

BUILDING PROGRAM

B&D developed a preliminary building program outlining all spaces within the contemplated new housing facility. A summary is provided below and the full program can be found in **Appendix C: Financial Models**.

- ◆ Unit Types
 - 2BR / 2BA Apartments, Private Bedrooms – 120 beds
 - 2BR / 2BA Apartments, Shared Bedrooms – 48 beds
 - 4BR / 2BA Apartments, Private Bedrooms – 160 beds
 - 4BR / 2BA Apartments, Shared Bedrooms – 64 beds
 - RA Studios – 6 beds
 - Staff Apartment (2BR) – 1 unit

- ◆ Resident Amenity / Support Spaces
 - Community lounge, entry lobby, convenience store, group study lounges, laundry, vending, public restrooms
- ◆ Building Management
 - Vestibule, reception area, offices, mailroom, resource, storage area
- ◆ Facility Spaces
 - Maintenance area, supply storage, grounds area, tool storage, main electrical / mechanical, housekeeping closets, recycling / trash rooms, electrical / IT rooms

Based upon the various spaces listed above a total net square footage of 120,400 was calculated. Assuming a building efficiency factor of 75%, the total facility size would be 160,500 gross square feet.

CAPITAL BUDGET

Following the development of the building program, B&D created a capital budget for the housing facility. While the programs remain identical for each financing structure, differences exist in the capital budgets depending on how the project is delivered. These differences exist solely in soft and financing costs while hard costs remain the same.

Construction costs per square foot for the enclosed building are budgeted at \$140. However, including additional hard costs such as site prep, landscaping, infrastructure, parking, and an inflation allowance increases the overall hard cost to \$159 per square foot. Adding A/E fees, testing, surveys, permits, and FF&E brings the total cost per square foot to approximately \$177.

	University-Financed	Public Private Partnership
Hard Costs	\$25,475,000	\$25,475,000
Soft Costs	\$4,868,000	\$5,910,000
Financing Costs	\$2,065,000	\$5,441,000
Total Capital Costs	\$32,408,000	\$36,826,000

EXHIBIT 5.1 Capital Budget Comparison

The public private partnership scenario is approximately \$4M more than if WSU self-financed the project. For the complete details on the capital budgets see **Appendix C: Financial Models**.

OPERATING PRO FORMA

Revenues

The revenues listed in the models come primarily from unit rentals. For the public private partnership scenario (foundation model) rental rates were established to achieve project feasibility expressed in a 1.20X Debt Service Coverage ratio in Year 2. The following academic-year rental rate structure was used within this model (shown in 2015 \$'s):

- ◆ \$9,355 per bed, per academic year for a private bedroom in a two-bedroom, two-bathroom apartment,
- ◆ \$8,145 per bed, per academic year for a shared bedroom in a two-bedroom, two-bathroom apartment,
- ◆ \$8,975 per bed, per academic year for a private bedroom in a four-bedroom, two-bathroom apartment, and
- ◆ \$7,860 per bed, per academic year for a shared bedroom in a four-bedroom, two-bathroom apartment.

For the University-financed scenario rental rates were established to achieve project feasibility expressed in a breakeven scenario (revenue covers all operating expenses and debt service) for Year 1. The following academic-year rental rate structure was used within this model (shown in 2015 \$'s):

- ◆ \$8,060 per bed, per academic year for a private bedroom in a two-bedroom, two-bathroom apartment,
- ◆ \$6,950 per bed, per academic year for a shared bedroom in a two-bedroom, two-bathroom apartment,
- ◆ \$7,690 per bed, per academic year for a private bedroom in a four-bedroom, two-bathroom apartment, and
- ◆ \$6,715 per bed, per academic year for a shared bedroom in a four-bedroom, two-bathroom apartment.

On average, the rental rates necessary to achieve project feasibility in the public private partnership scenario are 16% greater than those in the University-financed scenario.

The academic-year occupancy rate for the project is assumed to be 90% at opening and increases to 95% in Year 3 of the model. A summer occupancy of 20% was also assumed. All project revenues are inflated at 3% annually.

Expenses

B&D calculated expenses on a per-bed basis based upon an expense budget for Shocker Hall provided by WSU. The expense budget was divided into the following categories:

- ◆ Salaries and wages,
- ◆ Benefits,
- ◆ Utilities,
- ◆ Communications / Printing / Advertising,
- ◆ Supplies and materials,
- ◆ Maintenance / Repairs, and
- ◆ Other.

The project expenditure shown “above the line” is a mandatory R&R transfer of \$200 per bed.

Operating expenses for the two financing scenarios are the same and equal approximately \$2,525 per bed in Year 1. All expenses are inflated at 3% annually.

Financial Performance

Exhibits 5.2 & 5.3 below display the financial performance of the proposed housing facility including net operating income, debt service, debt coverage ratio, and projected annual cash flow to WSU for the first ten years of operation.

Public Private Partnership (Foundation Model)

Year	Net Operating Income	Net Debt Service Payment	Debt Coverage Ratio	Cash Flow to WSU
2017/2018	\$2,490,000	\$1,507,000	1.65	\$983,000
2018/2019	\$2,662,000	\$2,227,000	1.20	\$435,000
2019/2020	\$2,841,000	\$2,227,000	1.28	\$614,000
2020/2021	\$2,925,000	\$2,227,000	1.31	\$698,000
2021/2022	\$3,011,000	\$2,227,000	1.35	\$784,000
2022/2023	\$3,099,000	\$2,227,000	1.39	\$872,000
2023/2024	\$3,191,000	\$2,227,000	1.43	\$964,000
2024/2025	\$3,287,000	\$2,227,000	1.48	\$1,060,000
2025/2026	\$3,385,000	\$2,227,000	1.52	\$1,158,000
2026/2027	\$3,488,000	\$2,227,000	1.57	\$1,261,000

EXHIBIT 5.2 Financial Performance – Public Private Partnership (Foundation Model) Scenario

University-Financed

Year	Net Operating Income	Net Debt Service Payment	Debt Coverage Ratio	Excess Cash Flow
2017/2018	\$2,002,000	\$1,990,000	1.01	\$12,000
2018/2019	\$2,146,000	\$1,990,000	1.08	\$156,000
2019/2020	\$2,296,000	\$1,990,000	1.15	\$306,000
2020/2021	\$2,363,000	\$1,990,000	1.19	\$373,000
2021/2022	\$2,433,000	\$1,990,000	1.22	\$443,000
2022/2023	\$2,504,000	\$1,990,000	1.26	\$514,000
2023/2024	\$2,578,000	\$1,990,000	1.30	\$588,000
2024/2025	\$2,655,000	\$1,990,000	1.33	\$665,000
2025/2026	\$2,734,000	\$1,990,000	1.37	\$744,000
2026/2027	\$2,817,000	\$1,990,000	1.42	\$827,000

EXHIBIT 5.3 Financial Performance – University Financed Scenario

An additional scenario could be developed that shows the excess cash flow from this project covering the remaining debt service payments on Fairmount Towers, assuming the facility is taken off-line prior to retiring the debt. Depending on the bond covenants this could be a feasible alternative though it would require higher rental rates at the new facility.

APPENDIX A:

OFF-CAMPUS HOUSING CHARTS

**Wichita State University
Student Housing Demand Analysis
Off-Campus Market Analysis**

Apartment Summary

Property MGMT Firm	Property	Address	Year Built	Distance to Campus (Miles)*	Drive to Campus (Minutes)
Linear Properties, LLC	Seventeen 60	1760 N. Gentry, Wichita 67208	1965	0.1	1
	Tall Oaks Apartments	2330 N. Oliver Street, Wichita 67220	1975	1.0	3
BMOG Inc.	2909 Oliver	2909 N Oliver Avenue, Wichita 67220	2008	1.6	4
	Central Park Village	1520 E 17th Street N, Wichita 67214	1969	1.3	3
Builders Inc	Chisholm Lake Apartments	3450 N Ridgewood, Wichita 67220	2013	3.9	9
Fidelity Management	Ponderosa Apartments	5900 E Mainsgate Road, Wichita 67220	1971	2.3	6
	Willow Creek Apartments	5700 E Mainsgate Road, Wichita 67220	1984	1.9	5
BH Management	Sundance Apartments	1945 N Rock Road, Wichita 67206	1979	3.1	7
Highbridge Management	Broadmoor at Chelsea Apartments	7677 E 21st Street, Wichita 67206	1980	2.6	6
	Brickstone at Woodlawn Apartments	2323 N Woodlawn Street, Wichita 67220	1973	1.9	5
	Somerset Apartments	2029 N Woodlawn Street, Wichita 67208	1971	1.9	5
	Woodlawn Park Apartments	1940 S Woodlawn Boulevard, Wichita 67218	1976	5.6	14
Fidelity Management	Edgemoor Townhomes	5523 Plaza Lane, Wichita 67208	1946	2.7	7
	Wesley Apartments	415 N Lorraine Avenue, Wichita 67214	1975	0.7	2
Weigand-Omega Management, Inc.	Sleepy Hollow Apartments	3320 E Central Avenue, Wichita 67208	1978	1.8	5
Case & Associates	Villas of Waterford	8510 E 29th Street, Wichita 67226	2006	4.1	10
	The Vineyards	3737 N Rushwood St, Wichita 67226	-	4.5	10
	LaCrosse Apartments and Carriage Homes	3650 N Woodlawn St, Wichita 67220	2000	4.0	9
	The Remington Apartments	7277 East 37th Street, Wichita 67226	1999	4.3	10
	Eaglerock Village	7627 E 37th Street, Wichita 67226	1985	5.4	12
Weigand-Omega Management, Inc.	Inwood Crossings	3540 N Inwood Street, Wichita 67226	2009	4.5	10
	Cross Creek	7750 E 32nd Street, Wichita 67226	1991	3.7	9
	Windmere at Tallgrass	8220 E Oxford Circle, Wichita 67226	1991	3.6	9
	North Park Residences	2801 N Rock Road, Wichita 67226	1985	3.5	8
Hayloft Property Management	East Hampton Estates	2901 N Gouverneur Street, Wichita 67226	1998	3.3	8
	Parkview Villas	1329 N Williamsburg Street, Wichita 67208	1990	1.7	4
	Commodore Apartments	222 E Elm Street, Wichita 67214	1929	3.6	8
Anderson Management Company	Midtown Place	900 N Waco Avenue, Wichita 67203	1978	3.6	8
Builders Inc	250 Douglas Place	250 Douglas Place, Wichita 67202	1969	5.2	12
	Northtown Square Apartments	333 W 21st St N, Wichita 67203	1980	2.5	6
Weigand-Omega Management, Inc.	Twin Rivers Apartments	2303 Somerset Street, Wichita 67204	1965	3.4	8
				3.0	7.2

**Wichita State University
Student Housing Demand Analysis
Off-Campus Market Analysis**

<i>Apartment Unit Summary</i>	Unit		Unit Types Offered				Unit Details		
Property	House	Apartment	Studio	1BD	2BD	3BD	Lease Length	Utilities Included	# of Units
Seventeen 60		X		X			Flexible	T, I, C	38
Tall Oaks Apartments		X		X	X	X	Flexible	G, W, T	289
2909 Oliver		X			X	X	Flexible	C, I	192
Central Park Village		X			X	X	Flexible	W, T	66
Chisholm Lake Apartments		X		X	X	X	Flexible	-	216
Ponderosa Apartments		X		X	X		Monthly, Annually	C, I, S, T, W	118
Willow Creek Apartments		X		X	X		6 month, Annually	-	138
Sundance Apartments		X		X	X		-	-	496
Broadmoor at Chelsea Apartments		X		X	X		Annually	N/A	240
Brickstone at Woodlawn Apartments		X		X	X	X	Annually	-	116
Somerset Apartments		X		X	X		Annually	-	192
Woodlawn Park Apartments		X		X	X		Annually	W,T, L	116
Edgemoor Townhomes		X			X	X	Flexible	W,T,L	58
Wesley Apartments		X	X				Flexible	W,T	24
Sleepy Hollow Apartments		X	X	X			Flexible	-	18
Villas of Waterford		X		X	X		Flexible	-	426
The Vineyards		X		X	X		Annually	C	70
LaCrosse Apartments and Carriage Homes		X		X	X		-	G, W, T	176
The Remington Apartments		X		X	X	X	Annually	-	318
Eaglerock Village		X		X	X		Annually	T	352
Inwood Crossings		X		X	X	X	Annually	W, T	260
Cross Creek	X	X		X	X	X	6 month, Annually	W, T, S	256
Windmere at Tallgrass		X		X	X		Annually	-	280
North Park Residences		X		X	X		Annually	-	252
East Hampton Estates		X		X	X	X	Annually	-	240
Parkview Villas	X					X	Annually	-	126
Commodore Apartments		X	X	X			-	G, W, T, S, E	90
Midtown Place		X		X			Annually	W, T, S	120
250 Douglas Place		X		X	X		6, 9, 12 month	G, W, T, S	155
Northtown Square Apartments		X	X	X			Annually	-	79
Twin Rivers Apartments		X	X	X	X		Flexible	G, W, T, S	230
			5	26	24	11			5747

Notes: * (E, W,S,T, C, I, G) = Electric, Water, Sewer, Trash, Cable, Internet, Gas

Wichita State University
 Student Housing Demand Analysis
 Off-Campus Market Analysis

Amenities Property	Amenities																									
	Fitness Center	Pool	Clubhouse/Lounge	Spa	Courtyard	Gameroom	Media Center/Theater	Conference Rooms	Business Center	Reserved Parking	Off-Street Parking	Furnished	Laundry Facility	W/D in-unit	Pets	Secured Entry	Patio/Balcony	Hardwood Floors	Premium Countertops	Fireplace	Dishwasher	Garbage Disposal	Microwave	A/C	Cable	Internet
Seventeen 60	1	0	1	0	1	0	0	0	0	1	1	1	1	0	-	1	0	0	0	0	1	0	1	1	1	1
Tall Oaks Apartments	1	1	1	1	1	1	0	1	1	1	1	-	1	1	1	1	0	0	0	0	0	-	1	1	1	1
2909 Oliver	1	1	1	0	1	0	0	0	1	1	1	1	0	1	1	1	0	0	0	0	1	-	1	1	1	1
Central Park Village	0	0	0	0	0	0	0	0	0	1	1	0	1	0	0	1	0	1	0	0	0	-	0	1	1	1
Chisholm Lake Apartments	1	1	1	0	1	0	0	0	0	1	1	-	0	1	1	1	1	1	1	0	1	1	1	1	1	1
Ponderosa Apartments	1	1	0	0	1	0	0	0	0	1	1	0	1	0	1	1	1	0	0	1	1	-	0	1	1	1
Willow Creek Apartments	0	1	0	0	1	0	0	0	0	1	1	0	1	0	1	0	1	0	0	0	1	1	1	1	1	1
Sundance Apartments	1	1	1	1	1	0	0	0	0	1	1	0	1	1	1	1	1	0	0	0	1	1	0	1	1	1
Broadmoor at Chelsea Apartments	0	1	1	1	1	0	0	0	0	1	1	0	1	0	1	-	0	0	0	1	1	1	1	1	1	1
Brickstone at Woodlawn Apartments	1	1	1	0	1	0	0	0	0	1	1	0	1	0	1	1	1	1	0	0	1	1	0	1	1	1
Somerset Apartments	0	1	1	0	0	0	0	0	0	1	1	0	1	0	1	1	1	0	0	0	1	1	0	1	1	1
Woodlawn Park Apartments	0	1	0	1	1	0	0	0	0	1	1	0	1	0	1	0	0	0	0	0	1	1	0	1	1	1
Edgemoor Townhomes	0	0	0	0	0	0	0	0	0	1	1	0	0	1	1	0	0	1	0	0	1	0	0	1	1	1
Wesley Apartments	0	0	0	0	0	0	0	0	0	1	1	0	1	0	1	1	0	0	0	0	1	1	0	1	1	1
Sleepy Hollow Apartments	0	0	0	0	0	0	0	0	0	1	1	0	1	0	1	1	1	0	0	0	1	-	0	1	1	1
Villas of Waterford	1	1	1	0	1	0	0	0	1	1	1	0	1	1	1	1	1	1	0	1	1	1	1	1	1	1
The Vineyards	0	1	0	0	1	0	0	0	0	1	1	0	0	1	1	0	1	0	0	1	1	0	0	1	1	1
LaCrosse Apartments and Carriage Homes	1	1	1	1	1	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
The Remington Apartments	1	1	1	0	1	0	0	0	1	1	1	0	1	1	1	1	1	0	1	0	1	1	1	1	1	1
Eaglerock Village	1	1	1	1	1	0	0	0	0	1	1	0	1	1	1	1	1	1	0	1	1	1	1	1	1	1
Inwood Crossings	1	1	1	0	1	0	1	0	1	1	1	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1
Cross Creek	0	0	0	0	1	0	0	0	0	1	1	0	0	1	1	1	0	0	0	0	1	1	1	1	1	1
Windmere at Tallgrass	1	1	1	1	1	0	0	0	0	1	1	1	0	1	1	1	1	1	0	1	1	1	1	1	1	1
North Park Residences	1	1	1	1	1	0	0	0	1	1	1	0	0	1	1	1	1	0	0	0	1	1	1	1	1	1
East Hampton Estates	1	1	1	1	1	0	0	0	0	1	1	0	0	1	-	1	1	0	0	0	1	1	1	1	1	1
Parkview Villas	0	0	0	0	0	0	0	0	0	1	1	0	0	1	1	1	1	0	0	0	1	1	0	1	1	1
Commodore Apartments	0	0	0	0	0	0	0	0	0	1	1	0	1	0	1	1	0	0	0	0	1	0	0	1	1	1
Midtown Place	0	1	0	0	1	0	0	0	0	1	1	0	1	1	1	1	-	-	1	0	0	0	0	1	1	1
250 Douglas Place	1	1	1	1	1	0	0	0	0	1	1	1	1	0	1	1	0	1	0	0	1	1	1	1	1	1
Northtown Square Apartments	0	0	0	0	0	0	0	0	0	1	1	0	1	0	-	1	0	0	0	0	0	0	0	1	1	1
Twin Rivers Apartments	0	1	0	0	1	0	0	0	0	1	1	0	1	0	1	1	0	0	0	0	1	1	0	1	1	1
	16	22	17	10	23	1	1	1	6	31	31	5	21	17	27	26	18	10	4	9	26	21	16	29	31	31

Wichita State University
Student Housing Demand Analysis
Off-Campus Market Analysis

Fees & Notes	Fees					Notes
Property	Applicatio n Fee	Pet Deposit	Pet Fee	Securit y Deposit	Parking Fee	Websites
Seventeen 60	1	-	-	-	0	http://www.seventeen60.com/
Tall Oaks Apartments	1	1	1	-	1	http://www.talloaksapt.com/
2909 Oliver	1	-	-	1	0	http://2909oliver.com/
Central Park Village	1	-	-	1	0	http://thecentralparkvillage.com/test/
Chisholm Lake Apartments	1	-	-	1	1	http://chisholmlakeapartments.com/
Ponderosa Apartments	1	1	1	1	0	http://www.fidelitymgmt.com/pd.html
Willow Creek Apartments	1	1	1	1	1	
Sundance Apartments	1	1	0	1	0	https://bhmanagement.com/communities/ks/wichita/sundance-apartments-1368/
Broadmoor at Chelsea Apartments	1	1	0	1	1	http://www.highbridgemanagement.com/community.php?cid=1
Brickstone at Woodlawn Apartments	1	1	1	1	0	http://www.brickstoneliving.com/
Somerset Apartments	1	1	1	1	1	https://somerseapartments.wordpress.com/
Woodlawn Park Apartments	1	1	1	1	0	http://www.rentwpa.com/
Edgemoor Townhomes	1	1	1	1	0	http://www.fidelitymgmt.com/ed.html
Wesley Apartments	1	1	0	1	0	=
Sleepy Hollow Apartments	1	1	1	1	0	http://sleepyhollow.rentourspace.com/
Villas of Waterford	1	1	1	1	1	http://www.villasofwaterfordapartmentswichita.com/
The Vineyards	1	1	1	1	1	http://www.vineyardsllc.com/
LaCrosse Apartments and Carriage Homes	1	1	0	1	1	=
The Remington Apartments	1	0	1	1	0	http://remingtonapartments.com/
Eaglerock Village	1	1	1	1	0	http://www.eaglerockvillageapartments.com/
Inwood Crossings	1	1	1	1	1	http://inwoodcrossings.rentourspace.com/
Cross Creek	1	1	1	1	0	https://www.crosscreekwichita.com/
Windmere at Tallgrass	1	1	1	1	1	http://wmtallgrass.com/
North Park Residences	1	-	-	1	1	=
East Hampton Estates	1	-	-	1	0	http://www.hayloftapartmenthomes.com/East%20Hampton_Main.html
Parkview Villas	1	1	1	1	0	http://www.liveatparkview.com/index.aspx
Commodore Apartments	1	1	1	1	0	https://www.facebook.com/pages/Commodore-Apartments/1408191816063443?sk=timeline&ref=page_internal
Midtown Place	1	0	1	1	0	http://www.amcwichita.com/wichita_apartments.html
250 Douglas Place	1	1	1	1	0	http://www.250douglasplace.com/index.html
Northtown Square Apartments	1	?	?	1	0	=
Twin Rivers Apartments	1	1	1	1	0	http://twinrivers.rentourspace.com/
	31	22	20	29	11	

Wichita State University
 Student Housing Demand Analysis
 Off-Campus Market Analysis
 Apartment Rental Rates

Studio

Property	Rent per Unit	Rent per Person	Bathrooms	Sq. Ft.
Wesley	\$395	-	1	400
Sleepy Hollow	\$350	-	1	416
Commodore	\$400	-	1	525
Northtown Square	\$350	-	1	400
Twin Rivers	\$400	-	1	375
Average:	\$379	-	1	423

1 Bedroom

Property	Rent per Unit	Rent per Person	Bathrooms	Sq. Ft.
Seventeen 60	\$625	-	1	620
Tall Oaks	\$614	-	1	640
Chisholm	\$820	-	1	730
Ponderosa	\$575	-	1	711
Willow Creek	\$460	-	1	580
Sundance	\$553	-	1	564
Broadmoor at Chelsea Apartments	\$575	-	1	626
Brickstone	\$500	-	1	640
Somerset	\$500	-	1	675
Woodlawn	\$450	-	1	520
Sleepy Hollow	\$400	-	1	576
Villas at Waterford	\$805	-	1	797
Vineyards	\$780	-	1.5	1,162
LaCrosse	\$800	-	1	757
Remington	\$750	-	1	740
Eaglerock	\$775	-	1	710
Inwood	\$730	-	1	661
Cross Creek	\$599	-	1	720
Windmere	\$793	-	1.5	987
North Park	\$595	-	1	672
East Hampton	\$788	-	1	870
Commodore	\$550	-	1	650
Midtown	\$535	-	1	664
250 Douglas	\$983	-	1	788
Northtown Square	\$400	-	1	550
Twin Rivers	\$470	-	1	750
Average:	\$632	-	1	706

