

APPENDIX A:
STUDENT HOUSING EVALUATION

OFF-CAMPUS MARKET ANALYSIS Property Listing																												
Apartment Complex	Address	Phone (360)	Studio/Efficiency			One Bedroom			Two Bedroom				Three Bedroom				Lease Terms		Security Deposit	Rent Insur. Req.	Utilities Included							
			Rent	SF	Rent/ SF	Rent	SF	Rent/ SF	Rent	SF	Rent/ SF	# baths	Rent	SF	Rent/ SF	# baths	YR	Other			Elec	Gas	Heat	Cable	Inter-net	W/S		
Market Complexes																												
8 Hundred West	800 Alta St SW	761-1190				\$975	754	\$1.29	\$1,150 \$1,300	1,001 1,173	\$1.15 \$1.11	1 & 2 2.5	\$1,350	1,164	\$1.16	2.0	Y	6M +\$100/M	\$500	Y	N	N	N	N	N	N	N	
Abalon Pointe	600 Black Lake Blvd SW	352-0483				\$860	780	\$1.10	\$940	922	\$1.02	1.0						MM +\$150/M	\$200							Y		
Apple Park Apartments	3200 Capital Mall Dr SW	352-9862				\$940	593	\$1.59	NA \$1,155	840 950	NA \$1.22	1.0 2.0	\$1,203	1,100	\$1.09	2.0	Y	3-11M	\$400	Y	N	N	N	N	N	N	N	
Bayview Apartments	315 Puget St NE	956-0641				\$675	400	\$1.69											\$250									
Black Lake Apartments	1900 Black Lake Blvd	352-5670				\$865	724	\$1.19	\$990 \$995	899 948	\$1.10 \$1.05	1.0 2.0	\$1,155	1,134	\$1.02	2.0												
Cambridge Court Apartment Homes	2323 9th Ave	357-1300				\$898	862	\$1.04	\$1,290	1,087	\$1.19	2.0	\$1,270 \$1,350	1,292 1,292	\$0.98 \$1.04	2.0 2.5	Y	3-11M	\$200	N	N	N	N	N	N	N	N	
Capital Park	2900 Limited Ln	754-6239	\$675	450	\$1.50	\$775	625	\$1.24	\$885	850	\$1.04	1.0					Y	6M, 9M	\$500	N	N	N	N	N	N	Y		
Courtside Apartments	515 Courtside St SW	704-1820	\$758	502	\$1.51	\$799	582	\$1.37	\$920	844	\$1.09	1.0	\$1,050	1,157	\$0.91	2.0	Y	6-11M	\$300	N	N	N	N	N	N	Y		
Copper Trail Apartments	701 Alta St SW	866-0104				\$799	703	\$1.14	\$949 \$949	872 952	\$1.09 \$1.00	1.0 2.0	\$1,087	1,101	\$0.99	2.0			\$300-500									
Crowne Pointe Apartments	2800 Limited Ln	943-1069				\$792	635	\$1.25	\$910 \$949	847 939	\$1.07 \$1.01	1.0 2.0	\$1,087	1,270	\$0.86	2.0	Y	6M	\$300-400	N	N	N	N	N	N	Y		
Evergreen Garden Apartments	3000 Cardinal Dr NW	866-8181				\$730	525	\$1.39	\$880	825	\$1.07	1.0	\$955	1,000	\$0.96	1.0	N	MM	OMR 1.5MR	N	N	N	N	N	N	Y		
Little Tuscany	1000 Fern St SW	(503) 320-7642	\$900	644	\$1.40	\$1,025	765	\$1.34	\$1,225	991	\$1.24	2.0					Y	3M +\$100/M, 6M, 9M	\$750	Y	N	N	N	N	N	N		
Olympic Heights	300 Kenyon St NW	956-0275				\$880	700	\$1.26	\$995 \$1,095	850 1,003	\$1.17 \$1.09	1.0 2.0	\$1,245	1,290	\$0.97	2.0	Y	6-11M	\$500	N	N	N	N	N	N	Y		
Rock Maple Village	3000 Cardinal Dr NW	866-8807				\$903	771	\$1.17	\$1,200	1,326	\$0.90	2.0					Y	MM	\$835-1800	N	N	N	N	N	N	N		
Walnut Estate	3120 14th Ave NW	866-9557							\$875	850	\$1.03	1.0							\$200									
Woodland Apartments	800 Yauger Way	352-1000	\$889	678	\$1.31	\$1,049	889	\$1.18	\$1,209	1,187	\$1.02	2.0					Y	6-11M	\$400-500	N	N	N	N	N	N	N		
			High	\$900	678	\$1.51	\$1,049	889	\$1.69	\$1,300	1,326	\$1.24		\$1,350	1,292	\$1.16												
			Median	\$824	573	\$1.45	\$865	703	\$1.25	\$993	939	\$1.08		\$1,179	1160	\$0.99												
			Low	\$675	450	\$1.31	\$675	400	\$1.04	\$875	825	\$0.90		\$955	1000	\$0.86												

