



**Student Housing Action Plan/Study
Existing Conditions Snapshot**

**Community Development &
Neighborhood Services**
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Fort Collins total population – 144,880 (includes students who live within City Limits)

CSU Total Enrollment Fall Semester 2011 – 26,735

- Undergraduate (traditional) – 19,796
- Undergraduate (non-traditional) – 2,504
- Graduate & Professional – 4,435

Front Range Community College Total Enrollment Spring 2012 – 6,320

**Fort Collins Multi-family Housing Vacancy Rates and Average Rents (Colorado
Division of Housing)**

Year-Quarter	Vacancy Rate	Average Rent
2011-3 rd	2.2%	\$946.73
2011-1 st	4.0%	\$902.87
2010-3 rd	2.8%	\$868.36
2010-1 st	5.2%	\$837.15
2009-3 rd	5.5%	\$846.37
2009-1 st	4.0%	\$860.81
2008-3 rd	4.2%	\$854.38
2008-1 st	4.8%	\$760.21
2007-3 rd	4.9%	\$757.17
2007-1 st	7.0%	\$758.27
2006-3 rd	8.9%	\$766.14
2006-1 st	8.8%	\$748.88
2005-3 rd	9.5%	\$730.27
2005-1 st	12.9%	\$739.79
2004-3 rd	11.0%	\$722.65
2004-1 st	13.9%	\$725.90
2003-3 rd	12.5%	\$721.84
2003-1 st	13.7%	\$743.27

**City of Fort Collins Multi-family Housing – (*numbers are not comprehensive –
only contains those that will rent to students)**

- Total number of complexes - 57
- Total number of Units – 6507
 - Studio – 207
 - 1 bedroom – 1949
 - 2 bedroom – 3374
 - 3 bedroom – 735
 - 4 bedroom – 242
- Total number of bedrooms – 12,077

CSU On-campus Housing Capacity Since 2000 (CSU Housing & Dining Services)

Year	Design Capacity	Program Capacity	Opening Capacity
2000	5016	4483	4549
2001	5016	4790	4777
2002	5016	4584	4828
2003	5016	4904	4798
2004	5551	4985	4922
2005	5135	4784	4668
2006	5135	4772	4758
2007	5561	5165	5155
2008	5561	5240	5215
2009	5778	5359	5186
2010	5778	5355	5336
2011	5778	5184	5174

Changes in capacity (CSU Housing & Dining Services):

- 2004 – gain 535 beds – Summit Hall added
- 2005 – loss 400 beds – Ellis Hall removed
- 2007 – gain 165 beds – Academic Village Honors
- 2007 – gain 261 beds – Academic Village Engineering
- 2009 – gain 217 beds – Aspen Hall

Future Projects:

- 2012 – 120 new beds in Parmelee
- 2013 – 120 new beds in Braiden
- 2014/2015 – 600 new beds – Lory Apartments site redevelopment

After 2015 – depending on numbers, financing, economy, etc. – Master Plan calls for:

- Newsom redevelopment – replace 400 beds with 700 new beds
- Allison redevelopment – replace 400 beds with 700 new beds
- Aylesworth – review for redevelopment
- Aggie Village north – review for redevelopment

CSU Enrollment Fall 2000 – Spring 2011 (CSU)

Year	Semester	Total Enrollment	% Change Fall Semester
2000	Fall	23,098	
2001	Spring	21,740	
2001	Fall	23,934	3.6%
2002	Spring	22,669	
2002	Fall	24,735	3.3%
2003	Spring	23,220	
2003	Fall	25,042	1.2%
2004	Spring	23,468	
2004	Fall	25,382	1.4%

2005	Spring	23,730	
2005	Fall	24,947	-1.7%
2006	Spring	23,095	
2006	Fall	24,670	-1.1%
2007	Spring	22,989	
2007	Fall	24,983	1.3%
2008	Spring	23,051	
2008	Fall	25,011	0.1%
2009	Spring	23,187	
2009	Fall	25,413	1.6%
2010	Spring	23,745	
2010	Fall	26,356	3.7%
2011	Spring	24,529	
2011	Fall	26,735	1.4%

CSU Enrollment – Future Projection Range (CSU Office of External Affairs)

In the Fall of 2000, we were at roughly 23,000 students. Since then, we have grown to our current level of approximately 27,500. At that same growth rate, and with the continued strong market position for CSU in Colorado and around the nation, we would project enrollment that could be as high as 35,000 students in a decade. We do not anticipate, or plan, to grow beyond that 35,000 student point – it is the outer limit in our current thinking. This would include graduate and undergraduate enrollment (does not include on-line enrollment), and will, of course, continually evolve based on funding levels, market conditions and other factors.

Housing Unit and Tenure Data Analysis (2009 American Community Survey)

- About 94% of the housing units in Fort Collins in 2009 were occupied and 6% were vacant.
- Of the occupied units, 55% were owner-occupied units and 45% were renter-occupied units. The relatively high percentage of rental units is not unusual for a college town.
- Of the total number of units in the city, 56% were detached single-family units, 9% were attached single-family units (townhomes), 3% were duplexes, 2% were mobile homes, and about 30% were multi-family units.
- Of the occupied detached single-family units, 79% were owner-occupied and 21% were renter-occupied. With more research, the percentages of owner-occupied versus renter-occupied detached single-family units in areas near the CSU Main Campus could be determined.
- Of the occupied attached single-family units, 55% were owner-occupied and 45% were renter occupied. This would seem to indicate that a good number of townhomes are owned by investors for rental purposes.
- Most of the duplexes (91%) and most of the multi-family units (89%) were renter-occupied.

Findings and Assumptions based on data:

- 35,000 students projected by 2021 (undergraduate and graduate – does not include on-line enrollment)

- Combined on- and off-campus student housing available or under construction – 17,300
- Additional currently in the conceptual planning process – 3,000 (*assumption – not all of these will be built)
- This leaves a shortage of about 15,000 beds over the next 10 years (*only counting multi-family – does not deduct the number of students who will choose to live in single-family housing)
- According to 2011 CSU student survey, most students' first choice is to live in a house in a neighborhood close to campus, but 76% would be willing to live in a larger, high-density complex if there are adequate sound barriers
- There is a shortage of housing, but it is difficult to predict how much because some students will still choose to live in single-family housing