Wichita State University
 Student Housing Demand Analysis
 Off-Campus Market Analysis
 Apartment Rental Rates

2 Bedroom

	Rent per Unit	Rent per Person	Bathrooms	Sq. Ft.
Tall Oaks	\$673	\$336	1.5	932
2909 Oliver	\$920	\$460	2	850
Central Park Village	\$525	\$263	1	612
Chisholm	\$1,085	\$543	2	1,010
Ponderosa	\$685	\$343	1.5+	910
Willow Creek	\$580	\$290	2	850
Sundance	\$735	\$368	1.5+	810
Broadmoor at Chelsea Apartments	\$650	\$325	1.5	966
Brickstone	\$620	\$310	1.5	932
Somerset	\$672	\$336	1	912
Woodlawn	\$550	\$275	1	641
Edgemoor	\$876	\$438	1.5	864
Villas at Waterford	\$938	\$469	2	1,080
Vineyards	\$825	\$413	2.5	1,301
LaCrosse	\$1,025	\$513	2	1,045
Remington	\$900	\$450	1.5	1,041
Eaglerock	\$850	\$425	1.5	930
Inwood	\$715	\$358	2	923
Cross Creek	\$694	\$347	1.5	940
Windmere	\$1,000	\$500	2.5	1,170
North Park	\$753	\$376	2	922
East Hampton	\$1,060	\$530	2	1,382
Twin Rivers	\$555	\$278	1.5	960
Average:	\$778	\$389	2	956

3 Bedroom

Property	Rent per Unit	Rent per Person	Bathrooms	Sq. Ft.
Tall Oaks	\$823	\$274	2	1,100
2909 Oliver	\$1,245	\$415	3	1,200
Central Park Village	\$595	\$198	1	1,200
Chisholm	\$1,260	\$420	2	1,138
Brickstone	\$750	\$250	2	1,100
Edgemoor	\$952	\$317	1.5	1,064
Remington	\$1,010	\$337	2	1,350
Inwood	\$950	\$317	2	1,110
Cross Creek	\$844	\$281	1.5	1,280
East Hampton	\$1,133	\$378	2	1,508
Parkview Villas	\$905	\$302	2	1,536
Average:	\$951	\$317	2	1,235

4 Bedroom

Property	Rent per Unit	Rent per Person	Bathrooms	Sq. Ft.
Parkview Villas	\$1,644	\$411	2	1,005
Average:	\$1,644	\$411	2	1,005

APPENDIX B:

SURVEY RESULTS AND COMMENTS

Wichita State University Fall 2015 Housing Market Study

Description:

Date Created: 8/20/2015 9:39:26 AM

Date Range: 8/26/2015 12:00:00 AM - 9/5/2015 11:59:00 PM

Total Respondents: 1534

Q1. On which campus do you primarily attend classes?			
Count	Percent		
1483	96.68%		Main Campus
12	0.78%		WSU Downtown
14	0.91%		WSU West
9	0.59%		WSU South
16	1.04%		Online classes only
1534	Respondents		

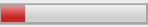
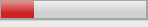
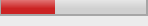
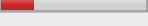
Q2. Where are you currently living while attending WSU?			
Count	Percent		
243	16.03%		Shocker Hall
63	4.16%		Fairmount Towers
1210	79.82%		Off-Campus Housing (rent an apartment/house, Greek house, live with parents/relatives, etc.)
1516	Respondents		

Q3. Have you ever lived in WSU Student Housing?			
Count	Percent		
247	20.69%		Yes
947	79.31%		No
1194	Respondents		

Q4. Please indicate your class status:			
Count	Percent		
326	21.34%		First-Time Freshman
53	3.47%		Continuing Freshman
231	15.12%		Sophomore
308	20.16%		Junior
344	22.51%		Senior
266	17.41%		Graduate/Ph.D.
0	0.00%		Post-Doctoral
1528	Respondents		

Q5. What is your family status?			
Count	Percent		
1206	78.93%		Single without child(ren)/dependent(s)
63	4.12%		Single with child(ren)/dependent(s)
112	7.33%		Married/partnered without child(ren)/dependent(s)
147	9.62%		Married/partnered with child(ren)/dependent(s)
1528	Respondents		


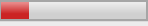
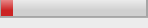
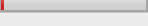
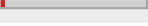
Q6. How important was the availability of on-campus housing in your decision to attend WSU?

Count	Percent		
256	16.86%		Very important
348	22.92%		Important
568	37.42%		Unimportant
346	22.79%		Very unimportant
1518	Respondents		

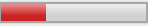
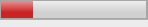
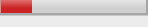
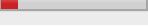
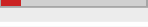
Q7. How satisfied are you with your current living conditions?

Count	Percent		
750	49.31%		Highly satisfied
479	31.49%		Somewhat satisfied
210	13.81%		Neutral
57	3.75%		Somewhat dissatisfied
25	1.64%		Highly dissatisfied
1521	Respondents		

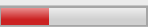
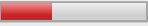
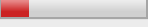
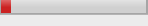
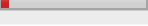
Q8. Please rate how important each of the following factors was in your decision on where to live this year: (SELECT ONE RESPONSE FOR EACH FACTOR) - Total cost of rent and utilities

Count	Percent		
990	67.58%		Very important
279	19.04%		Important
123	8.40%		Neutral
33	2.25%		Unimportant
40	2.73%		Very unimportant
1465	Respondents		

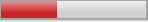
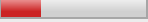
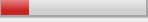
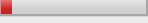
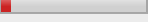
Q9. Please rate how important each of the following factors was in your decision on where to live this year: (SELECT ONE RESPONSE FOR EACH FACTOR) - All-inclusive pricing (one price for all housing costs excluding meal plan)

Count	Percent		
457	31.19%		Very important
325	22.18%		Important
311	21.23%		Neutral
171	11.67%		Unimportant
201	13.72%		Very unimportant
1465	Respondents		

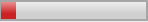
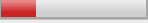
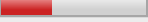
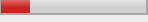
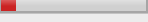
Q10. Please rate how important each of the following factors was in your decision on where to live this year: (SELECT ONE RESPONSE FOR EACH FACTOR) - Proximity to classes

Count	Percent		
481	33.10%		Very important
513	35.31%		Important
284	19.55%		Neutral
97	6.68%		Unimportant
78	5.37%		Very unimportant
1453	Respondents		


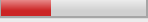
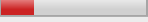
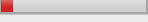
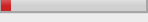
Q11. Please rate how important each of the following factors was in your decision on where to live this year: (SELECT ONE RESPONSE FOR EACH FACTOR) - Proximity to, or availability of, convenient parking

Count	Percent		
562	38.44%		Very important
403	27.56%		Important
284	19.43%		Neutral
112	7.66%		Unimportant
101	6.91%		Very unimportant
1462	Respondents		

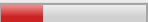

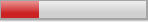
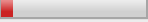
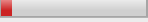
Q12. Please rate how important each of the following factors was in your decision on where to live this year: (SELECT ONE RESPONSE FOR EACH FACTOR) - Proximity to shopping, entertainment, or restaurants

Count	Percent		
147	10.09%		Very important
354	24.30%		Important
515	35.35%		Neutral
292	20.04%		Unimportant
149	10.23%		Very unimportant
1457	Respondents		

Q13. 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		
409	27.94%		Very important
505	34.49%		Important
329	22.47%		Neutral
120	8.20%		Unimportant
101	6.90%		Very unimportant
1464	Respondents		

Q14. 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		
422	28.83%		Very important
433	29.58%		Important
381	26.02%		Neutral
122	8.33%		Unimportant
106	7.24%		Very unimportant
1464	Respondents		

Q15. 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		
707	47.96%		Very important
448	30.39%		Important
205	13.91%		Neutral
63	4.27%		Unimportant
51	3.46%		Very unimportant
1474	Respondents		

Q16. 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) - No meal plan requirement

Count	Percent		
374	25.48%		Very important
244	16.62%		Important
519	35.35%		Neutral
179	12.19%		Unimportant
152	10.35%		Very unimportant
1468	Respondents		

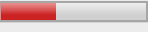
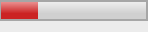
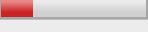
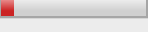
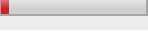
Q17. Please rate how important each of the following factors was in your decision on where to live this year: (SELECT ONE RESPONSE FOR EACH FACTOR) - Safety and security features

Count	Percent		
858	58.61%		Very important
389	26.57%		Important
152	10.38%		Neutral
33	2.25%		Unimportant
32	2.19%		Very unimportant
1464	Respondents		

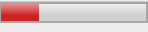
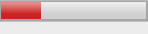
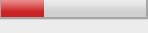
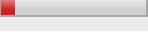
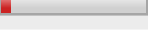
Q18. Please rate how important each of the following factors was in your decision on where to live this year: (SELECT ONE RESPONSE FOR EACH FACTOR) - Availability of a private (single) bedroom

Count	Percent		
605	41.21%		Very important
330	22.48%		Important
302	20.57%		Neutral
127	8.65%		Unimportant
104	7.08%		Very unimportant
1468	Respondents		


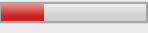
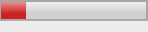
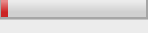
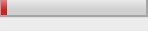
Q19. Please rate how important each of the following factors was in your decision on where to live this year: (SELECT ONE RESPONSE FOR EACH FACTOR) - Availability of a private bathroom

Count	Percent		
550	37.75%		Very important
372	25.53%		Important
326	22.37%		Neutral
127	8.72%		Unimportant
82	5.63%		Very unimportant
1457	Respondents		

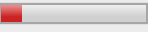
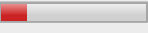
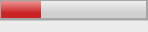
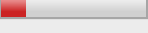
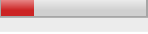
Q20. Please rate how important each of the following factors was in your decision on where to live this year: (SELECT ONE RESPONSE FOR EACH FACTOR) - Availability of a living room within my suite/apartment

Count	Percent		
386	26.35%		Very important
402	27.44%		Important
439	29.97%		Neutral
142	9.69%		Unimportant
96	6.55%		Very unimportant
1465	Respondents		

Q21. 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		
637	43.60%		Very important
433	29.64%		Important
257	17.59%		Neutral
73	5.00%		Unimportant
61	4.18%		Very unimportant
1461	Respondents		

Q22. 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 campus dining

Count	Percent		
209	14.24%		Very important
268	18.26%		Important
404	27.52%		Neutral
255	17.37%		Unimportant
332	22.62%		Very unimportant
1468	Respondents		


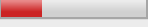
Q23. In which living arrangement do you currently reside?

Count	Percent		
360	30.87%		Rented an apartment
69	5.92%		Rented a duplex/townhouse/condo
190	16.30%		Rented a house/room in a house
147	12.61%		Owned a house/condo
378	32.42%		Lived with parents/relatives
14	1.20%		Fraternity/sorority house
8	0.69%		Other (please specify)
1166 Respondents			



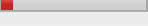
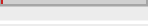

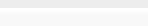
Q24. How many bedrooms does your residence have?

Count	Percent		
17	2.76%		Studio
134	21.75%		One-bedroom
247	40.10%		Two-bedroom
146	23.70%		Three-bedroom
57	9.25%		Four-bedroom
15	2.44%		More than four bedrooms
616 Respondents			

Q25. What type of bedroom do you live in?

Count	Percent		
826	71.58%		Single (not shared with anyone)
328	28.42%		Double (shared with one or more persons)
1154 Respondents			

Q26. How do you typically get to and from campus?

Count	Percent		
119	9.74%		Walk
841	68.82%		Drive alone
102	8.35%		Drive/ride with others
19	1.55%		Ride a bicycle/motorcycle
128	10.47%		Campus shuttle
13	1.06%		Other (please specify)
1222 Respondents			

Q27. What apartment complex do you live in?

Count	Percent		
46	7.72%		2909 Oliver (Formerly The Grove Wichita)
7	1.17%		University Court Apartments
73	12.25%		Tall Oaks Apartment Homes
12	2.01%		Village Park at Woodgate
458	76.85%		Other (please specify)
596 Respondents			

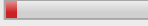
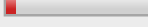
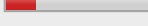
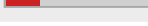
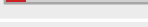
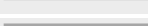
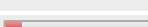
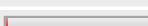
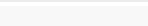
Q28. What is your lease term?

Count	Percent		
398	66.00%		12 months
44	7.30%		Academic year (10 months)
87	14.43%		Month to month
74	12.27%		Other (please specify)
603	Respondents		


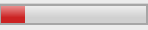
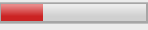

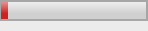
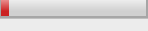
Q29. How much do you pay per month for rent/mortgage/housing costs, excluding utilities? (Your portion only, not the entire housing cost.)

Count	Percent		
10	1.66%		\$0
6	1.00%		\$1 - \$99
40	6.66%		\$100 - \$199
122	20.30%		\$200 - \$299
122	20.30%		\$300 - \$399
103	17.14%		\$400 - \$499
79	13.14%		\$500 - \$599
44	7.32%		\$600 - \$699
36	5.99%		\$700 - \$799
15	2.50%		\$800 - \$899
5	0.83%		\$900 - \$999
4	0.67%		\$1,000 - \$1,099
4	0.67%		\$1,100 - \$1,199
3	0.50%		\$1,200 - \$1,299
2	0.33%		\$1,300 - \$1,399
2	0.33%		\$1,400 and above
4	0.67%		Don't know
601	Respondents		

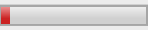
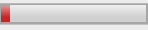
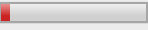
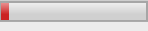
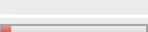
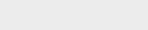
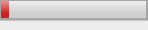

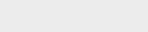
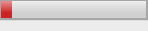
Q30. Which of the following utilities do you pay? (SELECT ALL THAT APPLY)

Count	Respondent %	Response %	
181	29.72%	7.81%	 Cable/satellite television
165	27.09%	7.12%	 Telephone
487	79.97%	21.01%	 Internet
544	89.33%	23.47%	 Electric
328	53.86%	14.15%	 Water
120	19.70%	5.18%	 Sewer
202	33.17%	8.71%	 Trash
264	43.35%	11.39%	 Gas
27	4.43%	1.16%	 Not applicable; I do not pay for any utilities
609	Respondents		
2318	Responses		


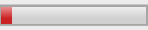
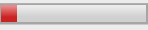
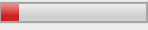
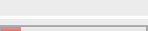
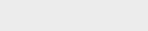
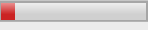
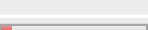
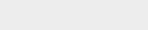
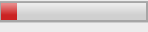
Q31. What is your personal share of all monthly utility costs that you selected in the previous question (your portion of utilities, not the entire utility cost for the residence)?

Count	Percent		
19	3.14%		Less than \$25
100	16.53%		\$25 - \$49
175	28.93%		\$50 - \$99
247	40.83%		\$100 or more
29	4.79%		Don't know
35	5.79%		Not applicable
605	Respondents		

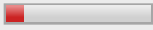
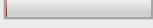
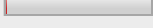
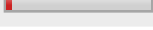
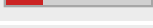
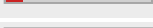

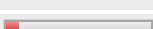


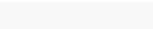
Q32. If the above units were offered this academic year, what would be your preferred living option?

Count	Percent		
86	5.98%		Unit A: Semi-Suite - Private Room (Fairmount) \$6,300-\$6,400 per academic year
90	6.26%		Unit B: Semi-Suite - Shared Room (Fairmount) \$4,900-\$5,000 per academic year
85	5.91%		Unit C: Semi-Suite - Shared Room (Shocker) \$6,250-\$6,350 per academic year
80	5.56%		Unit D: Two Bedroom Full Suite - Private Room (Shocker) \$7,400-\$7,500 per academic year
99	6.88%		Unit E: Four Bedroom Full Suite - Private Room (Shocker) \$7,050-\$7,150 per academic year
74	5.15%		Unit F: Two Bedroom Apartment - Private Room (New) \$9,050-\$9,150 per academic year
41	2.85%		Unit G: Two Bedroom Apartment - Shared Room (New) \$7,800-\$7,900 per academic year
106	7.37%		Unit H: Four Bedroom Apartment - Private Room (New) \$8,700-\$8,800 per academic year
51	3.55%		Unit I: Four Bedroom Apartment - Shared Room (New) \$7,600-\$7,700 per academic year
726	50.49%		None, I would have preferred to live in off-campus housing
1438	Respondents		


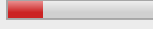
Q33. If your preferred unit type you selected were unavailable, what would your second choice be?

Count	Percent		
68	9.63%		Unit A: Semi-Suite - Private Room (Fairmount) \$6,300-\$6,400 per academic year
53	7.51%		Unit B: Semi-Suite - Shared Room (Fairmount) \$4,900-\$5,000 per academic year
77	10.91%		Unit C: Semi-Suite - Shared Room (Shocker) \$6,250-\$6,350 per academic year
85	12.04%		Unit D: Two Bedroom Full Suite - Private Room (Shocker) \$7,400-\$7,500 per academic year
98	13.88%		Unit E: Four Bedroom Full Suite - Private Room (Shocker) \$7,050-\$7,150 per academic year
69	9.77%		Unit F: Two Bedroom Apartment - Private Room (New) \$9,050-\$9,150 per academic year
52	7.37%		Unit G: Two Bedroom Apartment - Shared Room (New) \$7,800-\$7,900 per academic year
77	10.91%		Unit H: Four Bedroom Apartment - Private Room (New) \$8,700-\$8,800 per academic year
36	5.10%		Unit I: Four Bedroom Apartment - Shared Room (New) \$7,600-\$7,700 per academic year
91	12.89%		None, I would have preferred to live in off-campus housing
706	Respondents		

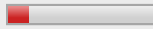
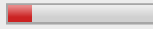
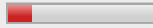
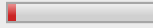
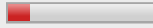
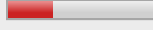
Q34. Please indicate why you would have preferred off-campus living options: (SELECT UP TO THREE)

Count	Respondent %	Response %		
249	30.67%	12.63%		Ability to have pets
18	2.22%	0.91%		Closer to retail/shopping
18	2.22%	0.91%		Closer to dining options
86	10.59%	4.36%		Closer to work
513	63.18%	26.03%		Cost concerns
238	29.31%	12.08%		No meal plan requirement
167	20.57%	8.47%		Housing policies (alcohol consumption, etc.)
245	30.17%	12.43%		Privacy concerns
180	22.17%	9.13%		Safety concerns
39	4.80%	1.98%		Unit configurations
218	26.85%	11.06%		Other (please specify)
812	Respondents			
1971	Responses			

Q35. If available, would you be interested in a twelve (12) month lease for approximately \$50-\$100 less per month for the unit you selected?

Count	Percent		
531	75.75%		Yes
170	24.25%		No
701	Respondents		

Q36. Would you be interested in purchasing one of the optional meal plans listed below?

Count	Percent		
100	14.14%		Option A: 19 meals per week / 200 Shocker Dollars per semester for \$2,141 per semester
119	16.83%		Option B: 15 meals per week / 200 Shocker Dollars per semester for \$2,114 per semester
119	16.83%		Option C: 10 meals per week / 200 Shocker Dollars per semester for \$1,924 per semester
40	5.66%		Option D: 5 meals per week / 750 Shocker Dollars per semester for \$2,052 per semester
109	15.42%		Option E: Reduced apartment meal plan for approximately \$1,200-\$1,400 per semester
220	31.12%		None
707	Respondents		

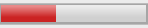

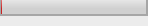
Q37. Would you be interested in parking adjacent to the building for an additional \$200-\$250 per school year?

Count	Percent		
305	43.39%		Yes
398	56.61%		No
703	Respondents		

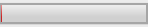

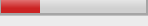
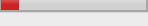
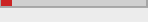
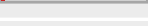
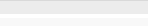
Q38. If Wichita State University built new housing, which lifestyle preferences would be the most important to you? (SELECT UP TO FIVE)				
Count	Respondent %	Response %		
378	26.90%	6.50%		24-hour on-site staff
539	38.36%	9.27%		Flexible occupancy terms (9, 10, or 12 months, stay over break periods, etc.)
719	51.17%	12.37%		Flexible payment terms (e.g., pay rent monthly)
522	37.15%	8.98%		Availability of maintenance and custodial services
321	22.85%	5.52%		Availability of lifestyle or theme communities (smoke free, alcohol free, community service focused, gender specific, etc.)
152	10.82%	2.61%		Availability of academic communities (Honors, Business, Engineering, etc.)
596	42.42%	10.25%		Little or no meal plan requirement
772	54.95%	13.28%		Ability to choose my own roommates
240	17.08%	4.13%		Ability to live near university students who are in my academic program
385	27.40%	6.62%		Proximity to campus activities
142	10.11%	2.44%		Proximity to retail areas (shopping, entertainment, restaurants, etc.)
518	36.87%	8.91%		Ability to retain the same living unit from year to year
399	28.40%	6.86%		Ability to bring my own furniture
130	9.25%	2.24%		Other (please specify)
1405	Respondents			
5813	Responses			

Q39. If Wichita State University built new housing, which physical features would be the most important to you? (SELECT UP TO FIVE)				
Count	Respondent %	Response %		
947	67.69%	15.62%		Private Bedroom
883	63.12%	14.57%		In-Unit Kitchen
798	57.04%	13.17%		In-Unit Washer / Dryer
242	17.30%	3.99%		Convenience Store
68	4.86%	1.12%		Vending area
92	6.58%	1.52%		Pizza shop
151	10.79%	2.49%		Meeting Space
51	3.65%	0.84%		Classroom Space
614	43.89%	10.13%		Study Lounge / Quiet Study Space
443	31.67%	7.31%		Social Lounge (pool table, ping pong, lounge seating)
72	5.15%	1.19%		Reflection Room (meditation, contemplation, religious observance)
600	42.89%	9.90%		Fitness Room
241	17.23%	3.98%		Media / Theater Room
801	57.26%	13.22%		Parking adjacent to building
58	4.15%	0.96%		Other (please specify)
1399	Respondents			
6061	Responses			

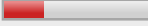
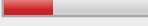
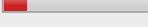
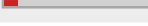
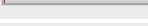

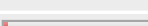
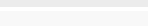
Q40. Please indicate your gender:

Count	Percent		
535	37.86%		Male
870	61.57%		Female
8	0.57%		Transgender
1413 Respondents			

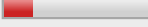
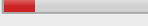
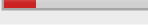
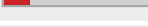

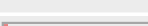
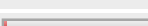
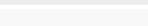
Q41. What is your age?