OFF-CAMPUS MARKET ANALYSIS Property Listing																				
Apartment Complex	Unit Amenities						Community Amenities							Pets	Miles from Campus	Occ Jan 2015	# of units	Year built	Additonal Amenties/Notes	Specials
	Furnished	DW	AC	Patio/Balc	WDC	WD	Pool	BBQ	Club-house	Fitness Ctr	Parking	City Bus Line	Laundry							
Maple Ridge														1 dog=\$300 fee, \$100 dep; 1 cat=\$225 fee, \$225 dep; 2 pets=\$750 fee, \$150 dep						
8 Hundred West	A	Y	N	Y	Y	Y	N	Y	Y	Y	S C	Y	N		3.7	100%	101	2014	Gated community, game room, dog park, on-site storage available, rent insurance required	None
Abalon Pointe		Y		Y	Y		Y		Y	Y	s		Y	\$400 per pet (2max)	4.8				Half basketball court, playground, courtyard, game room	
Apple Park Apartments	A	Y	N	Y	Y	Y	Y	N	Y	Y	S C	Y	N	\$400 dep	3.8	97%	274	1987	Woodburning fireplaces, raqcetball court, game room, playground	None
Bayview Apartments															8.5		20			
Black Lake Apartments		Y		Y	Y	Y	Y		Y	Y	S; C/G		N	2 max; \$300 dep, \$200 fee, \$25/M	4.3		18 avail.		Game room, playground, dog park	
Cambridge Court Apartment Homes	N	Y	N	Y	Y	Y	Y	Y	Y	Y	S; G= \$95/M; C=\$20/M	Y	N	2 max, 30lbs; \$200 dep, \$200 fee, \$15/M	4.5	96%	320	1990	Racquetball court, wood burning fire places, indoor spa, play area	None
Capital Park	N	Y	N	Y	N	N	Y	N	N	N	S	Y	Y	\$400 dep	3.7	95%	99	1984	Sauna, sports court	None; changes daily
Courtside Apartments	N	Y	N	S	Y	N \$40	Y	N	Y	Y	S; G=\$50-80/M	N	Y	\$300 fee first pet; \$150 add. Pet; \$25/M	3.4	98%	211	1996	Business center, basketball court	None
Copper Trail Apartments		Y		Y	Y	Y	Y		Y	Y	S; C/G		N	2 max	3.8				Game room, Cyber Café, playground, planned community events/activities	
Crowne Pointe Apartments	N	Y	N	Y	Y	Y	Y	Y	Y	Y	S C \$0	Y	N	\$400 dep per pet	3.8	99%	160	1987	Playground, wood burning fireplace, sauna	None
Evergreen Garden Apartments	N	Y	N	N	N	N	N	Y	Y	Y	S	Y	Y	cats only \$500 dep	0.9	97%	170	1973	Theater room, basketball court, playground, library, café	None
Little Tuscany	N	Y	N	Y	Y	Y	Y	Y	Y	Y	S; C=\$40/M; G=\$125/M	Y	N	2 max; \$450-600 cats; \$600-900 dogs; all 1/2 refundable	4.7	NA	146	2016	Game room, business center Opening late December and more in spring	None
Olympic Heights	N	Y	N	Y	Y	Y	Y	N	Y	Y	S C \$0	Y	N	2 max, 20lbs; \$400 fee	3.9	99%	178	1989	Wood burning fire places, sauna, racquetball court, playgournd	None
Rock Maple Village	N	Y	N	S	Y	Y	N	N	Y	Y	S G \$0	Y	N	\$500 dep	0.9	100%	113	2004	Playground, horseshoe pit, basketball court	None
Walnut Estate		Y		Y							S		Y	Y	3.2		50	1988		
Woodland Apartments	N	Y	N	Y	Y	Y	Y	Y	Y	Y	S C	Y	N	\$200 fee, \$200 dep, \$15/M	3.6	NA	224	2011	Game room, Saturday brunch, coffee bar, tot lot, business center	None; \$100 student discount on first months rent
													Low	0.9	95%	2,066				
													Median	3.8	98%					
													High	8.5	100%					

