2018 UPDATE
Tippecanoe County
Student Rental Report
The Area Plan Commission of Tippecanoe County
December 2018
ACKNOWLEDGEMENTS

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- Purdue University: Off-Campus Student Services, Housing & Food Services, Office of Enrollment Management Analysis and Reporting, Parking & Transportation Services, Fire Department, Physical Facilities, and the Office of Fraternity, Sorority, and Cooperative Life.
- City of West Lafayette: Department of Engineering, Department of Development, and the Department of Information Technology.
- Area Plan Commission intern Clayton Weaver who led numerous data gathering and analysis efforts and conducted the landlord survey.
- The landlords and management companies who graciously participated in our survey.

INTRODUCTION

This update continues to build our storehouse of data by augmenting our previous reports with the latest information. As with the previous reports, our objective is to identify emerging trends in the state of our community’s student and multi-family housing market to better inform elected and appointed officials as they make decisions on future developments both near campus and countywide.

This report contains four parts:

1. Analysis of existing data and other relevant public information;
2. Analysis of vacancy data and survey results;
3. Conclusions and recommendations; and
4. Appendix.

The first part involves a review of a variety of data sources containing historical and current information regarding population and housing. The second part involves an analysis of vacancy data from HUD/USPS concerning residential vacancies by census tract and the results of our survey. The third part draws conclusions from the data sets and survey results and identifies any patterns or trends that the data may reveal.
PART 1: DATA & INVENTORY

Multiple sources were used to capture as much relevant public information as possible pertaining to the status of student-oriented housing. The entities that provided data included:

1. US Bureau of the Census
2. US Department of Housing and Urban Development & US Postal Service
3. Purdue University
4. Tippecanoe County Assessor
5. City of West Lafayette Rental Inspection Program

The 2010 Census and Census Estimates

According to the Census, the total population of Tippecanoe County in 2010 was 172,780 persons. Population growth county-wide is projected to remain steady in future years as reflected in the Census estimates for 2011 (173,186), 2012 (175,204), 2013 (180,174), 2014 (183,074), 2015 (185,826), 2016 (188,059) and 2017 (190,587). This estimated growth represents an approximate 10.3% increase between 2010 and 2017 and a 1.3% increase in the population’s projected growth rate reported in last year’s report.

Figure 1 – Tippecanoe County Population 1970-2017

Source: US Bureau of the Census (* indicates estimate only)
Purdue University Student Population

At the start of the fall 2017 semester, the total student population (both undergraduate and graduate students) of the West Lafayette campus of Purdue University was 41,573 students. Compared to the previous year (40,451 students), this represents an approximate 2.7% increase in population. As shown in Figure 2 below, the fall 2017 population figure is the highest recorded not only within the last ten years but the highest recorded in the university’s history.

Figure 2 – Purdue Student Population 2007 – 2017

Purdue University Housing

In the fall of 2017, Purdue University Housing’s capacity totaled 13,364 bedspaces (an increase of 127 bedspaces from the previous year owing to the increased leasing of private, off-campus student apartments for Purdue University Housing’s purposes). Of the 41,573 students enrolled at the West Lafayette campus beginning in the fall of 2017 there were 13,188 students living in university owned or leased housing units (an increase of 145 students from the previous year), 176 vacant bedspaces (a decrease of 18 bedspaces from the previous year) and 28,385 students living in non-university housing situations (an increase of 977 students from the previous year).
Purdue University Fraternities, Sororities and Cooperatives

Of the 28,385 students living off-campus during the fall 2017 semester, 3,196 lived in a fraternity, sorority or cooperative (an increase of just 7 students from the previous year). The total capacity among the 66 houses was 4,171 (a capacity increase of 73 persons from the previous year).

Purdue University Parking

The “C” parking permit is required for all commuter students who seek to park their vehicle on campus and reside outside the University-imposed, near-campus boundary. Those students living within the boundary but not on campus are generally not eligible for a commuter “C” parking permit. As illustrated in Figure 3, the boundary surrounds the campus and is roughly rectangular and was recently expanded into Lafayette in 2017.

Figure 3 – Parking Permit C (Commuter Permit Exclusion) Boundary

Source: Purdue University Parking & Transportation Services
For the fall of 2017, Purdue University’s Parking and Transportation Services Office issued 4,310 “C” permits for those commuter students who resided beyond this boundary surrounding campus (a notable decrease of 500 permits from the previous year).

