



Comprehensive Housing Plan

Shippensburg University

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EXECUTIVE SUMMARY

SHIPPENSBURG UNIVERSITY § COMPREHENSIVE HOUSING PLAN

EXECUTIVE SUMMARY

Overview

In 2004, Shippensburg University engaged Anderson Strickler, LLC (ASL) to develop a comprehensive plan for on-campus student housing. To assess the needs of the University and its students, ASL conducted a market analysis comprised of focus groups with students, a peer institution survey, an off-campus market analysis, and a survey of students to determine demand and preferences for student housing. Entech estimated the magnitude of the deferred maintenance backlog on the existing halls. ASL prepared a financial model, developed alternative development scenarios, and made final recommendations.

Current Housing

The University housing system has a capacity of 2,648 beds (including staff beds) in a mix of traditional halls with community bathrooms (77%), suite-style units (14%), and apartment-style housing (9%). Two students share most rooms in halls with traditional beds, though the suites in Seavers Apartments are triples. The University master leases apartment-style housing at Stone Ridge Commons from the University Foundation; there, most bedrooms are doubles, the rest are singles.

Compared to a group of ten peer institutions, Shippensburg ranks sixth in the percentage of its total enrollment to which it offers housing. The University offers many of the same amenities as its peers in all or some of the residence halls. Satisfaction with the existing student housing varied by hall. The top four halls in satisfaction (i.e., residents who were either “very satisfied” and “satisfied”) are Stone Ridge Commons, Mowrey Hall, McLean Hall, and McCune Hall; at the bottom of the list are Kieffer Hall, Harley Hall, and the Seavers Complex. Taken together, the existing halls have a deferred maintenance backlog of over \$25 million.

Shippensburg’s housing occupancy was a respectable 97% for fall 2004; however all of its in-state peers had a higher occupancy. Some peers have recently made changes to their housing systems or have plans to in the near future. At least five are currently planning, building, or opening new housing.

The total cost for room at Shippensburg for the 2004–2005 academic year was \$3,190 for a double/triple room in traditional- or suite-style housing. This rate was lower than at seven peers institutions, and of the SSHE peers, only Bloomsburg and Indiana charge less. Unlike Shippensburg, all peers except one have differential pricing and charge more for suite-style than for traditional beds. Within its peer group, the total cost of attendance at Shippensburg is lower than seven other schools; and of peers within the SSHE, only Bloomsburg costs less to attend.

Off-Campus Housing

The Shippensburg off-campus rental market is stable overall with high occupancy rates and stable, low rents. Students live off campus for the relative lack of rules and regulations, to have more space within the unit, and to have private bedrooms and bathrooms. Popular apartment complexes include Bard Townhouses, the Foundation’s College Park Apartments, and The Chateau. Few new projects are in the pipeline—one behind Bard and one behind the Giant grocery store are in planning stages.

Off-campus residents’ top selection criteria were affordable cost, living where their friends were living, having their own bedroom, and having adequate living space. Students also consider safety when selecting a place to live off campus. On-campus students valued living near campus facilities and services,



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living where their friends were living, and having the ability to meet other students more than affordable cost. Off-campus students may be more sensitive to cost than are on-campus residents, with 16% relying on their own income for over 50% of their housing costs versus only 3% of on-campus residents. In addition, on-campus residents are much more likely to rely on scholarships, grants, and loans than are off-campus residents.

Students live in various types of housing off campus; 41% of off-campus renters live in an apartment in a complex or building, while 33% live in a house, and 23% live in an apartment in a converted house. In terms of sharing, 52% of students share a bathroom with at most one other person. About one-third of the students share a bedroom off-campus at Shippensburg compared to the 10% typically found at other institutions ASL has surveyed in the past several years. Single students in private bedrooms pay a median housing cost of \$354 per student, per month including all utilities; this is only \$9 more than the median cost paid by those who share a bedroom. ASL reviewed rents on almost 150 rental units available to students near campus; students generally rent housing at the lower end of the range of what is available in the off-campus market.

Students who live off campus are more likely to be “very satisfied” with their housing situation than on-campus residents. However, when “very satisfied” and “satisfied” are considered together, the two groups are more on par. The need to deal with traffic and campus parking as well as inattentive property management firms and having to pay for damages to housing units (more strictly enforced and perhaps more common due to poor quality construction) were drawbacks students noted for living off campus.

University Housing Preferences

On-campus students believe they have social advantages and more convenience. The disadvantages of living on campus include unpopular rules and regulations such as alcohol restrictions, visitation policies, and quiet hours. Students dislike shared bedrooms, small room sizes, the immovable furniture in some halls, and community bathrooms—especially the lack of cleanliness. Students desire convenient parking, weight/aerobics rooms, and computer labs. Most students preferred an academic year lease to a 12-month lease, and most were not interested in an option to remain in their units during semester breaks.

Four-single bedroom apartments and four-single bedroom suites were the most popular unit types among survey respondents. More on-campus students preferred traditional units, while more off-campus respondents preferred apartments. The four-single bedroom suite provides both privacy in the bedroom and space to socialize within the unit, and some even find this unit configuration preferable to Stone Ridge’s apartments, although not necessarily appropriate for lower division students. While apartments allow for more privacy and the ability to cook, these positive attributes come at a cost, which generated some concern.

Demand Analysis

ASL calculated that in fall 2004, about 670 more students would have lived on campus if other, more preferable unit types were available at the projected rent levels. The University projects full-time enrollment increases over the next five years, peaking in 2008, and then a decrease thereafter. Based on these figure, demand for housing would increase to 740 beds in fall 2008 and then decrease to 652 beds in fall 2014. To accommodate all students expressing an interest in living on campus in their preferred



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unit type, the University would have to replace a surplus of 1,750 traditional units with apartments and, to a lesser extent, suites and semi-suites.

Implementation Plan

Student preferences, however, do not support Shippensburg's objectives for on-campus housing, which considers traditional units as appropriate for most first year students. A more compatible approach to the new housing program would be to keep traditional units for first-year students, but reduce density in the existing halls while renovation projects take place. Suites and apartments should be provided to retain upper-class students. Entech performed an analysis of the condition of the existing halls and found substantial deferred maintenance backlogs—in the neighborhood of \$33 per square foot on the north campus and about \$60 per square foot on the south campus. Given the condition of the existing halls and the attendant loss of beds, reconfiguration of the traditional units to suites is generally not financially feasible. Therefore, the recommended development program includes demolishing existing halls to make room for newly constructed suites. New apartments would follow, perhaps in the model of Stone Ridge Commons. At a cost over \$150 million dollars, the final plan will result in housing in much better condition and much more aligned with the preferences of today's students.

Acknowledgements

ASL would like to thank Lance Bryson, the Executive Director of Facilities Management and Planning, for his guidance and support in the development of this plan. Students who participated in the focus groups and responded to the survey also deserve our appreciation. The plan also benefited from the contributions and suggestions from President Harpster, Roger Serr, Mike Felice, Mindy Fawkes, Tony Cecere, John Clinton, and numerous others, who ASL gratefully acknowledges.



MARKET ANALYSIS

MARKET ANALYSIS

Methodology

The market analysis is comprised of focus groups with students, a peer institution survey, an off-campus market analysis, and a survey of students to determine demand and preferences for student housing. For the analysis, ASL used the methodologies outlined below.

Focus Groups: ASL met with 47 students in five focus group sessions. The focus groups consisted of freshmen living on campus, returning students living on campus, RHA students, Greek students, and students who live off campus. During the focus groups, an ASL moderator asked students a series of questions to promote discussion regarding opinions on campus and off-campus housing. Students also viewed and commented on several floor plans. Detailed focus group notes are included in Attachment 1.

Off-campus Market Analysis: ASL gathered information on rental rates and amenities through on-site visits, website research, telephone contact with local property owners, and through the University's Off-Campus Housing Web page. Off-campus data are summarized in Attachment 2.

Peer Institution Analysis: ASL performed a peer institution analysis of ten institutions designated by the University. ASL collected data on occupancy, housing trends, cost, policies, amenities, and total cost of attendance. ASL obtained information from the 2004 HEP Directory, from university web sites, and from direct contact by telephone, fax, and/or email. Some institutions did not provide the requested information despite the multiple attempts at contact. For those institutions, ASL used whatever published information was available. Peer institution detail is presented in Attachment 3.

Student Survey: The University sent an email to all full-time students inviting them to participate in a survey via a dedicated website. These efforts resulted in 1,478 responses. Slightly less than half of the respondents lived in on-campus housing with the remainder living off campus.

With 537 responses from full-time off-campus students out of 3,974 full-time off-campus students, the survey achieved an overall confidence interval of 3.9% at a 95% confidence level. The confidence interval of $\pm 3.9\%$ is the figure that is published for many surveys and polls. For example, if the confidence interval is 3% and 50% percent of the sample picks an answer, it is 95% certain that if the entire population had been asked the same question, between 47% (50%-3%) and 53% (50%+3%) would have picked that answer. A tabulation of survey responses and a summary of the demographics of the respondents are in Attachment 4.



MARKET ANALYSIS

Existing University Housing

Housing Capacity, Unit Types, and Amenities

The University housing system has a capacity of 2,648 beds (including staff beds) in a mix of traditional halls with community bathrooms (77%), suite-style units (14%), and apartment-style housing (9%), as shown in Table 1. Two students share most rooms in the halls with traditional beds, though the suites have triple-occupancy bedrooms in Seavers Apartments.¹ The University master leases apartment-style housing at Stone Ridge Commons from the University Foundation; there, most bedrooms are doubles, although some singles are available.

	Rooms/Units	Bed Capacity	Year Built	Gross Square Footage
Harley Hall	121	236	1964	58,979
Kieffer Hall	115	224	1964	51,529
Lackhove Hall	112	217	1964	51,215
McCune Hall	62	119	1960	33,257
McLean Hall	213	418	1967	100,340
Mowrey Hall	208	407	1971	93,793
Naugle Hall	213	418	1967	99,675
Seavers Suites	65	375	1976	114,437
Stone Ridge Commons	60	234	2000	75,954
Total/Average	1,169	2,648	1970	679,179

Table 1: Existing Residence Hall Configurations

Compared to its peer institutions with on-campus housing, Shippensburg, with 7,653 total headcount, 6,579 undergraduate, 6,532 full-time, and 6,752.2 FTE students, ranks fifth in percentage housed. In terms of total enrollment, Shippensburg ranks sixth. As shown in Figure 1, this percentage housed places it at the median of its peer group compared to total enrollment and slightly above the median compared to the other enrollment measures.

¹ According to the terminology used in this report, a **traditional** room is one whose residents share a community bathroom with other students who live on the same hall. A **semi-suite** is a unit with a semi-private bathroom shared by the occupants, but with no living area. A **suite** is a unit that has in-unit bathrooms and a living area, but no—or limited—cooking facilities, reflecting that residents still are required to subscribe to a meal plan. An **apartment** unit has bathrooms, a living area, and a kitchen, and residents are exempt from the meal plan requirement. Seavers Apartments, having units with no kitchens, would therefore be more consistently named “Seavers Suites,” although the point is mooted by this plan’s early demolition of Seavers to make way for new housing.



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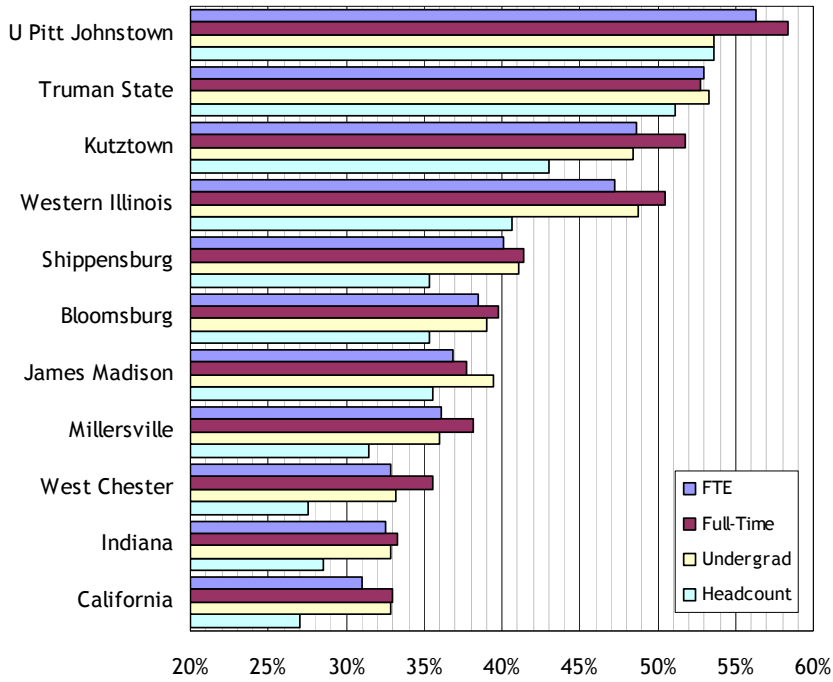


Figure 1: Total Bed Capacity to Total Enrollment

The University offers many of the same amenities as its peers in all or some of the residence halls: in-room cable TV, Ethernet, on-site laundry, community kitchens, study rooms, and furnished units. Most peers also offer computer labs and game rooms in some or all residence halls. Only three of the peer group offer on-site food service in some or all their halls (Shippensburg does not); only half offer recreational facilities such as volleyball, basketball, and a fitness center/weight room.

Current Occupancy and Expansion Plans

Like five others among its peers, the University requires freshmen to live on campus; all require students in residence halls to purchase a meal plan. Although Shippensburg’s housing occupancy was as high as 97% for fall 2004, this places Shippensburg near the median of the occupancy range, as shown in Figure 2.

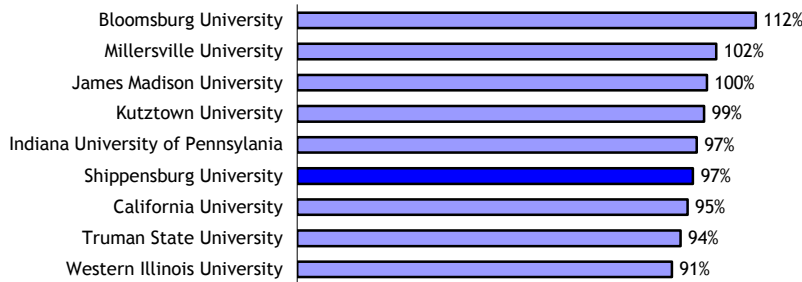


Figure 2: Fall 2004 Occupancy Rates



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Based on the relatively high occupancy rates and a generally increasing demand trend, a number of peers who shared information with ASL have recently made changes to their housing systems or have plans to in the near future.

- Western Illinois University opened a new residence hall in fall 2004.
- California University recently opened 768 apartment-style and 706 suite style beds; an additional phase with 446 beds is opening in fall 2006.
- Millersville University is in the process of renovating existing residence halls; of these halls, Lenhardt, Gaige, Harbold, and Diehm have already been renovated. In addition, Student Lodging Inc. an affiliated non-profit, has built a new 202-bed residence hall to alleviate the housing shortage. Despite this, Millersville housing officials still expect the housing system to be short 40 beds this fall.
- The University of Pittsburgh at Johnstown plans to open a 108-bed suite-style hall this fall.
- Truman State University is in the process of building a 416-bed suite-style residence hall for upper class students that will open in fall 2006.

Housing Rates

The total cost for room at Shippensburg for FY 2005 is \$3,190 for a double/triple room in traditional- or suite-style housing and \$4,785 for a single room in traditional- or suite-style housing. Rates in apartment-style housing were somewhat higher at \$3,586 for a double/multiple room and \$5,176 for a single room. Figure 3 shows the comparison of housing rates for traditional-style housing with double occupancy; Shippensburg offers this type of housing at a lower cost than seven of its peers do.

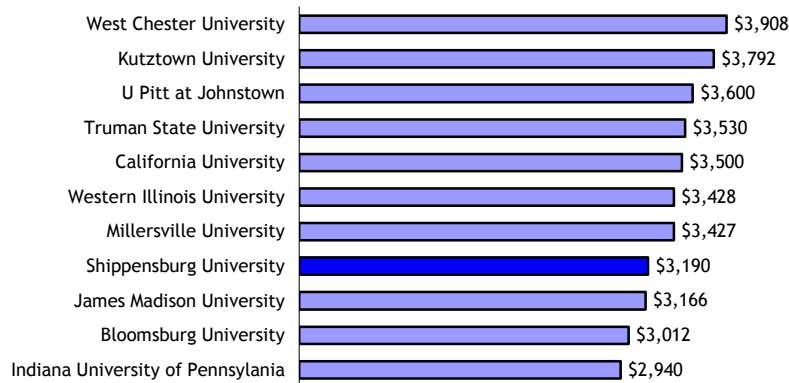


Figure 3: Cost of Traditional Double, Academic Year

At Shippensburg, there is no price differential between a traditional-style hall or a semi-suite style hall. Of the peers that offer both traditional and suite-style housing, all except for one charge more for suite- or semi-suite-style accommodations. Since most peers charge a premium, Shippensburg is offering one of the least expensive options for doubles, regardless of whether the housing is traditional or for a suite/semi-suite, as shown in Figure 4.



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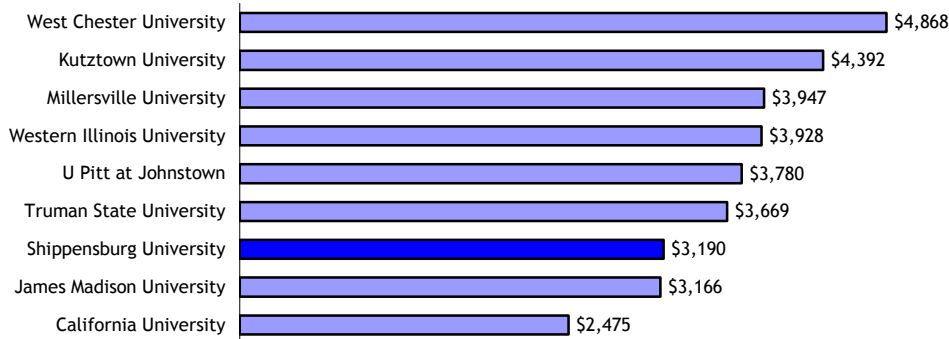


Figure 4: Cost of a Suite or Semi-Suite Double, Academic Year

Total Cost of Attendance

As shown in Figure 5, within its peer group, the total cost of attendance at Shippensburg is below that of seven other peer schools, with the University of Pittsburgh at Johnstown being the most expensive. Of peers within the SSHE, only Bloomsburg and Indiana cost less to attend.

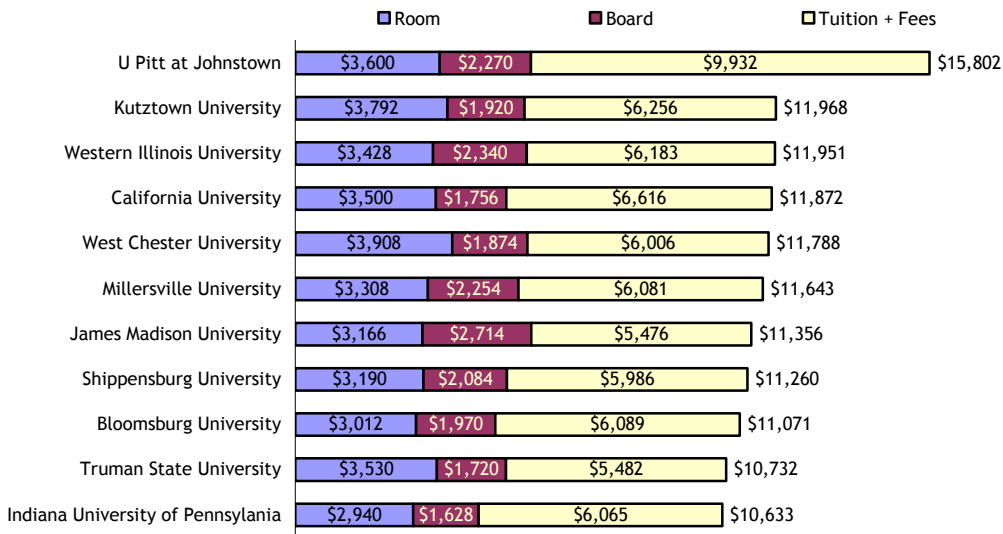


Figure 5: Total Cost of Attendance: FY 2004

Off-Campus Housing

Trends in the Off-Campus Rental Market

According to local officials, the rental market is stable overall with high occupancy rates and low rents. There are a couple new projects in the pipeline—one located behind Bard Townhouses to the southeast and the other being planned for a site behind the Giant. There is some sense in the Shippensburg Township that housing for students is best concentrated in locations with live-in managers, unlike most current housing. One Borough official complimented the job that the Foundation is doing with University Commons, citing this as a model example of future development.



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ASL obtained current rental and occupancy rates from the few area apartment complexes near the University, and ASL looked at other rental options available for students such as rental houses or rental apartments in converted houses. A property listing of the three most popular complexes attracting students can be found in Attachment 2.

Why Students Live Off Campus

The most important reasons focus group participants expressed for living off campus were the relative lack of rules and regulations, having more space within the unit, the ability to have private bedrooms and bathrooms, and convenient parking. Students who live off campus welcomed the ability to decorate and personalize housing, to cook food in private kitchens, and to have green space nearby.

Off-campus survey respondents who had formerly lived on campus selected reasons as to why they had moved off campus. Their top ten answers, as shown in Figure 6, substantiated the responses of the focus group participants. One departure was that while focus group participants frequently cited the relative lack of rules and regulations in off-campus housing, survey respondents rated rules, regulations, and policies as the ninth most influential factor.

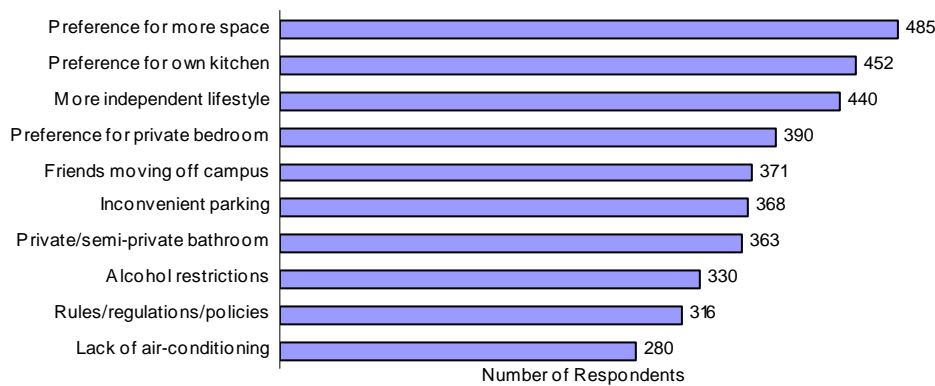


Figure 6: Top 10 Reasons Students Move Off Campus

What Off-Campus Students Look For

As expressed by the focus group participants, the most important factors students consider when choosing off-campus housing include price, distance from campus, and safety of the neighborhood. Popular off-campus housing complexes near Shippensburg include Bard Townhouses, College Park Apartments, and The Chateau.

The selection factors of focus group participants were similar to those of survey respondents shown in Figure 7. Off-campus residents' top selection criteria were affordable cost, living where their friends were living, having their own bedroom, and having adequate living space². On-campus survey respondents valued living near campus facilities and services, living where their friends were living, and having

² The survey asked for the five most important factors respondents considered in selecting their residence. The factors were then weighted (the most important factor was given a score of "5," the second most important factor a "4," and so on) and totaled to calculate a weighted "relative" score.



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the ability to meet other students more than affordable cost, thus expressing a willingness to pay somewhat more for the conveniences of on-campus living.

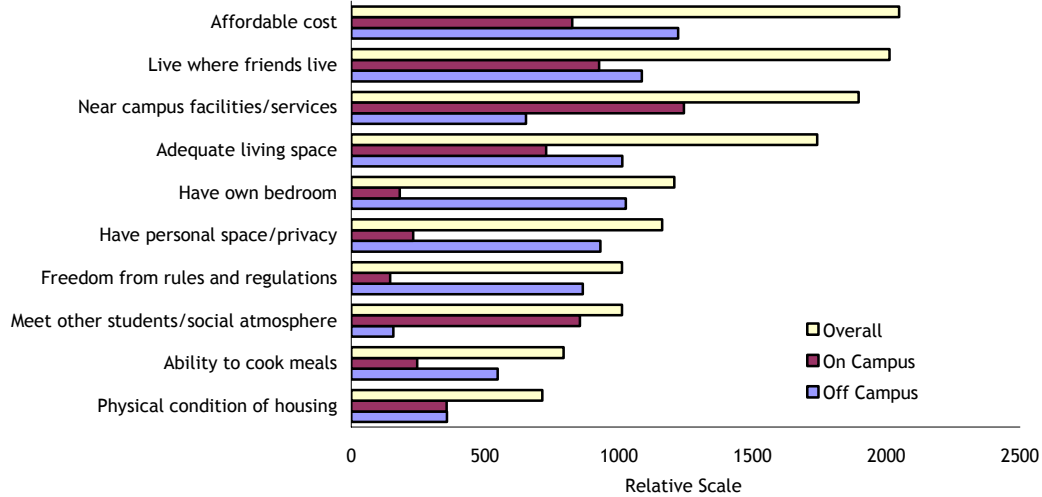


Figure 7: Top 10 Housing Selection Factors

Off-campus students may be more sensitive to cost than are on-campus residents. Survey responses reveal that similar percentages of on- and off-campus students depend on their parents or guardians to help with housing costs (30% of on-campus students receive more than half their funding from parents or guardians compared to 28% of off-campus students). However, 16% of off-campus respondents rely on their own income for over 50% of their housing costs versus only 3% of on-campus residents. In addition, on-campus residents are much more likely than off-campus residents to rely on scholarships, grants, and loans.

What Type of Housing Students Live In

Survey responses provide some insight into the type of housing students live in off campus. As shown in Figure 8, 41% of off-campus renters live in an apartment in a complex or building, while another 33% live in a house, and 23% live in an apartment in a converted house.

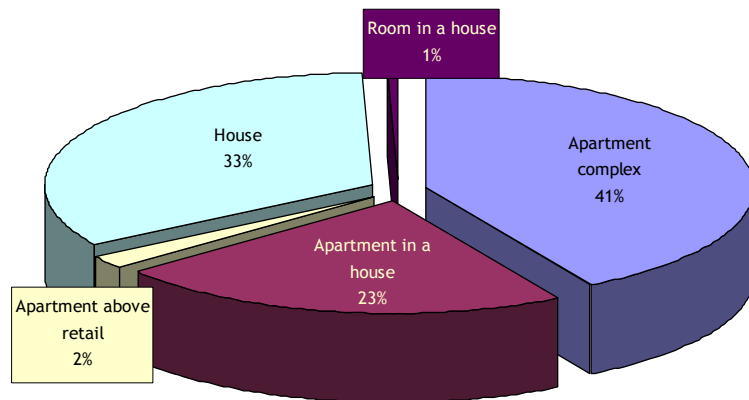


Figure 8: Type of Rental Housing



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Thirty-one percent of off-campus residents live in groups of four with a just over a quarter (26%) living in groups of three and another 21% living in groups of two. The remaining respondents either live alone (6%) or in groups of more than four (16%). The most common unit type students rent is a two-bedroom unit (38%) followed by a three-bedroom unit (29%). Most of the remaining respondents live either in a four-bedroom unit or in a unit with more than four bedrooms.

In terms of sharing, 52% of students share a bathroom with at most one other person. The percentage of students sharing a bedroom off campus with someone other than their spouse or partner exceeds the median. Approximately one-third of the students share a bedroom off-campus at Shippensburg compared to the median of 10% at other institutions. This relatively high proportion demonstrates that although the majority of students seek and find a private bedroom off campus, a significant minority will accept a shared bedroom, most likely because of sensitivity to cost.

Most respondents rent their units unfurnished (58%), 10% rent their units furnished while almost a third (32%) rent their units partially furnished. Over two-thirds of renters (68%) have 12-month leases.

What Students Pay

Based on survey responses from single students in private bedrooms, the median housing cost is \$354 per student, per month including all utilities such as basic cable, internet service, gas, electricity, water/sewer, local telephone, and trash removal. The median cost is \$345 for those who share a bedroom. As shown in Figure 9 for one-, two- and three-bedroom units, the total cost of housing per person decreases as the number of bedrooms increases, which is a typical relationship. The only anomalies are the four-bedroom unit and units with more than four bedrooms. Perhaps, in Shippensburg this is explained by the ordinance allowing no more than three unrelated individuals to share an apartment, which would tend to make four-bedroom units relatively scarce.

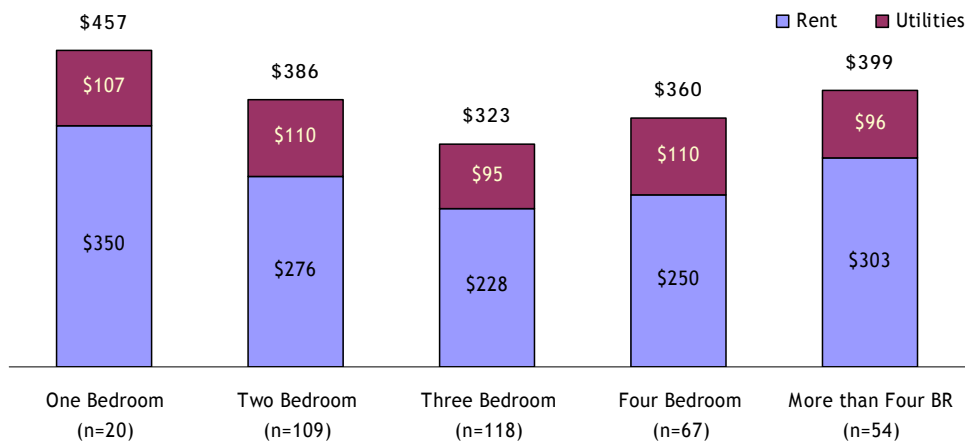


Figure 9: Survey Respondents Housing Expenses by Size of Unit Per Student

ASL gathered rents on almost 150 rental units available to students near Shippensburg. As shown in Figure 10, the range of what is available in the off-campus market corresponds to the rents provided by survey respondents.



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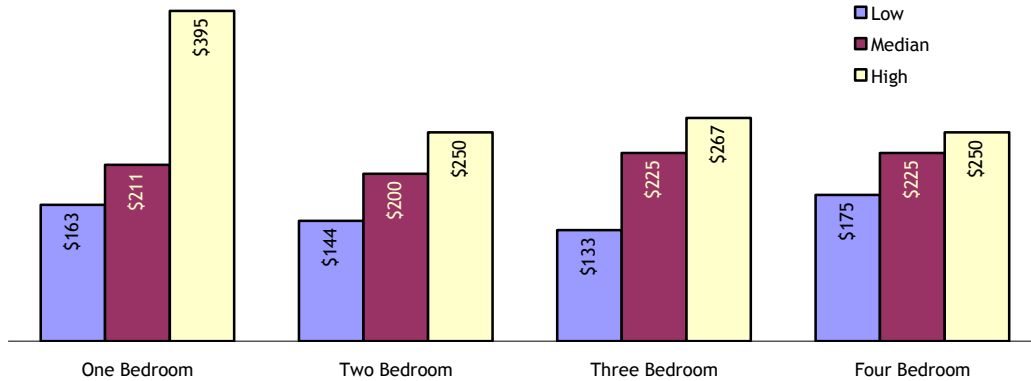


Figure 10: Quoted Rental Rates by Size of Unit

Student Housing Satisfaction

Students who live off campus are more likely to be “very satisfied” with their housing situation than on-campus residents, as shown in Figure 11. However, when “very satisfied” and “satisfied” are considered together, the two groups are more on par. This is a typical pattern of satisfaction when compared with the results from other ASL surveys.

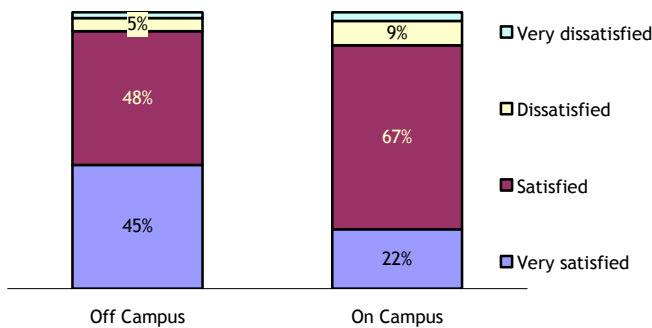


Figure 11: Satisfaction with Housing

Input from focus group participants sheds light on why some off-campus students are less than completely satisfied with their housing. The need to deal with traffic and campus parking as well as inattentive property management firms and having to pay for damages to housing unit were drawbacks students noted for living off campus.

As summarized in Figure 12, student satisfaction overall varied by hall. In terms of being “very satisfied,” Stone Ridge Commons and McCune Hall were on top. When measured by the total of “very satisfied” and “satisfied,” the top four halls are Stone Ridge Commons, Mowrey Hall, McLean Hall, and McCune Hall. The differences between the top group of three and the following halls are slight and gradual. At the bottom of the list are Kieffer Hall, Harley Hall, and the Seavers Apartments.



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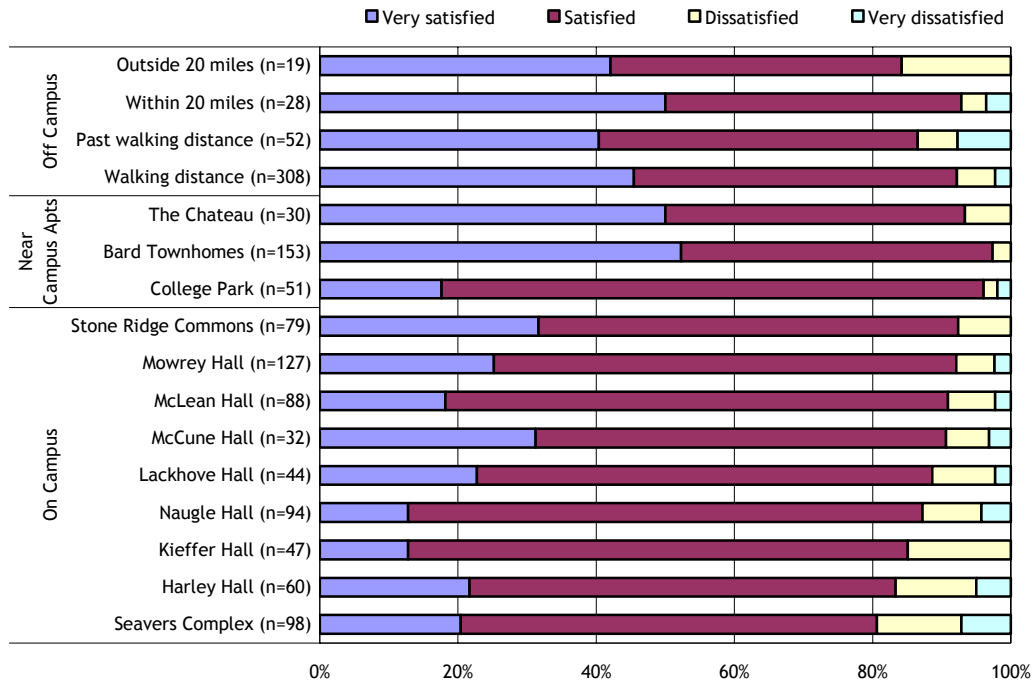


Figure 12: Housing Satisfaction by Residence Hall

University Housing Preferences

What Students Like About University Housing

Focus group participants most frequently noted social aspects and convenience as the positives to living on campus. In terms of social aspects, on-campus students believe it is easier for them to meet other students than it is for off-campus residents. It is also easier to participate in campus activities; on-campus students benefit from a positive sense of community. In terms of convenience, on-campus students enjoy proximity to campus facilities and services such as classes, the library, and campus jobs, especially for students without a car. Internet access is also an important convenience. Participants also note the ability to experience living out of their parents’ house and living with peers as a benefit to campus housing. The most popular residence hall for students, and especially freshmen, is Mowrey Hall because of its newness and location in the center of campus. Harley Hall is less popular because it is a gender-specific residence.

As shown in Figure 13, 44% of on-campus respondents (compared to 32% of off-campus respondents) indicated that the availability of quality student housing was either “extremely important” or “somewhat important” in their decision to attend Shippensburg over other institutions. Almost a third of off-campus respondents indicated the availability of housing was “not at all important” in their decision.



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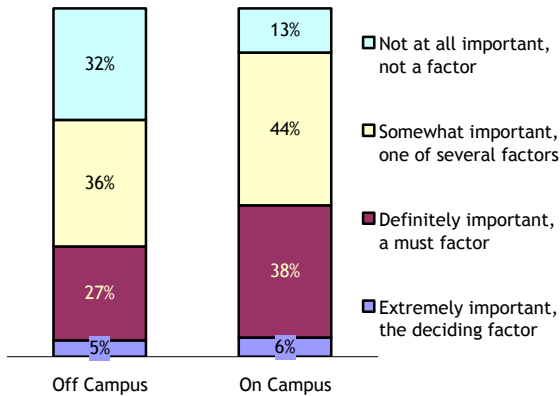


Figure 13: Importance of Shippensburg Offering Housing

Regardless of their own personal choices, students believe it is important for the University to provide housing. Virtually all survey respondents indicated that it was either extremely important or somewhat important for the University to provide housing for freshmen, with this level of importance dropping with each successive year of study. International students and transfer students are two other groups that students believe it is important for the University to house as seen in Figure 14.

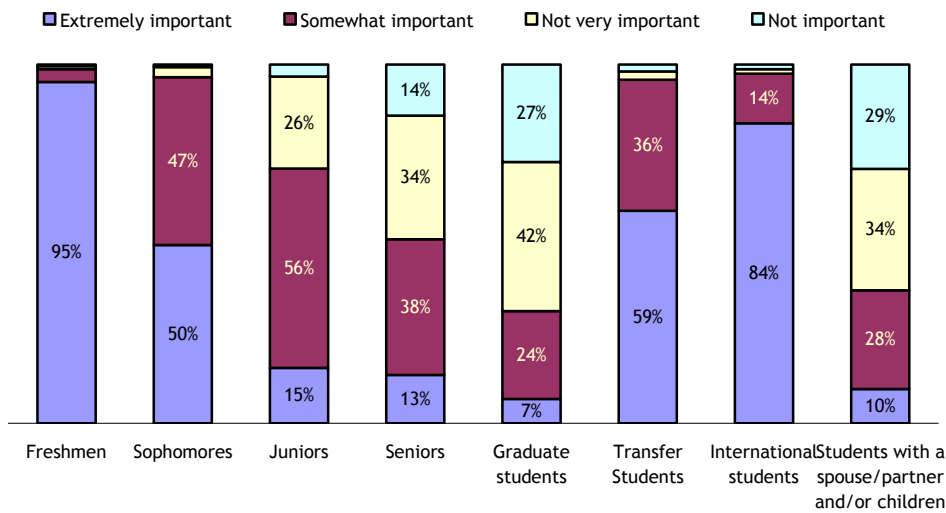


Figure 14: Importance of Housing Various Groups

What Improvements Students Would Like

While the advantages focus group participants noted revolved around social aspects and convenience, disadvantages were related to rules/regulations and the physical facilities. Unpopular rules and regulations include alcohol restrictions, visitation policies, and quiet hours. Negative factors about facilities include community bathrooms (especially the lack of cleanliness), shared bedrooms, small room size, and immovable furniture in some halls. Other drawbacks to living on campus are inconvenient parking for students with cars, the inability to call long distance from residence hall rooms, and limited food services on the weekend. Many of these opinions were matched by survey respondents, who selected



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larger rooms, air-conditioning, and cleanliness of shared bathrooms as the three most important facility improvements as shown in Figure 15. The most important amenity improvements students selected were convenient parking followed by weight/aerobics rooms and computer labs as shown in Figure 16.

