

**A Proposal for University Owned and Operated Off-Campus Housing:
Options for Married, Graduate, and Students with Families**

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Summary

This proposal suggests that Texas Tech University provide off-campus living to graduate, married and students with families that is owned and operated by the University. We propose that Texas Tech purchase the University Plaza, an apartment complex currently available and located across University Avenue, near the main entrance of campus. This option will provide a more appropriate environment for students and families looking for a suitable and affordable place of living. The proposed project is expected to begin in the spring of 2007 and be completed in the spring or summer of 2009.

Although most students choose to move off campus during their undergraduate work, many can hardly afford the increased cost of living. Graduate, married, and students with families face even larger restraints when searching for a satisfactory place to live within their small budget. Higher tuition rates account for a larger portion of student's budgets than in the past. By offering more options for housing provided through the University, Texas Tech can and will help these students through lower housing costs, transportation cost, dining options, and specialized amenities offered to the residents.

Our proposal entails a win-win scenario for both the University and the residents. Texas Tech will be benefited by the extra revenue generated from an increased number of residents living in the University owned apartments. Commercial spaces on the ground floor will provide additional funding for the University. The residents will be benefited with low-cost housing that is located near campus. They will be allowed to take advantage of the many facilities and services that the complex, along with the surrounding areas, will offer.

Currently, Texas Tech is the only university in the Big XII that does not offer university-owned and operated apartments, on or off campus, to its students who are married or have families. We believe that by offering this type of housing, Texas Tech will be able to attract more students, increasing the diversity of the campus. We have included research from the other Big XII schools to show what types of housing and incentives they offer their students who chose to remain residing on campus while they are married, have families, or are attending graduate school.

Introduction

Finding affordable housing through one's college career is somewhat difficult. However, for graduate, post-graduate and married students, it is near impossible. According to the Texas Tech Web site, seventy-eight percent of students attending Texas Tech University live off-campus while completing their undergraduate degree. These students usually live in the various apartment complexes that are in Lubbock, or find a rent house that they can afford. During these years, the majority of students live with one or more roommates who help accommodate the high cost of living. However, when students begin their graduate or post-graduate work, many choose to live alone. They prefer to be secluded from the "college life" of loud noise, late nights, and carefree behavior. Many graduate and post-graduate students focus their entire life on their studies and cannot afford to lose time because of the unacceptable behavior of people surrounding them. In addition, Texas Tech University is the only university in the Big XII that does not offer married and family housing of some type to their students.

When students get married during their college years, they are often forced to live beyond their means, causing an added stress to their relationship and schoolwork. After reviewing and studying a survey we completed of graduate, post-graduate, married students, and students with families, we have come to the realization that Texas Tech should and must offer university-owned and operated housing for these types of students, whether it is on or off campus. The fact that they currently do not is simply unacceptable and needs to be addressed as soon as possible. Our group has researched the University Plaza, an off-campus apartment complex that can be renovated in a short period of time to make this become a reality for future Texas Tech students. We believe the students will not only benefit through a quiet, student and family-oriented atmosphere and a more efficient cost of living, but also the University, due to revenue generated by the tenants of the new complex, through businesses which will occupy the ground floor, and will be more attractive to students who will fall into one of these categories.

Proposal

After researching Texas Tech and other Big XII schools, we have come to the conclusion that purchasing the University Plaza will be the best solution for affordable married and graduate student housing. The University Plaza is a good solution for this problem for several reasons, such as; location, price, availability, revenue, and amenities.

The University Plaza is conveniently located across University Avenue from Texas Tech University. This will allow married or graduate students who are on a tight budget to save money by walking to class. They will not need to purchase a parking permit, nor will they spend additional money on gasoline. In addition, the University Plaza is located in the Overton area of Lubbock. The Overton area is developing into a commercialized region offering many opportune well-known businesses.

In comparison to other Big XII schools, we have appropriately priced the University Plaza to be financially feasible for purchase and renovation. The University Plaza value total is estimated at \$2.3 million, according to the Lubbock Central Appraisal District. The land area is approximately 120,000 square feet and the building is approximately 228,652 square feet. This is a reasonable amount due to all of the renovations that are being constructed in the Overton area.

