# ROWAN UNIVERSITY

# Housing Master Plan Update

**APPENDIX:** 

FINAL REPORT

FEBRUARY 2016





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# **APPENDIX 1. STRATEGIC ASSET VALUE**

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# STRATEGIC ASSET VALUE ANALYSIS

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

B&D acknowledges the administration's objective to create an enhanced residential experience for students that will serve as a strategic asset and enhance enrollment management goals by improving recruitment, retention, and satisfaction among students. Although many factors impact the University's ability to meet institutional goals, the following report provides evidence that carefully planned housing and other "quality of life" facilities are important components of the overall strategy. As a result, B&D identified Rowan University's strategic goals with the University's Project Team and reviewed the University's unique mission to contribute to the realization of these objectives.

### METHODOLOGY

B&D uses a "Destination Value" approach to facility development to respond to the constant challenge of assuring that campus life improvements respond to the University's strategic objectives. The Project Team's approach required a working relationship with the University and key stakeholders to develop a detailed understanding of the institution's mission, and strategic project objectives, which best serve that mission.

### INTRODUCTION

B&D utilized the Strategic Asset Value ("SAV") analysis as a strategic visioning tool to better understand University values before developing the Housing Plan (the "Plan"). Rowan's missions, vision, and strategic and master plans were all reviewed to help define how housing improvements will support institutional goals. A full understanding of the University's values also helped B&D shape the Plan to be unique to Rowan.

#### **ROWAN UNIVERSITY MISSION STATEMENT:**

A leading public institution, Rowan University combines liberal education with professional preparation from the baccalaureate through the doctorate. Rowan provides a collaborative, learning-centered environment in which highly qualified and diverse faculty, staff, and students integrate teaching, research, scholarship, creative activity, and community service. Through intellectual, social and cultural contributions, the University enriches the lives of those in the campus community and surrounding region.

#### **OFFICE OF RESIDENTIAL LEARNING & UNIVERSITY HOUSING:**

The mission of the Office of Residential Learning & University Housing is to create an environment that supports the unique academic, personal and spiritual growth needs of each resident student. We will provide housing facilities that are safe, clean, comfortable, and well maintained. We will deliver residential learning programs aligned with the academic mission of Rowan University to extend learning beyond the classroom and enhance student acquisition of new knowledge, skills, and abilities. We will challenge each resident student to make positive choices, examine their values and their role in our diverse society, and to play a constructive role in the development of a safe, supportive, and inclusive community.

#### CAMPUS MASTER PLAN:

"Recognizing that planning is an ongoing process, the master plan is a framework which will guide the administration as it continues to make decisions concerning the development of the campus. As issues arise, each decision must be weighed in the context of the master plan framework and the spirit of its recommendations. While specific priorities may evolve, the plan provides a solid foundation that will lead to the continued improvement of the campus."

The major goals of the Campus Master Plan are to:

- Determine strategies to accommodate growth.
- Support economic growth of Glassboro.
- Develop and integrate the West Campus with the Main Campus.
- Improve the quality of the physical environment.
- Plan for sustainable development on campus.

- Evaluate the use of existing facilities and potential long-term options.
- Plan for continued transition to a residential campus.

"The master plan is intended to be a flexible guide to campus growth. Within this context there are several important principles embodied in the plan, which are the foundation of the plan and will help guide its implementation. Each new project should be evaluated against these principles to determine how best it fits the general goals and spirit of the plan."

**Planning Principles:** 

- <u>Integration</u>: Encourage academic collaboration and integration of research;
- <u>Compact Development</u>: Accommodate growth through compact development;
- <u>Walkability and Vitality</u>: Support a pedestrian-oriented campus with a strong residential community.
- <u>Connections</u>: Enhance connections with the adjacent community.
- <u>Sustainability</u>: Design and develop the campus in a sustainable manner.

B&D utilized Rowan's missions, vision, strategic, and campus master plans to define how housing improvements will support institutional goals. A full understanding of the University's values served as a strategic visioning tool to shape the Plan to be unique to Rowan.

# STRATEGIC ASSET VALUE ANALYSIS

As the first step in developing the market analysis for the Student Housing Plan, B&D identified project objectives for evaluating their conformance with institutional objectives. These objectives are important in forming facility recommendations and determining operational parameters because they ultimately are the standard by which demand for the project will be determined.

B&D conducted a visioning session with the University. The Project Team applied five critical filters to the development of the vision and strategy for a campus housing plan: educational outcomes, enrollment management, campus community, financial performance, and sustainability.

Upon completion of the SAV, the Project Team synthesized the strategic outcomes into four essential components - or chapters - of the SAV story. The outcome of this analysis is summarized below and will continue to develop and guide the Housing Plan through the completion of this study.

#### CHAPTER 1 - QUANTITY AND LOCATION OF HOUSING:

- The University must recognize deficiencies in older inventory contributing to over \$88 million in deferred maintenance. Continued use of triples in the North Halls (Magnolia, Willow, Chestnut, and Mimosa) will only accelerate this challenge.
- Due to the size of the campus population and the University's twoyear live-on policy, it is important that a critical mass of beds is created in any new residential development. There must be sufficient capacity to house all eligible students on campus.

- There is a need to integrate educational and community resources. Integrating these components, particularly along Rowan Boulevard will increase a vibrant sense of campus life at Rowan.
- Currently, housing is not located in the campus core but is fragmented around the campus. It is important to integrate housing more into the pathways and corridors of the campus to create activity nodes.

# CHAPTER 2 – TARGET MARKET / UNIT TYPES & PROGRAM PRIORITIES:

- Student learning and personal development should be ameliorated through building integration with targeted residential programming.
- A priority will be to redevelop/renovate the North Halls to expand the first- and second-year student experience with modern housing accommodations.
- Any new housing development should correlate to a specific market to adequately program an array of unit types and provide a range of amenities to its users.
- Outreach and retention should be emphasized to retain a higher proportion of students on campus. The University should work with the Glassboro community in an effort to prevent surrounding community properties from becoming overrun with new student rental markets. The University should undertake a committed effort to expand the availability of quality apartment units that are part of its housing stock.

# CHAPTER 3 – FINANCIAL ACCESSIBILITY AND QUALITY RECONCILIATION:

- Housing should be utilized as a critical tool in recruiting and retaining students while providing sufficient inventory for all students desiring to live on campus.
- The University should be active in the Rowan Boulevard development to engage the community and strengthen the University's position in Glassboro.
- Explore various funding and risk strategies to maximize demand and protect occupancy.
- Rental rates will be driven by the variety of amenities and housing options offered while keeping the affordability of students in mind.
- Construction and design standards will include sustainability.

#### CHAPTER 4 - LEVEL OF SERVICE AND INSTITUTIONAL WILL:

- The prestige of the campus will be maintained through ongoing maintenance and support.
- Expand programming to a more micro level.

#### **GUIDING PRINCIPLES**

By meeting the following guiding principles, Rowan University will reassert its place within the competitive student housing market and will be positioned to provide attractive and affordable housing options for years to come:

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- Enrollment growth is fueling the need for immediate action. Given Rowan's two-year live-on policy, the availability of attractive firstand second-year housing will be paramount, as it will set the expectation for the upper division housing experience and support increased retention among on-campus residents.
- The on-campus housing experience should foster student development with the primary focus of providing for first- and second-year students in age appropriate unit types (traditional, suites, and pods). Apartments (on-campus and off-campus University affiliated) should be given priority to upper division students.
- To maintain its commitment to the Borough of Glassboro, the University should continue to maximize its housing capacity to meet student demand. However, it should do so while managing its occupancy risk.
- Continued enrollment growth may attract national developers to construct purpose-build student housing off campus, which could erode University's plans for development.
- Continued enrollment growth is necessary to supply demand and afford the projects in the University's immediate pipeline.
- Through its various public-private partnership arrangements, the University is committed to a host of revenue, demand, and capacity

management commitments. The Plan must manage its impact to the existing housing stock and the net revenue generated from these assets while maintaining affordability to students. New housing assets that utilized a privatized structure should offer fair market returns to the University in the form of either escalating ground rent and / or net cash flows generated from its operational success.

### STRATEGIC ASSET VALUE ANALYSIS

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**APPENDIX 2. EXISTING CONDITIONS** 

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# **EXISTING CONDITIONS**

owan University's ("Rowan," the "University") housing system plays an important role in the student experience. Rowan's Mandatory Housing policy requires non-commuter full-time freshmen and sophomore students to reside on campus. Recent institutional changes have increased the number and geographic range of students attending the University. The existing housing inventory is rapidly becoming inadequate for the growing student population. Rowan's housing faces three challenges:

- Limited Capacity,
- Unit Mix Non-Alignment, and
- High Deferred Maintenance Costs

These challenges must be addressed through the Housing Master Plan.

## **DETAILED FINDINGS**

#### HOUSING POLICIES

Rowan University has a two-year live-on requirement. This policy applies to all unmarried, full-time undergraduate students who are not commuting within a 40-mile radius from the residence of their parent or legal guardian.

The University's increase in freshmen student enrollment has therefore increased the number of on-campus freshmen residents. The number of freshmen housing deposits has grown 52% over the past five years. During

this time, most freshmen (78.5% on average) have lived on campus. This growth in the number of freshmen housed carries over to increase the number of resident sophomores as well. The University's housing system has a very high sophomore retention rate in on-campus housing; 80.2% of resident freshmen remain on campus their sophomore year. Having most freshmen and sophomores live in on-campus housing is a fundamental part of Rowan University's institutional identity, codified in their Mandatory Housing Policy.

ACADEMIC YEAR (FALL)	2010	2011	2012	2013	2014	AVE
Freshmen Deposits	1,617	1,500	1,600	1,829	2,467	
Freshmen Housed	1,289	1,273	1,175	1,345	1,996	
Housing Yield %	79.7%	84.9%	73.4%	73.5%	80.9%	78.5%

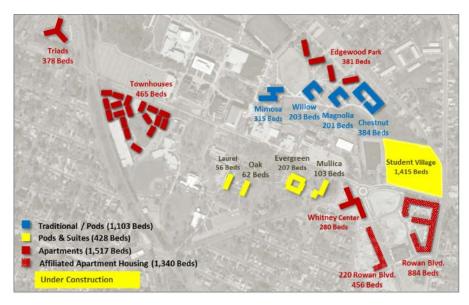
FIGURE 2.1: Freshmen Housing Yield, 2010-2014

ACADEMIC YEAR (FALL)	2012	2013	2014	AVE
Freshmen Housed	1,175	1,345	1,996	
Retained Sophomore Year		913	1,111	
Retention Rate		77.7%	82.6%	80.2%

FIGURE 2.2: Sophomore Housing Retention, 2013-2014

#### **EXISTING HOUSING**

Rowan University offers 4,388 beds in 15 residential communities, including affiliated off-campus housing. The four North Halls offer 1,103 traditionalstyle beds north of Mullica Hill road. These centrally-located halls are proximate to campus resources such as the student union, dining, and academic facilities. The South Suites offer 428 suite-style beds south of Mullica Hill road. These residence halls are centrally located in the heart of Rowan's campus. The campus' seven apartment communities (2,857 beds) are located on the western and eastern edges of campus. Two of these communities, the Rowan Boulevard Apartments and 220 Rowan Boulevard, are affiliated off-campus housing.





The majority of the University's housing inventory is over 30 years old. The age of the buildings increases the cost of operating and maintaining them. The upkeep costs for all Rowan's housing system assets until 2024 comes to over \$87 million. Not all of Rowan's housing is decades old. Significant additions to the University's housing stock have been made since 2010, including the Rowan Boulevard Apartments (2010), the Whitney Center (2011), and 220 Rowan Boulevard (2015). Holly Pointe Commons will add 1,415 pod-style beds in 2016. These additions will help the University accommodate the renovation and / or redevelopment of existing assets.

The floorplans and unit types provided by Rowan's on campus housing do not match institutional needs. A quarter (25%) of Rowan University's beds are in traditional units (1,103 beds) with shared bathrooms and shared common spaces, 10% are in suite-style units (428 beds) with in-unit bathrooms, and 65% are in apartment-style units (2,857 beds) with in-unit bathrooms and in-unit common spaces. This unit mix does not align with

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the enrollment profile of the students living in University system housing, 69% of whom are freshmen (46%) and sophomores (24%). Freshmen and sophomores are best housed in units where common amenities force social interaction and mingling with new peers.

ACADEMIC YEAR (FALL 2014)	RESIDENTS	% OF RESIDENTS	FT ENROLLED	CAPTURE RATE
Freshmen	1,996	46%	2,328	85.7%
Sophomores*	1,045	24%	2,227	46.9%
Other Undergradaute	1,344	31%	6,369	21.1%
TOTAL	4,385	100%	10,924	40.1%

\*Includes transfers with sophomore standing.

\*\*Includes juniors, seniors, graduate students, and other transfers

FIGURE 2.4: Full-Time Student Capture Rates in On-Campus Housing, 2014

Holly Pointe Commons is being developed to address this need. This 1,415-bed facility is being developed through a public-private partnership with University Student Living (USL), a private developer. It features traditional double and single bedroom units without in-unit restrooms or common areas. Wet core areas (showers, sinks, restrooms), study spaces, and small community spaces are located within a central core that runs the length of the halls. These areas create hubs for student interaction. To add additional vibrancy, this community includes an all-you-care-to-eat dining facility, retail areas, and office space. Its location on the east edge of campus creates an impressive gateway and extends the campus' existing Mullica Hill Road and Abbot's Pond Road pedestrian spines. When Holly Pointe Commons opens in 2016, it will be by far the largest residential facility on the Rowan University campus. When it opens, the unit mix will shift to 19% traditional units, 32% suite-style units, and 49% apartments. Since 69% of University system housing occupants are freshmen and sophomores, the opening of Holly Pointe Commons will ameliorate, but not solve, the system's unit mix imbalance.

RESIDENTIAL COMMUNITY	DESIGN CAPACITY	UNIT TYPE	YEAR BUILT
Mimoa Hall	315	Traditional	1967
Chestmut Hall	384	Traditional	1984
Magnolia Hall	201	Traditional	1984
Willow Hall	203	Traditional	1984
Laurel Hall	56	Suites	1972
Oak Hall	62	Suites	1927
Evergreen Hall	207	Suites	1962
Mullica Hall	103	Suites	1963
International House	13	Apartment	N/P
Edgewood Park Apts.	381	Apartment	1973
Triad Apts.	378	Apartment	1982
Townhouse Complex	465	Apartment	2004
Rowan Blvd. Apts.	884	Apartment	2010
Whitney Center	280	Apartment	2011
220 Rowan Blvd.	456	Apartment	2015
TOTAL	4,388		
Student Village	1,415	Pods	2016
PLANNED TOTAL	5,803		

#### FIGURE 2.5: Rowan University Housing Inventory Overview

Two other housing projects, currently known as A-3 and A-4, have been proposed to increase Rowan's housing inventory. The same private developer, who built the system's off-campus affiliated housing communities has proposed building on two sites. These sites are known as Rowan Boulevard A3 and A4. Initial discussions have centered on a proposed mixed-use development incorporating almost 600,000 gsf of classroom, retail, and housing space and a nearby parking garage. Together, the proposed projects would add 932 apartment-style beds to the University's housing system. Based on a phased fall 2017 and fall 2018 opening, these housing projects would provide 668 more beds than the

anticipated fall 2018 demand. They would also leave the University system with a 6,735-bed housing system of majority (56%) apartment-style units. These projects are currently in the early discussion / negotiation phases.

#### HOUSING RATES

Housing rates at Rowan University are based on room occupancy (single / double / triple), the unit type, and amenities. All traditional and suite-style residence halls are equally priced. Cost varies solely by room occupancy. Apartments are priced based on community age, room occupancy, and the presence of air conditioning. The most expensive housing options are single rooms in the Townhouses, the Rowan Boulevard Apartments, the Whitney Center, and 220 Rowan Boulevard. These are Rowan's newest and nicest housing communities.

RESIDENTIAL COMMUNITY	OCCUPANCY	2015-2016
Residence Hall	Triple	\$3,193
Residence Hall	Double	\$3,693
Residence Hall	Single	\$4,319
Triad (non airconditioned)	Double	\$3,753
Triad (airconditioned)	Double	\$3,865
Edgewood Park Apts.	Triple	\$3,365
Edgewood Park Apts.	Double	\$3,865
International House	Sg. / Db.	\$3,865
Townhouse Complex	Single	\$5,034
Rowan Blvd. Apts.	Single	\$5,034
Whitney Center	Single	\$5,034
220 Rowan Blvd.	Single	\$5,034

Note: Semester rates are inclusive of all utilities and expenses.

FIGURE 2.6: Rowan University Semester Room Rates, Fall 2015

Housing rates have increased approximately 2.0% a year for most of the University's housing system over the past 5 years. Rental rates at the townhouses have increased more rapidly; rental rates in the non-air-conditioned apartments in Triad and the newer Rowan Blvd. Apartments and Whitney Center have increased more slowly. Knowing how housing rates have changed in the past is important when planning reasonable rental rates for future projects.

RESIDENTIAL COMMUNITY	ROOM	2011	2012	2013	2014	2015	% CHANGE	% / YEAR
Residence Hall	Double	\$3,346	\$3,446	\$3 <i>,</i> 515	\$3,603	\$3,693	18%	2.0%
Residence Hall	Single	\$3,913	\$4,030	\$4,111	\$4,214	\$4,319	18%	2.0%
Triad (non airconditioned)	Double	\$3,502	\$3,502	\$3,572	\$3,661	\$3,753	15%	1.4%
Triad (airconditioned)	Double	\$3,502	\$3 <i>,</i> 607	\$3 <i>,</i> 679	\$3,771	\$3 <i>,</i> 865	18%	2.0%
Edgewood Park Apts.	Double	\$3,502	\$3 <i>,</i> 607	\$3 <i>,</i> 679	\$3,771	\$3 <i>,</i> 865	18%	2.0%
Townhouse Complex	Single	\$4,222	\$4,349	\$4,436	\$4,840	\$5,034	28%	3.6%
Rowan Blvd. Apts.	Single	\$4,606	\$4,652	\$4,745	\$4,864	\$5,034	17%	1.8%
Whitney Center	Single	\$4,650	\$4,697	\$4,791	\$4,911	\$5,034	8%	1.6%
220 Rowan Blvd.	Single					\$5,034	-	-
AVERAGE								2.0%

FIGURE 2.7: Rowan University Semester Room Rates, Fall 2015

#### HOUSING OCCUPANCY

Rowan's population growth and mandatory housing policy have increased the number of freshmen and sophomore students required to live in University system housing beyond the capacity of the halls designed for their use. In fall 2014, Rowan University housed 4,385 students in residence halls designed to house 3,932. System occupancy was at 115%, and 465 students were housed in forced triple-occupancy rooms. This enhanced occupancy was concentrated in the North Halls and the South Suites.