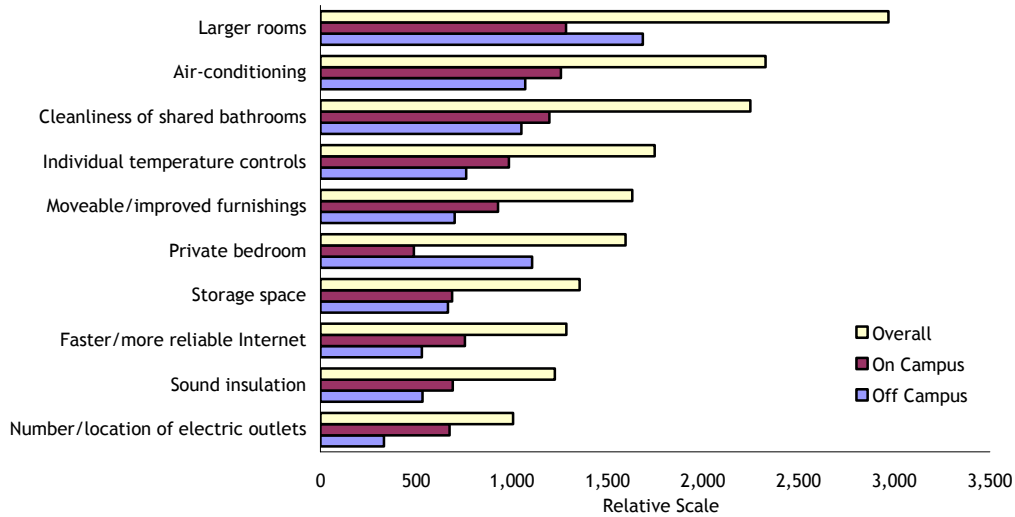


Figure 15: Facility Improvements

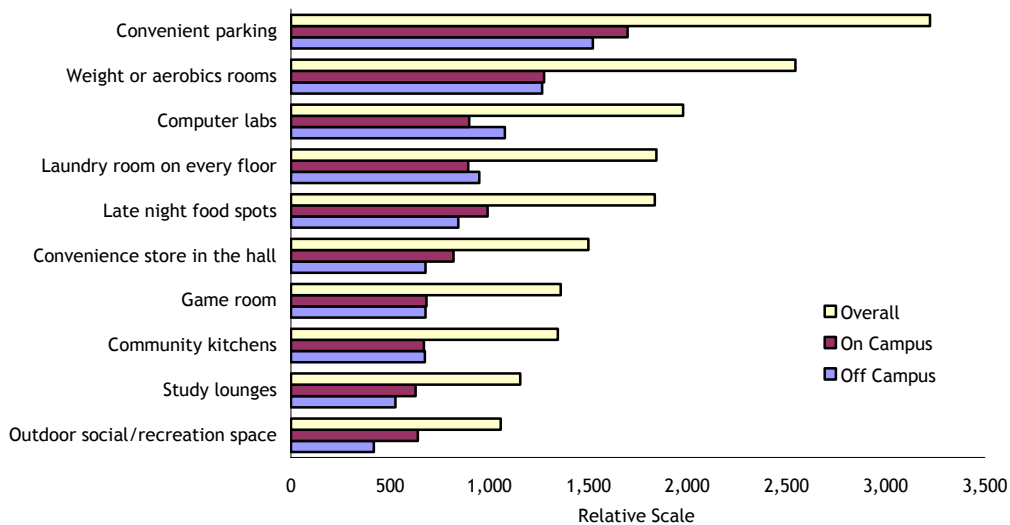


Figure 16: Amenity Improvements

Unit Preferences

The survey included questions designed to solicit student preferences for various unit types, including both existing and proposed configurations. As summarized in Table 2, estimated rents were provided for eight unit types so students could evaluate cost versus benefits of each option. Rents assume furnished units and include the cost of utilities, local phone, Ethernet, cable TV, and trash/recycling; all lease



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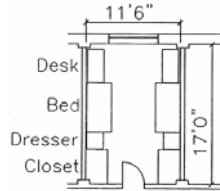
terms are for the academic year. The majority of survey respondents (80%) prefer an academic year lease to a 12-month lease. Respondents were also asked for their interest in the availability of “break housing” or housing that stays open during such periods as spring break, Thanksgiving, or winter break, for a \$50 per semester premium. Two out of three respondents would not be interested in such an option.



MARKET ANALYSIS

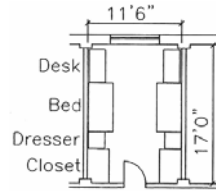
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Typical Traditional Shippensburg Double



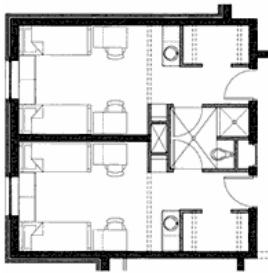
Rent: \$2,040 per semester, per student

Typical Traditional Shippensburg Single



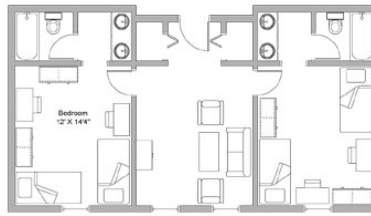
Rent: \$3,110 per semester, per student

Semi-Suite Double



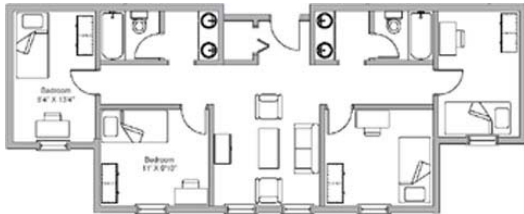
Rent: \$2,750 per semester, per student

Two-Double-Bedroom Suite (Typical Shippensburg Seavers)



Rent: \$2,990 per semester, per student

Four-Single-Bedroom Suite



Rent: \$3,080 per semester, per student

Two-Double-Bedroom Apartment



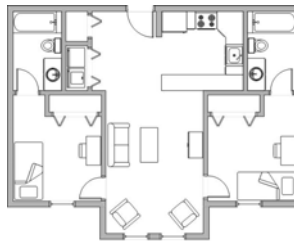
Rent: \$3,380 per semester, per student

Four-Single-Bedroom Apartment



Rent: \$3,470 per semester, per student

Two-Single-Bedroom Apartment



Rent: \$3,960 per semester, per student

Table 2: Tested Unit Types and Rents

The four-single-bedroom apartment was the most preferred unit type followed by the four-single-bedroom suite and the two-single-bedroom apartment, as shown in Figure 17. When respondents' "pre-



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ferred” and “acceptable” choices are considered together, the most popular unit type is the four-single-bedroom suite.

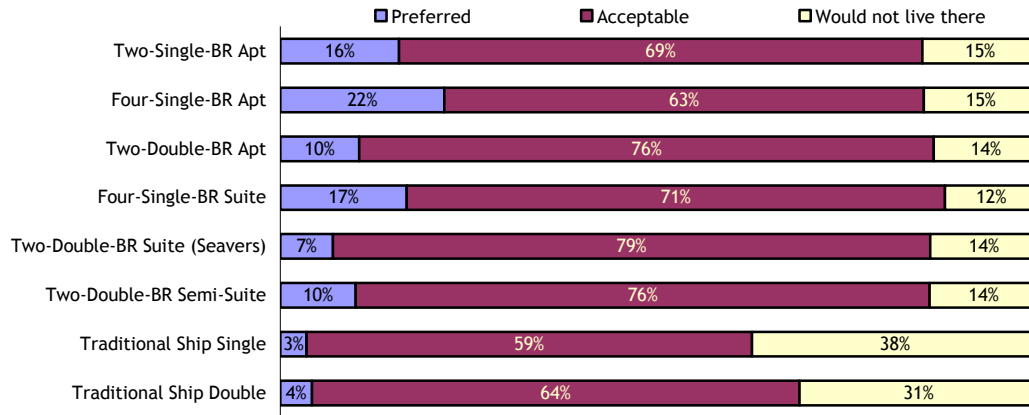


Figure 17: Unit Type Preferences

Unit type preference varied depending on whether the respondent lived off or on campus or ultimately expressed an interest in living in the tested housing types. There were a few notable differences. While 13% of on-campus respondents preferred either the traditional Shippensburg double or single, only 4% of off-campus respondents expressed the same preference for the units. In addition, 28% of all off-campus respondents preferred the four-single-bedroom apartment vs. 21% of on-campus respondents, and 21% of all off-campus respondents preferred the two-single-bedroom apartment vs. 14% of on-campus respondents.

Focus group feedback was instructive in understanding the reasons behind student choices. Semi-suite units were more popular than traditional doubles since the units include semi-private baths; some participants prefer to have sinks in the bedrooms as well. Focus group participants indicated a willingness to pay more for semi-suite-style housing than the current cost of housing. Drawbacks included shared bedrooms and having to travel through the bathroom to enter the other half of the unit.

Suite-style units were more popular than semi-suite units, primarily owing to the living space provided within the unit. Suite-style housing, particularly the four-single-bedroom suite, provides both privacy in the bedroom and space to socialize within the unit; some even find this type of housing preferable to Stone Ridge. However the concern from participants with the four-single-bedroom suite was that there is too much space in the unit, especially for lower division students, that having only one bathroom (as opposed to the two shown in the floor plans) is acceptable per unit, and about the potential cost of this type of housing.

Focus group participants demonstrated a preference for suite-style housing over apartment-style housing. While apartments allow for more privacy and the ability to prepare one’s own food, these positive attributes come at a cost, and participants were concerned about this additional cost. Participants think a kitchenette as opposed to a full kitchen would be acceptable.



MARKET ANALYSIS

Demand Analysis

Incremental Demand

Based on the results of the survey, ASL analyzed demand to estimate the number and type of units desired by students. Using the assumptions that described below, ASL calculated the incremental demand (i.e., demand from students who do not currently live on campus) for housing in fall 2004 to be about 670 beds.

To estimate demand, ASL calculated Capture Rates for each class as follows:

$$\frac{\text{Number of Full-Time Off-Campus Students "Definitely Interested" in On-Campus Housing}}{\text{Number of Full-Time Off-Campus Students Responding to Survey}}$$

Similarly, Capture Rates were calculated for students who indicated they “might be interested” in on-campus housing. Multiplying the Capture Rate for each class by the number of full-time off-campus students in the respective class yields potential interest by class standing.

Since converting potential interest in housing to actual demand is a difficult undertaking depending on many factors, ASL assumes a 75% Closure Rate for those who indicated they “definitely would have lived” in the housing. In addition, ASL assumes a 25% Closure Rate for those who indicated that they “might have lived (50/50 chance)” in the housing. Table 3 summarizes the results of this approach to calculating probable demand for new housing.

Students who indicated that they were not interested in the proposed housing most frequently cited cost and not wanting to move as their reason for lack of interest.

Class	Full-time Off-Campus Enrollment	Definitely Interested		Might Be Interested		Projected Demand
		Capture Rate	75% Closure	Capture Rate	25% Closure	
Freshmen	500	3%	9	18%	22	31
Sophomores	980	12%	87	50%	123	210
Juniors	1,112	11%	96	39%	110	206
Seniors	1,150	10%	84	39%	111	195
Graduate	232	0%	0	50%	29	29
	3,974		276		394	670

Table 3: Potential Incremental Demand for Fall 2004

If the University built new housing tailored to the unit types off-campus and interested students preferred, the unit mix in Table 4 would apply.



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SHIPPENSBURG UNIVERSITY § COMPREHENSIVE HOUSING PLAN

Unit Type	2004 Rent Per Student Per Semester	Off-Campus Student Preference	Demand
Traditional Shippensburg Double	\$2,040	2%	12
Traditional Shippensburg Single	\$3,110	2%	11
Two-Double-BR Semi-Suite	\$2,750	10%	65
Two-Double-BR Suite (Seavers)	\$2,990	6%	37
Four-Single-BR Suite	\$3,080	22%	149
Two-Double-BR Apt	\$3,380	9%	63
Four-Single-BR Apt	\$3,470	29%	192
Two-Single-BR Apt	\$3,960	21%	141
Total		100%	670

Table 4: Unit Preference

Demand Curve

Those survey respondents who indicated they were not interested in the proposed campus housing because it was too expensive were asked to indicate their interest in the same type of housing offered at lower rental rates; the reduced rental rates were based on lower construction costs. If construction costs are lowered by \$10 per gross square foot (GSF) from \$110/GSF to \$100/GSF potential demand would increase from 670 beds to 885 beds, a net increase of 215 beds. However, if construction costs were lowered even more to \$90/GSF, there would be little change in the demand, resulting in potential demand for 889 beds. Demand by interest level for each square-foot cost assumption is shown in Figure 18.

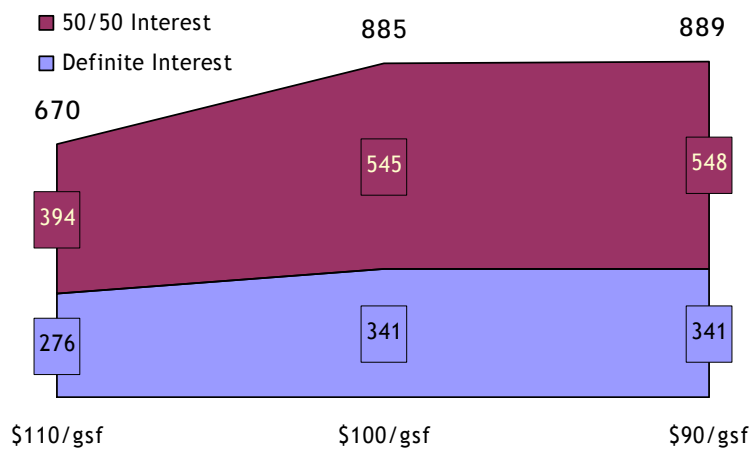


Figure 18: Demand Curve

Projected Demand

Based on enrollment projections provided by the University, full-time enrollment is projected to increase annually over the next five years, peaking in 2008, and then decrease annually by 2014, as shown in Figure 19.



MARKET ANALYSIS

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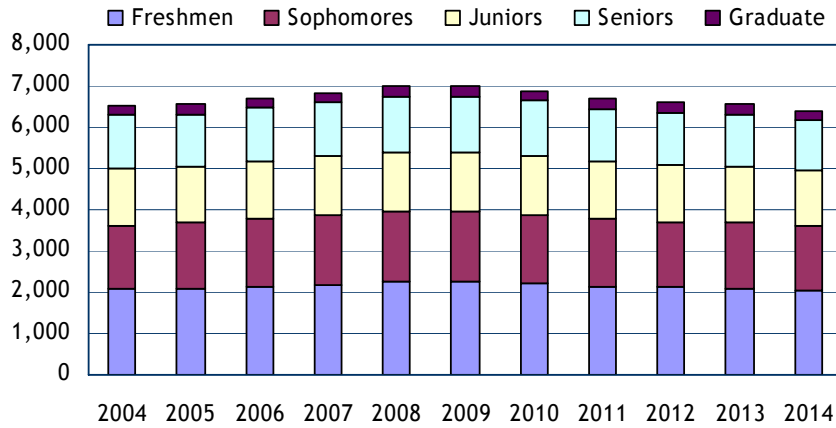


Figure 19: Full-time Enrollment Projections

Based on these full-time enrollment figures and using the same methodology described above, demand for housing would increase to 740 beds in fall 2008 and then decrease to 652 beds in fall 2014. Future demand projections are subject to change based on changes in the make-up of the student body and changes in the rental market.

Class	Full-time Off-Campus Enrollment	Definitely Interested		Might Be Interested		Projected Demand
		Capture Rate	75% Closure	Capture Rate	25% Closure	
Freshmen	468	3%	9	18%	20	29
Sophomores	1,004	12%	89	50%	125	215
Juniors	1,062	11%	92	39%	105	196
Seniors	1,078	10%	79	39%	104	182
Graduate	232	0%	0	50%	29	29
	3,844		268		384	652

Table 5: Probable Incremental Demand for Fall 2014

Gap Analysis

As stated above, incremental demand is the demand that would result from offering a new unit type and thus encourage students to live on campus who would otherwise move off campus. Another way to evaluate demand is to conduct a gap analysis, which is based on the type of housing both on- and off-campus students would prefer. The existing unit mix is subtracted from demand for the students' preferred unit types, resulting in a gap or differential between what students want and what they are being offered. This does not suggest that the University should build the student-preferred mix, as there are other considerations, such as student development objectives, that play a critical role. A gap analysis does suggest, however, the student-preferred direction that the University should consider when planning renovation, reconfiguration, or new construction.

To determine the student-preferred mix, on- and off-campus student preferences are calculated separately based on survey responses of on- and off-campus students who indicated that they "were definitely interested" or "might have been interested" in on-campus housing. Off-campus student prefer-



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ences were applied to the 670 beds of incremental demand calculated in Table 4. On-campus student preferences were calculated based on the number of on-campus residents in fall 2004 (2,558 residents). Table 6 demonstrates student demand for more privacy in their housing, with significant demand for apartment-style housing, and, to a lesser extent, suite-style housing.

Type	<i>New</i>	<i>Reallocated</i>	Demand	Existing	Surplus/ (Deficit)
Traditional	23	323	346	2,039	1,693
Semi-suites	65	304	369	0	(369)
Suites	186	676	862	375	(487)
Apartments	396	1,255	1,651	234	(1,417)
	670	2,558	3,228	2,648	(580)

Table 6: Gap Analysis



IMPLEMENTATION PLAN

IMPLEMENTATION PLAN

Development Program

Approach

Program development begins with the results of the market analysis, survey analysis, and demand analysis, from which ASL determined student preferences by unit type at designated rents. Students' desires must balance with fiscal constraints, building design requirements or limitations, the mission of on-campus housing, and the desires of the campus administration. ASL and the University worked together to create a program that will address student demands while reflecting the needs of the campus and the constraints of the existing housing system's facilities.

Program Development

ASL and the University participated in a programming workshop after the presentation of the results of the market study. The student survey indicated a high level of demand for unit types other than those currently offered, but the current willingness of on-campus renters to accept the existing options allows some flexibility for the University in addressing student preferences.

In rounded figures, the program calls for increasing the number of beds in the housing system by about 550 to 3,200. The program workshop determined an ideal distribution of these beds by unit type with significantly more single-occupancy and suite-style beds. Another requirement expressed by the University was that at least 2,414 beds³ be maintained on campus to limit any impact on the food service operation. The University's consensus was that there was little interest in developing apartments on campus land; any apartments demanded by students and operated as part of the housing system would be constructed off campus.

The final recommended plan accomplishes these goals. The new program results in three-quarters of beds in suite- or semi-suite-style units and almost half in single-occupancy bedrooms, in response to student preference. Table 7 summarizes the recommended changes to the existing program by bedroom occupancy and unit configuration. Additional details are provided in the financial model and plan in Attachment 5.

³ Total current capacity of 2,648 beds minus the 234 beds at Stone Ridge, whose occupants are exempt from mandatory campus meal plan participation.



IMPLEMENTATION PLAN

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	Existing	Planned	Change	Planned %
Singles	25	1,498	1,473	47%
Doubles	2,248	1,702	(546)	53%
Triples	375	-	(375)	0%
Quads	-	-	-	0%
Total	2,648	3,200	552	
Traditional	2,039	356	(1,683)	11%
Semi-Suites	-	486	486	15%
Suites	375	1,928	1,553	60%
Apartments	234	430	196	13%
Total	2,648	3,200	552	

Table 7: Program Change by Bedroom Occupancy and Unit Type

One way of evaluating the program is by looking at unit assignments by class level and age-appropriate housing. This evaluation is based on the principle that as students mature from freshmen to seniors, they become better prepared to live in an increasingly independent unit styles. In this case, an independent living style is characterized by increased privacy and fewer forced opportunities for social interaction. If Shippensburg assigns freshmen to traditional units first, followed by semi-suites and suites; assigns sophomores to suites, assigns juniors to suites and apartments; and assigns seniors and grad students to apartments, the resulting assignment distribution is as shown in Table 8. Although there will doubtlessly be students whose preference runs contrary to these assumptions, the proposed unit inventory is such that no student should be forced to live in a unit that is inappropriate for their class standing.

	Traditional	Semi-Suites	Suites	Apartments
Freshmen	356	486	771	-
Sophomores	-	-	757	-
Juniors	-	-	400	79
Seniors	-	-	-	341
Graduate	-	-	-	10
<i>Total Capacity</i>	356	486	1,928	430

Table 8: Hypothetical Bed Distribution by Class Level

In addition to the age-appropriate progression of unit types, there is the progression from double occupancy bedrooms to single occupancy bedrooms as class standing rises. Consequently, the traditional halls have primarily double occupancy bedrooms, whereas the ratio of singles to doubles increases from semi-suites to suites to apartments.

The progression from communal to independent unit types is also reflected in the number and types of common areas. In the traditional hall, living areas (other than sleeping and studying) are communal and not in the units themselves. In semi-suites, the bathrooms are incorporated into the unit followed by the living room in the suites and the kitchen in the apartments. The result is that as students mature, they spend an increasing amount of time in their units and less in the residential community. In essence, the



FINANCIAL PLAN

Financial Plan

At a minimum, the comprehensive plan must establish that recommendations are financially feasible. Modeling the plan not only demonstrates that it will work, but shows how all the variables come together to make it work. The market analysis, the facility assessment, and the proposed program—with project phasing now added—all coalesce in the financial model. The model allows us to develop scenarios that test different approaches. The optimal development scenario balances program, development budgets, phasing, rental rates, and operating costs, seeking to maximize the value of the residence halls at rent levels students can afford.

Approach

ASL evaluated the existing housing to establish a baseline for the financial plan. The initial assumptions for the financial model—including occupancy, other revenues, operating costs, capital expenses, and existing debt service—come from the University’s operating results for FY2005. By replicating the existing operation in the base year and then varying the baseline assumptions over the course of the plan, the model demonstrates the effects on debt capacity.

As an example, current room rates are less than what is required to support the construction of new units. For the first eight years, therefore, the model escalates rates at a faster rate (5%) than operating expenses (3%). The cumulative effect over time is to increase the capacity to support new debt. Before any of the improvements contemplated in the plan can move forward, the housing system must support an existing debt service of about \$750,000 per year for the next four years and \$500,000 for the following 15 years.

Despite the University’s best efforts to maintain the residence halls in good condition, many systems in the halls are at or near the end of their useful lives. Common areas in most facilities are not well suited to support contemporary student needs and programming initiatives. As it has aged, the housing system has lost the ability to sustain itself in a competitive market environment. To prevent repetition of this situation, the University must begin to set aside reserves for future renovations and development needs. The Pennsylvania State System of Higher Education (PASSHE) has begun enforcing the requirement that institutions reserve 2.25% of revenues from new projects to a separate reserve account.

The controlled growth of operating costs, the annual increase of rents, and the retirement of existing debt service all serve to increase debt capacity. The University’s current master lease of beds at Stone Ridge is not a suitable approach for future development, as the rents students pay just cover the direct operating costs and none of the shared administrative overhead of the housing system.

Table 9 summarizes the total costs of the recommended financial plan. The plan anticipates three types of projects:

- **Maintain** McLean Hall as a residence hall after a thorough renovation.
- **Vacate** all other existing residence halls with the cost of demolition borne by the housing system.
- **Partner** with the private sector⁴ to develop new housing, both suites on campus and apartments off campus.

⁴ Partner, as used here, means the partnership with an entity other than the University or the PASSHE, which may include the University Foundation or other 501(c)(3) organizations and for-profit developers.



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SHIPPENSBURG UNIVERSITY § COMPREHENSIVE HOUSING PLAN

The following section summarizes the primary assumptions for and the financial results of the recommended development plan. The comprehensive financial model is included in Attachment 6.

	Cost*	Beds	Cost/Bed	Cost/GSF
Maintain	\$3,972,000	356	\$11,157	\$39.59
Vacate	6,879,000	1,996	\$3,446	-
Partner	145,101,000	2,610	\$55,594	\$196.82
<i>Total</i>	<i>\$155,952,000</i>	<i>2,966</i>	<i>\$52,580</i>	<i>\$186.20</i>

*Total Development Costs including soft costs, financing costs, and inflation.

Table 9: Financial Plan Overview

Assumptions

The following discussion of financial assumptions is based on the premise that a strategic plan should use assumptions that represent long-term averages rather than the worst case. It is important to keep in mind that an average assumes that in some years when the rate will be higher, but in others is will be lower. To use the conservative assumptions in every year has a compounding effect that would make the plan infeasible, if not unrealistic.

As the University implements the plan, it is more important to achieve aggregated results (e.g., total net revenues, total operating costs, transfers to reserves) than to meet specific line-item revenue, operating cost, and debt service projections. A balance of rents, operating expenses, and new debt service is critical. As an example, if operating expenses increase at a greater rate than assumed, then revenues must also increase to offset the impact and keep the financial operation in balance. Key long-term escalation and adjustment factors that generate the debt capacity to fund renovations and new construction are shown in Table 10.

Revenues	5.0%	average annual escalation through 2018
	10.0%	maximum completion premium for renovations
Operating Costs	3.0%	average annual escalation through 2018
	0.0%	average completion adjustment for renovations
Capital Costs	3.0%	average annual inflation

Table 10: Escalation and Adjustment Factors

Project Phasing: Generally, the plan for phasing projects is to first provide swing space—space to house residents of halls undergoing demolition to make way for new buildings. It is also important for the phasing to allow for a minimum marketable capacity of beds that are available in any given academic year and avoid any drastic year-to-year increases or decreases. By bringing new beds online early in the plan, Shippensburg housing also can immediately assist with recruitment and respond to competitive pressures. Table 11 sets forth the recommended phasing sequence and shows the planned number of rentable beds and development budgets.

Although the final scenario used in the model keeps McLean Hall in operation at the end, the plan allows the University flexibility with respect to this decision. Should the University determine that the need for housing is not as high as predicted, McLean could be permanently vacated or the final new



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building of suites could be postponed or eliminated. The new building of suites could also be eliminated in favor of apartments, if necessary.

Development Budgets: The total development budget for the plan is \$155,952,000. Budgets escalate at 3.0% annually to the midpoint of construction. Total development budgets also include the cost of new furnishings, design and development costs, financing costs, and inflation.

Construction Costs: For the McLean renovation, Entech developed renovation costs to address deferred maintenance. For new construction developed through a public/private partnership, Entech, the University, and ASL agreed upon a figure of \$131 per square foot. When increased to include soft costs, development costs, contingency, financing costs, and debt service reserve, the total development budget for new construction is \$163 per square foot or \$43,000 per bed in current dollars. The model assumes that on average, capital renewal costs will grow by 2% of a building's replacement cost annually.

Project	Project Type	Revenue Beds/Units	Development Budget	Scheduled Completion
Seavers Apts	Vacate/Demo	0	\$1,475,000	Aug-2008
New Hall 1 Suites	Partnership	486	25,747,000	Aug-2008
New Hall 6 Apartments	Partnership	196	12,672,000	Aug-2008
Kieffer Hall	Vacate/Demo	0	684,000	Aug-2009
Mowrey Hall	Vacate/Demo	0	1,244,000	Aug-2009
New Hall 2 Suites	Partnership	600	32,673,000	Aug-2009
Lackhove Hall	Vacate/Demo	0	700,000	Aug-2010
McCune Hall	Vacate/Demo	0	454,000	Aug-2010
New Hall 3 Semi-Suites	Partnership	486	23,235,000	Aug-2010
New Hall 4 Suites	Partnership	486	28,552,000	Aug-2011
Naugle Hall	Vacate/Demo	0	1,443,000	Aug-2012
McLean Hall	Maintain	356	3,972,000	Aug-2012
Stone Ridge Commons	Foundation	234	-	Aug-2012
Harley Hall	Vacate/Demo	0	879,000	Aug-2013
New Hall 5 Suites	Partnership	356	22,222,000	Aug-2013
		3,200	\$155,952,000	Aug-2013

* Total Development Costs including soft costs, financing costs, and inflation.

Table 11: Project Budgets and Phasing

Revenues: Current room rates escalate annually by 5% through the completion of the projects; increasing revenues faster than operating costs creates debt capacity. Rents in McLean Hall will rise by 10% after it is renovated, reflecting its improved condition and additional common space. In addition, new unit configurations rent rates are set on a scale, with semi-suites being most affordable, suites in the middle, and apartments having the highest room rates; for each type a single-occupancy room has a room rate higher than that of a double-occupancy room. Other Revenues remain at the current level of 5.08% of the net rental income for existing and new facilities.



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Occupancy: Although housing will be not have problems achieving high occupancy levels with new and improved options, the plan uses an occupancy level of 95% after a building's project, down slightly from the current 95.9%. This should ease the pressure to triple up double bedrooms or use common areas for bedrooms at the beginning of the academic year when occupancy is highest.

Operating Costs: The cost of operations for existing buildings derives from the FY2006 operating budget and is allocated to the individual buildings based on gross area. The model uses \$4.20 per gross square foot (GSF) for the existing residence halls and for newly constructed facilities, rising at 3.0% annually. When a building goes off line for renovations, operating costs fall to 20% of the normal level for that building for that period.

Financing and Reserves: Net operating income (net revenue less operating expenses) covers existing and new debt service. After funding of these costs, surpluses accumulate in a reserve fund that is available for facility renewal and replacement expenses and deficit operations, which occur in the first five years of development. The model assumes that reserves earn interest at the rate of 3% annually.

Bond proceeds from the issuance of tax-exempt debt issued through the traditional public financing channel of the PASSHE will fund renovations; the model assumes an average interest rate of 6.69% (as suggested by PASSHE) for 20 years for renovations. Tax-exempt debt at 6.14% for 30 years will fund new construction. In addition to routine maintenance expenses, which are included in the operating cost, the plan allows for spending to cover 25% of the existing backlog for renewals and replacements not covered by operating expenses or debt financing.

Debt Service Coverage: Debt service coverage (DSC) is greater than 1.05 for the duration of the plan. In 2012, the DSC falls to its lowest level of the plan, 1.66, with Allocated Overhead, Non-mandatory Transfers, and the PASSHE Reserve subordinated. If Allocated Overhead is not subordinated, the minimum is 1.33, if Allocated Overhead and Non-mandatory Transfers are not subordinated, it falls as low as 1.09, and with Allocated Overhead, Non-mandatory Transfers, and the PASSHE reserve not subordinated, 1.05.

Delivery Strategy: The funding of the capital improvements is based on PASSHE requirements that allow long-term bond financing for renovation projects on campus but leave few alternatives to the use of public-private partnerships to develop new housing. The Shippensburg Foundation has already developed housing and may serve as the non-profit entity upon which the partnership depends, although from the perspective of a strategic plan, there would be no difference if a different non-profit entity were to serve this function. One non-profit could develop all of the new housing in the plan, one non-profit could develop the on-campus housing and another develop the off-campus housing, or six new partnerships—one for each new project—could be used. The plan makes no distinction between on-campus and off-campus public/private development structures.

Although the Foundation's Stone Ridge housing has been popular with students, the arrangement has not benefited the Housing system. Since student rents cover an amount roughly equal to the amount the University pays Stone Ridge, it does not generate revenue to contribute to Administrative Overhead or other Non-mandatory Transfers. In a typical allocation model, these costs are spread across the entire system on a per-bed or per-square-foot basis, as is done in this plan; this shows Stone Ridge running a sizeable annual deficit (\$294,000 in FY05) when Stone Ridge is allocated its share of overhead. Although rents have been constrained by the policy of setting them at the same rate as the rest of the sys-



FINANCIAL PLAN

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tem, rents likely could not be raised high enough to completely eradicate the deficit. Even at the highest rents students would be willing to pay, the master lease payment would have to be lower to carry its share of the overhead burden.

It is important to note however, that the problem is not with the master lease structure per se. A master lease theoretically could allow the University to charge reasonable rents and still cover all overhead costs if the room rates and the master lease payment were set correctly. If the net cash flow after all expenses from a master-leased bed exceed those from an identical bed from a traditional public-private partnership, the master lease may be preferable.

The public-private partnership could look similar to the one depicted in Figure 20. The 501(c)(3) would ground lease land on the Shippensburg campus with the permission of PASSHE, with a team developing the housing and a team managing the housing. The property manager as represented could be the University's Housing and Residence Life staff under contract to the 501(c)(3) or it could be one of many third-party student housing management firms, some of whom are affiliated with developers of student housing.

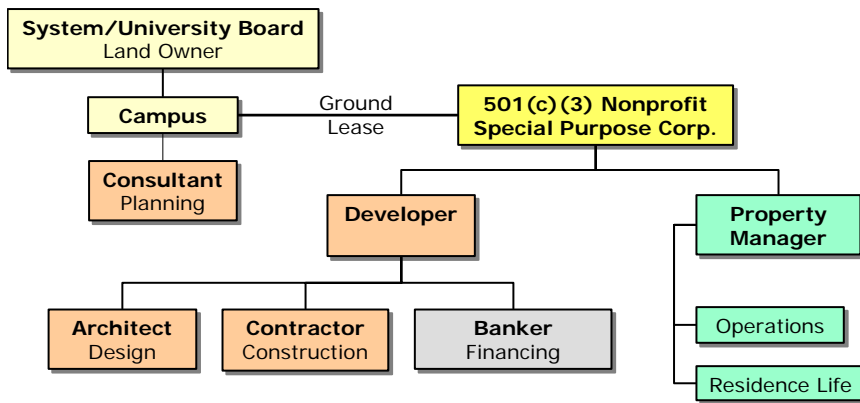


Figure 20: Public-Private Partnership Hybrid Structure



ATTACHMENTS

SHIPPENSBURG UNIVERSITY § COMPREHENSIVE HOUSING PLAN

ATTACHMENT 1: FOCUS GROUP NOTES

Group	Attendees
Freshmen Living on Campus	7
On-Campus Returning Students	8
RHA Students	8
Greek Students	13
Students Living Off Campus	11
Total	47





FOCUS GROUP NOTES

SHIPPENSBURG UNIVERSITY

Group: Freshmen Living On Campus
Location: Student Life Center, McLean Hall
By: Michael Oliphant
Date: January 24, 2005
Project: Comprehensive Housing Plan
Attendees: Number/Gender: 7; 5 female, 2 male
Classification: All freshmen
Residential Status: 1 in Harley, 1 in Kieffer, 1 in McCune, 2 in Mowrey,
1 in Naugle, 1 in Seavers
1 lives alone, 6 live with roommates

§ Reasons students live on campus:

- J Convenience
- J Close proximity to campus facilities
- J Necessity to live on campus for one student without a car
- J In order to get out of parents' house

§ What students like about living on campus:

- J Ability to get to meetings and campus activities
- J Ability to meet other students
- J Ability to get to practice for athletes
- J Experience of living out of parent's house and living with peers

§ What students dislike about living on campus:

- J Community bathrooms
- J Dirty showers
- J Inability to meet students in Seavers

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§ Comments on popular/unpopular halls for freshmen:

J Mowrey, popular because:

§ Elevators

§ Location in the center of campus

§ Newer residence hall (along with McLean)—Older residence halls are drafty and less popular.

J Harley is not popular because it is an all-female residence.

§ Comments on Common Spaces

J Rec rooms on the first floor of residence halls (in Mowrey in particular) have couches, TV, and kitchens; students have meetings there as well as social activities like movie night. However, the tables in the rec rooms are broken.

J The rec room in Harley has a pool table and a ping pong table that students use. Some rec rooms have air hockey tables.

J Weight rooms—one participant does not use the weight room in Mowrey; instead he uses the campus facility. Another participant's residence hall, McCune Hall, does not have a weight room.

J Sound modules are used, but the sound module in McCune does not hold the sound in.

J Kitchens do not get cleaned.

§ Comments on residence life programs

J Students do not know much about residence life programming. Some RAs do not do many programs.

J Most popular activities: decorating the halls and bathrooms, scrapbooking parties, gatherings to watch TV programs, movie outings, bowling, laser tag, etc.

§ Comments on policies and procedures

J Some RA's do not enforce the rules and students do what they want. One example given was from a student who was trying to sleep at 1AM and heard banging and laughing on the floor.

J Some floors in some halls are more regulated than other floors in other halls.



§ Comments on food service or meal plan

J Food is "OK."

J The cafeteria food is better than the food students had in high school.

J Students dislike that Kriner is closed on the weekend. The food offered at Kriner is better than Reisner.

J Students with the larger meal plans do not use all of their meals within a week.

§ Popular off-campus housing locations

J Bard Townhouses

J One participant plans to move off campus for sophomore year, while two participants plan to move off campus junior year.

§ Budget issues:

J Students think Bard Townhouses are less expensive to live in than campus housing; one participant thinks it is \$1,000 less expensive. "Bard is like a five-star hotel compared to the dorms."

J Participants think the value for the price of housing is better in off-campus housing. One benefit is that residents have more control of the temperature in the unit.

J Participants think if they are paying so much money to live in campus housing "it should be like home." Living on campus could be less expensive.

J If the same unit (as Bard Town homes) was offered on campus and off campus at the same price, participants prefer to live on campus.

§ Floor plan review:

J Two-double bedroom semi-suite

§ The private bathroom is very attractive to many participants. One participant stayed in this configuration for a summer camp at a school in North Carolina. For another participant the private bathroom would not be a deciding factor; it would be a plus but would not "make or break" her decision.

§ Participants would be willing to pay more than the current price of housing for this unit.



J Four-single bedroom semi-suite

§ Private bedrooms are more attractive than shared bedrooms because they give students privacy.

§ Participants would be willing to pay more for this unit.

J Two-double bedroom suite

§ This floor plan is attractive but there is concern about the cost, especially with two bathrooms in the unit.

§ Housing seen at other institutions:

J Housing at Shippensburg is “in the middle” compared to other colleges. Participants have seen housing that is better but they have also seen housing that is less attractive.

J Marymount offers free laundry service for residence hall residents.

§ Living preferences:

J Six students per unit is “a lot” but would be acceptable if students can choose their roommates. Four students per unit is optimal.

J Four students per bathroom is acceptable; compartmentalized bathrooms would even be better. There is concern with the increased cost of having two students per bathroom.

J Participants prefer units to be furnished over unfurnished, especially the common areas.

J Some students would be interested in 12-month leases and there should be an option; most students prefer an academic year lease.

J Participants want rooms and buildings to be air conditioned.

§ “If the new housing had _____, I would definitely live there.”

J Provide microfridges for students

J Free laundry service

J Kitchen in the unit

J Separate commute parking lot



- J Affordable pricing – students are charged a lot of fees
- J Temperature control in the unit
- § “If the new housing had _____, I would definitely not live there.”
- J Surveillance cameras everywhere
- J No options for single bedrooms
- J No quiet hours and no RA’s
- J Community bathrooms
- § Additional comments:
 - J Some participants would like carpet in the unit to help with noise and temperature, while others like that the units are not carpeted because of wear and tear from year to year.





FOCUS GROUP NOTES

SHIPPENSBURG UNIVERSITY

Group: On-Campus Returning Students
Location: Student Life Center, McLean Hall
By: Michael Oliphant
Date: January 24, 2005
Project: Comprehensive Housing Plan
Attendees: Number/Gender: 8; 4 female, 4 male
Classification: 5 sophomores, 2 juniors, 1 senior
Residential Status: 1 in Lackhove, 1 in McCune, 1 in McLean, 1 in Mowrey,
2 in Naugle, 1 in Seavers, 1 in Stone Ridge
All live with roommates

§ Reasons students live on campus:

- J No monthly bills
- J One participant had no choice.
- J Two participants do not have cars so could not commute.

§ What students like about living on campus:

- J Being close to campus—"everything's just right there"
- J Having the ability to meet a lot of people
- J That it is "a little cheaper" than living off campus

§ What students dislike about living on campus:

- J That school is not canceled (e.g., in the event of snow)
- J "I feel like I'm in a box in my room"
- J Parking
- J That it is a dry campus
- J Dirty bathrooms
- J The loud environment
- J The "drama" of some immature social interactions

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§ Comments on popular/unpopular halls:

J McCune less popular because of 24-hour quiet policy

J Harley less popular because all girls

§ Comments on Common Spaces

J Mowrey has a weight room, but it is tiny so not use by one participant who indicated she would use it if it were larger.

J Other common areas are adequate and participants have no suggestions for additional common areas that are needed.

§ Comments on residence life programs

J Some seem pointless

J One participant does not enjoy the programming, but remarked that “you have to give them credit for trying.”

J One participant attributed the lack of appeal to the repetition—“the same thing over and over.”

§ Comments on policies and procedures

J Having RAs decide rules for floors does work

J Quiet hours do not work too well

§ Comments on food service or meal plan

J Food has “no variety,” and is not made very well

J One participant who works in a dining hall resents the meal plan minimum requirement since he is able to eat at work and misses half of the meals he pays for.