In the summer of 2005, the University Plaza was placed on the market for sale. Currently, the University Plaza is vacant in the housing portion, though there are still businesses occupying the ground floor commercial space. After procuring this building, Texas Tech has a definite means to generate extra revenue because of the commercial property located on the ground floor.

The most profitable means of revenue will be through the residential portion of the building. In addition, the contract states a parking garage is included with the purchase of the University Plaza. Revenue will be generated from parking permit fees charged for parking in the garage located behind the University Plaza. The fees will be included in the contract to tenants who choose this option.

Big XII Research

We have researched the living accommodations that the other universities in the Big XII offer to their graduate, married and students with families.

University of Kansas

The University of Kansas offers several options for on-campus living for upperclassmen, graduates, and students with families. Jayhawker Towers Apartments houses 800 residents, and is designed as an apartment complex for single non-traditional students, upper-class students, and transfer students. Of the 4 towers in the complex, 1 is reserved for graduate students, 1 is for women, and the remaining 2 house both men and women. Housing is offered year-round, and gives its tenants increased space, privacy, and independence while retaining the advantages of on-campus living. All apartments are 2-bedroom, and can be shared by either 2 or 4 tenants. Apartments are cable-ready, carpeted, and partially furnished. A small kitchen is also provided in each apartment.

Stouffer Place Apartments provides on-campus housing for students with families. It is a complex of 283 apartments in 25 units reserved for students with children who live with them on a permanent basis or who are married. The complex features apartments with 1, 2, or 3 bedrooms. All apartments are unfurnished, have central heating and air, and a small kitchen. The Stouffer Place neighborhood has several playgrounds for children, an on-site children's library located in the Stouffer Community Center, and is host to the Hilltop Child Development Center. Additionally, KU offers an apartment complex for short-term faculty and staff housing. Sunflower Apartments contains 19 2-bedroom units which are unfurnished, and contain central heating and air conditioning.

Kansas State University

Kansas State offers their students several choices for non-traditional on-campus living. Traditional Jardine apartments are available as 1- or 2-bedroom units, and come either furnished or unfurnished. Married students, families with no more than 2 children, and single graduate students without roommates are eligible to live in these apartments. Individual with children and married couples are eligible for the 2-bedroom units, and faculty and staff are eligible for a 1-year non-extendable agreement. This complex features an on-site childcare facility and on-site playgrounds. Prices range from \$327 for an unfurnished 1 bedroom to \$ 402 for a furnished 2 bedroom.

Wiley Apartments are customized to fit the lifestyles of upper-class undergraduates and graduate students. These apartments have ceiling fans, carpet, window air conditioners, Ethernet access, free telephone service, and roommates are allowed. William's Place offers 1- and 2-bedroom apartments for single graduate and non-traditional students. Single faculty and staff are eligible for a 1-year contract. Each apartment has carpet, a dishwasher, a microwave, ceiling fans, window air conditioners, and roommates are allowed. Both of these apartment complexes charge for a 1 bedroom \$432 unfurnished and \$490 furnished, and for a 2 bedroom \$515 unfurnished and \$593 furnished.

Texas A&M University

Texas A&M University offers 650 apartment units for graduate, single-parent families or married students. There are several different apartment accommodations with the convenience of living on-campus. They offer furnished and unfurnished living options. Local telephone and cable TV service are included in the rent. Parking is convenient. The Community Center is a wonderful place to interact and attend programs along with other members of the University Apartments Community. There is something for everyone! University Apartments is a family oriented atmosphere which is supportive of helping residents achieve their academic goals.

Texas A&M University offers four apartment complexes for married and graduate students. Avenue A Apartments are two bedroom apartments in two-story brick buildings. Each apartment is equipped with central heat and air conditioning. College Avenue Apartments are one bedroom, two bedroom, and two bedroom studio apartments in two-story vinyl siding buildings. Each apartment is equipped with central heat and air conditioning. College View Apartments are one bedroom apartments in two-story brick buildings. Each apartment is equipped with washer/dryer connections and central heat and air conditioning. Hensel Terrace Apartments are one bedroom apartments in 2 story brick buildings. Each apartment is equipped with washer/dryer connections, gas wall panel heaters and window unit air-conditioners. Rental rates are \$363 for Ave. A Apartments, \$388 for College View, and \$313 for Hensel Terrace. Residents in all apartments pay for their own electricity.