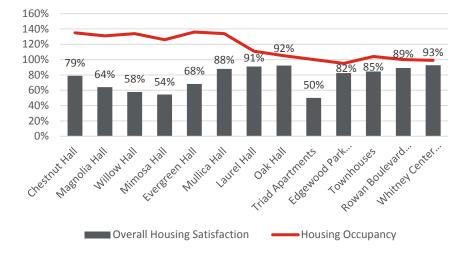
Increased occupancy has had a negative impact on student satisfaction. Overall student satisfaction in halls that were under 120% occupied averaged 83%; in halls that were over 120% occupied, overall satisfaction dropped to 69%. Almost two-thirds (70%) of freshmen live in triples their first year.

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Survey results show that on-campus freshmen are most dissatisfied with the amount of privacy they have. Student satisfaction with privacy bounces back sophomore year, when many students gain access to single-occupancy, apartment-style rooms.

RESIDENTIAL COMMUNITY	HOUSING CAPACITY	UNIT TYPE	OCCUPANCY
Mimoa Hall	315	Traditional	126%
Chestmut Hall	384	Traditional	135%
Magnolia Hall	201	Traditional	131%
Willow Hall	203	Traditional	134%
Laurel Hall	56	Suites	111%
Oak Hall	62	Suites	105%
Evergreen Hall	207	Suites	136%
Mullica Hall	103	Suites	134%
International House	13	Apartment	100%
Edgewood Park Apts.	381	Apartment	104%
Triad Apts.	378	Apartment	95%
Townhouse Complex	465	Apartment	100%
Rowan Blvd. Apts.	884	Apartment	99%
Whitney Center	280	Apartment	99%
220 Rowan Blvd.	456	Apartment	-
AVERAGE			115%

FIGURE 2.8: Rowan University Semester Room Rates, Fall 2015



#### FIGURE 2.9: Housing Satisfaction (spring 2014) vs. Housing Occupancy (fall 2014)

The lack of capacity in traditional- and suite-style housing units for freshmen and sophomores has pushed sophomores into apartment units. Sophomores living in Rowan's apartment-style units are highly satisfied with their units, their privacy, and the amenities and services provided in these buildings. They are concerned about the cost of the apartments, particularly in comparison to the off-campus market. Junior and senior students who stay on campus stay for the proximity to academics, the unit and building amenities (including private bedrooms), and the total cost of housing. Junior and senior students looking for less expensive housing options usually rent in the off-campus market.

Rowan University's mandatory housing policy enables the Office of Residential Living and University Housing to support students with what they need to succeed academically, personally, and spiritually. Resident freshmen report being most satisfied with the student community created oncampus and the proximity to academic resources that University system housing provides. These positive aspects of living on campus can be enhanced by providing facilities that adequately accommodate the number of students required to live on campus in unit types that meet their needs. Tripling in existing facilities negatively impacts the student experience.

Beyond capacity issues, there are also significant costs to maintaining the existing facilities in their current condition. The University housing system carries over \$88 million in total deferred maintenance costs. The North Halls carry over \$31 million in maintenance costs. The South Suites carry \$3.8 million, and the apartments carry over \$39 million. On a per bed basis, the deferred maintenance by hall ranges from \$54,364 per bed in Triad Apartments to \$15,946 per bed in Mimosa Hall. The costs of maintaining older buildings must be weighed against the costs of rebuilding existing facilities.

RESIDENTIAL	DESIGN	DEFERRED	DEF. MAIN.
COMMUNITY	CAPACITY	MAINTENANCE	/ BED
Mimosa Hall	315	\$5,023,096	\$15,946
Chestmut Hall	384	\$11,695,834	\$30,458
Magnolia Hall	201	\$7,366,875	\$36,651
Willow Hall	203	\$7,031,892	\$34,640
Laurel Hall	56	\$2,318,584	\$41,403
Oak Hall	62	\$2,212,888	\$35,692
Evergreen Hall	207	\$5,403,470	\$26,104
Mullica Hall	103	\$5,518,627	\$53,579
International House	13	\$373,951	\$28,765
Edgewood Park Apts.	381	\$10,176,003	\$26,709
Triad Apts.	378	\$20,549,717	\$54,364
Townhouse Complex	465	\$8,288,558	\$17,825
Rowan Blvd. Apts.	884	N/A	N/A
Whitney Center	280	N/A	N/A
220 Rowan Blvd.	456	N/A	N/A
TOTAL / AVERAGE	4,388	\$85,959,496	\$33,511

\*Including other housing support spaces brings total housing system deferred maintenance to \$87,792,873.

FIGURE 2.10: Deferred Maintenance by Hall, 2013-2024

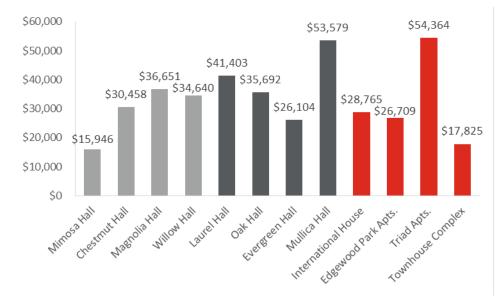
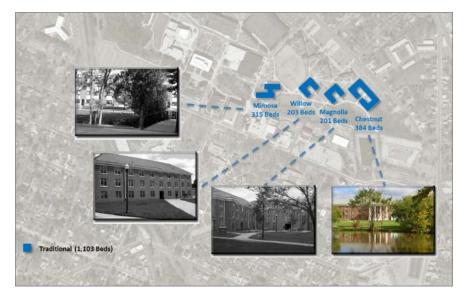


FIGURE 2.11: Per Bed Deferred Maintenance by Hall, 2013-2024

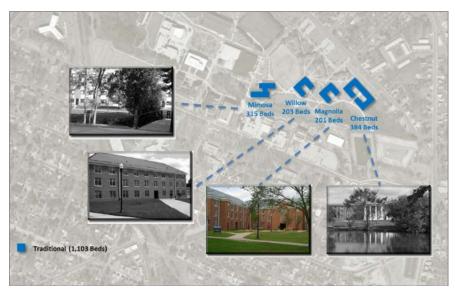
More information about each residence hall can be found in the profiles below.

### CHESTNUT HALL



Community:	North Halls
Unit Type:	Traditional
Beds:	384
Rates (Sg. / Db. / Tr.):	\$4,319 / \$3,693 / \$3,193
Occupancy:	135%
Student Satisfaction:	79%
Year Built:	1984
Deferred Maintenance:	\$11.7 million

## MAGNOLIA HALL



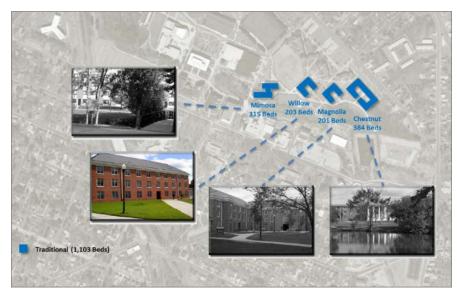
Community:	North Halls
Unit Type:	Traditional
Beds:	201
Rates (Sg. / Db. / Tr.):	\$4,319 / \$3,693 / \$3,193
Occupancy:	131%
Student Satisfaction:	64%
Year Built:	1984
Deferred Maintenance:	\$7.36 million

Year	2013	2014	2015	2016	2017	2018
Def. Maint.	\$0	\$1,795,576	\$1,547,710	\$5,285,916	\$480,879	\$487,473
% of Total	0%	15%	29%	74%	78%	82%
Veer	2010	2020	2024	2022	2022	2024
Year	2019	2020	2021	2022	2023	2024
Def. Maint.	2019 \$729,504	2020 \$1,245,028	\$76,531	2022 \$0	2023 \$0	2024 \$47,217

Year	2013	2014	2015	2016	2017	2018
Def. Maint.	\$0	\$1,693,378	\$562,081	\$984,214	\$1,494,906	\$1,241,464
% of Total	0%	23%	31%	44%	64%	81%
Year	2019	2020	2021	2022	2023	2024
Def. Maint.	\$343,076	\$1,002,162	\$6,287	\$0	\$0	\$39 <i>,</i> 308
% of Total	86%	99%	99%	99%	99%	100%

FIGURE 2.13: Magnolia Hall Deferred Maintenance (2013-2024)

### WILLOW HALL

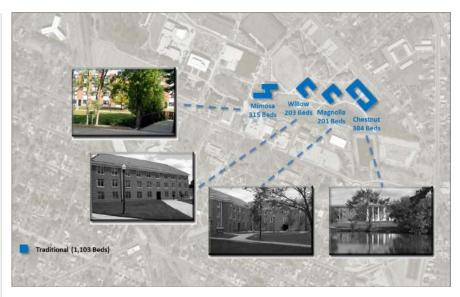


Community:	North Halls
Unit Type:	Traditional
Beds:	203
Rates (Sg. / Db. / Tr.):	\$4,319 / \$3,693 / \$3,193
Occupancy:	134%
Student Satisfaction:	58%
Year Built:	1984
Deferred Maintenance:	\$7.03 million

Year	2013	2014	2015	2016	2017	2018
Def. Maint.	\$0	\$2,400,416	\$387,671	\$933,348	\$1,635,883	\$366,992
% of Total	0%	34%	40%	53%	76%	81%
Year	2019	2020	2021	2022	2023	2024
Def. Maint.	\$343,076	\$918,912	\$6,287	\$0	\$0	\$39,308
% of Total	86%	99%	99%	99%	99%	100%

FIGURE 2.14: Willow Hall Deferred Maintenance (2013-2024)

### MIMOSA HALL



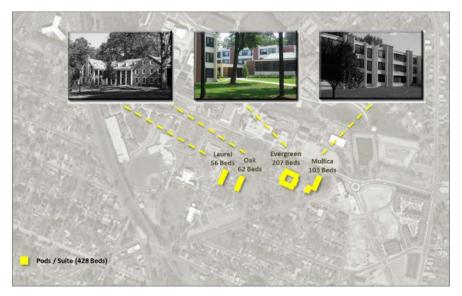
Community:	North Halls
Unit Type:	Traditional
Beds:	315
Rates (Sg. / Db. / Tr.):	\$4,319 / \$3,693 / \$3,193
Occupancy:	126%
Student Satisfaction:	54%
Year Built:	1967
Deferred Maintenance:	\$5.02 million

Year	2013	2014	2015	2016	2017	2018
Def. Maint.	\$0	\$2,815,112	\$205,324	\$344,403	\$176,306	\$122,123
% of Total	0%	56%	60%	67%	70%	73%
Year	2019	2020	2021	2022	2023	2024
Def. Maint.	\$1,039,900	\$280,620	\$0	\$0	\$0	\$39 <i>,</i> 308
% of Total	94%	99%	99%	99%	99%	100%

FIGURE 2.15: Mimosa Hall Deferred Maintenance (2013-2024)

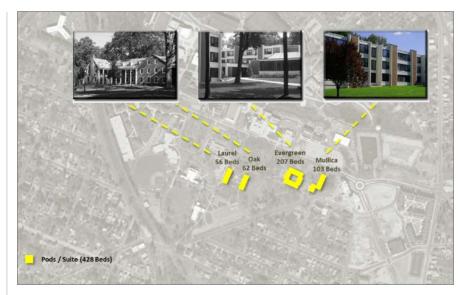
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#### **EVERGREEN HALL**



Community:	South Suites
Unit Type:	Semi-Suite
Beds:	207
Rates (Sg. / Db. / Tr.):	\$4,319 / \$3,693 / \$3,193
Occupancy:	136%
Student Satisfaction:	68%
Year Built:	1962
Deferred Maintenance:	\$5.40 million

# MULLICA HALL



Community:	South Suites
Unit Type:	Semi-Suite
Beds:	103
Rates (Sg. / Db. / Tr.):	\$4,319 / \$3,693 / \$3,193
Occupancy:	134%
Student Satisfaction:	88%
Year Built:	1963
Deferred Maintenance:	\$5.52 million

Year	2013	2014	2015	2016	2017	2018
Def. Maint.	\$0	\$3,691,605	\$133,018	\$723,410	\$65,594	\$232,026
% of Total	0%	68%	71%	84%	85%	90%
Year	2019	2020	2021	2022	2023	2024
Def. Maint.	\$480,308	\$0	\$77,509	\$0	\$0	\$0
% of Total	99%	99%	100%	100%	100%	100%

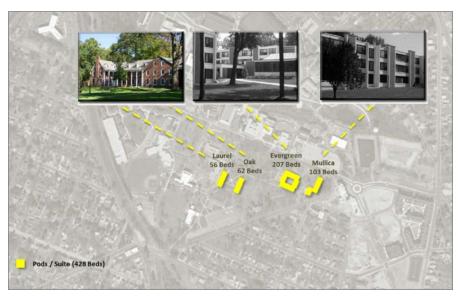
Year 2013 2014 2015 2016 2017 2018 Def. Maint. \$948,360 \$3,437,237 \$54,407 \$382,529 \$78,401 \$143,738 % of Total 17% 79% 80% 87% 89% 91% Year 2019 2020 2021 2022 2023 2024 Def. Maint. \$434,647 \$0 \$0 \$0 \$0 \$39,308 % of Total 99% 99% 99% 99% 99% 100%

FIGURE 2.17: Mullica Hall Deferred Maintenance (2013-2024)

2.9

FIGURE 2.16: Evergreen Hall Deferred Maintenance (2013-2024)

### LAUREL HALL

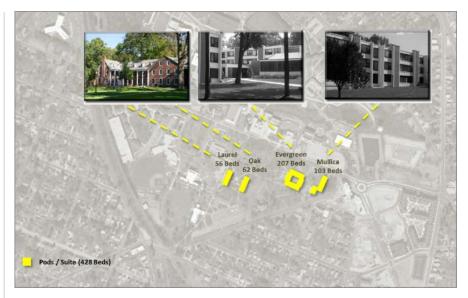


Community:	South Suites
Unit Type:	Semi-Suite
Beds:	56
Rates (Sg. / Db. / Tr.):	\$4,319 / \$3,693 / \$3,193
Occupancy:	111%
Student Satisfaction:	91%
Year Built:	1927
Deferred Maintenance:	\$2.32 million

Year	2013	2014	2015	2016	2017	2018
Def. Maint.	\$0	\$738,616	\$46,460	\$61,198	\$196,611	\$120,021
% of Total	0%	32%	34%	36%	45%	50%
Year	2019	2020	2021	2022	2023	2024
Def. Maint.	\$1,088,162	\$22,399	\$30,004	\$0	\$0	\$15,111
% of Total	97%	98%	99%	99%	99%	100%

FIGURE 2.18: Laurel Hall Deferred Maintenance (2013-2024)

### OAK HALL

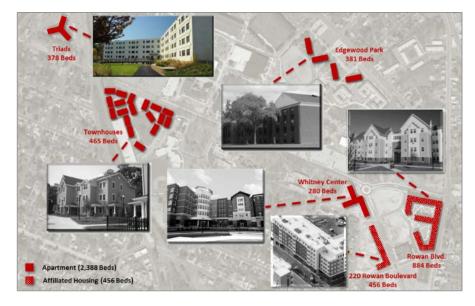


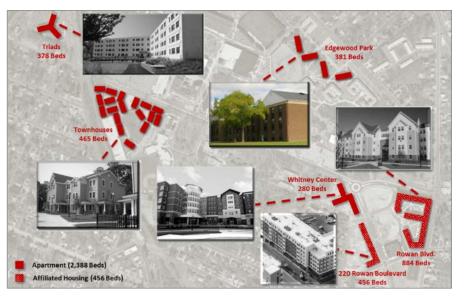
Community:	South Suites
Unit Type:	Semi-Suite
Beds:	62
Rates (Sg. / Db. / Tr.):	\$4,319 / \$3,693 / \$3,193
Occupancy:	105%
Student Satisfaction:	92%
Year Built:	1927
Deferred Maintenance:	\$2.21 million

Year	2013	2014	2015	2016	2017	2018
Def. Maint.	\$0	\$645,938	\$56,929	\$61,198	\$188,192	\$120,021
% of Total	0%	29%	32%	35%	43%	48%
Year	2019	2020	2021	2022	2023	2024
Def. Maint.	\$1,064,724	\$20,907	\$12,031	\$0	\$0	\$42,948
% of Total	97%	98%	98%	98%	98%	100%

FIGURE 2.19: Oak Hall Deferred Maintenance (2013-2024)

### TRIAD APARTMENTS





Community:	Apartments
Unit Type:	Apartment
Beds:	378
Rates (No AC / AC):	\$3,753 / \$3,865
Occupancy:	100%
Student Satisfaction:	50%
Year Built:	1982
Deferred Maintenance:	\$20.5 million

Community:	Apartments		
Unit Type:	Apartment		
Beds:	381		
Rates (Db. / Trp.):	\$3,865 / \$3,365		
Occupancy:	82%		
Student Satisfaction:	95%		
Year Built:	1973		
Deferred Maintenance:	\$10.2 million		

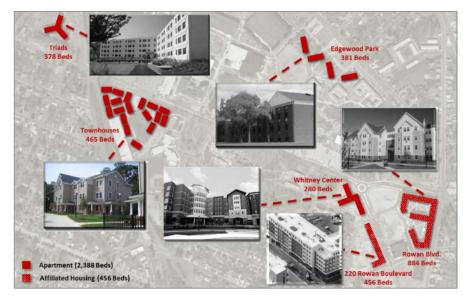
Year	2013	2014	2015	2016	2017	2018
Def. Maint.	\$0	\$3,357,380	\$3,746,564	\$2,803,629	\$2,702,316	\$4,220,990
% of Total	0%	16%	35%	48%	61%	82%
Year	2019	2020	2021	2022	2023	2024
Def. Maint.	\$498,659	\$533,845	\$0	\$1,128,484	\$819,721	\$738,131
% of Total	84%	87%	87%	92%	96%	100%

Year	2013	2014	2015	2016	2017	2018
Def. Maint.	\$0	\$3,554,669	\$1,797,713	\$519,750	\$1,241,889	\$157,889
% of Total	0%	35%	53%	58%	70%	71%
Year	2019	2020	2021	2022	2023	2024
Def. Maint.	\$235,113	\$97,032	\$2,253,516	\$0	\$112,606	\$205,825
% of Total	74%	75%	97%	97%	98%	100%

FIGURE 2.20: Triad Apartments Deferred Maintenance (2013-2024)

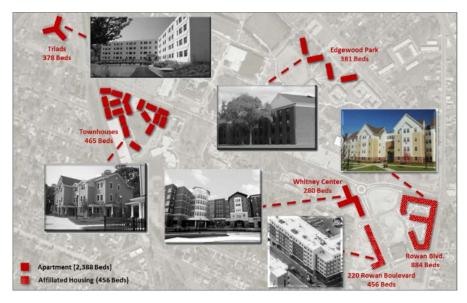
FIGURE 2.21: Edgewood Park Apartments Deferred Maintenance (2013-2024)

## TOWNHOUSES



Community:	Apartments
Unit Type:	Apartment
Beds:	465
Rates (Sg.):	\$5,034
Occupancy:	85%
Student Satisfaction:	104%
Year Built:	2004
Deferred Maintenance:	\$8.3 million