THE EVERGREEN STATE COLLEGE
OFF-CAMPUS MARKET ANALYSIS PHOTOS

8 Hundred West



Abalon Point



Deer Run Apartments



Evergreen Garden Apartments



Apple Park Apartments



Cambridge Court



Evergreen Villages Apartments



Olympic Heights Apartments



Capitol House



Capitol Park Apartments



Rock Maple Village



Village Garden



Courtside Apartment Homes



Crowne Pointe Apartments



Woodland Apartment Homes



APPENDIX B:
THE EVERGREEN STATE COLLEGE
STUDENT HOUSING STUDY

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Tell Us About Yourself						
1. What is your academic class level for the 2015-16 academic year?						
1 Freshman	17	6%	57	43%	74	18%
2 Sophomore	29	10%	32	24%	61	15%
3 Junior	84	30%	27	20%	111	27%
4 Senior	107	38%	15	11%	122	29%
5 Graduate student	40	14%	1	1%	41	10%
6 Post baccalaureate	1	0%	1	1%	2	0%
7 Special student	4	1%		0%	4	1%
Grand Total	282	100%	133	100%	415	100%
2. What is your status?						
1 Full-time	250	89%	131	98%	381	92%
2 Part-time	32	11%	2	2%	34	8%
Grand Total	282	100%	133	100%	415	100%
3. Where did you live prior to coming to The Evergreen State College?						
1 Washington State	182	65%	84	63%	266	64%
2 Oregon	5	2%	5	4%	10	2%
3 California	25	9%	16	12%	41	10%
4 Elsewhere in the United States	63	22%	26	20%	89	21%
5 Another country	5	2%	2	2%	7	2%
(blank)	2	1%		0%	2	0%
Grand Total	282	100%	133	100%	415	100%
4. What was your age as of September 28, 2015?						
1 17 or under		0%	6	5%	6	1%
2 18-19	26	9%	71	53%	97	23%
3 20-21	74	26%	33	25%	107	26%
4 22-23	52	18%	13	10%	65	16%
5 24-25	35	12%	4	3%	39	9%
6 26-29	26	9%	2	2%	28	7%
7 30-34	24	9%	1	1%	25	6%
8 35 or older	45	16%	3	2%	48	12%
Grand Total	282	100%	133	100%	415	100%
5. What is your gender?						
1 Female	177	63%	92	69%	269	65%
2 Male	85	30%	30	23%	115	28%
3 Transgender/Other	19	7%	11	8%	30	7%
(blank)	1	0%		0%	1	0%
Grand Total	282	100%	133	100%	415	100%
6. Are you employed during the academic year?						
1 Yes, I am employed	194	69%	52	39%	246	59%
2 No, I am not employed (Skip to Question 8.)	87	31%	80	60%	167	40%
(blank)	1	0%	1	1%	2	0%
Grand Total	282	100%	133	100%	415	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
7. How many hours per week do you work during the academic year?						
	Median hours =		19 hours	11 hours	18 hours	
8 or fewer hours	13	5%	8	6%	21	5%
9 to 16 hours	66	23%	28	21%	94	23%
17 to 24 hours	48	17%	13	10%	61	15%
25 to 32 hours	20	7%	2	2%	22	5%
33 to 40 hours	29	10%	1	1%	30	7%
41 hours or more	6	2%		0%	6	1%
(blank)	100	35%	81	61%	181	44%
Grand Total	282	100%	133	100%	415	100%
8. How important is it for the college to provide housing to the following types of students?						
Freshmen						
1 Extremely important	241	85%	123	92%	364	88%
2 Somewhat important	25	9%	9	7%	34	8%
3 Not very important	3	1%	1	1%	4	1%
4 Not important		0%		0%		0%
5 No opinion	7	2%		0%	7	2%
(blank)	6	2%		0%	6	1%
Grand Total	282	100%	133	100%	415	100%
Sophomores						
1 Extremely important	117	41%	65	49%	182	44%
2 Somewhat important	131	46%	65	49%	196	47%
3 Not very important	14	5%	2	2%	16	4%
4 Not important	4	1%		0%	4	1%
5 No opinion	10	4%		0%	10	2%
(blank)	6	2%	1	1%	7	2%
Grand Total	282	100%	133	100%	415	100%
Juniors						
1 Extremely important	57	20%	38	29%	95	23%
2 Somewhat important	147	52%	78	59%	225	54%
3 Not very important	49	17%	12	9%	61	15%
4 Not important	11	4%	3	2%	14	3%
5 No opinion	12	4%	1	1%	13	3%
(blank)	6	2%	1	1%	7	2%
Grand Total	282	100%	133	100%	415	100%