<table>
<thead>
<tr>
<th>Purdue Commuter Student Parking Facility</th>
<th>Number of C-permits issued</th>
</tr>
</thead>
<tbody>
<tr>
<td>C Parking Lots</td>
<td>3,812</td>
</tr>
<tr>
<td>Northwestern Garage</td>
<td>142</td>
</tr>
<tr>
<td>Wood Street Garage</td>
<td>176</td>
</tr>
<tr>
<td>Grant Street Garage</td>
<td>None Sold</td>
</tr>
<tr>
<td>Harrison Street Garage</td>
<td>180</td>
</tr>
<tr>
<td>Total</td>
<td>4,310</td>
</tr>
</tbody>
</table>

For the purposes of this report, it is assumed that the majority of the 20,879 remaining off-campus students who are ineligible to apply for “C” permits and don’t live in a fraternity, sorority or co-op likely lived within the C-permit exclusion boundary. These 20,879 students represent a notable decrease (approximately 13.8%) from last year’s 24,219 students.

Questions naturally arise when considering this decrease: The student population has increased and yet the number of students within the C-permit boundary appears to have decreased; Why? Is a trend emerging of students exiting the urban core? Did expanding the boundary into Lafayette in 2017 dramatically affect the number of permits issued? And, despite a decrease in the number of C-permits issued, how is this apparent increased number of students living outside of the C-permit boundary getting to class? Transit? Other forms of alternative transportation? Further study is recommended to address these questions as planning for efficient transit service and alternative forms of transportation is a high priority of the Comprehensive Plan.

Tippecanoe County Assessor and City of West Lafayette Data

The Tippecanoe County Assessor and the City of West Lafayette both maintain data sets of residential rental units. In addition, the City of West Lafayette through its rental inspection program, keeps data on the number of bedrooms per dwelling unit. By utilizing both data sets and excluding Purdue’s 13,364 bedspaces, the following inventory has been created:

According to the Tippecanoe County Assessor, as of March 1, 2018 there were in Tippecanoe County:

- 38,062 owner-occupied units, an increase of 217 from last year’s report.
- 38,013 rental units, an increase of 1,006 from last year’s report.
The rental units comprise all housing types including, single, two, and multi-family units, manufactured homes and mobile home trailers. As with prior reports, the geographic distribution of the rental units is more concentrated near the densely urbanized areas in Lafayette (west of Sagamore Parkway North and South and north of Brady Lane) and West Lafayette (east of Northwestern Avenue, south of Sagamore Parkway West and south of State Street).

City of West Lafayette Rental Inspection Program Data

Relative to the City of West Lafayette’s Rental Inspection Program data (as of October 2018), out of the 38,013 rental units in Tippecanoe County approximately 28.5% or 10,849 units containing 23,055 bedrooms were within the city limits of West Lafayette and subject to the city’s rental inspection program. These figures represent an approximate 21.72% increase in units and a 20.18% increase in bedrooms from last year’s report; the largest increase in overall units/bedrooms since we began these reports. Of these West Lafayette rental units, there were:

- 852 single-family dwellings containing 2,812 bedrooms
- 238 dwellings in two-family buildings containing 578 bedrooms
- 171 dwellings in three-family buildings containing 356 bedrooms
- 9,588 dwellings in multi-family buildings containing 19,309 bedrooms

PART 2: VACANTY DATA & SURVEY RESULTS

US Department of Housing and Urban Development and US Postal Service Data

Since 2005 the US Department of Housing and Urban Development (HUD) and the US Postal Service (USPS) have jointly produced quarterly reports of mailing address vacancies by Census Tract for residential and non-residential properties. This data is made available to local governments by request and does not discriminate between owner-occupied and rental units. The USPS mail carriers that collect the data, while not capturing vacancy data for all units in a tract, have collected a large enough sample of units in each tract that the results can reasonably be relied upon to identify trends or patterns for the entire tract. For the following analysis we have only made use of the residential unit vacancy data for the years 2014 through the second quarter of 2018.