Count	Percent		
13	0.92%		Younger than 18
593	41.85%		18 - 20
386	27.24%		21 - 23
172	12.14%		24 - 26
111	7.83%		27 - 30
36	2.54%		31 - 33
106	7.48%		Over 33
1417 Respondents			


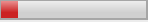
Q42. What are the primary sources of funding for your living expenses (housing, food, travel, entertainment, etc.)? (SELECT ALL THAT APPLY)

Count	Respondent %	Response %		
762	53.85%	27.83%		Family support
931	65.80%	34.00%		Personal support
433	30.60%	15.81%		Student loan(s)
261	18.45%	9.53%		Academic scholarship(s)
28	1.98%	1.02%		Athletic scholarship(s)
187	13.22%	6.83%		Grant(s)
48	3.39%	1.75%		Employer reimbursement or tuition program
88	6.22%	3.21%		Other (please specify)
1415 Respondents				
2738 Responses				

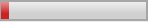

Q43. What are the primary sources of funding for your academic expenses (Tuition, fees, etc.)? (SELECT ALL THAT APPLY)

Count	Respondent %	Response %		
639	45.10%	20.53%		Family support
668	47.14%	21.47%		Personal support
701	49.47%	22.53%		Student loan(s)
564	39.80%	18.12%		Academic scholarship(s)
42	2.96%	1.35%		Athletic scholarship(s)
351	24.77%	11.28%		Grant(s)
84	5.93%	2.70%		Employer reimbursement or tuition program
63	4.45%	2.02%		Other (please specify)
1417 Respondents				
3112 Responses				

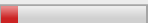
Q44. Please indicate your current enrollment status:

Count	Percent		
1255	88.57%		Full time (undergraduate 12 or more credits ; graduate/professional/law 9 or more credit hours)
162	11.43%		Part time (undergraduate less than 12 credit hours; graduate/professional/law less than 9 credit hours)
1417	Respondents		


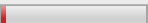
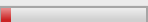

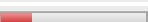
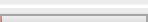
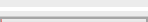
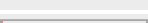
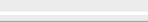
Q45. Are you a student-athlete?

Count	Percent		
79	5.59%		Yes
1335	94.41%		No
1414	Respondents		

Q46. What is your residency status?

Count	Percent		
1251	88.16%		Domestic student (U.S. citizen or permanent resident)
168	11.84%		International student - Other
1419	Respondents		

Q47. Where were you living prior to attending Wichita State University?

Count	Percent		
658	52.68%		Sedgwick County, KS
43	3.44%		Harvey County, KS
82	6.57%		Butler County, KS
14	1.12%		Cowley County, KS
265	21.22%		Elsewhere in Kansas
11	0.88%		Nebraska
4	0.32%		Iowa
16	1.28%		Texas
156	12.49%		Other (please specify)
1249	Respondents		

Q48. What is your home / permanent zip code?

Count	Percent		
1389	100.00%		
1389	Respondents		

Q49. In the box below, please feel free to comment on Wichita State University housing or the concepts mentioned within this survey:

Count	Percent		
570	100.00%		
570	Respondents		

Wichita State University Fall 2015 Housing Market Study

Description:

Date Created: 8/20/2015 9:39:26 AM

Date Range: 8/26/2015 12:00:00 AM - 9/5/2015 11:59:00 PM

Total Respondents: 1534

Q49. In the box below, please feel free to comment on Wichita State University housing or the concepts mentioned within this survey:

Count	Percent	
570	100.00%	
Count	Percent	
1	0.18%	community space for older adults who want to continue education and want to be on campus as well to be close, like apartments but affordable
1	0.18%	1) It's really expensive to live on campus. 2) There has been a lot of violence occurring on or around campus. I attempted to live near WSU but was advised it was not safe.
1	0.18%	1) Parking right now is crazy with the Shocker Hall people parking on campus. You guys should consider fixing it. 2) I think you guys should work on parking more. What happened to the parking garages?
1	0.18%	A great concept for C and A needs to be upgraded to the same. Can we get an overpass for A through 21 st street like Spirit or downtown has. It's a busy street and it creates safety concerns as students cross.
1	0.18%	A lot of students who attend WSU were either previously based in Wichita, or have resided within a 30 minute commute. Therefore, I feel the focus housing concerns should be redirected to parking areas/development of parking garages on campus. I believe the main community of students interested in on-campus housing would be international students.
1	0.18%	A new residence hall sounds like a great plan! I believe that would bring a lot of people to WSU. It sounds like WSU is working to fix the problems that would make students not want to attend school here.
1	0.18%	A sense of community is extremely important, so far I have had that at Fairmount.
1	0.18%	Add more NON dorm parking BEFORE more dorms, please.
1	0.18%	Addition of more housing should only be paired with additional parking for non-resident students. 43% of the 2014 class were non-traditional, commuting adults to the university. This statistic came from the university's own demographic reporting.
1	0.18%	All floors connect and multiple elevators that allow for faster travel.
1	0.18%	All your proposed prices are way too expensive. In most cases it would be cheaper to just get a nice apartment somewhere else in town.
1	0.18%	An important thing to keep in mind if you are planning on building more housing is to make sure you have parking for those students so you don't keep stealing lots away from commuting students.
1	0.18%	Appreciate it
1	0.18%	As a commuter, I very much enjoy NOT having to pay steep housing costs. However, that might change if the apartments go up in the next year or two. Most importantly I would be looking at cost, and sharing that cost with someone else. I don't care for a lot of space, but a private bedroom and a KITCHEN are a must. If the kitchen could be put in the smaller apartments that were proposed, I would be all for it.
1	0.18%	As a ISA (Indian student association) Housing coordinator, i can tell you that most of the students are happy to take university housing. The only concern stopping them is rental price. if you could bring the prices little bit down you will et more and more students coming into university housing. Thank you Krishna Mohan Donavalli Ph.D (chemistry), Wichita state university Housing coordinator ISA.
1	0.18%	As an adult with a family and job, I have little interest in living on campus (own my own house). However, I applaud the interest shown in new housing. I would just caution that the pricing should not be beyond the means of students and their families. And perhaps consider married/family housing sometime in the future.
1	0.18%	As an off-campus resident, the primary parking was taken away that I commonly used by building the newest dorms. By taking that away and making me pay for a parking permit for a lot that less convenient, I am honestly quite mad about that. I understand the importance of on-campus housing, but I feel that more students commute to WSU.
1	0.18%	As much as everything costs I'm a little disappointed that the University is considering charging extra if anything for parking when the Universities current parking situation already sucks. Also too only knocking off \$50-100 for a 12 month contract hardly seems like much of an incentive.

1	0.18%	<input type="text"/>	At Fairmount Hall the air conditioning only goes down to 72 degrees. I had to adjust to that. Its also not true, I used my own thermostat and it says it's actually 74 degrees when the school thermostat says it's 72 degrees. Either way it's a little uncomfortable. 70 degrees would be more comfortable.
1	0.18%	<input type="text"/>	Attractive
1	0.18%	<input type="text"/>	Availability to meal plans from off campus would be a nice addition.
1	0.18%	<input type="text"/>	Because Wichita State is not the most safe campus, and there are many spots left unpatrolled, or patrolled less than others. There should be a service taking people to their cars or from their cars to their location. Parking is very far from many locations which may leave you vulnerable in the evening time.
1	0.18%	<input type="text"/>	Being an older student (29), I would probably not every seriously consider living on-campus. I already have all my own things and prefer living in a house to living in an apartment or dorm. Plus I have two big dogs and need a yard for them.
1	0.18%	<input type="text"/>	BETTER PARKING
1	0.18%	<input type="text"/>	BUILD A PARKING GARAGE!!!!!!!!!!!!!!!!!!!!!!!!!!!!
1	0.18%	<input type="text"/>	Build houses that are owned and operated by a seperate entity of WSU that will allow drinking and partying.
1	0.18%	<input type="text"/>	BUILD PARKING GARAGES FIRST!!!!
1	0.18%	<input type="text"/>	Cheaper living expenses
1	0.18%	<input type="text"/>	Cheaper options would sell me!
1	0.18%	<input type="text"/>	Concept is Good, But this not for International Student to be honest. When I can have an apartment paying only 300 to 400 USD per month, I dont think this new housing is going to be suitable for me.
1	0.18%	<input type="text"/>	Cost is to high
1	0.18%	<input type="text"/>	Costly
1	0.18%	<input type="text"/>	Currently I am living in Fairmount Towers because it is the most economic offer for having a single private room. I was interested during my application process in living at Shocker Hall due to the modern building. What I missing in both residences is a good environment where people try to meet each other and learn from different cultures. Most of the american students ignore the international students, sometimes with very bad manners. In my opinion, this community is wasting a great chance to get the best of every different culture that conform WSU. Involvement is mentioned many times but is not working efficiently in the dorms. The best solution for this case (which is done in other European countries) is to regulate the involvement as a condition for the resident lifestyle. It is not attempting to force anyone to do something, just advising that from the huge variety of activities that dorms offer, at least one of them should suit to every resident, so there is no excuses for getting involved in the dorm life and meet people.
1	0.18%	<input type="text"/>	Depending on how the floor plans were scaled, I thought the private rooms could have been larger and the common space smaller.
1	0.18%	<input type="text"/>	Do not charge for parking. You already charge enough for housing. I understand you want to pay back the loans for building the residence halls but don't punish already struggling students with outrageous fees. We can't afford it. That is why housing is suffering. Not because of the facilities offered, we have great facilities. The price is waaaaay too high. And y'all know it.
1	0.18%	<input type="text"/>	Do NOT take parking away from students who do not live on campus for another one of these buildings. We are all paying for the same degree.....there is no need to make those of us who don't pay for WSU's housing suffer
1	0.18%	<input type="text"/>	Don't build new housing. Renovate fair mount.
1	0.18%	<input type="text"/>	Don't charge for parking on campus if you can't guarantee a spot to park on campus. Add parking, not additional fees to programs.
1	0.18%	<input type="text"/>	Don't get rid of more parking spaces!!!!
1	0.18%	<input type="text"/>	Don't make another dorm unless occupancy at the others is through the roof. And I know it's not BC fairmount towers is almost empty
1	0.18%	<input type="text"/>	don't need it.
1	0.18%	<input type="text"/>	Don't take away anymore parking or cause the parking fee to increase
1	0.18%	<input type="text"/>	DON'T BUILD MORE DORMS!!!!!!!!!!!!!!
1	0.18%	<input type="text"/>	dont fuck us with parking again you jews
1	0.18%	<input type="text"/>	dorms are good for starting out in college but after a while the space is just crowded and i

			would not prefer to live there if i didn't need to
1	0.18%	<input type="text"/>	Dumb. This space needs to be utilized for parking not more residential property. Parking is the biggest concern and no one has done anything about it. Shocker hall students shouldn't be taking up the main parking lot.
1	0.18%	<input type="text"/>	During the time that I lived in Fairmount Towers it was very inconvenient to walk across 21st and across campus to Shocker Hall for meals. A few meal times were offered at Fairmount but they had very limited options and were to pricy for the quality of food we received. I did enjoy the parking being included in the cost and so close to the building. I felt like a police officer should be on site for the dorms at all times for safety concerns.
1	0.18%	<input type="text"/>	Every dorm housing I have come across seems to me very exploitive. Arrangements are inflexible, inconvenient, and imposing (bad hours for meal plan, overpriced food so meal dollars don't stretch far, no options for holidays or staying over the summer, parking issues, etc.) On top of all this, this price seems enormously disproportionate to the real value that is offered. References: See every student who has lived elsewhere after living in a dorm.
1	0.18%	<input type="text"/>	Everythig is just so expensive. I guess the price wouldn't matter as much if I felt that there was a lot of quality and convenience involved.
1	0.18%	<input type="text"/>	Everything is good apart from the price range and meal plan, meal plans has to be more flexible and price range should be lowered . thanks
1	0.18%	<input type="text"/>	Everything is too expensive. Students will never pay 4-9 thousand a year when they could live with way more freedom for the same price off campus.
1	0.18%	<input type="text"/>	Fairmount towers dorm rooms are priced too expensive for the quality of the rooms. When I lived in them my freshman year they were dirty and old and the area is unsafe. You should either renovate those dorms or get rid of them entirely. Any new dorms being built should be apartment style dorms to attract the interest of upperclassmen. Also those apartment style dorms should offer monthly payments in order to be a more realistic option for students who pay for their own school. Shocker hall students should be required to park at the metroplex and take a shuttle to their car like during the 2014-15 school year. It is more important to have parking on campus for students from the community than from the dorms. Although, students that live in the new proposed apartment like housing should have their cars located in a parking lot right outside of their building because those students will probably be older than students in shocker hall and would like to have access to their vehicles for work and other reasons.
1	0.18%	<input type="text"/>	Family housing would be great.
1	0.18%	<input type="text"/>	fitness room would be really nice
1	0.18%	<input type="text"/>	Fix current parking arrangements
1	0.18%	<input type="text"/>	Fix parking issues with lot north of heskett center. There are close to 300 parking spots not being used by "orange" tag users, that wsu took away from the majority of students that go to wsu, "commuters" or "green" tags. I would like to see parking fixed before you try to add more housing.
1	0.18%	<input type="text"/>	Fix parking needs and allow for students to live as they choose instead of enforcing rules that treat them as children, instead of adults.
1	0.18%	<input type="text"/>	For me, a kitchen, the ability to enjoy a beer, have a grill and a private office with dedicated internet.
1	0.18%	<input type="text"/>	For the love of whatever you find holy, BUILD AN ON CAMPUS PARKING GARAGE OPEN FOR EVERYONE BEFORE YOU BUILD ANYTHING ELSE. Take that huge Heskett center lot between Corbin and the baseball stadium and build a five or six story garage for the residents and commuters.
1	0.18%	<input type="text"/>	For the price the university wants to charge for these apartments, I can't imagine a financially-savvy person moving in. Prices for that size of apartment are astronomical, especially considering the area. I split rent of \$700 with one person in a 3 bedroom house. No way would I even consider paying for an apartment on campus at those prices especially when you could live across the street for next to nothing.
1	0.18%	<input type="text"/>	Forget living areas. We need more on site parking. Such as a parking garage. If you're going to build new housing, buy up properties south of 17th St. And build there. To get rid of some of the crime.
1	0.18%	<input type="text"/>	Forget putting in yet another housing complex and actually build the parking structure that has been promised for at least the last 4 years. Student parking and safety is more important than another housing complex that compromises safety for students whom commute to school.
1	0.18%	<input type="text"/>	Fuck your gender options. "Transgender" is not a gender. If you're trying to be inclusive go with "male/female/other" or just let people type their gender into a text box. If you're trying to imply that one can't be both transgender and "really" male or female, fuck you. You could have even made it a "check all that apply," i.e. cis ppl would only check their gender, binary trans ppl would check their gender and its qualifier, agender ppl check none, ppl w more than one might check all, ppl who have a gender that isn't male or female check just the

third option. It would still be pretty shitty to present transgender as so distinctly different from cis tho. Why you wanna know in the first place? Seriously though. Male, female, or other. Or fill in the blank. Transgender is a qualifier, not a gender.

1	0.18%	<input type="text"/>	Get better parking
1	0.18%	<input type="text"/>	Give the off-campus students back their parking and move that big building out of our parking lot. Shocker Hall is the single most stupid decision I've seen this school make in the 20 years I've lived in the Wichita area.
1	0.18%	<input type="text"/>	GIVING SHOCKER HALL STUDENTS A PARKING LOT IS POINTLESS, THEY LIVE ON CAMPUS FOR A REASON, TO BE WALKING DISTANCE FROM EVERYTHING!!!!
1	0.18%	<input type="text"/>	Good ideas, but still so expensive. College is frustrating.
1	0.18%	<input type="text"/>	Good planning but it should be made more affordable.
1	0.18%	<input type="text"/>	Great concept!
1	0.18%	<input type="text"/>	Hate that the new hall took up valuable parking space forcing those of us struggling just to feed our families to take the shuttle. When my father went to the E.R, it took 40 minutes to get to him because of waiting on the shuttle.
1	0.18%	<input type="text"/>	Have the parking for students in resident housing off campus (like 2014-2015 school year) because it is not necessary to have all the students who live on campus to park in the middle of campus!!
1	0.18%	<input type="text"/>	Having a parking lot next to the building is extremely important!
1	0.18%	<input type="text"/>	Having cheap living on campus will get more people there and bring up involvement
1	0.18%	<input type="text"/>	Having new parking would be a priority before new housing is built. Parking is difficult as it is.
1	0.18%	<input type="text"/>	Hey Shockers and I don't live on campus I live with my parents so why do I have to fill this out
1	0.18%	<input type="text"/>	Hope that the dining hall for fairmount is open on weekends
1	0.18%	<input type="text"/>	Hope the housing fee is not too high.
1	0.18%	<input type="text"/>	Hopefully there is less building and parking demolishing considering we need the housing and adequate parking that campus does not already provide.
1	0.18%	<input type="text"/>	Horrible Idea. We DO NOT NEED MORE HOUSEING! WE NEED MORE PARKING! WSU will always be the majority of a commutor school. Deal with it. Give me a place to park.
1	0.18%	<input type="text"/>	housing does not pertain to me. I want parking. One of the biggest parking lots for students was taken for housing. They do not use 100 percent of it, but we can't park there without getting a ticket.
1	0.18%	<input type="text"/>	Housing does not seem applicable to me. I never wanted to live on campus. The new dorm on campus has made it harder for commuter students like myself get to class. It is a giant building in the main part of campus that took up an entire parking lot. I can now no longer drop my husband off closer to his buildings due to the new dorm. However, I have heard good things from the people that do live in the new dorms. I have gotten the impression from people living in either Shocker Hall or Fairmount, that Fairmount is not near as nice as Shocker Hall. Even though Shocker Hall is newer, it has better facilities, better beds, and better wifi. Patchy wifi in Fairmount could make it hard for students to do their homework.
1	0.18%	<input type="text"/>	Housing is nice. Parking is ROUGH.
1	0.18%	<input type="text"/>	Housing is too costly with not enough benefits to students on campus. For those off campus with minimal options, it is far from available.
1	0.18%	<input type="text"/>	Housing is too expensive when working in tandem with tuition, unless there is a lot of money or aid especially a lot for aid then living on campus is virtually impossible. Unless there are flexible payment plans and/or the ability to take loans for housing that work like student loans in that they can be paid later on then, on campus housing is a dream of reach. Mainly affordability is the first issue before worrying about small things like furnishing or what color the wall should be trivialities.
1	0.18%	<input type="text"/>	Housing needs to have increased security. Beyond just having to scan your card to get into the building. This is a space where students are supposed to call home for the school year and should feel safe and welcome inside. There should be cameras around entrances and increased security presence around the building after class hours.
1	0.18%	<input type="text"/>	Housing needs to improve options for solitude in areas such as bedrooms. Studying is difficult when HALO is on. Also support more interesting activities on campus.
1	0.18%	<input type="text"/>	Housing options are very nice, I almost lives in the dorms; however, cost and finances became too much of an issue.
1	0.18%	<input type="text"/>	housing should be located on campus to be more safe for students.

1	0.18%	<input type="text"/>	Housing should be made affordable to those who don't take out student loans. WSU should focus on providing it's students with quality and affordable housing so that students don't have to sacrifice safety to live close to campus and a quality facility that will help them achieve their academic goals.
1	0.18%	<input type="text"/>	Housing unit section was a little confusing. Might want to rank the preference next to each picture instead of scrolling up and down to see what figure aligns with what picture.
1	0.18%	<input type="text"/>	Housing was too expensive for student and the meal that serve is not in a good quality.
1	0.18%	<input type="text"/>	Housings seems good but a bit far from academic buildings. The shuttle is a great service but it would be nice if it were available in the summer,even if it less shuttles ran (every half hour or 45 minutes for example).
1	0.18%	<input type="text"/>	How about a parking garage?
1	0.18%	<input type="text"/>	How do we get affordable housing for people with families?
1	0.18%	<input type="text"/>	I absolutely love the atmosphere that on campus housing brings to WSU. However, a parking garage MUST be built within the very near future. WSU has already received negative publicity regarding this matter and it will only continue, ESPECIALLY considering the continuing annual increases of tuition, student fees, and cost of parking permits. WSU's priority list and plan of action should be readjusted or risk losing current students.
1	0.18%	<input type="text"/>	i am a non traditional student therefore would like to see needs and interest met. online and evening class options. welcome activities at the main campus not off site metroplex. Ulrich museum is great. and performing arts is good. more family and adult student activities and support.
1	0.18%	<input type="text"/>	I am a non-traditional student. I guess most of this doesn't really apply to me. I will live with my family regardless of what is available on campus because I have a husband and three kids.
1	0.18%	<input type="text"/>	I am all for building new housing, but watch the high cost. Many students shy away from living on campus because they simply cannot afford it. That is why I moved off campus.
1	0.18%	<input type="text"/>	I am concerned about the fact that an increase in students living on campus would increase the number of cars that need places to park on campus. Unless another parking lot were built specifically for the new residence hall students it would become even more difficult to park. Also if a new parking lot were built, would the cost be reflected in our student fees? I live off campus and would not want to pay more in fees to support the building of a new residence hall/parking lot that I would not be using. More student housing would bring more students to WSU, but it should affect current students in fees, parking/construction inconveniences, etc.
1	0.18%	<input type="text"/>	I am impressed with Shocker Hall compared to Fairmount.
1	0.18%	<input type="text"/>	I am not a young student who needs living arrangements. I'm a grown woman with a mortgage and adult children. University housing has no impact on me.
1	0.18%	<input type="text"/>	I am not thrilled about the parking situation this semester, so if putting in another housing option at WSU is going to affect parking again, I would be highly against the idea. Most of the students at WSU are commuter students and are required to drive to campus, and we have little to no parking options. The fact that Shocker Hall residences have the main parking area (which is never even full) and they live right in the middle of campus, is absolutely ridiculous. I understand they need to have a place to put their cars, but this should be off campus since there are a large number of us that HAVE to drive to campus.
1	0.18%	<input type="text"/>	I believe if the cost of living in the WSU housing was not so expensive, or at least flexible than more students coming from local areas would stay in the dorms. as well as more people would stay in the dorms versus moving off campus after there first year. Also, WSU is not that diverse in some ways it is very hard for person to be comfotable.
1	0.18%	<input type="text"/>	I believe parking is more needed then another living quarters.
1	0.18%	<input type="text"/>	I believe that campus parking for commuting students is a more pressing issue than another outrageously expensive residence hall. Such high prices will severely limit the number of students able to consider on-campus housing anyway. But paying \$150 for parking and sometimes having to wait for a spot to open up is absolutely ridiculous. It makes me question my decision to come here, and I used to be so excited.
1	0.18%	<input type="text"/>	I believe the living environment at Wichita State has improved over the past 2 years. You no longer hear people call it ghetto like they use to. There still needs to be better parking, facilities, and more studying space through out the buildings.
1	0.18%	<input type="text"/>	I can't afford any of the housing plans because I have very little scholarship money and no government assistance.
1	0.18%	<input type="text"/>	I can't believe people pay that much to live in a dorm.
1	0.18%	<input type="text"/>	I commute to campus, so more student housing is not necessary. What I would love to see is MORE PARKING! I paid for a parking permit and I'm not guaranteed a parking spot?! Its price is ridiculous. and the parking changes are ridiculous.