### ROWAN BOULEVARD APARTMENTS (AFFILIATED)



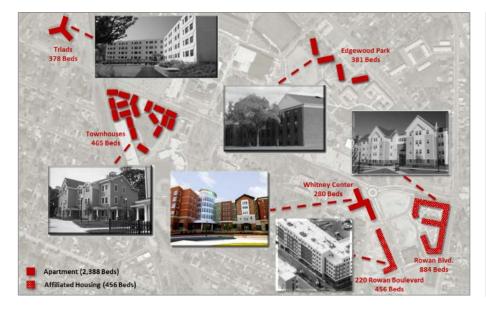
Community:	Apartments
Unit Type:	Apartment
Beds:	884
Rates (Sg.):	\$5,034
Occupancy:	89%
Student Satisfaction:	100%
Year Built:	2010
Deferred Maintenance:	N / A

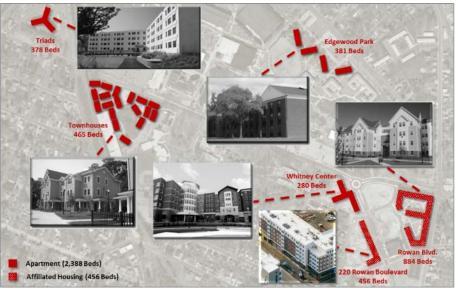
Year	2013	2014	2015	2016	2017	2018
Def. Maint.	\$0	\$2,010,655	\$299,711	\$2,155,802	\$92,152	\$164,168
% of Total	0%	24%	28%	54%	55%	57%
Year	2019	2020	2021	2022	2023	2024
Def. Maint.	\$0	\$2,474,664	\$0	\$0	\$468,621	\$622,786
% of Total	57%	87%	87%	87%	92%	100%

FIGURE 2.22: Townhouses Deferred Maintenance (2013-2024)

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### WHITNEY CENTER





Community:	Apartments
Unit Type:	Apartment
Beds:	280
Rates (Sg.):	\$5,034
Occupancy:	93%
Student Satisfaction:	99%
Year Built:	2011
Deferred Maintenance:	N / A

Community:	Apartments
Unit Type:	Apartment
Beds:	456
Rates (Sg.):	\$5,034
Occupancy:	N / A
Student Satisfaction:	N / A
Year Built:	2015
Deferred Maintenance:	N/A

HOLLY POINTE COMMONS (OPENING 2016)



#### INTERNATIONAL HOUSE (NOT PICTURED)

Community:	Apartments
Unit Type:	Apartment
Beds:	13
Rates (Sg. / Db.):	\$3,865
Occupancy:	N / A
Student Satisfaction:	N / A
Year Built:	N / A
Deferred Maintenance:	\$0.4 million

Year	2013	2014	2015	2016	2017	2018
Def. Maint.	\$0	\$124,819	\$23,456	\$20,707	\$21,770	\$104,532
% of Total	0%	33%	40%	45%	51%	79%
Year	2019	2020	2021	2022	2023	2024
Def. Maint.	\$38,634	\$0	\$0	\$0	\$20,710	\$19,324
% of Total	89%	89%	89%	89%	95%	100%

FIGURE 2.23: International House Deferred Maintenance (2013-2024)

Community:	North Halls
Unit Type:	Pod
Beds:	1,415
Rates (Sg. / Db.):	\$4,774 / \$4,455 (Fall 2016)
Occupancy:	N / A
Student Satisfaction:	N / A
Year Built:	2016
Deferred Maintenance:	N / A

# **APPENDIX 3. DEMOGRAPHIC ANALYSIS**

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# DEMOGRAPHICS

owan University ("Rowan," the "University") is actively growing its enrollment. It is projected to increase its total enrollment to 25,000 students by 2023 from its current enrollment of 14,000 students. Rowan University has maintained strong enrollment growth over the past five years. Current full-time undergraduate enrollment growth is outpacing projections, straining the existing University housing supply. This strain will continue as Rowan attracts more out-of-region students and students who come to Rowan looking for a traditional on-campus residential experience. Rowan's lack of University system housing will affect the University's ability to serve these students. Providing adequate housing through the Housing Master Plan will ensure the University's ability to meet their enrollment goals.

# **DETAILED FINDINGS**

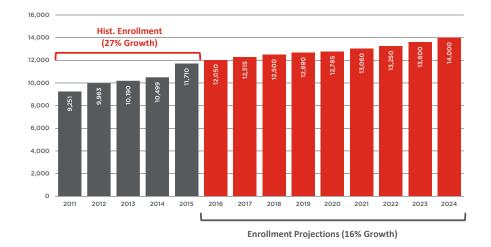
Rowan University plans to grow its total enrollment to 25,000 students by 2023. This includes projected growth in full-time undergraduate student enrollment from just under 10,000 in fall 2011 to 14,000 by fall 2023. To support this enrollment growth, a wide variety of academic, student life, and support spaces must be enhanced and added to the Glassboro campus.

Current growth trends are meeting and exceeding University expectations. Over the past five years, total enrollment has grown 24.8% from 12,944 in fall 2011 to 16,155 in 2015. Full-time undergraduate enrollment growth has outpaced the growth in total enrollment. Over the past five years, full-time undergraduate enrollment has grown 26.6%.

ACADEMIC YEAR	2011	2012	2013	2014	2015	Delta
Total Enrollment	12,944	14,010	14,740	14,949	16,155	24.8%
Full-time Undergraduate Enrollment	9,251	9,983	10,190	10,449	11,710	26.6%

#### FIGURE 3.1: Total and Full-Time Undergraduate Enrollment, 2010-2014

Full-time undergraduate enrollment growth has also widely outpaced projections. In 2015, the University revised its long-term full-time undergraduate target from 12,000 to 14,000 students. Current university growth projections assume full-time undergraduate enrollment growth at 2.5% per year. Full-time undergraduates are the student population most likely to reside in student housing. This growth has strained the existing housing system.



#### FIGURE 3.2: Historical vs. Projected Full-Time Undergraduate Enrollment, 2011-2023

Consistent with recent enrollment growth, Rowan's first-time freshmen enrollment continues to rise. This can be attributed to the increase in applications over the same period, but the University has been able to do so without relaxing its admissions criteria. However, these applicants are not always choosing to attend Rowan University. Slight decreases in admissions yields have prevented substantial growth in the number of first-time freshmen. These trends are important, as the size of this incoming class directly impacts the number of students who are required to live on campus.

ACADEMIC YEAR	2011	2012	2013	2014	2015	Delta
Freshmen Applications	8,236	8,019	9,127	10,180	12,156	47.6%
Accepted	4,659	4,544	5,476	6,672	6,860	47.2%
Selectivity	57%	57%	60%	66%	56%	
Registered	1,611	1,503	1,497	1,834	1,766	9.6%
Admissions Yield	35%	33%	27%	27%	26%	

#### FIGURE 3.3: Historical Applicants, Admission, Matriculation, 2011-2015

Rowan University is also working to attract more out-of-state and out of region students. While the percentage of out-of-state students has not risen substantially over the past few years, any student outside a 40-mile radius of campus is expected to reside on campus. Continued recruitment efforts outof-state and in northern New Jersey, along with Rowan University's recentlyconferred status as one of New Jersey's three Public Research Universities, will continue to extend the geographic pull of the institution.

The rapid growth in the full-time undergraduate student population has created some unfortunate realities for Rowan University's housing system. An inadequate number of rooms for freshmen students has led to extensive use of triple occupancy rooms in existing traditional halls. This provides students with less privacy and decreases their satisfaction with their housing experience. Decreased satisfaction with University system housing can lead students to seek off-campus accommodations, negatively impacting retention in housing. It also increases demand in the off-campus housing market, which impacts both Rowan's relationship with the community and the opportunity for investors to build housing that competes with University system housing. The current status quo of tripling freshmen and housing sophomores in apartments is not a long-term solution to the challenges faced by Rowan's housing system.

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# **APPENDIX 4. OFF-CAMPUS ANALYSIS**

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# OFF-CAMPUS SUPPLY

ff-campus Glassboro Borough ("Glassboro," the "Borough") housing has become home to more Rowan University ("Rowan," the "University") students as the growth of the University's population has outpaced the growth of its housing stock. Glassboro is a landlocked community. Rising juniors face a choice between newer, nicer, higher-cost University system apartments or renting for less money in the local market. Students' off-campus rental options include multifamily apartment buildings and single-family homes. There is only one purpose-built student housing property in the market, and few off-campus options offer student-oriented amenities. However, the cost differential is considerable.

The two primary risks to Rowan University's housing system from the offcampus market are:

- An increase in student-focused multifamily properties to compete with the amenities offered in newer on-campus apartments
- Rental rates that compare favorably to the rates charged in newer on-campus apartments

Rowan must plan carefully in order to avoid having the Glassboro real estate market pose a threat to the viability and sustainability of University system housing assets. These threats are outlined in this section of the Housing Master Plan.

### **DETAILED FINDINGS**

Glassboro borough is a small, landlocked community is southern New Jersey home to just over 19,000 residents. Nine out of ten (90%) of the 6,371 available housing units are occupied. Of the 5,786 occupied housing units, a third (33%) are renter-occupied. This high renter-occupancy rate is driven by the presence of Rowan University's off-campus student renters. Currently, around 3,200 Rowan University undergraduates rent in the off-campus market. This renter-occupancy rate will likely rise as the University expands. The University's planned growth to 25,000 total students in 2023 will make the University's student body larger than the Glassboro community.

This planned increase in Rowan University enrollment has led real-estate investors to purchase single-family homes with the intention of repurposing them as student rentals. According to the Borough, there are nearly 400 rental properties within a few blocks of the University. These properties compete for junior, senior, and graduate students at Rowan who wish to reside off-campus but remain proximate to the University. Investing in student-focused apartment properties has proved more challenging, due to space, demand, and financing limitations detailed below.

As in many college towns, the rental market is student-friendly. Flexible lease terms are widely available for students and can range from 3 to 15 months. These lease terms do require additional fees of around \$50 to \$100 a month, depending on the property. Local landlords and apartment complexes also frequently provide waivers or discounts for students on the security deposit of one month's rent, \$35 to \$50 application fee, and even "good faith" deposits of \$100 to \$150. Glassboro has a rental vacancy rate of 10.5%, which provides students with options to choose between in the off-campus market. The majority of surveyed students (59%) felt it was easy or very easy to find housing in the off-campus market.



FIGURE 4.1: Location of Off-Campus Rental Properties in Glassboro, 2014

Students renting in the off-campus market can choose between renting single-family properties or renting apartment units. The majority (61%) of Glassboro's housing units are single-family homes, with the remainder in townhomes (11%) and multi-family properties (28%).

The most common reason Rowan University students move off-campus is to take advantage of the lower rents available in the off-campus market. Single-family homes are usually the least expensive option. While these properties generally offer limited amenities and services and are in worse condition than local apartments, students are attracted to their low price points and the ability to live in a multi-bedroom unit with their friends. Local single family homes have two to four bedrooms, as opposed to apartments which provide majority one or two bedroom units. Average monthly per person rents in single-family homes range from \$430 to \$597 per month.

MONTHLY RENT <sup>[1]</sup>	2-BED	3-BED	4-BED		
Low Rental Rate	\$597	\$649	\$464		
Average Rental Rate	\$597	\$430	\$502		
High Rental Rate	\$597 \$459 \$540				
<sup>[1]</sup> Includes monthly expense data from student survey.					

FIGURE 4.2: Monthly per Person Rental Rates, Single-Family Properties, 2014

Apartment properties are also a popular option with students. Local apartment complexes enjoy high occupancy rates, 92% or higher in February 2014. Most of the available apartment complexes are older, garden-style apartments. They offer limited unit and community amenities, including air conditioning, dishwashers, and laundry facilities. There is only one purpose-built student housing apartment community in Glassboro, Campus Crossings Glassboro. It offers many community amenities that cater specifically to students, such as a club house, a fitness center, controlled access, and a pool. Average monthly per person rental rates at local apartment communities range from \$506 for a three bedroom to \$972 for a private one-bedroom. Campus Crossings has similar rental rates to other off-campus properties, despite its additional amenities.

MONTHLY RENT <sup>[1]</sup>	STUDIO	1- BED	2-BED	3-BED	
Low Rental Rate	-	\$887	\$527	\$430	
Average Rental Rate	-	\$972	\$627	\$506	
High Rental Rate	-	\$1,057	\$754	\$630	
<sup>[1]</sup> Includes monthly expense from survey data.					

FIGURE 4.3: Monthly per Person Rental Rates, Multifamily Properties, 2014

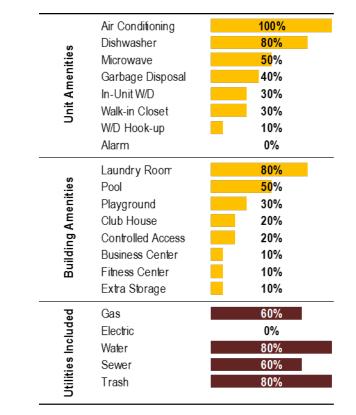


FIGURE 4.4: Off-Campus Rental Housing Amenities, 2014

Rental rates for both apartments and single family homes present a significant cost savings over renting an apartment on campus or at an affiliated off-campus property. Students can save 15 to 30 percent on their housing costs by renting off-campus over a campus-affiliated unit. Additionally, almost all off-campus properties offer private bedrooms, while Rowan's least expensive apartments offer double-occupancy rooms. While the Mandatory Housing policy requires freshmen and sophomores to live on-campus, the price difference between on-campus and off-campus housing options incentivizes juniors and seniors to move off campus. Rising juniors are choosing between new, student-focused University-affiliated apartments and less expensive off-campus options with fewer amenities.

		OFF-CAMPUS RATES (12-month		
		1-BED	2-BED	3-BED
ON-CAMPUS RATES (academic)		\$11,664	\$7,524	\$6,072
TRADITIONAL (DOUBLE)	\$ <b>7</b> ,030	65.9%	7.0%	-13.6%
TRADITIONAL (SINGLE)	\$8,222	41.9%	-8.5%	-26.1%
SEMI-SUITE (DOUBLE)	\$7,030	65.9%	7.0%	-13.6%
SEMI-SUITE (SINGLE)	\$8,222	41.9%	-8.5%	-26.1%
APARTMENT (LOW)	\$7,144	63.3%	5.3%	-15.0%
APARTMENT (HIGH)	\$9,582	21.7%	-21.5%	-36.6%

FIGURE 4.5: Annual Housing Rate Comparison, Multifamily and On-Campus Rental Rates, 2014

Currently, the Glassboro market is characterized by a lack of multifamily apartment buildings that are primarily marketed as off-campus student housing. Several factors have prevented such properties from being developed in the Glassboro market. Glassboro is a land-locked community where land ownership is fragmented. It has been difficult for investors to assemble local parcels large enough for substantial residential developments. The University's Mandatory Housing policy requiring freshmen and sophomore students to live on campus has thus far limited demand and created risk for large-scale properties. Freddie and Fannie guidelines restrict lending to student apartment community developers at universities of under 15,000 students. However, as Rowan grows, if junior and senior students continue to be pushed off-campus by freshmen and sophomores, the off-campus environment could shift to one in which private developers can get financing for purpose-built off-campus student housing. These properties could compete with on-campus apartments by offering student-focused amenities at a lower price point than on-campus or campusaffiliated options.

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# **APPENDIX 5. DEMAND ANALYSIS**

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# DEMAND ANALYSIS

R owan University is currently on a growth path that will bring the University to 14,000 full-time undergraduates by 2023. This growth will increase student demand for housing to 6,535 beds by 2023. This will require the construction of 732 student-housing beds, in addition to the projects currently in the development pipeline. Given the Mandatory Housing Policy, the currently planned housing projects do not provide enough class-appropriate housing for the freshman and sophomore students. The University must strategically negotiate future partnerships to ensure that its housing mix appropriately responds to student demand and institutional strategic goals.

# **DETAILED FINDINGS**

# TARGET MARKET DEFINITION

The target market for student housing at Rowan University is primarily fulltime undergraduate students. These demand figures assume that full-time undergraduate enrollment at Rowan University will reach 14,000 students by 2023. Current growth rates suggest that the University may exceed these growth goals.

Within these 14,000 students, some students commute from home. Of the non-commuter students, there are on-campus residents and off-campus renters. On-campus residents includes students of all classifications, assuming a two-year residency requirement. Off-campus renters are the

. СЛ remaining full-time enrolled and traditionally aged students (18-24) students who neither live on campus nor commute.

### TOTAL DEMAND

Based on B&D's survey findings and an anticipated 2.5% annual growth rate in full-time undergraduate enrollment, total housing demand will reach 6,535 on-campus beds by 2023. This will provide enough capacity for Rowan University to house 47% of its full-time undergraduate population. This will ensure that the residential experience remains a key part of the Rowan University experience. It will also allow the University to continue to enforce its Mandatory Housing Policy for the first two years of undergraduate education.

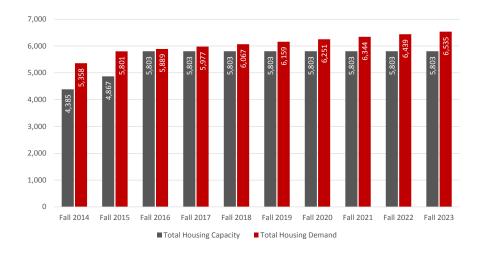


FIGURE 5.1: Current Planned University System Housing Capacity vs. Demand, 2014-2023

### UNIT TYPE DEMAND

Projected student demand for particular unit types does not align with Rowan's current or planned unit mix in its housing inventory. Rowan University currently operates 4,388 beds. By fall 2016, Rowan will have approximately 5,803 beds in operations. If additional housing is not introduced by fall 2023, demand will exceed supply by approximately 732 beds.

	Fall 2016 (Planned)	Fall 2023 (Projected)	Delta
Traditional	1,103	605	(498)
Pods & Suites	1,843	2,841	998
Apartments	2,857	3,089	232
TOTAL HOUSING CAPACITY	5 <i>,</i> 803	6,535	732

FIGURE 5.2: Current Planned University System Housing Capacity, 2016, vs. Projected Demand, 2023

There is a much greater need for traditional-, pod-, and suite-style student housing beds than is provided by current residential facilities. The two-year live on policy will drive the need for unit appropriate housing for freshmen and sophomore students. By fall 2023, demand is anticipated to grow to over 1,000 beds for this student group.

	Fall 2016	Fall 2023
Freshman & Sophomore Demand	3,649	4,050
Traditional, Pods, and Suites	2,946	2,946
Gaps in Class Responsive Housing Type	703	1,104

FIGURE 5.3: Gap Between Freshman and Sophomore On-Campus Supply and Demand, 2016, 2023

There is less demand from juniors and seniors for apartment-style housing than is currently available in existing on-campus residential facilities. This suggests that Rowan will either need to continue to rely on sophomores to fill some apartment beds and / or work to retain additional juniors and seniors on campus.