Seniors						
1 Extremely important	52	18%	37	28%	89	21%
2 Somewhat important	115	41%	61	46%	176	42%
3 Not very important	69	24%	21	16%	90	22%
4 Not important	26	9%	11	8%	37	9%
5 No opinion	14	5%	2	2%	16	4%
(blank)	6	2%	1	1%	7	2%
Grand Total	282	100%	133	100%	415	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Graduate students						
1 Extremely important	37	13%	20	15%	57	14%
2 Somewhat important	78	28%	44	33%	122	29%
3 Not very important	85	30%	39	29%	124	30%
4 Not important	54	19%	14	11%	68	16%
5 No opinion	22	8%	15	11%	37	9%
(blank)	6	2%	1	1%	7	2%
Grand Total	282	100%	133	100%	415	100%
Non-traditional undergraduate students (24 and older)						
1 Extremely important	58	21%	22	17%	80	19%
2 Somewhat important	102	36%	61	46%	163	39%
3 Not very important	70	25%	24	18%	94	23%
4 Not important	20	7%	12	9%	32	8%
5 No opinion	25	9%	13	10%	38	9%
(blank)	7	2%	1	1%	8	2%
Grand Total	282	100%	133	100%	415	100%
Transfer students						
1 Extremely important	114	40%	73	55%	187	45%
2 Somewhat important	113	40%	48	36%	161	39%
3 Not very important	17	6%	5	4%	22	5%
4 Not important	10	4%	1	1%	11	3%
5 No opinion	21	7%	5	4%	26	6%
(blank)	7	2%	1	1%	8	2%
Grand Total	282	100%	133	100%	415	100%
International students						
1 Extremely important	223	79%	105	79%	328	79%
2 Somewhat important	41	15%	24	18%	65	16%
3 Not very important	2	1%		0%	2	0%
4 Not important	3	1%	1	1%	4	1%
5 No opinion	9	3%	2	2%	11	3%
(blank)	4	1%	1	1%	5	1%
Grand Total	282	100%	133	100%	415	100%
Students with a spouse/partner and/or children						
1 Extremely important	71	25%	30	23%	101	24%
2 Somewhat important	99	35%	43	32%	142	34%
3 Not very important	51	18%	24	18%	75	18%
4 Not important	33	12%	14	11%	47	11%
5 No opinion	22	8%	21	16%	43	10%
(blank)	6	2%	1	1%	7	2%
Grand Total	282	100%	133	100%	415	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Veterans						
1 Extremely important	109	39%	50	38%	159	38%
2 Somewhat important	110	39%	47	35%	157	38%
3 Not very important	24	9%	10	8%	34	8%
4 Not important	8	3%	4	3%	12	3%
5 No opinion	27	10%	20	15%	47	11%
(blank)	4	1%	2	2%	6	1%
Grand Total	282	100%	133	100%	415	100%
9. How satisfied or dissatisfied are you with your current housing situation?						
1 Very satisfied	97	34%	27	20%	124	30%
2 Satisfied	147	52%	81	61%	228	55%
3 Dissatisfied	29	10%	20	15%	49	12%
4 Very dissatisfied	6	2%	5	4%	11	3%
(blank)	3	1%		0%	3	1%
Grand Total	282	100%	133	100%	415	100%
10. Where do you live?						
On Campus						
1 Residence Hall (Buildings A-D) (Skip to Question 27.)		0%	64	48%	64	15%
2 Apartment (Buildings E-U) (Skip to Question 27.)		0%	61	46%	61	15%
3 Modular Housing-the “Mods” (Skip to Question 27.)		0%	8	6%	8	2%
Off Campus						
4 Rental housing off campus	209	74%		0%	209	50%
5 With parents/relatives, but would consider living on campus (Skip to Q25.)	11	4%		0%	11	3%
6 With parents/relatives and would never consider living on campus (Skip to Q32.)	23	8%		0%	23	6%
7 Own my home, but would consider living on campus (Skip to Q25.)	8	3%		0%	8	2%
8 Own my home and would never consider living on campus (Skip to Q32.)	31	11%		0%	31	7%
Grand Total	282	100%	133	100%	415	100%
Tell Us about the Off-Campus Housing You Rent						
11. What is your ZIP Code?						
28017	1	0%		0%	1	0%
80305	1	0%		0%	1	0%
98070	1	0%		0%	1	0%
98205	1	0%		0%	1	0%
98371	1	0%		0%	1	0%
98387	1	0%		0%	1	0%
98403	1	0%		0%	1	0%
98405	1	0%		0%	1	0%
98444	1	0%		0%	1	0%
98501	26	9%		0%	26	6%
98502	122	43%		0%	122	29%
98503	6	2%		0%	6	1%