1	0.18%	<input type="checkbox"/>	i could care less for more housing. need more parking on campus for student.....
1	0.18%	<input type="checkbox"/>	I could care one way or the other, so long as we don't lose anymore parking
1	0.18%	<input type="checkbox"/>	I could possible afford housing if a meal plan was not required. Sodexo is not a good company the only enjoyable food is made by Chef Leon. Now if he made all the food maybe i would like them better but they restrict him so miuch.
1	0.18%	<input type="checkbox"/>	I definitely would have lived in housing if I had been able to get more grants or scholarships to cover it mostly.
1	0.18%	<input type="checkbox"/>	I didn't know about the housing and how it's look but I know it's a big effort and it's helpful for students, thank you for that.
1	0.18%	<input type="checkbox"/>	I do not appreciate the amount of parking reduction we have had due to the on campus student parking. The shuttle system is ok but not great.
1	0.18%	<input type="checkbox"/>	I do not like the idea of more on-campus housing. The majority of WSU students prefer to commute, and building more housing is, unnecessary, a poor use of tuition funds, and highly inconvenient for the students who must pay extra tuition for this project to happen.
1	0.18%	<input type="checkbox"/>	I do not think we need anymore on campus housing, rather on campus student parking. I am not comfortable parking off campus due to crime and theft around WSU campus area.
1	0.18%	<input type="checkbox"/>	I don't appreciate the cost of tuition due to shocker hall & that the parking permit price went up. My first semester at WSU I rode the shuttle and it was so full I would be late to class. My second semester I bought the permit and it was fine now this semester the price went up because one huge entire parking lot is for shocker hall students only. Now I have to park very far and the people with the cars with orange permits never even move their cars.
1	0.18%	<input type="checkbox"/>	I don't feel like more housing is needed, but more parking space for off campus students is definitely needed.
1	0.18%	<input type="checkbox"/>	I don't like how they create all of these housing plans and then take away on-campus parking and designate it for only the residents of said housing development. At least not on campus. Off-campus they can have however big of a parking lot that they want to have
1	0.18%	<input type="checkbox"/>	I don't particularly see a use of on-campus housing as a graduate student. Even in my situation ("traditional grad student", right after college, no family/kids) I still like having some separation between school in general is nice. But a specific problem is that I wouldn't want to be living in a dorm full of undergrads. I lived in dorms all throughout college (and was an RA), and I have no desire to go back to that life after finishing my undergraduate education. If I were an undergrad, I think I would have a different desire of housing. Specifically, these extremely nice and suite style are, frankly, too nice and much too expensive for undergraduates. For the prices suggested for those floor plans shown I could have a much nicer apartment off campus (and still have money to spare). There is the necessity of getting to campus (as I'm sure you'd protest), but most people have cars already. Indeed, the new parking regulations and lots make it very clear that many on-campus students have cars (and that they are the priority). In my opinion, it would be much better to build standard two-person dorm rooms. That would be a lot cheaper and there could fit many more students in a similar amount of space. So in general, I think these extremely plush dorm spaces are great for showing off the university--I'm sure they look good in advertisements and they are a wonderful stop on the campus tour. However, they are very impractical--certainly for me as a graduate student (I didn't even look at on-campus options when I was moving here), but even for undergraduate students (based on their price and the amount of space they take up).
1	0.18%	<input type="checkbox"/>	I don't think it's fair that we are taking out parking to house students at Shocker Hall when Fairmount dorms are in a perfectly fine living condition. Then, because of this loss of parking (and whatever other reasons), we are all required to pay for parking. Plus we've had an 8% tuition increase the last two years in a row, and the College of Health Professions has a tuition increase this year, and WSU has cut the Dean's Scholars Program, the second largest academic scholarship offered at WSU. I don't think that we are using our money for the right purposes. WSU is being renovated in terms of housing, the Rhatigan, and other unnecessary adjustments. Sure, this all contributes to WSU's beauty, but what about academics? That's why I'm attending school. Why is my tuition being raised to build new housing? I know the Dean' Scholars money was transferred to the Honors College, but the students don't receive barely any of it, and when they do, it's a minimal amount.
1	0.18%	<input type="checkbox"/>	I don't understand why we are trying to build more and more housing buildings if we haven't even paid off the shocker hall dorms. I also feel as if there are apartment complexes right down the street in all directions for wsu students. Housing is probably one of the reasons as to why students fall in debt with student loans and such. They want the "college experience" so they live in the dorms. People are so quick to spend money on a college, but are they really questioning anything?
1	0.18%	<input type="checkbox"/>	I don't want it to interfere with parking (as I drive daily to campus and it's inconvenient to take the bus) and I don't want tuition to be raised again.
1	0.18%	<input type="checkbox"/>	i dont mind more housing but we need more parking
1	0.18%	<input type="checkbox"/>	I enjoy living in Shocker Hall but to me the cost is too high.

1	0.18%	<input type="text"/>	I enjoy the units at Shocker Hall and love the proximity to all the rest of the campus.
1	0.18%	<input type="text"/>	I feel its unjustified to attached meal plan to housing application. Because not everyone would like to eat at the dining hall. after I enrolled here. I feel financially unsecure. because the school seems to charge us on everything. they don't even create jobs opportunity for us to earn some allowance to support ourselves. they must have variations in housing, that is one thing to consider.. education must be universal, and this must be applied to housing. Its a pity to see only the rich could afford to live in shocker hall.if so, there will be no need to conduct this survey. WSU is creating disparity in the housing arena with fairmount and shocker. I want to see a new hall build for both, poor, average, and the rich. we need all these category of people to co exist. its in this that we can find harmony and make WSU GREAT.God bless us all.
1	0.18%	<input type="text"/>	I feel like instead of another housing unit going up they should put up a parking structure.
1	0.18%	<input type="text"/>	I feel like one bathroom for four people should be enough, anything more is a very nice luxury but it wastes space. If anything, only multiple toilets are needed. Parking that is near housing is bothersome for commuters that actually use their vehicles regularly. A parking garage or space where vehicles for on-campus students are guaranteed to be safe would be just as fine and might be kept a further distance away. Better security for on-campus students (or ALL students, really) walking to/from their vehicle/housing SHOULD ALSO BE CONSIDERED.
1	0.18%	<input type="text"/>	I feel like the new shocker housing is really nice, and since I'm a student athlete I get a meal plan for 160 meals throughout the year which is very helpful and the new shocker dining hall is very nice and has many options.
1	0.18%	<input type="text"/>	I feel like the people living on campus should not be able to have as many parking areas because they probably aren't even driving very much. The parking places for green tags is ridiculous and something needs to change.
1	0.18%	<input type="text"/>	I feel like we need more parking for students than more housing.
1	0.18%	<input type="text"/>	I feel that housing needs to try and focus on making the returning students feel like they are wanted back. I feel like things that have been said to us are just lies and that we are being toyed with white rates keep rising and people look elsewhere for living. It is hurting the community at wichita state and it is also hurting the housing community. Take Brennan Hall for example. There was a great community there and then it got closed for no particular reason. When housing said that they were going to try and keep those residents together when they went to Fairmount Towers, that was the expectation. It changed really fast over the summer because they were so focused on Shocker Hall residents that they split up the residents of Brennan Hall which made them very upset with Housing due to the lie and misinformation that was given to them. It goes the same with staying with the same roommate year to year. They don't pay attention to what people ask for even though it is on the application. It is very upsetting when you feel like no one is hearing you.
1	0.18%	<input type="text"/>	I feel that more parking would be more beneficial to many of the students, I have never heard any complaints about the lack of housing but hear constant complaints about the lack of parking spots.
1	0.18%	<input type="text"/>	I feel that the prices listed need to be more competitive. In addition to the parking pass fees and tuition increases this past year, students are not going to want to pay thousands of dollars for on-campus housing when they can find cheaper off-campus housing in safer neighborhoods.
1	0.18%	<input type="text"/>	I feel that while the facilities would be very nice to live in, and could potentially enhance an individual's college experience, I would not be able to afford it. Another concern is one that has reared its head in recent times, the presence of crime around campus.
1	0.18%	<input type="text"/>	I feel that with better privacy and price options that housing would be better. Also I feel that it would be better to incorporate an option to have pets as they help morality.
1	0.18%	<input type="text"/>	I feel that WSU currently is doing a good job of trying to expand the living of the students that attend WSU. But would like to provide some advice in building a housing facility that can help students of WSU who have children or are married.
1	0.18%	<input type="text"/>	I feel that, no matter what building the students live in, they need to be able to park close to their living space. This makes it safer for students coming back late at night and easier when they have to bring groceries, etc. back to their room/apartment.
1	0.18%	<input type="text"/>	I feel the housing options on-campus are very expensive and not within my budget range. I also feel housing should be located close to a grocery store so I can buy my own food. I also prefer a kitchen in my living space so I can cook on my own.
1	0.18%	<input type="text"/>	I feel WSU had made bad option by closing wheatshocker housing. Most of the international students loved wheatshockers. It is most economoical and very good apts. I dont like housing now in wsu anymore. They charge more for students and also never meal plans are necessary for any students. They created a lot issues by moving us to off campus from wheatshockers. That was very bad decision
1	0.18%	<input type="text"/>	I find it ridiculously inconsiderate and unnecessary to remove parking for students who commute to make room for those who do not. Already, parking availability is inconsistent and spotty throughout the entirety of the day and practically nonexistent during the morning

and afternoon hours.

1	0.18%	<input type="text"/>	I get that it costs money to build and costs money to do things but \$10k for 9 months is around \$1,111.11 a month and I can live elsewhere for much cheaper than that - and that's not including the rip off meal plans you require us to buy for food that isn't even very good. I'm not paying \$14/meal to go back to my dorm and be sick.
1	0.18%	<input type="text"/>	I had a choice between living on campus or with my parents, but with the prices offered for any of the housing options, it just wasn't feasible
1	0.18%	<input type="text"/>	I hate that I live next to a dumpster
1	0.18%	<input type="text"/>	I hate the requirement of meal plans and the very expensive rates of on campus housing, without own bedroom/bathroom and with attached kitchen and other facilities like refrigerator etc, or else I'd consider living on campus.
1	0.18%	<input type="text"/>	I have a couple ideas that would be cool if it happen but i will leave it up you the administration. First, having a huge gathering space where we can watch WSU play away games. Second, building a strip mall and an Ice cream shop in the strip mall. so we can create exclusive ice cream brand, something like shock shakes. and my final input, it do would be it would be cool if the strip mall and the gathering space would be in the same building. who ever is receiving, this I leave this input up you decision.
1	0.18%	<input type="text"/>	I have been living in fairmount apt for an academic year and it was the worst year for me! I didn't have enough information about the rating rates for off campus apartments. Just after a few days I moved in to the fairmount, I notified there are a large number of appartments I could have my own single room, single bathroom, kitchen in unit and etc. but I tried to cancel my contract and I couldn't because of the high amount of penalty! It's not fair at all and in my opinion it is like theft to act like that. I have paid \$987.00 per month for a double room that had one bathroom for 4 guys, and obligatory meal plan!!! Why do you make it obligatory? Isn't it just to gain more income from students?? A university is a place to help students to improve, to experience a good environment and make them ready to help the society in near future! Not being robbed by applying some stupid policies! It is the exact word for these policies, because you just need to calculate the amount of a meal (for example a lunch meal) for a student has obligatory meal plan in compare with a student doesn't have! It's even much higher for the students have meal plans! Hope you change your policies to release a lot of stresses from students and help them to focus on their academic performance.
1	0.18%	<input type="text"/>	I have been satisfied with my housing so far. I live in Shocker Hall in a double private with no roommate and so far everything has been fairly pleasant. I love the approximity to me classes.
1	0.18%	<input type="text"/>	I have enjoyed living at WSU Housing and made a lot of friends at the dorms. When building a new dorm I suggest have some flexible policies on alcohol use and pets. Also, the laws regarding failure to evacuate during fire alarms are strict.
1	0.18%	<input type="text"/>	I have never and would never live on campus because I am not able to afford it. I have no student loans and am putting myself through college with no parental support. I have found a house a few blocks away from campus that I can afford and that's where I'll be until I graduate.
1	0.18%	<input type="text"/>	I have never used WSU housing, however, I do park at WSU and will be rather angry if we lose parking for another dorm that I will never utilize.
1	0.18%	<input type="text"/>	I highly doubt that we have that many students that need on-campus housing. WSU is a non traditional school with most people living off campus.
1	0.18%	<input type="text"/>	I hope Fairmount tower cannot be removed because of the new dorm building. I love Fairmount and if the housing fee is less, it can be better
1	0.18%	<input type="text"/>	I hope I helped!
1	0.18%	<input type="text"/>	I know it is important to offer enough housing for future students and to make WSU more of a normal University rather than a commuter college, but the tuition and fees we have to pay is a lot and is rising every year. With all of these changes and additions, it would be great to not charge us more for all of it or at least offer more options for scholarships and grants. I came to WSU because it was close enough to home and it was affordable compared to KU and KState. My sister actually had to pay out of pocket this semester because of the Engineering fees going up. Students already have to pay so much. I love the idea of Innovation campus. I just hope it does not bankrupt it's students.
1	0.18%	<input type="text"/>	I know you may be trying to maximize space, but it may be a benefit to having single apartments with kitchens in option C.
1	0.18%	<input type="text"/>	I like proposed location of "C" on the east side of campus. The biggest concern for me is making sure I feel safe when I am on campus.
1	0.18%	<input type="text"/>	I like the housing I think that Shocker Hall is extremely nice, however the parking is a long ways away and I know that we have the same parking as people who do not live on campus and I know they find it very hard to find a parking spot when they come to class.
1	0.18%	<input type="text"/>	I like the idea of having more housing buildings on campus, but we also have to considerate

			having more parking places on campus.
1	0.18%	<input type="text"/>	I like the idea of more housing, but with more housing we will need more parking.
1	0.18%	<input type="text"/>	I like the idea of on campus housing. It creates more of a college town vibe. I would have the university look into renting houses out that surround the campus.
1	0.18%	<input type="text"/>	I like the idea of the new housing WSU is considering building with a kitchen in the unit.
1	0.18%	<input type="text"/>	I like Wichita State University housing, but it is extremely too expensive. I'm only living here because freshman are required.
1	0.18%	<input type="text"/>	I literally just filled out this survey will random choices so I can use this comment box as an excuse to complain about the terrible parking situation on campus.
1	0.18%	<input type="text"/>	I live at home away from campus, but I would have really enjoyed living on campus that way I could get more involved with Shocker life. I live 30 minutes away which doesn't allow me to be more involved. I thought about on-campus housing but the cost was to much. Also, I didn't receive as much grants and scholarships as I would have liked.
1	0.18%	<input type="text"/>	I live off campus in Andover and drive to and from campus daily. If WSU were to build additional housing for students, thought has to be done as well regarding the parking situation. The campus should put some thought into designing a parking garage, maybe one that would be underneath the new facilities with a keyed entrance/exit with security gating to prevent undesirables and those not supposed to be in there. This could assist in cutting down the congestion involved with parking problems and some of the security issues currently happening both on the campus and the surrounding areas like the recent mugging. WSU should also think about some additional lighting on the campus during the night-time, I have a couple evening classes near the Engineering building and there is little light in that area at 10pm from the south side of the building all the way to the RSC parking lot where I park my van and has the lift for my mobility device, this could hopefully help some with the security issues.
1	0.18%	<input type="text"/>	I live off campus with my wife and children.
1	0.18%	<input type="text"/>	I lived at Fairmount my first two years and safety was always a concern. I would get more lightning in the parking lot and make sure there is a cop by Koch Arena for students who have evening/night classes.
1	0.18%	<input type="text"/>	I lived in Fairmount towers my freshman year and I believe they need to be worked on and redone and I feel as if they are becoming less safe over in that area.
1	0.18%	<input type="text"/>	I lived in Fairmount when I was a freshman. I absolutely loved the experience. It was a typical dorm experience. Maintenance was fantastic and dining services was great. Now that I am a senior I would rather live off campus, however, if I were to go back to living on campus I would still be okay with something similar to Fairmount. I do like the layout of Shocker Hall as well.
1	0.18%	<input type="text"/>	I lived in the dorms my freshmen and sophomore year and really enjoyed the convenience, activities, and study areas. I would've liked to have lived on campus as a Junior but I felt out of place as a sophomore and knew I would feel out of place as a junior. Having a Junior/Senior dorm or floor could be very beneficial!
1	0.18%	<input type="text"/>	I love everything about shocker hall except that we can't bring in our own furniture.
1	0.18%	<input type="text"/>	I love living at 2909 Oliver. It is shared living with other students but more like living on your own than the dorms. I recommend an apartment complex similar at Wichita state that is cost effective for students to learn to live on their own.
1	0.18%	<input type="text"/>	I love living on campus!
1	0.18%	<input type="text"/>	I love shocker hall, and the dorm designs. Keep it modern and I'm close proximity to everything else on campus.
1	0.18%	<input type="text"/>	I love that WSU is concerned about student involvement and that they want freshmen to live on campus for the first year because of that, but some students struggle to pay tuition and when they are forced to pay for housing too, it makes it really hard for them to go to WSU
1	0.18%	<input type="text"/>	I love the dorms and feel safe in them.
1	0.18%	<input type="text"/>	I love the idea of new housing on campus. If I were to live there, I wouldn't want curfews and I would want it to feel more like a home, not a dorm. Meaning having to show my Shocker ID every time I came to my room would get old and frustrating really fast. I feel like people should be able to bring their friends or whoever they want considering they spend all that money to live there (Without having to sign in or anything).
1	0.18%	<input type="text"/>	I love WSU housing and I think they rock! This new housing will be an exciting and stressful step but I know we can take it on.
1	0.18%	<input type="text"/>	I loved living in shocker hall my freshman year, even though it was way over price. You are required to live on campus your first year so you basically have no choice but to pay the expensive price of the dorms. Don't get me wrong the dorms are very nice, but for the amount of money I was paying monthly wasn't worth it. Off campus housing is much cheaper than living in the dorms unfortunately.

1	0.18%	<input type="text"/>	I loved the idea for the placement of the proposed residence hall. Also, I liked how the prices were reasonable.
1	0.18%	<input type="text"/>	I own two Great Danes so I needed a place that allowed pets. Also I did not have the funds for campus living even if I desired it. If monthly rent was a thing and was cheaper than renting an apartment I would have definitely considered it
1	0.18%	<input type="text"/>	I really dislike that the parking is now more limited due to resident parking!
1	0.18%	<input type="text"/>	I really enjoyed Shocker Hall last year and I'm excited about the apartment style campus housing coming in the future. Unfortunately, I'll have graduated by the time that comes around!
1	0.18%	<input type="text"/>	I really like the ideas of the new dorm and I hope everything is built soon.
1	0.18%	<input type="text"/>	I really like the monthly rent. \$5,000 plus is alot to pay all at once for a year of housing. so the \$50-\$100 monthly rent would be a great idea. I think it would help out alot of sudents. Especially me since I am here on soley financial aid.
1	0.18%	<input type="text"/>	I really think that the university needs to work on facilitating students who are married and students who have children. The university has many such students and seems to turn a blind eye to them. Providing on-campus apartments that DO NOT require ANY shared living spaces with NON RELATED individuals and allow for non-student spouses should be a focus on the university. Many college students are self-sustaining and do not need meal plans, room mates, or shared living expenses. Perhaps adding a wing of the building aimed at facilitating these kinds of students would garner WSU a better reputation, as other large universities already have living quarters such as the ones mentioned above.
1	0.18%	<input type="text"/>	I regret not having lived on campus. I have a house, pets and adjusted to only needing about \$450 each mo with my roommates. If stuff housing were cheaper than that, I'd still switch though. I wish it could be income adjusted through FAFSA. I have 0 family support and no choice. But I wish I were closer to other students and more involved in that culture.
1	0.18%	<input type="text"/>	I think a new dorm would be nice, but honestly adequate parking should be addressed first and foremost. It would be far cheaper than the existing shuttle system and you could even charge a premium for spots. Fairmount Towers cafe should also be run more like Shocker Hall's cafeteria, with full breakfast, lunch, dinner and late-night options. It feels like the residents of Fairmount Towers are given the short end of the stick just because we can't afford to pay an extra \$1-2k a semester to live in Shocker Hall.
1	0.18%	<input type="text"/>	I think before any other building is being thought of being built the issue with where current students can park there cars should be delt with first.
1	0.18%	<input type="text"/>	I think Fairmount is built much better than Shocker hall. As I mentioned earlier, there is no sense of community in shocker hall. There are almost no lounges and the doors are impossible to keep open. People don't need a single room, that does not help campus life. Wichita state has been classified for a long time as being a commuter school. If you want people to live on campus, don't make it so expensive! It's triple the cost living in shocker hall as it is living on my own and it shouldn't be that way. We don't need the best of the best dorm buildings, you would save a lot of money if you spent less money on the dorms and charged a bit less on living expenses. And don't tear down all the old dorms, keep them and remodel them so that way campus life gets better. I was happy when I lived in fairmount two years ago, but now I'm glad I don't live in shocker hall. Some serious reconsidering needs to be done.
1	0.18%	<input type="text"/>	I think going up with parking should be addressed as it is becoming harder to find parking on campus.
1	0.18%	<input type="text"/>	I think having apartment style housing would be appealing to some of the older students because it allows them to cook for themselves and maybe prepare for the real world when they graduate. It would be a great addition and I would love to stay in them if the prices were something I could handle.
1	0.18%	<input type="text"/>	I think housing is too expensive, and there is a major problem with safety at Wichita State University. It's astounding with the recent violence that no changes have been made to make students feel safer. I find myself walking to my car questioning if I will make it home or if someone is going to attack me. I think of the people who have been shot, raped and burned alive, and robbed, and Its very unnerving that I am paying so much money and I can't even park in a safe place. The only thing I ever see campus police doing is giving people parking tickets or monitoring how long people stop at crosswalk signs, not very effective. They should be paroling around with an officer in each parking lot, walking with students who are alone.
1	0.18%	<input type="text"/>	I think housing with a parking garage or a parking lot dedicated to that dorm would be perfect and not taking parking spaces from students who are driving back and forth from home. That is extremely inconvenient .
1	0.18%	<input type="text"/>	I think it is an excellent idea, however I feel that parking is already a major issue, so adding residency will likely make this an even bigger issue.
1	0.18%	<input type="text"/>	I think it is important to remember the need for available parking in regards to those who do not live on campus. Not everyone has the time to utilize the shuttle service.