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	Fall 2016	Fall 2023
Junior & Senior Demand	2,240	2,485
Apartments	2,857	3,789
Gaps in Class Responsive Housing Type	(617)	(1,304)

**FIGURE 5.4:** Gap Between Junior and Senior On-Campus Supply and Demand, 2016, 2023 (932 beds from Rowan Boulevard A3/A4 included in fall 2023 apartments bed count)

Upon delivery of the A3/A4 projects, Rowan will experience an over-supply of campus housing (University owned and University affiliated), particularly across the traditional-style and apartment-style unit types. The delivery of the A3/A4 projects presents opportunities for Rowan to consider reducing the capacity and / or begin a phased renovation to its existing residence halls.

	Fall 2018 (Planned)	Fall 2023 (Projected)	Delta
Traditional	1,103	605	(498)
Pods & Suites	1,843	2,841	998
Apartments (w/A3+A4)	3,789	3,089	(700)
TOTAL HOUSING CAPACITY	6,735	6,535	(200)

FIGURE 14: ROWAN UNIVERSITY HOUSING DEMAND BY UNIT TYPE 2018-2023.

### LONG-TERM STRATEGIC PLANNING

Based on the strategic framework of this Plan, the Project Team developed a three-phased strategy over the next ten years that will allow the campus to realize a full modernization of its existing housing assets. Two paths have been outlined for consideration: a moderate (renovation focused) and an aggressive (new construction focused) strategy. Both plans create an opportunity for Rowan to:

- Modernize its existing housing,
- Create a focused first and second year experience, and
- Offer Plan flexibility.

<u>The Moderate Plan</u> is the more financially conservative approach of the two scenarios. It does not assume any new development following the A3/A4 projects. All existing housing will be have plans for renovation. The initial focus of this approach is to quickly advance the modernization of the North Halls to provide better parity for students between it and Holly Pointe Commons. The next priority of this plan is to renovate Triad Apartments to ensure all levels of the building are air conditioned. Then the South Suites (collectively Laurel, Oak, Evergreen, and Mullica Halls) are renovated to modern standards so that all traditional, pod, and suite units are refreshed. Finally, Edgewood Park Apartments and the Townhouses should be considered for renovation. This plan begins with a housing design capacity of 4,388 beds and ends with 6,163 beds, approximately 400 beds below the projected demand in fall 2023.

<u>The Aggressive Plan</u> outlines an approach that assumes a near redevelopment of all Rowan's on-campus housing inventory. This scenario focuses on enhancing the first- and second-year housing experience so that there is increased housing parity for this student group and allow flexibility for the University to consider the create of student villages. With the exception of the Townhouses, Triad is demolished and Edgewood is renovated and is repurposed for another use such as Greek housing. This plan begins with a housing design capacity of 4,388 beds and ends with 6,531 beds by fall 2024.

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Eliminate its current deferred maintenance backlog,

### SCENARIO 1: MODERATE PLAN

Phase 1: Fall 2015 to Fall 2016

- Fall 2015 open 220 Rowan Boulevard (new) ٠
- Fall 2016 open Holly Pointe Commons (new) ٠

### Phase 2: Fall 2017 to Fall 2019

- Fall 2017 phased renovation of North Halls ٠
- Fall 2017 open Rowan Blvd A3 (new) ٠
- Fall 2018 open Rowan Blvd A4 (new) ٠

Phase 3: Fall 2020 to Fall 2024

- Fall 2020 renovate Triad ٠
- Fall 2021 renovate Suite Halls ٠
- Fall 2023 consider New Residence Hall ٠ Up to 500 beds
- Fall 2023 renovate Edgewood Park Apts. ٠

	PHA	<u>SE 1</u>		PHASE 2				PHASE 3		
RESIDENTIAL	FALL	FALL	FALL	FALL	FALL	FALL	FALL	FALL	FALL	FALL
COMMUNITY	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Mimosa Hall	315	315	315	315	Renovate	236	236	236	236	236
Chestnut Hall	384	384	384	Renovate	288	288	288	288	288	288
Magnolia Hall	201	201	Renovate	151	151	151	151	151	151	151
Willow Hall	203	203	Renovate	152	152	152	152	152	152	152
Laurel Hall	56	56	56	56	56	56	56	Renovate	42	42
Oak Hall	62	62	62	62	62	62	62	Renovate	47	47
Evergreen Hall	207	207	207	207	207	207	Renovate	155	155	155
Mullica Hall	103	103	103	103	103	103	Renovate	77	77	77
International House	13	13	13	13	13	13	13	13	13	13
Edgewood Park Apts.	381	381	381	381	381	381	381	381	Renovate	286
Triad Apts.	378	378	378	378	378	Renovate	284	284	284	284
Townhouse Complex	465	465	465	465	465	465	465	465	465	465
Rowan Blvd. Apts.	884	884	884	884	884	884	884	884	884	884
Whitney Center	280	280	280	280	280	280	280	280	280	280
Holly Pointe Commons	0	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415
220 Rowan Blvd.	456	456	456	456	456	456	456	456	456	456
Rowan Blvd. A3	0	0	408	408	408	408	408	408	408	408
Rowan Blvd. A4	0	0	0	524	524	524	524	524	524	524
HOUSING CAPACITY	4,388	5 <i>,</i> 803	5,807	6,250	6,223	6,081	6,055	6,169	5 <i>,</i> 877	6,163
HOUSING DEMAND	5,801	5,889	5,977	6,067	6,159	6,251	6,344	6,439	6,535	6,633
(Demand)/Surplus	(1,413)	(86)	(170)	183	64	(170)	(289)	(270)	(658)	(471)

Notes:

1. Renovations assumed to reduce capacity by 25% of Design Capacity.

### SCENARIO 2: AGGRESSIVE PLAN

### Phase 1: Fall 2015 to Fall 2016

- Fall 2015 open 220 Rowan Boulevard (new)
- Fall 2016 open Holly Pointe Commons (new)

### Phase 2: Fall 2017 to Fall 2019

- Fall 2017 phased demo North Halls
- Fall 2017 open Rowan Blvd A3 (new)
- Fall 2018 open Rowan Blvd A4 (new)
- Fall 2018 phased North Halls #1 (new)

### Phase 3: Fall 2020 to Fall 2024

- Fall 2020 demolish Evergreen and Mullica
- Fall 2020 open North Halls #2 (new)
- Fall 2021 open New Suites Halls #1 (new)
   On Evergreen and Mullica site
- Fall 2021 demolish Triad
- Fall 2022 repurpose Oak and Laurel
- Fall 2023 renovate Edgewood Park Apts.
- Fall 2023 open New Suites Halls #2 (new) Location near Holly Pointe Commons

	PHA	<u>SE 1</u>	PHASE 2					PHASE 3		
RESIDENTIAL	FALL	FALL	FALL	FALL	FALL	FALL	FALL	FALL	FALL	FALL
COMMUNITY	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Mimosa Hall	315	315	315	Demo	0	0	0	0	0	0
Chestnut Hall	384	384	384	Demo	0	0	0	0	0	0
Magnolia Hall	201	201	Demo	0	0	0	0	0	0	0
Willow Hall	203	203	Demo	0	0	0	0	0	0	0
Laurel Hall	56	56	56	56	56	56	56	Repurp.	0	0
Oak Hall	62	62	62	62	62	62	62	Repurp.	0	0
Evergreen Hall	207	207	207	207	207	Demo	0	0	0	0
Mullica Hall	103	103	103	103	103	Demo	0	0	0	0
International House	13	13	13	13	13	13	13	13	13	13
Edgewood Park Apts.	381	381	381	381	381	381	381	381	Renovate	286
Triad Apts.	378	378	378	378	378	378	Demo	0	0	0
Townhouse Complex	465	465	465	465	465	465	465	465	465	465
Rowan Blvd. Apts.	884	884	884	884	884	884	884	884	884	884
Whitney Center	280	280	280	280	280	280	280	280	280	280
Holly Pointe Commons	0	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415
220 Rowan Blvd.	456	456	456	456	456	456	456	456	456	456
Rowan Blvd. A3	0	0	408	408	408	408	408	408	408	408
Rowan Blvd. A4	0	0	0	524	524	524	524	524	524	524
New North Hall #1	0	0	0	500	500	500	500	500	500	500
New North Hall #2	0	0	0	0	0	500	500	500	500	500
New Suites #1	0	0	0	0	0	0	400	400	400	400
New Suites #2	0	0	0	0	0	0	0	0	400	400
HOUSING CAPACITY	4,388	5 <i>,</i> 803	5 <i>,</i> 807	6,132	6,132	6,322	6,344	6,226	6,245	6,531
HOUSING DEMAND	5,801	5,889	5,977	6,067	6,159	6,251	6,344	6,439	6,535	6,633
(Demand)/Surplus	(1,413)	(86)	(170)	65	(27)	71	0	(213)	(290)	(102)

Notes:

1. Renovations assumed to reduce capacity by 25% of Design Capacity.

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# **EXHIBIT A. OFF-CAMPUS SUPPLY ANALYSIS**

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PROPERTY	ADDRESS	CITY	ТҮРЕ	DIST. TO	# OF UNITS	OCCUPANCY	LEASE	SECURITY	APP.
PROPERTY				CAMPUS		SUM. '14	TERM	DEPOSIT	FEE
MULTI-FAMILY PROPERTIES									
Campus Terrace	16 Campus Terrace	Glassboro	Apartment	0.5	85	100.0%	9, 12	1 month	\$40 / person + \$100 deposit
Campus Crossings-Glassboro	515 Mullica Hill Rd	Glassboro	Apartment	0.8	328	99.0%	12	1 month	\$50 / person + \$100 admin. fee
Park Crest Village	275 E High St	Glassboro	Apartment	1.0	385	98.7%	6, 9, 12	1 month	N/A
Whitney Crescent Apartments	3000 Crescent Ct	Glassboro	Townhomes	1.0	80	100.0%	12	N/A	N/A
Holly Court Apartments	601 West Holly Ave	Pitman	Apartment	2.3	188	98.0%	3,6, 9,12,15	1 month	\$50 / person
Emerson Green	105 Still Run	Clayton	Townhomes	5.1	55	N/A	N/A	\$2,287	N/A
The Birches	195 Fries Mill Rd	Turnersville	Apartment	5.5	296	98.0%	1, 3, 6, 9, 12	1 month	\$50 / person + \$100 deposit
Jefferson Village	401 North Main St	Williamstown	Apartment	0.5	276	97.0%	6,12	1.5 months	\$40 / person + \$150 deposit
County House Village	1901 Aron's Cir	Sewell	Apt + TH	5.7	96	89.6%	12	1.5 months	\$35 / person
Larelton Village Apartments	601 North Black Horse Pike	Williamstown	Apartment	7.9	176	99.0%	6,12	N/A	\$35 / person + \$235 deposit

PROPERTY	BEDROOMS	BATHROOMS	RENT PER	UNIT	RENT PER	RENT PER		UTILI	TIES INCLU	JDED	
PROPERTY			UNIT	SQ. FT.	SQ. FT	BED	GAS	ELECTRIC	WATER	SEWER	TRASH
MULTI-FAMILY PROPERTIES: ONE-BEDR	ООМ										
Campus Terrace	1	1	\$989	627	\$1.58	\$989	х		х	х	х
Campus Crossings-Glassboro	1	1	\$799	750	\$1.07	\$799	х		х	х	х
Park Crest Village	1	1	\$850	700	\$1.21	\$850	х		х	х	х
Whitney Crescent Apartments	-	-	-	-	-	-	х		х		
Holly Court Apartments	1	1	\$1,014	1,050	\$0.97	\$1,014					
Emerson Green	-	-	-	-	-	-					х
The Birches	1	1	\$878	785	\$1.12	\$878	х		х		х
Jefferson Village	1	1	\$878	780	\$1.13	\$878			х	х	х
County House Village	-	-	-	-	-	-			х	х	х
Larelton Village Apartments	-	-	-	-	-	-	х		х	х	х
Average			\$901	782	\$1.15	\$901					

ULTI-FAMILY PROPERTIES: TWO-BEDR	ООМ									
Campus Terrace	2	1	\$1,407	830	\$1.69	\$703	х	х	х	х
Campus Crossings-Glassboro	2	1.5	\$1,250	1,175	\$1.06	\$625	х	х	х	х
Campus Crossings-Glassboro	2	2	\$1,329	1,300	\$1.02	\$665				
Park Crest Village	2	1	\$1,075	900	\$1.19	\$538	х	х	х	х
Whitney Crescent Apartments	2	1	\$877	N/A	-	-	х	х		
Holly Court Apartments	2	1	\$1,344	950	\$1.41	\$672				
Emerson Green	-	-	-	-	-	-				х
The Birches	2	1	\$1,010	840	\$1.20	\$505	х	х		х
Jefferson Village	2	1	\$1,035	940	\$1.10	\$518		х	х	х
County House Village	2	1	\$748	900	\$0.83	\$374		х	х	х
Larelton Village Apartments	2	1	\$980	760	\$1.29	\$490	х	х	х	х
Average			\$1,105	955	\$1.16	\$565				

Average			\$1,133	1,438	\$0.79	\$378				
Larelton Village Apartments	-	-	-	-	-	-	х	х	х	
County House Village	3	2	\$837	1,275	\$0.66	\$279		х	х	
Jefferson Village	-	-	-	-	-	-		х	х	:
The Birches	-	-	-	-	-	-	х	х		2
Emerson Green	3	3	\$1,600	1,600	\$1.00	\$533				1
Holly Court Apartments	-	-	-	-	-	-				
Whitney Crescent Apartments	3	2	\$961	-	-	\$320	х	х		
Park Crest Village	-	-	-	-	-	-	х	х	х	2
Campus Crossings-Glassboro	-	-	-	-	-	-	х	х	х	2
Campus Terrace	-	-	-	-	-	-	х	х	х	3

PROPERTY MULTI-FAMILY PROPERTIES	dir <sub>On.</sub>	Dishur Dirioning	Microsher	Carbac	In Unit .	North Charles	Walkin	Alarin Closer	Cuto He	Busines	Player	pool	Filmer	Control	Entra Sicess	uooyup,
Campus Terrace	x			x			х									x
Campus Crossings-Glassboro	X	х	х				X		х			х	х	х		x
Park Crest Village	х	х	х	х												х
Whitney Crescent Apartments	х	х		х	х									х		
Holly Court Apartments	х	х	х		х	х				х		х				х
Emerson Green	х	х	х		х		х				х				х	
The Birches	х			х												х
Jefferson Village	х	х	х								х	х				х
County House Village	х	х							х			х				х
Larelton Village Apartments	х	х									х	х				x
Count	10	8	5	4	3	1	3	0	2	1	3	5	1	2	1	8

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Q1. On which Rowan University campus do you take the majority of your classes?

Count	Percent		
1,173	99.66%	Glassboro	
3	0.25%	Camden Campus	
-	0.00%	Cooper Medical School Campus	5
	0.000/	Calcal of Osta anothin Madiaina	~

- 0.00% School of Osteopathic Medicine Campus
- 1 0.08% Rowan College at Gloucester County Campus
- 0.00% Rowan University Online
- 1,177 Respondents

# Q2. What is your class standing?

- Count Percent
  - 468 41.05% Freshman
  - 277 24.30% Sophomore
  - 255 22.37% Junior
  - 134 11.75% Senior (including fifth year and beyond)
  - 3 0.26% Graduate
  - 0.00% Professional
  - 3 0.26% Other
  - 1,140 Respondents

Q3. How important was the availability of on-campus housing in your decision to attend Rowan University?

# Count Percent

- 63.70% Very important
- 262 23.08% Important
- 108 9.52% Unimportant
- 42 3.70% Very unimportant
- 1,135 Respondents
- Q4. Where are you currently living while attending Rowan University?

# Count Percent

- 465 40.86% On campus Residence Halls
- 410 36.03% On campus Apartments
- 0.00% On campus International House
- 263 23.11% Off campus
- 1,138 Respondents

	years have you lived li	I Rowan University's on-campus housing? SELECT ALL THAT AFFET, INCLUDING FARTIAL TEAR
Count	Respondent %	Response %
134	11.76%	7.64% None
868	76.21%	49.46% Freshman year
474	41.62%	27.01% Sophomore year
227	19.93%	12.93% Junior year
52	4.57%	2.96% Senior year (including fifth year and beyond)
-	0.00%	0.00% Graduate/Professional year(s)
1,139	Respondents	

Q5. Which years have you lived in Rowan University's on-campus housing? SELECT ALL THAT APPLY, INCLUDING PARTIAL YEARS.

1,755 Responses

Q6. Compared to other college or university student housing with which you are familiar, how would you rate Rowan University's student housing?

Count	Percent
Count	Percent

- 121 10.78% Very satisfactory
  597 53.21% Satisfactory
  175 15.60% Unsatisfactory
  46 4.10% Very unsatisfactory
- 142 12.66% Not familiar with any other college or university student housing
- 41 3.65% Not familiar with Rowan University student housing
- 1,122 Respondents

Q7. Compared to other college or university student housing with which you are familiar, how would you rate the price of Rowan University's Glassboro campus student housing?

Count	Percent	

65	7.10% Very satisfactory
----	-------------------------

- 433 47.32% Satisfactory
- 214 23.39% Unsatisfactory
- 60 6.56% Very unsatisfactory
- 134 14.64% Not familiar with the price of any other college or university student housing
- 9 0.98% Not familiar with the price of Rowan University student housing
- 915 Respondents

Q8. Compared to other college or university student housing with which you are familiar, how would you rate the physical condition of Rowan University's Glassboro campus student housing?

# Count Percent

- 99 10.83% Very satisfactory
- 519 56.78% Satisfactory
- 213 23.30% Unsatisfactory
- 50 5.47% Very unsatisfactory
- 31 3.39% Not familiar with the physical condition of any other college or university student housing
- 2 0.22% Not familiar with the physical condition of Rowan University student housing
- 914 Respondents

Q9. What other university(ies)'s on-campus housing are you referring to for your comparison? SELECT ALL THAT APPLY.

Count Respondent % Response %

77	8.93%	3.40% New Jersey Institute of Technology
131	15.20%	5.78% Ramapo College
290	33.64%	12.80% The College of New Jersey
187	21.69%	8.25% University of Delaware
182	21.11%	8.03% Drexel University
154	17.87%	6.80% Temple University
234	27.15%	10.33% Montclair State University
219	25.41%	9.66% Richard Stockton College of New Jersey
72	8.35%	3.18% Rutgers University, Camden
54	6.26%	2.38% Rutgers University, Newark
379	43.97%	16.73% Rutgers University, New Brunswick
287	33.29%	12.67% Other (please specify)
862	Respondents	

2,266 Responses

Q10. If currently living on campus in a Rowan University residence hall, in which building do you reside?

Count	Percent
94	21.76% Chestnut Hall
65	15.05% Evergreen Hall
17	3.94% Laurel Hall
48	11.11% Magnolia Hall
88	20.37% Mimosa Hall
43	9.95% Mullica Hall
15	3.47% Oak Hall
62	14.35% Willow Hall
432	Respondents

Q11. If currently living on campus in a Rowan University residence hall, how many roommates do you have?

# Count Percent

- 36 8.29% None (Single occupancy room)
- 106 24.42% One (Double occupancy room)
- 292 67.28% Two (Triple occupancy room)
- 434 Respondents

Q12. If currently living on campus in a Rowan University apartment, in which complex do you reside?