98505	5	2%		0%	5	1%
98506	17	6%		0%	17	4%
98512	15	5%		0%	15	4%
98513	3	1%		0%	3	1%
98528	2	1%		0%	2	0%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
98550	1	0%		0%	1	0%
98569	1	0%		0%	1	0%
98597	1	0%		0%	1	0%
(blank)	74	26%	133	100%	207	50%
Grand Total	282	100%	133	100%	415	100%
12. What type of housing unit do you live in?						
1 Apartment—in an apartment complex/building or a condominium	91	32%		0%	91	22%
2 One-of-a-kind apartment—such as in a house or over a retail business	14	5%		0%	14	3%
3 House, duplex—where you (or a group) rent the whole living unit	86	30%		0%	86	21%
4 A bedroom only (not a separate unit)—in a private home	14	5%		0%	14	3%
5 Other	2	1%		0%	2	0%
(blank)	75	27%	133	100%	208	50%
Grand Total	282	100%	133	100%	415	100%
13. What is the name of your apartment complex or building, if applicable?						
106 10th Ave	1	0%		0%	1	0%
12th & Jefferson Building	1	0%		0%	1	0%
Abalon Pointe Apts	2	1%		0%	2	0%
Angelus	1	0%		0%	1	0%
Antler Cove	2	1%		0%	2	0%
Apple Park Apts	6	2%		0%	6	1%
Arbor Square	1	0%		0%	1	0%
Bayview Apts	3	1%		0%	3	1%
Bellwether Apartments	1	0%		0%	1	0%
Black Lake Apts	3	1%		0%	3	1%
BreckenRidge Heights	1	0%		0%	1	0%
Capital House Apts	1	0%		0%	1	0%
Capital Park Apts	1	0%		0%	1	0%
Central Park Villa	1	0%		0%	1	0%
College Court Apts	1	0%		0%	1	0%
Copper Trail	4	1%		0%	4	1%
Dangle House	1	0%		0%	1	0%
Deer Run Apartments	1	0%		0%	1	0%
Elk Runn	1	0%		0%	1	0%
Evergreen Gardens	16	6%		0%	16	4%
Evergreen Vista	1	0%		0%	1	0%
Fairfield	1	0%		0%	1	0%
Fern Ridge Apartments	1	0%		0%	1	0%
Fiddlehead Marina	1	0%		0%	1	0%
Franklin Lofts	1	0%		0%	1	0%
Glen	1	0%		0%	1	0%
Heritage Park	1	0%		0%	1	0%
House	2	1%		0%	2	0%
Kelly Building	1	0%		0%	1	0%
Kennedy Creek	1	0%		0%	1	0%
Lakepark Apts	1	0%		0%	1	0%
Lakeside Park	1	0%		0%	1	0%
Montair	1	0%		0%	1	0%
Normandy Park	1	0%		0%	1	0%
Old Town Apartments	1	0%		0%	1	0%
Olympia Court Apartments	1	0%		0%	1	0%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Olympic Heights Apts	2	1%		0%	2	0%
Oxford Sober House	1	0%		0%	1	0%
Rock Maple	5	2%		0%	5	1%
Rock Maple Lane	1	0%		0%	1	0%
Rock Maple Village	5	2%		0%	5	1%
Sherwood Glen	1	0%		0%	1	0%
The Adventure Nest	1	0%		0%	1	0%
The Fun Place	1	0%		0%	1	0%
The Timbers	1	0%		0%	1	0%
The Victorian	1	0%		0%	1	0%
The Woods	1	0%		0%	1	0%
Walnut Estates	3	1%		0%	3	1%
Woodland	1	0%		0%	1	0%
Woodland Apartments	1	0%		0%	1	0%
(blank)	191	68%	133	100%	324	78%
Grand Total	282	100%	133	100%	415	100%
14. Including yourself, how many people live in the apartment/unit where you live?						
1 One	31	11%		0%	31	7%
2 Two	66	23%		0%	66	16%
3 Three	60	21%		0%	60	14%
4 Four	24	9%		0%	24	6%
5 More than four	25	9%		0%	25	6%
(blank)	76	27%	133	100%	209	50%
Grand Total	282	100%	133	100%	415	100%
15. With whom do you live?						
a. No one, I live alone	27	10%		0%	27	7%
b. Roommates and/or apartment-mates	127	45%		0%	127	31%
c. My children	15	5%		0%	15	4%
d. Parents or guardians		0%		0%		0%
e. Spouse/Partner	59	21%		0%	59	14%
Grand Total	282	100%	133	100%	415	100%
16. How many bedrooms are in your apartment/unit?						
1 None—an efficiency/studio	7	2%		0%	7	2%
2 One	35	12%		0%	35	8%
3 Two	70	25%		0%	70	17%
4 Three	61	22%		0%	61	15%
5 Four	19	7%		0%	19	5%
6 More than four	14	5%		0%	14	3%
(blank)	76	27%	133	100%	209	50%
Grand Total	282	100%	133	100%	415	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
17. How many bathrooms are in your apartment/unit? (A half bath is a bathroom with no shower or tub.)						