Baylor University

Baylor University offers housing for graduate, law, and seminary, and/or married students in the Speight-Jenkins Apartments. The 48 apartment units are furnished. And the utilities provided are electricity, trash, and water. The one bedroom apartment offers a double bed, dresser with 6 drawers, and a large closet. The living area and bedroom are carpeted and there is a full kitchen. The living area includes a sofa chair or love seat, end table with a lamp, and a coffee table. There are mini-blinds on all windows and each unit features central heat and air. A 1-person costs \$442 and a 2-person costs \$578.

University of Nebraska

The University of Nebraska provides housing not only for undergraduates, but for those students that are married or have children, the University provides an alternative. The University of Nebraska Housing Department offers Student Family Housing to those who are eligible. These units include a variety of apartment configurations with easy access to both City and East Campus.

The University of Nebraska offers four apartment complexes for married students. The University Park Apartments are furnished with appliances, a laundry facility in the complex, off-street parking, air-conditioning, and a storage room. The University Park Apartments offers both 1 and 2-Bedroom units. However, the 2-Bedroom units are reserved for couples with children. The Colonial Terrace 33rd & Star Streets Apartments are furnished with appliances, washer and dryer hookups in each unit, off-street parking, central air conditioning, and basement in each unit for storage. In the complex, there are 2-Bedroom apartments, 2-Bedroom Town homes, and 3-Bedroom Apartments. The 3-Bedroom units are reserved with children or single custodial parents.

'U' St. Apartments are furnished with appliances, a laundry facility in the complex, off-street parking, central air conditioning, direct computer access, and a security entrance. There are both 1 and 2-Bedroom units available. Vine Street Apartments are furnished with appliances, a laundry facility, off-street parking, central air conditioning, direct computer access, and a security entrance. There are 1-Bedroom, small 2-Bedroom, and a large 2-Bedroom units available. Prices for these complexes range from \$385 to \$470 for a 1-bedroom, \$445 to \$560 for a 2-bedroom, and \$540 for a 3-bedroom.

University of Texas

There are three apartment complexes the University of Texas provides for married, graduate and upperclassmen students. One, two, or three bedroom apartments are available for rent as furnished and unfurnished. Cable television, bus routes and public schools are nearby each apartment. All apartments include maintenance, laundry rooms, and 21-hour University of Texas Police. Priority is given to families with five to seven members for the three bedroom apartments. These apartments range in price from \$452 to \$477 for a 1-bedroom, \$520 to \$545 for a 2-bedroom, and \$668 for a 3-bedroom.

Iowa State University

At Iowa St. all family apartments contain two bedrooms, one bathroom, a living room, and a kitchen furnished with a cook top, oven, workspace, refrigerator, and sink. High-speed Internet service (DSL) is installed in each apartment and is included in the rent along with expanded basic cable, water, and trash removal. Students provide their own furniture and window coverings (curtain rods are provided). Rent is billed monthly by the university. Students must be married/domestic partners and/or have dependent children in order to be eligible for family apartments. A variety of services are available for residents, including on-site day care and preschool. A soccer field and sand volleyball courts are located in the SUV neighborhood, as well as three playgrounds for children. Garden plots are available, and a bike path goes through and around the neighborhood. The Lied Recreation Center is located at the east end of campus and includes 20 multi-purpose courts, nine racquetball courts, two jogging tracks, and a 5,000-square foot fitness center. All students have free access to the Rec Center. Prices vary from \$457 for a 1-bedroom to \$490 to \$ 541 for a 2-bedroom. Meal plans, in the form of dining center meals and Dining Dollars, can be added to a student's tuition

University of Colorado

The University of Colorado offers different styles of family apartment's varying in prices and features. Six apartment complexes offer a variety of these differences, so that families can choose which option best fits their needs. Apartment choices available to include studio, one-, two-, and three-bedroom units that ranges in price from \$513 to \$891. Rent can include all utilities, basic and expanded cable, and local telephone service, depending on the complex chosen. Options include furnished, unfurnished, carpeted, not carpeted, and a private balcony. Playgrounds are on-site, extra storage areas are available, barbecue grills are available for use, and Ethernet connections are available in all apartments.