1	0.18%	<input type="text"/>	I think it is the majority of concern this year, and will be ironed out, but parking for existing Shocker Hall students is still not the best situation. Parking should be closer and perhaps make the current lot for the dorms mixed with Orange and Green parking.
1	0.18%	<input type="text"/>	I think it is very important to have a parking lot right outside of where you live.
1	0.18%	<input type="text"/>	I think it would be a good idea to offer as much variety as possible starting low and ending high because WSU has a variety of students!
1	0.18%	<input type="text"/>	I think it would be very important to offer multiple 4 to 5 to 6 bed options at a reduced rate, basically apartments with up to 4 rooms in them. This is something the university doesn't have already.
1	0.18%	<input type="text"/>	I think it's great that WSU appears to be trying. However, it would seem that WSU has yet to fully embrace it's non-traditional students. I am a 25, a female, a veteran and without family locally. I run into issues with scheduling and inflexibility constantly and I could not afford to live on campus or even in an apartment on my own if I wanted to.
1	0.18%	<input type="text"/>	I think offering family only housing would help to attract more non traditional students. I would not want to live in housing where there were young, single, college students and have my child exposed to that lifestyle.
1	0.18%	<input type="text"/>	I think paying \$200-250 for parking is absolutely ridiculous.
1	0.18%	<input type="text"/>	I think students appreciate the convenience of having all services bundled into one, but the cost is way above off-campus living. For ex, 3BR, 2 bath, balcony, full kitchen, washer and dryer, pets, gym, trash, water, close parking and gated community - 955 per month plus (electric 100, cable & internet 130, gas 40) - equates to around 410 a month for three students- which is at LEAST \$100 less than University's cheapest option. Unless the student drives a pickup truck and lives 40 minutes away, gas included should still make off-campus more attractive. I think the University would really benefit from adding a parking garage and charging for a parking pass. Plus balancing bills is a good life-skill to master before they graduate and are off on their own!
1	0.18%	<input type="text"/>	I think that a lot of students here are not getting the traditional residence hall experience because of how Shocker Hall is set up. If WSU were to build more residence halls I would want them to be like a traditional dorm, such as Fairmount. And a building where you can keep doors open (able to make more friends on your floor). So many students choose to do a 4 private bedroom and don't get the traditional experience. I think that if WSU is trying to bring more 'traditional' students in, and appeal to out of staters, I think the traditional college feel would be better.
1	0.18%	<input type="text"/>	I think that it's way to expensive. I wouldn't even think about living on campus its a waste of money and the parking is horrible. Build a (free) parking garage or something before you build more student housing. We pay tuition, paying for parking too is just ridiculous.
1	0.18%	<input type="text"/>	I think that parking adjacent to the place you live should be a given. No one wants to travel all the way across campus with grocery bags weighing 20 pounds in-hand.
1	0.18%	<input type="text"/>	I think that rather than building new dorms, if instead, Fairmount Towers were renovated and made cheaper it would be more beneficial. Even if the new dorms are built, the cost of living there will be significantly cheaper. Rather than making new, expensive ones, we should look to lowering our cost of living in both Shocker Hall and Fairmount Towers.
1	0.18%	<input type="text"/>	I think that safety is a really big concern, as well as there not really being any close grocery store and the requirement to buy a meal plan. I have a lot of food allergies and when I lived in the dorms I had to pay for food that I almost always couldn't eat. I also think that there should be options for those of us that have pets. And that there should be some effort to address the very obvious safety concerns on campus. There also needs to be some nice out door area to relax that is safe. As things are I would not feel at all comfortable living on campus. I don't even feel comfortable with the fact that I have to take night classes here. IT IS NOT SAFE.
1	0.18%	<input type="text"/>	I think that you have to gear your housing towards a certain type of student, which will lead to a culture of that particular living space. At my prior institution at an undergrad, there were on campus "apartments" that did not require a meal plan and had a strict policy of U3 status and 3.0 GPA. This caused all the uperclass students who were serious about their schoolwork to have a place that they were comfortable to live at. There were no daring and experimental freshman running around those buildings. There were also buildings closer to the Sports Complex and Rec center which attracted athletes and people who were interested in recreation. It is important to factor location into the style of the living place that you want to set up.
1	0.18%	<input type="text"/>	I think the availability of a community kitchen, laundry room, and fitness center would attract more potential renters!
1	0.18%	<input type="text"/>	I think the college should offer nice apartments to students that want the on campus experience without the invasion of privacy and outrageous costs. Without a bunch of rules and regulations that don't involve safety. We are adults after all. We pay adult bills and work jobs. At the end of the day we pay for college whether immediately or down the road. Maybe this could be an option for upper classmen if people believe its too much responsibility for freshmen. Everyone doesn't have parents to help take care of them. Some of us were adults

			before we turned 18. That's just my opinion, and that is why I've never lived on campus.
1	0.18%	<input type="text"/>	I think the cost of parking being an extra 200 + per academic year is really really expensive on top of the cost of rent and living such as food, clothing, let alone school supplies.
1	0.18%	<input type="text"/>	I think the hardest thing is that there is nowhere close to live to campus besides on campus. Living in a house of 4 boys near campus is okay but I would never let my kids live there. If my family knew how shady the area is they would have me move out. I see no solution for how to fix this but that is the problem is the area that campus is located in is not good for college students to be in. I love that I can walk to campus but anytime I am out at night I drive the short two blocks because I do not feel safe.
1	0.18%	<input type="text"/>	I think the improvements to housing are moving in the right direction to reflect the way that people live currently. I think WSU, especially as a campus that is more welcoming to non-traditional students, needs to incorporate some housing options for those non-traditional students, i.e. married students, returning-adult students, grad students, students with children, etc. Currently the only options for these students is off-campus housing. This is fine for non-traditional students that are from the metro-area, but not for those who need to move to Wichita to finish their education.
1	0.18%	<input type="text"/>	I think the newer room concepts for location "C" would be very attractive options for incoming students. As a freshman I lived in Fairmount and it didn't have all of the amenities I wanted, and though it had a kitchen you could use I didn't like to because it was usually gross. I moved out after my freshman year. I've since graduated, and have returned for online classes for career development so on campus housing doesn't appeal to me at all.
1	0.18%	<input type="text"/>	I think the parking situation are completely unfair to the students that live off campus. Having to pay more and having to park farther away.
1	0.18%	<input type="text"/>	I think the prices are high and they have less offering options in their contracts.
1	0.18%	<input type="text"/>	I think there is a good amount of housing already on campus, and maybe we can use the spot to make for more parking for commuter students.
1	0.18%	<input type="text"/>	I think we need to be worrying about making the education more affordable, not building more overpriced dorm rooms
1	0.18%	<input type="text"/>	I think what the university is doing is a great idea to pull more out of state students in like KU and KSU.
1	0.18%	<input type="text"/>	I think WSU has a great housing program, and I feel very comfortable here. :)
1	0.18%	<input type="text"/>	I thought you have some really great ideas.
1	0.18%	<input type="text"/>	I understand why the prices are high, but some of the prices are higher than other apartment complexes that are ten minutes or so away from campus. I think as college students, we're trying to find the cheapest option so we don't have to keep taking out loans and being further in debt.
1	0.18%	<input type="text"/>	I used to live at fairmount towers. The key reasons for me moving out : 1) Forced to buy a meal plan 2) Not a safe neighborhood 3) I pay just as much as I did at Fairmount but I get my own room and bath room. Furnished kitchen and living area. A better deal for the dollar.
1	0.18%	<input type="text"/>	I used to live in Brennan Hall and I really love the concept of Brennan hall which is the closest to Yale Residential Housing college (aka the modern Harry Potter housing system). I want to live with a small community (with the college deans and faculty,) to know everyone (only 20 - 30 ppl in a small building) well and build lasting friendship. Shocker hall and Fairmount is a sad place to live because it's too big. no one knows anyone besides the RA and their suite mates. It is sad.
1	0.18%	<input type="text"/>	I was living in wheat shocker and I really miss it. Good price, good maintenance, no meal plans.
1	0.18%	<input type="text"/>	I wasn't able to put in for the possible new apartments due to the restrictions. I feel with the new apartments residents should have the option of choosing their roommates.
1	0.18%	<input type="text"/>	I wasn't very helpful I'm afraid. I'm not in a situation to live in on campus housing.
1	0.18%	<input type="text"/>	I will be interested if you have the type of on-campus housing similar like off-campus apartments. (Primarily find suitemates or roommates by ourselves, and pay utility bills on a usage base instead of included in a fixed housing plan price) So on-campus housing has the exclusive location advantage.
1	0.18%	<input type="text"/>	I wish parking was closer to Shocker Hall. Or more lights and security
1	0.18%	<input type="text"/>	I wish that there was a better roommate survey for picking your roommate.
1	0.18%	<input type="text"/>	I wish there was a way to stock the kitchens with pots, pans, cutlery, ect. I love to cook but I really don't have the money or space to purchase and store all the things required to cook
1	0.18%	<input type="text"/>	I wish we were allowed to bring bean bag chairs or small chairs into the rooms in Shocker hall
1	0.18%	<input type="text"/>	I would absolutely love to live on campus again. However, I can't justify the cost when I could live off-campus, but very close to campus, for a fraction of the price.

1	0.18%	<input type="checkbox"/>	I would enjoy having my own room and a kitchen that could be shared with a roommate of my choosing. I would probably consider getting a dorm room with a friend if this were the case.
1	0.18%	<input type="checkbox"/>	I would have lived on campus if I had the ability to bring my own furniture and park near my dorm. :-)
1	0.18%	<input type="checkbox"/>	I would have loved to stay in the dorms, but they were just too unaffordable.
1	0.18%	<input type="checkbox"/>	I would like to see more campus cops in the walk from my car to shocker hall. Also I believe it is way over priced for dorms you require students to live in freshman year
1	0.18%	<input type="checkbox"/>	I would live in the housing if it wasn't so expensive. The cost of gas per year for commuting is much less than the cost of housing per year. For some majors or degrees that result in a low paying job, spending a lot of money just to live in the dorms seems like a poor option since they would have a hard time paying off that debt.
1	0.18%	<input type="checkbox"/>	I would live in the new residents hall!
1	0.18%	<input type="checkbox"/>	I would live on campus, but I can't afford it. Living in Wichita with roommates is cheaper for me.
1	0.18%	<input type="checkbox"/>	I would love nothing more that to live on campus, just for the full college experience and convenience, but I can't ever see myself being able to afford it.
1	0.18%	<input type="checkbox"/>	I would love to live on campus but it is too expensive for a student working his/her way through college
1	0.18%	<input type="checkbox"/>	I would most likely live off-campus because it is cheaper than on-campus, however for students who prioritize "getting the college experience" and being surrounded by other college students, it is a great idea to add more living space on or near campus.
1	0.18%	<input type="checkbox"/>	I would not be able to afford the prices mentioned in this survey. If the new housing unit were to be built, I would hope Fairmount would stay open, and the prices for Fairmount stay where they are.
1	0.18%	<input type="checkbox"/>	I would not live on campus, because it is too expensive.
1	0.18%	<input type="checkbox"/>	I would only consider living on campus if I could bring my dog.
1	0.18%	<input type="checkbox"/>	I would prefer parking to be where this stupid housing cibcept is planned. Or more money put into safety for your students. The whole area sucks and then you are ruining parking and making people park in the ghetto or take shuttle buses that are too full to ride or take too long. Stop pretending to be a traditional college and start taking care of the commuting adults that have families that make up a huge portion of your demographics.
1	0.18%	<input type="checkbox"/>	I would rather have another parking lot instead.
1	0.18%	<input type="checkbox"/>	I would really like to live next to campus but most of the normal family apartments within walking distance are not somewhere i would want my family to live.
1	0.18%	<input type="checkbox"/>	I'd prefer using that space for more parking, so it's free to everyone again.
1	0.18%	<input type="checkbox"/>	I'd rather it be cheaper with not as many higher quality items. It needs to be appealing to people who could save money in an apartment. Make that price and people will come.
1	0.18%	<input type="checkbox"/>	I'm going to live where it is most affordable. I'm not looking for a great lifestyle, I'm looking for a way to get a degree without going broke. If you want me to live on campus, make it cheaper than every option I have and I'll sign up. That will always be my bottom line, no matter how cool the facility is or how great the community is.
1	0.18%	<input type="checkbox"/>	I'm not an architect or anything, but I want to know if it would be possible to attach a parking garage to the new residence hall. Similar to how there are walkway attachments, building to building at Shocker Hall, why can't we do that for the new one? It'd be innovative, and convenient. Residents could simply park on their floor, and walk to their rooms. It'd solve the parking crisis on campus. I know of a ton of students who would pay extra simply just to have that convenience. I'd love to see that idea brought up!
1	0.18%	<input type="checkbox"/>	I'm obviously not interested in off campus housing so I'm not sure how much my opinion matters, but as a human being with basic human needs I think its really wrong how as many students as possible are crammed into buildings for the sake of profit. Even ghetto studio apartments have a freaking kitchen and a bathroom. That's why I decided against campus housing way back when I first started college. I would rather work full time so I could afford my studio than pay an unholy amount of money a month for a hole in the wall that didn't even have my own bathroom. Long story short: if you really care about students and not about profits then build them REAL apartments. Even if its just a building full of studios. Give them their OWN bathroom and a stupid kitchen. It doesn't even have to be super big, just like a mini fridge and a little stove or microwave or something. I really don't feel like that's asking too much.
1	0.18%	<input type="checkbox"/>	I'm pleased with Shocker Hall, however it's very expensive
1	0.18%	<input type="checkbox"/>	I'm really impressed with Shocker Hall and have heard many great things. I wish I could've lived there as a freshman! I'm excited to see where campus housing goes in the future.

1	0.18%	<input type="text"/>	I'm sorry but \$150 for a parking pass? Seems a little too much considering I can't even find a parking spot. Instead of building weird hay sculptures wsu should invest in more parking options or just lower the cost of a permit. I'm not the only one and this will become a bigger problem in the future
1	0.18%	<input type="text"/>	I've been a student for 17 years, I'm definitely a Shocker! Almost finished! Thanks!
1	0.18%	<input type="text"/>	If creating yet another dorm on campus means taking away even more of our parking options, then I am completely against this.
1	0.18%	<input type="text"/>	If I had to choose a unit to live in on campus, I would choose either Unit F or Unit H. However, the cost of those units is close to \$1,100 per month which is more than my current 3 bed, 2 bed home in Bel Aire cost. Granted, my utilities are not included but I wouldn't be able to justify spending that much without receiving any equity.
1	0.18%	<input type="text"/>	If I was unmarried and it was my first time attending college, I would want to live on campus at least for my first year. In my opinion, from second year onward it becomes more important to have a kitchen. While living on campus is more convenient, I would still choose to live off-campus if it was significantly less (around \$75-\$100 difference, utilities included).
1	0.18%	<input type="text"/>	If I were going to live in housing provided by the campus it would have to be reasonable. Maybe \$100 each month for rent.
1	0.18%	<input type="text"/>	If it was affordable and flexible I would most definitely consider pursuing a residence on campus
1	0.18%	<input type="text"/>	If more dorms are being built on campus then a parking lot needs to be built as well so the residents have somewhere to park. Do not take away more parking from the commuters!
1	0.18%	<input type="text"/>	If more housing is going to be built it would be nice if more parking was made available. Please do not take away anymore parking.
1	0.18%	<input type="text"/>	If more housing is going to be made there must be more parking put in place, especially green parking areas.
1	0.18%	<input type="text"/>	If more housing was built on campus, where would all of those students park? Parking is always a problem.
1	0.18%	<input type="text"/>	If more space is available, more parking on campus should be a priority especially without ridiculously raising the parking permits.
1	0.18%	<input type="text"/>	If new housing is added to campus, will there be adequate parking for those living in the housing as well as other students who commute?
1	0.18%	<input type="text"/>	If the price matched or was better than 2909 Oliver, with basically the same amenities, I would definitely consider moving to the new housing built.
1	0.18%	<input type="text"/>	If the university has to build new housing facilities every few years, why don't they build larger facilities to house more students?
1	0.18%	<input type="text"/>	If WSU housing weren't so expensive, and parking were better, I would consider it an option.
1	0.18%	<input type="text"/>	If you are going to offer an apartment style living area and still charge ridiculous amount of money just to park next to it, at least let me bring my dogs.
1	0.18%	<input type="text"/>	If you want people to live on campus, you have to at least match the prices of nearby apartments and housing. Paying \$600 a month per person for a 2 bedroom dorm is absolutely ridiculous. Only people who have full rides or have their parents pay for their education can afford that. A better use for that land would be a parking garage.
1	0.18%	<input type="text"/>	In my opinion, price and safety are a big things for me when deciding where to live. The fact of the matter is, it is WAY cheaper to live off campus than on campus. Dorms might be good for freshman, but upperclassman just want to keep their living expenses to a minimum. The on campus housing you propose is TOO expensive.
1	0.18%	<input type="text"/>	In our country, all of dormitory in universities was cheaper than off campus housing and they were supporting student in this way, dormitory was in university to keep student safe and keep them in an the atomosphere as the university to have better performance. But here, university dormitories are really expensive, any apartment around the university are really cheaper (about half of it and even cheaper). all of my cost in a moth including every thing is about half of university dormitory cost. I expect university to not use student as a source of income for dormitory and be supportive. for example, university can provide the same units as tall oks, woodgated, and 2909 oliver for a little cheaper cost then all of student will use them and really appreciate that ...
1	0.18%	<input type="text"/>	Increase customer service- treat students with dignity (i.e. allow time to budget for massive tuition increases or the ability to find another college). Increase security so I don't have to worry about being shot at or mugged while going for a walk and then I will be more interested!
1	0.18%	<input type="text"/>	Instead of making more housing, make a parking garage! These housing plans are way too expensive!
1	0.18%	<input type="text"/>	Interesting ideas, some of costs (which I am sure are necessary) though are a tad steep for

college students. Not all can afford a shared room or 'apartment' style for approx. 600+ a month (average cost of the offers I saw earlier).

1	0.18%	<input type="text"/>	is very costly
1	0.18%	<input type="text"/>	It great that the university is building a new on campus housing.
1	0.18%	<input type="text"/>	It is a nice thought to create new housing. And although requiring Freshmen to live on campus sounds good I paper. It would be a much more attractive offer if we didn't have to spend our entire families savings on one year of living in Shocker Hall. One of the reasons I chose WSU was due to its affordability, but I am disappointed to see how you can become nearly \$40,000 dollars in debt just by living on campus.
1	0.18%	<input type="text"/>	It is all way to expensive for me. I can rent an apartment and pay less for the same time period then I would for the dorms here.
1	0.18%	<input type="text"/>	it is expensive
1	0.18%	<input type="text"/>	it is good but should be affordable to most internationals as well and should be more safe and secure
1	0.18%	<input type="text"/>	It is so many thousands of dollars cheaper to live independently that I would have time justifying living on campus if I was paying for it all on my own. However, my on-campus experience has been incredible, and I'm so thankful for it! An outdoor fitness area (jungle gym) and areas like a basketball court or volleyball court would be highly appreciated.
1	0.18%	<input type="text"/>	It is surprising that in considering additional housing there are seemingly few proposals for a parking garage or similar facility. Many of WSU's students are not resident on campus, many of those who are wish to visit other locations throughout the city. As we already have a shuttle system in place a large and staffed parking facility seems obvious.
1	0.18%	<input type="text"/>	It is too expensive for students because you have raised the price on tuition too much. Now that engineering students pay an extra \$50 a credit hr for all hours, they will struggle to come up with enough money to pay for on campus housing.
1	0.18%	<input type="text"/>	It is unnecessary to build as many dorms as you want to build. WSU will never be a school where people move to live on campus. Housing may have a part in the decision making process for some future students, but I can tell you that safety, parking, and general concern the university has for their students is all on the list too, and WSU fails in all those areas. The only people living on campus are people from out of town. People from Wichita or surrounding cities within driving distance drive to school. This school needs MORE PARKING LOTS not more dorms. WSU is a commuter school whether you like it or not. In addition, in order to build these new dorms and housing areas mentioned in this survey, it will take a lot of money. Where does this money come from? I bet a lot of it comes from students. That would explain why the tuition increases drastically EVERY year. I have paid too much money to WSU over the 3 years I have been a student. It is outrageous and I don't live on campus. I am funding these projects that make no difference in my life as a student at WSU. How about you quit building all this new garbage and evaluate the current problems this campus has, because housing isn't one of them.
1	0.18%	<input type="text"/>	It is very expensive and no privacy!
1	0.18%	<input type="text"/>	It just can't be super expensive. I would love to live on campus again but it is the only reason I will leave college with debt. I understand that brand new buildings cost a lot of money, but people simply can't afford it. And if they are, most likely they will be paying for it later.
1	0.18%	<input type="text"/>	It looks very nice but still expensive
1	0.18%	<input type="text"/>	It needs to be cheaper.
1	0.18%	<input type="text"/>	It not that bad
1	0.18%	<input type="text"/>	It probably isn't feasible but a normal apartment for me and my wife in a place nicer than the areas surrounding campus would be great.
1	0.18%	<input type="text"/>	It sounds like a great concept, but it won't apply to all students.
1	0.18%	<input type="text"/>	It takes up more parking that other wsu students don't have. It is extremely expensive. Apparently it's not safe. Wsu cares more about financial gain then quality service to students
1	0.18%	<input type="text"/>	It was great. Good details
1	0.18%	<input type="text"/>	It was nice survey.
1	0.18%	<input type="text"/>	it would be great if our university can accommodate people for 250\$-300\$ with everything included even though its sharing.
1	0.18%	<input type="text"/>	it would be great if WSU won't reserve all the parking for their residence and none left for other students
1	0.18%	<input type="text"/>	It would be nice if the new additions would be competitively priced with the surrounding apartments, but that is difficult because they are not constructing a new building...