1 One	121	43%		0%	121	29%
2 One and a half	12	4%		0%	12	3%
3 Two	54	19%		0%	54	13%
4 Two and a half	13	5%		0%	13	3%
5 Three	6	2%		0%	6	1%
6 More than three	1	0%		0%	1	0%
(blank)	75	27%	133	100%	208	50%
Grand Total	282	100%	133	100%	415	100%
18. Do you share a bedroom?						
1 No, I have a bedroom to myself (Skip to Q20.)	131	46%		0%	131	32%
2 Yes, I share a bedroom with my spouse and/or children (Skip to Q20.)	24	9%		0%	24	6%
3 Yes, I share a bedroom with my partner or significant other (Skip to Q20.)	41	15%		0%	41	10%
4 Yes, I share a bedroom with a roommate	11	4%		0%	11	3%
(blank)	75	27%	133	100%	208	50%
Grand Total	282	100%	133	100%	415	100%
19. Why do you choose to share a bedroom?						
a. Lower rent	10	4%		0%	10	2%
b. Wanted to live with friends	7	2%		0%	7	2%
c. Could not find housing with a private bedroom	1	0%		0%	1	0%
d. Other (Please specify.)	1	0%		0%	1	0%
7 people in house	1	0%		0%	1	0%
(blank)	281	100%	133	100%	414	100%
Grand Total	282	100%	133	100%	415	100%
20. What is your lease term?						
1 Twelve months	73	26%		0%	73	18%
2 Academic year (9 or 10 months)	11	4%		0%	11	3%
3 Six months	19	7%		0%	19	5%
4 Semester	1	0%		0%	1	0%
5 Month-to-month since the beginning of my lease	68	24%		0%	68	16%
6 Month-to-month starting at the end of my original lease term	24	9%		0%	24	6%
7 Other	11	4%		0%	11	3%
(blank)	75	27%	133	100%	208	50%
Grand Total	282	100%	133	100%	415	100%
21. How do you rent your unit?						
1 Furnished	9	3%		0%	9	2%
2 Partially furnished	29	10%		0%	29	7%
3 Unfurnished	170	60%		0%	170	41%
(blank)	74	26%	133	100%	207	50%
Grand Total	282	100%	133	100%	415	100%
22. What is your living situation during this academic year?						
1 I live on my own or with roommates in a rented unit.	156	55%		0%	156	38%
2 I live with my parent(s)/guardian in their home and I contribute toward my living expenses.	2	1%		0%	2	0%
3 I live with my spouse/partner and/or child(ren) in a rented unit.	49	17%		0%	49	12%
(blank)	75	27%	133	100%	208	50%
Grand Total	282	100%	133	100%	415	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
23. What is your share of monthly housing costs? What is the monthly rental cost for the entire unit?						
	Rent		Total Other Expenses			
	n=	Median	n=	Median		
On own or with roommate(s)/apartment-mate(s)	153	\$418	139	\$85		
With parent(s)/guardian(s) and contribute	2	\$200	2	\$118		
	Rent		Total Other Expenses			
	n=	Median	n=	Median		
With spouse/partner/child(ren)	48	\$891	48	\$200		
24. What is included in your rent?						
a. Electricity	36	13%		0%	36	9%
b. Gas	46	16%		0%	46	11%
c. Water/sewer	121	43%		0%	121	29%
d. Trash	123	44%		0%	123	30%
e. Internet	27	10%		0%	27	7%
f. Cable	16	6%		0%	16	4%
g. Local telephone	7	2%		0%	7	2%
h. Parking	110	39%		0%	110	27%
i. No utilities are included in the rent	50	18%		0%	50	12%
Grand Total	282	100%	133	100%	415	100%
25. Have you ever lived on campus at The Evergreen State College and then decided to move off campus?						
1 No (Skip to Q27.)	119	42%		0%	119	29%
2 Yes	105	37%		0%	105	25%
(blank)	58	21%	133	100%	191	46%
Grand Total	282	100%	133	100%	415	100%
26. What are the reason(s) you decided to move off campus?						
a. Age and condition of housing facilities	26	9%		0%	26	6%
b. Campus housing is too expensive	80	28%		0%	80	19%
c. Desire for more independence	80	28%		0%	80	19%
d. Desire for more privacy	73	26%		0%	73	18%
e. Dislike of food service quality	65	23%		0%	65	16%