# Count Percent

- 64 16.16% Edgewood Park Apartments
- 140 35.35% Rowan Boulevard Apartments
- 62 15.66% Triad Apartments
- 74 18.69% Townhouses
- 56 14.14% Whitney Center Apartments
- 396 Respondents

# Q13. If currently living off campus, where do you reside?

# Count Percent

- 117 49.37% Off-campus apartment/rental property
- 120 50.63% Commuting from permanent address
- 237 Respondents

Q14. What	caused you to leave yo	our last housing situation? SELECT	ALL IHAI APPLY
Count	Respondent %	Response %	
			I did not leave my last housing situation/I live in the same unit as I did
513	48.67%	25.66%	last year
97	9.20%	4.85%	Wanted or needed to be closer to campus and classes
5	0.47%	0.25%	Wanted or needed to be farther from campus and classes
16	1.52%	0.80%	Wanted or needed to be closer to place of work
44	4.17%	2.20%	Desired housing closer to other Rowan students
31	2.94%	1.55%	Problems with parking availability
3	0.28%	0.15%	Wanted easier access to public transportation
			Found a housing situation that would lower my total cost of rent and
109	10.34%	5.45%	utilities
			No longer interested in residential life programming (Residence
40	3.80%	2.00%	Advisor, hall activities, etc.)
104	9.87%	5.20%	Desired fewer rules and supervision
88	8.35%	4.40%	Needed quieter places to study
213	20.21%	10.66%	Wanted a private bedroom
125	11.86%	6.25%	Wanted a private bathroom
123	11.67%	6.15%	No longer interested in meal plan requirements/wanted a kitchen
34	3.23%		Safety/security concerns
			Wanted a neighborhood within close proximity to off-campus
30	2.85%	1.50%	restaurants and stores
105	9.96%	5.25%	Wanted a new roommate(s)
			Unit and/or hall I was living in was designated as freshman living and I
154	14.61%	7.70%	was not able to stay
165	15.65%	8.25%	Other (please specify)
1,054	Respondents		
1,999	Responses		
-	•		

Q14. What caused you to leave your last housing situation? SELECT ALL THAT APPLY

Q15. Who made the decision regarding where you lived this year?

Count	Percent
664	61.82% I did solely

- 25 2.33% My parent(s)/guardian(s) solely
- 307 28.58% My parent(s)/guardian(s) and I jointly
- 7 0.65% My spouse/partner and I jointly
- 71 6.61% Other (please specify)
- 1,074 Respondents

Q16. What were the FIVE MOST important factors in your decision on where to live this year? SELECT UP TO FIVE RESPONSES.

Count	Respondent %	Response %
538	53.69%	11.77% Total cost of rent and utilities
289	28.84%	6.32% Availability of my preferred housing unit type
380	37.92%	8.32% Ability to choose my own roommate(s)
415	41.42%	9.08% Proximity to classes
166	16.57%	3.63% Proximity to other students
106	10.58%	2.32% Proximity/availability of convenient parking
11	1.10%	0.24% Proximity/availability of public transportation

67	6.69%	1.47% Proximity to shopping, entertainment, or restaurants
		The physical condition of the building (modern, well maintained,
390	38.92%	8.53% attractive, etc.)
80	7.98%	1.75% Availability of furnished units
45	4.49%	0.98% Flexible lease/rental terms
122	12.18%	2.67% Less restrictive rules and supervision
113	11.28%	2.47% Ability to stay during breaks
129	12.87%	2.82% Access to a quiet place to study
		Access to Rowan University resources (computer labs, student
133	13.27%	2.91% services, administrative offices, etc.)
107	10.68%	2.34% Opportunity to be involved in campus activities
		Opportunity to be involved in Rowan University residential
51	5.09%	1.12% communities (living/learning programs, theme communities, etc.)
102	10.18%	2.23% Safety and security features
282	28.14%	6.17% Availability of a private (single) bedroom
223	22.26%	4.88% Availability of a bathroom in my unit
		Availability of additional living space outside my bedroom but within my
101	10.08%	2.21% unit
194	19.36%	4.25% Availability of a kitchen
155	15.47%	3.39% Access to laundry facilities
58	5.79%	1.27% Access to campus dining
29	2.89%	0.63% Proximity to my work
154	15.37%	3.37% Size of my housing unit
86	8.58%	1.88% Residency Requirement
44	4.39%	0.96% Other (please specify)
1,002	Respondents	
4,570	Responses	
•	•	

Q17. What were the FIVE LEAST important factors in your decision on where to live this year? SELECT UP TO FIVE RESPONSES. Count Respondent % Response %

Count	Respondent %	Response %
117	12.19%	2.73% Total cost of rent and utilities
44	4.58%	1.03% Availability of my preferred housing unit type
109	11.35%	2.54% Ability to choose my own roommate(s)
161	16.77%	3.75% Proximity to classes
250	26.04%	5.83% Proximity to other students
250	26.04%	5.83% Proximity/availability of convenient parking
454	47.29%	10.59% Proximity/availability of public transportation
295	30.73%	6.88% Proximity to shopping, entertainment, or restaurants
		The physical condition of the building (modern, well maintained,
50	5.21%	1.17% attractive, etc.)
125	13.02%	2.92% Availability of furnished units
228	23.75%	5.32% Flexible lease/rental terms
198	20.62%	4.62% Less restrictive rules and supervision
300	31.25%	7.00% Ability to stay during breaks
126	13.12%	2.94% Access to a quiet place to study
		Access to Rowan University resources (computer labs, student
115	11.98%	2.68% services, administrative offices, etc.)
201	20.94%	4.69% Opportunity to be involved in campus activities
		Opportunity to be involved in Rowan University residential
224	23.33%	5.22% communities (living/learning programs, theme communities, etc.)

78	8.12%	1.82% Safety and security features
121	12.60%	2.82% Availability of a private (single) bedroom
43	4.48%	1.00% Availability of a bathroom in my unit
		Availability of additional living space outside my bedroom but within my
35	3.65%	0.82% unit
79	8.23%	1.84% Availability of a kitchen
57	5.94%	1.33% Access to laundry facilities
157	16.35%	3.66% Access to campus dining
247	25.73%	5.76% Proximity to my work
93	9.69%	2.17% Size of my housing unit
115	11.98%	2.68% Residency Requirement
16	1.67%	0.37% Other (please specify)
960	Respondents	
4 000	Deeneneee	

4,288 Responses

Q18. Please indicate your level of satisfaction with your current living situation regarding the following factors: - Overall level of satisfaction

- Count Percent
  - 250 26.48% Very satisfied
    479 50.74% Satisfied
    159 16.84% Slightly satisfied
  - 56 5.93% Dissatisfied
  - 944 Respondents

Q19. Please indicate your level of satisfaction with your current living situation regarding the following factors: - Total cost of rent and utilities

- Count Percent
  - 183 19.37% Very satisfied
  - 388 41.06% Satisfied
  - 250 26.46% Slightly satisfied
  - 124 13.12% Dissatisfied
  - 945 Respondents

Q20. Please indicate your level of satisfaction with your current living situation regarding the following factors: - Physical condition of your current housing residence

# Count Percent

- 260 27.75% Very satisfied
- 404 43.12% Satisfied
- 180 19.21% Slightly satisfied
- 93 9.93% Dissatisfied
- 937 Respondents

Q21. Please indicate your level of satisfaction with your current living situation regarding the following factors: - Floor plans/unit configurations of your current residence

Count	Percent
301	32.33% Very satisfied
421	45.22% Satisfied

145 15.57% Slightly satisfied

- 64 6.87% Dissatisfied
- 931 Respondents

Q22. Please indicate your level of satisfaction with your current living situation regarding the following factors: - Proximity to academic resources (e.g., classes, libraries, labs, study spaces)?

Count Percent

- 308 32.84% Very satisfied
- 399 42.54% Satisfied
- 161 17.16% Slightly satisfied
- 70 7.46% Dissatisfied
- 938 Respondents

Q23. Please indicate your level of satisfaction with your current living situation regarding the following factors: - Proximity to non-academic resources (e.g., job, recreation, activities)?

# Count Percent

- 253 27.20% Very satisfied
- 472 50.75% Satisfied
- 153 16.45% Slightly satisfied
- 52 5.59% Dissatisfied
- 930 Respondents

Q24. Please indicate your level of satisfaction with your current living situation regarding the following factors: - Student community and the ability to make friends

# Count Percent

- 307 33.23% Very satisfied
- 355 38.42% Satisfied
- 179 19.37% Slightly satisfied
- 83 8.98% Dissatisfied
- 924 Respondents

Q25. Please indicate your level of satisfaction with your current living situation regarding the following factors: - Available amenities and services offered at your current residence

- Count Percent
  - 233
     24.87% Very satisfied

     438
     46.74% Satisfied
  - 168 17.93% Slightly satisfied
  - 98 10.46% Dissatisfied
  - 937 Respondents

Q26. Please indicate your level of satisfaction with your current living situation regarding the following factors: - Amount of privacy and personal space provided by your current residence

- Count Percent
  - 341 36.01% Very satisfied
  - 319 33.69% Satisfied
  - 150 15.84% Slightly satisfied
  - 137 14.47% Dissatisfied

947 Respondents

Q27. In your current housing arrangement, the people you share a unit with are:

- Count Percent
  - 806 86.85% All the same gender
  - 122 13.15% Of multiple genders
  - 928 Respondents

Q28. Which of the following options do you believe students living on Rowan University's campus should be given when selecting roommates to share an apartment or suite?

- Count Percent
  - 268 28.79% Only students of the same gender can share an apartment/suite
  - 663 71.21% Students of any gender can share an apartment/suite
  - 931 Respondents

Q29. If given a choice, how likely would you be to choose roommates of a gender different from your own to share an apartment or suite? **Count Percent** 

- 215 23.09% Very likely
- 250 26.85% Somewhat likely
- 228 24.49% Unsure
- 97 10.42% Somewhat unlikely
- 141 15.15% Very unlikely
- 931 Respondents

Q30. Which of the following options do you believe students living on Rowan University's campus should be given when selecting roommates to share a bedroom?

Count Percent

- 539 58.02% Only students of the same gender can share a bedroom
- 390 41.98% Students of any gender can share a bedroom
- 929 Respondents

Q31. If given a choice, how likely would you be to choose roommates of a gender different from your own to share a bedroom?

- Count Percent
  - 115 12.37% Very likely
  - 151 16.24% Somewhat likely
  - 234 25.16% Unsure
  - 147 15.81% Somewhat unlikely
  - 283 30.43% Very unlikely
  - 930 Respondents

Q32. Where do you currently live off campus?

Count Percent

- 51 28.18% Apartment/condo rented
- 54 29.83% House rented

- 0.00% Apartment/condo owned by me or my spouse/partner
- 5 2.76% House owned by me or my spouse/partner
- 4 2.21% Apartment/condo owned by my parent(s) or other relative(s)
- 63 34.81% House owned by my parent(s) or other relative(s)
- 1 0.55% Sorority/fraternity house
- 1 0.55% Individual room rented in a house (separate lease)
- 2 1.10% Other (please specify)
- 181 Respondents

# Q33. With whom do you currently live?

# Count Percent

- 6 3.33% I live alone
- 81 45.00% With other Rowan University roommate(s)
- 5 2.78% With other non-Rowan University roommate(s)
- 7 3.89% With both Rowan University and non-Rowan University roommate(s)
- 69 38.33% With my parent(s) or other relative(s)
- 11 6.11% With my spouse/partner and/or children
- 1 0.56% Other (please specify)
- 180 Respondents

Q34. How many bedrooms are in your housing unit?

# Count Percent

- 17 9.39% 1 bedroom
- 37 20.44% 2 bedrooms
- 46 25.41% 3 bedrooms
- 50 27.62% 4 bedrooms
- 31 17.13% 5 or more bedrooms
- 181 Respondents

Q35. With how many other people do you share your cost of rent?

# CountPercent6033.15% I do not pay rent105.52% No other people; I pay the rent myself2916.02% 1 other person

- 18 9.94% 2 other people
- 25 13.81% 3 other people
- 18 9.94% 4 other people
- 21 11.60% 5 or more other people
- 181 Respondents

Q36. Approximately how many miles do you live away from Rowan University's Glassboro campus?

Count	Percent
23	12.78% Directly adjacent to campus
30	16.67% Less than 0.25 mile
19	10.56% 0.25 - 0.49 mile
14	7.78% 0.50 - 0.74 mile
3	1.67% 0.75 - 0.99 mile

14 7.78% 1 - 2 miles

# **ROWAN UNIVERSITY**

### **STUDENT HOUSING MASTER PLAN UPDATE**

- 77 42.78% 2 or more miles
- 180 Respondents

Q37. At the time you moved in, how was your living unit furnished?

- Count Percent
  - 107 60.80% Unfurnished
  - 33 18.75% Partially furnished by the landlord or owner
  - 36 20.45% Fully furnished by the landlord or owner
  - 176 Respondents

Q38. Do you share a bedroom?

- Count Percent
  - 138 77.09% No
  - 39 21.79% Yes, with one other person
  - 2 1.12% Yes, with two or more other people
  - 179 Respondents

Q39. What is your personal share of monthly rent/housing costs excluding utilities?

Count	Percent
3	2.50% Less than \$100
5	4.17% \$100 - \$199
5	4.17% \$200 - \$299
17	14.17% \$300 - \$399
32	26.67% \$400 - \$499
34	28.33% \$500 - \$599
17	14.17% \$600 - \$699
2	1.67% \$700 - \$799
2	1.67% \$800 - \$899
1	0.83% \$900 - \$999
2	1.67% \$1,000 or more
-	0.00% I don't know
120	Respondents

Q40. In addition to your rent, for which of the following utilities do you currently pay? SELECT ALL THAT APPLY

Count	Respondent %	Response %
8	6.67%	1.81% Not applicable; I do not pay for any utilities
91	75.83%	20.63% Cable/satellite television
64	53.33%	14.51% Heat
87	72.50%	19.73% Internet
97	80.83%	22.00% Electric
46	38.33%	10.43% Water
26	21.67%	5.90% Sewer
14	11.67%	3.17% Telephone
2	1.67%	0.45% Trash
6	5.00%	1.36% Other (please specify)
120	Respondents	
441	Responses	

441 Responses

Q41. How much is your individual monthly cost for all the utilities selected in the previous question?

#### Count Percent

- 2 1.79% Less than \$25
- 12 10.71% \$25 - \$49 58 51.79% \$50 - \$99
- 24
- 21.43% \$100 \$149 7
- 6.25% \$150 \$199
- 8 7.14% \$200 or more
- 1 0.89% Don't know 112 Respondents

# Q42. How long is your current lease?

#### Percent Count

- 1 0.94% Not applicable; I have no lease
- 3 2.83% More than 12 months
- 79 74.53% 12 months
- 17 16.04% Academic year (approximately 9 months)
- 0.94% Academic term (e.g., semester) 1
- 5 4.72% Monthly
- 0.00% Other (please specify)
- 106 Respondents

# Q43. How easy was it for you to find a place to live near campus?

#### Count Percent

- 35 20.11% Very easy
- 61 35.06% Easy
- 53 30.46% Difficult
- 25 14.37% Very difficult
- 174 Respondents

# Q44. Where do you plan to live next year?

#### Count Percent

- 50 5.39% On campus - Residence Halls
- 471 50.75% On campus - Apartments
- 7 0.75% On campus - International House
- 159 17.13% Off campus
- 34 3.66% Permanent address
- 168 18.10% Undecided on where to live
- 39 4.20% Not applicable; I will not be attending Rowan University next year.
- 928 Respondents

# Q45. In which on-campus residence do you plan to live next year?

#### Count Percent

-	0.00% Chestnut Hall
1	0.14% Evergreen Hall
1	0.14% Laurel Hall
-	0.00% Magnolia Hall

3		0.42%	Mimosa Hall
1		0.14%	Mullica Hall
1		0.14%	Oak Hall
-		0.00%	Willow Hall
40		5.56%	Edgewood Park Apartments
204		28.33%	Rowan Boulevard Apartments
7		0.97%	Triad Apartments
143		19.86%	Townhouses
95		13.19%	Whitney Center Apartments
224		31.11%	Undecided
700	<b>D</b>		

720 Respondents

Q46. If considering living on campus next year, why would you prefer to do so? SELECT ALL THAT APPLY Count Respondent % Response %

Count	Respondent %	Response %	
185	27.29%		4.10% To live in a quieter environment
69	10.18%		1.53% To satisfy my parent's/family's wishes
132	19.47%		2.92% Scholarship/financial aid requirements
408	60.18%		9.03% More convenient location
134	19.76%		2.97% More convenient parking or public transportation
141	20.80%		3.12% More cost effective
36	5.31%		0.80% My preferred off-campus living accommodation is not available
243	35.84%		5.38% Better living unit amenities
158	23.30%		3.50% Better safety/security
394	58.11%		8.72% Ability to live with or near friends
242	35.69%		5.36% Ability to live with or near other students
253	37.32%		5.60% Access/proximity to academic interests/needs
268	39.53%		5.93% More privacy
272	40.12%		6.02% More living space
125	18.44%		2.77% Proximity to dining services
325	47.94%		7.20% Access to my own kitchen
174	25.66%		3.85% More convenient laundry facilities
257	37.91%		5.69% Better physical condition of the building
91	13.42%		2.02% Better building management, staffing, and programming
113	16.67%		2.50% Better maintenance and housekeeping services
196	28.91%		4.34% Sense of campus community
90	13.27%		1.99% Proximity to non-academic needs like jobs, recreation, and retail
			On-campus application process easier than making off-campus
131	19.32%		2.90% arrangements
58	8.55%		1.28% Residency requirement
21	3.10%		0.47% Other (please specify)
678	Respondents		
4,516	Responses		
	-		

Q47. If cor	nsidering living at your	permanent address next year	, why would you prefer to do so? SELECT ALL THAT APPLY
Count	Respondent %	Response %	

Count	Respondent %	Response %	
56	34.15%		5.92% To live in a quieter environment
37	22.56%		3.91% To satisfy my parent's/family's wishes
21	12.80%		2.22% Scholarship/financial aid requirements
25	15.24%		2.64% More convenient location
19	11.59%		2.01% More convenient parking or public transportation

107	65.24%	11.31% More cost effective
21	12.80%	2.22% My preferred on-campus living accommodation is not available
13	7.93%	1.37% My preferred off-campus living accommodation is not available
42	25.61%	4.44% Better living unit amenities
41	25.00%	4.33% Better safety/security
56	34.15%	5.92% Ability to live with or near family
37	22.56%	3.91% Ability to live with or near friends
5	3.05%	0.53% Ability to live with or near other students
8	4.88%	0.85% Access/proximity to academic interests/needs
64	39.02%	6.77% More privacy
76	46.34%	8.03% More living space
18	10.98%	1.90% Proximity to dining services
61	37.20%	6.45% Access to my own kitchen
50	30.49%	5.29% More convenient laundry facilities
39	23.78%	4.12% Better physical condition of the building
10	6.10%	1.06% Better building management, staffing, and programming
28	17.07%	2.96% Better maintenance and housekeeping
55	33.54%	5.81% Less hassle then moving/changing residences
28	17.07%	2.96% Proximity to non-academic needs like jobs, recreation, and retail
3	1.83%	0.32% All or most of my classes are online
9	5.49%	0.95% I may not be attending Rowan University next year
17	10.37%	1.80% Other (please specify)
164	Respondents	

946 Responses

# Q48. If considering living off campus next year, why would you prefer to do so? SELECT ALL THAT APPLY

Count	Respondent %	Response %
13	4.21%	0.64% I may not be attending Rowan University next year
89	28.80%	4.38% To live in a quieter environment
19	6.15%	0.93% To satisfy my parent's/family's wishes
185	59.87%	9.10% Fewer rules and regulations
80	25.89%	3.93% More convenient location
74	23.95%	3.64% More convenient parking or public transportation
220	71.20%	10.82% More cost effective
75	24.27%	3.69% My preferred on-campus living accommodation may not be available
102	33.01%	5.01% Better living unit amenities
25	8.09%	1.23% Better safety/security
145	46.93%	7.13% Ability to live with or near friends
33	10.68%	1.62% Ability to live with or near family or partner
144	46.60%	7.08% More privacy
161	52.10%	7.92% More living space
95	30.74%	4.67% No meal plan requirement
117	37.86%	5.75% Access to my own kitchen
121	39.16%	5.95% More convenient laundry facilities
71	22.98%	3.49% Better physical condition of the building
27	8.74%	1.33% Better building management and staffing
37	11.97%	1.82% Better maintenance and housekeeping services
38	12.30%	1.87% To live away from other students
32	10.36%	1.57% Proximity to non-academic needs like jobs, recreation, and retail
106	34.30%	5.21% Avoid on-campus housing assignment process

- 25 8.09%
- 309 Respondents
- 2,034 Responses

Q49. As Rowan University develops new on campus housing, what are the most important features to include?