J Food service hours are acceptable to participants.

§ Popular off-campus housing locations

J The Chateau

J College Park, which is “walkable” and has rooms bigger than what participants have now



§ Budget issues:

- J Most participants have not particularly compared the value they receive to what is available off campus.
- J One participant noted that in their calculation an off campus apartment costs \$1,700 for a semester in rent, not including food and utilities, and living on campus saves \$800.

§ Floor plan review:

J Two-double bedroom semi-suite

- § Students are concerned they do not have time to clean the bathrooms.
- § Cost estimation is hard for participants; this unit is worth less to students than a unit at Stone Ridge.

J Four-single bedroom semi-suite

- § Students dislike having to travel through the bathroom to get to the other side of the unit.
- § Compartmentalized bathrooms are attractive.
- § The private bedrooms make the unit worth more than the current cost of housing.

J Four-single bedroom semi-suite

- § This unit would be ideal for upper division students, but not lower division students; there is concern about there being too much space in the unit for freshmen.
- § A single bedroom in this unit would be worth 1.5 times the current on-campus housing cost, and is worth more to students than a unit at Stone Ridge.

J Two-double bedroom apartment

- § The breakfast bar depicted is appealing to students.
- § Some students prefer larger bedrooms over the addition of another bathroom to the unit.

J Four-single bedroom apartment

- § This is similar to what is offered in the off-campus market.
- § This unit would be appropriate for upper division students only.



§ There is concern about the cost; students count on there being more expenses with this unit.

§ Housing seen at other institutions:

J The rooms in housing at Shippensburg are smaller than rooms at other schools.

J York College has housing with larger rooms and new furniture.

§ Living preferences:

J Six students per unit is acceptable.

J The optimal number of students to share a bathroom is three or four.

J Participants prefer furnished units over unfurnished units.

J Most students prefer an academic year lease, although some would be interested in a 12-month lease, especially in apartment-style housing.

§ "If the new housing had _____, I would definitely live there."

J Kitchen in the unit

J Affordable cost

J Cleanliness

J Private bedrooms

§ "If the new housing had _____, I would definitely not live there."

J Expensive cost



FOCUS GROUP NOTES

SHIPPENSBURG UNIVERSITY



Group: RHA Students
Location: Student Life Center, McLean Hall
By: Michael Oliphant
Date: January 25, 2005
Project: Comprehensive Housing Plan
Attendees: Number/Gender: 8; 7 female, 1 male
Classification: 5 freshmen, 2 sophomores, 1 junior
Residential Status: 2 in Harley, 2 in Kieffer, 1 in Lackhove, 1 in McCune, 1 in McLean, 1 in Stone Ridge

§ What students like about living on campus:

- J Ability to meet other students
- J Access to various programs on campus
- J Ability to walk to class
- J Convenient internet access

§ What students dislike about living on campus:

- J Inability to call long distance from the rooms
- J Hassle to access parked cars if students live on the opposite side of campus from the parking lot
- J Food services closed on the weekends
- J Furniture immovable in some residence halls

§ Comments on popular/unpopular halls:

- J Popular halls
 - § Stone Ridge – “ten times better than living in other residence halls”
 - § Seavers – because it is close to the rest of campus
 - § Mowrey – because it is close to the rest of campus

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§ Naugle – because it is close to the rest of campus

§ McLean – because it is close to the rest of campus

J Unpopular halls

§ Harley – because it is an all female residence

§ McCune – because it has 24-hour quiet hours

§ Kieffer – because it is small and a lot of males live there

§ Comments on Common Spaces

J Study lounges in Harley do not get used much, but the ones in McLean do get used, especially during the week. Some study lounges are used for other activities such as playing poker.

J There is a program for high school students to come to the school and stay overnight in the residence halls; the study lounges are used for a sleeping area.

J Weight rooms in the residence halls are “horrible.” The one on Harley only has an old bicycle; others only have a treadmill or a stairmaster. Students need more equipment to work out. In order to work out in campus facilities students have to reserve a time slot because it is used by so many students; having to sign up is a hassle.

J Rec rooms are not great either. There is a pool table, but the sticks are always broken. The ping pong table disappeared. TVs are broken and sit in the closets. The piano in the Harley rec room is out of tune. One residence hall has a sound module but noise can still be heard outside of the module.

§ Comments on custodial and maintenance services

J Participants think the residence halls need more, especially custodial staff. The staff works really hard and talk to the students; the students think they are “nice people.” The bathrooms in Naugle are “wonderful.”

J The maintenance staff said they fixed the dryers in Stone Ridge, but they still do not work; it is inconvenient to go to the Laundromat to do laundry when the University is supposed to provide those services.

J One participant (from Lackhove) thinks the maintenance staff is responsive and fix problems; the difficulty is there are not enough people on staff. Another disagrees with the responsiveness of the maintenance staff; she put in a work order and it was never completed.



J Maintenance staff comes to the rooms randomly to fix problems and if students are not in the rooms, maintenance leaves and the problems are not taken care of. Staff should contact the students so they know when to be there.

§ Comments on residence life programs

J Students attend social programs that offer food. Popular activities were casino night, or Steelers/Philadelphia game with food. The popular activities change yearly.

J Programs for charity also draw a lot of students.

§ Comments on policies and procedures

J The people responsible for the paperwork should do their jobs more efficiently; one participant knew someone who was supposed to switch rooms but because the paperwork was never filed, as she was told it would be, the room was given to someone else.

§ Comments on food service or meal plan

J Food service is “horrible.” There is little variety. However, the food offered now is better than the food offered a few years ago when one participant’s sister attended Ship. There is still room for improvement.

J Vegetarians have very little options; veggie burgers are cooked on the same grill as regular burgers. The vegetables offered are not good (i.e. salad is brown).

J One participant living in Stone Ridge no longer has a meal plan. When she did have a meal plan she only ate salad.

J Reisner has special dining nights that are acceptable to some. Another participant likes the food offered in Krider better than food offered in Reisner. It is a “step up.” One participant thinks this is because there is less student traffic at Krider.

J Students look forward to going home for “home cooked meals.”

§ Popular off-campus housing locations

J Bard – has semester leases for students

J College Park – has units with one private bedroom and one shared bedroom (3 students per unit)

J The Chateau

J Often depends on the landlord



§ Budget issues:

- J One participant does not think the value they receive for on-campus housing is worth the price; “it feels like we are in a jail cell because it is so small and cold.”

§ Floor plan review:

J Two-double bedroom semi-suite

- § Some participants have seen this floor plan at other places.
- § This is more appealing to many participants compared to Seavers (with community bathrooms) and it seems more practical.
- § There is concern about upkeep in the bathroom, especially if roommates do not get along. There is also concern about the feasibility of one shower for four residents.
- § Participants want to be able to choose their roommates in this type of set-up.

J Four-single bedroom semi-suite

- § Private bedrooms are appealing because it gives residents personal space and privacy.
- § Each bedroom should have a window.
- § Participants think it is fair to have different prices for different rooms within housing. It makes sense for Stone Ridge to cost more because it is a step up, but it would not make sense for Seavers to cost more; residents are “stuck with” their roommates.

J Two-double bedroom suite

- § Participants like this floor plan better than the previous two shown.

J Four-single bedroom suite

- § One participant is concerned about Shippensburg’s cost policy and the price would be high. The price would be comparable to Stone Ridge and students would prefer to live in Stone Ridge because the units have kitchens.

J Two-double bedroom apartment

- § This floor plan is similar to what is offered at Stone Ridge.
- § Furniture should be an option in apartments. If the University offered only furnished apartments, the University should provide storage for students that already have furniture.



J Four-single bedroom apartment

§ There are some units like this offered at Stone Ridge as well.

§ Living preferences:

J Participants think freshmen and sophomores need to and should be required to live in residence halls (at least for the first year) in order to experience the community and create a support system. Stone Ridge offers more independence to students and this is not appropriate for under class students.

J Six students per unit works OK for the common areas, but it can become a problem because of socialization and noise. Four students per unit is more manageable.

J Some participants prefer having two per bathroom while others would accept four per bathroom; four per bathroom would allow for more sharing of the cleaning responsibility.

J Compartmentalized bathrooms are attractive; one participant would like the toilet to be separate from the other facilities.

§ Housing seen at other institutions

J Lockhaven and Arcadia rooms were much smaller than the rooms at Ship.

J Other universities have stricter rules and regulations than what students have at Ship; students like that Ship is more liberal.

§ "If the new housing had _____, I would definitely live there."

J Better fitness facility/weight room

J Change to quiet hours (8PM during the week and 9PM on the weekend is too early)

J Better closets

J Larger rooms

J More food plan options and food service on the weekend

J Movable furniture

J Parking closer to the residence halls



§ “If the new housing had _____, I would definitely not live there.”

J High price

J Units without a kitchen

J Sharing a semi-private bathroom with a lot of people

§ Additional comments:

J Participants would like the option to loft the beds and move furniture; they would also like to be able to put things on the wall to personalize the room.

J One participant suggests having underground tunnels on campus for students to walk to class.

J Stone Ridge residents are billed for damages at the end of the year and some of the charges are ridiculous. The other residence halls have different damage policies.

J Students on scholarship can only live in residence hall rooms and cannot live in Stone Ridge because of the additional cost.

J Students dislike having to leave the residence halls over break.

J For one student housing was not a major factor in his decision to attend Ship. For another students housing was a major factor; she looked at the housing before coming.

J One participant suggests that the University buy College Park, “fix it up,” and run it through university housing.

J Offering cleaning services once a month would be attractive to students living in units without community bathrooms.





FOCUS GROUP NOTES

SHIPPENSBURG UNIVERSITY

Group: Greek Students
Location: Student Life Center, McLean Hall
By: Michael Oliphant
Date: January 25, 2005
Project: Comprehensive Housing Plan
Attendees: Number/Gender: 13; 8 female, 5 male
 Classification: 3 sophomores, 7 juniors, 3 seniors
 Residential Status: 12 live off campus, 1 lives on campus in McCune Hall
 All live with roommates

§ What students liked about living on campus:

- J Ability to meet other students
- J Close proximity to campus facilities and services
- J Kitchens and A/C offered in Stone Ridge
- J Ability to participate in activities
- J Convenient internet access

§ What students dislike about living on campus:

- J Housing feels like “a jail cell”
- J Having to share a bedroom
- J Rules and regulations, especially having to get permission to have a guest

§ What students like about living in Greek housing:

- J Fewer rules and regulations
- J Ability to leave their belongings in the housing during the summer

§ What students dislike about living in Greek housing:

- J Living in the place where parties are held—one participant wakes up in the morning hoping his belongings are still there and there are no holes in the wall.

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§ What students like about living off campus:

- J Fewer rules and regulations
- J Ability to decorate and personalize housing
- J Ability to have a private bedroom

§ What students dislike about living off campus:

- J Having to drive to campus and find parking
- J Having to pay for a parking pass
- J Having to get Internet and cable TV

§ Factors considered when choosing housing:

- J Cost – There is a gap with the cost of housing offered in the market.
- J Space in the unit

§ Popular off-campus housing locations

- J The Chateau – water and internet is included
- J College Park
- J Bard—leases run from August to May with an available summer option; students not staying for the summer but living in the same space can leave their belongings there over the summer.

§ Budget issues:

- J One participant thinks he is paying too much for the value residents get (in a fraternity house). Things are falling apart constantly and the landlord is non-responsive.
- J Others agree that the quality is not worth the cost. But one participant says he is paying more for the location and the experience.
- J Another participant living in Bard thinks the value is worth the cost. Maintenance is responsive, and water, garbage, and Internet are included in the cost. The complex has its own security (not related to campus security). This is an attractive feature.
- J If the same living situation participants have now were offered on campus and off campus at the same price most would prefer to live off campus because of the rules and regulations. The alcohol policy is a big issue for Greek students.



§ Floor plan review:

J Two-double bedroom semi-suite

- § Four students per bathroom is a lot to share one bathroom. It might work for four students that are friends, but it would not work with students that did not get along with one another, especially regarding cleaning the facility.
- § There is also concern about residents from one bedroom locking the bathroom doors from residents in the other bedroom, locking them out of the bathroom.
- § Participants do not think there is a lot of extra space in the unit.
- § This is not necessarily a step up from a traditional residence hall because of the bathroom arrangement. Sinks in the bedroom would be an attractive arrangement.

J Four-single bedroom semi-suite

- § Participants dislike not having a common area in the unit.

J Two-double bedroom apartment

- § It is important for many participants to have a kitchen in the unit so that they have the option to cook their own food.

J Four-single bedroom apartment

- § West Chester has housing similar to this floor plan.
- § This floor plan is attractive to participants.

§ Living preferences:

- J As a freshman, students expected to live in a traditional residence hall and expected to be cramped in housing. If there was a choice, students would prefer not to be cramped. Students with higher class standing expect to have more privacy and more freedom in housing.
- J New residence halls would be worth a higher cost if they had air-conditioning.
- J Four students per unit is an acceptable number per unit.
- J Some participants think four students per bathroom is a lot; one person lives in a situation where three people share a bathroom and it works OK.
- J Participants prefer movable furniture over immovable furniture. Some participants also prefer units to be unfurnished because the furniture supplied just takes up room and is



uncomfortable. Others think there should be a furniture option for students that need a furnished unit.

§ Comments on food service or meal plan

J Some participants are still on a meal plan even though they live off campus.

J Going to the dining hall is more social for some participants. One participant hates the food but likes visiting with her friends at meal time. Another participant dislikes cooking his own food.

§ Comments on Common Spaces

J Community kitchens in the current residence halls do not have enough supplies in them; the kitchens are not used much.

J Fitness facilities have minimal equipment. Students would like better facilities in new housing.

J Students would like a computer lab in new housing.

§ “If the new housing had _____, I would definitely live there.”

J Better fitness facilities or weight room

J Two students per unit

J Larger room size, especially in units with shared bedrooms

J Private bedrooms—one participant prefers to have a smaller individual bedroom and a larger common area in the unit.

J Kitchen

J Ample common space

§ “If the new housing had _____, I would definitely not live there.”

J Too many students per bedroom (i.e. three students per bedroom)

J Poor location



§ Additional comments:

- J Five participants share a bedroom with another student. Some students do not mind sharing a bedroom with another student, while others prefer to have privacy.
- J Three or four participants stay around Shippensburg over the summer months.
- J One participant's Greek house is set-up with four apartments in the house. Each apartment has two bedrooms (one larger bedroom for two persons and one smaller bedroom for one person).
- J If the location of housing was not on campus, it would be acceptable to some to have a reliable shuttle to campus. Others do not want to have to depend on a shuttle and do not want to have to leave earlier than they normally would to get to class.



FOCUS GROUP NOTES

SHIPPENSBURG UNIVERSITY



Group: Students Living Off Campus
Location: Student Life Center, McLean Hall
By: Michael Oliphant
Date: January 25, 2005
Project: Comprehensive Housing Plan
Attendees: Number/Gender: 11; 6 female, 5 male
Classification: 1 sophomore, 5 juniors, 5 seniors
Residential Status: All live off campus
1 lives alone, 10 live with roommates

§ Reasons students live off campus:

- J More privacy
- J Fewer rules and regulations, especially alcohol for students 21 years of age
- J Ability to cook food in private kitchens
- J Campus housing was too quiet
- J Ability to have green space nearby

§ Factors considered in choosing housing:

- J Distance from campus
- J Safety of the complex and neighborhood
- J Cost – It was actually less expensive for one participant to live off campus than on campus.

§ How students find housing off campus:

- J University website
- J Word of mouth from other students

§ What students like about living off campus:

- J Having more space in the unit
- J Having two floors in the unit (as opposed to the “soapbox” rooms of the residence halls)

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- J Convenient parking
- J Ability to walk to campus
- § What students disliked about living off campus:
 - J Having to pay for damages to housing
- § Budget issues:
 - J The price paid for housing is worth the value students get for their current housing. One participant lived in West Chester and the housing there was more expensive and poorer quality.
 - J Participants think it is a better deal to live off campus than on campus.
 - J If the same unit types students have now were offered on campus and off campus at the same price, students would prefer to live off campus because of the rules and regulations, especially the alcohol policy. One participant might have stayed on campus for another year, but would still prefer to live off campus eventually.
- § Floor plan review:
 - J Two-double bedroom semi-suite
 - § This unit is not attractive to participants because there is no space in the unit.
 - § For freshmen, this floor plan is more attractive than what is currently offered.
 - § Participants would be willing to pay more than the current price of on-campus housing if the accommodations were worth the extra cost. This floor plan would be worth \$200 more per person per semester to some participants.
 - J Four-single bedroom semi-suite
 - § Private bedrooms are more appealing to many, but the lack of common space is not attractive to some.
 - J Two-double bedroom suite
 - § Shared bedrooms are not attractive.
 - § The living area in the unit is appealing.



J Four-single bedroom suite

§ Housing like this offered on campus would be attractive because of the private bedrooms and living area in the unit.

J Two-double bedroom apartment

§ This is similar to Stone Ridge, and one participant wishes she lived in Stone Ridge her sophomore year.

§ Most students prefer having a private bedroom over having a kitchen in the unit.

§ Living preferences:

J If the unit plans discussed were offered, students would have considered living on campus another year. For one participant the alcohol policy would have been a factor regardless of the housing type.

J Participants think four students per unit is the maximum number per unit; many think six students per unit is too many.

J Some students prefer two students per bathroom over four students per bathroom, but four students per bathroom is acceptable for many students if the bathroom is large enough or compartmentalized. Another student suggests having a separate half bath.

J Two students still participate in the meal plan. A small kitchenette would be sufficient over a full kitchen.

J Students would like to have washer/dryers in the unit. It would be more convenient and there would be less concern with clothes being left in machines in common laundry areas.

J One participant stays over the summer; she would prefer a 12-month lease. Most participants want an academic year lease.

§ Housing seen at other institutions

J Housing with three bedrooms off a living area and kitchen looked attractive to one participant.

J York housing "looked like a prison."

J The new housing at Millersville is attractive to participants. Students were camping out 24 hours in advance to sign up to live in the housing.



- J West Chester has a high-rise building; one participant has a friend that lives on the tenth floor and he dislikes it. This is not desired at Shippensburg.
- J Housing was somewhat of a factor for one participant in his decision to attend Shippensburg.
- § Popular off-campus housing locations
 - J College Park
- § “If the new housing had _____, I would definitely live there.”
 - J More private common areas
 - J Private bathrooms (not community bathrooms)
 - J Carpet
 - J Privacy in the unit
 - J Individual room temperature control
 - J Living areas in the unit
 - J Balconies
- § “If the new housing had _____, I would definitely not live there.”
 - J Small room size
 - J High-rise building
 - J Less furniture
 - J Community bathrooms
 - J More rules and regulations
- § Additional comments:
 - J Students are treated like alcoholics if they are caught with alcohol on campus. The community is more lenient with underage students and drinking.
 - J Three students share a bedroom with a roommate in their current housing arrangement.



J Students want air-conditioned housing. Individual temperature controls would be helpful.

J Rule enforcement depends on the RA on the hall.



ATTACHMENTS

SHIPPENSBURG UNIVERSITY § COMPREHENSIVE HOUSING PLAN

ATTACHMENT 2: OFF-CAMPUS MARKET PROPERTIES



OFF CAMPUS MARKET ANALYSIS

Property Listing

Property Listing			UNIT TYPES												Policies and Practices		
			One Bedroom			Two Bedroom			Three Bedroom			Four Bedroom			Lease Terms		Sec Dep
Apartment Complex	Address	Phone (325)	1BR Rent	SF	Rent/SF	Rent	SF	Rent/SF	Rent	SF	Rent/SF	Rent	SF	Rent/SF	YR	6/9 Mo.	
Bard Townhouses	100 Bard Drive	(717) 530-7500				\$933	800	\$1.17				\$1,400	1,440	\$0.97	AY	sem	\$150/person
Chateau Terrace Apts	500 Chateau Terr.	(717) 532-7991	\$505	525	\$0.96	\$680 \$690	1,020 1,020	\$0.67 \$0.68							y	9/907	\$100/person
Village of Timberhill	100 Timber Lane	(717) 532-2040	\$515	550	\$0.94	\$600	855	\$0.70	\$680	1,143	\$0.59				y		\$100
		High	\$515	550	\$0.96	\$933	1,020	\$1.17	\$680	1,143	\$0.59	\$1,400	1,440	\$0.97			
		Low	\$505	525	\$0.94	\$600	800	\$0.67	\$680	1,143	\$0.59	\$1,400	1,440	\$0.97			
		Median	\$510	538	\$0.95	\$685	938	\$0.69	\$680	1,143	\$0.59	\$1,400	1,440	\$0.97			

OFF CAMPUS MARKET AI

Property Listing	Policies and Practices							Amenities													Feb 2005 Occ.	Size
Apartment Complex	Utilities Included							Unit Amenities					Community Amenities						Feb 2005 Occ.	Size		
	Elec	Heat	W	S	T	High Speed Internet	Basic Cable	Furn.	DW	AC	WDC	WD	Pool	Club-house	Fitness Center	Play-ground	Volley	Tennis			Laundry	Covered Parking
Bard Townhouses	n	n	y	y	y	y	n	y	s	y	n	n	n	n	n	n	n	n	y	n	100%	173
Chateau Terrace Apts	n	n	y	y	y	y	n	n	y	y	n	y	y	n	n	n	n	n	n	n	100%	72
Village of Timberhill	n	n	n	y	y	n	n	n	y	y	n	n	n	n	n	y	n	n	n	n	100%	56

ATTACHMENTS

SHIPPENSBURG UNIVERSITY § COMPREHENSIVE HOUSING PLAN

ATTACHMENT 3: PEER INSTITUTION ANALYSIS

- § *Bloomsburg University*
- § *California University*
- § *Indiana University of Pennsylvania*
- § *James Madison University*
- § *Kutztown University*
- § *Millersville University*
- § *Truman State University*
- § *University of Pittsburgh at Johnstown*
- § *West Chester University*
- § *Western Illinois University*



PEER INSTITUTION ANALYSIS

Housing Data - Beds and Occupancy

NOTES:
 Trad. # of Beds = the number of spaces rented by the bed in suite-style or traditional-style (community bath) residence halls.
 Apt. # of Beds = the number of spaces rented by the bed (typically rented to upperclass and graduate students).
 Apt. # of Units = the number of apartments rented by the unit (typically rented to students with families).
 Enrollment is based on data from the 2004 Higher Education Directory.
 Beds/units as % of enrollment understates the % of students housed to the extent apartments rented by the unit contain more than one student.
 Estimated occupancy and other data are based on the results of a telephone survey conducted in March/April, 2005.

College/University	Trad. # of Beds	Apt. # of Beds	Apt. # of Units	Enrollment	Beds/Units as % Enrollment	Occupancy Fall 2004	Newest Housing / Plans
Bloomsburg University	2,309	626	0	8,305	35%	112%	Honeysuckle Apts, owned by Student Government, opened Fall 2005; conducting study on feasibility of developing new housing and renovating/reconfiguring one existing residence hall.
California University	1,011	768	0	6,640	27%	95%	Phase I (336 Apt beds), Phase II (432 Apt beds), and Phase III (706 suite beds) open by fall 2004; Phase IV with 446 beds to open Fall 2006.
Indiana University of Pennsylvania	3,726	267	0	13,998	29%	97%	
James Madison University	5,576	40	0	15,809	36%	100%	
Kutztown University	3,020	1,108	0	9,400	44%	99%	A Master Plan is complete and it calls for new beds. The number would range
Millersville University	2,582	0	0	7,998	32%	102%	Student Lodging has built a new residence hall (202 beds). We will be down 40 beds this fall. The renovations to the halls continue. Lenhardt, Gaige, Harbold, and Diehm have been renovated.
Shippensburg University	2,414	234	0	7,653	35%	97%	
Truman State University	2,754	238	4	5,862	51%	94%	New 416-bed suite-style hall for upperclass students to open fall 2006 (possibly delayed to fall 2007)
U Pitt at Johnstown	1,350	370	0	3,209	54%	0%	Willow Hall, a 108-bed, suite-style hall for upperclass students, to open fall 2005
West Chester University	3,043	492	0	12,822	28%	0%	
Western Illinois University	5,200	0	318	11,187	49%	91%	New Hall opened fall 2004

PEER INSTITUTION ANALYSIS

Housing Data - Room Rates

Notes:

Information is for the 2004-2005 academic year based on a telephone survey conducted March/April 2005.

Shaded areas denote predominant unit type; if no area is shaded, unit mix is fairly even.

College/University	Traditional/Corridor Style		Suites		Apartments	
	Singles	Doubles	Singles	Doubles	Private BR	Shared BR
Bloomsburg University	\$4,518	\$3,012	N/A	N/A	\$3,664	\$3,284
California University	\$4,600	\$3,500	\$3,095	\$2,475	\$5,325	N/A
Indiana University of Pennsylvania	\$4,200	\$2,940			\$5,050	\$3,802
James Madison University	N/A	\$3,166	N/A	\$3,166	\$4,166	N/A
Kutztown University	\$4,948	\$3,792	\$4,948	\$4,392	\$5,545	\$4,779
Millersville University	\$4,725	\$3,427	\$5,063	\$3,947	N/A	N/A
Shippensburg University	\$4,785	\$3,190	\$4,785	\$3,190	\$5,176	\$3,586
Truman State University	\$4,375	\$3,530	N/A	\$3,669	N/A	\$2,985
U Pitt at Johnstown	\$4,320	\$3,600	\$4,540	\$3,780	\$3,960	\$4,780
West Chester University	\$5,196	\$3,908	\$5,152	\$4,868	\$4,928	\$4,534
Western Illinois University	\$4,576	\$3,428	\$4,976	\$3,928	N/A	N/A
Low	\$4,200	\$2,940	\$3,095	\$2,475	\$3,664	\$2,985
High	\$5,196	\$3,908	\$5,152	\$4,868	\$5,545	\$4,780
Median	\$4,588	\$3,428	\$4,948	\$3,780	\$4,989	\$3,802

PEER INSTITUTION ANALYSIS
Housing Data - Annual Cost

College/University	Tuition + Fees	Room	Board	Total
Bloomsburg University	\$6,089	\$3,012	\$1,970	\$11,071
California University	\$6,616	\$3,500	\$1,756	\$11,872
Indiana University of Pennsylvania	\$6,065	\$2,940	\$1,628	\$10,633
James Madison University	\$5,476	\$3,166	\$2,714	\$11,356
Kutztown University	\$6,256	\$3,792	\$1,920	\$11,968
Millersville University	\$6,081	\$3,308	\$2,254	\$11,643
Shippensburg University	\$5,986	\$3,190	\$2,084	\$11,260
Truman State University	\$5,482	\$3,530	\$1,720	\$10,732
U Pitt at Johnstown	\$9,932	\$3,600	\$2,270	\$15,802
West Chester University	\$6,006	\$3,908	\$1,874	\$11,788
Western Illinois University	\$6,183	\$3,428	\$2,340	\$11,951

PEER INSTITUTION ANALYSIS

Housing Data - Policies and Amenities

College / University	Freshman Requirement	Mandatory Meal Plan	Notes:
Bloomsburg University	Y	Y	
California University	Y	Y	
Indiana University of Pennsylvania	n	Y	
James Madison University	Y	Y	
Kutztown University	n	Y	
Millersville University	n	Y	
Shippensburg University	Y	Y	
Truman State University	Y	Y	
U Pitt at Johnstown	n	Y	
West Chester University	n	Y	
Western Illinois University	Y	Y	

	Housing Amenities								
	In Room Cable	Ethernet	On-site Food Ser.	Pool	Volleyball	Fitness Center	Basketball	BBO Grills	On-site laundry
Bloomsburg University	Y	S	n	n	Y	n	Y	n	Y
California University	Y	Y	n	n	n	n	n	n	Y
Indiana University of Pennsylvania	Y	Y	Y	n	Y	S	Y	n	Y
James Madison University	Y	Y	n	n	S	n	S	n	Y
Kutztown University	Y	Y	n	n	n	n	n	n	Y
Millersville University	Y	Y	Y	n	Y	Y	n	n	Y
Shippensburg University	Y	Y	n	n	Y	S	n	Y	Y
Truman State University	Y	Y	S	n	n	n	n	n	Y
U Pitt at Johnstown	Y	Y	S	n	n	S	n	n	Y
West Chester University	Y	Y	S	n	Y	S	Y	n	Y
Western Illinois University	Y	Y	S	n	S	S	S	S	Y
	C Store	Common Kitchen	Study Room	Game Room	Computer Lab	Furnished Units			
Bloomsburg University	n	Y	Y	S	Y	Y			
California University	n	Y	Y	Y	Y	Y			
Indiana University of Pennsylvania	n	S	Y	n	S	Y			
James Madison University	n	S	Y	S	S	Y			
Kutztown University	n	Y	S	S	Y	Y			
Millersville University	n	Y	Y	Y	n	Y			
Shippensburg University	n	Y	Y	S	Y	Y			
Truman State University	S	Y	Y	Y	Y	Y			
U Pitt at Johnstown	n	n	Y	Y	n	Y			
West Chester University	n	Y	Y	Y	Y	Y			
Western Illinois University	S	Y	Y	n	S	Y			

ATTACHMENTS

SHIPPENSBURG UNIVERSITY § COMPREHENSIVE HOUSING PLAN

ATTACHMENT 4: SURVEY DATA

§ *Survey Demographics*

§ *Survey Response Tabulation*



SURVEY RESPONSE DEMOGRAPHICS

SHIPPENSBURG UNIVERSITY § COMPREHENSIVE HOUSING PLAN

SURVEY RESPONDENT DEMOGRAPHICS

To check for any bias in the response, ASL compares the demographics of survey respondents to those of the overall enrollment. For the key analysis of demand, ASL makes separate calculations for off- and on-campus residents, by class level and full- or part-time status, eliminating any bias from disproportionate responses on these factors.

For gender, however, there was enough discrepancy to suggest that the results could understate demand. This understatement reinforces the contention that the results are conservative. Female representation was about 6% higher on the survey response than in overall enrollment, while female respondents were significantly less interested in housing, with a capture rate about 5% less than that of males. Neither the age distribution nor the prior residence distribution is indicative of any disproportionate survey participation worthy of concern.

The tables below and on the following page give the distribution of demographic categories for the actual enrollment in the fall 2005 semester and in the survey response, both for the overall groups and the subsets that live on campus or live off campus.

Class Level	Actual Fall 2005 Enrollment			Survey Respondents		
	Overall	Off Campus	On Campus	Overall	Off Campus	On Campus
Freshman	53%	49%	88%	53%	49%	65%
Sophomore	47%	51%	12%	37%	40%	29%
Other	N/A	N/A	N/A	1%	1%	0%
Did not attend South Georgia College in the fall 2005 term	N/A	N/A	N/A	9%	10%	6%
	100%	100%	100%	100%	100%	100%

Status	Actual Fall 2005 Enrollment			Survey Respondents		
	Overall	Off Campus	On Campus	Overall	Off Campus	On Campus
Full-time (12 credit hours or more)	69%	N/A	N/A	84%	79%	97%
Part-time (fewer than 12 credit hours)	31%	N/A	N/A	16%	21%	3%
	100%	N/A	N/A	100%	100%	100%

Age	Actual Fall 2005 Enrollment			Survey Respondents		
	Overall	Off Campus	On Campus	Overall	Off Campus	On Campus
Under 21	61%	57%	92%	67%	58%	92%
21 - 25	17%	19%	7%	13%	16%	6%
26 - 40	16%	19%	1%	15%	19%	0%
Over 40	5%	6%	1%	5%	6%	2%
	100%	100%	100%	100%	100%	100%



SURVEY RESPONSE DEMOGRAPHICS

SHIPPENSBURG UNIVERSITY § COMPREHENSIVE HOUSING PLAN

Gender	Actual Fall 2005 Enrollment			Survey Respondents		
	Overall	Off Campus	On Campus	Overall	Off Campus	On Campus
Female	64%	67%	46%	70%	74%	58%
Male	36%	33%	54%	30%	26%	42%
	100%	100%	100%	100%	100%	100%

Prior Residence	Actual Fall 2005 Enrollment			Survey Respondents		
	Overall	Off Campus	On Campus	Overall	Off Campus	On Campus
In Coffee County	35%	40%	2%	44%	53%	12%
In Lowndes County	9%	10%	2%	2%	2%	0%
In Atkinson County	6%	7%	1%	4%	5%	0%
In Bacon County	6%	7%	1%	6%	8%	0%
In Appling County	5%	5%	4%	6%	7%	2%
In Jeff Davis County	5%	5%	2%	4%	6%	0%
In Ware County	4%	4%	4%	3%	3%	5%
In Ben Hill County	3%	3%	2%	2%	2%	3%
Elsewhere in Georgia	24%	18%	68%	25%	13%	62%
Elsewhere in the United States	2%	1%	12%	3%	1%	10%
In another country	1%	0%	4%	1%	0%	6%
	100%	100%	100%	100%	100%	100%



SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%

1. Please indicate what your academic class level was for the fall 2004 semester:

1 Freshman	43	5%	321	46%	364	25%
2 Sophomore	200	26%	206	30%	406	27%
3 Junior	273	35%	113	16%	386	26%
4 Senior	266	34%	54	8%	320	22%
5 Graduate student	2	0%			2	0%
Grand Total	784	100%	694	100%	1,478	100%

2. Please indicate your status:

1 Full-time	754	96%	689	99%	1,443	98%
2 Part-time	30	4%	5	1%	35	2%
Grand Total	784	100%	694	100%	1,478	100%

3. Where did you live prior to coming to Ship?

1 Adams County	27	3%	24	3%	51	3%
2 Berks County	29	4%	30	4%	59	4%
3 Bucks County	46	6%	36	5%	82	6%
4 Chester County	41	5%	35	5%	76	5%
5 Cumberland County	106	14%	44	6%	150	10%
6 Dauphin County	29	4%	34	5%	63	4%
7 Delaware County	25	3%	21	3%	46	3%
8 Franklin County	95	12%	23	3%	118	8%
9 Lancaster County	47	6%	31	4%	78	5%
10 Montgomery County	41	5%	48	7%	89	6%
11 York County	50	6%	67	10%	117	8%
12 Elsewhere in Pennsylvania	184	23%	234	34%	418	28%
13 Elsewhere in the US	52	7%	51	7%	103	7%
14 In another country	12	2%	16	2%	28	2%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%

4. Age (as of the beginning of the fall 2004 semester):

	<i>Median = 20 years</i>		<i>19 years</i>		<i>20 years</i>	
17			22	3%	22	1%
18	38	5%	275	40%	313	21%
19	146	19%	186	27%	332	22%
20	224	29%	117	17%	341	23%
21	225	29%	69	10%	294	20%
22	57	7%	15	2%	72	5%
23	25	3%	3	0%	28	2%
24	14	2%	1	0%	15	1%
25	11	1%			11	1%
26	5	1%	1	0%	6	0%
27	8	1%	1	0%	9	1%
28	2	0%			2	0%
29	1	0%			1	0%
30	1	0%			1	0%
31	1	0%			1	0%
32	2	0%			2	0%
33	2	0%			2	0%
34	2	0%			2	0%
37	1	0%			1	0%
38	2	0%			2	0%
40	4	1%			4	0%
41	3	0%			3	0%
44	1	0%			1	0%
47	2	0%			2	0%
48	1	0%			1	0%
49	1	0%			1	0%
52	1	0%			1	0%
55	1	0%			1	0%
(blank)	3	0%	4	1%	7	0%
Grand Total	784	100%	694	100%	1,478	100%

5. Gender:

1 Female	510	65%	470	68%	980	66%
2 Male	271	35%	224	32%	495	33%
(blank)	3	0%			3	0%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
6. Race:						
1 Alaskan Native						
2 American Indian	3	0%	3	0%	6	0%
3 Asian	15	2%	15	2%	30	2%
4 Black	10	1%	31	4%	41	3%
5 Hispanic	8	1%	7	1%	15	1%
6 White/Caucasian	742	95%	630	91%	1,372	93%
7 Other	5	1%	7	1%	12	1%
(blank)	1	0%	1	0%	2	0%
Grand Total	784	100%	694	100%	1,478	100%

7. If employed, how many hours per week do you typically work during the school year?

	<i>Median = 16 hours</i>		<i>12 hours</i>		<i>15 hours</i>	
8 hours or less	45	6%	57	8%	102	7%
9 to 16 hours	196	25%	143	21%	339	23%
17 to 24 hours	105	13%	64	9%	169	11%
25 to 32 hours	77	10%	19	3%	96	6%
33 to 40 hours	40	5%	6	1%	46	3%
41 hours or more	5	1%	7	1%	12	1%
(blank)	316	40%	398	57%	714	48%
Grand Total	784	100%	694	100%	1,478	100%

8. What percentage of your fall 2004 housing costs were funded by each of the following sources:

Parents or guardians

1 None	192	24%	132	19%	324	22%
2 Some, but less than 50%	117	15%	122	18%	239	16%
3 50%	49	6%	59	9%	108	7%
4 More than 50% but less than 100%	153	20%	140	20%	293	20%
5 100%	201	26%	190	27%	391	26%
(blank)	72	9%	51	7%	123	8%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Self						
1 None	173	22%	263	38%	436	29%
2 Some, but less than 50%	181	23%	143	21%	324	22%
3 50%	62	8%	33	5%	95	6%
4 More than 50% but less than 100%	85	11%	36	5%	121	8%
5 100%	97	12%	14	2%	111	8%
(blank)	186	24%	205	30%	391	26%
Grand Total	784	100%	694	100%	1,478	100%

Another person not listed above

1 None	427	54%	386	56%	813	55%
2 Some, but less than 50%	15	2%	24	3%	39	3%
3 50%	11	1%	1	0%	12	1%
4 More than 50% but less than 100%	13	2%	3	0%	16	1%
5 100%	8	1%	2	0%	10	1%
(blank)	310	40%	278	40%	588	40%
Grand Total	784	100%	694	100%	1,478	100%

Scholarships

1 None	415	53%	310	45%	725	49%
2 Some, but less than 50%	60	8%	92	13%	152	10%
3 50%	7	1%	13	2%	20	1%
4 More than 50% but less than 100%	8	1%	26	4%	34	2%
5 100%	1	0%	6	1%	7	0%
(blank)	293	37%	247	36%	540	37%
Grand Total	784	100%	694	100%	1,478	100%

Grants and loans

1 None	284	36%	133	19%	417	28%
2 Some, but less than 50%	112	14%	163	23%	275	19%
3 50%	43	5%	61	9%	104	7%
4 More than 50% but less than 100%	82	10%	116	17%	198	13%
5 100%	40	5%	81	12%	121	8%
(blank)	223	28%	140	20%	363	25%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
9. How important was the availability of quality student housing in your selection of Ship over other colleges or universities?						
1 Extremely important, the deciding factor	36	5%	38	5%	74	5%
2 Definitely important, a must factor	210	27%	261	38%	471	32%
3 Somewhat important, one of several factors	282	36%	302	44%	584	40%
4 Not at all important, not a factor	249	32%	87	13%	336	23%
(blank)	7	1%	6	1%	13	1%
Grand Total	784	100%	694	100%	1,478	100%

10. How important is it for the University to provide housing to the following types of students?

Freshmen

1 Extremely important	739	94%	658	95%	1,397	95%
2 Somewhat important	26	3%	26	4%	52	4%
3 Not very important	9	1%	4	1%	13	1%
4 Not important	4	1%	3	0%	7	0%
(blank)	6	1%	3	0%	9	1%
Grand Total	784	100%	694	100%	1,478	100%

Sophomores

1 Extremely important	345	44%	382	55%	727	49%
2 Somewhat important	404	52%	279	40%	683	46%
3 Not very important	21	3%	21	3%	42	3%
4 Not important	8	1%	2	0%	10	1%
(blank)	6	1%	10	1%	16	1%
Grand Total	784	100%	694	100%	1,478	100%

Juniors

1 Extremely important	95	12%	130	19%	225	15%
2 Somewhat important	397	51%	415	60%	812	55%
3 Not very important	246	31%	129	19%	375	25%
4 Not important	36	5%	14	2%	50	3%
(blank)	10	1%	6	1%	16	1%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Seniors						
1 Extremely important	85	11%	111	16%	196	13%
2 Somewhat important	249	32%	305	44%	554	37%
3 Not very important	304	39%	200	29%	504	34%
4 Not important	136	17%	72	10%	208	14%
(blank)	10	1%	6	1%	16	1%
Grand Total	784	100%	694	100%	1,478	100%

Graduate students

1 Extremely important	58	7%	41	6%	99	7%
2 Somewhat important	183	23%	173	25%	356	24%
3 Not very important	311	40%	295	43%	606	41%
4 Not important	222	28%	174	25%	396	27%
(blank)	10	1%	11	2%	21	1%
Grand Total	784	100%	694	100%	1,478	100%

Transfer students

1 Extremely important	452	58%	412	59%	864	58%
2 Somewhat important	289	37%	243	35%	532	36%
3 Not very important	21	3%	13	2%	34	2%
4 Not important	13	2%	16	2%	29	2%
(blank)	9	1%	10	1%	19	1%
Grand Total	784	100%	694	100%	1,478	100%

International students

1 Extremely important	665	85%	554	80%	1,219	82%
2 Somewhat important	95	12%	106	15%	201	14%
3 Not very important	8	1%	10	1%	18	1%
4 Not important	6	1%	14	2%	20	1%
(blank)	10	1%	10	1%	20	1%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Students with a spouse/partner and/or children						
1 Extremely important	73	9%	66	10%	139	9%
2 Somewhat important	210	27%	191	28%	401	27%
3 Not very important	256	33%	238	34%	494	33%
4 Not important	233	30%	191	28%	424	29%
(blank)	12	2%	8	1%	20	1%
Grand Total	784	100%	694	100%	1,478	100%

11. Which best describes your living situation during the fall 2004 semester?

1 I lived on campus			694	100%	694	47%
2 I lived in rental housing off campus	608	78%			608	41%
3 I lived with my parents/relatives, but considered living on campus	36	5%			36	2%
4 I lived with my parents/relatives and never considered living on campus	89	11%			89	6%
5 I owned my home, but considered living on campus	2	0%			2	0%
6 I owned my home and never considered living on campus	49	6%			49	3%
Grand Total	784	100%	694	100%	1,478	100%

12. Where did you live during the fall 2004 semester?

On-Campus Housing

1 Harley Hall			62	9%	62	4%
2 Kieffer Hall			51	7%	51	3%
3 Lackhove Hall			44	6%	44	3%
4 McCune Hall			33	5%	33	2%
5 McLean Hall			95	14%	95	6%
6 Mowrey Hall			128	18%	128	9%
7 Naugle Hall			96	14%	96	6%
8 Seavers Complex			105	15%	105	7%
9 Stone Ridge Commons			80	12%	80	5%

Near-Campus Apartment Complexes

10 College Park	52	7%			52	4%
11 Bard Townhomes	153	20%			153	10%
12 The Chateau	30	4%			30	2%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Other Off-Campus Housing						
13 Within walking distance of campus	309	39%			309	21%
14 In Shippensburg, but not within walking distance of	52	7%			52	4%
15 Outside of Shippensburg, but within a 20-mile radius of Shippensburg	28	4%			28	2%
16 Outside of a 20-mile radius from Shippensburg	21	3%			21	1%
(blank)	139	18%			139	9%
Grand Total	784	100%	694	100%	1,478	100%

Name of apartment complex/building, if applicable:

<i>118 S. Queen Street</i>	1	0%			1	0%
<i>33 N. Earl</i>	1	0%			1	0%
<i>Apple Apts</i>	1	0%			1	0%
<i>Borough of Mercersburg, Independent dwelling</i>	1	0%			1	0%
<i>Britton Court Apts</i>	6	1%			6	0%
<i>Earl Street</i>	1	0%			1	0%
<i>Gettysburg Place Apts</i>	1	0%			1	0%
<i>Quaker Apts, Lewisberry</i>	1	0%			1	0%
<i>Roxbury Ridge Apts</i>	1	0%			1	0%
<i>Schoolhouse Luxury Apts, Mechanicsburg PA</i>	1	0%			1	0%
<i>Waynesboro</i>	1	0%			1	0%
(blank)	768	98%	694	100%	1,462	99%
Grand Total	784	100%	694	100%	1,478	100%

13. Please check the one category that best describes the type of housing in which you lived during the fall 2004 semester.