f. Dislike of meal plan terms and conditions	59	21%		0%	59	14%
g. Dislike of cost of meal plan	60	21%		0%	60	14%
h. High noise level in residence halls	30	11%		0%	30	7%
i. Inadequate laundry facilities	35	12%		0%	35	8%
j. Inadequate number of common kitchens	35	12%		0%	35	8%
k. Lack of living space	38	13%		0%	38	9%
l. Lack of temperature control	17	6%		0%	17	4%
m. Poor quality of Wi-Fi	26	9%		0%	26	6%
n. Roommate conflicts	33	12%		0%	33	8%
o. Rules, regulations, and policies	55	20%		0%	55	13%
p. Small size of bedrooms	32	11%		0%	32	8%
q. Space was not available in my preferred on-campus housing	6	2%		0%	6	1%
r. Wanted to drink alcohol more freely	39	14%		0%	39	9%
s. Wanted to smoke marijuana more freely	40	14%		0%	40	10%
t. Wanted to have a pet	35	12%		0%	35	8%
u. Wanted to live with my spouse and/or children	7	2%		0%	7	2%
v. Some other reason (Please specify.)	23	8%		0%	23	6%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Age-specific	1	0%	0%		1	0%
Bathrooms/people ratio, RAs, it's ugly	1	0%	0%		1	0%
Bed was uncomfortable and i couldn't bring my own furniture.	1	0%	0%		1	0%
Burn Candles	1	0%	0%		1	0%
Constant risk of theft	1	0%	0%		1	0%
Customer service & lack of empathy towards students	1	0%	0%		1	0%
Fire alarms	1	0%	0%		1	0%
Friends also moved off campus	1	0%	0%		1	0%
Had to move even though I was going to summer school.	1	0%	0%		1	0%
I feel I am too old for housing	1	0%	0%		1	0%
Limited presence of RA to help solve conflict	1	0%	0%		1	0%
Living with too many people in one house, living with teens	1	0%	0%		1	0%
MOD was listed as age 30+ and was mainly 20yo kids	1	0%	0%		1	0%
More culture in Olympia than on campus	1	0%	0%		1	0%
Needed more storage space (garage)	1	0%	0%		1	0%
No fans in the bathroom? What are we? 1850's London?	1	0%	0%		1	0%
Proximity to work	1	0%	0%		1	0%
RAD	1	0%	0%		1	0%
Rad maintenance was unhelpful most times	1	0%	0%		1	0%
Roommates didn't know how to take care of common space	1	0%	0%		1	0%
Stress	1	0%	0%		1	0%
Wanted to live with friends	1	0%	0%		1	0%
Wanted to use my own furniture, paint, etc.	1	0%	0%		1	0%
(blank)	259	92%	133	100%	392	94%
Grand Total	282	100%	133	100%	415	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Tell Us Your Thoughts on Housing						
27. What are the most important factors you considered in your decision of where to live this academic year? Please rank the top five.						
Most Important						
1 Ability to enter into an academic-year lease	4	1%	11	8%	15	4%
2 Ability to enter into a 12-month lease	6	2%		0%	6	1%
3 Ability to meet other students	1	0%	14	11%	15	4%
4 Adequate living space	14	5%	4	3%	18	4%
5 Affordable rent	126	45%	22	17%	148	36%
6 Availability of parking		0%		0%		0%
7 Character of neighborhood	9	3%		0%	9	2%
8 Character of living space	4	1%	2	2%	6	1%
9 Fitness center	1	0%		0%	1	0%
10 Have own bathroom	7	2%	5	4%	12	3%
11 Have own bedroom	14	5%	17	13%	31	7%
12 Inclusion of utilities in rent		0%	2	2%	2	0%
13 Internet connection	1	0%	1	1%	2	0%
14 Kitchen in the unit	12	4%	4	3%	16	4%
15 Laundry machines in the unit		0%	1	1%	1	0%
16 Location relative to campus	13	5%	32	24%	45	11%
17 Management of the property	4	1%	1	1%	5	1%
18 On-site laundry facility		0%		0%		0%
19 Physical condition of the housing	5	2%	3	2%	8	2%
20 Satisfy parents’ wishes	2	1%	5	4%	7	2%
21 Security	3	1%	3	2%	6	1%
22 Themed housing or specialized options	1	0%	5	4%	6	1%
(blank)	55	20%	1	1%	56	13%
Grand Total	282	100%	133	100%	415	100%