- Count Percent
  - 801 100.00%
  - 801 Respondents

Q50. If Rowan University decides to renovate existing housing, what would be the most important features to improve?

- Count Percent
  - 791 100.00%
  - 791 Respondents

Q51. As Rowan University builds new housing and/or renovates existing housing, which five physical features are the most important to you? SELECT UP TO FIVE

1.23% Other (please specify)

Count	Respondent %	Response %	
307	34.53%	7.12% Convenient location	
420	47.24%	9.74% Private (single) bedroom	
421	47.36%	9.76% Bathroom in my unit	
104	11.70%	2.41% Private (single) bathroom	
		In-unit kitchenette (sink with dishwasher, small refrigerator, and	t
392	44.09%	9.09% microwave)	
251	28.23%	5.82% Living room	
175	19.69%	4.06% Storage space	
226	25.42%	5.24% Fully furnished living unit	
103	11.59%	2.39% Fitness or recreation area(s) in or near the housing facility	
127	14.29%	2.94% Computer lab in the housing facility/complex	
535	60.18%	12.40% Reliable wireless Internet access	
144	16.20%	3.34% Individual temperature controls in living units	
220	24.75%	5.10% Full-sized beds	
147	16.54%	3.41% On-site parking	
49	5.51%	1.14% Convenient on-campus dining options	
96	10.80%	2.23% Quiet study area in the building	
4	0.45%	0.09% Classrooms/academic facilities in the building	
184	20.70%	4.27% Washer and dryer in the living unit	
178	20.02%	4.13% Convenient laundry facilities in the building	
43	4.84%	1.00% Controlled/secured access to the building	
45	5.06%	1.04% Social lounge/TV room in the building	
71	7.99%	1.65% Social lounge/TV room on each floor	
60	6.75%	1.39% Environmentally-friendly design and operation	
11	1.24%	0.26% Other (please specify)	
889	Respondents		
	-		

4,313 Responses

Q52. If all of the unit types described above were available on campus at the rents outlined, what would have been your living preference for this academic year (2014-2015)?

Count Percent

34	6.07% Unit A: 3BD/2BA semi-suite - 6 person suite (shared bedroom) for approximately \$4,675/TERM/person
17	3.04% Unit B: 2BD/1BA semi-suite - 4 person suite (shared bedroom) for approximately \$4,725/TERM/person
8	1.43% Unit C: 1BD/1BA semi-suite - 2 person suite (shared bedroom) for approximately \$4,775/TERM/person
45	8.04% Unit D: 2BD/1BA semi-suite - 2 person suite (private bedroom) for approximately \$4,850/TERM/person
47	8.39% Unit E: 2BD/1BA suite - 4 person suite (shared bedroom) for approximately \$4,850/TERM/person
265	47.32% Unit F: 4BD/2BA suite - 4 person suite (private bedroom) for approximately \$5,300/TERM/person
46	8.21% Unit G: 2BD/1BA suite - 2 person suite (private bedroom) for approximately \$5,600/TERM/person
60	10.71% I would prefer to live in housing currently available on campus.
31	5.54% I would prefer to live off campus in an apartment/rental property
7	1.25% I would prefer to live off campus at my permanent address
560	Respondents

Q53. If your preferred unit type described above were unavailable, what would your second choice have been for this academic year? **Count Percent** 

5.66% Unit A: 3BD/2BA semi-suite - 6 person suite (shared bedroom) for approximately \$4,675/TERM/person
8.92% Unit B: 2BD/1BA semi-suite - 4 person suite (shared bedroom) for approximately \$4,725/TERM/person
3.77% Unit C: 1BD/1BA semi-suite - 2 person suite (shared bedroom) for approximately \$4,775/TERM/person
12.35% Unit D: 2BD/1BA semi-suite - 2 person suite (private bedroom) for approximately \$4,850/TERM/person
16.47% Unit E: 2BD/1BA suite - 4 person suite (shared bedroom) for approximately \$4,850/TERM/person
15.78% Unit F: 4BD/2BA suite - 4 person suite (private bedroom) for approximately \$5,300/TERM/person
18.70% Unit G: 2BD/1BA suite - 2 person suite (private bedroom) for approximately \$5,600/TERM/person
10.81% I would prefer to live in housing currently available on campus.
5.49% I would prefer to live off campus in an apartment/rental property
2.06% I would prefer to live off campus at my permanent address
Respondents

Q54. If all of the unit types described above were available on campus at the rents outlined, what would have been your living preference for this academic year (2014-2015)?

Count	Percent
21	22.34% Unit A: Traditional Double-occupancy room for approximately \$3,603/TERM/person
8	8.51% Unit B: Traditional Single-occupancy room for approximately \$4,214/TERM/person
61	64.89% I would prefer to live on campus in an apartment
4	4.26% I would prefer to live off campus in an apartment/rental property
-	0.00% I would prefer to live off campus at my permanent address
94	Respondents

Q55. If your preferred unit type described above were unavailable, what would your second choice have been for this academic year?

# Count Percent

- 13 13.83% Unit A: Traditional Double-occupancy room for approximately \$3,603/TERM/person
- 13 13.83% Unit B: Traditional Single-occupancy room for approximately \$4,214/TERM/person
- 55 58.51% I would prefer to live on campus in an apartment
- 12 12.77% I would prefer to live off campus in an apartment/rental property
- 1 1.06% I would prefer to live off campus at my permanent address
- 94 Respondents

# ########

Count Percent

		A:On-campus apartments with similar physical quality and amenities as the Whitney Center for approximately
64	17.30%	\$4,925/TERM/person
		B:On-campus apartments with similar physical quality and amenities as the Townhouses/Rowan Boulevard
131	35.41%	Apartments for approximately \$4,850/TERM/person
		C:On-campus apartments with similar physical quality and amenities as the Triad Apartments, Edgewood, and
36	9.73%	the International House for approximately \$3,675 to 3,775/TERM/person
101	27.30%	I would prefer to live off campus in an apartment/rental property for approximately \$3,015/TERM/person
38	10.27%	I would prefer to live off campus at my permanent address
070		

370 Respondents

Q57. If your preferred unit type described above were unavailable, what would your second choice have been for this academic year? **Count Percent** 

89	A:On-campus apartments with similar physical quality and amenities as the Whitney Center for approximately 24.45% \$4,925/TERM/person
	B:On-campus apartments with similar physical quality and amenities as the Townhouses/Rowan Boulevard
110	30.22% Apartments for approximately \$4,850/TERM/person
	C:On-campus apartments with similar physical quality and amenities as the Triad Apartments, Edgewood, and
52	14.29% the International House for approximately \$3,675 to 3,775/TERM/person
82	22.53% I would prefer to live off campus in an apartment/rental property for approximately \$3,015/TERM/person
31	8.52% I would prefer to live off campus at my permanent address
364	Respondents

Q58. If your housing preferences were met each year, when would you live/have lived in Rowan University's student housing? SELECT ALL THAT APPLY

Count	Respondent %	Response %
		Never - Even if the changes were made, I would still prefer to live off
54	6.12%	2.18% campus
653	74.04%	26.36% Freshman year
676	76.64%	27.29% Sophomore year
575	65.19%	23.21% Junior year
426	48.30%	17.20% Senior year(s)
93	10.54%	3.75% Graduate/Professional
882	Respondents	
2,477	Responses	

Q59. What is the maximum increase per month you would pay for your rent/housing costs before moving to another residence?

Count	Percent
109	12.37% Less than \$10
72	8.17% \$10 - \$20
43	4.88% \$20 - \$30
34	3.86% \$30 - \$40
55	6.24% \$40 - \$50
59	6.70% \$50 - \$60
15	1.70% \$60 - \$70
13	1.48% \$70 - \$80
12	1.36% \$80-\$90
60	6.81% \$90-\$100
42	4.77% \$100-\$110

9		1.02%	\$110-\$120
2		0.23%	\$120-\$130
1		0.11%	\$130-\$140
7		0.79%	\$140-\$150
25		2.84%	\$150 or more
323		36.66%	Don't know
004	<b>D</b>		

881 Respondents

Q60. If the rates increased more than your selected maximum, where would you move?

### Count Percent

- 239 27.31% I would move to an on-campus residence hall that offers a lower rate
- 498 56.91% I would move to a rented off-campus apartment/condo/house that offers a lower rate
- 121 13.83% I would move home to my permanent address
- 17 1.94% Other (please specify)
- 875 Respondents

Q61. What is your current enrollment status?

# Count Percent

- 870 98.98% Full time
- 9 1.02% Part time
- 879 Respondents

# Q62. What is your age?

### Count Percent

- 0.00% 17 or und 516 58.57% 18 - 19	er
516 58 57% 18 - 10	
510 50.57 /0 10 - 19	
285 32.35% 20 - 21	
66 7.49% 22 - 24	
8 0.91% 25 - 29	
6 0.68% 30 or ove	٢
881 Respondents	

# Q63. What is your gender?

# Count Percent

- 377 42.79% Male
- 496 56.30% Female
- 5 0.57% Transgender
- 3 0.34% Other
- 881 Respondents

# Q64. What is your ethnic or racial background?

# CountPercent313.53% Asian/Pacific Islander849.57% Black515.81% Hispanic

- 2 0.23% American Indian or Alaskan Native
- 643 73.23% White

- 24 2.73% Multiracial
- 43 4.90% Other/Decline to state
- 878 Respondents
- Q65. What was your classification upon entering Rowan for the first time?

# Count Percent

- 717 81.48% New student (undergraduate)
- 159 18.07% Transfer student (undergraduate)
- 4 0.45% New student (graduate/professional)
- 0.00% Transfer student (graduate/professional)
- 880 Respondents
- Q66. In what college/school are you currently enrolled or affiliated?

# Count Percent

- 50 5.68% Undeclared or undecided major
- 159 18.05% Engineering
- 215 24.40% Liberal Arts & Sciences
- 80 9.08% Communication
- 49 5.56% Fine & Performing Arts
- 117 13.28% Education
- 120 13.62% Business
- 91 10.33% Other (please specify)
- 881 Respondents

# Q67. What is your current residency status?

# Count Percent

- 872 99.89% Domestic student (U.S. citizen or permanent resident)
- 1 0.11% International student
- 873 Respondents

Q68. What is the ZIP code at your home/permanent residence? (If an international student, please enter the name of your home country.)

- Count Percent
  - 861 100.00%
  - 861 Respondents

Q69. What is the ZIP code of the local residence where you currently live while attending Rowan University?

# Count Percent

- 786 100.00%
- 786 Respondents

Q70. What is your marital/family status?

# Count Percent

- 838 97.22% Single without child(ren)/dependent(s)
- 6 0.70% Single with child(ren)/dependent(s)
- 3 0.35% Married/partnered without child(ren)/dependent(s)

- 15 1.74% Married/partnered with child(ren)/dependent(s)
- 862 Respondents

Q71. Please feel free to provide any additional comments or suggestions regarding this survey. All comments will be shared with Rowan University's administration but none will be personally attributable to any individual student.

Count Percent	Count	Percent
---------------	-------	---------

- 290 100.00%
- 290 Respondents

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### **EXHIBIT C. FRESHMEN SURVEY COMMENTS**

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## EXHIBIT C: FRESHMEN SURVEY COMMENTS

- A floor lounge should be priority for housing as it provides a better living environment for the students
- a little bit more space in the rooms would be more livable
- after being told that i would have one roommate, it really was a pain when i got two. i am very much looking forward to having my own room, bathroom shared with only one other person, and shared kitchen and living room with only three other people at rowan boulevard next year. i have priority housing because i vouInteered for a triple and would be extremely disappointed if i did not get the housing i want because i live too far to commute
- air conditioning and kitchens
- AIRCONDITIONING!!!!!! I WANT TO HAVE MY CAT IN ON CAMPUS HOUSING
- Although I'm only a freshman, I really appreciate the housing conditions that I have had and will look forward to having. As a freshman, I have a feeling that my housing conditions will improve as I approach senior year. Great job, very satisfied with the housing. I could not think of much room for improvement.
- An improvement in the liability of the wireless internet connection is necessary.

- Being tripled as a freshman was not as bad as most people thought it was going to be. The free fridge and microwave and other perks made it worth it. We are also aware that Rowan growing very rapidly and decisions have to be made for the betterment of the school and everyone who attends. Keep making those decisions and keep up the good work!
- Better internet connection
- Better wifi would be fantastic!
- Better wifi!
- Bigger living space for freshman!!!!
- Different genders should be able to share rooms.
- Freshman halls are tiny and not meant to be tripled. it is ridiculous we are crammed into a tiny room making living harder. with no air when it's hot it makes it miserable and hard for freshman to actually want to stay on campus.
- Freshman housing is pretty rough. I understand the historic value of it but my own family members said that their jail cell is a little bigger than my room at mimosa hall. Plus when it's sprint time the room heats up to about 100 degrees and that creates rough study environments because I'm to hot to pay attention.
- Freshman Housing Stinks!!!!
- freshmen housing was slightly too small to be tripled
- Gender neutral housing and laundry in each building are my main concerns.
- Gender neutral housing options are a must. Some non binary/transgender students aren't comfortable coming out to anyone except their peers and a gender neutral housing options ensures that they have the support they need to feel comfortable in their environment.
- good survey to get to the bottom of solving possible housing issues

- Halls with only one gender on the floor are just as good as those with both genders on the floor. Halls like Mullica and evergreen are nicer due to in hall laundry rooms, local kitchen, and a local lounge area for everyone to have each floor have a lounge are is also nice though it only allows people on the floor to get to know each other rather than the whole building get to know each other. Also rooms that are in triples are very crammed due to the fact that they are only made for two students.
- Housing costs need to be lowered. Instead of getting new turf or a new engineering building, focus on the students. Those new features mean nothing if a student can't use them because they can't afford to live on campus. Money is tight for many families including my own and commuting is not an option because housing is partially covered by financial aid while a car and gas money is not. Rowan's housing is low priced compared to other schools but it needs to be lower considering their million dollar endowments. More aid needs to be given to students or less should be charged to live on campus. If I can't afford housing I can't go to school. Rowan's priority should be making housing cost effective.
- Housing is expensive. Even if the suites and apartments are really nice, a lot of people won't pay or be able to afford them. Most people live off campus because its cheaper. Match those prices, then more people will live on campus.
- Housing is too much. :)
- I am anticipating the construction of these new dorms and am happy to see things bein done about it. New, comfortable housing will make Rowan students even more excited to be a part of this growing university. RU Pride!
- I am going to live at Rowan next year. However, I will be applying for an RA position because the cost of housing and a meal plan is so expensive and the majority of my debt will be going there.

- I appreciate having valid input into future university development and the fact that housing and other departments want student input on the changes they are making to campus.
- I believe, for freshman, when choosing roommates race should be considered a factor.
- I currently live in mimosa and don't mind thats its an older building. The best thing about is the suite, and i have bonded with all my roommates/suitemates. I also believe the Rowan Blvd apartments are very well designed, and would like to live there next year, it is just a bit far from a lot of buildings.
- I did not enjoy staying on-campus in Willow Hall for the Fall 2014 semester. The freshman females that I had to live with made my experience a horrible one. There were lots of drama, something that I did not sign up for. I will NOT be living on-campus at Rowan University after freshman year. I will be living at home, a more convenient and safe environment.
- I do not agree with the ways the housing authority handles major situations.
- I don't know if this can be remedied, but during the fall 2014 semester, at Chestnut, we've had approximately 52 fire alarms. That's roughly one every other day, and most of them are during the middle of the night. This is my only complaint.
- I don't think that it is necessary for students living in an apartment with a kitchen to be required to have a meal plan if they have the capability of making all of their meals themselves. Additionally, it is an annoyance to not have an overhead light in a freshman dorm room.
- I enjoy how everything is set up at Rowan
- I feel like the housing department should work on the roommate quiz and make the questions more open-ended so that there is less

conflict between roommates. I ended up being stuck with a roommate who is nothing like me.

- I feel students should not have been tripled as it was unfair to many and it caused some personal issues for me and my roommates. I also feel each dormitory should have washers and dryers.
   Personally I didn't like having to walk to the student center in the rain or the cold to do laundry.
- I feel that as a student who lives in an on-campus residence hall that more laundry services are necessary, and this is an important issue to consider if building new student housing. The current services are unreliable and laundry rooms (including the one in the Student Center) are very crowded. For an improvement, more dryers could be added (as dryers normally take double the time to complete a load).
- I feel that the beds should definitely be bigger and if one is placed in a triple room, that room should definitely be bigger than the double rooms. That just makes sense to me.
- I feel that the current living situation is great and the campus is greatly improving and if you listen to the survey they will turn out great.
- I feel the best way to get students to live on campus is to combine low-cost housing and privacy options. Students like to live in the RoBo apartments and the townhouses because it is possible to apply financial aid to the housing cost and they get their own room, along with a living room and kitchen.
- I find it unfair students must be entered into a housing lottery. I live over 40 miles away and cannot commute in a curcumstance where housing is not provided. I also find current on campus housing prices to be slightly high, for the condition they are in.
- I honestly love Rowan University! I would just like to see more beauty in appearance done to Rowan that makes it heart warming

to live at. I also, would love for Rowan to get the students more involved and make our decision to attend this University a good one.