Oklahoma State University

Suitable living conditions can be found in one of the seven neighborhoods Oklahoma State University runs. Over 1,600 individuals call these university apartments home. With five different floor plans, priority is given to students with families then available space is given to graduate and upperclassmen students.

Amenities include soccer fields, garden plots, on-site laundries, 24-hour maintenance, and campus transportation. One bill covers all of the rent, electricity, water, sewer, local digital telephone service, expanded basic cable TV, and high speed Internet connections. An air conditioning option can be added for \$95 a month.

Prices range from \$480-\$1044 and with floor plans for up to 3 bedroom apartments. Each apartment is offered with a furnished and unfurnished option.

The University of Oklahoma

Oklahoma University offers the Parkview Apartments to its own married, graduate, student families and upperclassman students. The Parkview Apartments are also offered with a furnished and unfurnished option. Prices range from \$473 to \$563. Floor plans include 1, 2, and 3-Bedroom apartments. Pets are not permitted. The University owned apartments are located within a short walking distance from an elementary school; there are several play areas within the apartment grounds and a city-owned park is just across the street.

The University of Missouri

The University of Missouri offers 4 apartment complexes that are available to graduate students, professional students, students over the age of 21, and students with families. Individual apartment units come as studio, 1- bedroom, and 2-bedroom, allowing students to choose which option suits them best. All units include a kitchen or kitchenette and a bathroom. All apartments are unfurnished and a laundry facility is located at each complex. Prices range from \$370 for a studio apartment, \$325 to \$425 for a 1-bedroom, and \$370 to \$535 for a 2-bedroom, and includes local telephone and basic cable.

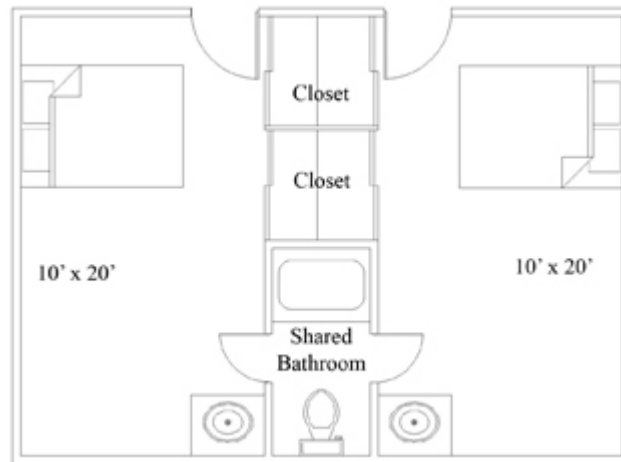
Commonalities of the Other Universities

After reviewing the research of the other Big XII universities, we discovered that the housing options offered to graduate, married and students with families shared several features common attributes throughout the various schools. A variety of apartments were offered, usually in the shape of 1- or 2-bedrooms, though there were several with 3 bedrooms for larger families, and studio-type apartments for those who were on a limited budget. A kitchen or kitchenette and major appliances are in every apartment, along with at least 1 bathroom for the tenants of the apartment, though several of the larger apartments offered a second bathroom. Several complexes offer their residents a combination of basic and expanded cable, Ethernet service, and local telephone service. Usually electricity, water, gas, sewer, etc. are separate from the monthly rent, though some universities include one or more of these in with their rent. Family units have a childcare facility and playground either on-site or located nearby. Rent prices range from \$327 for a 1-bedroom apartment at Kansas State to \$1044 at Oklahoma State. Rates should be kept as low as possible, to give an opportunity for more students to live in the apartment complex, as well as for the residents to have more of a budget to spend on necessities and their lifestyle.

The University Plaza

The University Plaza is located across University Avenue from campus, near the main entrance. The ground floor has leasable commercial spaces, allowing businesses to set up shop near an area with a large number of students and potential customers. The seven story structure contains standard-sized rooms and large rooms. These rooms can be adapted to meet needs for 1-bedroom and 2-bedroom apartments with the ability to

demolish walls as necessary. By leaving the CMU walls intact as much as possible, and adding steel stud and gypsum board walls as needed for interior construction, demolition and new construction costs will be kept to a minimum, as well as keeping total time required for the renovation as short as possible. The structure will not be touched during the renovation, and there would be no need to rezone the property. A current sample floor plan of a room is as follows:



Currently the University Plaza offers a game room, landscaped courtyard with a seasonally heated pool, sand volleyball court, movie theatre, computer lab, fitness center with aerobics room, and a laundry facility. A large multi-level parking garage with controlled access is located to the rear of the facility to accommodate vehicles owned by the tenants.