1 Apartment (in an apartment or condominium complex/building)	252	32%			252	17%
2 Apartment (in a house or converted house)	137	17%			137	9%
3 Apartment (in a space above a retail establishment)	11	1%			11	1%
4 House (where the whole building is rented by yourself or a group)	201	26%			201	14%
5 Room in a house (where the house was owned or rented by others)	4	1%			4	0%
(blank)	179	23%	694	100%	873	59%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
14. Including yourself, how many people lived in the apartment/house where you live during the academic year?						
1 One	34	4%			34	2%
2 Two	126	16%			126	9%
3 Three	158	20%			158	11%
4 Four	191	24%			191	13%
5 More than four	95	12%			95	6%
(blank)	180	23%	694	100%	874	59%
Grand Total	784	100%	694	100%	1,478	100%

15. How many bedrooms were in your apartment/unit?

1 One	44	6%			44	3%
2 Two	225	29%			225	15%
3 Three	175	22%			175	12%
4 Four	86	11%			86	6%
5 More than four	72	9%			72	5%
6 None - an efficiency	1	0%			1	0%
(blank)	181	23%	694	100%	875	59%
Grand Total	784	100%	694	100%	1,478	100%

16. How many bathrooms were in your apartment/unit?

1 One	330	42%			330	22%
2 One and a half	78	10%			78	5%
3 Two	153	20%			153	10%
4 Two and a half	32	4%			32	2%
5 Three	4	1%			4	0%
6 More than three	7	1%			7	0%
(blank)	180	23%	694	100%	874	59%
Grand Total	784	100%	694	100%	1,478	100%

17. Did you share a bedroom?

1 Yes, I shared a bedroom with a roommate	200	26%			200	14%
2 Yes, I shared a bedroom with my spouse/partner and/or children	20	3%			20	1%
3 No, I had a bedroom to myself	385	49%			385	26%
(blank)	179	23%	694	100%	873	59%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
18. What was your lease term?						
1 Twelve months	408	52%			408	28%
2 Academic year	144	18%			144	10%
3 Six months	3	0%			3	0%
4 Semester	39	5%			39	3%
5 Month-to-month	7	1%			7	0%
6 Other	4	1%			4	0%
(blank)	179	23%	694	100%	873	59%
Grand Total	784	100%	694	100%	1,478	100%

19. How did you rent your unit?

1 Unfurnished	351	45%			351	24%
2 Partially furnished	192	24%			192	13%
3 Furnished	60	8%			60	4%
(blank)	181	23%	694	100%	875	59%
Grand Total	784	100%	694	100%	1,478	100%

20. Which of the following statements most accurately describes your living situation during the fall 2004 semester?

1 A) I lived on my own or with roommates/apartment-mate(s) in a rented unit	584	74%			584	40%
2 B) I lived with my parent(s)/guardian in their home and I contributed toward my living expenses	3	0%			3	0%
3 C) I lived with my spouse/partner and/or child(ren) in a rented unit	16	2%			16	1%
(blank)	181	23%	694	100%	875	59%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%

21. In Question 20 above, students who chose **A)** "lived on my own..." or **B)** "lived with parents/guardian..." enter **your share on a monthly basis** of the following living expenses. Students who chose **C)** "lived with my spouse/partner and/or children" please enter the **total monthly expenses for your entire unit**.

A) I lived on my own or with roommates/apartment-mate(s) in a rented unit

Rent Only

Median = \$237

\$200 or less	170	22%			170	12%
\$201 to \$300	196	25%			196	13%
\$301 to \$400	68	9%			68	5%
\$401 to \$500	39	5%			39	3%
\$501 to \$600	15	2%			15	1%
\$601 to \$700	17	2%			17	1%
\$701 to \$800	8	1%			8	1%
\$801 or more	36	5%			36	2%
(blank)	235	30%	694	100%	929	63%
Grand Total	784	100%	694	100%	1,478	100%

Total Monthly Housing Expenses

Median = \$354

\$300 or less	184	23%			184	12%
\$301 to \$400	179	23%			179	12%
\$401 to \$500	77	10%			77	5%
\$501 to \$600	36	5%			36	2%
\$601 to \$700	23	3%			23	2%
\$701 to \$800	16	2%			16	1%
\$801 to \$900	10	1%			10	1%
\$901 to \$1,000	13	2%			13	1%
\$1,001 or more	38	5%			38	3%
(blank)	208	27%	694	100%	902	61%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%

B) I lived with my parent(s)/guardian in their home and I contributed toward my living expenses

Rent Only

\$150	1	0%			1	0%
\$500	1	0%			1	0%
\$787	1	0%			1	0%
(blank)	781	100%	694	100%	1,475	100%
Grand Total	784	100%	694	100%	1,478	100%

Total Monthly Housing Expenses

\$180	1	0%			1	0%
\$1,350	1	0%			1	0%
\$1,789	1	0%			1	0%
(blank)	781	100%	694	100%	1,475	100%
Grand Total	784	100%	694	100%	1,478	100%

C) I lived with my spouse/partner and/or child(ren) in a rented unit

Rent Only

Median = \$444

\$200 or less	2	0%			2	0%
\$201 to \$300	2	0%			2	0%
\$301 to \$400	3	0%			3	0%
\$401 to \$500	4	1%			4	0%
\$501 to \$600	2	0%			2	0%
\$601 to \$700	2	0%			2	0%
\$701 to \$800						
\$801 or more	1	0%			1	0%
(blank)	768	98%	694	100%	1,462	99%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Total Monthly Housing Expenses						
<i>Median = \$605</i>						
\$300 or less	2	0%			2	0%
\$301 to \$400	1	0%			1	0%
\$401 to \$500	1	0%			1	0%
\$501 to \$600	4	1%			4	0%
\$601 to \$700	3	0%			3	0%
\$701 to \$800	2	0%			2	0%
\$801 to \$900	1	0%			1	0%
\$901 or more	2	0%			2	0%
(blank)	768	98%	694	100%	1,462	99%
Grand Total	784	100%	694	100%	1,478	100%

22. If you have ever lived on campus at Ship but then decided to move off campus, why did you decide to move out of campus housing?

a. Age/general condition of facilities	250	32%	148	21%	398	27%
b. Alcohol restrictions	330	42%	170	24%	500	34%
c. Cleanliness of community bathrooms	189	24%	162	23%	351	24%
d. Did not like food	120	15%	124	18%	244	17%
e. Did not like meal plan options	63	8%	60	9%	123	8%
f. High noise level	147	19%	140	20%	287	19%
g. Inconvenient parking	368	47%	255	37%	623	42%
h. Lack of air-conditioning	280	36%	204	29%	484	33%
i. Lack of individual room temperature control	247	32%	200	29%	447	30%
j. Moved into Greek community housing	21	3%	15	2%	36	2%
k. Moved in with parents/relatives and now commute from home	4	1%	6	1%	10	1%
l. My friends were moving off campus	371	47%	188	27%	559	38%
m. Preference for more space	485	62%	282	41%	767	52%
n. Preference for own kitchen	452	58%	250	36%	702	47%
o. Preference for private bedroom	390	50%	227	33%	617	42%
p. Preference for private or semi-private bathroom	363	46%	226	33%	589	40%
q. Quiet hour enforcement	155	20%	118	17%	273	18%
r. Rules, regulations, and policies in general	316	40%	160	23%	476	32%
s. Too expensive	157	20%	114	16%	271	18%
t. Wanted a more independent lifestyle	440	56%	229	33%	669	45%
u. Wanted to live with my spouse/partner and/or children	8	1%	7	1%	15	1%
v. Some other reason	41	5%	29	4%	70	5%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
<i>\$10 parking fines are unfair</i>	1	0%			1	0%
<i>As a freshmen I was not aware that we had to sign!</i>			1	0%	1	0%
<i>Bad experience with RD, RA, and Housing staff</i>	1	0%			1	0%
<i>Better internet connection</i>			1	0%	1	0%
<i>Canceled housing agreement due to military service</i>	1	0%			1	0%
<i>Cost of living off campus is much cheaper</i>	1	0%			1	0%
<i>Deposit late, guaranteed sophomores housing before seniors</i>	1	0%			1	0%
<i>Did not get along with roommates</i>	1	0%	4	1%	5	0%
<i>Did not like the RD when I lived in Mowrey</i>	1	0%			1	0%
<i>Did not want RA's constantly around</i>	1	0%			1	0%
<i>Dirty!</i>			1	0%	1	0%
<i>Disliked people on floor</i>			1	0%	1	0%
<i>Do not like the RA's</i>	3	0%	1	0%	4	0%
<i>Elevators always broke in Naugle</i>	1	0%			1	0%
<i>Fire drills and announcements after quiet hours</i>	1	0%			1	0%
<i>Harley is very far from parking lot!</i>			1	0%	1	0%
<i>Have to after sophomore year</i>	1	0%			1	0%
<i>Housing unavailable on campus</i>	1	0%			1	0%
<i>I wanted to live by myself</i>	1	0%			1	0%
<i>I was able to move in at my convenience</i>	1	0%			1	0%
<i>Inconvenient housing options for int'l students</i>	1	0%			1	0%
<i>It is hard to live with 5 other guys in Seavers</i>			1	0%	1	0%
<i>Just wanted something different</i>			1	0%	1	0%
<i>Missed room cut off date</i>	1	0%			1	0%
<i>My brother and friends needed an extra roommate</i>			1	0%	1	0%
<i>Needed a place to stay year round</i>	1	0%			1	0%
<i>No carpet, distractions made it difficult to study</i>	1	0%			1	0%
<i>No co-ed apartments</i>	1	0%	1	0%	2	0%
<i>No one enforces rules in dorms...all loud!</i>	1	0%			1	0%
<i>No other choice...Off-campus or commute 2 hours/day</i>	1	0%			1	0%
<i>Parents divorce forced me to my own apartment</i>	1	0%			1	0%
<i>Personal conflicts with RA</i>	1	0%			1	0%
<i>Privacy</i>	2	0%	1	0%	3	0%
<i>Pro. sem and student teaching for education</i>			1	0%	1	0%
<i>Quiet hours not enforced, people smoked outside window</i>			1	0%	1	0%
<i>RA monitoring, too many unwarranted documentations</i>			1	0%	1	0%
<i>RA's are hypocritical (quiet hours and alcohol usage)</i>			1	0%	1	0%
<i>RA's did not do a good job of enforcing rules</i>	1	0%	1	0%	2	0%
<i>Room options are horrible</i>			1	0%	1	0%
<i>Rudeness of fellow dorm mates</i>			1	0%	1	0%
<i>Rules NOT enforced enough, others are disruptive</i>			1	0%	1	0%
<i>Seemed like the norm for seniors</i>	1	0%			1	0%
<i>Single parents and children have no preference</i>	1	0%			1	0%
<i>Smoking restrictions</i>	1	0%			1	0%
<i>Spiritual Center parking should be upper classmen</i>			1	0%	1	0%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
<i>Student teaching</i>	1	0%			1	0%
<i>Students are not allowed to stay in dorms over breaks</i>	3	0%			3	0%
<i>Study abroad</i>			1	0%	1	0%
<i>Terrible options; off campus housing is bad too</i>	1	0%			1	0%
<i>Too many restrictions for on-campus housing</i>	1	0%			1	0%
<i>Very unhappy of RAs lack of responsibility</i>			1	0%	1	0%
<i>Walking on campus drunk was a bad idea</i>	1	0%			1	0%
<i>Wanted a bigger responsibility</i>			1	0%	1	0%
<i>Wanted something less institutional looking</i>	1	0%			1	0%
(blank)	744	95%	667	96%	1,411	95%
Grand Total	784	100%	694	100%	1,478	100%

23. List below, in order of priority, the five most important factors that you considered in your decision of where to live for the fall 2004 semester.

Most important

1 Ability to be on a meal plan	3	0%	22	3%	25	2%
2 Ability to cook meals	10	1%	15	2%	25	2%
3 Ability to enter into an academic-year or semester lease	6	1%	7	1%	13	1%
4 Ability to live where my friends are living	92	12%	87	13%	179	12%
5 Ability to meet other students/social atmosphere	6	1%	79	11%	85	6%
6 Adequate living space	49	6%	42	6%	91	6%
7 Affordable cost	145	18%	79	11%	224	15%
8 Air-conditioning	6	1%	9	1%	15	1%
9 Availability of parking	3	0%	4	1%	7	0%
10 Cable TV connectivity	1	0%	3	0%	4	0%
11 Character of neighborhood	7	1%	4	1%	11	1%
12 Freedom from rules and regulations	68	9%	8	1%	76	5%
13 Greek community housing	8	1%			8	1%
14 Have one bill per semester for all expenses (rent, utilities, food, tuition/fees)	1	0%	45	6%	46	3%
15 Have own bedroom	91	12%	19	3%	110	7%
16 Have personal space/privacy	67	9%	18	3%	85	6%
17 Have private or semi-private bath	5	1%	12	2%	17	1%
18 Inclusion of utilities in rent	4	1%	2	0%	6	0%
19 In-room Ethernet/Internet connection	1	0%	9	1%	10	1%
20 No security or utility deposit	1	0%	2	0%	3	0%
21 Physical condition of the housing	20	3%	12	2%	32	2%
22 Proximity to campus facilities and services	35	4%	105	15%	140	9%
23 Satisfy parents' wishes	5	1%	40	6%	45	3%
24 Security	6	1%	28	4%	34	2%
(blank)	144	18%	43	6%	187	13%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Second most important						
1 Ability to be on a meal plan	2	0%	36	5%	38	3%
2 Ability to cook meals	42	5%	16	2%	58	4%
3 Ability to enter into an academic-year or semester lease	6	1%	14	2%	20	1%
4 Ability to live where my friends are living	75	10%	67	10%	142	10%
5 Ability to meet other students/social atmosphere	7	1%	46	7%	53	4%
6 Adequate living space	91	12%	60	9%	151	10%
7 Affordable cost	66	8%	46	7%	112	8%
8 Air-conditioning	9	1%	24	3%	33	2%
9 Availability of parking	14	2%	12	2%	26	2%
10 Cable TV connectivity	3	0%	5	1%	8	1%
11 Character of neighborhood	8	1%	7	1%	15	1%
12 Freedom from rules and regulations	49	6%	10	1%	59	4%
13 Greek community housing	5	1%	1	0%	6	0%
14 Have one bill per semester for all expenses (rent, utilities, food, tuition/fees)	2	0%	37	5%	39	3%
15 Have own bedroom	79	10%	12	2%	91	6%
16 Have personal space/privacy	72	9%	20	3%	92	6%
17 Have private or semi-private bath	17	2%	23	3%	40	3%
18 Inclusion of utilities in rent	7	1%	10	1%	17	1%
19 In-room Ethernet/Internet connection	4	1%	38	5%	42	3%
20 No security or utility deposit	1	0%	4	1%	5	0%
21 Physical condition of the housing	24	3%	28	4%	52	4%
22 Proximity to campus facilities and services	46	6%	75	11%	121	8%
23 Satisfy parents' wishes	4	1%	22	3%	26	2%
24 Security	3	0%	27	4%	30	2%
(blank)	148	19%	54	8%	202	14%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Third most important						
1 Ability to be on a meal plan	1	0%	48	7%	49	3%
2 Ability to cook meals	55	7%	17	2%	72	5%
3 Ability to enter into an academic-year or semester lease	10	1%	10	1%	20	1%
4 Ability to live where my friends are living	64	8%	38	5%	102	7%
5 Ability to meet other students/social atmosphere	16	2%	51	7%	67	5%
6 Adequate living space	76	10%	53	8%	129	9%
7 Affordable cost	45	6%	49	7%	94	6%
8 Air-conditioning	20	3%	20	3%	40	3%
9 Availability of parking	37	5%	14	2%	51	3%
10 Cable TV connectivity	1	0%	19	3%	20	1%
11 Character of neighborhood	10	1%	16	2%	26	2%
12 Freedom from rules and regulations	54	7%	6	1%	60	4%
13 Greek community housing	2	0%			2	0%
14 Have one bill per semester for all expenses (rent, utilities, food, tuition/fees)	1	0%	32	5%	33	2%
15 Have own bedroom	54	7%	6	1%	60	4%
16 Have personal space/privacy	49	6%	9	1%	58	4%
17 Have private or semi-private bath	30	4%	24	3%	54	4%
18 Inclusion of utilities in rent	15	2%	14	2%	29	2%
19 In-room Ethernet/Internet connection	5	1%	51	7%	56	4%
20 No security or utility deposit	2	0%	6	1%	8	1%
21 Physical condition of the housing	26	3%	30	4%	56	4%
22 Proximity to campus facilities and services	53	7%	77	11%	130	9%
23 Satisfy parents' wishes	4	1%	23	3%	27	2%
24 Security	7	1%	25	4%	32	2%
(blank)	147	19%	56	8%	203	14%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Fourth most important						
1 Ability to be on a meal plan	5	1%	41	6%	46	3%
2 Ability to cook meals	47	6%	21	3%	68	5%
3 Ability to enter into an academic-year or semester lease	9	1%	11	2%	20	1%
4 Ability to live where my friends are living	50	6%	36	5%	86	6%
5 Ability to meet other students/social atmosphere	16	2%	37	5%	53	4%
6 Adequate living space	60	8%	41	6%	101	7%
7 Affordable cost	32	4%	34	5%	66	4%
8 Air-conditioning	32	4%	9	1%	41	3%
9 Availability of parking	49	6%	28	4%	77	5%
10 Cable TV connectivity	5	1%	21	3%	26	2%
11 Character of neighborhood	15	2%	13	2%	28	2%
12 Freedom from rules and regulations	55	7%	19	3%	74	5%
13 Greek community housing						
14 Have one bill per semester for all expenses (rent, utilities, food, tuition/fees)	4	1%	36	5%	40	3%
15 Have own bedroom	33	4%	8	1%	41	3%
16 Have personal space/privacy	60	8%	11	2%	71	5%
17 Have private or semi-private bath	43	5%	19	3%	62	4%
18 Inclusion of utilities in rent	14	2%	10	1%	24	2%
19 In-room Ethernet/Internet connection	15	2%	60	9%	75	5%
20 No security or utility deposit			11	2%	11	1%
21 Physical condition of the housing	29	4%	28	4%	57	4%
22 Proximity to campus facilities and services	43	5%	72	10%	115	8%
23 Satisfy parents' wishes	8	1%	28	4%	36	2%
24 Security	11	1%	39	6%	50	3%
(blank)	149	19%	61	9%	210	14%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Fifth most important						
1 Ability to be on a meal plan	5	1%	26	4%	31	2%
2 Ability to cook meals	70	9%	15	2%	85	6%
3 Ability to enter into an academic-year or semester lease	14	2%	10	1%	24	2%
4 Ability to live where my friends are living	34	4%	37	5%	71	5%
5 Ability to meet other students/social atmosphere	19	2%	49	7%	68	5%
6 Adequate living space	56	7%	38	5%	94	6%
7 Affordable cost	34	4%	32	5%	66	4%
8 Air-conditioning	22	3%	28	4%	50	3%
9 Availability of parking	43	5%	25	4%	68	5%
10 Cable TV connectivity	8	1%	27	4%	35	2%
11 Character of neighborhood	16	2%	9	1%	25	2%
12 Freedom from rules and regulations	58	7%	10	1%	68	5%
13 Greek community housing	3	0%			3	0%
14 Have one bill per semester for all expenses (rent, utilities, food, tuition/fees)	4	1%	29	4%	33	2%
15 Have own bedroom	28	4%	4	1%	32	2%
16 Have personal space/privacy	41	5%	12	2%	53	4%
17 Have private or semi-private bath	42	5%	18	3%	60	4%
18 Inclusion of utilities in rent	18	2%	20	3%	38	3%
19 In-room Ethernet/Internet connection	16	2%	73	11%	89	6%
20 No security or utility deposit	1	0%	11	2%	12	1%
21 Physical condition of the housing	26	3%	38	5%	64	4%
22 Proximity to campus facilities and services	49	6%	44	6%	93	6%
23 Satisfy parents' wishes	15	2%	33	5%	48	3%
24 Security	11	1%	42	6%	53	4%
(blank)	151	19%	64	9%	215	15%
Grand Total	784	100%	694	100%	1,478	100%

24. How satisfied or dissatisfied were you with your fall 2004 housing situation in terms of meeting the preferences for housing factors listed above?

1 Very satisfied	287	37%	144	21%	431	29%
2 Satisfied	310	40%	445	64%	755	51%
3 Dissatisfied	31	4%	59	9%	90	6%
4 Very dissatisfied	13	2%	21	3%	34	2%
(blank)	143	18%	25	4%	168	11%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
25. What is most important to you about housing at Ship? The University is interested in how to improve existing housing on campus. Keeping in mind that most improvements come at additional cost, select below, in priority order, the five most important areas for improvement from the following lists (e.g., if having a private bedroom was the most important item from the first list, select it as "Most important"):						
(A) Facilities (the basics):						
Most important						
1 Adequate number & location of electrical outlets	13	2%	34	5%	47	3%
2 Air-conditioning	74	9%	107	15%	181	12%
3 Cleanliness of shared bathrooms	78	10%	125	18%	203	14%
4 Improved location of computer connections	3	0%	6	1%	9	1%
5 Improved ventilation	11	1%	22	3%	33	2%
6 Improved plumbing	5	1%	4	1%	9	1%
7 Individual room temperature controls	30	4%	63	9%	93	6%
8 Larger rooms	168	21%	122	18%	290	20%
9 Moveable/improved furnishings	19	2%	35	5%	54	4%
10 Private bedroom	142	18%	42	6%	184	12%
11 Sink in each bedroom	12	2%	11	2%	23	2%
12 Sound insulation	28	4%	27	4%	55	4%
13 Storage space	16	2%	18	3%	34	2%
14 Other	13	2%	12	2%	25	2%
15 Faster and/or more reliable Internet connection	23	3%	50	7%	73	5%
(blank)	149	19%	16	2%	165	11%
Grand Total	784	100%	694	100%	1,478	100%

Other please, specify:

<i>Ability to have whole family live on campus</i>	1	0%			1	0%
<i>Ability to possess alcohol if over 21 years old</i>	2	0%			2	0%
<i>Affordable cost</i>	1	0%			1	0%
<i>Bathroom</i>	1	0%			1	0%
<i>Bathrooms are revolting</i>			1	0%	1	0%
<i>Better management of places...bugs, mice, etc.</i>			1	0%	1	0%
<i>Co-ed apartments</i>	1	0%			1	0%
<i>Garley was clean; cleanliness is important to me</i>	1	0%			1	0%
<i>General appearance (i.e., paint, furniture quality, etc.)</i>			1	0%	1	0%
<i>Getting a good roommate</i>			1	0%	1	0%
<i>Getting to know people around me</i>			1	0%	1	0%
<i>Kitchen</i>			1	0%	1	0%
<i>Laundry</i>	1	0%			1	0%
<i>Less RA involvement</i>			1	0%	1	0%
<i>Lighting</i>			1	0%	1	0%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
<i>Meeting people and making friends</i>			1	0%	1	0%
<i>More parking spots for resident parking</i>			1	0%	1	0%
<i>More security in dorms</i>			1	0%	1	0%
<i>Non-traditional student accommodations</i>	1	0%			1	0%
<i>Parking</i>			1	0%	1	0%
<i>Private and semi-private bathrooms (like Seavers)</i>	1	0%	1	0%	2	0%
<i>RA's enforce quiet hours on weekends</i>	1	0%			1	0%
<i>Security</i>	1	0%			1	0%
<i>To live with the people I want to live with</i>			1	0%	1	0%
<i>Year round living options to accommodate non-trad</i>	1	0%			1	0%
(blank)	771	98%	680	98%	1,451	98%
Grand Total	784	100%	694	100%	1,478	100%

Second most important

1 Adequate number & location of electrical outlets	14	2%	48	7%	62	4%
2 Air-conditioning	78	10%	87	13%	165	11%
3 Cleanliness of shared bathrooms	75	10%	68	10%	143	10%
4 Improved location of computer connections	4	1%	10	1%	14	1%
5 Improved ventilation	23	3%	28	4%	51	3%
6 Improved plumbing	4	1%	8	1%	12	1%
7 Individual room temperature controls	66	8%	72	10%	138	9%
8 Larger rooms	116	15%	81	12%	197	13%
9 Moveable/improved furnishings	44	6%	68	10%	112	8%
10 Private bedroom	54	7%	27	4%	81	5%
11 Sink in each bedroom	39	5%	33	5%	72	5%
12 Sound insulation	36	5%	48	7%	84	6%
13 Storage space	35	4%	37	5%	72	5%
14 Other	1	0%	6	1%	7	0%
15 Faster and/or more reliable Internet connection	44	6%	57	8%	101	7%
(blank)	151	19%	16	2%	167	11%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Other please, specify:						
<i>Ability to have a lot of my friends living with me</i>			1	0%	1	0%
<i>Closer parking</i>			1	0%	1	0%
<i>Convenient parking</i>			1	0%	1	0%
<i>Enforce the rules better (quiet hours, drugs...)</i>			1	0%	1	0%
<i>Many students are over 21-alcohol</i>	1	0%			1	0%
<i>Private bathroom</i>			1	0%	1	0%
<i>Private bathrooms with bathtubs for disabilities</i>	1	0%			1	0%
<i>Socialness of neighbors</i>			1	0%	1	0%
<i>Well equipped recreation room and lounge</i>			1	0%	1	0%
(blank)	782	100%	687	99%	1,469	99%
Grand Total	784	100%	694	100%	1,478	100%

Third most important

1 Adequate number & location of electrical outlets	27	3%	48	7%	75	5%
2 Air-conditioning	72	9%	74	11%	146	10%
3 Cleanliness of shared bathrooms	65	8%	60	9%	125	8%
4 Improved location of computer connections	5	1%	14	2%	19	1%
5 Improved ventilation	29	4%	37	5%	66	4%
6 Improved plumbing	5	1%	11	2%	16	1%
7 Individual room temperature controls	61	8%	64	9%	125	8%
8 Larger rooms	65	8%	60	9%	125	8%
9 Moveable/improved furnishings	72	9%	77	11%	149	10%
10 Private bedroom	36	5%	27	4%	63	4%
11 Sink in each bedroom	38	5%	30	4%	68	5%
12 Sound insulation	41	5%	54	8%	95	6%
13 Storage space	75	10%	67	10%	142	10%
14 Other	3	0%			3	0%
15 Faster and/or more reliable Internet connection	39	5%	51	7%	90	6%
(blank)	151	19%	20	3%	171	12%
Grand Total	784	100%	694	100%	1,478	100%

Other please, specify:

<i>Computer labs, printers, and copiers</i>			1	0%	1	0%
<i>Live where my friends lived</i>	1	0%			1	0%
<i>Should have special upperclassman apartments</i>	1	0%			1	0%
(blank)	782	100%	693	100%	1,475	100%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Fourth most important						
1 Adequate number & location of electrical outlets	46	6%	47	7%	93	6%
2 Air-conditioning	56	7%	55	8%	111	8%
3 Cleanliness of shared bathrooms	59	8%	36	5%	95	6%
4 Improved location of computer connections	10	1%	19	3%	29	2%
5 Improved ventilation	38	5%	33	5%	71	5%
6 Improved plumbing	4	1%	9	1%	13	1%
7 Individual room temperature controls	58	7%	71	10%	129	9%
8 Larger rooms	70	9%	58	8%	128	9%
9 Moveable/improved furnishings	78	10%	92	13%	170	12%
10 Private bedroom	22	3%	32	5%	54	4%
11 Sink in each bedroom	36	5%	31	4%	67	5%
12 Sound insulation	40	5%	68	10%	108	7%
13 Storage space	63	8%	73	11%	136	9%
14 Other	5	1%	3	0%	8	1%
15 Faster and/or more reliable Internet connection	40	5%	46	7%	86	6%
(blank)	159	20%	21	3%	180	12%
Grand Total	784	100%	694	100%	1,478	100%

Other please, specify:

<i>Car close to home</i>	1	0%	1	0%	2	0%
<i>Cost</i>	1	0%			1	0%
<i>Fewer rules and regulations</i>	1	0%			1	0%
<i>Kitchen</i>	1	0%	1	0%	2	0%
<i>Less institutional lighting (i.e., no fluorescent)</i>	1	0%			1	0%
<i>Not all dorms should be dry</i>	1	0%			1	0%
<i>Parking</i>			1	0%	1	0%
(blank)	778	99%	691	100%	1,469	99%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Fifth most important						
1 Adequate number & location of electrical outlets	38	5%	75	11%	113	8%
2 Air-conditioning	60	8%	43	6%	103	7%
3 Cleanliness of shared bathrooms	47	6%	48	7%	95	6%
4 Improved location of computer connections	15	2%	19	3%	34	2%
5 Improved ventilation	40	5%	36	5%	76	5%
6 Improved plumbing	9	1%	11	2%	20	1%
7 Individual room temperature controls	49	6%	48	7%	97	7%
8 Larger rooms	46	6%	54	8%	100	7%
9 Moveable/improved furnishings	59	8%	67	10%	126	9%
10 Private bedroom	29	4%	25	4%	54	4%
11 Sink in each bedroom	34	4%	35	5%	69	5%
12 Sound insulation	47	6%	67	10%	114	8%
13 Storage space	96	12%	104	15%	200	14%
14 Other	9	1%	7	1%	16	1%
15 Faster and/or more reliable Internet connection	42	5%	33	5%	75	5%
(blank)	164	21%	22	3%	186	13%
Grand Total	784	100%	694	100%	1,478	100%

Other please, specify:

<i>Ability to live there year round</i>	1	0%			1	0%
<i>Adequate lighting by mirrors</i>			1	0%	1	0%
<i>Adequate living space</i>	1	0%			1	0%
<i>Better lighting</i>			1	0%	1	0%
<i>Bigger closet space</i>	1	0%			1	0%
<i>Distinct recycling bins (paper/cans/glass)</i>	1	0%			1	0%
<i>Fix cracks in walls or at least repaint the walls</i>			1	0%	1	0%
<i>Improved exercise facilities</i>			1	0%	1	0%
<i>Kitchen</i>	1	0%			1	0%
<i>More appealing to the eye (looks like a prison)</i>	1	0%			1	0%
<i>More available parking!</i>			1	0%	1	0%
<i>More reliable internet source</i>			1	0%	1	0%
<i>Parking needs improvement</i>	1	0%			1	0%
<i>Private bathrooms</i>	1	0%			1	0%
<i>Take the closets out of Kieffer</i>	1	0%			1	0%
<i>Working elevators and hot water</i>			1	0%	1	0%
(blank)	775	99%	687	99%	1,462	99%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
(B) Amenities (nice to have):						
Most important						
1 Community kitchens	55	7%	55	8%	110	7%
2 Computer labs	88	11%	57	8%	145	10%
3 Convenience store in the hall	31	4%	45	6%	76	5%
4 Game room (ping pong, pool table, etc.)	36	5%	39	6%	75	5%
5 Group meeting space	6	1%	6	1%	12	1%
6 Late night food spots	48	6%	72	10%	120	8%
7 Laundry room on every floor	64	8%	52	7%	116	8%
8 Outdoor social and recreation space	11	1%	21	3%	32	2%
9 Convenient parking	170	22%	190	27%	360	24%
10 Social / TV lounges	12	2%	15	2%	27	2%
11 Study lounges	23	3%	40	6%	63	4%
12 Vending machines	3	0%	2	0%	5	0%
13 Weight or aerobics rooms	84	11%	80	12%	164	11%
14 Other	1	0%	4	1%	5	0%
(blank)	152	19%	16	2%	168	11%
Grand Total	784	100%	694	100%	1,478	100%

Other please, specify:

<i>Community Kitchens on every floor</i>			1	0%	1	0%
<i>Own bathroom per room</i>			1	0%	1	0%
<i>Paper towel roll (not single/napkin type) in bathroom</i>			1	0%	1	0%
<i>Recreation room but with better equipment</i>			1	0%	1	0%
<i>Required meal plan</i>	1	0%			1	0%
(blank)	783	100%	690	99%	1,473	100%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Second most important						
1 Community kitchens	43	5%	42	6%	85	6%
2 Computer labs	73	9%	62	9%	135	9%
3 Convenience store in the hall	58	7%	65	9%	123	8%
4 Game room (ping pong, pool table, etc.)	43	5%	49	7%	92	6%
5 Group meeting space	10	1%	18	3%	28	2%
6 Late night food spots	59	8%	62	9%	121	8%
7 Laundry room on every floor	70	9%	67	10%	137	9%
8 Outdoor social and recreation space	22	3%	39	6%	61	4%
9 Convenient parking	68	9%	89	13%	157	11%
10 Social / TV lounges	21	3%	21	3%	42	3%
11 Study lounges	41	5%	40	6%	81	5%
12 Vending machines	8	1%	15	2%	23	2%
13 Weight or aerobics rooms	111	14%	104	15%	215	15%
14 Other	3	0%	2	0%	5	0%
(blank)	154	20%	19	3%	173	12%
Grand Total	784	100%	694	100%	1,478	100%

Other please, specify:

<i>Having individual bathrooms</i>			1	0%	1	0%
<i>More private bathrooms</i>	1	0%			1	0%
<i>Not having to pay the college anything for housing</i>	1	0%			1	0%
<i>Spiritual Center Lot should be for upper classmen</i>			1	0%	1	0%
(blank)	782	100%	692	100%	1,474	100%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Third most important						
1 Community kitchens	35	4%	38	5%	73	5%
2 Computer labs	52	7%	60	9%	112	8%
3 Convenience store in the hall	58	7%	66	10%	124	8%
4 Game room (ping pong, pool table, etc.)	52	7%	39	6%	91	6%
5 Group meeting space	13	2%	18	3%	31	2%
6 Late night food spots	68	9%	79	11%	147	10%
7 Laundry room on every floor	63	8%	68	10%	131	9%
8 Outdoor social and recreation space	36	5%	52	7%	88	6%
9 Convenient parking	74	9%	68	10%	142	10%
10 Social / TV lounges	41	5%	33	5%	74	5%
11 Study lounges	44	6%	42	6%	86	6%
12 Vending machines	19	2%	18	3%	37	3%
13 Weight or aerobics rooms	69	9%	86	12%	155	10%
14 Other	3	0%	4	1%	7	0%
(blank)	157	20%	23	3%	180	12%
Grand Total	784	100%	694	100%	1,478	100%

Other please, specify:

<i>Better and more equipment to be signed out at desk</i>			1	0%	1	0%
<i>Big game room in CUB rather than individual dorm</i>			1	0%	1	0%
<i>I commute and have to pay my own bills</i>	1	0%			1	0%
<i>More parking for students with 60 credits or more</i>			1	0%	1	0%
<i>More washers and dryers</i>			1	0%	1	0%
<i>Sick of RA's running the place like its jail</i>	1	0%			1	0%
(blank)	782	100%	690	99%	1,472	100%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Fourth most important						
1 Community kitchens	42	5%	35	5%	77	5%
2 Computer labs	72	9%	63	9%	135	9%
3 Convenience store in the hall	38	5%	48	7%	86	6%
4 Game room (ping pong, pool table, etc.)	53	7%	64	9%	117	8%
5 Group meeting space	27	3%	28	4%	55	4%
6 Late night food spots	57	7%	47	7%	104	7%
7 Laundry room on every floor	60	8%	61	9%	121	8%
8 Outdoor social and recreation space	55	7%	73	11%	128	9%
9 Convenient parking	64	8%	68	10%	132	9%
10 Social / TV lounges	29	4%	33	5%	62	4%
11 Study lounges	38	5%	46	7%	84	6%
12 Vending machines	21	3%	27	4%	48	3%
13 Weight or aerobics rooms	63	8%	67	10%	130	9%
14 Other	3	0%	4	1%	7	0%
(blank)	162	21%	30	4%	192	13%
Grand Total	784	100%	694	100%	1,478	100%

Other please, specify:

<i>Ability to use ID's with vending machines</i>			1	0%	1	0%
<i>Better kitchen equipment</i>			1	0%	1	0%
<i>Fix up the stuff in Rec room</i>			1	0%	1	0%
<i>If I lived on campus I would want a better bed</i>	1	0%			1	0%
<i>Privacy, if i say you cant come in RA, you cant!</i>	1	0%			1	0%
<i>Spacious rooms</i>	1	0%			1	0%
<i>Tune/Fix pianos in dorms across campus (Bad Shape)</i>			1	0%	1	0%
(blank)	781	100%	690	99%	1,471	100%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Fifth most important						
1 Community kitchens	39	5%	44	6%	83	6%
2 Computer labs	48	6%	60	9%	108	7%
3 Convenience store in the hall	42	5%	42	6%	84	6%
4 Game room (ping pong, pool table, etc.)	64	8%	47	7%	111	8%
5 Group meeting space	30	4%	24	3%	54	4%
6 Late night food spots	50	6%	53	8%	103	7%
7 Laundry room on every floor	41	5%	40	6%	81	5%
8 Outdoor social and recreation space	58	7%	77	11%	135	9%
9 Convenient parking	52	7%	53	8%	105	7%
10 Social / TV lounges	44	6%	55	8%	99	7%
11 Study lounges	41	5%	51	7%	92	6%
12 Vending machines	33	4%	40	6%	73	5%
13 Weight or aerobics rooms	70	9%	69	10%	139	9%
14 Other	8	1%	6	1%	14	1%
(blank)	164	21%	33	5%	197	13%
Grand Total	784	100%	694	100%	1,478	100%

Other please, specify:

<i>Better insulated walls to keep out noise</i>	1	0%			1	0%
<i>Food availability</i>	1	0%			1	0%
<i>Heat control (everyone controls with open window)</i>			1	0%	1	0%
<i>More food spots or options in general. Bigger CUB.</i>	1	0%			1	0%
<i>More washers/dryers</i>			1	0%	1	0%
<i>Rooms located on opposite side of kitchen and bath</i>			1	0%	1	0%
<i>Sound module</i>			1	0%	1	0%
<i>Taking care of drunk person. RA's shouldn't bust.</i>	1	0%			1	0%
(blank)	780	99%	690	99%	1,470	99%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%

26. The University is interested in your preference for various unit types. On the following page are sample floor plans from other institutions as well as examples similar to the existing layouts at Ship.