1	0.18%	<input type="text"/>	It would be nice to have affordable apartments or housing for married students with dependents or single students with dependents with on-site daycare.
1	0.18%	<input type="text"/>	It would have been better if the cost of living in-campus would have been reduced for international students as we live far away from our family, our parents bear a huge expense to meet our tuition and living expenses so if the university can provide living for international students at a very competitive cheaper rate then it would be very much better for us.
1	0.18%	<input type="text"/>	It would have been nice to be put with a roommate that I had had something in common with. Also, the parking kind of sucks. Also, I think it's dumb that we have to buy our own toilet paper.
1	0.18%	<input type="text"/>	It's complete BS!! Build a PARKING GARAGE!!! Not more unnecessary dorms! So sick of WSU's complete lack of concern for the commuter students and staff!! Your newly proposed housing spot would make a PERFECT parking garage location!
1	0.18%	<input type="text"/>	It's cool that the university is thinking about building a new housing building, but I would recommend fixing up Shocker Hall before any time, effort, or money is spent in building anything else. For example, the TV in one of the lounges is completely broken, some of the air conditioning/heating units are not completely functional, etc.
1	0.18%	<input type="text"/>	It's cool that you want to do that, but completely unnecessary. This will only further inflate student expenses and intrude on space for parking and easy commute around Wichita State. Personally, I will not use the housing. It is entirely too expensive in comparison to equally as nice of housing elsewhere, without all of the requirements. Best of luck, but I hope you don't follow through with this plan. You could use the extra income to lower prices of attending WSU, encouraging your students to stay in school and lowering the financial stress of attending in the first place.
1	0.18%	<input type="text"/>	It's good plan to make one more housing inside the campus
1	0.18%	<input type="text"/>	It's great that your offering students more options for living, but there is already a huge issue with parking on this campus. If a new living complex is going to be built, do so where it won't make the parking situation worse. Use the available space closest to campus for more parking.
1	0.18%	<input type="text"/>	It's important to not impact other open campus parking.
1	0.18%	<input type="text"/>	It's pretty good.
1	0.18%	<input type="text"/>	It's too expensive if I want to live in campus. As well as the meal plan, I need to pay for maybe double of the money's comparing to living off campus
1	0.18%	<input type="text"/>	It's very caring people to talk to
1	0.18%	<input type="text"/>	It's way too expensive tbh
1	0.18%	<input type="text"/>	its a very good plan. Please take care of parking too
1	0.18%	<input type="text"/>	Its important to keep in mind that students dont have a lot of money, and with the rising cost of tuition and you guys requiring incoming freshman to live on campus, the cost keeps going up and may become unattainable. Also just living in Shocker, the parking is ridiculous. Other students park in the shocker lot, leaving little space for us when this is the ONLY area we can park without being ticketed. The parking situation needs to be fixed, more lots added/available for shocker hall and safer areas to park.
1	0.18%	<input type="text"/>	Just don't use up any more parking.
1	0.18%	<input type="text"/>	Keep expenses and staffing lower and contract out with local apartment owners. Keep things well regulated and top notch, but help support the local community through involving more local small business men and women in your endeavors.
1	0.18%	<input type="text"/>	Keep getting student feedback!
1	0.18%	<input type="text"/>	lengthy
1	0.18%	<input type="text"/>	Let's get better parking, in zone A,B,or C instead!
1	0.18%	<input type="text"/>	Like I said, I really think that with the way the University is headed, we really need to focus on community. With the private bedrooms and with no one really keeping their door open to socialize, it's very closed off. This should be a time in our lives where we get to meet and hang out with other people. I think the set up of Shocker Hall is great, it's clean, it's spacious, but there is no sense of community. I barely got to know the people in my hall. Which is really unfortunate. I think Housing gave students what we wanted;privacy, space. But failed to give us what we need, community, a chance to get out of our comfort zone and meet new people.
1	0.18%	<input type="text"/>	Living on campus is questionable based solely on safety. The surrounding area especially to the west of campus between the campus and 135 is poverish and a high crime area.
1	0.18%	<input type="text"/>	LIVING ON CAMPUS IS VERY EXPENSIVE , ESPECIALLY FOR UNDERGRADUATE INTERNATIONAL STUDENTS LIKE ME. BY LAW ,WE CAN'T LIVE OUTSIDE.ALSO, YOU HAVE TO PROVIDE SAFETY FOR STUDENTS , (A LOCKED BATHROOM IS PREFERRED IN EVERY ROOM IRRESPECTIVE OF SIZE AND ROOM SPACE.) .ALSO ,

YOU HAVE TO PROVIDE MORE VEGETARIAN FOODS IN BREAKFAST, LUNCH AND DINNER.

1	0.18%	<input type="text"/>	Living on-campus is extremely costly for most self-supporting students. A lot of students work between class hours and would like to not be pinned down by obligatory mealplans where the hours of operation are not always convenient. Adjacent parking is quintessential as Shocker Hall has proven in its very first year of operation where most of the residents were disgruntled regarding the clumsy parking facilities 2 miles away. For a big 'state-of-the-art' facility like Shocker Hall, the internet service is very spotty and facilities are scarce. Only 1 pool table, 1 foosball table are not adequate for a resident complex with over 750 residents. The Fairmount Towers layout is outdated as a suite is having to share a single toilet and shower where the doors have no locking mechanisms whatsoever from the inside which is a major privacy concern for students from cultures where this is uncommon. Most of the staff are friendly but the RAs should be selected on criteria which probably needs revision from the current state. The food services need to be revamped as the meals are quite substandard most of the time. Having a 24-hour cafeteria facility would greatly improve the whole outlook for the residence halls and would deem the addition of kitchens unnecessary. All these concerns are not my own, but collective thoughts of friends, fellow residents and also experience from having worked for housing myself.
1	0.18%	<input type="text"/>	Love Shocker Hall, great dorm experience!
1	0.18%	<input type="text"/>	Love the facilities Wichita State has to offer, although they come with a STEEP price. Living on campus is definitely a lifestyle that only inhibits myself to participate in for one year due to its high cost of living. It has been a great on campus experience, but between the cost of living at Shocker Hall, meal plan, and expensive (limited) parking, this is a splurge and I would not live on campus for more than my first two semesters as a freshman.
1	0.18%	<input type="text"/>	lower the damn prices
1	0.18%	<input type="text"/>	Make it cheaper
1	0.18%	<input type="text"/>	Make it flexible and affordable for international students
1	0.18%	<input type="text"/>	Make something affordable. Living off campus is much cheaper. That's why the WSU campus life is nowhere near other universities.
1	0.18%	<input type="text"/>	Making freshmen live on campus unless they meet certain conditions is just a bad idea as some people, like myself, can simply not live the 'dorm life.' I enjoy living at home because I always have the privacy I need, I always have a hot meal cooked by my loving mother, and I always have a quiet place to do homework or study. These and a plethora of other conditions can not be guaranteed at a dorm. Also the reason that "students who live on campus for at least one year are more likely to succeed" is a pitiful excuse for a money grab, if a student is attending college they have already decided to better educate themselves, living on campus for at least one year should have no impact on that.
1	0.18%	<input type="text"/>	Meal plans are a huge inhibitor. Why not let private businesses operate the cafeterias so students can pay for the meals they actually eat.
1	0.18%	<input type="text"/>	Meals seem to be expensive. Single rooms should be considered for PhD students or graduate students.
1	0.18%	<input type="text"/>	Monthly rent fees would be a great idea.
1	0.18%	<input type="text"/>	More furniture should be provided in the 4 person private apartment style rooms. There is only 2 chairs for 4 people to sit in the living room.
1	0.18%	<input type="text"/>	More parking for non-housing students on campus
1	0.18%	<input type="text"/>	MORE PARKING OPTIONS
1	0.18%	<input type="text"/>	MORE PARKING. PLEASE!!!!!! Parking accommodations for off campus students are insufferable. It's like playing musical chairs, but with parking spaces. there is not near enough. Build a parking garage, or something! Maybe even a dirt temporary overflow lot on the old golf course. That would suffice.
1	0.18%	<input type="text"/>	More security--let students know that police escorts are available.
1	0.18%	<input type="text"/>	Most of the international students willing to live in On campus but the only factor is cost concern. Please make a note of this.
1	0.18%	<input type="text"/>	My dorm is perfect right now except I really would love to have a cat or a dog or a pet besides a fish.
1	0.18%	<input type="text"/>	My main problem with the housing at Wichita State is the meal plan requirement and the high rent cost. There are a lot of places near campus that are way cheaper than living in the dorms, especially if you want a single room to yourself. More people would be inclined to live on campus if Wichita State was more competitive in that respect.
1	0.18%	<input type="text"/>	My only complaint about housing is that the mattress seems quite cheap and not very comfortable. Otherwise everything else is great.
1	0.18%	<input type="text"/>	My top qualities of a place to live would have to be a personal bathroom and close parking (or a service that would take me to my car).

1	0.18%	<input type="text"/>	n/a
2	0.35%	<input type="text"/>	N/A
1	0.18%	<input type="text"/>	Na
1	0.18%	<input type="text"/>	NA
1	0.18%	<input type="text"/>	need better overall parking like a parking building multilevel structure
1	0.18%	<input type="text"/>	Need more security - too many unnecessary incidents going on. Better quality food all year long at cheap rates (including at Fairmount). Parking prices lowered. BETTER WORKING INTERNET. Improved custodial work. Better, thicker walls. Better plumbing.
1	0.18%	<input type="text"/>	Needs to be cheap
1	0.18%	<input type="text"/>	needs to improve
1	0.18%	<input type="text"/>	Needs to separate upper levels and lower levels students. Also, make the accommodation available for graduate students.
1	0.18%	<input type="text"/>	New housing is a good idea but honestly no one wants the new housing, WE WOULD RATHER HAVE BETTER PARKING!
1	0.18%	<input type="text"/>	New housing on campus should appeal to the older students. It should offer some on campus amenities, such as meal plans, but also offer flexibility in choosing to add those, which should reflect in cost. In addition, the ability to stay on campus and in their room during breaks should be necessary. Many older students have local jobs/internships within their field that require them to be present during these breaks. They should not have to seek temporary housing during those times.
1	0.18%	<input type="text"/>	Nice housing facilities but the maintenance doesn't really respond to calls well unless you hassle them.
1	0.18%	<input type="text"/>	Nice Planning and the survey was very informative. Good luck so that plan will work.
1	0.18%	<input type="text"/>	Nice to know the housing options
1	0.18%	<input type="text"/>	No comment
1	0.18%	<input type="text"/>	No comment about it
1	0.18%	<input type="text"/>	No comments
1	0.18%	<input type="text"/>	No meal plan requirement is the best for students because it is way over priced and not economic as most believe. Students should be able to make that decision on their own instead of being forced to buy it. Every unit should have kitchen because the required meal plans are not always filling and students should be able to cook food for themselves should need to eat more after hours without having to go out and buy fast food.
1	0.18%	<input type="text"/>	No meal plan requirement. All units should have wash, dryer, kitchen, and refrigerator.
1	0.18%	<input type="text"/>	No more additional housing is necessary - there is quite enough. Build another parking lot if there is extra space.
1	0.18%	<input type="text"/>	No more housing, need more parking.
1	0.18%	<input type="text"/>	No need to make another housing area that takes up parking spots!!!!
1	0.18%	<input type="text"/>	None
1	0.18%	<input type="text"/>	Not applicable to me as I have a family. More concerned with how parking would be impacted.
1	0.18%	<input type="text"/>	Not at all important to me I think there is plenty but that is just me. Honestly WSU is located in a horrible part of town surrounded by for a better part of it the ghetto. I wouldn't want to live any where near WSU campus.
1	0.18%	<input type="text"/>	Not having to purchase a meal plan would be extremely important to me, I hardly used it when I lived at Fairmount Towers 2 years ago and it was very expensive.
1	0.18%	<input type="text"/>	Not too bad except I'm an older student with children and pets plus I'm married so I already had a residence before I started going to WSU.
1	0.18%	<input type="text"/>	nothing
1	0.18%	<input type="text"/>	On-campus housing is not something I have ever or would consider. I enjoy my privacy, freedom, and independence. After seeing the cost of on-campus housing in this survey, I am amazed at how expensive it is. I spend much less money on housing by living off-campus with two roommates.
1	0.18%	<input type="text"/>	One of the main reasons I would consider moving to campus is parking. I have night classes, and I would really like to be able to just walk to class and be safe. Another issue is the cost. It is very expensive to live on campus, for less price I get to rent an apartment with my boyfriend and have privacy.

1	0.18%	<input type="text"/>	One of the most important things to consider if WSU is building a new housing facility is the availability of private rooms with private bathrooms at a flexible rate.
1	0.18%	<input type="text"/>	On-site housing should not interfere with student parking abilities. WSU has repeatedly made parking worse and more expensive for students. If additional housing is added, additional, convenient parking is a necessity for all students, not just those in on-campus housing.
1	0.18%	<input type="text"/>	on-site parking for housing would be the best thing to do. I would never live in shocker hall because I will not park my truck over a mile away and have to walk to it.
1	0.18%	<input type="text"/>	Our international student population needs housing with flexible meal plans and kitchens in order to meet their personal and religious dietary needs. Inexpensive housing which meets this need would greatly help the international and upperclassman community, drawing in a group of students whose needs we do not currently meet.
1	0.18%	<input type="text"/>	Package distribution should be available on Sundays. If I forget or don't have time to check my mail Saturday, and I check it Sunday and have a paper for a package that only the front desk can give me: I should be able to get it. Packages stay in my mailbox at home if I forget to check it Saturday, it stays on the porch if it was delivered. Why do I have to wait to get it on Sunday when I'm at college?
1	0.18%	<input type="text"/>	Parking could be more available for commuter students. It is ridiculous that housing students get 400 or 500 spots that use to be available to commuters.
1	0.18%	<input type="text"/>	Parking garage
1	0.18%	<input type="text"/>	Parking is always an issue. Please don't take anymore student parking for this project. We need more parking, not less.
1	0.18%	<input type="text"/>	Parking is ridiculous for those who are on-campus students. Not only are prices higher, but there is less places to park. Its frustrating to see that when I show up to school with my green pass, I can't find a spot and I see a substantial amount of parking available in the orange lot. A huge blow for off campus students.
1	0.18%	<input type="text"/>	Parking is terrible on the main campus.
1	0.18%	<input type="text"/>	Parking is trash
1	0.18%	<input type="text"/>	Parking now is horrible! Those of us who have to commute to school have to spend 30 minutes trying to find a parking spot because whoever was the idiot that decided to make one of the biggest parking lots orange only. They already live on campus so why should they get a main parking lot?
1	0.18%	<input type="text"/>	Parking on campus must be addressed. As a student with a handicap it is incredibly frustrating to not be able to find a place to park. A parking garage may not be the most exciting campus feature, but I am tired of advocating for more parking without any response from administration. I would have an extremely difficult time living on campus or recommending to prospective students on-campus housing given the current parking situation.
1	0.18%	<input type="text"/>	Parking seems to be a main concern for a good number of students looking to live on campus.
1	0.18%	<input type="text"/>	Parking seems to be the biggest problem at wichita state. I think if WSU wants to keep its students happy, new parking should be the first to go in, not a housing site. People were upset about shocker hall going in, and now another living quarters? Shocker hall students just got a huge parking lot as well, students who do not live on campus are upset about that. Especially since green parking passes aren't guaranteed a spot.
1	0.18%	<input type="text"/>	Parking was a big issue last year. Dining Hall hours were also a BIG issue last year. If the dining hall isn't open 24/7 have an alternative option for students to have i.e. a restaurant/diner that is open all hours of the night for students to eat with their MEAL PLAN. Last year I spent most days unable to eat on campus because my schedule would not permit me to eat at the dining hall. THIS IS THE CASE FOR MOST STUDENTS.
1	0.18%	<input type="text"/>	PARKING!!! For resident and non-resident, this is CONSTANTLY a problem. The main concern past that and cost would be safety - I tend to stay away from campus because of that.
1	0.18%	<input type="text"/>	Parking, parking, parking
1	0.18%	<input type="text"/>	PARKING, PARKING, PARKING PLEASE PROVIDE MORE SPACE WITH NO FEE, IT TAKES ABOUT HALF AN HOUR TO FIND A PARKING SPOT. THANK YOU
1	0.18%	<input type="text"/>	Personally I struggle with using my entire meal plan. I believe that it is a waste of money and should just be optional. I have the least amount of meals and I still only use about 5 of them a week. Either lower the meal plans, or don't make them mandatory. I could save \$2000 each semester if I didn't have to pay for a meal plan. Very disappointing to me... I am always in a rush, so I never have time to eat.
1	0.18%	<input type="text"/>	Personally I think more privacy, two kitchens on each floor, and enough parking space will do all the magic

1	0.18%	<input type="text"/>	Personally I would probably stay in fair mount unless the price of shocker hall went down significantly. I cannot afford such high living prices in Either shocker hall or the potential new building. I prefer to have my own space and the smallest rooms in the new building seem much much smaller than the room I am in staying in at fair out for four times the price. That seems silly to me. Over all I prefer the cheaper options.
1	0.18%	<input type="text"/>	Personally, I believe I have learned more about caring for myself, as well as others, while living at home my first year of college. With the benefits that come with living at home, the main drawback is not being surrounded by others around my age and connecting with them.
1	0.18%	<input type="text"/>	Personally, I believe that space should be turned into a parking lot, instead of more housing. The proposed housing is more expensive then apartments in the area and therefore I do not believe it will receive much business. I say this with the utmost respect! All the other changes around campus have been positive!
1	0.18%	<input type="text"/>	Pets are a huge one for me. The reason I chose not to live on campus after my first year is because I can live with my cat. He is an emotional support and I couldn't live without him! Consider a pet community. Young Adults aren't as irresponsible as everyone makes them out to be. I clean my cat's litter every 2-3 days, I vacuum regularly and keep him brushed.
1	0.18%	<input type="text"/>	Please build parking instead of housing
1	0.18%	<input type="text"/>	please decrease the rental price.
1	0.18%	<input type="text"/>	Please do something about parking. It may not seem like a big deal but it is! When people cannot find a place to park their car they have 2 options. They can park and risk getting a ticket or they can go home. It is absurd that people are missing classes because of something so simple. The golf course, which I understand is no longer in use, needs to become a giant monitored parking lot. The campus police should not be worried about writing tickets, but about the safety of the students. Quit writing tickets and watch the surroundings! Please please please fix the parking madness immediately.
1	0.18%	<input type="text"/>	Please figure out how to find cheaper and more accesable parking before trying to catch up to KSU or KU. The FREE and easy parking was one of the factors that led me to Wsu. With all of the construction going on all the time the parking getting worse and worse is making me look forward to graduating and not coming back.
1	0.18%	<input type="text"/>	Please get security cameras.
1	0.18%	<input type="text"/>	Please Increase the safety of University Campus, and please asked the University police department stop having 2 to 4 cars in one parking lot parking side to side and chat for more than 20 minutes especially at night where need more enforcement on some area where crime might happen. Thank you
1	0.18%	<input type="text"/>	Please keep commuter students in mind.
1	0.18%	<input type="text"/>	please make people be quieter
1	0.18%	<input type="text"/>	Please please please build more parking lots!!
1	0.18%	<input type="text"/>	please provide housing near by university with less retal
1	0.18%	<input type="text"/>	Please provide more parking. If you plan to add more students then you need to accommodate for the current parking situation first. You couldn't add more students if you dont have enough parking for the current students
1	0.18%	<input type="text"/>	Please, PLEASE fix parking ASAP. It's ridiculous to designate an entire lot for Shocker Hall Residents. That exacerbated the already frustrating experience. Off-campus students shouldn't have to arrive 30-45min before class just to find a parking space somewhere near their classes, especially after paying \$150 for a permit. It's clear from the University's parking policies, tuition hikes, and nickel-and-diming that it cares more about squeezing us for all of our minimum-wage earning and parental beneficence than actually providing services to us. Stop viewing students as customers. Start viewing us as people.
1	0.18%	<input type="text"/>	Price is way too hefty when an apartment can be rented for the same price a month, with privacy, little regulation, and just as good as parking. Plus splitting the price of an apartment with a roommate makes this half the cost. If living on campus is required for those that aren't from the Sedgwick country area, the price of on campus housing needs to come down.
1	0.18%	<input type="text"/>	Private housing is a must for me as a graduate student. I would never stay in a dormitory or in a shared apartment with others. University can buy houses on 17th street and rent it to graduate students or anyone. Mean time they can establish secure area for students by sending away dangerous people living around the campus. I believe this will help new students to choose WSU in the future. I believe the area surrounding university is so important. If I were in decision makers shoes, I would buy/invade all the area between 17th street and 13th street for safe living space, and many other reasons.
1	0.18%	<input type="text"/>	Quit taking student parking, and for that matter quit charging for it. Greedy bastards.
1	0.18%	<input type="text"/>	Quite okay
1	0.18%	<input type="text"/>	Quite taking away parking from the non traditional students and commuters.
1	0.18%	<input type="text"/>	Rather expensive, but the innovation campus is needed.