As shown in Figure 4, the “West Lafayette Area” includes the following Census Tracts: 51.01, 51.02, 52, 53, 54, 55, 102.03, 102.04, 103, 104, 105 and 106. The “Lafayette Area” includes these Census Tracts: 1, 2, 3, 4, 7, 8, 10, 11, 12, 13, 14, 15.01, 15.02, 16, 17, 18, 19, 108 and 111. Again, the vacancy data does not discriminate between a rental unit and an owner-occupied unit. Through our agreement with HUD, we can present the following findings (Figure 5) on residential vacancies in these tracts:
Figure 4 – Greater Lafayette Urban Area Census Tracts

Source: US Bureau of the Census
Figure 5 – West Lafayette Area Residential Vacancy Rates

Figure 6 – Lafayette Area Residential Vacancy Rates

Sources for Figures 5 & 6: US Department of Housing & Urban Development

*Represents the first and second quarter of 2018 only
As shown in Figure 5, over the last four-and-a-half years the West Lafayette Area has experienced on average an approximate 2.02% residential vacancy rate while in Figure 6 the Lafayette Area experienced on average a 3.72% residential vacancy rate (up from 1.93% for West Lafayette and down from 4.39% for Lafayette relative to last year’s report). As with our past reports, these figures were calculated by averaging the quarterly data into single years and averaging the years (including the first two quarters of 2018).

Generally, there were no dramatic fluctuations in each area’s vacancy rates over a 4½ year period, although it is notable that Lafayette’s overall vacancy rate appears to be declining. The main difference between the two areas remains the relationship each area’s core has with its periphery.

The urban periphery of the West Lafayette Area (which includes tracts 51.01, 51.02, 52, 102.03, 102.04 and 106) averaged 2.53% in residential vacancy (down from 2.61% last year) while the area’s core tracts (53, 54, 55, 103, 104 and 105) had, on average, a 1.27% vacancy rate (up slightly from 1.26% last year). Meanwhile in the Lafayette Area, the tracts in and near the urban core (1, 2, 3, 4, 7, 8, 10, 11, 12 and 111) have the highest average vacancy rate at 6.54% (up slightly from 6.53% last year), while the urban periphery of the Lafayette Area (tracts 13, 14, 15.01, 15.02, 16, 17, 18, 19 and 108) averaged 2.55% in residential vacancy (down from 2.57% last year).

So, the inverse relationship between the two cities, as it relates to residential vacancies, remains as was reported in our past analyses: Residential vacancies remain highest near Lafayette’s urban core and lowest in its urban periphery while vacancies remain lowest in West Lafayette’s urban core and highest in its urban periphery.

2018 Campus Area Landlord Survey

Over the summer months of 2018 the Area Plan Commission staff hired a Purdue student intern to conduct a survey of off-campus landlords and management companies of rental units near Purdue’s campus, those away from campus but primarily in West Lafayette, and those in areas of Lafayette that have traditionally housed Purdue students. The purpose was to augment the HUD/USPS vacancy data with firsthand information directly from the landlords and management companies about these rental units and complexes. The survey sought to verify total units and bedrooms, vacancy rates by unit and, if possible, by bedroom for the 2017-2018 school year (those units/bedrooms that remained vacant the entire school year). We also sought simple demographic group information about the tenants, specifically whether they were students, non-student singles or families (which included both student and non-student family groups).

This year’s survey reached out to 134 landlords and management companies. Unfortunately, our efforts resulted in only 14 responding participants with 120 either declining to participate or not responding. Despite the extremely low turnout compared
with past years, the respondents who chose to participate represented a wide spectrum of rental properties from large complexes to small single-family detached rental homes in both the urban cores and urban peripheries of both cities. In all, 109 properties were included in the survey compared with 162 in 2016’s survey.

**Figure 7 – Campus Area Survey Extent**

In order to respect the confidentiality of the respondents, the precise location of their properties is not identified on the map.

Respondents’ properties all lie within the map shown in Figure 7 and generally correspond with the Census Tracts shown in Figure 4. These areas, identified by the Roman numeral labels in Figure 7, include areas within and outside the C-permit “Commuter Permit Exclusion” boundary in the cities of West Lafayette and Lafayette.

Of the 109 properties surveyed, 82 are located within the C-permit boundary, 22 are located outside the C-permit boundary in or near the city limits of West Lafayette (west of the Wabash River) and 5 are located within the city limits of Lafayette, but outside of the C-permit boundary. Added together these properties contained 3,533 units with 7,756 bedrooms. With the expansion of the C-permit boundary into Lafayette in 2017, the results are now divided into three geographic categories:
I. Of the 82 total properties surveyed in the non-commuter C-permit “Commuter Permit Exclusion” boundary:
   • There were 2,004 units containing 4,221 bedrooms.
   • On average, over the course of the 2016-2017 school year, approximately 0.60% of the total units remained vacant, down from 0.76% in 2016
   • The highest unit vacancy rate reported for a property was 5.24%. This West Lafayette property contained a single, large multi-family building.
   • Generally, 2 and 4-bedroom units leased the slowest, while studios and 1-bedroom units leased the fastest.