For each unit type show, state your preference; select only one "preferred."

Assume that all units are furnished, that all prices include utilities, local phone, Ethernet, cable TV, and trash/recycling and that all lease terms are for the academic year.

As shown below, **traditional** units are residence hall units with one or two students per bedroom with a common bath on the hall, **semi-suite** units have one or two students per bedroom and a semi-private bathroom shared with an adjoining bedroom, **suite** units have bedrooms and bathrooms in the unit with a living area but no kitchen, while **apartments** with bedrooms, bathrooms, and living areas in the unit also have a kitchen and residents are not required to be on a meal plan.

Typical Traditional Ship Double (in an existing residence hall, fully renovated)

Two students in one bedroom, share hall community bathroom. Meal plan required.

Rent: \$2,040 per semester, per student (amount does not include meal plan)

1 Preferred	13	2%	43	6%	56	4%
2 Acceptable	356	45%	506	73%	862	58%
3 Would not live there	276	35%	145	21%	421	28%
(blank)	139	18%			139	9%
Grand Total	784	100%	694	100%	1,478	100%

Typical Traditional Ship Single (in an existing residence hall, fully renovated)

One student in one bedroom with sink, share hall community bathroom. Meal plan required.

Rent: \$3,110 per semester, per student (amount does not include meal plan)

1 Preferred	11	1%	35	5%	46	3%
2 Acceptable	360	46%	427	62%	787	53%
3 Would not live there	273	35%	232	33%	505	34%
(blank)	140	18%			140	9%
Grand Total	784	100%	694	100%	1,478	100%

Semi-Suite Double

Two students in one bedroom with sink, share bath toilet and shower with suite-mates in adjacent room. Meal plan required.

Rent: \$2,750 per semester, per student (amount does not include meal plan)

1 Preferred	56	7%	77	11%	133	9%
2 Acceptable	475	61%	540	78%	1,015	69%
3 Would not live there	114	15%	77	11%	191	13%
(blank)	139	18%			139	9%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Two-Double-Bedroom Suite (Typical Ship Seavers)						
Four students, two in each bedroom, share two baths and living room with suite-mates. Meal plan required.						
Rent: \$2,990 per semester, per student (amount does not include meal plan)						
1 Preferred	32	4%	61	9%	93	6%
2 Acceptable	501	64%	555	80%	1,056	71%
3 Would not live there	112	14%	78	11%	190	13%
(blank)	139	18%			139	9%
Grand Total	784	100%	694	100%	1,478	100%

Four-Single-Bedroom Suite

Four students, one in each bedroom, share two baths and living room with suite-mates. Meal plan required.

Rent: \$3,080 per semester, per student (amount does not include meal plan)

1 Preferred	115	15%	108	16%	223	15%
2 Acceptable	451	58%	500	72%	951	64%
3 Would not live there	78	10%	86	12%	164	11%
(blank)	140	18%			140	9%
Grand Total	784	100%	694	100%	1,478	100%

Two-Double-Bedroom Apartment

Four students, two in each bedroom, share two bathrooms, kitchen, and living/dining room with apartment-mates. Meal plan optional.

Rent: \$3,380 per semester, per student (amount does not include meal plan)

1 Preferred	60	8%	79	11%	139	9%
2 Acceptable	488	62%	528	76%	1,016	69%
3 Would not live there	97	12%	87	13%	184	12%
(blank)	139	18%			139	9%
Grand Total	784	100%	694	100%	1,478	100%

Four-Single-Bedroom Apartment

Four students, one in each bedroom, share one bath, kitchen, and living/dining room with apartment-mates. Meal plan optional.

Rent: \$3,470 per semester, per student (amount does not include meal plan)

1 Preferred	155	20%	135	19%	290	20%
2 Acceptable	401	51%	447	64%	848	57%
3 Would not live there	89	11%	112	16%	201	14%
(blank)	139	18%			139	9%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%

Two-Single-Bedroom Apartment

Two students, one in each bedroom, share one bath, kitchen, and living/dining room with apartment-mate. Meal plan optional.

Rent: \$3,960 per semester, per student (amount does not include meal plan)

1 Preferred	120	15%	90	13%	210	14%
2 Acceptable	438	56%	488	70%	926	63%
3 Would not live there	88	11%	116	17%	204	14%
(blank)	138	18%			138	9%
Grand Total	784	100%	694	100%	1,478	100%

27. If break housing (housing remaining open during such periods as spring break, Thanksgiving, or winter break) were available in your preferred unit type for a small (about \$50/semester) premium, would you take advantage of this option?

1 Yes, I would pay more for break housing	253	32%	221	32%	474	32%
2 No, I would not pay more for break housing	392	50%	466	67%	858	58%
(blank)	139	18%	7	1%	146	10%
Grand Total	784	100%	694	100%	1,478	100%

28. Would you prefer a 12-month lease at an additional charge?

1 I would prefer the 12-month lease option	192	24%	140	20%	332	22%
2 I would prefer the academic year lease option	450	57%	548	79%	998	68%
(blank)	142	18%	6	1%	148	10%
Grand Total	784	100%	694	100%	1,478	100%

29. Please think back to when you were selecting your fall 2004 housing. If housing on campus had been available with your preferred configuration (from Question 26) and improvements (from Question 25), please select the answer that reflects your interests most closely.

1 I definitely would have lived there.	79	10%	361	52%	440	30%
2 I might have lived there (50/50 chance).	312	40%	299	43%	611	41%
3 I probably would not have lived there (less than 50/50 chance).	132	17%	25	4%	157	11%
4 I would not have lived there.	121	15%	9	1%	130	9%
(blank)	140	18%			140	9%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
30. Why would you not have been interested in living in campus housing?						
a. I already own a home	54	7%	14	2%	68	5%
b. I am concerned about the campus alcohol policy	300	38%	93	13%	393	27%
c. I am concerned about the level of rules and regulations overall	368	47%	137	20%	505	34%
d. I do not want to move	158	20%	30	4%	188	13%
e. I do not want to live with another person	78	10%	59	9%	137	9%
f. I do not want to live with a roommate who is assigned by others	354	45%	160	23%	514	35%
g. I live in Greek community housing	21	3%	4	1%	25	2%
h. I live with my parents	87	11%	9	1%	96	6%
i. I live with my spouse/partner or children	60	8%	2	0%	62	4%
j. The housing is too expensive	240	31%	77	11%	317	21%
k. Some other reason	76	10%	19	3%	95	6%
<i>Accessibility to sports on weekends and evenings</i>	1	0%			1	0%
<i>Bard Townhouses</i>			1	0%	1	0%
<i>Came in as a freshman-dorm life is for me</i>			1	0%	1	0%
<i>Campus does not offer food past 11:30. Ridiculous.</i>	1	0%			1	0%
<i>Cannot live with partner</i>	1	0%			1	0%
<i>Community bathrooms</i>	2	0%			2	0%
<i>Concerned with rude neighbors</i>			1	0%	1	0%
<i>Currently no year round housing options</i>	1	0%			1	0%
<i>Depends on who asked me</i>	1	0%			1	0%
<i>Depends where my friends were living</i>	1	0%			1	0%
<i>Did not want to live on campus!</i>	1	0%			1	0%
<i>Different age group than other students</i>	4	1%			4	0%
<i>Dirty!</i>			1	0%	1	0%
<i>Distracts from doing work</i>	1	0%			1	0%
<i>Do not want to have a meal plan</i>	1	0%			1	0%
<i>Freedom of living off campus</i>	3	0%			3	0%
<i>Greater sense of independence off campus</i>	1	0%			1	0%
<i>I am 21 and on my own and more responsible than treated</i>	1	0%			1	0%
<i>I am student teaching in York County</i>	1	0%			1	0%
<i>I feel like on campus can be a fish bowl</i>	1	0%			1	0%
<i>I get to live with more friends and pick my house</i>	1	0%			1	0%
<i>I have an apartment in Bard Townhouses</i>			1	0%	1	0%
<i>I have never lived in a dorm and do not intend to</i>	1	0%			1	0%
<i>I like living off campus with a roommate of 4 year</i>	1	0%			1	0%
<i>I live at home because of my job and my fiancée.</i>	1	0%			1	0%
<i>I want my own bathroom</i>	1	0%			1	0%
<i>I want my own kitchen</i>			2	0%	2	0%
<i>I want my own room and private bathroom</i>	1	0%			1	0%
<i>I want to live with more than three of my friends</i>	1	0%			1	0%
<i>I want to live with my team off campus</i>	1	0%			1	0%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
<i>I wanted more independence</i>	2	0%			2	0%
<i>I wanted more space</i>	1	0%			1	0%
<i>I wanted to be off campus, because I didn't like my dorm</i>	1	0%			1	0%
<i>I wanted to continue living at home and commute</i>	1	0%			1	0%
<i>I wanted to live with my friends</i>	3	0%	2	0%	5	0%
<i>I wasn't in school last semester</i>	1	0%			1	0%
<i>I would want to live with my boyfriend</i>	1	0%			1	0%
<i>If it's horrible you pay anyway</i>	1	0%			1	0%
<i>If roommate turn out to be loud and interrupting</i>			1	0%	1	0%
<i>I'm 21, I want my own house</i>	1	0%			1	0%
<i>I'm a transfer student and didn't come till spring</i>	1	0%			1	0%
<i>Interaction with other people may be more limited</i>	1	0%			1	0%
<i>Just wanted to move off campus</i>	1	0%			1	0%
<i>Living in Bard feels more independent</i>	1	0%			1	0%
<i>Loud noise</i>	4	1%	2	0%	6	0%
<i>My job</i>	2	0%			2	0%
<i>No good options at all, the town housing included</i>	1	0%			1	0%
<i>No need to be furnished, it makes it more expensive</i>	1	0%			1	0%
<i>Non-trad student, sick of college know it all kids</i>	1	0%			1	0%
<i>Not knowing many people, need of windows (Seavers)</i>			1	0%	1	0%
<i>Other peoples bad living habits</i>			1	0%	1	0%
<i>Parking is too difficult</i>	1	0%			1	0%
<i>Parking is too far away</i>	1	0%			1	0%
<i>Parking on campus, too many parties</i>	1	0%			1	0%
<i>Pet restrictions</i>	1	0%			1	0%
<i>Prefer my existing housing off campus</i>	9	1%			9	1%
<i>Prefer to live on my own</i>			1	0%	1	0%
<i>RA's</i>			1	0%	1	0%
<i>RA's or RD's can sometimes be annoying</i>			1	0%	1	0%
<i>Reckless issuing of parking fines</i>	1	0%			1	0%
<i>Restrictions on male/females living together</i>	1	0%			1	0%
<i>Senior year is more fun off campus</i>	1	0%			1	0%
<i>Transferred out-of-state and was home sick</i>	1	0%			1	0%
<i>Units compat; I like the extra space off campus</i>	1	0%			1	0%
<i>Was an RA; didn't choose where to live</i>			1	0%	1	0%
<i>work too far away from Shippensburg</i>	1	0%			1	0%
<i>Would like to live in an apartment</i>			1	0%	1	0%
<i>You ever walk from storage parking with groceries?</i>	1	0%			1	0%
(blank)	709	90%	675	97%	1,384	94%
Grand Total	784	100%	694	100%	1,478	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%

31. If you would not have considered living in the proposed housing because the rent is too high for your housing budget, please indicate your level of interest at lower rates, as follows:

- Traditional Double: \$1,980 per semester per student
- Traditional Single: \$3,010 per semester per student
- Two-Double-Bedroom Semi-Suite: \$2,610 per semester per student
- Two-Double-Bedroom Suite: \$2,840 per semester per student
- Four-Single-Bedroom Suite: \$2,930 per semester per student
- Two-Double-Bedroom Apartment: \$3,170 per semester per student
- Four-Single-Bedroom Apartment: \$3,260 per semester per student
- Two-Single-Bedroom Apartment: \$3,710 per semester per student

1 I definitely would have lived there.	17	2%	25	4%	42	3%
2 I might have lived there (50/50 chance).	118	15%	42	6%	160	11%
3 I probably would not have lived there (less than 50/50 chance).	52	7%	7	1%	59	4%
4 I would not have lived there.	37	5%	2	0%	39	3%
(blank)	560	71%	618	89%	1,178	80%
Grand Total	784	100%	694	100%	1,478	100%

32. Still too expensive? Please indicate your level of interest at the following rates:

- Traditional Double: \$1,910 per semester per student
- Traditional Single: \$2,920 per semester per student
- Two-Double-Bedroom Semi-Suite: \$2,480 per semester per student
- Two-Double-Bedroom Suite: \$2,680 per semester per student
- Four-Single-Bedroom Suite: \$2,750 per semester per student
- Two-Double-Bedroom Apartment: \$2,990 per semester per student
- Four-Single-Bedroom Apartment: \$3,060 per semester per student
- Two-Single-Bedroom Apartment: \$3,470 per semester per student

1 I definitely would have lived there.						
2 I might have lived there (50/50 chance).	3	0%			3	0%
3 I probably would not have lived there (less than 50/50 chance).	4	1%	1	0%	5	0%
4 I would not have lived there.	31	4%	1	0%	32	2%
(blank)	746	95%	692	100%	1,438	97%
Grand Total	784	100%	694	100%	1,478	100%

ATTACHMENTS

SHIPPENSBURG UNIVERSITY & COMPREHENSIVE HOUSING PLAN

ATTACHMENT 5: DEVELOPMENT PLAN





Shippensburg University

COMPREHENSIVE HOUSING PLAN

15-Year Financial Plan

Scenario: **Final: Suite Replacement; Save McLean**

Version: **2.50**

ANDERSON STRICKLER, LLC 

18310 Montgomery Village Avenue
Gaithersburg, Maryland 20879

January 24, 2007

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Shippensburg University
 COMPREHENSIVE HOUSING PLAN
 Overview

Final: Suite Replacement; Save McLean

Table of Contents	Page	Project Type	Revenue (1) Beds/Units	Development Budget	Phase	Scheduled Completion	Scenario Summary																																																										
Project Summaries	3						Global Assumptions																																																										
Phasing Summary	7						<table border="1"> <thead> <tr> <th></th> <th>Cost (2)</th> <th>Beds</th> <th>Cost/Bed</th> <th>Cost/GSF</th> </tr> </thead> <tbody> <tr> <td>New Construction</td> <td>\$ -</td> <td>-</td> <td>\$ -</td> <td>\$ -</td> </tr> <tr> <td>Maintain</td> <td>3,972,000</td> <td>356</td> <td>11,157</td> <td>39.59</td> </tr> <tr> <td>Vacate/Demo</td> <td>6,879,000</td> <td>1,996</td> <td>3,446</td> <td>-</td> </tr> <tr> <td>Partnership</td> <td>145,101,000</td> <td>2,610</td> <td>55,594</td> <td>196.82</td> </tr> <tr> <td>Total</td> <td>\$ 155,952,000</td> <td>2,966</td> <td>\$ 52,580</td> <td>\$ 186.20</td> </tr> </tbody> </table>					Cost (2)	Beds	Cost/Bed	Cost/GSF	New Construction	\$ -	-	\$ -	\$ -	Maintain	3,972,000	356	11,157	39.59	Vacate/Demo	6,879,000	1,996	3,446	-	Partnership	145,101,000	2,610	55,594	196.82	Total	\$ 155,952,000	2,966	\$ 52,580	\$ 186.20																									
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Performance Charts	11		2,770				<table border="1"> <tbody> <tr> <td>Revenues</td> <td>5.0%</td> <td colspan="3">annual escalation through 2013</td> </tr> <tr> <td>Operating Costs</td> <td>10.0%</td> <td colspan="3">maximum completion premium for renovations</td> </tr> <tr> <td></td> <td>3.0%</td> <td colspan="3">annual inflation through 2013</td> </tr> <tr> <td>Capital Costs</td> <td>0.0%</td> <td colspan="3">maximum completion adjustment for renovations</td> </tr> <tr> <td></td> <td>3.0%</td> <td colspan="3">annual inflation</td> </tr> </tbody> </table>				Revenues	5.0%	annual escalation through 2013			Operating Costs	10.0%	maximum completion premium for renovations				3.0%	annual inflation through 2013			Capital Costs	0.0%	maximum completion adjustment for renovations				3.0%	annual inflation																																
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Housing System Pro Forma	13						Revenue Beds/Units Summary																																																										
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	Existing	Planned	Change	Planned %																																																													
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1 Harley Hall	15	Vacate/Demo	0	\$ 879,000	Phase 6	Aug-2013	Class/Unit Type Distribution (Estimated)																																																										
2 Kieffer Hall	16	Vacate/Demo	0	684,000	Phase 2	Aug-2009	<table border="1"> <thead> <tr> <th></th> <th>Traditional</th> <th>Semi-Suites</th> <th>Suites</th> <th>Apts</th> </tr> </thead> <tbody> <tr> <td>Freshmen</td> <td>356</td> <td>486</td> <td>771</td> <td>-</td> </tr> <tr> <td>Sophomores</td> <td>-</td> <td>-</td> <td>757</td> <td>-</td> </tr> <tr> <td>Juniors</td> <td>-</td> <td>-</td> <td>400</td> <td>79</td> </tr> <tr> <td>Seniors</td> <td>-</td> <td>-</td> <td>-</td> <td>341</td> </tr> <tr> <td>Graduate</td> <td>-</td> <td>-</td> <td>-</td> <td>10</td> </tr> <tr> <td>Total Capacity</td> <td>356</td> <td>486</td> <td>1,928</td> <td>430</td> </tr> </tbody> </table>					Traditional	Semi-Suites	Suites	Apts	Freshmen	356	486	771	-	Sophomores	-	-	757	-	Juniors	-	-	400	79	Seniors	-	-	-	341	Graduate	-	-	-	10	Total Capacity	356	486	1,928	430																				
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3 Lackhove Hall	17	Vacate/Demo	0	700,000	Phase 3	Aug-2010	Notes: (1) Revenue beds equals total capacity less staff beds																																																										
4 McCune Hall	18	Vacate/Demo	0	454,000	Phase 3	Aug-2010	(2) Total development costs including inflation and financing costs																																																										
5 McLean Hall	19	Maintain	356	3,972,000	Phase 5	Aug-2012																																																											
6 Mowrey Hall	20	Vacate/Demo	0	1,244,000	Phase 2	Aug-2009																																																											
7 Naugle Hall	21	Vacate/Demo	0	1,443,000	Phase 5	Aug-2012																																																											
8 Seavers Apts	22	Vacate/Demo	0	1,475,000	Phase 1	Aug-2008																																																											
9 Stone Ridge Commons	23	Foundation	234	-	Phase 5	Aug-2012																																																											
10 New Hall 1 Suites	24	Partnership	486	25,747,000	Phase 1	Aug-2008																																																											
11 New Hall 2 Suites	25	Partnership	600	32,673,000	Phase 2	Aug-2009																																																											
12 New Hall 3 Semi-Suites	26	Partnership	486	23,235,000	Phase 3	Aug-2010																																																											
13 New Hall 4 Suites	27	Partnership	486	28,552,000	Phase 4	Aug-2011																																																											
14 New Hall 5 Suites	28	Partnership	356	22,222,000	Phase 6	Aug-2013																																																											
15 New Hall 6 Apartments	29	Partnership	196	12,672,000	Phase 1	Aug-2008																																																											
At Project Completion			3,200	\$ 155,952,000		Aug-2013																																																											

	Harley Hall	Kieffer Hall	Lackhove Hall	McCune Hall	McLean Hall	Mowrey Hall	Naugle Hall	Seavers Apts	Stone Ridge Commons	New Hall 1 Suites	New Hall 2 Suites	New Hall 3 Semi-Suites	New Hall 4 Suites	New Hall 5 Suites	New Hall 6 Apartments	TOTAL
PROJECT	Type:	Vacate/Demo	Vacate/Demo	Vacate/Demo	Vacate/Demo	Maintain	Vacate/Demo	Vacate/Demo	Vacate/Demo	Foundation	Partnership	Partnership	Partnership	Partnership	Partnership	Partnership
	Reno Scope:	None	None	None	None	100% CRV	None	None	None	None	None	None	None	None	None	None
EXISTING UNIT COUNTS																
100 Residential: Traditional																
Traditional Single	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1
Traditional Double	115	109	105	57	205	199	205	-	-	-	-	-	-	-	-	995
RA Single	3	3	3	3	4	5	4	-	-	-	-	-	-	-	-	24
200 Residential: Semi-Suites																
2 - Double Bedroom Semi-Suite	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4 - Single Bedroom Semi-Suite	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
300 Residential: Suites																
2 - Double Bedroom Suite	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1 - Triple Bedroom Suite	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1
2 - Triple Bedroom Suite	-	-	-	-	-	-	-	58	-	-	-	-	-	-	-	58
2 - Triple Bedroom RA Suite (non-RA)	-	-	-	-	-	-	-	6	-	-	-	-	-	-	-	6
2 - Triple Bedroom RA Suite (RA Sir)	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	2
4 - Single Bedroom Suite	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
400 Residential: Apartments																
1 - Double Bedroom Apartment	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	3
2 - Double Bedroom Apartment	-	-	-	-	-	-	-	-	51	-	-	-	-	-	-	51
2 - Single Bedroom Apartment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4 - Single Bedroom Apartment	-	-	-	-	-	-	-	-	6	-	-	-	-	-	-	6
500 Residential: Staff																
Total Existing Units	118	112	109	60	209	204	209	67	60	-	-	-	-	-	-	1,147
Total Existing Beds	236	224	217	119	418	407	418	375	234	-	-	-	-	-	-	2,648
PLANNED UNIT COUNTS																
100 Residential: Traditional																
Traditional Single	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Traditional Double	-	-	-	-	175	-	-	-	-	-	-	-	-	-	-	175
RA Single	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	3
200 Residential: Semi-Suites																
2 - Double Bedroom Semi-Suite	-	-	-	-	-	-	-	-	-	-	-	86	-	-	-	86
4 - Single Bedroom Semi-Suite	-	-	-	-	-	-	-	-	-	-	-	35	-	-	-	35
300 Residential: Suites																
2 - Double Bedroom Suite	-	-	-	-	-	-	-	-	-	63	80	-	35	-	-	178
1 - Triple Bedroom Suite	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2 - Triple Bedroom Suite	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2 - Triple Bedroom RA Suite (non-RA)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2 - Triple Bedroom RA Suite (RA Sir)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4 - Single Bedroom Suite	-	-	-	-	-	-	-	-	-	58	70	-	86	89	-	303
400 Residential: Apartments																
1 - Double Bedroom Apartment	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	3
2 - Double Bedroom Apartment	-	-	-	-	-	-	-	-	51	-	-	-	-	-	19	70
2 - Single Bedroom Apartment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4 - Single Bedroom Apartment	-	-	-	-	-	-	-	-	6	-	-	-	-	-	30	36
500 Residential: Staff																
Two Bedroom Apartment	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	7
Total Planned Units	-	-	-	-	178	-	-	-	60	123	151	123	123	90	50	899
Total Planned Beds	-	-	-	-	356	-	-	-	234	487	601	487	487	357	197	3,207

Shippensburg University
COMPREHENSIVE HOUSING PLAN
Project Summaries

Final: Suite Replacement; Save McLean

	Harley Hall	Kieffer Hall	Lackhove Hall	McCune Hall	McLean Hall	Mowrey Hall	Naugle Hall	Seavers Apts	Stone Ridge Commons	New Hall 1 Suites	New Hall 2 Suites	New Hall 3 Semi-Suites	New Hall 4 Suites	New Hall 5 Suites	New Hall 6 Apartments	TOTAL
PROJECT	Type:	Vacate/Demo	Vacate/Demo	Vacate/Demo	Vacate/Demo	Maintain	Vacate/Demo	Vacate/Demo	Vacate/Demo	Foundation	Partnership	Partnership	Partnership	Partnership	Partnership	Partnership
	Reno Scope:	None	None	None	None	100% CRV	None	None	None	None	None	None	None	None	None	None
EXISTING BUILDING PROGRAM																
100 Units - Traditional	58,979	51,529	51,215	33,257	100,340	93,793	99,675	-	-	-	-	-	-	-	-	488,788
200 Units - Semi-Suites	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
300 Units - Suites	-	-	-	-	-	-	-	114,437	-	-	-	-	-	-	-	114,437
400 Units - Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
500 Units - Staff	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
600 Common Areas - Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
700 Common Areas - Building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
800 Support Areas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
900 Unassigned/Circulation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Area (GSF)	58,979	51,529	51,215	33,257	100,340	93,793	99,675	114,437	-	-	-	-	-	-	-	603,225
PLANNED BUILDING PROGRAM																
100 Units - Traditional	-	-	-	-	100,340	-	-	-	-	-	-	-	-	-	-	100,340
200 Units - Semi-Suites	-	-	-	-	-	-	-	-	-	-	-	69,322	-	-	-	69,322
300 Units - Suites	-	-	-	-	-	-	-	-	-	93,533	115,326	-	94,947	70,825	-	374,632
400 Units - Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	47,318	47,318
500 Units - Staff	-	-	-	-	-	-	-	-	-	707	707	707	707	707	707	4,244
600 Common Areas - Residential	-	-	-	-	-	-	-	-	-	43,840	54,046	47,181	44,105	32,587	19,935	241,694
700 Common Areas - Campus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
800 Support Areas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
900 Unassigned/Circulation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Area (GSF)	-	-	-	-	100,340	-	-	-	-	138,080	170,080	117,210	139,760	104,120	67,960	837,550
PROGRAM STATISTICS																
Existing Gross Area per Bed	250	230	236	279	240	230	238	305	0	0	0	0	0	0	0	228
Planned Gross Area per Bed	0	0	0	0	282	0	0	0	0	284	283	241	287	292	345	261
DEVELOPMENT BUDGET																
Construction Cost	\$ 589,790	\$ 515,290	\$ 512,150	\$ 332,570	\$ 2,583,166	\$ 937,930	\$ 996,750	\$ 1,144,370	\$ -	\$ 18,823,394	\$ 23,206,326	\$ 16,033,580	\$ 19,142,753	\$ 14,063,637	\$ 9,264,469	\$ 108,146,176
Land and Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Permits and Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Furniture and Fixtures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Design and Soft Costs	35,387	30,917	30,729	19,954	258,317	56,276	59,805	68,662	-	1,505,872	1,856,506	1,282,686	1,531,420	1,125,091	741,158	8,602,780
Development Costs	-	-	-	-	-	-	-	-	-	813,171	1,002,513	692,651	826,967	607,549	400,225	4,343,076
Project Contingency	62,518	54,621	54,288	35,252	284,148	99,421	105,656	121,303	-	1,057,122	1,303,267	900,446	1,075,057	789,814	520,293	6,463,205
Financing Costs	9,237	8,096	8,046	5,225	143,847	14,736	15,611	17,979	-	1,695,265	2,093,536	1,446,454	1,726,945	1,266,594	834,373	9,285,944
Development Budget	\$ 696,933	\$ 608,924	\$ 605,213	\$ 393,002	\$ 3,269,478	\$ 1,108,362	\$ 1,177,822	\$ 1,352,314	\$ -	\$ 23,894,824	\$ 29,462,149	\$ 20,355,816	\$ 24,303,143	\$ 17,852,684	\$ 11,760,518	\$ 136,841,181
<i>Inflated</i>	\$ 879,184	\$ 683,610	\$ 699,544	\$ 454,256	\$ 3,971,967	\$ 1,244,305	\$ 1,443,127	\$ 1,474,548	\$ -	\$ 25,746,956	\$ 32,672,692	\$ 23,234,592	\$ 28,552,434	\$ 22,221,749	\$ 12,672,097	\$ 155,951,061
BUDGET STATISTICS																
Total Cost per Bed	NA	NA	NA	NA	\$ 9,184	NA	NA	NA	\$ -	\$ 49,065	\$ 49,022	\$ 41,798	\$ 49,904	\$ 50,008	\$ 59,698	\$ 42,670
<i>Inflated</i>	NA	NA	NA	NA	\$ 11,157	NA	NA	NA	\$ -	\$ 52,868	\$ 54,364	\$ 47,710	\$ 58,629	\$ 62,246	\$ 64,325	\$ 48,628
Total Cost per GSF	NA	NA	NA	NA	\$ 32.60	NA	NA	NA	NA	\$ 173.10	\$ 173.20	\$ 173.70	\$ 173.90	\$ 171.50	\$ 173.10	\$ 163.00
<i>Inflated</i>	NA	NA	NA	NA	\$ 39.60	NA	NA	NA	NA	\$ 186.50	\$ 192.10	\$ 198.20	\$ 204.30	\$ 213.40	\$ 186.50	\$ 186.00
DEVELOPMENT SCHEDULE																
Design Start	Feb-2013	Feb-2009	Feb-2010	Feb-2010	May-2011	Feb-2009	Feb-2012	Feb-2008	Aug-2012	Feb-2007	Feb-2008	Feb-2009	Feb-2010	Feb-2012	Feb-2007	
Construction Start	May-2013	May-2009	May-2010	May-2010	Nov-2011	May-2009	May-2012	May-2008	Aug-2012	Aug-2007	Aug-2008	Aug-2009	Aug-2010	Aug-2012	Aug-2007	
Occupancy/Demolition	Aug-2013	Aug-2009	Aug-2010	Aug-2010	Aug-2012	Aug-2009	Aug-2012	Aug-2008	Aug-2012	Aug-2008	Aug-2009	Aug-2010	Aug-2011	Aug-2013	Aug-2008	

Shippensburg University
 COMPREHENSIVE HOUSING PLAN
 Phasing Summary

Final: Suite Replacement; Save McLean

Fiscal Year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
REVENUE BEDS	<i>Building Off Line</i>														
1 Harley Hall	236	236	236	236	236	236	236	236	236	-	-	-	-	-	-
2 Kieffer Hall	224	224	224	224	224	-	-	-	-	-	-	-	-	-	-
3 Lackhove Hall	217	217	217	217	217	217	-	-	-	-	-	-	-	-	-
4 McCune Hall	119	119	119	119	119	119	-	-	-	-	-	-	-	-	-
5 McLean Hall	418	418	418	418	418	418	418	-	356	356	356	356	356	356	356
6 Mowrey Hall	407	407	407	407	407	-	-	-	-	-	-	-	-	-	-
7 Naugle Hall	418	418	418	418	418	418	418	418	-	-	-	-	-	-	-
8 Seavers Apts	375	375	375	375	-	-	-	-	-	-	-	-	-	-	-
9 Stone Ridge Commons	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234
10 New Hall 1 Suites	<i>DGS site</i>	-	-	-	486	486	486	486	486	486	486	486	486	486	486
11 New Hall 2 Suites	<i>Seavers site</i>	-	-	-	-	600	600	600	600	600	600	600	600	600	600
12 New Hall 3 Semi-Suites	<i>Kieffer site</i>	-	-	-	-	-	486	486	486	486	486	486	486	486	486
13 New Hall 4 Suites	<i>Lackhove site</i>	-	-	-	-	-	-	486	486	486	486	486	486	486	486
14 New Hall 5 Suites	<i>Naugle site</i>	-	-	-	-	-	-	-	-	356	356	356	356	356	356
15 New Hall 6 Apartments	<i>Foundation land</i>	-	-	-	196	196	196	196	196	196	196	196	196	196	196
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue Beds	2,648	2,648	2,648	2,648	2,955	2,924	3,074	3,142	3,080	3,200	3,200	3,200	3,200	3,200	3,200
Total Meal Plan Beds	2,414	2,414	2,414	2,414	2,525	2,494	2,644	2,712	2,650	2,770	2,770	2,770	2,770	2,770	2,770
Total Beds Occupied	2,539	2,539	2,539	2,539	2,824	2,788	2,929	2,990	2,927	3,040	3,040	3,040	3,040	3,040	3,040
Average Occupancy	95.9%	95.9%	95.9%	95.9%	95.6%	95.4%	95.3%	95.2%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%
GROSS BUILDING AREA ON LINE				-	307	(31)	150	68	(62)	120	-	-	-	-	-
1 Harley Hall	58,979	58,979	58,979	58,979	58,979	58,979	58,979	58,979	58,979	-	-	-	-	-	-
2 Kieffer Hall	51,529	51,529	51,529	51,529	51,529	-	-	-	-	-	-	-	-	-	-
3 Lackhove Hall	51,215	51,215	51,215	51,215	51,215	51,215	-	-	-	-	-	-	-	-	-
4 McCune Hall	33,257	33,257	33,257	33,257	33,257	33,257	-	-	-	-	-	-	-	-	-
5 McLean Hall	100,340	100,340	100,340	100,340	100,340	100,340	100,340	100,340	100,340	100,340	100,340	100,340	100,340	100,340	100,340
6 Mowrey Hall	93,793	93,793	93,793	93,793	93,793	-	-	-	-	-	-	-	-	-	-
7 Naugle Hall	99,675	99,675	99,675	99,675	99,675	99,675	99,675	99,675	-	-	-	-	-	-	-
8 Seavers Apts	114,437	114,437	114,437	114,437	-	-	-	-	-	-	-	-	-	-	-
9 Stone Ridge Commons	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10 New Hall 1 Suites	-	-	-	-	138,080	138,080	138,080	138,080	138,080	138,080	138,080	138,080	138,080	138,080	138,080
11 New Hall 2 Suites	-	-	-	-	-	170,080	170,080	170,080	170,080	170,080	170,080	170,080	170,080	170,080	170,080
12 New Hall 3 Semi-Suites	-	-	-	-	-	-	117,210	117,210	117,210	117,210	117,210	117,210	117,210	117,210	117,210
13 New Hall 4 Suites	-	-	-	-	-	-	-	139,760	139,760	139,760	139,760	139,760	139,760	139,760	139,760
14 New Hall 5 Suites	-	-	-	-	-	-	-	-	-	104,120	104,120	104,120	104,120	104,120	104,120
15 New Hall 6 Apartments	-	-	-	-	67,960	67,960	67,960	67,960	67,960	67,960	67,960	67,960	67,960	67,960	67,960
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total GSF On Line	603,225	603,225	603,225	603,225	694,828	719,586	752,324	892,084	792,409	837,550	837,550	837,550	837,550	837,550	837,550

Shippensburg University
 COMPREHENSIVE HOUSING PLAN
 Phasing Summary

Final: Suite Replacement; Save McLean

Fiscal Year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
CAPITAL BUDGET															
1 Harley Hall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 560	\$ 319	\$ -	\$ -	\$ -	\$ -	\$ -
2 Kieffer Hall	-	-	-	-	443	241	-	-	-	-	-	-	-	-	-
3 Lackhove Hall	-	-	-	-	-	453	247	-	-	-	-	-	-	-	-
4 McCune Hall	-	-	-	-	-	294	160	-	-	-	-	-	-	-	-
5 McLean Hall	-	-	-	-	-	-	66	3,394	512	-	-	-	-	-	-
6 Mowrey Hall	-	-	-	-	805	439	-	-	-	-	-	-	-	-	-
7 Naugle Hall	-	-	-	-	-	-	-	919	524	-	-	-	-	-	-
8 Seavers Apts	-	-	-	955	520	-	-	-	-	-	-	-	-	-	-
9 Stone Ridge Commons	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10 New Hall 1 Suites	-	-	943	22,199	2,605	-	-	-	-	-	-	-	-	-	-
11 New Hall 2 Suites	-	-	-	1,179	28,275	3,219	-	-	-	-	-	-	-	-	-
12 New Hall 3 Semi-Suites	-	-	-	-	837	20,107	2,290	-	-	-	-	-	-	-	-
13 New Hall 4 Suites	-	-	-	-	-	1,021	24,717	2,815	-	-	-	-	-	-	-
14 New Hall 5 Suites	-	-	-	-	-	-	-	772	19,199	2,251	-	-	-	-	-
15 New Hall 6 Apartments	-	-	464	10,926	1,282	-	-	-	-	-	-	-	-	-	-
Annual Budget	\$ -	\$ -	\$ 1,407	\$ 35,258	\$ 34,767	\$ 25,774	\$ 27,479	\$ 7,900	\$ 20,795	\$ 2,570	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Budget	\$ -	\$ -	\$ 1,407	\$ 36,666	\$ 71,433	\$ 97,207	\$ 124,686	\$ 132,586	\$ 153,381	\$ 155,951	\$ 155,951	\$ 155,951	\$ 155,951	\$ 155,951	\$ 155,951
NET CASH FLOW (Allocated to Proj)															
1 Harley Hall	\$ 168	\$ 188	\$ 209	\$ 231	\$ 292	\$ 315	\$ 360	\$ 398	\$ 424	\$ (81)	\$ (81)	\$ (81)	\$ (81)	\$ (81)	\$ (81)
2 Kieffer Hall	178	197	218	240	298	(63)	(63)	(63)	(63)	(63)	(63)	(63)	(63)	(63)	(63)
3 Lackhove Hall	169	187	207	228	285	307	(64)	(64)	(64)	(64)	(64)	(64)	(64)	(64)	(64)
4 McCune Hall	70	79	90	100	131	142	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)
5 McLean Hall	315	350	388	428	537	578	659	(104)	286	326	347	368	390	413	436
6 Mowrey Hall	323	358	395	435	541	(115)	(115)	(115)	(115)	(115)	(115)	(115)	(115)	(115)	(115)
7 Naugle Hall	318	353	391	431	540	582	662	729	(133)	(133)	(133)	(133)	(133)	(133)	(133)
8 Seavers Apts	180	209	239	272	(136)	(136)	(136)	(136)	(136)	(136)	(136)	(136)	(136)	(136)	(136)
9 Stone Ridge Commons	(294)	(286)	(277)	(95)	176	472	538	599	630	662	682	703	724	745	768
10 New Hall 1 Suites	-	-	-	-	(116)	2	168	324	459	558	631	707	785	866	949
11 New Hall 2 Suites	-	-	-	-	-	(65)	140	333	499	621	712	805	902	1,001	1,103
12 New Hall 3 Semi-Suites	-	-	-	-	-	-	136	277	397	488	554	622	692	764	838
13 New Hall 4 Suites	-	-	-	-	-	-	-	191	330	431	507	585	666	749	835
14 New Hall 5 Suites	-	-	-	-	-	-	-	-	300	358	418	480	544	609	
15 New Hall 6 Apartments	-	-	-	-	121	182	264	343	413	465	507	550	595	640	688
Total Contribution	\$ 1,426	\$ 1,635	\$ 1,860	\$ 2,272	\$ 2,670	\$ 2,202	\$ 2,508	\$ 2,670	\$ 2,887	\$ 3,216	\$ 3,664	\$ 4,125	\$ 4,599	\$ 5,088	\$ 5,592