A dining facility is located inside that will serve the tenants. This facility could be kept as a dining hall, or could be renovated into a facility similar to the Market in Stangel/ Murdough Hall or the Student Union Dining Facility. A combination dining hall and food court can be installed, or a separate Sam's Place-type facility could be added elsewhere in the facility.

Future plans for the University Plaza include a playground for resident's children, basketball court, and a tanning facility for tenants.

A childcare facility will be located inside the University Plaza. The facility will be a satellite branch of the Texas Tech University Child Development Research Center. Tenants will be able to leave their children while involved in class or work. The center will be operated under the same guidelines as the CDRC.

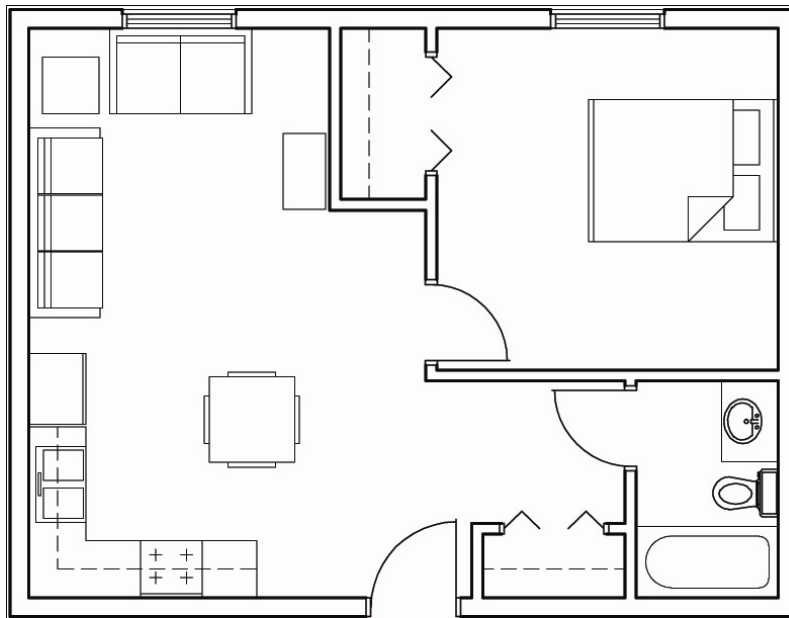
Proposed Program

The renovation of the University Plaza to the facility that we propose will cost approximately \$6-8 million, plus approximate buying price of \$3 million. Architectural drawings will take approximately 8 months to complete, and construction will take

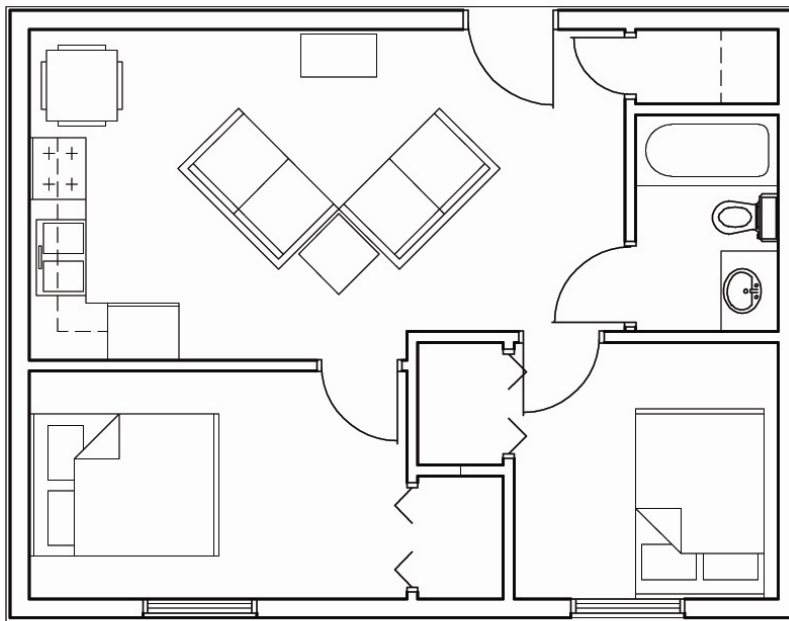
approximately 16-18 months. Total project cost is \$9-11 million, and total project time will be approximately 24-26 months. Please see Appendix C: Budget.