II. Of the 22 total West Lafayette Area properties surveyed in the commuter area outside the C-permit “Commuter Permit Exclusion” boundary:
   • There were 1,312 units containing 3,153 bedrooms.
   • On average, over the course of the 2016-2017 school year, approximately 1.37% of the total units remained vacant, down from 1.74% in 2016
   • The highest unit vacancy rate reported for a property was 5.05%. The property contained multiple, low-rise multi-family buildings.
   • Generally, 2 and 4-bedroom units leased the slowest, while studios and 1-bedroom units leased the fastest.

III. Of the 5 total Lafayette area properties surveyed in the commuter area outside the C-permit “Commuter Permit Exclusion” boundary:
   • There were 217 units containing 382 bedrooms.
   • Over the course of the 2016-2017 school year, none of the total units remained vacant.
   • Generally, 2-bedroom units leased the slowest, while studios and 1-bedroom units leased the fastest.

**PART 3: CONCLUSIONS & RECOMMENDATIONS**

**Population Growth**

US Census estimates continue to show steady increases in the overall population of Tippecanoe County. The estimated 10.3% increase from 2010 to 2017 continues to highlight the stability and economic vitality of the community and its ability to attract newcomers. Purdue University’s growth continues with the past two school years delivering record enrollment. The student population decreases after 2012 have long since reversed with a 2.77% jump in enrollment experienced during the 2017-2018 from the previous school year.
Residential Vacancies Overview

As with previous reports’ conclusions, no great fluctuations have occurred relative to the analysis of the USPS/HUD data. Residential unit vacancies generally remain higher near Lafayette’s core and in the areas surrounding the C-permit “Commuter Permit Exclusion” boundary in West Lafayette. Conversely, the lowest residential unit vacancies in the community are found close to campus within the C-permit “Commuter Permit Exclusion” boundary and around the outer parts of Lafayette.

Relative to our own local survey data, we also didn’t encounter any great deviations from the results of our previous reports, despite having even fewer respondents this year. Residential unit vacancies generally remain in the areas surrounding the C-permit boundary in West Lafayette. Conversely, the lowest residential unit vacancies in the community are found within the C-permit boundary in West Lafayette and around the outer parts of Lafayette.

Residential Vacancies in West Lafayette

From the West Lafayette Area’s HUD/USPS data set, we reported a four-and-a-half-year average 2.02% residential vacancy rate (1.93% was reported last year). Along the urban periphery of the West Lafayette Area the residential vacancy rate fell to 2.53% (down from 2.61% a year ago). Meanwhile, within the urban core of the West Lafayette Area, the residential vacancy rate remained stable at 1.27% (slightly up from 1.26% a year ago).

Our survey results for West Lafayette demonstrated some similarities with the HUD/USPS data: A 0.60% vacancy rate was reported for the area inside the C-permit “Commuter Permit Exclusion” boundary (0.76% was reported in 2016) while a 1.37% vacancy rate was reported for the area outside of the C-permit boundary (down from 1.74% reported in 2016).

The conclusion to draw from the analysis of both data sets for the West Lafayette area remains similar to our past reports: Lower vacancies in the core areas (as opposed to the urban periphery) continue to support the responsible urban densification of the near-campus area while discouraging dramatic increases in large, undergraduate-student-oriented, multi-family housing developments in the outlying areas of West Lafayette. The exception to multi-family expansion in the periphery remains units that cater to a mix of student and non-student groups and families which are adjacent and walkable to major commercial activity centers and public transit.

**Comprehensive Plan** support for this conclusion is found, in part, in some of the implementation strategies within the New Chauncey Neighborhood Plan:
• “Goal 2 – Neighborhood Redevelopment – Objective 1, Strategy 2 – Focus all residential density along the Northwestern and Fowler corridors per the future land use map.”
• “Goal 2 – Neighborhood Redevelopment – Objective 3, Strategy 1 - Develop neighborhood plans for Chauncey Village, Hills & Dales and the neighborhood south of State Street.”
• “Goal 2 – Neighborhood Redevelopment – Objective 3, Strategy 2 – Direct urban density residential projects to primarily rental neighborhoods like Chauncey Village and the neighborhood south of State Street through land use planning, reduced parking ratios, on-street permit parking for residents, and the construction of public parking facilities.”
• “Goal 2 – Neighborhood Redevelopment – Objective 3, Strategy 3 - Analyze existing zoning districts and develop an Overlay Plan that respects the Land Use Plan and provides specific direction for development to the appropriate areas within the New Chauncey Neighborhood.”