Shippensburg University
 COMPREHENSIVE HOUSING PLAN
 Phasing Summary

Final: Suite Replacement; Save McLean

Fiscal Year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
DEBT SERVICE COVERAGE	6.66	7.05	7.49	8.19	2.94	2.16	2.01	1.88	1.89	1.84	1.90	1.96	2.01	2.07	2.17
1 Harley Hall	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.00	0.00	0.00	0.00	0.00	0.00
2 Kieffer Hall	NA	NA	NA	NA	NA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3 Lackhove Hall	NA	NA	NA	NA	NA	NA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4 McCune Hall	NA	NA	NA	NA	NA	NA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5 McLean Hall	NA	NA	NA	NA	NA	NA	NA	NA	3.41	3.51	3.62	3.72	3.84	3.95	4.07
6 Mowrey Hall	NA	NA	NA	NA	NA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7 Naugle Hall	NA	NA	NA	NA	NA	NA	NA	NA	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8 Seavers Apts	NA	NA	NA	NA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9 Stone Ridge Commons	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
10 New Hall 1 Suites	NA	NA	NA	NA	1.54	1.62	1.71	1.80	1.90	1.96	2.02	2.08	2.14	2.20	2.27
11 New Hall 2 Suites	NA	NA	NA	NA	NA	1.58	1.66	1.75	1.85	1.90	1.96	2.02	2.08	2.14	2.20
12 New Hall 3 Semi-Suites	NA	NA	NA	NA	NA	NA	1.72	1.82	1.91	1.97	2.03	2.09	2.15	2.22	2.29
13 New Hall 4 Suites	NA	NA	NA	NA	NA	NA	NA	1.66	1.75	1.81	1.86	1.92	1.97	2.03	2.09
14 New Hall 5 Suites	NA	NA	NA	NA	NA	NA	NA	NA	NA	1.75	1.80	1.86	1.91	1.97	2.03
15 New Hall 6 Apartments	NA	NA	NA	NA	1.66	1.75	1.84	1.93	2.03	2.09	2.16	2.22	2.29	2.36	2.43
RENTAL RATES - SINGLES	\$ 5,156	\$ 5,414	\$ 5,685	\$ 6,517	\$ 8,015	\$ 8,316	\$ 8,564	\$ 8,979	\$ 9,428	\$ 9,703	\$ 9,994	\$ 10,294	\$ 10,603	\$ 10,921	\$ 11,249
1 Harley Hall	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2 Kieffer Hall	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3 Lackhove Hall	4,679	4,913	5,159	5,417	5,687	5,972	-	-	-	-	-	-	-	-	-
4 McCune Hall	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5 McLean Hall	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6 Mowrey Hall	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7 Naugle Hall	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8 Seavers Apts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9 Stone Ridge Commons	5,176	5,435	5,707	6,563	7,547	8,679	9,113	9,569	10,047	10,348	10,659	10,979	11,308	11,647	11,997
10 New Hall 1 Suites	-	-	-	-	7,731	8,117	8,523	8,949	9,397	9,679	9,969	10,268	10,576	10,893	11,220
11 New Hall 2 Suites	-	-	-	-	-	8,117	8,523	8,949	9,397	9,679	9,969	10,268	10,576	10,893	11,220
12 New Hall 3 Semi-Suites	-	-	-	-	-	-	7,769	8,157	8,565	8,822	9,087	9,359	9,640	9,929	10,227
13 New Hall 4 Suites	-	-	-	-	-	-	-	8,949	9,397	9,679	9,969	10,268	10,576	10,893	11,220
14 New Hall 5 Suites	-	-	-	-	-	-	-	-	-	9,679	9,969	10,268	10,576	10,893	11,220
15 New Hall 6 Apartments	-	-	-	-	8,679	9,113	9,568	10,047	10,549	10,866	11,191	11,527	11,873	12,229	12,596

Shippensburg University
COMPREHENSIVE HOUSING PLAN
Phasing Summary

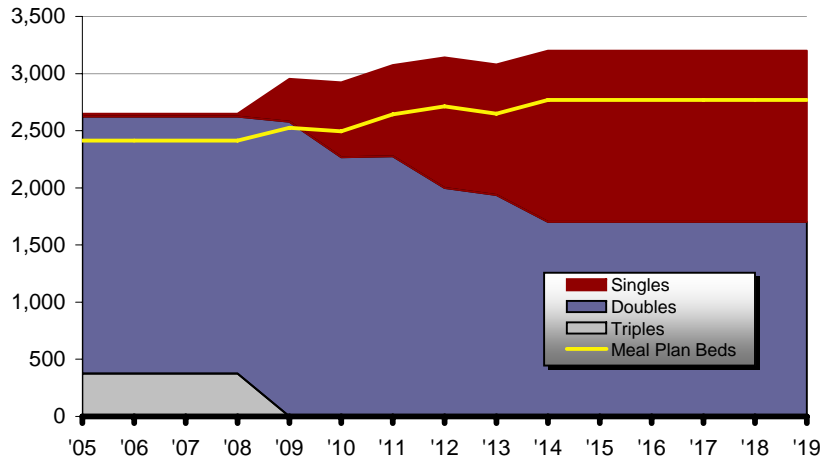
Final: Suite Replacement; Save McLean

Fiscal Year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
RENTAL RATES - DOUBLES	\$ 3,131	\$ 3,287	\$ 3,452	\$ 3,698	\$ 4,394	\$ 5,307	\$ 6,015	\$ 6,858	\$ 7,369	\$ 7,992	\$ 8,232	\$ 8,479	\$ 8,733	\$ 8,995	\$ 9,265
1 Harley Hall	3,084	3,238	3,400	3,570	3,749	3,936	4,133	4,339	4,556	-	-	-	-	-	-
2 Kieffer Hall	3,084	3,238	3,400	3,570	3,749	-	-	-	-	-	-	-	-	-	-
3 Lackhove Hall	3,084	3,238	3,400	3,570	3,749	3,936	-	-	-	-	-	-	-	-	-
4 McCune Hall	3,084	3,238	3,400	3,570	3,749	3,936	-	-	-	-	-	-	-	-	-
5 McLean Hall	3,084	3,238	3,400	3,570	3,749	3,936	4,133	-	5,012	5,162	5,317	5,477	5,641	5,810	5,985
6 Mowrey Hall	3,084	3,238	3,400	3,570	3,749	-	-	-	-	-	-	-	-	-	-
7 Naugle Hall	3,084	3,238	3,400	3,570	3,749	3,936	4,133	4,339	-	-	-	-	-	-	-
8 Seavers Apts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9 Stone Ridge Commons	3,586	3,765	3,954	4,942	6,177	7,722	8,108	8,513	8,939	9,207	9,483	9,768	10,061	10,363	10,674
10 New Hall 1 Suites	-	-	-	-	7,026	7,377	7,746	8,133	8,540	8,796	9,060	9,332	9,611	9,900	10,197
11 New Hall 2 Suites	-	-	-	-	-	7,377	7,746	8,133	8,540	8,796	9,060	9,332	9,611	9,900	10,197
12 New Hall 3 Semi-Suites	-	-	-	-	-	-	7,103	7,458	7,831	8,065	8,307	8,557	8,813	9,078	9,350
13 New Hall 4 Suites	-	-	-	-	-	-	-	8,133	8,540	8,796	9,060	9,332	9,611	9,900	10,197
14 New Hall 5 Suites	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15 New Hall 6 Apartments	-	-	-	-	7,974	8,372	8,791	9,231	9,692	9,983	10,282	10,591	10,909	11,236	11,573
ALLOCATED OPERATING COSTS	\$ 5.56	\$ 5.73	\$ 5.90	\$ 6.08	\$ 5.72	\$ 5.86	\$ 5.99	\$ 5.55	\$ 6.31	\$ 6.44	\$ 6.63	\$ 6.83	\$ 7.04	\$ 7.25	\$ 7.47
1 Harley Hall	4.20	4.33	4.46	4.59	4.73	4.87	5.02	5.17	5.32	-	-	-	-	-	-
2 Kieffer Hall	4.20	4.33	4.46	4.59	4.73	-	-	-	-	-	-	-	-	-	-
3 Lackhove Hall	4.20	4.33	4.46	4.59	4.73	4.87	-	-	-	-	-	-	-	-	-
4 McCune Hall	4.20	4.33	4.46	4.59	4.73	4.87	-	-	-	-	-	-	-	-	-
5 McLean Hall	4.20	4.33	4.46	4.59	4.73	4.87	5.02	1.03	5.32	5.48	5.65	5.82	5.99	6.17	6.36
6 Mowrey Hall	4.20	4.33	4.46	4.59	4.73	-	-	-	-	-	-	-	-	-	-
7 Naugle Hall	4.20	4.33	4.46	4.59	4.73	4.87	5.02	5.17	-	-	-	-	-	-	-
8 Seavers Apts	4.20	4.33	4.46	4.59	-	-	-	-	-	-	-	-	-	-	-
9 Stone Ridge Commons	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10 New Hall 1 Suites	-	-	-	-	4.73	4.87	5.02	5.17	5.32	5.48	5.65	5.82	5.99	6.17	6.36
11 New Hall 2 Suites	-	-	-	-	-	4.87	5.02	5.17	5.32	5.48	5.65	5.82	5.99	6.17	6.36
12 New Hall 3 Semi-Suites	-	-	-	-	-	-	5.02	5.17	5.32	5.48	5.65	5.82	5.99	6.17	6.36
13 New Hall 4 Suites	-	-	-	-	-	-	-	5.17	5.32	5.48	5.65	5.82	5.99	6.17	6.36
14 New Hall 5 Suites	-	-	-	-	-	-	-	-	-	5.48	5.65	5.82	5.99	6.17	6.36
15 New Hall 6 Apartments	-	-	-	-	4.73	4.87	5.02	5.17	5.32	5.48	5.65	5.82	5.99	6.17	6.36

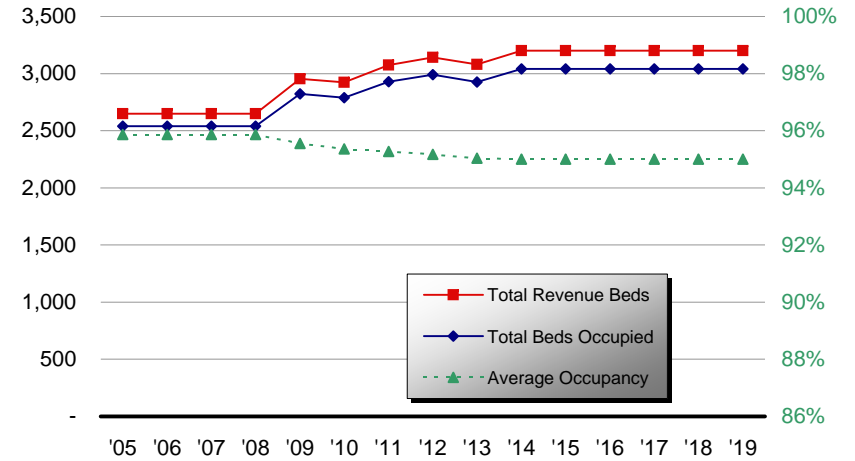
**Shippensburg University
COMPREHENSIVE HOUSING PLAN
Performance Charts**

Final: Suite Replacement; Save McLean

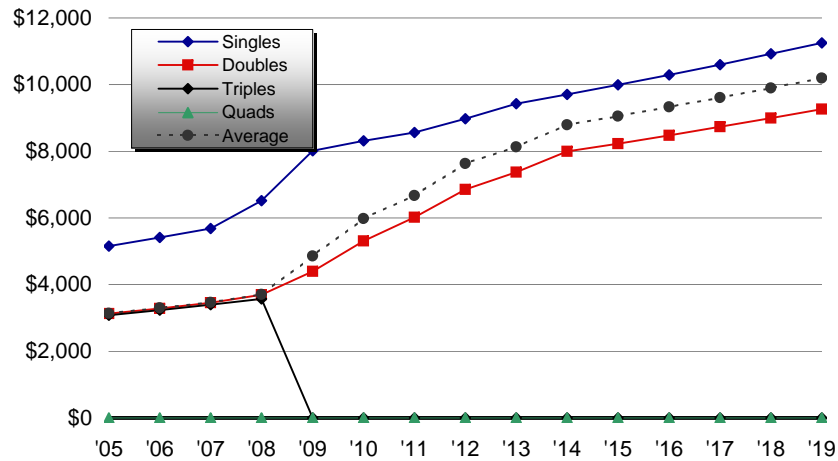
Bed Distribution



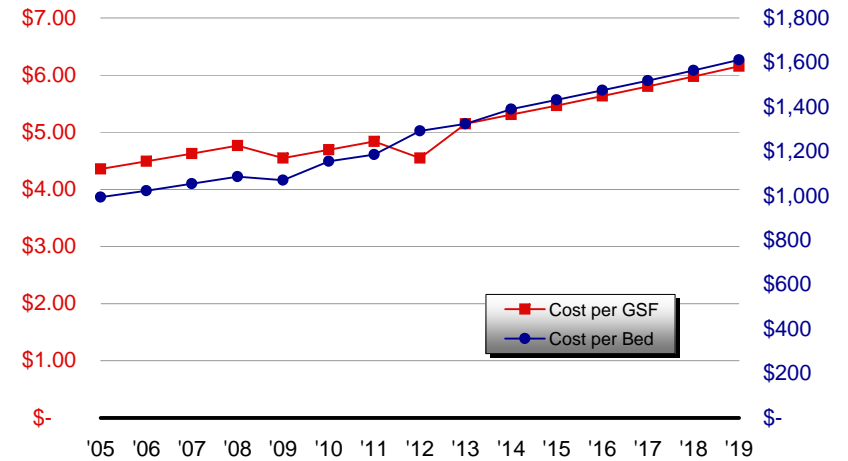
Occupancy



Revenue Per Bed



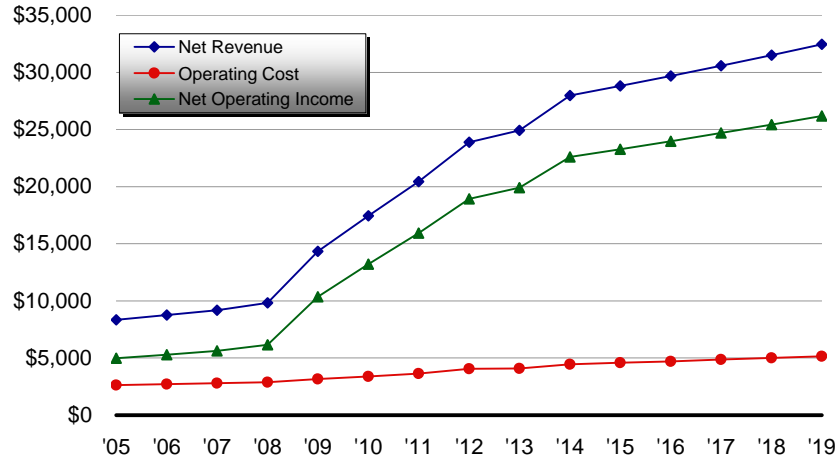
Operating Expenses



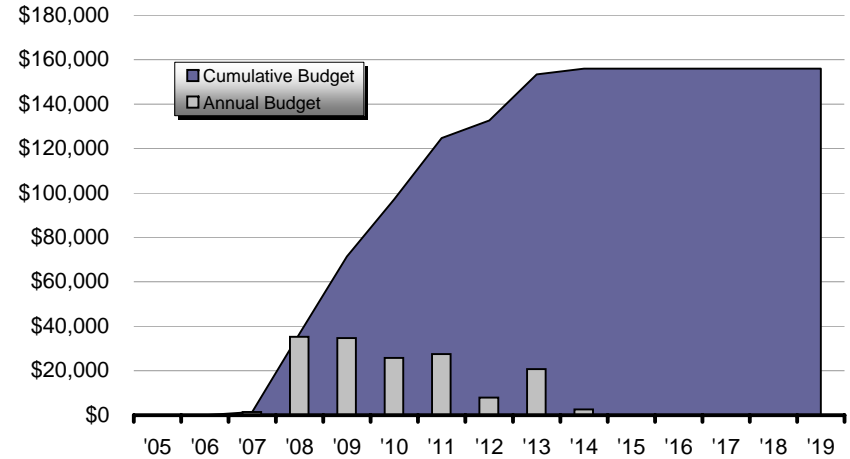
**Shippensburg University
COMPREHENSIVE HOUSING PLAN
Performance Charts**

Final: Suite Replacement; Save McLean

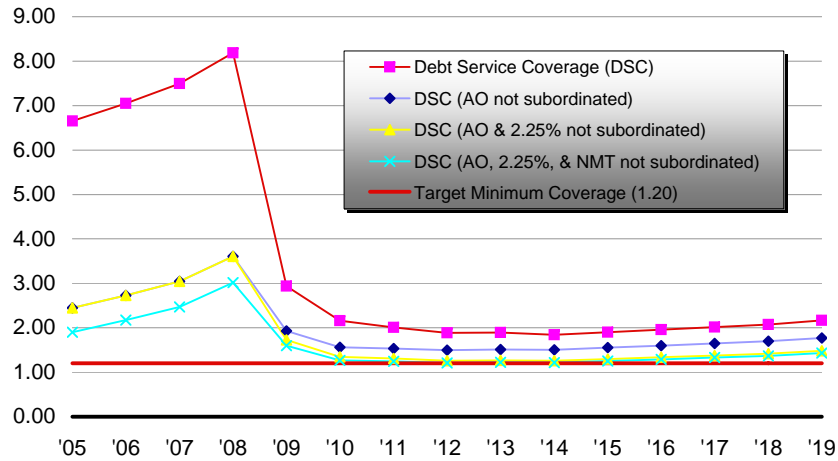
Operating Position



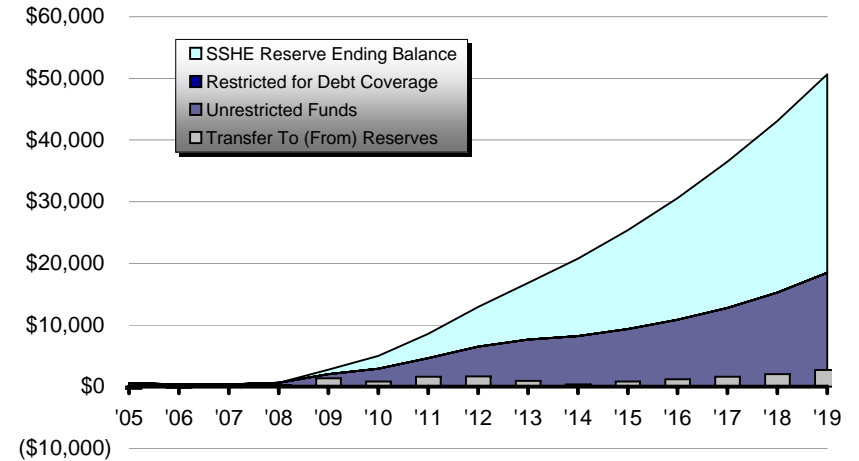
Capital Budget



Debt Service Coverage



Reserves



Shippensburg University
COMPREHENSIVE HOUSING PLAN
Housing System Pro Forma

Final: Suite Replacement; Save McLean

Program Description

Rentable Capacity		Exist Units	Planned Units	Exist Beds	Planned Beds
Singles		7	382	25	1,498
Doubles		1,073	517	2,248	1,702
Triples		67	-	375	-
Quads		-	-	-	-
Total		1,147	899	2,648	3,200

Program Components		Exist Beds	Planned Beds	Exist Area	Planned Area
100	Units - Traditional	2,039	356	488,788	100,340
200	Units - Semi-Suites	-	486	-	69,322
300	Units - Suites	375	1,928	114,437	374,632
400	Units - Apartments	234	430	-	47,318
500	Units - Staff	-	-	-	4,244
600	Commons - Residents	-	-	-	241,694
700	Commons - Buildings	-	-	-	-
800	Support Areas	-	-	-	-
900	Unassigned/Circulation	-	-	-	-
Total		2,648	3,200	603,225	837,550

Development Budget

Construction Cost		\$ 108,146
Land and Infrastructure		-
Permits and Fees		-
Furniture and Fixtures		-
Design and Soft Costs		8,603
Development Costs		4,343
Project Contingency		6,463
Financing Costs		9,286
Total Budget		\$ 136,841
	Inflated	\$ 155,951

Financing		New	Renovation
Inflation Rate		3.00%	3.00%
Financing Rate		6.14%	6.69%
Financing Period		30	20
Issuance Costs		0.00%	0.00%
Minimum Debt Coverage		1.20	
Earnings on Reserves			3.14%

Operating Budget

	New Construction	Maintain	Vacate/Demo	Partnership
Revenues (May be superseded on specific projects)				
Inflation Rate		5.00%		
Current Occupancy		96%	96%	95%
Completion Occupancy	95%	95%		
Completion Adjustment	0.0%	10.0%	0.0%	0.0%
Other	% of Room	5.1%	5.1%	5.1%
Staff	% of Room	2.0%	0.0%	0.0%
Operating Expenses (May be superseded on specific projects)				
Inflation Rate		3.00%		
Current Expense	\$4.20	\$4.20	\$4.20	\$4.20
Completion Adjustment	0.0%	0.0%	0.0%	0.0%
Fixed Cost Percentage	0.0%	20.0%	20.0%	0.0%
Lease Expense		\$3,113	leased from Foundation, per bed	
Non-Operating Expenses				
Administrative Overhead (AO)		37.8%	of 2005 Revenue, inflated	
PASSHE 2.25% Reserve		2.25%	of Project cost	
Non-Mandatory Transfers (NMT)		4.9%	of 2005 Revenue, inflated	
Annual Capital Expenses		12.6%	of rev; then 25% of backlog	

Fiscal Year:	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 PROGRAM PARAMETERS															
1.1 Capital Cost	\$ -	\$ -	\$ 1,407	\$ 35,258	\$ 34,767	\$ 25,774	\$ 27,479	\$ 7,900	\$ 20,795	\$ 2,570	\$ -	\$ -	\$ -	\$ -	\$ -
1.2 Revenue Beds															
1.2.1 Singles Beds	25	25	25	25	377	657	798	1,142	1,142	1,498	1,498	1,498	1,498	1,498	1,498
1.2.2 Doubles Beds	2,248	2,248	2,276	2,248	2,276	2,267	2,000	1,938	2,000	1,702	1,702	1,702	1,702	1,702	1,702
1.2.3 Triples Beds	375	375	375	375	375	-	-	-	-	-	-	-	-	-	-
1.2.5 Total Revenue Beds	2,648	2,648	2,648	2,648	2,955	2,924	3,074	3,142	3,080	3,200	3,200	3,200	3,200	3,200	3,200
1.3 Revenue Beds by Unit Type															
1.3.1 Traditional Beds	2,039	2,039	2,039	2,039	2,039	1,408	1,072	654	592	356	356	356	356	356	356
1.3.2 Semi-Suites	-	-	-	-	-	-	486	486	486	486	486	486	486	486	486
1.3.3 Suites	375	375	375	375	486	1,086	1,086	1,572	1,572	1,928	1,928	1,928	1,928	1,928	1,928
1.3.4 Apartments	234	234	234	234	430	430	430	430	430	430	430	430	430	430	430
1.4 Gross Area in Service	603,225	603,225	603,225	603,225	694,828	719,586	752,324	892,084	792,409	837,550	837,550	837,550	837,550	837,550	837,550
2 PRO FORMA															
2.1 Revenues Adj Occs	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%
2.1.1 AY Rent - Singles	\$ 129	\$ 135	\$ 142	\$ 163	\$ 3,022	\$ 5,464	\$ 6,834	\$ 10,254	\$ 10,767	\$ 14,535	\$ 14,971	\$ 15,421	\$ 15,883	\$ 16,360	\$ 16,850
2.1.2 AY Rent - Doubles	7,038	7,390	7,760	8,314	11,327	12,030	13,691	13,716	14,282	13,602	14,010	14,431	14,864	15,310	15,769
2.1.3 AY Rent - Triples	1,157	1,214	1,275	1,339	-	-	-	-	-	-	-	-	-	-	-
2.1.5 Gross Rental Income	\$ 8,324	\$ 8,740	\$ 9,177	\$ 9,815	\$ 14,349	\$ 17,494	\$ 20,524	\$ 23,970	\$ 25,048	\$ 28,138	\$ 28,982	\$ 29,851	\$ 30,747	\$ 31,669	\$ 32,619
2.1.6 Less: Vacancy (\$)	(344)	(361)	(379)	(406)	(638)	(811)	(971)	(1,156)	(1,243)	(1,407)	(1,449)	(1,493)	(1,537)	(1,583)	(1,631)
2.1.8 Other Income	362	381	400	420	624	758	899	1,060	1,106	1,252	1,289	1,328	1,368	1,409	1,451
2.1.9 Total Net Revenue	\$ 8,342	\$ 8,342	\$ 8,759	\$ 9,197	\$ 9,829	\$ 14,335	\$ 17,441	\$ 20,452	\$ 23,874	\$ 24,912	\$ 27,983	\$ 28,822	\$ 29,687	\$ 30,577	\$ 31,495
2.2 Operating Expenses															
2.2.1 Direct Expenditures	-	2,629	2,708	2,790	2,873	3,160	3,376	3,641	4,058	4,076	4,446	4,579	4,717	4,858	5,154
2.2.2 Lease Expense	-	726	748	771	794	818	842	867	893	926	948	1,006	1,036	1,067	1,099
2.2.3 Total Operating Expenses	\$ -	\$ 3,356	\$ 3,456	\$ 3,560	\$ 3,667	\$ 3,978	\$ 4,218	\$ 4,508	\$ 4,951	\$ 4,996	\$ 5,394	\$ 5,556	\$ 5,722	\$ 5,894	\$ 6,253
2.3 Net Operating Income	\$ 8,342	\$ 4,986	\$ 5,303	\$ 5,637	\$ 6,162	\$ 10,357	\$ 13,223	\$ 15,944	\$ 18,922	\$ 19,915	\$ 22,589	\$ 23,266	\$ 23,964	\$ 24,683	\$ 26,187
2.4 Non-Operating Expenses															
2.4.1 Administrative Overhead (AO)	3,155	3,249	3,347	3,447	3,550	3,657	3,767	3,880	3,996	4,116	4,239	4,367	4,498	4,633	4,772
2.4.2 PASSHE 2.25% Reserve	-	-	-	-	711	1,338	1,809	2,393	2,538	3,027	3,118	3,212	3,308	3,407	3,509
2.4.3 Non-Mandatory Transfers (NMT)	406	418	431	444	457	471	485	499	514	530	546	562	579	596	614
2.4.4 Total Non-Op Transfers	\$ 3,561	\$ 3,667	\$ 3,777	\$ 3,891	\$ 4,719	\$ 5,466	\$ 6,060	\$ 6,772	\$ 7,049	\$ 7,673	\$ 7,903	\$ 8,140	\$ 8,384	\$ 8,636	\$ 8,895
2.5 Debt Service															
2.5.1 Existing Debt Service	749	752	752	752	558	558	558	558	557	557	558	557	558	557	367
2.5.2 New Debt Service	-	-	-	-	2,969	5,556	7,375	9,481	9,980	11,699	11,699	11,699	11,699	11,699	11,699
2.5.3 Total Debt Service	\$ 749	\$ 752	\$ 752	\$ 752	\$ 3,527	\$ 6,114	\$ 7,934	\$ 10,039	\$ 10,537	\$ 12,257	\$ 12,257	\$ 12,257	\$ 12,257	\$ 12,256	\$ 12,067
2.5.4 DSC (AO, 2.25%, & NMT not subordinated)	1.90	2.17	2.47	3.02	1.60	1.27	1.28	1.21	1.22	1.22	1.25	1.29	1.33	1.37	1.43
2.5.5 DSC (AO & 2.25% not subordinated)	2.44	2.73	3.04	3.61	1.73	1.35	1.31	1.26	1.27	1.26	1.30	1.34	1.38	1.42	1.48
2.5.6 DSC (AO not subordinated)	2.44	2.73	3.04	3.61	1.93	1.56	1.53	1.50	1.51	1.51	1.55	1.60	1.65	1.70	1.77
2.5.7 Debt Service Coverage (DSC)	6.66	7.05	7.49	8.19	2.94	2.16	2.01	1.88	1.89	1.84	1.90	1.96	2.01	2.07	2.17
2.6 Net Cash Flow	\$ 676	\$ 883	\$ 1,107	\$ 1,519	\$ 2,112	\$ 1,644	\$ 1,950	\$ 2,111	\$ 2,330	\$ 2,659	\$ 3,106	\$ 3,568	\$ 4,042	\$ 4,532	\$ 5,225
3 RESERVE FUND															
3.1 Capital Renewal Backlog Current \$	676	883	1,107	1,519	5,080	7,200	9,325	11,592	12,310	14,356	14,806	15,267	15,741	16,231	16,924
3.1.1 Beginning Backlog	3,245	3,903	4,693	5,429	6,372	7,443	8,743	10,487	9,123	9,053	9,414	9,684	9,887	10,039	10,039
3.1.2 Scheduled Renewals	1,705	1,890	1,890	2,177	2,795	2,357	2,482	2,482	2,624	2,624	2,624	2,624	2,624	2,624	2,624
3.1.3 Less: Capital Expenses	(1,047)	(1,099)	(1,154)	(1,234)	(780)	(799)	(829)	(866)	(919)	(1,404)	(2,281)	(2,353)	(2,421)	(2,472)	(2,510)
3.1.4 Less: Renovations	-	-	-	-	(1,074)	(907)	(666)	(619)	(583)	(412)	-	-	-	-	-
3.1.5 Ending Backlog	\$ 3,903	\$ 4,693	\$ 5,429	\$ 6,372	\$ 6,792	\$ 7,443	\$ 9,242	\$ 10,487	\$ 9,123	\$ 9,053	\$ 9,414	\$ 9,684	\$ 9,887	\$ 10,039	\$ 10,153
3.2 SSHE Reserve Fund Activity															
3.2.1 Balance Forward	\$0	-	-	-	-	711	2,072	3,945	6,462	9,203	12,520	16,031	19,746	23,674	27,824
3.2.2 Transfer To (From) Reserves	-	-	-	-	711	1,338	1,809	2,393	2,538	3,027	3,118	3,212	3,308	3,407	3,509
3.2.3 Earnings On Average Balance	-	-	-	-	-	22	85	124	203	289	393	503	620	743	874
3.2.4 SSHE Reserve Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ 711	\$ 2,072	\$ 3,945								

Shippensburg University
COMPREHENSIVE HOUSING PLAN
Housing System Pro Forma

Final: Suite Replacement; Save McLean

Program Description

Rentable Capacity	<i>Exist Units</i>	<i>Planned Units</i>	<i>Exist Beds</i>	<i>Planned Beds</i>
Singles	7	382	25	1,498
Doubles	1,073	517	2,248	1,702
Triples	67	-	375	-
Quads	-	-	-	-
Total	1,147	899	2,648	3,200

Program Components	<i>Exist Beds</i>	<i>Planned Beds</i>	<i>Exist Area</i>	<i>Planned Area</i>
100 Units - Traditional	2,039	356	488,788	100,340
200 Units - Semi-Suites	-	1,928	114,437	374,632
300 Units - Suites	375	430	-	47,318
400 Units - Apartments	234	-	-	4,244
500 Units - Staff	-	-	-	241,694
600 Commons - Residents	-	-	-	-
700 Commons - Buildings	-	-	-	-
800 Support Areas	-	-	-	-
900 Unassigned/Circulation	-	-	-	-
Total	2,648	3,200	603,225	837,550

Development Budget

Construction Cost	\$	108,146
Land and Infrastructure		-
Permits and Fees		-
Furniture and Fixtures		-
Design and Soft Costs		8,603
Development Costs		4,343
Project Contingency		6,463
Financing Costs		9,286
Total Budget	\$	136,841
<i>Inflated</i>	\$	155,951

Financing	<i>New</i>	<i>Renovation</i>
Inflation Rate	3.00%	3.00%
Financing Rate	6.14%	6.69%
Financing Period	30	20
Issuance Costs	0.00%	0.00%
Minimum Debt Coverage	1.20	
Earnings on Reserves	3.14%	

Operating Budget

	<i>New Construction</i>	<i>Maintain</i>	<i>Vacate/Demo</i>	<i>Partnership</i>
Revenues	<i>(May be superseded on specific projects)</i>			
Inflation Rate		5.00%		
Current Occupancy		96%	96%	95%
Completion Occupancy	95%	95%	0%	0%
Completion Adjustment	0.0%	10.0%	0.0%	0.0%
Other	% of Room	5.1%	5.1%	5.1%
Staff	% of Room	2.0%	0.0%	0.0%
Operating Expenses	<i>(May be superseded on specific projects)</i>			
Inflation Rate		3.00%		
Current Expense	\$4.20	\$4.20	\$4.20	\$4.20
Completion Adjustment	0.0%	0.0%	0.0%	0.0%
Fixed Cost Percentage	0%	20%	20%	0%
Lease Expense		\$3,113	<i>leased from Foundation, per bed</i>	
Non-Operating Expenses	<i>(May be superseded on specific projects)</i>			
Administrative Overhead (AO)		37.8%	<i>of 2005 Revenue, inflated</i>	
PASSHE 2.25% Reserve		2.25%	<i>of Project cost</i>	
Non-Mandatory Transfers (NMT)		4.9%	<i>of 2005 Revenue, inflated</i>	
Annual Capital Expenses		12.6%	<i>of rev; then 25% of backlog</i>	

Fiscal Year:	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
1 PROGRAM PARAMETERS																
1.1 Capital Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1.2 Revenue Beds																
1.2.1 Singles Beds		1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	1,498	
1.2.2 Doubles Beds		1,702	1,702	1,702	1,702	1,702	1,702	1,702	1,702	1,702	1,702	1,702	1,702	1,702	1,702	
1.2.3 Triples Beds		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1.2.5 Total Revenue Beds	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	
1.3 Revenue Beds by Unit Type																
1.3.1 Traditional Beds		356	356	356	356	356	356	356	356	356	356	356	356	356	356	
1.3.2 Semi-Suites		486	486	486	486	486	486	486	486	486	486	486	486	486	486	
1.3.3 Suites		1,928	1,928	1,928	1,928	1,928	1,928	1,928	1,928	1,928	1,928	1,928	1,928	1,928	1,928	
1.3.4 Apartments		430	430	430	430	430	430	430	430	430	430	430	430	430	430	
1.4 Gross Area in Service	837,550	837,550	837,550	837,550	837,550	837,550	837,550	837,550	837,550	837,550	837,550	837,550	837,550	837,550	837,550	
2 PRO FORMA																
2.1 Revenues	<i>Adj Occ%</i>	<i>95.0%</i>	<i>95.0%</i>	<i>95.0%</i>	<i>95.0%</i>	<i>95.0%</i>	<i>95.0%</i>	<i>95.0%</i>	<i>95.0%</i>	<i>95.0%</i>	<i>95.0%</i>	<i>95.0%</i>	<i>95.0%</i>	<i>95.0%</i>	<i>95.0%</i>	
2.1.1 AY Rent - Singles	\$	17,356	\$	17,877	\$	18,413	\$	18,965	\$	19,534	\$	20,120	\$	20,724	\$	21,346
2.1.2 AY Rent - Doubles	\$	16,242	\$	16,729	\$	17,231	\$	17,748	\$	18,280	\$	18,829	\$	19,394	\$	19,976
2.1.3 AY Rent - Triples	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
2.1.5 Gross Rental Income	\$	33,598	\$	34,606	\$	35,644	\$	36,713	\$	37,815	\$	38,949	\$	40,118	\$	41,321
2.1.6 Less: Vacancy (\$)		(1,680)		(1,730)		(1,782)		(1,836)		(1,891)		(1,947)		(2,006)		(2,066)
2.1.8 Other Income		1,495		1,540		1,586		1,633		1,682		1,733		1,785		1,838
2.1.9 Total Net Revenue	\$	33,413	\$	34,415	\$	35,448	\$	36,511	\$	37,606	\$	38,735	\$	39,897	\$	41,093
2.2 Operating Expenses																
2.2.1 Direct Expenditures		5,309		5,468		5,632		5,801		5,975		6,154		6,339		6,529
2.2.2 Lease Expense		1,132		1,166		1,201		1,237		1,274		1,312		1,351		1,392
2.2.3 Total Operating Expenses	\$	6,441	\$	6,634	\$	6,833	\$	7,038	\$	7,249	\$	7,466	\$	7,690	\$	7,921
2.3 Net Operating Income	\$	26,972	\$	27,781	\$	28,615	\$	29,473	\$	30,357	\$	31,268	\$	32,206	\$	33,172
2.4 Non-Operating Expenses																
2.4.1 Administrative Overhead (AO)		4,915		5,062		5,214		5,370		5,532		5,697		5,868		6,044
2.4.2 PASSHE 2.25% Reserve		3,615		3,723		3,835		3,950		4,068		4,190		4,316		4,446
2.4.3 Non-Mandatory Transfers (NMT)		633		651		671		691		712		733		755		778
2.4.4 Total Non-Op Transfers	\$	9,162	\$	9,437	\$	9,720	\$	10,011	\$	10,312	\$	10,621	\$	10,940	\$	11,268
2.5 Debt Service																
2.5.1 Existing Debt Service		367		367		706		861		740		534		295		-
2.5.2 New Debt Service		11,699		11,699		11,699		11,699		11,699		11,699		11,699		11,699
2.5.3 Total Debt Service	\$	12,067	\$	12,067	\$	12,406	\$	12,561	\$	12,439	\$	12,233	\$	11,994	\$	11,699
2.5.4 DSC (AO & 2.25% & NMT not subordinated)		1.48		1.52		1.52		1.55		1.61		1.69		1.77		1.83
2.5.5 DSC (AO & 2.25% not subordinated)		1.53		1.57		1.58		1.60		1.67		1.75		1.84		1.94
2.5.6 DSC (AO not subordinated)		1.83		1.88		1.89		1.92		2.00		2.09		2.20		2.32
2.5.7 Debt Service Coverage (DSC)		2.24		2.30		2.31		2.35		2.44		2.56		2.69		2.84
2.6 Net Cash Flow	\$	5,744	\$	6,278	\$	6,489	\$	6,901	\$	7,607	\$	8,414	\$	9,272	\$	10,205
3 RESERVE FUND																
3.1 Capital Renewal Backlog	<i>Current \$</i>	17,443	17,978	18,189	18,601	19,306	20,113	20,971	21,904	22,562	23,238	23,936	24,654	25,393	26,155	26,940
3.1.1 Beginning Backlog		10,153	10,238	10,414	10,312	10,434	10,414	10,449	10,461	10,469	10,476	10,480	10,487	10,487	10,489	10,489
3.1.2 Scheduled Renewals		2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624
3.1.3 Less: Capital Expenses		(2,538)	(2,560)	(2,576)	(2,588)	(2,594)	(2,603)	(2,608)	(2,612)	(2,617)	(2,619)	(2,621)	(2,622)	(2,622)	(2,622)	(2,622)
3.1.4 Less: Renovations		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3.1.5 Ending Backlog	\$	10,238	\$	10,302	\$	10,351	\$	10,387	\$	10,414	\$	10,434	\$	10,449	\$	10,461
3.2 SSHE Reserve Fund Activity																
3.2.1 Balance Forward		32,207		36,833		41,713		46,858		52,279		57,989		64,000		70,326
3.2.2 Transfer To (From) Reserves		3,615		3,723		3,835		3,950		4,068		4,190		4,316		4,446
3.2.3 Earnings On Average Balance		1,011		1,157		1,310		1,471		1,642		1,821		2,010		2,208
3.2.4 SSHE Reserve Ending Balance	\$	36,833	\$	41,713	\$	46,858	\$	52,279	\$	57,989	\$	64,000	\$	70,326	\$	76,980
3.3 Housing Reserve Fund Activity																
3.3.1 Balance Forward		18,462		22,248		26,665		31,415		36,715		42,878		50,035		58,270
3.3.2 Transfer To (From) Reserves		3,205		3,718		3,913		4,133		4,371		4,623		4,891		5,174
3.3.3 Earnings On Average Balance		580		699		837		986		1,153		1,346		1,571		1,830
3.3.4 Housing Reserve Ending Balance																