Possible Proposed Floorplans

The following are 2 possible floorplans that can be created within the area of the current floorplan above. 3-bedroom units could be created in the areas of the larger current apartments.



ONE-BEDROOM LAYOUT
NOT TO SCALE



TWO-BEDROOM LAYOUT
NOT TO SCALE

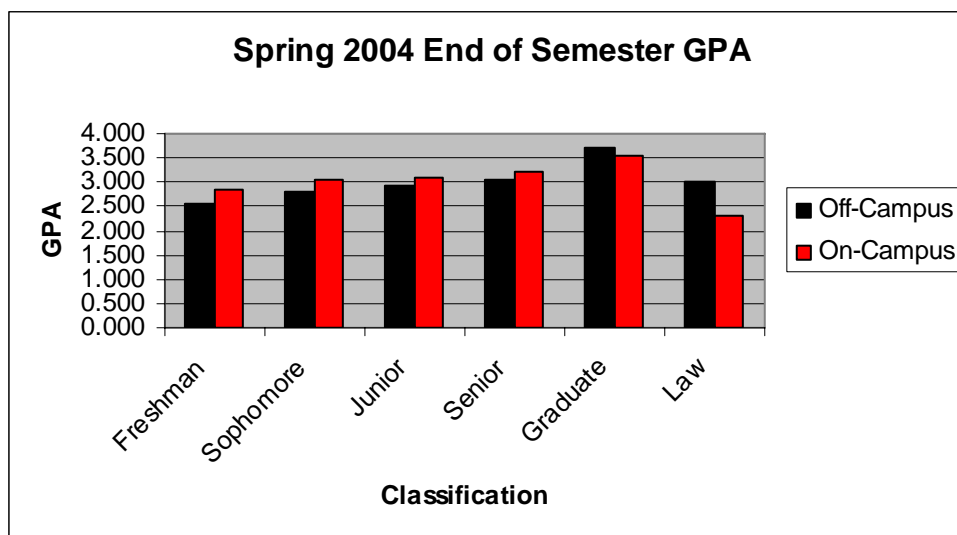
Benefits to the University

Texas Tech will benefit greatly from adding this type of housing in several ways. As students progress in their college career, less and less continue living on campus. Students move off campus for a variety of reasons. They may be tired of the regular dorm housing and wish a change, they may desire a more studios environment, or they may be starting a family and are no longer able to live on campus. However, after purchasing the University Plaza and transforming it into housing for graduate, married and students with children, a new option will become available. The prices will be less costly than conventional dorms, and the desired environment for serious students will be created. Students who are married or have a family will be able to take advantage of this new housing option at their disposal. Texas Tech is losing out on a tremendous amount of revenue generated by its own students for their housing needs. With this new housing option, more students and their families will be able to live in university-owned and operated housing and will increase the funds that Texas Tech has available for other programs it wishes to create.

The commercial space on the ground floor of the University Plaza will be leased to businesses that wish to have a prime location for student business. This will also increase the funds that Texas Tech has available. This revenue will help keep the cost to the tenants low.

A study was performed by the Department of Institutional Research and Information Management compared the GPA and Enrollment of full-time and part-time students living on- and off-campus in the spring of 2004. The following are the end of semester GPA in graph form, enrollment and location in chart form, as well as several of the results of that study:

GPA*



*It should be noted that the 4,795 graduate and law students, only 55 lived on campus.