1	0.18%	<input type="text"/>	really wichita state is good campus but i was here more then 2 yers and i dont have instate tution fees. dont know i am form another country and i dont have family in state so where i live this is my resident and why i am not able to get instate tution fees.
1	0.18%	<input type="text"/>	Security guards outside the residence areas can be a way to eliminate security issues
1	0.18%	<input type="text"/>	Seperation of age groups would be nice
1	0.18%	<input type="text"/>	Shocker hall dining is a joke. I had cold hash browns for breakfast this morning, they where literally still frozen and that's all they had out. "We are all out of everything else". \$6.50 for undercooked hash browns?
1	0.18%	<input type="text"/>	Shocker hall has been pretty much ideal, I don't think I'd pay more to live elsewhere unless shocker hall was full
1	0.18%	<input type="text"/>	Shocker Hall has taken away hundreds of parking spaces, making the parking problems worse than they were already!
1	0.18%	<input type="text"/>	Shocker Hall is a fantastic dorm!
1	0.18%	<input type="text"/>	Shocker Hall is nice and all, but i don't like how the parking is arranged. WSU took out one of the biggest parking lots for them. I think that in the future they should consider only taking half of the parking lot.
1	0.18%	<input type="text"/>	Shocker Hall Parking should be moved next to Koch Arena. Commuters should have the current Shocker Hall lot.
1	0.18%	<input type="text"/>	Since On campus housing plan is costly, It would be really beneficial to the student if college provides off campus apartments too which are reachable through shuttle and having subsidized rent of 100\$.
1	0.18%	<input type="text"/>	Smoke free is the way to be!
1	0.18%	<input type="text"/>	Some of the questions were difficult to answer because I am a non-traditional student and live off campus with my husband.
1	0.18%	<input type="text"/>	Sounds like a good idea for the proposed living quarters built into the new innovation campus. My concern would be parking because that is important to me. This is one of the major deciding factors in why I attend all evening classes.
1	0.18%	<input type="text"/>	start charging basic fees to students for housing and then charge them according to the options they choose like if they need furniture charge them, if they need meal charge them, if they need fitness room charge them etc
1	0.18%	<input type="text"/>	Stop building more complexes and taking away more parking from those who commute to school. Not everyone wants to walk a mile to class.
1	0.18%	<input type="text"/>	Stop over charging for your dorms. People can get apartments off campus that are better for almost half the price per month. AND they don't have ridiculous rules like health and safety checks. Also Transgender is not a gender, being trans does not make you not a man or not a women. Trans people are whatever they identify as and most, while being Trans, Identify as Male of Female. (There are however more then 2 genders)
1	0.18%	<input type="text"/>	Stop, please
1	0.18%	<input type="text"/>	Students are not money machines,if we live off campus single bedroom house will be available for 400\$ but on-campus i paid 400 \$ just for a room of bathroom size,this is nothing but cheating and doing business with students.wichita state university looting students even though it is a government supported school.
1	0.18%	<input type="text"/>	Students don't look at new facilities, accessible prices are what matter the most at the time to decide to live on or off campus.
1	0.18%	<input type="text"/>	Students that live in dorms should be able to park close to dorms. Also Fairmount is too far away from campus.
1	0.18%	<input type="text"/>	superb
1	0.18%	<input type="text"/>	Thank you for asking our input!!!!
1	0.18%	<input type="text"/>	The apartments and suites seem nice, but they sound very expensive even if it is pricing for a full year. Also, it does not seem that students who have a family can reside within these complexes, and it would be nice if WSU offered a housing community mostly for parents to live with their spouse/children and not have to worry about disturbing single/dating students who do not have children.
1	0.18%	<input type="text"/>	The area around the school is very unsafe, consider gates.
1	0.18%	<input type="text"/>	The area surrounding the university is not safe. I would never live on or even close to campus.
1	0.18%	<input type="text"/>	The campus housing is a bit expensive for me.
1	0.18%	<input type="text"/>	The concept of the new apartment was excellent. Some students just prefer staying off

			campus or in little apartments of their own, so the university housing should come up with a housing plan where students would not feel they live in the "dorms", but feel more like an off campus apartment. They should have facilities like a kitchen in the apartment.
1	0.18%	<input type="checkbox"/>	the cost is quite prohibitive. I would really prefer to be in the dorm, but the cost is too high. Is there a way to lower the cost? what are dorm costs in other universities in the Wichita area?
1	0.18%	<input type="checkbox"/>	The cost is too expensive, and the university shouldn't force student to buy the meal plan if they live in campus. Also, parking is a big problem for people live in school or not.
1	0.18%	<input type="checkbox"/>	The cost to live in shocker hall is too high. it is new and nice but it is not one thousand dollars a month nice.
1	0.18%	<input type="checkbox"/>	The Cox cable boxes are very hit and miss whether they work or not and it's very frustrating.
1	0.18%	<input type="checkbox"/>	The crime rate is too high near campus. I would never feel safe, even with gates and security. There need to be more bright lights on the sidewalks off 21st and 17th streets.
1	0.18%	<input type="checkbox"/>	The current housing options are half full, we are not growing enough to need this yet. Also, there are a lot of apartments close to campus. Please provide adequate parking for current students before building another empty building. Thanks. Also, improve current classrooms.
1	0.18%	<input type="checkbox"/>	The dorms are nice but the pricing is ridiculous. I did not want to live there for that reason.
1	0.18%	<input type="checkbox"/>	The expenses for living in campus is too high. Although it has a lot of facilities that are tempting for many students, but the costs reduce students who apply for them. Overall, I prefer to live off-campus because of the costs, and also the privacy.
1	0.18%	<input type="checkbox"/>	The four bedroom options looked cool.
1	0.18%	<input type="checkbox"/>	The housing at Wichita State University is overpriced for what is offered. I personally have found that living off campus is cheaper and the living environment is better than living on campus.
1	0.18%	<input type="checkbox"/>	The housing is too expensive.
1	0.18%	<input type="checkbox"/>	The housing plans look great! Your future students will enjoy them immensely. My main concern, when researching housing options in Wichita, was safety. I read many reviews by former tenants of apartments within a 5-mile radius of campus complain of hearing gunshots in the parking lot, of their apartment complex being robbed, vandalism, etc. The apartments that boasted excellent safety ratings are at least 10 miles away, so my husband and I chose an apartment on the west side. If the institution is going to increase campus housing, it must make sufficient measures to ensure the safety of each student living there. Such suggestions would be a security guard in the lobby at all times, well-lit parking spaces close to the building, emergency call-boxes in the parking lots, 24-hour staff, security cameras on the grounds, deadbolt locks on the doors, a fence around the grounds, etc.
1	0.18%	<input type="checkbox"/>	The housing rate should be reduced in order for the international students be able to stay there
1	0.18%	<input type="checkbox"/>	The housing, I feel, is really nice and convenient. It's just expensive.
1	0.18%	<input type="checkbox"/>	The ideal housing option for me would be renting a duplex/home in a surrounding neighborhood of WSU. Safety was a big factor which led me to look outside the 3 mile radius of campus.
1	0.18%	<input type="checkbox"/>	The ideas are great, the price points though they are competing with other major universities more people come here because they more out of the money they spend which is appealing to anyone.
1	0.18%	<input type="checkbox"/>	The main detracting feature of the on-campus housing is the meal plan requirement. Since I have a very specific diet I prefer to either make my own food or eat outside since on-campus dining locations have very limited options for me. I very much considered moving off-campus at the end of this year to avoid paying thousands of dollars every year, almost all of which just goes to waste for me. From the survey, the new housing location and plan seems to be going on a nice track. The housing cost is still significantly higher than similar alternatives available off-campus. But if it's done well, it will make a very nice housing facility and somewhere I would feel comfortable to live.
1	0.18%	<input type="checkbox"/>	The main reason why I don't live in dorms is because I have to live with other people and other people are shady.
1	0.18%	<input type="checkbox"/>	The major issue with living on campus is that it is far too expensive for the student budget. The proposed cost of on-campus housing is higher than the amount of money I receive from my GTA stipend, so how am I supposed to feed myself? For the price of the housing, the meal plan should also be included without an additional cost and then I would seriously consider living on campus.
1	0.18%	<input type="checkbox"/>	The most important aspect of living on my own and being independent while being far from home is the cost of living. Next, is the safety. I am glad that the new housing site would be right on the weathshocker construction ground and it is near the University Police Department(UPD). That would wave of my safety concerns. To be honest living in Fairmount Towers for a year, the quality of food deteriorate as the semester went by. The food often

too salty or greasy and there is not much variety of food available. As for myself, I prefer to cook myself freely and would have the flexibility of eating whatever I craved for. Moreover, I do not have to stick to the meal plan every week and eat the similar food over and over again. Next, to compensate an active habit of getting involved on campus activities, I prefer some quiet time by my own for study purposes. I don't mind sharing bathroom with others but the only thing that it must be locked from the inside as I need privacy while doing some business there. I would love to live on campus if the lifestyle of the residence would be similar to where I am staying in Tall Oaks and the comments mentioned above

1	0.18%	<input type="checkbox"/>	The most important things to maintain are keeping students living together to provide small communities, but still maintain their privacy and personal space. Private bedrooms with single door bathrooms off of a shared common area is a great choice and big improvement over the older shared bedrooms and double door bathrooms. It greatly improves privacy while still letting Students live together.
1	0.18%	<input type="checkbox"/>	The most often provided reason for students leaving campus I hear is that living on campus is more expensive than living off campus. While part of this is an illusion (people always seem to forget that apartment rent does not include utilities), it is certainly true for Shocker Hall and the proposed floor plans in this survey. I think HRL should consider the affordability of living on campus when designing any new residence hall.
1	0.18%	<input type="checkbox"/>	The new housing should include single bedroom with private bathrooms for the price students are paying. It would be nice to also have the washer/dryer, kitchen, and free parking.
1	0.18%	<input type="checkbox"/>	The on campus housing is too costly as of now.. If there are more options with better pricing.. I would have definitely preferred staying on campus.. Am more concerned about safety factor..
1	0.18%	<input type="checkbox"/>	The on-campus residents should not be the only students with access to the parking lot closest to Hubbard Hall.
1	0.18%	<input type="checkbox"/>	The only down side to shocker hall is the 3am trash truck wake up call every morning. Other than that, I love it!
1	0.18%	<input type="checkbox"/>	The only thing that irritates me about Shocker Hall is the dining hall. I pay so much per year and the food is average. I feel like living expenses could be lowered because it is fairly expensive, although Shocker Hall is very nice. If a new hall is built, then I believe Shocker Hall expenses should be lowered.
1	0.18%	<input type="checkbox"/>	The options are less than ideal for non-traditional and adult students who have lived as independent adults for a portion of their lives. Having to move out during breaks is the most annoying hassle.
1	0.18%	<input type="checkbox"/>	The parking for off campus students as a result of on campus housing is horrible. Love the idea of on campus housing, but there needs to be something done about the parking.
1	0.18%	<input type="checkbox"/>	The parking for on-campus housing needs to be by the housing. Not taking an entire parking lot away from students who commute to campus and have to risk being late to class because there's a half full parking lot of cars that don't move.
1	0.18%	<input type="checkbox"/>	The Parking is unacceptable!!
1	0.18%	<input type="checkbox"/>	The parking on the WSU campus could use some work. It gets a little hectic during the day.
1	0.18%	<input type="checkbox"/>	The parking price should be the same as other students living off campus, maybe just have reserved spots.
1	0.18%	<input type="checkbox"/>	The Parking would be my biggest concern
1	0.18%	<input type="checkbox"/>	The payment rent should be monthly and it should count as per house. Examples one house is 1500 per month and there is 4 bedroom that could be share by 2. so there is 8 person that needs to divide 1500 to pay per month. The housing's including the main furniture like bed, table and kitchen stuff and also the electric included in fees.
1	0.18%	<input type="checkbox"/>	The prices are extremely high, I could get a Kitchen, washer/dryer, and multiple bathrooms close to campus for less than half the cost.
1	0.18%	<input type="checkbox"/>	The RA's need to be trained better on policies and procedures.
1	0.18%	<input type="checkbox"/>	The room smelt weird at first but a few cans of Febreze helped. I also wished there were more floor activities so that I could get to know our floor-mates more.
1	0.18%	<input type="checkbox"/>	The rooms don't support transgendered
1	0.18%	<input type="checkbox"/>	The University should be more concerned about the parking, or lack thereof, right now. The neighborhood the university is in is not safe.
1	0.18%	<input type="checkbox"/>	There has been lots of crime around the WSU area and safety should be our priority.
1	0.18%	<input type="checkbox"/>	There is a need to get rid of the parking permits because we already pay so much money. There needs to be more parking so that all students can park on campus. Make the residence hall parking somewhere that is not inconvenient for all the other students.

1	0.18%	<input type="checkbox"/>	There is too much crime in the area. I wouldn't want to live somewhere that has a bad reputation for people getting mugged. You need to develop a better safety plan and safer parking before building new dorms.
1	0.18%	<input type="checkbox"/>	There needs to be better safety resources for everyone attending WSU.
1	0.18%	<input type="checkbox"/>	There needs to be family friendly housing.
1	0.18%	<input type="checkbox"/>	there needs to be parking specifically for students that live on campus. close to the building and they should not have to pay extra.
1	0.18%	<input type="checkbox"/>	There needs to be separate parking for residents and commuter students and more parking in general
1	0.18%	<input type="checkbox"/>	There seems to already be plenty of housing already available to students, as many people are satisfied living at home and commuting. What is lacking is enough parking in close proximity to campus. Perhaps a multi-level parking garage would be a better use of funds.
1	0.18%	<input type="checkbox"/>	There should be a 24/7 maintenance support(if possible) if a student is in any trouble and also a higher frequency of police patrol around WSU housing
1	0.18%	<input type="checkbox"/>	There should be an in-unit kitchen in each apartment as not everyone can afford the meal plan. The rent can be more feasible for the international students doing Graduate Assistantship.
1	0.18%	<input type="checkbox"/>	There should be housing geared toward graduate students, married students, post-docs, new faculty, etc.... There probably needs to be more undergraduate housing too in order to build a greater sense of community among on-campus students if the goal is to increase enrollment.
1	0.18%	<input type="checkbox"/>	They seem ok
1	0.18%	<input type="checkbox"/>	They're really expensive! I have my own one-bedroom apartment, with kitchen, with fireplace, with balcony and lake view, for thousands less per year than the new options.
1	0.18%	<input type="checkbox"/>	This survey has serious methodological issues that will interfere with students choosing an appropriate answer to reflect their situation. The clarity of language in particular needs work.
1	0.18%	<input type="checkbox"/>	This survey really didn't apply to me. I have two small children and I highly doubt WSU will have a housing for families.
1	0.18%	<input type="checkbox"/>	This would be really good for students to have these opportunity. Wichita State would be the best.
1	0.18%	<input type="checkbox"/>	To attract more students to live on campus, you will need cheaper living options.
1	0.18%	<input type="checkbox"/>	Too costly and the variety of dish that u have is not likely to everyone .
1	0.18%	<input type="checkbox"/>	Too costly for international students compared with the monthly stipend they are getting as a GRA or GTA
1	0.18%	<input type="checkbox"/>	too expensive
1	0.18%	<input type="checkbox"/>	Too expensive
2	0.35%	<input type="checkbox"/>	Too expensive.
1	0.18%	<input type="checkbox"/>	Too expensive... Had this cost been up to \$200 per month, many international students would have been living on campus
1	0.18%	<input type="checkbox"/>	too high of cost mainly, not monthly and not a 12 month lease
1	0.18%	<input type="checkbox"/>	Unfortunately, the only reason I was not able to live on campus this academic year, was simply because I could not afford to. I had to take out several loans to live in Shocker Hall last academic year, and am in debt because of it. I loved living with my classmates, and being able to make connections and spend time with friends outside of classes, but now, because I'm living at home, I'm thirty minutes away, and am not able to make those memories. While I can understand the cost of living on campus being the way it is, it would be nice if the university would take steps to help students that are not as well off live on campus.
1	0.18%	<input type="checkbox"/>	University housing is good
1	0.18%	<input type="checkbox"/>	University Housing is too expensive for what is provided. I lived in the dorms for a semester and was utterly unsatisfied with the staff, Metroplex parking, and the terms of the "lease". I am living in an apartment off campus and am currently saving more money versus living in a dorm.
1	0.18%	<input type="checkbox"/>	Unnecessary
1	0.18%	<input type="checkbox"/>	Very expensive and unsafe
2	0.35%	<input type="checkbox"/>	very good
1	0.18%	<input type="checkbox"/>	Very informative.

1	0.18%	<input type="text"/>	Very satisfied with Shocker Hall. A convenience store like QuikTrip or something would be nice.
1	0.18%	<input type="text"/>	Very thorough!
1	0.18%	<input type="text"/>	Way too expensive for a student. Costs more than tuition.
1	0.18%	<input type="text"/>	Way too expensive for me to consider, yet highly attractive
1	0.18%	<input type="text"/>	We don't need more money wasted on building projects when we can't even get our parking/academic programs in order. Lower tuition is the major draw for WSU, not living spaces that cost entirely too much money.
1	0.18%	<input type="text"/>	WE DONT ANY ANY MORE HOUSING! WE WANT PARKING
1	0.18%	<input type="text"/>	We need another green parking lot. We needed another one last year but instead you took away our biggest lot. I am close to graduating but if one more green lot gets taken I WILL transfer to another school. Why not put the new new building across the street? People can't steal a building like they can a car.
1	0.18%	<input type="text"/>	We need more parking for cheaper!
1	0.18%	<input type="text"/>	We need more parking. How about a parking garage.
1	0.18%	<input type="text"/>	Well, I don't really hold much in this fight. I live with my parents and I like it that way. Privacy is VERY important to me, so family is my best bet. I hope you have a wonderful day/night! Goodnight, and God Bless!
1	0.18%	<input type="text"/>	What's really important to me is something affordable that I won't have to increase my student loans for.
1	0.18%	<input type="text"/>	Whatever the updates are to on campus housing, parking needs to be addressed either way. Continuing to take away parking lots for new housing developments with more cars on campus obviously doesn't work. It's nearly impossible to find spots now, and that is without adding more cars to a worsening problem.
1	0.18%	<input type="text"/>	When adding more housing more parking should be added as well instead of taking it away from the other students!
1	0.18%	<input type="text"/>	When choosing Wichita State family housing would have been an attractive option.
1	0.18%	<input type="text"/>	Where's the parking garage!?
1	0.18%	<input type="text"/>	While adding another housing option to campus is a good idea, I also think it would be nice to have sorority live-in houses.
1	0.18%	<input type="text"/>	While being able to have a kitchen either in the suite, or on the same floor would be nice I would really like it if better quality food were served for at least breakfast lunch and dinner. Fairmount tends to succeed with this most of the time while the quality at Shocker Hall seems to have dwindled over the past year it has been servicing the university.
1	0.18%	<input type="text"/>	While I do think that a new residence hall could be a good idea, the proposed prices and just not comparable to what is available in the community.
1	0.18%	<input type="text"/>	While I don't live in housing, I live off campus and commute, the parking situation that has resulted in the new dorms is a major issue.
1	0.18%	<input type="text"/>	While new housing is super nice and all, it's pretty unaffordable for most students. Also, please make more parking for off-campus students too! It would make being on the campus so much more enjoyable.
1	0.18%	<input type="text"/>	While the idea of campus improvement is exciting, I do not see how wasting campus space on an apartment or shopping complex will be a productive use of the university's time and money. If the university wants to have an apartment complex so badly, perhaps they could collaborate with the many nearby housing options, some of which are practically located on campus. On campus housing is seen as a stepping stone in a student's independence, not a long term feasible housing situation. It is too expensive and things such as a mandatory meal plan restrict a student's autonomy. Why would a functional adult spend more money to share a bedroom and eat out of a cafeteria when they could save money by shouldering a little more responsibility and live on their own, or with a friend or family member? And if a student is fine with less responsibility and independence, why would they move to campus at all, when they most likely grew up less than thirty miles away and can continue to live there for little to no cost? If WSU wants to make long term campus living viable, they would need to fundamentally change their student body - something that current changes, such as parking restrictions, seem to be designed to do, since they certainly do not better serve the students the university currently has. My experience is that people who are willing to spend large amounts of money at university on things such as housing simply do not come to WSU. They go to a different institution, with a better academic reputation, and spend their money there. WSU could fix this by investing more in their academic programs. To that end, I am disappointed to see the university is spending money on outside consultants in an endeavor to sell its students something they do not really want or need while continually withdrawing their support for other valuable institutions, such as the Lake Afton Public Observatory, to the detriment of their academic programs and institutions. I appreciate the

chance to give my input on the future of the university, but why is it that these surveys for 'student voice' only ever center around the proposed shopping and apartment complexes, and never around students' concerns about their classes, departments and academic programs? Does the current administration simply not care about those? The students I have met, all with various disciplines and years of study, have many opinions and thoughts on those subjects that should be heard as well.

1	0.18%	<input type="text"/>	Why do I have to answer what my gender is? I shouldn't have to if I do not want to provide that information.
1	0.18%	<input type="text"/>	Why would I want to live on campus when you're already raising tuition exponentially along with charging me for common place necessities that should be free. Wsu is a commuter and already will be. Stop trying to change that.
1	0.18%	<input type="text"/>	wichita state university provide good housing facilities the only thing i like we get exposure to international student, we start interacting with them make friends , but on other hand it has lot of restriction, lot of money we have to pay, no room mates choice, cant cook our own food, have to depend on weird timing from 5 to 7 for dinner, really, my dinner time start from 10pm....its all about money, safety measure is also important for me..have to keep track who is comming and who is not, that recent incident which happened at fairmount, felt bad. if we live off campus, the theft person wont be able to identify where students are residing...feels safe.
1	0.18%	<input type="text"/>	Will be nice if the meal plans are not compulsory.
1	0.18%	<input type="text"/>	wish all rooms had a private bedroom. the shared rooms should have some sort of couch or other type of sitting area because there is no where to relax in the shared rooms as of now.
1	0.18%	<input type="text"/>	With how much students pay for housing on campus we should not have to additionally pay for a parking permit.
1	0.18%	<input type="text"/>	Would love a place that is similar to a hotel and pay a daily fee to pay to sleep on campus when needed
1	0.18%	<input type="text"/>	WSU doesn't need housing. They need parking!!!!
1	0.18%	<input type="text"/>	WSU General student parking is unacceptable. Resident halls do not need to be that close to campus. Look at every other college. Residence halls are located out away from the colleges towards the edges. If the college is expected to grow (as we all hope it does) the new residence halls will soon be in the middle of campus if located near proposed site C. Proposed site C should be more parking for the commuting students.
1	0.18%	<input type="text"/>	WSU housing is good enough but very much expensive, if it was affordable enough, like renting a apartment i would obviously good felt good enough to live there.
1	0.18%	<input type="text"/>	WSU housing should mainly focus on the cost concerns as the cost of living is quite living off campus
1	0.18%	<input type="text"/>	WSU is a commuter school. Focus on parking everyone will use instead of housing the majority of people will never use.
1	0.18%	<input type="text"/>	WSU is an urban school. Those higher up need to stop viewing it like kstate or some other college town university. We do not need all these living facilities. The parking program is terrible. How terrible is it of WSU to charge students to park and then they can't even find a spot. Contrary to what WSU likes to spew out to the media, you do not have enough parking on campus. Period. Stop discriminating against the majority of your students, which consist of commuters...not students who live on campus. After I graduate this year, I do not anticipate giving another penny to this university.
1	0.18%	<input type="text"/>	Wsu is awesome
1	0.18%	<input type="text"/>	WSU needs affordable housing in at least one of it residence halls. This affordability needs to be the similar to Wheatshocker. I would have stayed there instead of moving off-campus. It is fine to have luxurious and expensive housing like Shocker Hall. But if all are at this price point, I think that is a problem
1	0.18%	<input type="text"/>	WSU needs more dorms and apartment style housing for its students. It is shameful that out of almost 15000 students less than 2000 live on campus. There should be at least 5000 to 7000 students living on campus. This not only improves campus life, but could also be a good source of income for the university. Since there has been so much budget cuts, may be the income generated there could be used in the academics.
1	0.18%	<input type="text"/>	You don't need more housing
1	0.18%	<input type="text"/>	you guys need cameras all over campus since the crime rates are increasing from year afetr year
1	0.18%	<input type="text"/>	You need to add parking. Turn an area of one of the parking lots into a parking garage WITH CAMERAS!!!!
1	0.18%	<input type="text"/>	You should add green permit parking by the new housing location, not just campus resident parking. The shocker hall lot is always half empty while the green permit lot is completely full.