Shippensburg University
COMPREHENSIVE HOUSING PLAN

1 Harley Hall

Final: Suite Replacement; Save McLean

Program Description

Design Capacity	2005 Rent	Exist Units	Planned Units	Exist Beds	Planned Beds
Singles	\$0	-	-	-	-
Doubles	\$3,084	118	-	236	-
Triples	\$0	-	-	-	-
Quads	\$0	-	-	-	-
Total		118	-	236	-

Program Components	Exist Beds	Planned Beds	Existing SF	Planned SF
100 Units - Traditional	236	-	58,979	-
200 Units - Semi-Suites	-	-	-	-
300 Units - Suites	-	-	-	-
400 Units - Apartments	-	-	-	-
500 Units - Staff	-	-	-	-
600 Commons - Residents	-	-	-	-
700 Commons - Building	-	-	-	-
800 Support Areas	-	-	-	-
900 Unassigned/Circulation	-	-	-	-
Total	236	-	58,979	-

Development Budget

Construction Cost	\$	590
Land and Infrastructure	-	-
Permits and Fees	-	-
Furniture and Fixtures	-	-
Design and Soft Costs	35	-
Development Costs	-	-
Project Contingency	63	-
Financing Costs	9	-
Total Budget	\$	697
	<i>Inflated</i>	\$ 879
Project Type	Vacate/Demo	
Project Scope	None	

Capitalization	Finance
Capital Cost Inflation Rate	3.00%
Financing Rate	6.69%
Financing Period	Years 20
Issuance Costs	0.00%

Operating Budget

Revenue Assumptions	
Current Occupancy	95.9%
Completion Occupancy	0.0%
Completion Adjustment	0.0%
Inflation Rate	5.00%
Other Revenues	% of Room Revenues 5.1%
Staff Beds	% of Room Revenues 0.0%

Operating Expense Assumptions	
Current Operating Expense	per GSF \$4.20
Completion Adjustment	0.0%
Inflation Rate	3.00%
Fixed Operating Cost Ratio	20.0%
PASSHE Reserve	2.25%

Schedule Assumptions			
	Date	Fiscal Yr	Duration
Design Start	Feb-13	2013	3
Construction Start	May-13	2013	3
Project Completion	Aug-13	2014	6

All \$ figures in (\$000's) unless noted otherwise

Fiscal Year:	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 PROGRAM PARAMETERS															
1.1 Capital Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 560	\$ 319	\$ -	\$ -	\$ -	\$ -	\$ -
1.2 Revenue Beds															
1.21 Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.22 Doubles Beds	236	236	236	236	236	236	236	236	236	236	-	-	-	-	-
1.23 Triples Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24 Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25 Total Revenue Beds	236	236	236	236	236	236	236	236	236	236	-	-	-	-	-
1.4 Gross Area in Service	58,979	58,979	58,979	58,979	58,979	58,979	58,979	58,979	58,979	58,979	-	-	-	-	-
2 PRO FORMA															
2.1 Revenues															
2.11 AY Rent - Singles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12 AY Rent - Doubles	728	764	802	843	885	929	975	1,024	1,075	-	-	-	-	-	-
2.13 AY Rent - Triples	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14 AY Rent - Quads	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15 Gross Rental Income	\$ 728	\$ 764	\$ 802	\$ 843	\$ 885	\$ 929	\$ 975	\$ 1,024	\$ 1,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.16 Less: Vacancy (\$)	(30)	(32)	(33)	(35)	(37)	(38)	(40)	(42)	(44)	-	-	-	-	-	-
2.17 Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18 Other Income	35	37	39	41	43	45	47	50	52	-	-	-	-	-	-
2.19 Total Net Revenue	\$ 733	\$ 770	\$ 808	\$ 849	\$ 891	\$ 936	\$ 983	\$ 1,032	\$ 1,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.2 Operating Expenses															
2.21 Direct Expenditures	248	255	263	271	279	287	296	305	314	-	-	-	-	-	-
2.22 Lease Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23 Total Operating Expenses	\$ 248	\$ 255	\$ 263	\$ 271	\$ 279	\$ 287	\$ 296	\$ 305	\$ 314	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.3 Net Operating Income	\$ 485	\$ 515	\$ 545	\$ 578	\$ 612	\$ 648	\$ 687	\$ 727	\$ 769	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.4 Non-Operating Expenses															
2.41 Administrative Overhead (AO)	281	290	298	307	284	295	289	291	306	-	-	-	-	-	-
2.42 PASSHE 2.25% Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.43 Non-Mandatory Transfers (NMT)	36	37	38	40	36	38	37	38	39	-	-	-	-	-	-
2.44 Total Non-Op Transfers	\$ 317	\$ 327	\$ 337	\$ 347	\$ 320	\$ 333	\$ 326	\$ 329	\$ 346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.5 Debt Service															
2.51 Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52 New Debt Service	-	-	-	-	-	-	-	-	-	81	81	81	81	81	81
2.53 Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81
2.57 Debt Service Coverage	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	-	-	-	-	-
2.6 Net Cash Flow	\$ 168	\$ 188	\$ 209	\$ 231	\$ 292	\$ 315	\$ 360	\$ 398	\$ 424	\$ (81)	\$ (81)	\$ (81)	\$ (81)	\$ (81)	\$ (81)

Shippensburg University
COMPREHENSIVE HOUSING PLAN

2 Kieffer Hall

Final: Suite Replacement; Save McLean

Program Description

Design Capacity	2005 Rent	Exist Units	Planned Units	Exist Beds	Planned Beds
Singles	\$0	-	-	-	-
Doubles	\$3,084	112	-	224	-
Triples	\$0	-	-	-	-
Quads	\$0	-	-	-	-
Total		112	-	224	-

Program Components	Exist Beds	Planned Beds	Existing SF	Planned SF
100 Units - Traditional	224	-	51,529	-
200 Units - Semi-Suites	-	-	-	-
300 Units - Suites	-	-	-	-
400 Units - Apartments	-	-	-	-
500 Units - Staff	-	-	-	-
600 Commons - Residents	-	-	-	-
700 Commons - Building	-	-	-	-
800 Support Areas	-	-	-	-
900 Unassigned/Circulation	-	-	-	-
Total	224	-	51,529	-

Development Budget

Construction Cost	\$	515
Land and Infrastructure	-	-
Permits and Fees	-	-
Furniture and Fixtures	-	-
Design and Soft Costs	31	-
Development Costs	-	-
Project Contingency	55	-
Financing Costs	8	-
Total Budget	\$	609
	<i>Inflated</i>	\$ 684
Project Type	Vacate/Demo	
Project Scope	None	

Capitalization	Finance
Capital Cost Inflation Rate	3.00%
Financing Rate	6.69%
Financing Period	Years 20
Issuance Costs	0.00%

Operating Budget

Revenue Assumptions			
Current Occupancy		95.9%	
Completion Occupancy		0.0%	
Completion Adjustment		0.0%	
Inflation Rate		5.00%	
Other Revenues	% of Room Revenues	5.1%	
Staff Beds	% of Room Revenues	0.0%	

Operating Expense Assumptions			
Current Operating Expense	per GSF	\$4.20	
Completion Adjustment		0.0%	
Inflation Rate		3.00%	
Fixed Operating Cost Ratio		20.0%	
PASSHE Reserve		2.25%	

Schedule Assumptions			
	Date	Fiscal Yr	Duration
Design Start	Feb-09	2009	3
Construction Start	May-09	2009	3
Project Completion	Aug-09	2010	6

All \$ figures in (\$000's) unless noted otherwise

Fiscal Year:	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 PROGRAM PARAMETERS															
1.1 Capital Cost	\$ -	\$ -	\$ -	\$ -	\$ 443	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2 Revenue Beds															
1.21 Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.22 Doubles Beds	224	224	224	224	224	224	-	-	-	-	-	-	-	-	-
1.23 Triples Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24 Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25 Total Revenue Beds	224	224	224	224	224	224	-	-	-	-	-	-	-	-	-
1.4 Gross Area in Service	51,529	51,529	51,529	51,529	51,529	51,529	-	-	-	-	-	-	-	-	-
2 PRO FORMA															
2.1 Revenues															
2.11 AY Rent - Singles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12 AY Rent - Doubles	691	725	762	800	840	-	-	-	-	-	-	-	-	-	-
2.13 AY Rent - Triples	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14 AY Rent - Quads	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15 Gross Rental Income	\$ 691	\$ 725	\$ 762	\$ 800	\$ 840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.16 Less: Vacancy (\$)	(29)	(30)	(31)	(33)	(35)	-	-	-	-	-	-	-	-	-	-
2.17 Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18 Other Income	34	35	37	39	41	-	-	-	-	-	-	-	-	-	-
2.19 Total Net Revenue	\$ 696	\$ 731	\$ 767	\$ 806	\$ 846	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.2 Operating Expenses															
2.21 Direct Expenditures	217	223	230	237	244	-	-	-	-	-	-	-	-	-	-
2.22 Lease Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23 Total Operating Expenses	\$ 217	\$ 223	\$ 230	\$ 237	\$ 244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.3 Net Operating Income	\$ 479	\$ 508	\$ 537	\$ 569	\$ 602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.4 Non-Operating Expenses															
2.41 Administrative Overhead (AO)	267	275	283	292	269	-	-	-	-	-	-	-	-	-	-
2.42 PASSHE 2.25% Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.43 Non-Mandatory Transfers (NMT)	34	35	36	38	35	-	-	-	-	-	-	-	-	-	-
2.44 Total Non-Op Transfers	\$ 301	\$ 310	\$ 320	\$ 329	\$ 304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.5 Debt Service															
2.51 Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52 New Debt Service	-	-	-	-	-	63	63	63	63	63	63	63	63	63	63
2.53 Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63
2.57 Debt Service Coverage	NA	NA	NA	NA	NA	-	-	-	-	-	-	-	-	-	-
2.6 Net Cash Flow	\$ 178	\$ 197	\$ 218	\$ 240	\$ 298	\$ (63)	\$ (63)	\$ (63)	\$ (63)	\$ (63)	\$ (63)	\$ (63)	\$ (63)	\$ (63)	\$ (63)

Shippensburg University
COMPREHENSIVE HOUSING PLAN

3 Lackhove Hall

Final: Suite Replacement; Save McLean

Program Description

Design Capacity	2005 Rent	Exist Units	Planned Units	Exist Beds	Planned Beds
Singles	\$4,679	1	-	1	-
Doubles	\$3,084	108	-	216	-
Triples	\$0	-	-	-	-
Quads	\$0	-	-	-	-
Total		109	-	217	-

Program Components

	Exist Beds	Planned Beds	Existing SF	Planned SF
100 Units - Traditional	217	-	51,215	-
200 Units - Semi-Suites	-	-	-	-
300 Units - Suites	-	-	-	-
400 Units - Apartments	-	-	-	-
500 Units - Staff	-	-	-	-
600 Commons - Residents	-	-	-	-
700 Commons - Building	-	-	-	-
800 Support Areas	-	-	-	-
900 Unassigned/Circulation	-	-	-	-
Total	217	-	51,215	-

Development Budget

Construction Cost	\$	512
Land and Infrastructure	-	-
Permits and Fees	-	-
Furniture and Fixtures	-	-
Design and Soft Costs	31	-
Development Costs	-	-
Project Contingency	54	-
Financing Costs	8	-
Total Budget	\$	605
	Inflated	\$ 700
Project Type	Vacate/Demo	
Project Scope	None	

Capitalization

	Finance
Capital Cost Inflation Rate	3.00%
Financing Rate	6.69%
Financing Period	Years 20
Issuance Costs	0.00%

Operating Budget

Revenue Assumptions			
Current Occupancy		95.9%	
Completion Occupancy		0.0%	
Completion Adjustment		0.0%	
Inflation Rate		5.00%	
Other Revenues	% of Room Revenues	5.1%	
Staff Beds	% of Room Revenues	0.0%	
Operating Expense Assumptions			
Current Operating Expense	per GSF	\$4.20	
Completion Adjustment		0.0%	
Inflation Rate		3.00%	
Fixed Operating Cost Ratio		20.0%	
PASSHE Reserve		2.25%	
Schedule Assumptions			
	Date	Fiscal Yr	Duration
Design Start	Feb-10	2010	3
Construction Start	May-10	2010	3
Project Completion	Aug-10	2011	6

All \$ figures in (\$000's) unless noted otherwise

Fiscal Year:	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 PROGRAM PARAMETERS															
1.1 Capital Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 453	\$ 247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2 Revenue Beds															
1.21 Singles Beds	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-
1.22 Doubles Beds	216	216	216	216	216	216	-	-	-	-	-	-	-	-	-
1.23 Triples Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24 Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25 Total Revenue Beds	217	217	217	217	217	217	-	-	-	-	-	-	-	-	-
1.4 Gross Area in Service	51,215	51,215	51,215	51,215	51,215	51,215	-	-	-	-	-	-	-	-	-
2 PRO FORMA															
2.1 Revenues															
2.11 AY Rent - Singles	5	5	5	5	6	6	-	-	-	-	-	-	-	-	-
2.12 AY Rent - Doubles	666	699	734	771	810	850	-	-	-	-	-	-	-	-	-
2.13 AY Rent - Triples	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14 AY Rent - Quads	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15 Gross Rental Income	\$ 671	\$ 704	\$ 740	\$ 777	\$ 815	\$ 856	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.16 Less: Vacancy (\$)	(28)	(29)	(31)	(32)	(34)	(35)	-	-	-	-	-	-	-	-	-
2.17 Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18 Other Income	33	34	36	38	40	42	-	-	-	-	-	-	-	-	-
2.19 Total Net Revenue	\$ 676	\$ 710	\$ 745	\$ 782	\$ 821	\$ 862	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.2 Operating Expenses															
2.21 Direct Expenditures	215	222	228	235	242	250	-	-	-	-	-	-	-	-	-
2.22 Lease Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23 Total Operating Expenses	\$ 215	\$ 222	\$ 228	\$ 235	\$ 242	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.3 Net Operating Income	\$ 461	\$ 488	\$ 517	\$ 547	\$ 579	\$ 613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.4 Non-Operating Expenses															
2.41 Administrative Overhead (AO)	259	266	274	282	261	271	-	-	-	-	-	-	-	-	-
2.42 PASSHE 2.25% Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.43 Non-Mandatory Transfers (NMT)	33	34	35	36	34	35	-	-	-	-	-	-	-	-	-
2.44 Total Non-Op Transfers	\$ 292	\$ 301	\$ 310	\$ 319	\$ 294	\$ 306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.5 Debt Service															
2.51 Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52 New Debt Service	-	-	-	-	-	-	64	64	64	64	64	64	64	64	64
2.53 Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64
2.57 Debt Service Coverage	NA	NA	NA	NA	NA	NA	-	-	-	-	-	-	-	-	-
2.6 Net Cash Flow	\$ 169	\$ 187	\$ 207	\$ 228	\$ 285	\$ 307	\$ (64)	\$ (64)	\$ (64)	\$ (64)	\$ (64)	\$ (64)	\$ (64)	\$ (64)	\$ (64)

Shippensburg University
COMPREHENSIVE HOUSING PLAN

4 McCune Hall

Final: Suite Replacement; Save McLean

Program Description

Design Capacity	2005 Rent	Exist Units	Planned Units	Exist Beds	Planned Beds
Singles	\$0	-	-	-	-
Doubles	\$3,084	60	-	119	-
Triples	\$0	-	-	-	-
Quads	\$0	-	-	-	-
Total		60	-	119	-

Program Components	Exist Beds	Planned Beds	Existing SF	Planned SF
100 Units - Traditional	119	-	33,257	-
200 Units - Semi-Suites	-	-	-	-
300 Units - Suites	-	-	-	-
400 Units - Apartments	-	-	-	-
500 Units - Staff	-	-	-	-
600 Commons - Residents	-	-	-	-
700 Commons - Building	-	-	-	-
800 Support Areas	-	-	-	-
900 Unassigned/Circulation	-	-	-	-
Total	119	-	33,257	-

Development Budget

Construction Cost	\$	333
Land and Infrastructure	-	-
Permits and Fees	-	-
Furniture and Fixtures	-	-
Design and Soft Costs	20	-
Development Costs	-	-
Project Contingency	35	-
Financing Costs	5	-
Total Budget	\$	393
	<i>Inflated</i>	\$ 454
Project Type	Vacate/Demo	
Project Scope	None	

Capitalization	Finance
Capital Cost Inflation Rate	3.00%
Financing Rate	6.69%
Financing Period	Years 20
Issuance Costs	0.00%

Operating Budget

Revenue Assumptions	
Current Occupancy	95.9%
Completion Occupancy	0.0%
Completion Adjustment	0.0%
Inflation Rate	5.00%
Other Revenues	% of Room Revenues 5.1%
Staff Beds	% of Room Revenues 0.0%

Operating Expense Assumptions	
Current Operating Expense	per GSF \$4.20
Completion Adjustment	0.0%
Inflation Rate	3.00%
Fixed Operating Cost Ratio	20.0%
PASSHE Reserve	2.25%

Schedule Assumptions			
	Date	Fiscal Yr	Duration
Design Start	Feb-10	2010	3
Construction Start	May-10	2010	3
Project Completion	Aug-10	2011	6

All \$ figures in (\$000's) unless noted otherwise

Fiscal Year:	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 PROGRAM PARAMETERS															
1.1 Capital Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 294	\$ 160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2 Revenue Beds															
1.21 Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.22 Doubles Beds	119	119	119	119	119	119	-	-	-	-	-	-	-	-	-
1.23 Triples Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24 Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25 Total Revenue Beds	119	119	119	119	119	119	-	-	-	-	-	-	-	-	-
1.4 Gross Area in Service	33,257	33,257	33,257	33,257	33,257	33,257	-	-	-	-	-	-	-	-	-
2 PRO FORMA															
2.1 Revenues															
2.11 AY Rent - Singles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12 AY Rent - Doubles	367	385	405	425	446	468	-	-	-	-	-	-	-	-	-
2.13 AY Rent - Triples	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14 AY Rent - Quads	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15 Gross Rental Income	\$ 367	\$ 385	\$ 405	\$ 425	\$ 446	\$ 468	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.16 Less: Vacancy (\$)	(15)	(16)	(17)	(18)	(18)	(19)	-	-	-	-	-	-	-	-	-
2.17 Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18 Other Income	18	19	20	21	22	23	-	-	-	-	-	-	-	-	-
2.19 Total Net Revenue	\$ 370	\$ 388	\$ 408	\$ 428	\$ 449	\$ 472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.2 Operating Expenses															
2.21 Direct Expenditures	140	144	148	153	157	162	-	-	-	-	-	-	-	-	-
2.22 Lease Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23 Total Operating Expenses	\$ 140	\$ 144	\$ 148	\$ 153	\$ 157	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.3 Net Operating Income	\$ 230	\$ 244	\$ 259	\$ 275	\$ 292	\$ 310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.4 Non-Operating Expenses															
2.41 Administrative Overhead (AO)	142	146	150	155	143	149	-	-	-	-	-	-	-	-	-
2.42 PASSHE 2.25% Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.43 Non-Mandatory Transfers (NMT)	18	19	19	20	18	19	-	-	-	-	-	-	-	-	-
2.44 Total Non-Op Transfers	\$ 160	\$ 165	\$ 170	\$ 175	\$ 161	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.5 Debt Service															
2.51 Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52 New Debt Service	-	-	-	-	-	-	42	42	42	42	42	42	42	42	42
2.53 Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42
2.57 Debt Service Coverage	NA	NA	NA	NA	NA	NA	-	-	-	-	-	-	-	-	-
2.6 Net Cash Flow	\$ 70	\$ 79	\$ 90	\$ 100	\$ 131	\$ 142	\$ (42)	\$ (42)	\$ (42)	\$ (42)	\$ (42)	\$ (42)	\$ (42)	\$ (42)	\$ (42)

Shippensburg University
COMPREHENSIVE HOUSING PLAN

5 McLean Hall

Final: Suite Replacement; Save McLean

Program Description

Design Capacity	2005 Rent	Exist Units	Planned Units	Exist Beds	Planned Beds
Singles	\$0	-	-	-	-
Doubles	\$3,084	209	178	418	356
Triples	\$0	-	-	-	-
Quads	\$0	-	-	-	-
Total		209	178	418	356

Program Components	Exist Beds	Planned Beds	Existing SF	Planned SF
100 Units - Traditional	418	356	100,340	100,340
200 Units - Semi-Suites	-	-	-	-
300 Units - Suites	-	-	-	-
400 Units - Apartments	-	-	-	-
500 Units - Staff	-	-	-	-
600 Commons - Residents	-	-	-	-
700 Commons - Building	-	-	-	-
800 Support Areas	-	-	-	-
900 Unassigned/Circulation	-	-	-	-
Total	418	356	100,340	100,340

Development Budget

Construction Cost	\$ 2,583
Land and Infrastructure	-
Permits and Fees	-
Furniture and Fixtures	-
Design and Soft Costs	258
Development Costs	-
Project Contingency	284
Financing Costs	144
Total Budget	\$ 3,269
	<i>Inflated</i> \$ 3,972
Project Type	Maintain
Project Scope	100% CRV

Capitalization	Finance
Capital Cost Inflation Rate	3.00%
Financing Rate	6.69%
Financing Period	Years 20
Issuance Costs	0.00%

Operating Budget

Revenue Assumptions			
Current Occupancy			95.9%
Completion Occupancy			95.0%
Completion Adjustment			10.0%
Inflation Rate			5.00%
Other Revenues	% of Room Revenues		5.1%
Staff Beds	% of Room Revenues		0.0%

Operating Expense Assumptions			
Current Operating Expense	per GSF		\$4.20
Completion Adjustment			0.0%
Inflation Rate			3.00%
Fixed Operating Cost Ratio			20.0%
PASSHE Reserve			2.25%

Schedule Assumptions			
	Date	Fiscal Yr	Duration
Design Start	May-11	2011	6
Construction Start	Nov-11	2012	9
Project Completion	Aug-12	2013	15

All \$ figures in (\$000's) unless noted otherwise

Fiscal Year:	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 PROGRAM PARAMETERS															
1.1 Capital Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66	\$ 3,394	\$ 512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2 Revenue Beds															
1.21 Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.22 Doubles Beds	418	418	418	418	418	418	418	356	356	356	356	356	356	356	
1.23 Triples Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1.24 Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1.25 Total Revenue Beds	418	418	418	418	418	418	418	356	356	356	356	356	356	356	
1.4 Gross Area in Service	100,340	100,340	100,340	100,340	100,340	100,340	100,340	100,340	100,340	100,340	100,340	100,340	100,340	100,340	
2 PRO FORMA															
2.1 Revenues															
2.11 AY Rent - Singles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12 AY Rent - Doubles	1,289	1,354	1,421	1,492	1,567	1,645	1,728	1,784	1,838	1,893	1,950	2,008	2,069	2,131	
2.13 AY Rent - Triples	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2.14 AY Rent - Quads	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2.15 Gross Rental Income	\$ 1,289	\$ 1,354	\$ 1,421	\$ 1,492	\$ 1,567	\$ 1,645	\$ 1,728	\$ 1,784	\$ 1,838	\$ 1,893	\$ 1,950	\$ 2,008	\$ 2,069	\$ 2,131	
2.16 Less: Vacancy (\$)	(53)	(56)	(59)	(62)	(65)	(68)	(71)	(89)	(92)	(95)	(97)	(100)	(103)	(107)	
2.17 Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2.18 Other Income	63	66	69	73	76	80	84	86	89	91	94	97	100	103	
2.19 Total Net Revenue	\$ 1,299	\$ 1,363	\$ 1,432	\$ 1,503	\$ 1,578	\$ 1,657	\$ 1,740	\$ 1,781	\$ 1,835	\$ 1,890	\$ 1,946	\$ 2,005	\$ 2,065	\$ 2,127	
2.2 Operating Expenses															
2.21 Direct Expenditures	422	434	447	461	475	489	504	534	550	567	584	601	619	638	
2.22 Lease Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2.23 Total Operating Expenses	\$ 422	\$ 434	\$ 447	\$ 461	\$ 475	\$ 489	\$ 504	\$ 534	\$ 550	\$ 567	\$ 584	\$ 601	\$ 619	\$ 638	
2.3 Net Operating Income	\$ 877	\$ 929	\$ 984	\$ 1,042	\$ 1,104	\$ 1,168	\$ 1,237	\$ (104)	\$ 1,247	\$ 1,284	\$ 1,323	\$ 1,363	\$ 1,403	\$ 1,446	
2.4 Non-Operating Expenses															
2.41 Administrative Overhead (AO)	498	513	528	544	502	523	512	462	458	472	486	500	515	531	
2.42 PASSHE 2.25% Reserve	-	-	-	-	-	-	-	74	76	78	80	83	85	88	
2.43 Non-Mandatory Transfers (NMT)	64	66	68	70	65	67	66	59	59	61	63	64	66	68	
2.44 Total Non-Op Transfers	\$ 562	\$ 579	\$ 596	\$ 614	\$ 567	\$ 590	\$ 578	\$ -	\$ 595	\$ 593	\$ 610	\$ 629	\$ 648	\$ 667	
2.5 Debt Service															
2.51 Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2.52 New Debt Service	-	-	-	-	-	-	-	366	366	366	366	366	366	366	
2.53 Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	
2.57 Debt Service Coverage	NA	NA	NA	NA	NA	NA	NA	NA	3.41	3.51	3.62	3.72	3.84	3.95	
2.6 Net Cash Flow	\$ 315	\$ 350	\$ 388	\$ 428	\$ 537	\$ 578	\$ 659	\$ (104)	\$ 286	\$ 326	\$ 347	\$ 368	\$ 390	\$ 413	

Shippensburg University
COMPREHENSIVE HOUSING PLAN

6 Mowrey Hall

Final: Suite Replacement; Save McLean

Program Description

Design Capacity	2005 Rent	Exist Units	Planned Units	Exist Beds	Planned Beds
Singles	\$0	-	-	-	-
Doubles	\$3,084	204	-	407	-
Triples	\$0	-	-	-	-
Quads	\$0	-	-	-	-
Total		204	-	407	-

Program Components	Exist Beds	Planned Beds	Existing SF	Planned SF
100 Units - Traditional	407	-	93,793	-
200 Units - Semi-Suites	-	-	-	-
300 Units - Suites	-	-	-	-
400 Units - Apartments	-	-	-	-
500 Units - Staff	-	-	-	-
600 Commons - Residents	-	-	-	-
700 Commons - Building	-	-	-	-
800 Support Areas	-	-	-	-
900 Unassigned/Circulation	-	-	-	-
Total	407	-	93,793	-

Development Budget

Construction Cost	\$	938
Land and Infrastructure	-	-
Permits and Fees	-	-
Furniture and Fixtures	-	-
Design and Soft Costs	56	-
Development Costs	-	-
Project Contingency	99	-
Financing Costs	15	-
Total Budget	\$	1,108
	Inflated	\$ 1,244
Project Type	Vacate/Demo	
Project Scope	None	

Capitalization	Finance
Capital Cost Inflation Rate	3.00%
Financing Rate	6.69%
Financing Period	Years 20
Issuance Costs	0.00%

Operating Budget

Revenue Assumptions			
Current Occupancy		95.9%	
Completion Occupancy		0.0%	
Completion Adjustment		0.0%	
Inflation Rate		5.00%	
Other Revenues	% of Room Revenues	5.1%	
Staff Beds	% of Room Revenues	0.0%	

Operating Expense Assumptions			
Current Operating Expense	per GSF	\$4.20	
Completion Adjustment		0.0%	
Inflation Rate		3.00%	
Fixed Operating Cost Ratio		20.0%	
PASSHE Reserve		2.25%	

Schedule Assumptions			
	Date	Fiscal Yr	Duration
Design Start	Feb-09	2009	3
Construction Start	May-09	2009	3
Project Completion	Aug-09	2010	6

All \$ figures in (\$000's) unless noted otherwise

Fiscal Year:	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 PROGRAM PARAMETERS															
1.1 Capital Cost	\$ -	\$ -	\$ -	\$ -	\$ 805	\$ 439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2 Revenue Beds															
1.21 Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.22 Doubles Beds	407	407	407	407	407	-	-	-	-	-	-	-	-	-	-
1.23 Triples Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24 Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25 Total Revenue Beds	407	407	407	407	407	-	-	-	-	-	-	-	-	-	-
1.4 Gross Area in Service	93,793	93,793	93,793	93,793	93,793	-	-	-	-	-	-	-	-	-	-
2 PRO FORMA															
2.1 Revenues															
2.11 AY Rent - Singles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12 AY Rent - Doubles	1,255	1,318	1,384	1,453	1,526	-	-	-	-	-	-	-	-	-	-
2.13 AY Rent - Triples	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14 AY Rent - Quads	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15 Gross Rental Income	\$ 1,255	\$ 1,318	\$ 1,384	\$ 1,453	\$ 1,526	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.16 Less: Vacancy (\$)	(52)	(54)	(57)	(60)	(63)	-	-	-	-	-	-	-	-	-	-
2.17 Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18 Other Income	61	64	67	71	74	-	-	-	-	-	-	-	-	-	-
2.19 Total Net Revenue	\$ 1,264	\$ 1,328	\$ 1,394	\$ 1,464	\$ 1,537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.2 Operating Expenses															
2.21 Direct Expenditures	394	406	418	431	444	-	-	-	-	-	-	-	-	-	-
2.22 Lease Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23 Total Operating Expenses	\$ 394	\$ 406	\$ 418	\$ 431	\$ 444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.3 Net Operating Income	\$ 870	\$ 922	\$ 976	\$ 1,033	\$ 1,093	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.4 Non-Operating Expenses															
2.41 Administrative Overhead (AO)	485	499	514	530	489	-	-	-	-	-	-	-	-	-	-
2.42 PASSHE 2.25% Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.43 Non-Mandatory Transfers (NMT)	62	64	66	68	63	-	-	-	-	-	-	-	-	-	-
2.44 Total Non-Op Transfers	\$ 547	\$ 564	\$ 581	\$ 598	\$ 552	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.5 Debt Service															
2.51 Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52 New Debt Service	-	-	-	-	-	115	115	115	115	115	115	115	115	115	115
2.53 Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115
2.57 Debt Service Coverage	NA	NA	NA	NA	NA	-	-	-	-	-	-	-	-	-	-
2.6 Net Cash Flow	\$ 323	\$ 358	\$ 395	\$ 435	\$ 541	\$ (115)	\$ (115)	\$ (115)	\$ (115)	\$ (115)	\$ (115)	\$ (115)	\$ (115)	\$ (115)	\$ (115)

Shippensburg University
COMPREHENSIVE HOUSING PLAN

7 Naugle Hall

Final: Suite Replacement; Save McLean

Program Description

Design Capacity	2005 Rent	Exist Units	Planned Units	Exist Beds	Planned Beds
Singles	\$0	-	-	-	-
Doubles	\$3,084	209	-	418	-
Triples	\$0	-	-	-	-
Quads	\$0	-	-	-	-
Total		209	-	418	-

Program Components	Exist Beds	Planned Beds	Existing SF	Planned SF
100 Units - Traditional	418	-	99,675	-
200 Units - Semi-Suites	-	-	-	-
300 Units - Suites	-	-	-	-
400 Units - Apartments	-	-	-	-
500 Units - Staff	-	-	-	-
600 Commons - Residents	-	-	-	-
700 Commons - Building	-	-	-	-
800 Support Areas	-	-	-	-
900 Unassigned/Circulation	-	-	-	-
Total	418	-	99,675	-

Development Budget

Construction Cost	\$	997
Land and Infrastructure	-	-
Permits and Fees	-	-
Furniture and Fixtures	-	-
Design and Soft Costs	60	-
Development Costs	-	-
Project Contingency	106	-
Financing Costs	16	-
Total Budget	\$	1,178
	Inflated	\$ 1,443
Project Type	Vacate/Demo	
Project Scope	None	

Capitalization	Finance
Capital Cost Inflation Rate	3.00%
Financing Rate	6.69%
Financing Period	Years 20
Issuance Costs	0.00%

Operating Budget

Revenue Assumptions			
Current Occupancy		95.9%	
Completion Occupancy		0.0%	
Completion Adjustment		0.0%	
Inflation Rate		5.00%	
Other Revenues	% of Room Revenues	5.1%	
Staff Beds	% of Room Revenues	0.0%	

Operating Expense Assumptions			
Current Operating Expense	per GSF	\$4.20	
Completion Adjustment		0.0%	
Inflation Rate		3.00%	
Fixed Operating Cost Ratio		20.0%	
PASSHE Reserve		2.25%	

Schedule Assumptions			
	Date	Fiscal Yr	Duration
Design Start	Feb-12	2012	3
Construction Start	May-12	2012	3
Project Completion	Aug-12	2013	6

All \$ figures in (\$000's) unless noted otherwise

Fiscal Year:	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 PROGRAM PARAMETERS															
1.1 Capital Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 919	\$ 524	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2 Revenue Beds															
1.21 Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.22 Doubles Beds	418	418	418	418	418	418	418	418	-	-	-	-	-	-	-
1.23 Triples Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24 Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25 Total Revenue Beds	418	418	418	418	418	418	418	418	-	-	-	-	-	-	-
1.4 Gross Area in Service	99,675	99,675	99,675	99,675	99,675	99,675	99,675	99,675	-	-	-	-	-	-	-
2 PRO FORMA															
2.1 Revenues															
2.11 AY Rent - Singles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12 AY Rent - Doubles	1,289	1,354	1,421	1,492	1,567	1,645	1,728	1,814	-	-	-	-	-	-	-
2.13 AY Rent - Triples	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14 AY Rent - Quads	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15 Gross Rental Income	\$ 1,289	\$ 1,354	\$ 1,421	\$ 1,492	\$ 1,567	\$ 1,645	\$ 1,728	\$ 1,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.16 Less: Vacancy (\$)	(53)	(56)	(59)	(62)	(65)	(68)	(71)	(75)	-	-	-	-	-	-	-
2.17 Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18 Other Income	63	66	69	73	76	80	84	88	-	-	-	-	-	-	-
2.19 Total Net Revenue	\$ 1,299	\$ 1,363	\$ 1,432	\$ 1,503	\$ 1,578	\$ 1,657	\$ 1,740	\$ 1,827	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.2 Operating Expenses															
2.21 Direct Expenditures	419	431	444	458	471	486	500	515	-	-	-	-	-	-	-
2.22 Lease Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23 Total Operating Expenses	\$ 419	\$ 431	\$ 444	\$ 458	\$ 471	\$ 486	\$ 500	\$ 515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.3 Net Operating Income	\$ 880	\$ 932	\$ 987	\$ 1,046	\$ 1,107	\$ 1,172	\$ 1,240	\$ 1,312	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.4 Non-Operating Expenses															
2.41 Administrative Overhead (AO)	498	513	528	544	502	523	512	516	-	-	-	-	-	-	-
2.42 PASSHE 2.25% Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.43 Non-Mandatory Transfers (NMT)	64	66	68	70	65	67	66	66	-	-	-	-	-	-	-
2.44 Total Non-Op Transfers	\$ 562	\$ 579	\$ 596	\$ 614	\$ 567	\$ 590	\$ 578	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.5 Debt Service															
2.51 Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52 New Debt Service	-	-	-	-	-	-	-	-	133	133	133	133	133	133	133
2.53 Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133	\$ 133	\$ 133	\$ 133	\$ 133	\$ 133	\$ 133
2.57 Debt Service Coverage	NA	NA	NA	NA	NA	NA	NA	NA	-	-	-	-	-	-	-
2.6 Net Cash Flow	\$ 318	\$ 353	\$ 391	\$ 431	\$ 540	\$ 582	\$ 662	\$ 729	\$ (133)	\$ (133)	\$ (133)	\$ (133)	\$ (133)	\$ (133)	\$ (133)

Shippensburg University
COMPREHENSIVE HOUSING PLAN

8 Seavers Apts

Final: Suite Replacement; Save McLean

Program Description

Design Capacity	2005 Rent	Exist Units	Planned Units	Exist Beds	Planned Beds
Singles	\$0	-	-	-	-
Doubles	\$0	-	-	-	-
Triples	\$3,084	67	-	375	-
Quads	\$0	-	-	-	-
Total		67	-	375	-

Program Components	Exist Beds	Planned Beds	Existing SF	Planned SF
100 Units - Traditional	-	-	-	-
200 Units - Semi-Suites	-	-	-	-
300 Units - Suites	375	-	114,437	-
400 Units - Apartments	-	-	-	-
500 Units - Staff	-	-	-	-
600 Commons - Residents	-	-	-	-
700 Commons - Building	-	-	-	-
800 Support Areas	-	-	-	-
900 Unassigned/Circulation	-	-	-	-
Total	375	-	114,437	-

Development Budget

Construction Cost	\$	1,144
Land and Infrastructure	-	-
Permits and Fees	-	-
Furniture and Fixtures	-	-
Design and Soft Costs	69	-
Development Costs	-	-
Project Contingency	121	-
Financing Costs	18	-
Total Budget	\$	1,352
	<i>Inflated</i>	\$ 1,475
Project Type	Vacate/Demo	
Project Scope	None	

Capitalization	Finance
Capital Cost Inflation Rate	3.00%
Financing Rate	6.69%
Financing Period	Years 20
Issuance Costs	0.00%

Operating Budget

Revenue Assumptions			
Current Occupancy		95.9%	
Completion Occupancy		0.0%	
Completion Adjustment		0.0%	
Inflation Rate		5.00%	
Other Revenues	% of Room Revenues	5.1%	
Staff Beds	% of Room Revenues	0.0%	

Operating Expense Assumptions			
Current Operating Expense	per GSF	\$4.20	
Completion Adjustment		0.0%	
Inflation Rate		3.00%	
Fixed Operating Cost Ratio		20.0%	
PASSHE Reserve		2.25%	

Schedule Assumptions			
	Date	Fiscal Yr	Duration
Design Start	Feb-08	2008	3
Construction Start	May-08	2008	3
Project Completion	Aug-08	2009	6

All \$ figures in (\$000's) unless noted otherwise

Fiscal Year:	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 PROGRAM PARAMETERS															
1.1 Capital Cost	\$ -	\$ -	\$ -	\$ 955	\$ 520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2 Revenue Beds															
1.21 Singles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.22 Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.23 Triples Beds	375	375	375	375	-	-	-	-	-	-	-	-	-	-	-
1.24 Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25 Total Revenue Beds	375	375	375	375	-	-	-	-	-	-	-	-	-	-	-
1.4 Gross Area in Service	114,437	114,437	114,437	114,437	-	-	-	-	-	-	-	-	-	-	-
2 PRO FORMA															
2.1 Revenues															
2.11 AY Rent - Singles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.12 AY Rent - Doubles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.13 AY Rent - Triples	1,157	1,214	1,275	1,339	-	-	-	-	-	-	-	-	-	-	-
2.14 AY Rent - Quads	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15 Gross Rental Income	\$ 1,157	\$ 1,214	\$ 1,275	\$ 1,339	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.16 Less: Vacancy (\$)	(48)	(50)	(53)	(55)	-	-	-	-	-	-	-	-	-	-	-
2.17 Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18 Other Income	56	59	62	65	-	-	-	-	-	-	-	-	-	-	-
2.19 Total Net Revenue	\$ 1,165	\$ 1,223	\$ 1,284	\$ 1,349	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.2 Operating Expenses															
2.21 Direct Expenditures	481	495	510	526	-	-	-	-	-	-	-	-	-	-	-
2.22 Lease Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23 Total Operating Expenses	\$ 481	\$ 495	\$ 510	\$ 526	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.3 Net Operating Income	\$ 684	\$ 728	\$ 774	\$ 823	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.4 Non-Operating Expenses															
2.41 Administrative Overhead (AO)	447	460	474	488	-	-	-	-	-	-	-	-	-	-	-
2.42 PASSHE 2.25% Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.43 Non-Mandatory Transfers (NMT)	57	59	61	63	-	-	-	-	-	-	-	-	-	-	-
2.44 Total Non-Op Transfers	\$ 504	\$ 519	\$ 535	\$ 551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.5 Debt Service															
2.51 Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52 New Debt Service	-	-	-	-	136	136	136	136	136	136	136	136	136	136	136
2.53 Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ 136	\$ 136	\$ 136	\$ 136	\$ 136	\$ 136	\$ 136	\$ 136	\$ 136	\$ 136	\$ 136
2.57 Debt Service Coverage	NA	NA	NA	NA	-	-	-	-	-	-	-	-	-	-	-
2.6 Net Cash Flow	\$ 180	\$ 209	\$ 239	\$ 272	\$ (136)	\$ (136)	\$ (136)	\$ (136)	\$ (136)	\$ (136)	\$ (136)	\$ (136)	\$ (136)	\$ (136)	\$ (136)