- I live on campus in chestnut right now. It is good for the most part but the triple rooms are crowded and the fire alarm goes off way too much.
- I love Rowan, but I hate the inconsistent wifi
- I really think the Freshman dorms need to be expanded and improved. The tripling situations needs to be solved and money needs to be put into repairing the older dorms. RoBo and Whitney are beautiful and well-maintained but all of the Freshman dorms except Oak and Laurel are incredibly lacking. Example: Why are the study rooms in the HONOR'S dorm so bad? That makes no sense.
- I recognize the challenges Rowan faces with the every expanding student population, but of all the stresses I have to deal with as a student, disrupted sleep is the most damaging to me. So if no other changes are made, please at least try to ensure students can be guaranteed eight hours of sleep. Enforcement of quiet hours has been especially lax in my experience.
- I think it's terrible how I was forced to be in a triple. Our shower head does not work, I feel like I'm in a sauna even in the winter, I've fallen out of my bed and was almost concussed because it's such a fire hazard to have three people in a room that's meant for two yet we can't arrange our room how we want to because it's a "fire hazard", I feel like I am not being listened to when I complain about how terrible it is living with my one roommate and when I request a room change, I hate the food here and it's disgusting that I am forced to pay hundreds of dollars for food that I don't eat, I have to lug all my stuff up and down the stairs because I am on the forth floor, the gym is always packed and doesn't have enough ellipticals or treadmills, basically everything here is expensive for no reason

because I'm forced to live in such terrible conditions. My one roommate masturbates while I'm in the room and I want her moved out. Whoever made the decision of tripling people needs to understand they made the worst decision in his or her life. Also, I love the fact that the first week we had to live with ONE LAMP because there's no lighting in mimosa. Thanks so much

- I wish there to be 2 person apartments. There are people, including myself, who cannot live with 3 other people at a time. I am living with 5 OTHER people right now, and my mental health is terrible. I absolutely hate it. The townhouse also makes me sick, it must be something about the fact that there was mold in the home a few years back. 4 person apartments are all well and good, but there should be SOME SORT of option for people like myself, or else people will continue to live on campus, making you less money.
- I wish there were elevators because my parents arent in the best physically shape to walk up and down during move-in and move-out days.
- I would like for Rowan to do something about the fire alarm situation because it just got out of hand late in the semester. My sleep cycle was partially damaged due to the fire alarms that were occurring at 4:00 am.
- I would recommend having lighting in the dorm rooms and updating many of the bathrooms in many of the freshman housing. I would also recommend adding more washers and dryers to the laundry rooms in certain buildings
- I'm a commuter and it saves me a decent amount of money.
   However, if better housing was available on campus (especially for freshman) I'd likely live there and pay extra because living on campus is desirable to me for a number of reasons.
- If more residence halls are to be built. Additional cafeterias or food areas need to be built as well to accommodate the influx of students

- If there is a huge problem with housing then sophomores could be allowed to live off campus
- Include a bio garden on top of roofs of buildings to grow produce
- Increase availability of townhouses
- Laundry is not convenient for freshmen and the bike racks are always full and not covered. when trying to go green you really should accommodate more bikes etc
- Laurel and Oak did alright with the large influx of students since the rooms were fairly large, but the other dorms didn't fair as well.
   Having extra students in the smaller rooms, such as in Chestnut, just ended up feeling cramped. But that's from visiting those rooms, not living in them, but also from comparing them to oak or laurel.
- Living in a private single suite allows for a lot of 'you' time, especially when you have to study or have your life completely discombobulated and you can relax and organize whatever it is you need to organize. Then, when you want to go have fun with your friends you can go out and find them. But living with other people doesn't allow for that kind of space.
- Make the housing tuition much less. People like me can't afford 4k a semester at all.
- Maybe instead of a swipe for your card it could be a sensor so if I have things in my hands it's easier. Also making gender neutral/ trans housing easier.
- Mimosa is a great living environment except the bathrooms need to be updated and cleaned.
- Most students just want a little more space for privacy reasons.
   Also, being close to jobs or eating places, etc. is needed.
- My dorm in magnolia was never quiet, regardless of the time of day or night

- my only concern is that when a bathroom is shared by two rooms, it gives an uncomfortable amount of access to the other side's belongings
- My only problem with housing is that there are non-Honors students tripled with Honors students when the residence hall is supposed to be an Honors Hall.
- No more then 3 people per bedroom! If so, you should give the students more money instead of charging them the same amount as a triple!!!
- No more triples. Too little living space
- Not having access to a kitchen is a huge deal to many studets and a change in this aspect would increase satisfaction of the students.
- Overall, I'm very satisfied with Rowan University's housing. The only thing I hear people complaining about is how far Triad or Townhouses are because it's too far away to walk; students would need a car. It would be nice to walk somewhere that is close to where my classes would be and where the Rec center and student center is. That is probably the main reason why everyone wants to live on Rowan Boulevard because it's close to walk to what the university has to offer.
- PARKING AND WIFI ARE NECESSITIES
- Please improve the wifi
- Please please please do something about the wifi. If we can't get internet access in our room and are unable to do our work we'd be better off living at home and commuting.
- Prices of housing should be lowered and a meal plan shouldn't be required. Better food should be given first. I am a commuter and I would have to think about living on campus if none of these suggestions were put into consideration
- Reliable wifi is a MUST.
- Rowan students would highly benefit from more campus housing.

- The fire drills in Chestnut Hall need to be managed more effectively. It is not fair to the students to have to wake up extremely early in the morning to go outside in the freezing cold. There must be a way to manage this.
- The first semester, housing was a fine experience. It was exactly what I expected any freshman dorm to be at any college.
- The freshman dorms are very hard to live in with such small rooms and always trying to put in more people. There was a horrible effort in trying to clean them from the pervious year and they need to be seriously upgraded and renovated.
- The housing system sucked this year and I am extremely disappointed.
- The Internet is a huge issue that needs to be fixed for the future classes
- The perks of living in a triple weren't any effective on swaying me to live in a triple, but I didn't anyway because a large majority of freshmen were forced into triples. This probably cause a lot of roommate disagreements and wanting to switch rooms, more work for housing. All in all, rowan tried to grow into a larger school before housing could support the incoming numbers. This single 'incident' could have pushed a student to transfer, not because of academic reasons.
- The prices for housing are RIDICULOUS. I could get a two bedroom\two bath apartment with one other person for the amount I am paying for a DORM. & a dorm that didn't have cable all semester. The housing people are awful when it comes to fixing work orders.
- The prices on those dorm/suites are extremely high, majority of students might end up renting off campus, it's a lot cheaper and they get more out of it.

- The reason that temperature control is so important to me is because of my asthma. My asthma also makes it hard on me if people are smoking near my building. I know there is a rule set that no smoking is permitted within 50 feet of the buildings but I see people sit right outside their doors to do so. Maybe the rule could be upped to no smoking within the residential areas or maybe there's a better way to keep a check on students so that they don't break the rule already set in place. It was and still is a large problem for my asthma and the school was hard pressed to find me a place free from smoke.
- There needs to be stricter rules in regards to students from different dorms entering other Resident Halls.
- This is my first year in student housing and so far it has been a good experience. Thank you.
- University housing is expensive and could be improved to create a better setting for students
- Update housing in freshmen residence halls and it will improve conditions
- WE NEED SECURITY CAMERAS I feel very unsafe without them. I have emailed an RD, but they told me to bring it up at a floor meeting - which went nowhere. Some of the cleaning staff are the rudest people I have ever meet in my life. Who thought it was a good idea to put a social lounge outside of a single bedroom? It's set up like that in Willow. I have virtually no privacy by sharing a bedroom with 2 other people and sharing a bathroom with my entire floor. I NEED PRIVACY! I HATE DORMS! Also, I am a gay man in the process of coming out of the closet, the people on my floor are homophobic. There should be LGBT+ housing on campus, where people like me can feel safe - (there needs to be security cameras especially there). That's actually a reason I will transfer to Rutgers next fall. They offer LGBT+ housing and clubs. I plan on applying

for housing there and never looking back to homophobic Rowan (btw I don't like prism b/c sex toy bingo)

- wi fi. fix it seriously.
- Wifi should be fixed.
- WiFi should be updated, it is not that reliable
- Willing to be on a board/council to make decisions along with university administrators to give student input about housing. Open to giving my opinions and feelings.

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#### **EXHIBIT D. SOPHOMORE SURVEY COMMENTS**

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## EXHIBIT D: SOPHOMORE SURVEY COMMENTS

- Just lower rates for housing , that would be nice
- affordability is of upmost importance i currently live in a rented off campus apartment and pay 799 a month (between two people) where on campus apartments cost over 10,000 a year per a student when most apartments have around 4 students living in it, i just don't see how an apartment can cost 40,000 dollars to live in it for 9 months and not even be free to do what you want.
- Allow borrow bucks / financial aid to be applied for on campus living costs
- Apartments being closer to school buildings is a key factor for me in deciding where I want to live for next year. Rowan Blvd is pretty far from most of my classes since most of them are in James hall. Also the rooms in Rowan Blvd apartments walls are very thin and I can even at times here my neighbors conversations even if it isn't loud.
- As a student in the Honors Program at Rowan, I have guaranteed housing in the Whitney Center, so I do not have many complaints of improvements to suggest. However, based on my experiences talking to other students, I think the biggest focus should be on creating more available on-campus housing units and eliminating the need to triple students.

- Ask for students living condition if they have family issues and require to have housing due to problems with parents or relatives.
- Cheaper housing fees is the way to go but don't skimp out on finishings. Stay away from triad type stuff and more to robo
- Cost of living on campus is ridiculous when compared to off campus rental properties. I currently pay \$4911 per semester (~4 months) to live in Whitney with no meal plan and will pay approximately \$600/mo (including utilities) for a 12 month lease next year off campus. I will be saving over \$2600 this way and will never consider moving back onto campus.
- Dishwashers.
- Do not accept more students than you can house. The classrooms are also very small, I can't fit into any of my required classes now because of the drastic increase in students.
- Don't think many juniors or seniors will want to live on campus no matter what you change for on campus housing. Unless it is better than what is offered now in 2014 and still around the same prices. Even then, juniors and seniors are not guaranteed housing which causes us to not want to deal with chances of the lottery
- During the winter it is hard to walk from some of the dorms to where classes are if the weather is bad, so better parking around campus or better dorm placement would be great.
- Each housing should be equal to the others around. Triad and Edgewood should be renovated and be as luxurious as Robo and the Townhouses are. It's not fair that we have to share one bathroom between four people and share a bedroom while they each have their own room.
- For the prices charged, and the condition of the buildings/behavior of the student body, it is almost never worth living on-campus.
   Permanent residences and off-campus apartments are currently the academic student's best options.

- Further improvements can make leaving on campus more appealing
- Gender neutral housing (much like that of Rutgers) would make often victimized people feel a lot more safe and cared for by their school. Screen your residents for social competency and tolerance. I am a queer student living with a homophobe and have heard plenty of horror stories of similar situations. Ask ananymously for LGBT+ identifying student and tolerance of that community. This would solve a lot of problems.
- get more housing! also drop the mandatory freshman and sophomore housing and open all dorms to all years. this is a better way to retain students and having older students in the dorms with the new students will help them to adjust while having mentors other then just there RA's
- Great housing
- Greenery is very important in a residential community. People need to be able to have a place where they can quickly get to in order to participate in recreational activities (ex. pick up games, frisbee, studying outside, etc.)
- Housing Expenses are my greatest concern.
- Housing is very expensive so being though housing is very expensive I feel as though certain thing within campus shouldn't be expensive. Including laundry, the mini market products, food places within campus, and better cable and Internet services.
- Housing is way too expensive
- I believe that all upper class housing should be on one side of the campus and the freshman housing on the other end of campus closer to the classroom buildings.
- I don't like the fact that almost all the proposed residences required a meal plan, including ones with kitchenettes. Charging more for an

apartment with the same amenities as current ones and then telling students they have to get a meal plan on top of that? Not ok.

- I don't think dining plans should be required
- I enjoy Rowan and the housing options. There are changes that need to be made but overall good job.
- I feel that for the conditions in which we live that the apartments are already expensive, especially for charging per semester AND per student. In choosing the new styles in previous questions I was hoping to see a cheaper alternative, however none were available.
- I have filled out a survey like this once before. I am confused and concerned as to why I am being asked to do this again. I am very unhappy with the suggestions being given, and feel the prices are outrageous. I, as an out-of-state student paying out-of-state tuition, would definitely not pay \$5,000 to live in a dormitory, with a required meal plan. Please reconsider your housing budget, keeping in mind the burden it places on students to acquire a reasonably clean and reasonably-priced place to live on campus. In addition, those from out-of-state, like myself, are at a further disadvantage: moving off campus is much more of a hassle than going through University Housing. In addition, in comparison to on-campus housing, nothing is guaranteed. Students are at the mercy of the landlords. I would be very unhappy having to not only pay out-of-state tuition, but also pay for my own furniture, utilities, and amenities. I, as a student, would like to believe that the Division of University Housing has my best interests at heart, and not just its own wallet to pack.
- I honestly believe if housing allows students to choose where they live and get privacy they need many students will not transfer or move off campus. Im glad this survey provided many examples of the rooms it really is a good idea to renovate especially Triad Apartments also add air conditioning to that building. I would love to stay in Triad but it definitely needs to be renovated ASAP!

- I hope that more housing is available next year, especially the acceptance of all the new freshman. Students don't deserve to be put on a waitlist, not knowing if they are getting housing or not, especially if they live far away, that's not fair at all
- I know that Rowan is expanding (and that is great) but I hope they remember to also focus on their current student's college experience and education.
- I live in Whitney right now, and I love it. I just honestly wish it was cheaper. I would love to move off-campus because it is slightly cheaper, but I don't have the money for it out of pocket so I have to live on campus. It just sucks that I know my student loans are going to haunt me.
- I love rowan university & I love traid apartments. It was a good way to meet new people & contact with strangers. We're like a family & I'm glad rowan is expanding on their housing choices. Hopefully, I'll be able to move into somewhere else like Whitney or townhouses 2015-2016 term. Thanks rowan :)
- I think it is very important that a larger percentage of students have a chance of getting on campus housing.
- I think this survey is a great way to hear the students voice on things that are so crucial in success at college, such as your living situation and environment. I feel like my voice is being heard when I take surveys such as this one. Thank you!
- i would like to see cheaper cost because it is extremely expensive to live in robo at \$4,800 cause that's like \$40 per day of living there
- I'm looking forward to seeing all of the new renovations that Rowan will offer in the years to come.
- If anything, all the housing rates should be lowered with all the new students you are bringing in.
- If I could live in Townhouses all four years, I would. It has a nice environment, necessary apartment amenities, and individual

bedrooms displaced from the common room. The one improvement I would suggest is getting comfier couches. Past that, dishwashers and larger fridges would be nice, but are not necessary.

- in terms of the layouts for living spaces, i really liked the last two, granted they were the most expensive so if possible to drop them slightly i understand it would be difficult to decrease the prices by to much would be difficult but decrease it slightly and i think that theyd be pretty popular
- internet is shit, make the investment to become a proper ISP and get better backbone connections before growing more.
- It is difficult to find housing off campus at rowan. Rowan is making it nearly impossible for students who are juniors and seniors to get on campus housing but after this survey I do not see who would want to live on campus because of how obscenely expensive the prices are for living arrangements that are already on campus. I would really like to see rowan making more of an effort to make living on campus affordable and easier to do.
- It's frustrating that the lottery comes so late because I am no longer gaurenteed housing. Once my friends and I find out if we are approved for housing or not, it might be too late to find affordable housing off campus. My friends and I would like to live on campus, we just don't know if it's possible.
- Just make these dorms nice and affordable but not cheap out of the good stuff. Look at other college dorms and see how great they are and try and bring that to rowan
- Love the housing I am in now. A little pricey but love it. Only negative is the laundry part. Machines don't always work, eat quarters most the time. Maybe an upgrade for card swipes would be an option.
- Lower the tuition
- Make sure kitchens are available for upper class housing

- Make sure there is enough hot water to keep showers comfortable for EVERYONE in the building at ANY hour. Whitney constantly doesn't have hot water and it infuriates me. I pay too much money to not have hot water. This is a big enough reason to make me move off campus.
- My only complaint with Rowan Boulevard apartments where I currently live is that I hear everything that goes on in the apartment above me so if possible, better soundproofing is my only request
- My peers and I feel as though housing should be slightly lowered. Many of us have been discussing moving into a house or apartment off campus because it would be cheaper to reside off-campus than on-campus.
- People of different sexes should be able to live together on campus. It happens successfully off campus and on other college campuses across the country.
- Please consider distance and location when selecting which students get housing. Students who live 2 hours away should have more of a chance to receive housing over those who live 10 minutes away.
- Please make housing available and affordable for almost all students
- Please provide more on campus housing for upperclassmen. It is ridiculous that students have to have the added stress and burden of trying to find someplace to live after sophomore year, especially for those that do not have cars. The university needs to have the same sense of responsibility to their older students as well as their incoming freshmen. We are just as important and the university needs to recognize that and worry less about increasing the size of the school and more about taking care of their current students.
- Prices are way to high

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- Private bedrooms with common living rooms and in-unit bathrooms and kitchenettes are preferable. Rowan should consider free laundry service as most other universities already offer them.
- Regardless of type of housing, it is important for me to have on campus housing because I may not be able to attend the university if I do not.
- Robo has to many fire drills.
- Room and Board is just too damn high. Lower it or the free market will correct it for you. It's not even worth living at school, there is really no added benefit that warrants paying 1,600 a month for a place with no beach front view or weather warmer than 60 degrees the whole year. Instead if building new buildings how about lower acceptance rates and cut the cost of Room and Board for us that actually have GPA's higher than 3.5. Thank you for contributing to student debt.
- Stop taking students if we don't have the housing for them
- Students 21 should be allowed to drink in their own residence.
- Students wanted Robo and Whitney because they can have their own bedroom. Don't build new housing with shared bedrooms.
- Thank you for letting my express my opinion on on campus housing
   !
- The apartment I live in now is nice, but I was unhappy with the room selection process. It's hard to find housing or switch rooms. It's also too expensive considering many Glassboro apartments are only half the place. Not living on campus again after this year because I can't afford it.
- The cost of housing is too high. There is almost no way, short of a gift from God himself as he descends from the heavens, that many people would be able to live on campus without being tens of thousands of dollars in debt to the university. It almost feels like this whole college is a cash grab.

- The housing process is frustrating and stressful. I am out of state so it is terrifying waiting to see if I get housing. Housing should be available for all the students who want it not wait listing 600+ students. New facilities should be a priority and should have been before so many freshman were accepted.
- The thing the students want most is the availability to live on campus. Too many students are denied on campus housing, which put them in awful and stressful situations.
- There needs to be more single rooms. No one wants to be crammed in a double room. We put up with it as freshman and we were forcibly tripled which was even worse
- There should be more on campus housing for upperclassmen. Students, especially the ones who are promised housing before they get here, should not have to be burdened with finding housing somewhere else like the hotel or even in a different county because you said they would have housing and then go back on it and say that you don't have any for them. Students come here to be able to live on campus and when you can't provide them with their guaranteed housing that gives us a big reason to not trust the school nor want to stay here anymore. Upperclassmen deserve the same amount of consideration as the freshmen and should be allowed to live on campus as well especially for those people like me who don't have a car even though I still have to live off campus. The school should worry more about housing their students that they have now then worrying about increasing the size of the school where we don't even have the size for it anyways.
- There should definitely be more housing available.
- They should also think about changing the dining plan as well as adding more dining halls with different options with better catering services. There needs to be more printing labs around campus where the cost is already in the tuition. Dining dollars should be

able to be transferred to boro bucks if not spent or should be carried over from year to year.