1	0.18%	<input type="text"/>	You shouldn't make students park off campus. Wichita State University is in a very bad neighborhood and parking off campus and having to walk is not safe. Students should be allowed to park as close as possible to the buildings and the parking lots should be well lit and there should be more security. I do not feel safe when I have to walk long distances to classes and it is even less safe for people who have to take classes at night.
1	0.18%	<input type="text"/>	Your housing is too expensive to be competitive.
1	0.18%	<input type="text"/>	Your living expenses are outrageous. an academic year consists of 8 months and you charge 6 to 10 grand for an academic year? Thats crazy. You should focus on developing a parking plan without charging an ridiculous amount for not a dedicated parking spot. You are already charging an on campus fee in a take classes on campus and a non campus fee if i take classes online. This is the stupidest college I have ever attended for all your inappropriate fees. If you just increased the tuition with fee for this fee for that, I wouldn't hate WSU so much. You better make some big time fixin's or my children who are academically advanced will never attend WSU. I never was interested in oncampus living because it is entirely too expensive. Compared to the community housing across the street, at 300 to 500 a month for an apartment. One could walk and eat and work out for the cost of being a student. So, you're not really selling "amenities". They are included in the cost of attendance. GET A BETTER PARKING PLAN FIRST, before you think of introducing more living for students to come.
1	0.18%	<input type="text"/>	Your options are too expensive. I can live off campus for at least 25% less and cook healthier. I'm willing to be inconvenienced to save the money.

570 Respondents

APPENDIX C:

FINANCIAL MODELS

DEVELOPMENT SUMMARY

<u>1. Unit Types</u>	<u>Number of Units</u>	<u>Beds/Unit</u>	<u>Total Beds</u>	<u>Rent / Person</u> 2017 \$'s <i>per academic year</i>	<u>Rent/Person</u> 2015 \$'s <i>per academic year</i>
2BR / 2BA - Single Occupancy	60	2	120	\$9,925	\$9,355
2BR / 2BA - Double Occupancy	12	4	48	\$8,640	\$8,144
4BR / 2BA - Single Occupancy	40	4	160	\$9,520	\$8,974
4BR / 2BA - Double Occupancy	8	8	64	\$8,335	\$7,857
RA Studio	6	1	6		
Staff Apartment (2-Bedroom)	1	2	2		
Total	127		400		

<u>2. Building Size</u>	
Net Square Footage	120,400
Core & Circulation	40,100
Total	160,500
<i>Total Square Footage/Bed</i>	<i>401</i>

<u>3. Project Cost</u>	
Hard Costs	\$25,475,000
Soft Costs	\$5,910,000
Financing Costs	\$5,441,000
Total	\$36,826,000
<i>Total Cost/Bed</i>	<i>\$92,000</i>
<i>Total Cost/SF</i>	<i>\$229</i>

<u>4. Operating Assumptions</u>	
Occupancy - Year 1	90.0%
Stabilized Occupancy - Year 3 and beyond	95%
Annual Revenue Inflation (including rental rates)	3%
Annual Expense Inflation	3%
Occupancy	August-17
Operating Cost per Bed (2017 \$'s)	\$2,525

<u>5. Financing Assumptions</u>	
Tax-Exempt Bonds, Fixed Rate	
Loan to Cost Ratio	100%
Amount to be Financed	\$36,826,000
Debt Term (years)	30
Interest Rate	4.50%

Wichita State University
 Innovation Campus Housing
 Financial Analysis
 Public-Private Partnership (Foundation Model)

Project Outline Program						
Space	Unit Net SF	Quantity	Total SF	Beds per Unit	SF / Bed	Total Beds
2BR / 2BA - Single Occupancy	750	60	45,000	2	375	120
2BR / 2BA - Double Occupancy	875	12	10,500	4	219	48
4BR / 2BA - Single Occupancy	1,050	40	42,000	4	263	160
4BR / 2BA - Double Occupancy	1,350	8	10,800	8	169	64
RA Studio	350	6	2,100	1	350	6
Staff Apartment (2-Bedroom)	800	1	800	2	400	2
Total Program:						400
Resident Amenity / Support Spaces						
Community Lounge	1,000	1	1,000			
Building Entry Lobby	500	1	500			
C-Store	600	1	600			
Group Study Lounge	250	4	1,000			
Laundry	500	2	1,000			
Vending	100	2	200			
Public Toilets	70	2	140			
Building Management						
Vestibule	100	1	100			
Entry Desk / Reception	150	1	150			
Offices	120	3	360			
Mailroom	100	1	100			
Work / Resource / Storage Room	100	1	100			
Facility Spaces						
Maintenance Area	250	2	500			
Supply Storage	150	1	150			
Grounds Area	350	1	350			
Tool Storage	250	1	250			
Main Electrical	500	1	500			
Main Mechanical	850	1	850			
Housekeeping Closets	60	5	300			
Recycling / Trash Rooms	100	5	500			
Electrical / IT	100	5	500			
Total Net Square Footage			120,400			
Building Core & Circulation at Efficiency of:		75.0%	40,100			
Gross Square Footage			160,500			
Total Quantity of Occupants (Beds)			400			
Gross Square Footage Per Occupant (Bed)			401			

Wichita State University
 Innovation Campus Housing
 Financial Analysis
 Public-Private Partnership (Foundation Model)

Project Budget - Housing	
1 Building Construction Contract	
A. Enclosed Building	\$22,470,000
B. Site Prep/Infrastructure/Landscape	\$1,000,000
C. Parking	\$900,000
2 Inflation Allowance	\$1,105,000
Subtotal - Hard Costs	\$25,475,000
3 Architectural & Engineering Fees	\$1,529,000
4 Testing, Surveys, Permits	\$318,000
5 Furniture, Fixtures & Equipment	\$1,100,000
6 Project Contingency	\$1,421,000
7 Developer Fee	\$1,492,000
8 Developer Reimbursable	\$50,000
Subtotal - Soft Costs	\$5,910,000
9 Financing Fees / Debt Insurance	\$628,000
10 Capitalized Interest Fund	\$2,881,000
11 Debt Service Reserve Fund	\$2,250,000
12 Interest Earned on Construction Fund	(\$318,000)
Subtotal - Financing Costs	\$5,441,000
Total Project Cost	\$36,826,000
Total Project Cost/Bed	\$92,100
Project Cost per SF (excluding Financing Costs)	\$196
Total Project Cost per SF (including Financing Costs)	\$229

Assumptions:

Housing Square Footage	160,500
Construction Cost/Square Foot	\$140
Number of Parking Spaces (Surface)	300
Construction Cost/Parking Space (Surface)	\$3,000
F,F&E Cost/Bed	\$2,750
Annual Inflation Rate	3%
Years to Midpoint of Construction	1.50
Project Contingency	5.0%
A/E Design Fees	6.00%
Years of Capitalized Interest	2.00
Financing Fees / Debt Insurance (as percentage of total budget)	2.00%
Developer Fee	5%



Rental Rate Schedule				
Unit Type	Total Revenue Beds	Rate / Year	Revenue Potential (2017 \$'s)	
			Academic Year @ 100% Occupancy	Summer @ 100% Occupancy
2BR / 2BA - Single Occupancy	120	\$9,925	\$1,191,000	\$251,000
2BR / 2BA - Double Occupancy	48	\$8,640	\$414,720	\$87,000
4BR / 2BA - Single Occupancy	160	\$9,520	\$1,523,200	\$321,000
4BR / 2BA - Double Occupancy	64	\$8,335	\$533,440	\$112,000

Wichita State University
 Innovation Campus Housing
 Financial Analysis
 Public-Private Partnership (Foundation Model)

OPERATING PROFORMA

Year of Operations	1	2	3	4	5	6	7	8	9	10
Academic Year	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027
Total Beds	400	400	400	400	400	400	400	400	400	400
Total Square Footage	160,500	160,500	160,500	160,500	160,500	160,500	160,500	160,500	160,500	160,500
Academic-Term Occupancy	90.0%	92.5%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%
Rental Revenues:										
Academic Year	\$3,296,000	\$3,489,000	\$3,691,000	\$3,802,000	\$3,916,000	\$4,033,000	\$4,154,000	\$4,279,000	\$4,407,000	\$4,540,000
Other Revenues:										
Miscellaneous Revenues	\$72,000	\$76,000	\$81,000	\$83,000	\$86,000	\$88,000	\$91,000	\$93,000	\$96,000	\$99,000
Summer Revenues	\$132,000	\$136,000	\$140,000	\$144,000	\$148,000	\$153,000	\$157,000	\$162,000	\$167,000	\$172,000
Total Revenues:	\$3,500,000	\$3,701,000	\$3,912,000	\$4,029,000	\$4,150,000	\$4,274,000	\$4,402,000	\$4,534,000	\$4,670,000	\$4,811,000
Total Revenue Per Bed	\$8,750	\$9,253	\$9,780	\$10,073	\$10,375	\$10,685	\$11,005	\$11,335	\$11,675	\$12,028
Total Revenue Per SF	\$21.81	\$23.06	\$24.37	\$25.10	\$25.86	\$26.63	\$27.43	\$28.25	\$29.10	\$29.98
Operating Expense										
Salaries & Wages	\$406,000	\$418,000	\$431,000	\$444,000	\$457,000	\$471,000	\$485,000	\$500,000	\$515,000	\$530,000
Benefits	\$113,000	\$116,000	\$119,000	\$123,000	\$127,000	\$131,000	\$135,000	\$139,000	\$143,000	\$147,000
Utilities	\$178,000	\$183,000	\$188,000	\$194,000	\$200,000	\$206,000	\$212,000	\$218,000	\$225,000	\$232,000
Communications / Printing / Advertising	\$19,000	\$20,000	\$21,000	\$22,000	\$23,000	\$24,000	\$25,000	\$26,000	\$27,000	\$28,000
Supplies & Materials	\$47,000	\$48,000	\$49,000	\$50,000	\$52,000	\$54,000	\$56,000	\$58,000	\$60,000	\$62,000
Maintenance / Repairs	\$53,000	\$55,000	\$57,000	\$59,000	\$61,000	\$63,000	\$65,000	\$67,000	\$69,000	\$71,000
Other	\$114,000	\$117,000	\$121,000	\$125,000	\$129,000	\$133,000	\$137,000	\$141,000	\$145,000	\$149,000
Mandatory R&R Transfer	\$80,000	\$82,400	\$84,900	\$87,400	\$90,000	\$92,700	\$95,500	\$98,400	\$101,400	\$104,400
Total Operating Expenses:	\$1,010,000	\$1,039,000	\$1,071,000	\$1,104,000	\$1,139,000	\$1,175,000	\$1,211,000	\$1,247,000	\$1,285,000	\$1,323,000
Total Expenses per Bed	\$2,525	\$2,598	\$2,678	\$2,760	\$2,848	\$2,938	\$3,028	\$3,118	\$3,213	\$3,308
Net Operating Income (NOI)	\$2,490,000	\$2,662,000	\$2,841,000	\$2,925,000	\$3,011,000	\$3,099,000	\$3,191,000	\$3,287,000	\$3,385,000	\$3,488,000
Annual Debt Service	2,261,000	2,261,000	2,261,000	2,261,000	2,261,000	2,261,000	2,261,000	2,261,000	2,261,000	2,261,000
Capitalized Interest (6 months)	(720,000)	0	0	0	0	0	0	0	0	0
Debt Service Reserve Interest Earnings	(34,000)	(34,000)	(34,000)	(34,000)	(34,000)	(34,000)	(34,000)	(34,000)	(34,000)	(34,000)
Annual Debt Service	\$1,507,000	\$2,227,000	\$2,227,000	\$2,227,000	\$2,227,000	\$2,227,000	\$2,227,000	\$2,227,000	\$2,227,000	\$2,227,000
Debt Coverage Ratio	1.65	1.20	1.28	1.31	1.35	1.39	1.43	1.48	1.52	1.57
Cash Flow After Expenses and Debt Service	\$983,000	\$435,000	\$614,000	\$698,000	\$784,000	\$872,000	\$964,000	\$1,060,000	\$1,158,000	\$1,261,000

ADDITIONAL REVENUE ASSUMPTIONS

Revenue Inflation Rate:	103%
Additional Revenue (per occupied bed)	\$200
Summer Occupancy	20%

ADDITIONAL EXPENSE ASSUMPTIONS

Third Party Management Fee	0% (% of all revenues)
R&R Transfer per Bed	\$200.00
Expense Inflation Rate	103.0%

FINANCING ASSUMPTIONS

Loan to Cost Ratio	100%
Amount to be Financed	\$36,826,000
Debt Term (Years)	30
Interest Rate	4.50%
Annual Debt Service (Gross)	\$2,261,000
Interest Rate on Debt Service Reserve	1.50%

DEVELOPMENT SUMMARY

<u>1. Unit Types</u>	<u>Number of Units</u>	<u>Beds/Unit</u>	<u>Total Beds</u>	<u>Rent / Person</u> 2017 \$'s <i>per academic year</i>	<u>Rent/Person</u> 2015 \$'s <i>per academic year</i>
2BR / 2BA - Single Occupancy	60	2	120	\$8,550	\$8,059
2BR / 2BA - Double Occupancy	12	4	48	\$7,370	\$6,947
4BR / 2BA - Single Occupancy	40	4	160	\$8,160	\$7,692
4BR / 2BA - Double Occupancy	8	8	64	\$7,125	\$6,716
RA Studio	6	1	6		
Staff Apartment (2-Bedroom)	1	2	2		
Total	127		400		

2. Building Size

Net Square Footage	120,400
Core & Circulation	40,100
Total	160,500
<i>Total Square Footage/Bed</i>	<i>401</i>

3. Project Cost

Hard Costs	\$25,475,000
Soft Costs	\$4,868,000
Financing Costs	\$2,065,000
Total	\$32,408,000
<i>Total Cost/Bed</i>	<i>\$81,000</i>
<i>Total Cost/SF</i>	<i>\$202</i>

4. Operating Assumptions

Occupancy - Year 1	90.0%
Stabilized Occupancy - Year 3 and beyond	95%
Annual Revenue Inflation (including rental rates)	3%
Annual Expense Inflation	3%
Occupancy	August-17
Operating Cost per Bed (2017 \$'s)	\$2,525

5. Financing Assumptions

Tax-Exempt Bonds, Fixed Rate	
Loan to Cost Ratio	100%
Amount to be Financed	\$32,408,000
Debt Term (years)	30
Interest Rate	4.50%



Project Outline Program						
Space	Unit Net SF	Quantity	Total SF	Beds per Unit	SF / Bed	Total Beds
2BR / 2BA - Single Occupancy	750	60	45,000	2	375	120
2BR / 2BA - Double Occupancy	875	12	10,500	4	219	48
4BR / 2BA - Single Occupancy	1,050	40	42,000	4	263	160
4BR / 2BA - Double Occupancy	1,350	8	10,800	8	169	64
RA Studio	350	6	2,100	1	350	6
Staff Apartment (2-Bedroom)	800	1	800	2	400	2
Total Program:						400
Resident Amenity / Support Spaces						
Community Lounge	1,000	1	1,000			
Building Entry Lobby	500	1	500			
C-Store	600	1	600			
Group Study Lounge	250	4	1,000			
Laundry	500	2	1,000			
Vending	100	2	200			
Public Toilets	70	2	140			
Building Management						
Vestibule	100	1	100			
Entry Desk / Reception	150	1	150			
Offices	120	3	360			
Mailroom	100	1	100			
Work / Resource / Storage Room	100	1	100			
Facility Spaces						
Maintenance Area	250	2	500			
Supply Storage	150	1	150			
Grounds Area	350	1	350			
Tool Storage	250	1	250			
Main Electrical	500	1	500			
Main Mechanical	850	1	850			
Housekeeping Closets	60	5	300			
Recycling / Trash Rooms	100	5	500			
Electrical / IT	100	5	500			
Total Net Square Footage			120,400			
Building Core & Circulation at Efficiency of:	75.0%		40,100			
Gross Square Footage			160,500			
Total Quantity of Occupants (Beds)						400
Gross Square Footage Per Occupant (Bed)						401



Wichita State University
Innovation Campus Housing
Financial Analysis
University Financed

Project Budget - Housing	
1	Building Construction Contract
	A. Enclosed Building
	B. Site Prep/Infrastructure/Landscape
	C. Parking
2	Inflation Allowance
	Subtotal - Hard Costs
	\$25,475,000
3	Architectural & Engineering Fees
4	Testing, Surveys, Permits
5	Furniture, Fixtures & Equipment
6	Project Contingency
7	Construction Management / Oversight
	Subtotal - Soft Costs
	\$4,868,000
8	Financing Fees / Debt Insurance
9	Capitalized Interest Fund
10	Debt Service Reserve Fund
11	Interest Earned on Construction Fund
	Subtotal - Financing Costs
	\$2,065,000
	Total Project Cost
	\$32,408,000
	Total Project Cost/Bed
	\$81,000
	Project Cost per SF (excluding Financing Costs)
	\$189
	Total Project Cost per SF (including Financing Costs)
	\$202

Assumptions:

Housing Square Footage	160,500
Construction Cost/Square Foot	\$140
Number of Parking Spaces (Surface)	300
Construction Cost/Parking Space (Surface)	\$3,000
F,F&E Cost/Bed	\$2,750
Annual Inflation Rate	3%
Years to Midpoint of Construction	1.50
Project Contingency	5.0%
A/E Design Fees	6.00%
Years of Capitalized Interest	1.50
Financing Fees /Debt Insurance (as percentage of total budget)	1.00%



Rental Rate Schedule					
Unit Type	Total Revenue Beds	Rate / Year	Rate / Month	Revenue Potential (2017 \$'s)	
				Academic Year @ 100% Occupancy	Summer @ 100% Occupancy
2BR / 2BA - Single Occupancy	120	\$8,550	\$900	\$1,026,000	\$216,000
2BR / 2BA - Double Occupancy	48	\$7,370	\$776	\$353,760	\$74,000
4BR / 2BA - Single Occupancy	160	\$8,160	\$859	\$1,305,600	\$275,000
4BR / 2BA - Double Occupancy	64	\$7,125	\$750	\$455,982	\$96,000

OPERATING PROFORMA

Year of Operations	1	2	3	4	5	6	7	8	9	10
Academic Year	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027
Total Beds	400	400	400	400	400	400	400	400	400	400
Total Square Footage	160,500	160,500	160,500	160,500	160,500	160,500	160,500	160,500	160,500	160,500
Academic-Term Occupancy	90.0%	92.5%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%
Rental Revenues:										
Academic Year	\$2,827,000	\$2,993,000	\$3,166,000	\$3,261,000	\$3,359,000	\$3,460,000	\$3,563,000	\$3,670,000	\$3,780,000	\$3,894,000
Other Revenues:										
Miscellaneous Revenues	\$72,000	\$76,000	\$81,000	\$83,000	\$86,000	\$88,000	\$91,000	\$93,000	\$96,000	\$99,000
Summer Revenues	\$113,000	\$116,000	\$120,000	\$123,000	\$127,000	\$131,000	\$135,000	\$139,000	\$143,000	\$147,000
Total Revenues:	\$3,012,000	\$3,185,000	\$3,367,000	\$3,467,000	\$3,572,000	\$3,679,000	\$3,789,000	\$3,902,000	\$4,019,000	\$4,140,000
Total Revenue Per Bed	\$7,530	\$7,963	\$8,418	\$8,668	\$8,930	\$9,198	\$9,473	\$9,755	\$10,048	\$10,350
Total Revenue Per SF	\$18.77	\$19.84	\$20.98	\$21.60	\$22.26	\$22.92	\$23.61	\$24.31	\$25.04	\$25.79
Operating Expense										
Salaries & Wages	\$406,000	\$418,000	\$431,000	\$444,000	\$457,000	\$471,000	\$485,000	\$500,000	\$515,000	\$530,000
Benefits	\$113,000	\$116,000	\$119,000	\$123,000	\$127,000	\$131,000	\$135,000	\$139,000	\$143,000	\$147,000
Utilities	\$178,000	\$183,000	\$188,000	\$194,000	\$200,000	\$206,000	\$212,000	\$218,000	\$225,000	\$232,000
Communications / Printing / Advertising	\$19,000	\$20,000	\$21,000	\$22,000	\$23,000	\$24,000	\$25,000	\$26,000	\$27,000	\$28,000
Supplies & Materials	\$47,000	\$48,000	\$49,000	\$50,000	\$52,000	\$54,000	\$56,000	\$58,000	\$60,000	\$62,000
Maintenance / Repairs	\$53,000	\$55,000	\$57,000	\$59,000	\$61,000	\$63,000	\$65,000	\$67,000	\$69,000	\$71,000
Other	\$114,000	\$117,000	\$121,000	\$125,000	\$129,000	\$133,000	\$137,000	\$141,000	\$145,000	\$149,000
Mandatory R&R Transfer	\$80,000	\$82,400	\$84,900	\$87,400	\$90,000	\$92,700	\$95,500	\$98,400	\$101,400	\$104,400
Total Operating Expenses:	\$1,010,000	\$1,039,000	\$1,071,000	\$1,104,000	\$1,139,000	\$1,175,000	\$1,211,000	\$1,247,000	\$1,285,000	\$1,323,000
Total Expenses per Bed	\$2,525	\$2,598	\$2,678	\$2,760	\$2,848	\$2,938	\$3,028	\$3,118	\$3,213	\$3,308
Total Expenses per SF	\$6.29	\$6.47	\$6.67	\$6.88	\$7.10	\$7.32	\$7.55	\$7.77	\$8.01	\$8.24
Net Operating Income (NOI)	\$2,002,000	\$2,146,000	\$2,296,000	\$2,363,000	\$2,433,000	\$2,504,000	\$2,578,000	\$2,655,000	\$2,734,000	\$2,817,000
Annual Debt Service	\$1,990,000	\$1,990,000	\$1,990,000	\$1,990,000	\$1,990,000	\$1,990,000	\$1,990,000	\$1,990,000	\$1,990,000	\$1,990,000
Capitalized Interest (6 months)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service Reserve Interest Earnings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Debt Service	\$1,990,000	\$1,990,000	\$1,990,000	\$1,990,000	\$1,990,000	\$1,990,000	\$1,990,000	\$1,990,000	\$1,990,000	\$1,990,000
Debt Coverage Ratio	1.01	1.08	1.15	1.19	1.22	1.26	1.30	1.33	1.37	1.42
Cash Flow After Expenses and Debt Service	\$12,000	\$156,000	\$306,000	\$373,000	\$443,000	\$514,000	\$588,000	\$665,000	\$744,000	\$827,000

ADDITIONAL REVENUE ASSUMPTIONS

Revenue Inflation Rate:	103%
Additional Revenue (per occupied bed)	\$200
Summer Occupancy	20%

ADDITIONAL EXPENSE ASSUMPTIONS

Third Party Management Fee	0% (% of all revenues)
R&R Transfer per Bed	\$200.00
Expense Inflation Rate	103.0%

FINANCING ASSUMPTIONS

Loan to Cost Ratio	100%
Amount to be Financed	\$32,408,000
Debt Term (Years)	30
Interest Rate	4.50%
Annual Debt Service (Gross)	\$1,990,000
Interest Rate on Debt Service Reserve	1.50%

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