Enrollment

LOCATION	Full/Part Time	Other Graduate	Masters	Doctoral	Total Graduate	Law	Undergrads	All Students
Off Campus	Full-time	203	1,551	871	2,625	584	13,983	17,192
Off Campus	Part-time	358	722	406	1,486	45	2,288	3,819
Off Campus	Total	561	2,273	1,277	4,111	629	16,271	21,011
On Campus	Full-time	0	38	11	49	4	5,174	5,227
On Campus	Part-time	0	2	0	2	0	144	146
On Campus	Total	0	40	11	51	4	5,318	5,373
University Total		561	2,313	1,288	4,162	633	21,589	26,384

Results

- Undergraduates had higher GPAs when living on-campus.
- Graduate and law students living off-campus performed better.
- All students earning a degree living off-campus increased their cumulative GPA at the end of spring 2004.
- As enrollment rates decreased from fall 2003 to spring 2004 , GPAs increased.
- Enrollment rates decreased from fall 2002 and fall 2003 into spring 2003 and spring 2004 respectively

Obviously, taking into account the small amount of graduate and law students living on-campus, living on-campus has an effect of increasing overall GPAs over those who live off-campus. This could be due to the fact that the students are more available to use the resources (library, departmental tutoring services, The Writing Center, etc.) provided by Texas Tech. By turning the University Plaza into university-owned and operated housing will give more students the same opportunities to access these resources as those who reside on-campus.

Benefits to the Students

This housing option to students will provide several benefits to the students. Tenants will be right across the street from campus, decreasing their commute time and saving money on gas. By purchasing a permit for the parking garage in the University Plaza complex, they will not have to purchase a permit to park on campus unless they desire. The lower

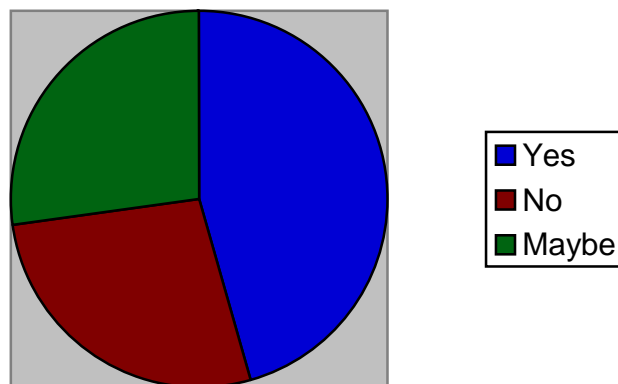
rent will save the tenants money in comparison to the amount charged for other complexes throughout Lubbock. Since the billing for this complex will be through Texas Tech, financial aid will be able to directly cover the cost of housing. Rent can be either paid all at once at the beginning of the semester, or monthly as at other apartment complexes. Leases will be able to be signed for semester-long contracts, as well as for summer housing and for temporary housing. The complex would be an “all bills paid” deal, which will include electricity, water, sewer, gas, garbage, cable, and internet. This feature will keep the complex similar to the housing options already provided on-campus.

By making these apartments “family friendly,” students who have children will be able to leave their children at the childcare facility on-site. Not only would they not have to worry about where their kids are during the day, but they will also be able drop them off during day hours so that they can do schoolwork or go to their place of employment and not have to take their children to another off-campus childcare facility.

An additional perk for students will be the environment in which they will be living. Students will enjoy the quiet atmosphere and appreciate the ability to concentrate on their studies. The close proximity to campus will mean that the residents will have readily-available access to the resources Texas Tech offers its students. Most importantly, as a Texas Tech GPA research survey has shown, students living on-campus have higher GPA scores than those living off-campus. Since this housing facility will be across University Avenue from Texas Tech, it could be considered to be on-campus housing.

Survey

Randomly selected local graduate and married students were asked to participate in a survey about their housing experience during college. Of the randomly selected students, 45.5 % said that they would definitely live in a Tech owned and operated housing facility, 27.3% stated they were interested in the idea, but would need more information before a definite decision could be made, and 27.3% decided that they are satisfied in their current living situation and would not want to live in a new university-owned and operated apartment complex. See the graph below for the results of the survey. A sample housing survey is included in the Appendix.



Conclusion

With the purchase of the formerly known University Plaza, Texas Tech University will be able to provide the kind of living that is currently unavailable for graduate, married and students with families. As discussed, the revenue generated by the University will not only pay for itself, but will help in providing necessary facilities which are comparable to those offered by other schools in the Big XII.