- This survey seemed very through and I think gives every student a good chance to give the feedback that they want to give.
- This survey wasn't as long as I thought it was going to be
- Triad Apartments need MAJOR upgrade. I have been disturbed in the middle of the night by fire alarms that go of way too often! It has caused me to be extremely tired for tests the next day. Also the apartments air quality is poor! It is way too hot all of the time.
- Walls to thin and getting complaints just for walking around
- We need free washing and drying for our clothes!!!!!!
- We need more affordable housing and a lot of it. There is nothing wrong with building more dorms. This is one of the only schools that I know of that relies so much upon on campus apartment living.
- wifiiiiiiii, landuryyyy.
- You charge way too much for inadequate housing
- You need more housing before you bring in more students you are doing things in the wrong order and making the students pay for it, in both senses. If you keep bringing in more students without more facilities, dinning included the lines are getting ridiculous, people will start leaving and telling other not to come to Rowan so please cut it out or tell who ever is in charge to stop it.
- You NEED to lower housing people have to take out additional loans just to live on campus and for what? It's not even that great with all of the apartments falling apart. I'd rather take out a loan for an apartment that is actually in good condition.

#### **EXHIBIT E. JUNIOR & SENIOR SURVEY COMMENTS**

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# EXHIBIT E: JUNIOR AND SENIOR SURVEY COMMENTS

- I really love rowan, thank you for making it great and continuing to improve it
- A lot of the issues come from internet issues, lack of food prepared from the dining options(not a great vendor), lack of close laundry facilities, lack of vents and heating controls and over sensitive fire alarms.
- Air should be placed in all 4 floors of triad Fire detectors are too sensitive causing unnecessary fire alarms
- As a full time senior student it worries me that I will no she housing next semester. I live more then an hour and a half away. I have classes four days a week, I am on the Rowan cheerleading team, and I am involved in countless honor societies and clubs. I do not currently make enough to move off campus and my Finacial aid will not pay for off campus housing. We as seniors should not simply be tossed to the side because we are seniors. It would be very helpful to still be provided with housing. Especially when many of us have practicum.
- Attached washers/dryers in Edgewood pretty pretty please
- Building new housing options is crucial to gaining more students, because it makes people not want to attend Rowan if they will not

get housing. Commuting for some people is not an option, and not having loans to pay for off campus housing is a problem.

- Dishwashers
- Don't get me wrong Rowan is a great school just nothing to do around here
- Honesty the cost determines where we choose to live
- Housing rates need to be lowered. Students are drowning in debt, also I have no scholarships because I am a transfer student which makes going to any school harder. I like Rowan and I enjoy my time here but in the long run if money becomes too big of an issue I might have to leave. I know of other students in the same boat. As for housing in general, I am not a fan of the lottery, I want to live and school and you would take that away from students, which means you lose money. If I stay on campus it would be nice to live with who ever I want, male or female. I also wish that I was able to hang up whatever decoration I wanted and since I am of legal age have a certain amount of alcohol in my apartment.
- I am an out of state student paying a lot of mobey for tuition, so it was very upsetting when Townhouse rates were increased drastically after I had already chose townhouses. This lack of transparency is unfair for someone who will be leaving school with \$80k of debt and is trying to pinch pennies as much as possible.
- I believe that Edgewood is a great deal for the money that we pay. My only complaints would be that the steps are often dangerous and slippery when wet and that there are no laundry facilities close to me. I refrain from using the facilities in the student center because the washing machines often smell of mildew and all machines are often broken. Thank you for your time and consideration of student opinion.
- I don't agree with the housing lottery at all. I don't understand how freshmen can be placed in robo and townhouses and juniors have a

hard time trying to apply for townhouses. I feel as if juniors and seniors have priority housing and freshmen and sophomore is also guaranteed housing. As juniors and seniors, most of them will want to live off campus...however, some of them like myself live 2 hours away and require financial aid needs to live on campus.

- I feel like Housing need to get back to people on the waiting listed quicker so they will know what they have to do as far as finding a place off campus or transferring to a new school.
- I feel that Rowan's current accommodations (Whitney at least) are not too bad, but not worth the high cost if there are other options available.
- I feel that the farther a student lives from Rowan, the better chance they have at receiving on campus housing
- I hate you all
- I just feel as though the school is growing too fast and cannot keep up with the on campus amenities.
- I liked the survey because it does provide information from the point of view of the students. There were some few questions such as the one living in apartments with the opposite sex I don't know if that would be convenient, it could cause problems between the students.
- I love the housing I just wish there was more supervision so it can be quiet.
- I love the idea of Rowan's expanding to a larger community.
   However, I believe that there should be ample housing and dining space for all students that Rowan has that use these facilities.
   Rowan Boulevard is currently an excellent housing environment and Rowan should always meet the standards set by this apartment complex in future endeavors.
- I really like the layout of Rowan boulevard but not for the price that it is. I would like to not have to spend extra money for laundry on

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top of what I'm already in debt for. I would enjoy more storage space.

- I really liked the housing arrangments when I lived in my RoBo apartment. I wouldn't have moved if it was cheaper.
- I strongly believe that housing rates should be at least \$2,000 lower than what they actually cost, and thats for each individual housing building on Rowan's campus.
- I think that students who are under 21 should not have to opportunity to live with 21 and older. Secondly i think that different gender housing would be great, I have two male homosexuals best friends who I would love to live with but the university wouldn't allow it. Thirdly, I think that RA should be no longer needed for upperclassmen. If you place only 21 and older in one building you wouldn't need RA only RA its gives students the power over students that they see every day walking to campus.
- I was proud to show my parents my apartment at Rowan Boulevard; I was embarrassed to show them my apartment at Triad. I understand the difference in rent, but that residence is laughable. The matter with roommates is awkward. To spend that much money on such a hit or miss matter that affects all aspects of your life is a ridiculous gamble. Rowan's leniency on malicious drug users and underaged drinking is grossly negligent. Opt for cleaner and aesthetic housing. It doesn't have to be fancy or state of the art; it just has to be void of allergens like mold (to a reasonable extent) and excessive dust. And the laundry facilities? Ew? Please keep them cleaned. Us students can't afford to run an empty cycle of a bleach / vinegar mix to clean them up of the scum that accumulates. It's gross.
- I was told finding housing when a senior will be very difficult. It worries me because I need housing on campus next year and I'm worried I will not get housing. I was not happy living in Edgewood

and I have been on the waiting list since October to move into Whitney center, Rowan boluavard, or townhouses.

- I will always love and appreciate Rowan University Housing as long as I don't get screwed over again like I did last year. Thankfully, the housing department corrected the problem and I was issued housing on campus. For that, I am eternally grateful.
- I wish I knew how my Rowan life would have been before I came here. I really don't like my living arrangements. I really don't like my apartment and my roommates. I wish I had some roommates that looked like me. I wish My bestfriend lived with me.
- I wish the University made sure it had housing available for upper classmen before admitting very large quantities of new students. I support the expansion of the University but not how it is being carried out without respect to concerns of present students, especially with housing.
- I would have enjoyed living on campus again this year but I did not receive housing. I found it to be very convenient. I had issues with the maintenance workers coming to fix issues in a decent amount of time but otherwise everything was pretty good!
- I would have liked to stay on campus for another semester but My friends and didn't get housing due to the lottery. We were lucky to have found a house in April so late in the renting game. If anything housing should be determined much earlier in the year to make it easier for students that did not get housing to find a place off campus.
- I would put dishwasher back in the Whitney center.
- I've been enrolled in this campus for two semesters. The first semester I was a commuter, the second semester I was a resident. This has given me something to compare in my academic journey of developing the skills and tools I need to enter into my dream field. As a commuter my days consisted of driving to school, going

to class, and then going home. I was not involved with anything (student activities, clubs, trips etc). I did not make any genuine new friends, or have many positive experiences. As a commuter students, it was also difficult to develop healthy and appropriate student-professor relationships. (Recommendation letters don't write themselves...and, in my opinion and the opinion to various graduate programs, are virtually worthless if written by someone who has no idea who your are or even if you are the right person for the program.) But as a resident, all of that has changed. I have made various new friends, joined two clubs, have been to various student activities, went on at least one trip, and have met some amazing teachers. I have even contemplated on developing a new club before I graduate. (mainly a Japanese conversation club to help people learning Japanese increase their conversation ability, and those who are fluent speakers of Japanese, improve on their English. This could possibly even spark interest to various students causing a possible creation of a Japanese program bringing in new students from across the country....potentially. All in all, I have been very satisfied with my experience on campus, and I honestly only see things going upwards from this point. No where to go but up, and no looking back. As, every student should want for the college they attend.

- If new housing is being build, have apartments with 2, 3 and 4 people it will make it much easier. Also, give people who want to live with another housing. Make it close to classes. They are building housing on the wrong side of campus!
- If there is anything I'd like to see a change within the next school year at Rowan it is the quality of students living on campus. There have been many incidences where I've had to call the authorities or my RA because of disgraceful behavior that affected both my own safety and those around me. It would be a shame for the school to

have a bad "rep" due to immature and savage-like individuals who think living away from home means lose all sense of ethics and selfcontrol. I personally love the living the space I was fortunate enough to acquire this Fall 2014/Spring 2015, but if I don't feel as though it is safe outside my room/building it would be a waste of my money, college loans, and time to continue staying. I am hoping that isn't the case for the upcoming semester. Looking forward to a better experience! If this is about the new apartment buildings across from the book store you need to make the deadline for living their much earlier. If they are designed for upperclassmen housing we need to know around this time if we can get the housing for next year. Off campus houses will be all taken up by the end of January and if a student was counting on living on campus but then was denied housing they now have no where to live. Also there should be upperclassmen housing with no RAs. We're not freshmen we don't need some one watching over us. If we are old enough to where you don't have to live on campus we shouldn't be baby sat if we decide to.

In all non-dorm residence halls, lounges are rarely used, and therefore should not have too much of an emphasis put on them. The biggest and most pervasive problems with on campus housing are lack of reliable internet, both wifi and ethernet, temperature control function, and reliable utility repair service. Those are the things that should have the most consideration. For the most part, other improvements such as bigger beds or dish washers would be nice, but they are unnecessary. Students are living perfectly fine under the conditions that are in place right now. It is important to allocate resources toward fixing the existing problems before going out and worrying about new housing (aside from the obvious residence hall that is already in the process of being built)

- It's very hard for me to live off campus because I cannot afford to buy myself a car to transport me on and off campus for class.
   However, with the housing assignments, I may or may not get on campus housing next year (senior year) so I have decided to live in Campus Terrace for the 2015-2016 school year. Even if I were to get on campus housing, I would be stuck with random roommates, which I have had awful experiences with, especially when sharing a bedroom.
- Keep up the good work.
- Laundry and proximity to campus are very important.
- Make a path that somehow connects Triad to the rest of the campus, and we need lounges with actual furniture. Although the ping pong table is nice. I want a lounge with a TV just like Whitney gets.
- Make enough housing so students can live on campus all 4 years. Personally, I loved living at Rowan. When so many students found out they were going to be off campus this past year, we had to scramble to find a townhouse before they were all gone.
- Make sure you have enough space for people before continuing to expand- whether it be housing, parking space, or academic buildings.
- Minor things to fix for on campus living but other than that it is a very nice suited apartments for students to live. It would be nice if it didnt cost that much or else I wouldnt have decided to live offcampus this year
- More options to select if you are an Resident Assistant. Some questions didn't fully apply to me because of my role this year.
- My ideal on campus housing would have a fully furnished living room and kitchen, 2-4 bed rooms and decent sized bathrooms and showers that don't make me feel like I'm in a prison shower for

about the same prices as townhouses with more then one center for laundry

- NEED MORE DINNING FACILITIES
- Noise can be a problem, which is why I prefer a private bedroom to where I can go to feel safe and secure.
- Not enough financial aid is given for me to consider on campus housing. Had to pay \$2000 out of pocket just for classes so living on campus is impossible.
- On campus housing is more convenient for me than living off campus.
- Parking is a serious issue. Just as much if not more so than housing. Please consider. Thank you.
- Please lower housing rates and change the housing lottery. It should go by seniority. You need a new system when it comes to choosing who gets housing as well as more housing. Before increasing the size of each freshmen class year after year, make sure you have enough accommodations for all of the students, not just freshmen. Not only does this just include housing, but it also includes academic buildings and divining services.
- Please make the townhouses less expensive. Rates were raised but nothing was improved.
- Quiet hours in university housing (freshman and upperclassman) should be enforced more strictly so that people who wish to study or sleep at any hour are able to do so.
- Rowan Blvard apartments were really well done, but it would have been better if there was more space in the living room. Edgewood was nice for space wise, but the layout wsa weird. Triad was ok nothing special still a bit cramped
- Rowan boulevard apartments are perfect. A printing lab would make them even better though. Build more living spaces like that.

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Off campus apartments that would only rent to students would be ideal for juniors and seniors

- Rowan has a serious housing problem and it is unhealthy how many dorms got tripled this year but the money we have is being allocated to the wrong places. This school is reaching so high for expansion but should focus on keeping the quality as it expands rather than just letting what is already here fall apart as we build new buildings/centers.
- Rowan lacks considerable resources for families going back to school. It would make more sense for Rowan to invest in resources to help a population who already has many obstacles to overcome.
- Rowan needs to accommodate more students on campus. I intended to live on campus all 4 years but was forced off and forced to spilt from my roommates because we were waitlisted. Rowan was extremely uninterested in working with me to help me find a house.
- Rowan needs to be living on campus more consistent in the environment sense. They need to renovate the residence halls and apts that are not up to date to make every place seem home. Some halls have a MUCH worse condiation than to others and ruins a persons experience.
- Rowan should improve housing options for transgender students. I feel that it is severely lacking.
- Rowan University housing has become extremely expensive which has forced me to live in a residence I am not satisfied with. Considering I live about two hours away, I do not have a choice...on-campus housing is crucial for myself. I hope to see single-room based apartments at a much lower rate in the near future.
- Rowan university is a great school, the housing choices are already great. With the growing student population, we are often looking for

the cheapest most comfortable dorm we can find. To some students it is impossible and to others its easy to pay for. Offering affordable, unbeatable prices (compared to off-campus prices) and comfortable living facilities to each student can increase the amount of students interested in living on campus.

- Rowan's on campus housing is great! They are very convenient and nice. There needs to be more availability for upperclassman housing especially if Rowan is accepting more freshman. Build more housing, then accept a larger number of students.
- Should allow transfers to enter lottery
- Single rooms, Kitchens, clean mold free living quarters and easy access to laundry
- So happy to see that gender neutral housing might be a possibility soon!
- The administration should provide scholarships for housing units.
- The current housing situation at Rowan University is revolting; the way the administration has approached this challenge is shameful. It is beyond evident that the University just wants to make money off of students and their families through exorbitant housing fees rather than actually providing them with a comfortable, safe living space that they can thrive in.
- The custodial staff is great and they do their jobs well. The only complaint I have is the quality of service with the staff in the housing department in Savitz. I've had lots of issues in the past regarding roommates and housing situations and I never feltl like they want to help in anyway and it's a constant battle with them. Some are helpful but others have been very rude in the past and part of the reason I'm moving off campus next year is because I don't want to give my money to a department that is there to help students but is more of a hassle than it's worth.

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- The fire alarms go off much too easily. Not a bad thing, but the rules dealing with consequences are not clearly stated to commuters like myself. I was fined for a rule I didn't even know existed. There should be some type of way to categorize if the smoke is from a fire or from water vapor from cooking, people smoking vapes, etc. I don't know if that is impossible but I think a system that identifies that more clearly would make students happier/ensure they go out for every drill
- The housing lottery should be performed by paired roommate selections. We lost one roommate last year because he did not get the lottery and he was by himself with few housing options left.
- The housing that has been built in the recent years are very satisfactory in regards to the physical appearance. However, the upperclassman housing in regards to the lounge areas do not really foster a close community. Every year, my freshman residents dread going to upperclassman halls because they hear that no body really talks on each floor. Having a lounge space similar to that of the north halls in the upperclassman halls would be beneficial. The floor lounges in RoBo look like a doctor's office waiting room. Edgewood and Townhouse apartments do not foster any sort of community outside of the apartment. The north halls, I think, have a good set up and I would choose their set up again as a freshman. Their physical appearance in comparison to the new apartments is what holds them back. Also, the living spaces are just a little too small now that so many people are tripled.
- The parking is ridiculous and the food plan just isn't getting any better... need more choices near by and available to student athletes schedules and those with late classes!!
- The RD and the RAs I had were excellent. I lived at Whitney.

- The system for work orders needs improvement, it takes way too long for then to come fix it, then we had five different people come to check to make sure it was done.
- There needs to be revision of the housing lottery policy. I suggest that there is no "lottery" when it comes to the livelihood of students. Students should not be unsure if they'll have a place to live in the upcoming year due to not being lucky enough to get chosen in a lottery. The housing administration and the admissions administration need to create a dialogue between the two offices about how many people are being accepted and how much housing is available. Upperclassmen should not be kicked out of their housing opportunity at the expense of the university wanting more money or wanting to expand.
- There should be no more than two people in each freshmen dorm. There should be more of an option of having a jack and jill bathroom like in Evergreen and Mullica. You should have a robo or whitney center that is 21+, like Montclair State has. This would make more juniors and seniors stay on campus.
- Thicker walls in residential living. Lower prices.
- Townhouse community center should have a printer and at least 2 computers.
- Tuition should not be raised.
- We need housing for freshman students. It's required they have housing and its not fair for them to take the housing of the upper classman. Also enough rooms to keep people off the waiting list and to be more affordable.
- We need parking reform, and a better system when it comes to upperclassmen housing. Especially when the school makes a mistake and leaves over 700 upperclassmen without housing, especially when they have no other option. There was no responsibility take and no help given to the students who didn't

have any other options. It was basically a "sorry, sucks to be you" from Rowan. Because of this, i am now living off campus. i'm never giving Rowan another penny more than I have to because of how awfully they treated me and my friends who needed a place to live and were refused one.

- When a student has specific requirement filed with the Academic Success Center, housing should do the best job that they can to meet the requirement.
- With Rowan's big push on diversity this year and the expansion as a South Jersey powerhouse university, we should really start looking into gender neutral housing options. Not only does it show that we are an accepting and forward thinking university, we are also providing options to our current students, myself included, to feel more comfortable while here.
- You guys should be ashamed of Triad apartments, simple as that.
- You need housing where I can live with my boyfriend
- You should have housing specific to majors, or put housing in wilson. As music majors, we are in that building 24/7. That's not even an exaggeration.

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