Shippensburg University
COMPREHENSIVE HOUSING PLAN

9 Stone Ridge Commons

Final: Suite Replacement; Save McLean

Program Description

Design Capacity	2005 Rent	Exist Units	Planned Units	Exist Beds	Planned Beds
Singles	\$5,176	6	6	24	24
Doubles	\$3,586	54	54	210	210
Triples	\$0	-	-	-	-
Quads	\$0	-	-	-	-
Total		60	60	234	234

Program Components	Exist Beds	Planned Beds	Existing SF	Planned SF
100 Units - Traditional	-	-	-	-
200 Units - Semi-Suites	-	-	-	-
300 Units - Suites	-	-	-	-
400 Units - Apartments	234	234	-	-
500 Units - Staff	-	-	-	-
600 Commons - Residents	-	-	-	-
700 Commons - Building	-	-	-	-
800 Support Areas	-	-	-	-
900 Unassigned/Circulation	-	-	-	-
Total	234	234	-	-

Development Budget

Construction Cost	\$	-
Land and Infrastructure	-	-
Permits and Fees	-	-
Furniture and Fixtures	-	-
Design and Soft Costs	-	-
Development Costs	-	-
Project Contingency	-	-
Financing Costs	-	-
Total Budget	\$	-
	Inflated	\$ -
Project Type	Foundation	
Project Scope	None	

Capitalization	Finance
Capital Cost Inflation Rate	3.00%
Financing Rate	0.00%
Financing Period	Years 0
Issuance Costs	0.00%

Operating Budget

Revenue Assumptions		
Current Occupancy		95.9%
Completion Occupancy		95.0%
Completion Adjustment		0.0%
Inflation Rate		5.00%
Other Revenues	% of Room Revenues	0.0%
Staff Beds	% of Room Revenues	0.0%

Operating Expense Assumptions		
Current Operating Expense	per GSF	\$0.00
Completion Adjustment		0.0%
Inflation Rate		3.00%
Fixed Operating Cost Ratio		0.0%
PASSHE Reserve		2.25%

Schedule Assumptions			
	Date	Fiscal Yr	Duration
Design Start	Aug-12	2013	0
Construction Start	Aug-12	2013	0
Project Completion	Aug-12	2013	0

All \$ figures in (\$000's) unless noted otherwise

Fiscal Year:	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 PROGRAM PARAMETERS															
1.1 Capital Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2 Revenue Beds															
1.21 Singles Beds		24	24	24	24	24	24	24	24	24	24	24	24	24	24
1.22 Doubles Beds		210	210	210	210	210	210	210	210	210	210	210	210	210	210
1.23 Triples Beds		-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24 Quads Beds		-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25 Total Revenue Beds	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234
1.4 Gross Area in Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2 PRO FORMA															
2.1 Revenues															
2.11 AY Rent - Singles	124	130	137	158	181	208	219	230	241	248	256	263	271	280	288
2.12 AY Rent - Doubles	753	791	830	1,038	1,297	1,622	1,703	1,788	1,877	1,933	1,992	2,051	2,113	2,176	2,241
2.13 AY Rent - Triples	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14 AY Rent - Quads	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15 Gross Rental Income	\$ 877	\$ 921	\$ 967	\$ 1,195	\$ 1,478	\$ 1,830	\$ 1,921	\$ 2,017	\$ 2,118	\$ 2,182	\$ 2,247	\$ 2,315	\$ 2,384	\$ 2,456	\$ 2,529
2.16 Less: Vacancy (\$)	(36)	(38)	(40)	(49)	(61)	(76)	(79)	(83)	(106)	(109)	(112)	(116)	(119)	(123)	(126)
2.17 Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18 Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.19 Total Net Revenue	\$ 841	\$ 883	\$ 927	\$ 1,146	\$ 1,417	\$ 1,754	\$ 1,842	\$ 1,934	\$ 2,012	\$ 2,073	\$ 2,135	\$ 2,199	\$ 2,265	\$ 2,333	\$ 2,403
2.2 Operating Expenses															
2.21 Direct Expenditures	94	97	100	103	106	109	113	116	119	123	127	131	134	138	143
2.22 Lease Expense	726	748	771	794	818	842	867	893	920	948	976	1,006	1,036	1,067	1,099
2.23 Total Operating Expenses	\$ 821	\$ 845	\$ 871	\$ 897	\$ 924	\$ 951	\$ 980	\$ 1,009	\$ 1,040	\$ 1,071	\$ 1,103	\$ 1,136	\$ 1,170	\$ 1,205	\$ 1,241
2.3 Net Operating Income	\$ 20	\$ 38	\$ 57	\$ 249	\$ 494	\$ 803	\$ 862	\$ 925	\$ 973	\$ 1,002	\$ 1,032	\$ 1,063	\$ 1,095	\$ 1,128	\$ 1,162
2.4 Non-Operating Expenses															
2.41 Administrative Overhead (AO)	279	287	296	305	281	293	287	289	304	301	310	319	329	339	349
2.42 PASSHE 2.25% Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.43 Non-Mandatory Transfers (NMT)	36	37	38	39	36	38	37	37	39	39	40	41	42	44	45
2.44 Total Non-Op Transfers	\$ 315	\$ 324	\$ 334	\$ 344	\$ 317	\$ 330	\$ 324	\$ 326	\$ 343	\$ 340	\$ 350	\$ 360	\$ 371	\$ 382	\$ 394
2.5 Debt Service															
2.51 Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52 New Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.53 Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.57 Debt Service Coverage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2.6 Net Cash Flow	\$ (294)	\$ (286)	\$ (277)	\$ (95)	\$ 176	\$ 472	\$ 538	\$ 599	\$ 630	\$ 662	\$ 682	\$ 703	\$ 724	\$ 745	\$ 768

Shippensburg University
COMPREHENSIVE HOUSING PLAN

10 New Hall 1 Suites

Final: Suite Replacement; Save McLean

Program Description

Design Capacity	2005 Rent	Exist Units	Planned Units	Exist Beds	Planned Beds
Singles	\$0	-	59	-	232
Doubles	\$0	-	64	-	254
Triples	\$0	-	-	-	-
Quads	\$0	-	-	-	-
Total			123		486

Program Components	Exist Beds	Planned Beds	Existing SF	Planned SF
100 Units - Traditional	-	-	-	-
200 Units - Semi-Suites	-	-	-	-
300 Units - Suites	-	486	-	93,533
400 Units - Apartments	-	-	-	-
500 Units - Staff	-	-	-	707
600 Commons - Residents	-	-	-	43,840
700 Commons - Building	-	-	-	-
800 Support Areas	-	-	-	-
900 Unassigned/Circulation	-	-	-	-
Total		486		138,080

Development Budget

Construction Cost	\$	18,823
Land and Infrastructure	-	-
Permits and Fees	-	-
Furniture and Fixtures	-	-
Design and Soft Costs		1,506
Development Costs		813
Project Contingency		1,057
Financing Costs		1,695
Total Budget	\$	23,895
	Inflated	\$ 25,747
Project Type		Partnership
Project Scope		None

Capitalization	Finance
Capital Cost Inflation Rate	3.00%
Financing Rate	6.14%
Financing Period	Years 30
Issuance Costs	2.00%

Operating Budget

Revenue Assumptions			
Current Occupancy			95.9%
Completion Occupancy			95.0%
Completion Adjustment			0.0%
Inflation Rate			5.00%
Other Revenues	% of Room Revenues		5.1%
Staff Beds	% of Room Revenues		0.0%

Operating Expense Assumptions			
Current Operating Expense	per GSF		\$4.20
Completion Adjustment			0.0%
Inflation Rate			3.00%
Fixed Operating Cost Ratio			0.0%
PASSHE Reserve			2.25%

Schedule Assumptions			
	Date	Fiscal Yr	Duration
Design Start	Feb-07	2007	6
Construction Start	Aug-07	2008	12
Project Completion	Aug-08	2009	18

All \$ figures in (\$000's) unless noted otherwise

Fiscal Year:	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 PROGRAM PARAMETERS															
1.1 Capital Cost	\$ -	\$ -	\$ 943	\$ 22,199	\$ 2,605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2 Revenue Beds															
1.21 Singles Beds	-	-	-	-	232	232	232	232	232	232	232	232	232	232	232
1.22 Doubles Beds	-	-	-	-	254	254	254	254	254	254	254	254	254	254	254
1.23 Triples Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24 Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25 Total Revenue Beds	-	-	-	-	486	486	486	486	486	486	486	486	486	486	486
1.4 Gross Area in Service	-	-	-	-	138,080	138,080	138,080	138,080	138,080	138,080	138,080	138,080	138,080	138,080	138,080
2 PRO FORMA															
2.1 Revenues															
2.11 AY Rent - Singles	-	-	-	-	1,794	1,883	1,977	2,076	2,180	2,245	2,313	2,382	2,454	2,527	2,603
2.12 AY Rent - Doubles	-	-	-	-	1,785	1,874	1,967	2,066	2,169	2,234	2,301	2,370	2,441	2,515	2,590
2.13 AY Rent - Triples	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14 AY Rent - Quads	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15 Gross Rental Income	\$ -	\$ -	\$ -	\$ -	\$ 3,578	\$ 3,757	\$ 3,945	\$ 4,142	\$ 4,349	\$ 4,480	\$ 4,614	\$ 4,752	\$ 4,895	\$ 5,042	\$ 5,193
2.16 Less: Vacancy (\$)	-	-	-	-	(179)	(188)	(197)	(207)	(217)	(224)	(231)	(238)	(245)	(252)	(260)
2.17 Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18 Other Income	-	-	-	-	173	181	190	200	210	216	223	229	236	243	250
2.19 Total Net Revenue	\$ -	\$ -	\$ -	\$ -	\$ 3,572	\$ 3,750	\$ 3,938	\$ 4,135	\$ 4,341	\$ 4,472	\$ 4,606	\$ 4,744	\$ 4,886	\$ 5,033	\$ 5,184
2.2 Operating Expenses															
2.21 Direct Expenditures	-	-	-	-	653	673	693	714	735	757	780	803	827	852	878
2.22 Lease Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23 Total Operating Expenses	\$ -	\$ -	\$ -	\$ -	\$ 653	\$ 673	\$ 693	\$ 714	\$ 735	\$ 757	\$ 780	\$ 803	\$ 827	\$ 852	\$ 878
2.3 Net Operating Income	\$ -	\$ -	\$ -	\$ -	\$ 2,919	\$ 3,078	\$ 3,245	\$ 3,421	\$ 3,606	\$ 3,714	\$ 3,826	\$ 3,941	\$ 4,059	\$ 4,181	\$ 4,306
2.4 Non-Operating Expenses															
2.41 Administrative Overhead (AO)	-	-	-	-	584	608	596	600	631	625	644	663	683	704	725
2.42 PASSHE 2.25% Reserve	-	-	-	-	477	491	506	521	537	553	569	586	604	622	641
2.43 Non-Mandatory Transfers (NMT)	-	-	-	-	75	78	77	77	81	80	83	85	88	91	93
2.44 Total Non-Op Transfers	\$ -	\$ -	\$ -	\$ -	\$ 1,136	\$ 1,177	\$ 1,178	\$ 1,198	\$ 1,248	\$ 1,258	\$ 1,296	\$ 1,335	\$ 1,375	\$ 1,416	\$ 1,459
2.5 Debt Service															
2.51 Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52 New Debt Service	-	-	-	-	1,899	1,899	1,899	1,899	1,899	1,899	1,899	1,899	1,899	1,899	1,899
2.53 Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ 1,899	\$ 1,899	\$ 1,899	\$ 1,899	\$ 1,899	\$ 1,899	\$ 1,899	\$ 1,899	\$ 1,899	\$ 1,899	\$ 1,899
2.57 Debt Service Coverage	NA	NA	NA	NA	1.54	1.62	1.71	1.80	1.90	1.96	2.02	2.08	2.14	2.20	2.27
2.6 Net Cash Flow	\$ -	\$ -	\$ -	\$ -	\$ (116)	\$ 2	\$ 168	\$ 324	\$ 459	\$ 558	\$ 631	\$ 707	\$ 785	\$ 866	\$ 949

Shippensburg University
COMPREHENSIVE HOUSING PLAN

11 New Hall 2 Suites

Final: Suite Replacement; Save McLean

Program Description

Design Capacity	2005 Rent	Exist Units	Planned Units	Exist Beds	Planned Beds
Singles	\$0	-	71	-	280
Doubles	\$0	-	80	-	320
Triples	\$0	-	-	-	-
Quads	\$0	-	-	-	-
Total			151		600

Program Components	Exist Beds	Planned Beds	Existing SF	Planned SF
100 Units - Traditional	-	-	-	-
200 Units - Semi-Suites	-	-	-	-
300 Units - Suites	-	600	-	115,326
400 Units - Apartments	-	-	-	-
500 Units - Staff	-	-	-	707
600 Commons - Residents	-	-	-	54,046
700 Commons - Building	-	-	-	-
800 Support Areas	-	-	-	-
900 Unassigned/Circulation	-	-	-	-
Total		600		170,080

Development Budget

Construction Cost	\$	23,206
Land and Infrastructure	-	-
Permits and Fees	-	-
Furniture and Fixtures	-	-
Design and Soft Costs		1,857
Development Costs		1,003
Project Contingency		1,303
Financing Costs		2,094
Total Budget	\$	29,462
<i>Inflated</i>	\$	32,673

Project Type	Partnership
Project Scope	None

Capitalization	Finance
Capital Cost Inflation Rate	3.00%
Financing Rate	6.14%
Financing Period	Years 30
Issuance Costs	2.00%

Operating Budget

Revenue Assumptions			
Current Occupancy			95.9%
Completion Occupancy			95.0%
Completion Adjustment			0.0%
Inflation Rate			5.00%
Other Revenues	% of Room Revenues		5.1%
Staff Beds	% of Room Revenues		0.0%

Operating Expense Assumptions			
Current Operating Expense	per GSF		\$4.20
Completion Adjustment			0.0%
Inflation Rate			3.00%
Fixed Operating Cost Ratio			0.0%
PASSHE Reserve			2.25%

Schedule Assumptions			
	Date	Fiscal Yr	Duration
Design Start	Feb-08	2008	6
Construction Start	Aug-08	2009	12
Project Completion	Aug-09	2010	18

All \$ figures in (\$000's) unless noted otherwise

Fiscal Year:	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 PROGRAM PARAMETERS															
1.1 Capital Cost	\$ -	\$ -	\$ -	\$ 1,179	\$ 28,275	\$ 3,219	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2 Revenue Beds															
1.21 Singles Beds	-	-	-	-	-	280	280	280	280	280	280	280	280	280	280
1.22 Doubles Beds	-	-	-	-	-	320	320	320	320	320	320	320	320	320	320
1.23 Triples Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24 Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25 Total Revenue Beds	-	-	-	-	-	600	600	600	600	600	600	600	600	600	600
1.4 Gross Area in Service	-	-	-	-	-	170,080	170,080	170,080	170,080	170,080	170,080	170,080	170,080	170,080	170,080
2 PRO FORMA															
2.1 Revenues															
2.11 AY Rent - Singles	-	-	-	-	-	2,273	2,386	2,506	2,631	2,710	2,791	2,875	2,961	3,050	3,142
2.12 AY Rent - Doubles	-	-	-	-	-	2,361	2,479	2,603	2,733	2,815	2,899	2,986	3,076	3,168	3,263
2.13 AY Rent - Triples	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14 AY Rent - Quads	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15 Gross Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,633	\$ 4,865	\$ 5,108	\$ 5,364	\$ 5,525	\$ 5,690	\$ 5,861	\$ 6,037	\$ 6,218	\$ 6,405
2.16 Less: Vacancy (\$)	-	-	-	-	-	(232)	(243)	(255)	(268)	(276)	(285)	(293)	(302)	(311)	(320)
2.17 Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18 Other Income	-	-	-	-	-	223	235	246	259	266	274	283	291	300	309
2.19 Total Net Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,625	\$ 4,856	\$ 5,099	\$ 5,354	\$ 5,515	\$ 5,680	\$ 5,851	\$ 6,026	\$ 6,207	\$ 6,393
2.2 Operating Expenses															
2.21 Direct Expenditures	-	-	-	-	-	829	853	879	905	933	961	989	1,019	1,050	1,081
2.22 Lease Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23 Total Operating Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 829	\$ 853	\$ 879	\$ 905	\$ 933	\$ 961	\$ 989	\$ 1,019	\$ 1,050	\$ 1,081
2.3 Net Operating Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,797	\$ 4,003	\$ 4,220	\$ 4,449	\$ 4,582	\$ 4,720	\$ 4,861	\$ 5,007	\$ 5,157	\$ 5,312
2.4 Non-Operating Expenses															
2.41 Administrative Overhead (AO)	-	-	-	-	-	750	735	741	778	772	795	819	843	869	895
2.42 PASSHE 2.25% Reserve	-	-	-	-	-	605	623	642	661	681	702	723	744	767	790
2.43 Non-Mandatory Transfers (NMT)	-	-	-	-	-	97	95	95	100	99	102	105	109	112	115
2.44 Total Non-Op Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,452	\$ 1,453	\$ 1,478	\$ 1,540	\$ 1,552	\$ 1,599	\$ 1,647	\$ 1,696	\$ 1,747	\$ 1,800
2.5 Debt Service															
2.51 Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52 New Debt Service	-	-	-	-	-	2,409	2,409	2,409	2,409	2,409	2,409	2,409	2,409	2,409	2,409
2.53 Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,409	\$ 2,409	\$ 2,409	\$ 2,409	\$ 2,409	\$ 2,409	\$ 2,409	\$ 2,409	\$ 2,409	\$ 2,409
2.57 Debt Service Coverage	NA	NA	NA	NA	NA	1.58	1.66	1.75	1.85	1.90	1.96	2.02	2.08	2.14	2.20
2.6 Net Cash Flow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (65)	\$ 140	\$ 333	\$ 499	\$ 621	\$ 712	\$ 805	\$ 902	\$ 1,001	\$ 1,103

Shippensburg University
COMPREHENSIVE HOUSING PLAN

12 New Hall 3 Semi-Suites

Final: Suite Replacement; Save McLean

Program Description

Design Capacity	2005 Rent	Exist Units	Planned Units	Exist Beds	Planned Beds
Singles	\$0	-	37	-	142
Doubles	\$0	-	86	-	344
Triples	\$0	-	-	-	-
Quads	\$0	-	-	-	-
Total			123		486

Program Components	Exist Beds	Planned Beds	Existing SF	Planned SF
100 Units - Traditional	-	-	-	-
200 Units - Semi-Suites	-	486	-	69,322
300 Units - Suites	-	-	-	-
400 Units - Apartments	-	-	-	-
500 Units - Staff	-	-	-	707
600 Commons - Residents	-	-	-	47,181
700 Commons - Building	-	-	-	-
800 Support Areas	-	-	-	-
900 Unassigned/Circulation	-	-	-	-
Total		486		117,210

Development Budget

Construction Cost	\$	16,034
Land and Infrastructure	-	-
Permits and Fees	-	-
Furniture and Fixtures	-	-
Design and Soft Costs		1,283
Development Costs		693
Project Contingency		900
Financing Costs		1,446
Total Budget	\$	20,356
	<i>Inflated</i>	\$ 23,235

Project Type	Partnership
Project Scope	None

Capitalization	Finance
Capital Cost Inflation Rate	3.00%
Financing Rate	6.14%
Financing Period	Years 30
Issuance Costs	2.00%

Operating Budget

Revenue Assumptions			
Current Occupancy			95.9%
Completion Occupancy			95.0%
Completion Adjustment			0.0%
Inflation Rate			5.00%
Other Revenues	% of Room Revenues		5.1%
Staff Beds	% of Room Revenues		0.0%

Operating Expense Assumptions			
Current Operating Expense	per GSF		\$4.20
Completion Adjustment			0.0%
Inflation Rate			3.00%
Fixed Operating Cost Ratio			0.0%
PASSHE Reserve			2.25%

Schedule Assumptions		Date	Fiscal Yr	Duration
Design Start		Feb-09	2009	6
Construction Start		Aug-09	2010	12
Project Completion		Aug-10	2011	18

All \$ figures in (\$000's) unless noted otherwise

Fiscal Year:	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 PROGRAM PARAMETERS															
1.1 Capital Cost	\$ -	\$ -	\$ -	\$ -	\$ 837	\$ 20,107	\$ 2,290	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2 Revenue Beds															
1.21 Singles Beds	-	-	-	-	-	-	142	142	142	142	142	142	142	142	142
1.22 Doubles Beds	-	-	-	-	-	-	344	344	344	344	344	344	344	344	344
1.23 Triples Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24 Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25 Total Revenue Beds	-	-	-	-	-	-	486	486	486	486	486	486	486	486	486
1.4 Gross Area in Service	-	-	-	-	-	-	117,210	117,210	117,210	117,210	117,210	117,210	117,210	117,210	117,210
2 PRO FORMA															
2.1 Revenues															
2.11 AY Rent - Singles	-	-	-	-	-	-	1,103	1,158	1,216	1,253	1,290	1,329	1,369	1,410	1,452
2.12 AY Rent - Doubles	-	-	-	-	-	-	2,443	2,565	2,694	2,775	2,858	2,943	3,032	3,123	3,216
2.13 AY Rent - Triples	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14 AY Rent - Quads	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15 Gross Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,546	\$ 3,724	\$ 3,910	\$ 4,027	\$ 4,148	\$ 4,272	\$ 4,401	\$ 4,533	\$ 4,669
2.16 Less: Vacancy (\$)	-	-	-	-	-	-	(177)	(186)	(195)	(201)	(207)	(214)	(220)	(227)	(233)
2.17 Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18 Other Income	-	-	-	-	-	-	171	180	189	194	200	206	212	219	225
2.19 Total Net Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,540	\$ 3,717	\$ 3,903	\$ 4,020	\$ 4,141	\$ 4,265	\$ 4,393	\$ 4,525	\$ 4,660
2.2 Operating Expenses															
2.21 Direct Expenditures	-	-	-	-	-	-	588	606	624	643	662	682	702	723	745
2.22 Lease Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23 Total Operating Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 588	\$ 606	\$ 624	\$ 643	\$ 662	\$ 682	\$ 702	\$ 723	\$ 745
2.3 Net Operating Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,952	\$ 3,111	\$ 3,279	\$ 3,377	\$ 3,479	\$ 3,583	\$ 3,691	\$ 3,801	\$ 3,915
2.4 Non-Operating Expenses															
2.41 Administrative Overhead (AO)	-	-	-	-	-	-	596	600	631	625	644	663	683	704	725
2.42 PASSHE 2.25% Reserve	-	-	-	-	-	-	431	444	457	471	485	499	514	530	546
2.43 Non-Mandatory Transfers (NMT)	-	-	-	-	-	-	77	77	81	80	83	85	88	91	93
2.44 Total Non-Op Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,103	\$ 1,121	\$ 1,169	\$ 1,176	\$ 1,212	\$ 1,248	\$ 1,285	\$ 1,324	\$ 1,364
2.5 Debt Service															
2.51 Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52 New Debt Service	-	-	-	-	-	-	1,713	1,713	1,713	1,713	1,713	1,713	1,713	1,713	1,713
2.53 Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,713	\$ 1,713	\$ 1,713	\$ 1,713	\$ 1,713	\$ 1,713	\$ 1,713	\$ 1,713	\$ 1,713
2.57 Debt Service Coverage	NA	NA	NA	NA	NA	NA	1.72	1.82	1.91	1.97	2.03	2.09	2.15	2.22	2.29
2.6 Net Cash Flow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136	\$ 277	\$ 397	\$ 488	\$ 554	\$ 622	\$ 692	\$ 764	\$ 838

Shippensburg University
COMPREHENSIVE HOUSING PLAN

13 New Hall 4 Suites

Final: Suite Replacement; Save McLean

Program Description

Design Capacity	2005 Rent	Exist Units	Planned Units	Exist Beds	Planned Beds
Singles	\$0	-	87	-	344
Doubles	\$0	-	36	-	142
Triples	\$0	-	-	-	-
Quads	\$0	-	-	-	-
Total			123		486

Program Components	Exist Beds	Planned Beds	Existing SF	Planned SF
100 Units - Traditional	-	-	-	-
200 Units - Semi-Suites	-	-	-	-
300 Units - Suites	-	486	-	94,947
400 Units - Apartments	-	-	-	-
500 Units - Staff	-	-	-	707
600 Commons - Residents	-	-	-	44,105
700 Commons - Building	-	-	-	-
800 Support Areas	-	-	-	-
900 Unassigned/Circulation	-	-	-	-
Total		486		139,760

Development Budget

Construction Cost	\$	19,143
Land and Infrastructure	-	-
Permits and Fees	-	-
Furniture and Fixtures	-	-
Design and Soft Costs		1,531
Development Costs		827
Project Contingency		1,075
Financing Costs		1,727
Total Budget	\$	24,303
	<i>Inflated</i>	\$ 28,552

Project Type	Partnership
Project Scope	None

Capitalization	Finance
Capital Cost Inflation Rate	3.00%
Financing Rate	6.14%
Financing Period	Years 30
Issuance Costs	2.00%

Operating Budget

Revenue Assumptions			
Current Occupancy		95.9%	
Completion Occupancy		95.0%	
Completion Adjustment		0.0%	
Inflation Rate		5.00%	
Other Revenues	% of Room Revenues	5.1%	
Staff Beds	% of Room Revenues	0.0%	

Operating Expense Assumptions			
Current Operating Expense	per GSF	\$4.20	
Completion Adjustment		0.0%	
Inflation Rate		3.00%	
Fixed Operating Cost Ratio		0.0%	
PASSHE Reserve		2.25%	

Schedule Assumptions		Date	Fiscal Yr	Duration
Design Start		Feb-10	2010	6
Construction Start		Aug-10	2011	12
Project Completion		Aug-11	2012	18

All \$ figures in (\$000's) unless noted otherwise

Fiscal Year:	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 PROGRAM PARAMETERS															
1.1 Capital Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,021	\$ 24,717	\$ 2,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2 Revenue Beds															
1.21 Singles Beds	-	-	-	-	-	-	-	344	344	344	344	344	344	344	344
1.22 Doubles Beds	-	-	-	-	-	-	-	142	142	142	142	142	142	142	142
1.23 Triples Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24 Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25 Total Revenue Beds	-	-	-	-	-	-	-	486	486	486	486	486	486	486	486
1.4 Gross Area in Service	-	-	-	-	-	-	-	139,760	139,760	139,760	139,760	139,760	139,760	139,760	139,760
2 PRO FORMA															
2.1 Revenues															
2.11 AY Rent - Singles	-	-	-	-	-	-	-	3,079	3,232	3,329	3,429	3,532	3,638	3,747	3,860
2.12 AY Rent - Doubles	-	-	-	-	-	-	-	1,155	1,213	1,249	1,286	1,325	1,365	1,406	1,448
2.13 AY Rent - Triples	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14 AY Rent - Quads	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15 Gross Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,233	\$ 4,445	\$ 4,578	\$ 4,716	\$ 4,857	\$ 5,003	\$ 5,153	\$ 5,308
2.16 Less: Vacancy (\$)	-	-	-	-	-	-	-	(212)	(222)	(229)	(236)	(243)	(250)	(258)	(265)
2.17 Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18 Other Income	-	-	-	-	-	-	-	204	214	221	227	234	241	249	256
2.19 Total Net Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,226	\$ 4,437	\$ 4,570	\$ 4,707	\$ 4,849	\$ 4,994	\$ 5,144	\$ 5,298
2.2 Operating Expenses															
2.21 Direct Expenditures	-	-	-	-	-	-	-	722	744	766	789	813	837	863	888
2.22 Lease Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23 Total Operating Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 722	\$ 744	\$ 766	\$ 789	\$ 813	\$ 837	\$ 863	\$ 888
2.3 Net Operating Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,504	\$ 3,693	\$ 3,804	\$ 3,918	\$ 4,036	\$ 4,157	\$ 4,281	\$ 4,410
2.4 Non-Operating Expenses															
2.41 Administrative Overhead (AO)	-	-	-	-	-	-	-	600	631	625	644	663	683	704	725
2.42 PASSHE 2.25% Reserve	-	-	-	-	-	-	-	530	546	562	579	596	614	633	651
2.43 Non-Mandatory Transfers (NMT)	-	-	-	-	-	-	-	77	81	80	83	85	88	91	93
2.44 Total Non-Op Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,207	\$ 1,257	\$ 1,268	\$ 1,306	\$ 1,345	\$ 1,385	\$ 1,427	\$ 1,469
2.5 Debt Service															
2.51 Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52 New Debt Service	-	-	-	-	-	-	-	2,105	2,105	2,105	2,105	2,105	2,105	2,105	2,105
2.53 Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,105	\$ 2,105	\$ 2,105	\$ 2,105	\$ 2,105	\$ 2,105	\$ 2,105	\$ 2,105
2.57 Debt Service Coverage	NA	NA	NA	NA	NA	NA	NA	1.66	1.75	1.81	1.86	1.92	1.97	2.03	2.09
2.6 Net Cash Flow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 191	\$ 330	\$ 431	\$ 507	\$ 585	\$ 666	\$ 749	\$ 835

Shippensburg University
COMPREHENSIVE HOUSING PLAN

14 New Hall 5 Suites

Final: Suite Replacement; Save McLean

Program Description

Design Capacity	2005 Rent	Exist Units	Planned Units	Exist Beds	Planned Beds
Singles	\$0	-	90	-	356
Doubles	\$0	-	-	-	-
Triples	\$0	-	-	-	-
Quads	\$0	-	-	-	-
Total			90		356

Program Components	Exist Beds	Planned Beds	Existing SF	Planned SF
100 Units - Traditional	-	-	-	-
200 Units - Semi-Suites	-	-	-	-
300 Units - Suites	-	356	-	70,825
400 Units - Apartments	-	-	-	-
500 Units - Staff	-	-	-	707
600 Commons - Residents	-	-	-	32,587
700 Commons - Building	-	-	-	-
800 Support Areas	-	-	-	-
900 Unassigned/Circulation	-	-	-	-
Total		356		104,120

Development Budget

Construction Cost	\$	14,064
Land and Infrastructure	-	-
Permits and Fees	-	-
Furniture and Fixtures	-	-
Design and Soft Costs		1,125
Development Costs		608
Project Contingency		790
Financing Costs		1,267
Total Budget	\$	17,853
	Inflated	\$ 22,222

Project Type	Partnership
Project Scope	None

Capitalization	Finance
Capital Cost Inflation Rate	3.00%
Financing Rate	6.14%
Financing Period	Years 30
Issuance Costs	2.00%

Operating Budget

Revenue Assumptions			
Current Occupancy			95.9%
Completion Occupancy			95.0%
Completion Adjustment			0.0%
Inflation Rate			5.00%
Other Revenues	% of Room Revenues		5.1%
Staff Beds	% of Room Revenues		0.0%

Operating Expense Assumptions			
Current Operating Expense	per GSF		\$4.20
Completion Adjustment			0.0%
Inflation Rate			3.00%
Fixed Operating Cost Ratio			0.0%
PASSHE Reserve			2.25%

Schedule Assumptions		Date	Fiscal Yr	Duration
Design Start		Feb-12	2012	6
Construction Start		Aug-12	2013	12
Project Completion		Aug-13	2014	18

All \$ figures in (\$000's) unless noted otherwise

Fiscal Year:	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 PROGRAM PARAMETERS															
1.1 Capital Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 772	\$ 19,199	\$ 2,251	\$ -	\$ -	\$ -	\$ -	\$ -
1.2 Revenue Beds															
1.21 Singles Beds	-	-	-	-	-	-	-	-	-	356	356	356	356	356	356
1.22 Doubles Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.23 Triples Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24 Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25 Total Revenue Beds	-	-	-	-	-	-	-	-	-	356	356	356	356	356	356
1.4 Gross Area in Service	-	-	-	-	-	-	-	-	-	104,120	104,120	104,120	104,120	104,120	104,120
2 PRO FORMA															
2.1 Revenues															
2.11 AY Rent - Singles	-	-	-	-	-	-	-	-	-	3,446	3,549	3,655	3,765	3,878	3,994
2.12 AY Rent - Doubles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.13 AY Rent - Triples	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14 AY Rent - Quads	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15 Gross Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,446	\$ 3,549	\$ 3,655	\$ 3,765	\$ 3,878	\$ 3,994
2.16 Less: Vacancy (\$)	-	-	-	-	-	-	-	-	-	(172)	(177)	(183)	(188)	(194)	(200)
2.17 Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18 Other Income	-	-	-	-	-	-	-	-	-	166	171	176	182	187	193
2.19 Total Net Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,439	\$ 3,543	\$ 3,649	\$ 3,758	\$ 3,871	\$ 3,987
2.2 Operating Expenses															
2.21 Direct Expenditures	-	-	-	-	-	-	-	-	-	571	588	606	624	643	662
2.22 Lease Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23 Total Operating Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 571	\$ 588	\$ 606	\$ 624	\$ 643	\$ 662
2.3 Net Operating Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,869	\$ 2,955	\$ 3,043	\$ 3,135	\$ 3,229	\$ 3,325
2.4 Non-Operating Expenses															
2.41 Administrative Overhead (AO)	-	-	-	-	-	-	-	-	-	458	472	486	500	515	531
2.42 PASSHE 2.25% Reserve	-	-	-	-	-	-	-	-	-	413	425	438	451	465	479
2.43 Non-Mandatory Transfers (NMT)	-	-	-	-	-	-	-	-	-	59	61	63	64	66	68
2.44 Total Non-Op Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930	\$ 958	\$ 986	\$ 1,016	\$ 1,046	\$ 1,078
2.5 Debt Service															
2.51 Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52 New Debt Service	-	-	-	-	-	-	-	-	-	1,639	1,639	1,639	1,639	1,639	1,639
2.53 Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,639	\$ 1,639	\$ 1,639	\$ 1,639	\$ 1,639	\$ 1,639
2.57 Debt Service Coverage	NA	NA	NA	NA	NA	NA	NA	NA	NA	1.75	1.80	1.86	1.91	1.97	2.03
2.6 Net Cash Flow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ 358	\$ 418	\$ 480	\$ 544	\$ 609

Shippensburg University
COMPREHENSIVE HOUSING PLAN

15 New Hall 6 Apartments

Final: Suite Replacement; Save McLean

Program Description

Design Capacity	2005 Rent	Exist Units	Planned Units	Exist Beds	Planned Beds
Singles	\$0	-	31	-	120
Doubles	\$0	-	19	-	76
Triples	\$0	-	-	-	-
Quads	\$0	-	-	-	-
Total			50		196

Program Components	Exist Beds	Planned Beds	Existing SF	Planned SF
100 Units - Traditional	-	-	-	-
200 Units - Semi-Suites	-	-	-	-
300 Units - Suites	-	-	-	-
400 Units - Apartments	-	196	-	47,318
500 Units - Staff	-	-	-	707
600 Commons - Residents	-	-	-	19,935
700 Commons - Building	-	-	-	-
800 Support Areas	-	-	-	-
900 Unassigned/Circulation	-	-	-	-
Total		196		67,960

Development Budget

Construction Cost	\$	9,264
Land and Infrastructure	-	-
Permits and Fees	-	-
Furniture and Fixtures	-	-
Design and Soft Costs		741
Development Costs		400
Project Contingency		520
Financing Costs		834
Total Budget	\$	11,761
<i>Inflated</i>	\$	12,672

Project Type	Partnership
Project Scope	None

Capitalization	Finance
Capital Cost Inflation Rate	3.00%
Financing Rate	6.14%
Financing Period	Years 30
Issuance Costs	2.00%

Operating Budget

Revenue Assumptions			
Current Occupancy			95.9%
Completion Occupancy			95.0%
Completion Adjustment			0.0%
Inflation Rate			5.00%
Other Revenues	% of Room Revenues		5.1%
Staff Beds	% of Room Revenues		0.0%

Operating Expense Assumptions			
Current Operating Expense	per GSF		\$4.20
Completion Adjustment			0.0%
Inflation Rate			3.00%
Fixed Operating Cost Ratio			0.0%
PASSHE Reserve			2.25%

Schedule Assumptions		Date	Fiscal Yr	Duration
Design Start		Feb-07	2007	6
Construction Start		Aug-07	2008	12
Project Completion		Aug-08	2009	18

All \$ figures in (\$000's) unless noted otherwise

Fiscal Year:	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 PROGRAM PARAMETERS															
1.1 Capital Cost	\$ -	\$ -	\$ 464	\$ 10,926	\$ 1,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2 Revenue Beds															
1.21 Singles Beds	-	-	-	-	120	120	120	120	120	120	120	120	120	120	120
1.22 Doubles Beds	-	-	-	-	76	76	76	76	76	76	76	76	76	76	76
1.23 Triples Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24 Quads Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25 Total Revenue Beds	-	-	-	-	196	196	196	196	196	196	196	196	196	196	196
1.4 Gross Area in Service	-	-	-	-	67,960	67,960	67,960	67,960	67,960	67,960	67,960	67,960	67,960	67,960	67,960
2 PRO FORMA															
2.1 Revenues															
2.11 AY Rent - Singles	-	-	-	-	1,041	1,094	1,148	1,206	1,266	1,304	1,343	1,383	1,425	1,468	1,512
2.12 AY Rent - Doubles	-	-	-	-	606	636	668	702	737	759	781	805	829	854	880
2.13 AY Rent - Triples	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14 AY Rent - Quads	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15 Gross Rental Income	\$ -	\$ -	\$ -	\$ -	\$ 1,647	\$ 1,730	\$ 1,816	\$ 1,907	\$ 2,002	\$ 2,063	\$ 2,124	\$ 2,188	\$ 2,254	\$ 2,321	\$ 2,391
2.16 Less: Vacancy (\$)	-	-	-	-	(82)	(86)	(91)	(95)	(100)	(103)	(106)	(109)	(113)	(116)	(120)
2.17 Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18 Other Income	-	-	-	-	79	83	88	92	97	99	102	106	109	112	115
2.19 Total Net Revenue	\$ -	\$ -	\$ -	\$ -	\$ 1,645	\$ 1,727	\$ 1,813	\$ 1,904	\$ 1,999	\$ 2,059	\$ 2,121	\$ 2,184	\$ 2,250	\$ 2,317	\$ 2,387
2.2 Operating Expenses															
2.21 Direct Expenditures	-	-	-	-	89	92	94	97	100	103	106	109	113	116	119
2.22 Lease Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.23 Total Operating Expenses	\$ -	\$ -	\$ -	\$ -	\$ 89	\$ 92	\$ 94	\$ 97	\$ 100	\$ 103	\$ 106	\$ 109	\$ 113	\$ 116	\$ 119
2.3 Net Operating Income	\$ -	\$ -	\$ -	\$ -	\$ 1,556	\$ 1,635	\$ 1,719	\$ 1,807	\$ 1,899	\$ 1,956	\$ 2,015	\$ 2,075	\$ 2,137	\$ 2,201	\$ 2,267
2.4 Non-Operating Expenses															
2.41 Administrative Overhead (AO)	-	-	-	-	235	245	240	242	254	252	260	267	275	284	292
2.42 PASSHE 2.25% Reserve	-	-	-	-	235	242	249	256	264	272	280	289	297	306	315
2.43 Non-Mandatory Transfers (NMT)	-	-	-	-	30	32	31	31	33	32	33	34	35	37	38
2.44 Total Non-Op Transfers	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 518	\$ 520	\$ 530	\$ 551	\$ 557	\$ 573	\$ 590	\$ 608	\$ 626	\$ 645
2.5 Debt Service															
2.51 Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52 New Debt Service	-	-	-	-	934	934	934	934	934	934	934	934	934	934	934
2.53 Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ 934	\$ 934	\$ 934	\$ 934	\$ 934	\$ 934	\$ 934	\$ 934	\$ 934	\$ 934	\$ 934
2.57 Debt Service Coverage	NA	NA	NA	NA	1.66	1.75	1.84	1.93	2.03	2.09	2.16	2.22	2.29	2.36	2.43
2.6 Net Cash Flow	\$ -	\$ -	\$ -	\$ -	\$ 121	\$ 182	\$ 264	\$ 343	\$ 413	\$ 465	\$ 507	\$ 550	\$ 595	\$ 640	\$ 688



Comprehensive Housing Plan

Shippensburg University

ANDERSON STRICKLER, LLC



18310 Montgomery Village Avenue, Suite 520

Gaithersburg, MD 20879

FINAL January 23, 2007

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