Qualifications and Experience

Justin Allen is a senior Architecture student who is graduating with a Bachelor of Science in Architecture degree in December 2005. He is employed by an architectural firm in Abilene, Texas, and has experience in design and construction on renovations and on new construction. He has experienced living conditions both on and off-campus. He is attending graduate school at Texas Tech for a Master's of Architecture Degree beginning in spring 2005.

Franklin Matute is a junior Financial Planning student who has lived both on and off campus. As a Financial Planning student, it gave him the qualifications to figure the budget that included revenue and expenses. Franklin Matute is also employed by American State Bank which helped come up with an idea of how much of a commercial loan will be needed for the purchase of the premises. With living on and off campus, Franklin agrees that living off campus, but within a close proximity to the university is a good idea for graduate and married students who are on a budget.

Leonor Molinar is a junior Public Relations major who is planning on attending graduate school. She is currently employed by one of the accounting offices at Texas Tech University where she is in contact with student's records. When in contact with these records, she is able to identify the problems students face with financial needs. By understanding and having experience with this, she is able to determine that funds are necessary for students to have sufficient living expenses.

Lindsay Thomas is a junior at Texas Tech University and has experience living both on and off campus. She also has worked with children through the nationally recognized program, *Stretch-n-Grow*. Through this program, she has developed relationships with many parents of small children and learned of the financial struggles young adults face. She has seen the hardships only increased when these parents are also students. In addition, Lindsay plans to be married prior to her graduation. She is personally affected by the need of Texas Tech University to offer marriage and family housing.

Appendix A

Resources

University of Texas Web site: www.utexas.edu/student/housing/

University of Oklahoma Web site: www.housing.ou.edu/apartments/index.html

Texas A & M University Web site: <http://reslife.tamu.edu/ua/default.asp>

University of Nebraska Web site: www.unl.edu/housing/family.htm

University of Kansas Web site: www.housing.ku.edu/oncampus_apartments.htm

Iowa State University Web site: www.housing.iastate.edu/suv_apartments.php

Oklahoma State University Web site:
www.reslife.okstate.edu/htm/03housing/families.htm

University of Colorado Web site: www.housing.colorado.edu/housing/family.html

Baylor University Web site: www.baylor.edu/housing/index.php?id=1205

Kansas State University Web site:
www.housing.k-state.edu/jardine-main.php?menu=none

University of Missouri Web site: <http://reslife.missouri.edu/housing2/usapts.htm>

Texas Tech housing University Web site: www.hous.ttu.edu/

Lubbock Central Appraisal District Web site:
<http://www.lubbockcad.org/Appraisal/PublicAccess/>

Casie Fruin proposal: <http://www.webpages.ttu.edu/cfruin/Revised%20Proposal.pdf>

University Plaza Web site: www.university-plaza.com/

TTU Department of Institutional Research and Information Management, Texas Tech University GPA & Enrollment Comparison, Part-Time/Full-Time, On-Campus/Off-Campus, Spring 2003 – Spring 2004:
http://www.marketing.dsa.ttu.edu/research/files/gpa_Summary.doc

Appendix B

Sample Survey

1. How many years did you live on campus?

2. Why did you move off campus?

3. How many years have you lived off campus?

4. For what reasons are you living off campus?

5. Circle One:

Single
Married

6. Circle One:

Freshman Sophomore Junior Senior Graduate

7. If a university owned complex was available for married and graduate students at low-cost, would you be interested?

Appendix C

Budget

The University Plaza is a 7-story, 561 unit, and student housing complex with 5 retail businesses on the ground floor fronting University Avenue Texas Tech University campus. The property has a 3-level concrete parking garage capable of parking 474 vehicles.

Costs

Purchase of Property Cost	\$ 3,000,000.00
Cost of Construction	\$ 8,000,000.00
Total Cost	\$11,000,000.00

Generated Revenue

Garage Parking Revenue/Year	\$ 37,920.00	
Revenue from Rent/One Bedroom	\$ 5,400.00	\$450/Month
Revenue from Rent/Two Bedroom	\$ 7,200.00	\$600/Month
Revenue from Rent/Three Bedroom	\$ 9,000.00	\$750/Month