Residential Vacancies in the Lafayette Area

As with our previous reports, the HUD/USPS data continues to report residential vacancies in Lafayette being highest in and around the downtown core. The four-and-half year average residential vacancy rate increased slightly to 6.54% (from 6.53% reported last year). Beyond this core area, the city’s outlying Census tracts reported a four-and-half year vacancy rate average of 2.55% (down slightly from 2.57% reported last year).

Our survey respondents in the Lafayette area this year were largely scattered in both the urban core and urban periphery areas of the city. Since none of the small number of respondents reported a vacancy, the vacancy rate’s drop from 4.48% in 2016 to 0% in 2018 is likely not representative of the actual vacancy rate. For the purposes of this report’s conclusions, we are recommending the survey results for Lafayette be discarded in favor of the HUD/USPS data results.

As with our previous reports’ conclusions, the Lafayette rental market continues to cater to a more diverse collection of groups than West Lafayette and it is that defining quality which sets it apart from the West Lafayette Area. This difference should continue to be promoted in housing policy for the city; policy which the Historic Centennial Neighborhood Plan already supports in such strategies as Task 1 of Implementation Strategy 1 which calls for the promotion of “urban living” to non-student groups in core neighborhoods like Centennial.
Looking to the Future

Dramatic changes in the student housing marking have begun to occur in the near-campus neighborhoods since our first report. The well-established pattern of urban densification of the near-campus neighborhoods has given way to even larger projects centered on West Lafayette’s traditional central business district of Chauncey Village.

Looking ahead, it is important to note the following as new student-oriented rental and other multi-family projects are considered:

1. Purdue’s student population: The university’s record population growth over the past two years has been remarkable. Back-to-back student population increases over 2.5% in will present supply challenges for both on and off campus housing providers.

2. Purdue’s On-Campus Housing: Despite not filling all their bedspaces, the on-campus housing totals increased during the 2017-2018 school year from the previous year (127 bedspaces) due to Purdue leasing more private off-campus student apartments. Presently in the on-campus housing construction pipeline are two projects scheduled to open in the fall of 2020 and containing a combined 1,300 bedspaces.

3. New multi-family projects:

   In West Lafayette: The Hub at West Lafayette (the city’s first off-campus high-rise) was completed and opened (fully leased) in the fall of 2018 and contains 289 units with 599 bedrooms. The fall of 2019 will likely see the greatest increase in multi-family units in the city’s history, with a total of at least 1,188 units with 2,519 bedrooms entering the market. Projects in the near-campus and Purdue Research Park areas that are either under construction or approved to submit construction plans include:

   - 302 Vine Street (under construction): 73 units, 117 bedrooms
   - Rise at Chauncey (under construction): 300 units, 675 bedrooms
   - The Hub Plus on State (under construction): 233 units, 608 bedrooms
   - Wabash Landing Apartments II (under construction): 115 units/bedrooms
   - 202 S. Chauncey Avenue (under construction): 56 units, 104 bedrooms
   - Innovation Place Apartments (under construction): 375 units, 835 bedrooms
   - State Street Corner (under construction): 36 units, 96 bedrooms
   - Fowler Avenue Apartments (approved): 53 units, 65 bedrooms
   - PURE Development Apartments (approved): 252 units
In Lafayette: The recent completion of the Marq (99 units, 122 bedrooms) constituted the first major infusion of new multi-family rental units in the city’s downtown in recent years. Other projects on the horizon in the city include:

- Nova Tower (under review): 77 units
- Overlook Pointe Apartments (under construction): 248 units
- Star City Crossing (under construction): 76 units
- Union Place Apartments (under construction): 40 units
- Shenandoah Place (under construction): 52 units

Guiding Policies & Recommendations

To best manage future growth and ensure that sound planning principles work in concert with market forces, applicable policies from the 2011 Housing Element of the Tippecanoe County Comprehensive Plan, found in Appendix A-1 of this report, should be respected along with the following recommendations:

1. Support the land use recommendations in the New Chauncey Neighborhood Plan and create land use plans for West Lafayette’s downtown (Chauncey Village and the Levee) and the neighborhood south of State Street.
2. Support the land use policies of the recently adopted US 231 Corridor Plan and the upcoming West Lafayette Downtown Plan (currently under development).
3. Continue to support redevelopment efforts centered on West Lafayette’s downtown (Chauncey Village and the Levee), along Northwestern Avenue (from State Street to Meridian Street), and the neighborhood south of State Street.
4. Require compelling data from developers that supports significant increases in student-oriented residential density, particularly along the fringe areas of the campus and West Lafayette city limits.
5. Prepare for the adaptive re-use of multi-family rental units built for students beyond the near-campus area.
6. Discourage the development of student-oriented, multi-family, residential developments on the urban fringe that are not along a transit route and not adjacent and walkable to a major commercial activity center.
7. Explore the creation of near-campus, municipal public parking facilities and investigate creating a residential parking permit program for the neighborhood south of State Street to increase parking efficiency and availability for residents while discouraging commuter students, faculty and staff from parking there.
8. Continually monitor Purdue’s on-campus housing planning and construction efforts to ensure proposed off-campus residential development is in fact needed.
Conclusion

Purdue’s record population growth continues to drive the demand for more student housing. In response, the City of West Lafayette has approved a significant increase in multi-family units scheduled to open for the fall of 2019 while the university, with its off-campus leasing program and 1,300 new on-campus beds by the fall of 2020, is also playing a major role in accommodating the demand.

Given the historic nature of the recent growth, the City of West Lafayette leadership has, wisely, opted to allow this coming influx of units to “settle into the market” before entertaining any new major student-oriented multi-family projects. Purdue also has no new on-campus residential projects in the construction pipeline beyond 2020.

This “pause” of sorts has come at an opportune time. Staff of the Area Plan Commission is already engaged in a master planning effort for West Lafayette’s downtown. This effort, likely to be completed and brought to the city council in the spring/summer of 2019 for adoption into the Comprehensive Plan, is expected to lay new ground rule policies for the city’s urban core that will chart the downtown’s development for generations to come.

Until this downtown plan is adopted and the fundamentals impacting growth are demonstrated to be relatively unaffected by the coming surge in new multi-family stock, this report recommends the “pause” on major student-oriented projects continue.
PART 5: APPENDIX

Appendix A-1: Policies of the Comprehensive Plan’s Housing Element

- Policy 5 - In relation to established needs multi-family development should be encouraged on lands located near major activity centers.
- Policy 14 - Create land use plans that emphasize vibrant neighborhoods and support growth in Downtown Lafayette, the Levee area, and West Lafayette Village areas.
- Policy 23 - Significant new residential construction, regardless of density and configuration, is to be constructed only in the presence of, or in conjunction with, sufficient levels of public services, facilities, and all modes of transportation.
- Policy 24 - Housing specifically intended to serve low and moderate income and student populations is to be built within reasonable proximity to major shopping facilities and established public transportation routes.
- Policy 27 - Zoning and land use decisions regarding housing development and redevelopment shall be guided, in part, by adopted neighborhood plans. A neighborhood plan found to be outdated relative to the neighborhood’s current situation shall be updated as APC staff resources allow. In developing neighborhood plans, staff shall encourage the active participation of neighborhood associations with all other property owners and residents. Continued development of neighborhood associations and property owner associations is strongly encouraged.
- Policy 28 - Zoning and land use decisions impacting neighborhoods rich in diversity, including those near Purdue University, shall consider all competing interests and promote an improved quality of life for all neighborhood residents.
Appendix A-2: The 2018 Landlord Survey

1. Please state the name of your apartment building/complex.

2. Please state the address of your complex.

3. Who is the owner of the building/complex?

4. How many years has the building/complex been leasing?

5. How many total units and bedrooms are in the building/complex?

6. Please provide a breakdown of unit type by number of bedrooms (x number of studios, x number of 1 bedrooms, x number 2 bedrooms, etc.)

7. Do you use one lease for the unit or one lease per bedroom?

8. What was the total number of lease signing adults in the complex?

9. How many units (or percentage of total units) were not leased during the 2015-2016 school year?

10. Of the unleased units, how many per unit type remained unleased during the 2015-2016 school year?

11. Was leasing more difficult than previous years? Did you have to lower price of apartments from last year to get more units occupied?

12. Approximately what percentage of your tenants are undergraduate college students, graduate college students, couples, young professionals, singles, other? If other, please name the group.

13. Of your rental unit inventory, which unit type leases up most quickly?

14. Which unit type leases most slowly?

15. Any additional comments or personal opinions?