Second most important						
1 Ability to enter into an academic-year lease	3	1%	7	5%	10	2%
2 Ability to enter into a 12-month lease	1	0%	1	1%	2	0%
3 Ability to meet other students	5	2%	16	12%	21	5%
4 Adequate living space	38	13%	16	12%	54	13%
5 Affordable rent	40	14%	19	14%	59	14%
6 Availability of parking	2	1%		0%	2	0%
7 Character of neighborhood	11	4%		0%	11	3%
8 Character of living space	10	4%	3	2%	13	3%
9 Fitness center		0%		0%		0%
10 Have own bathroom	6	2%	1	1%	7	2%
11 Have own bedroom	24	9%	13	10%	37	9%
12 Inclusion of utilities in rent	6	2%	3	2%	9	2%
13 Internet connection	6	2%	9	7%	15	4%
14 Kitchen in the unit	17	6%	4	3%	21	5%
15 Laundry machines in the unit	10	4%	2	2%	12	3%
16 Location relative to campus	29	10%	17	13%	46	11%
17 Management of the property	3	1%		0%	3	1%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
18 On-site laundry facility	2	1%	2	2%	4	1%
19 Physical condition of the housing	7	2%	1	1%	8	2%
20 Satisfy parents’ wishes	1	0%	5	4%	6	1%
21 Security	6	2%	10	8%	16	4%
22 Themed housing or specialized options		0%	3	2%	3	1%
(blank)	55	20%	1	1%	56	13%
Grand Total	282	100%	133	100%	415	100%

Third most important

1 Ability to enter into an academic-year lease	1	0%	2	2%	3	1%
2 Ability to enter into a 12-month lease	2	1%	3	2%	5	1%
3 Ability to meet other students	3	1%	11	8%	14	3%
4 Adequate living space	23	8%	13	10%	36	9%
5 Affordable rent	17	6%	11	8%	28	7%
6 Availability of parking	8	3%	2	2%	10	2%
7 Character of neighborhood	11	4%	2	2%	13	3%
8 Character of living space	21	7%	6	5%	27	7%
9 Fitness center		0%	3	2%	3	1%
10 Have own bathroom	13	5%	3	2%	16	4%
11 Have own bedroom	23	8%	12	9%	35	8%
12 Inclusion of utilities in rent	8	3%	6	5%	14	3%
13 Internet connection	7	2%	10	8%	17	4%
14 Kitchen in the unit	22	8%	10	8%	32	8%
15 Laundry machines in the unit	15	5%	4	3%	19	5%
16 Location relative to campus	23	8%	12	9%	35	8%
17 Management of the property	6	2%	3	2%	9	2%
18 On-site laundry facility	8	3%	1	1%	9	2%
19 Physical condition of the housing	10	4%	8	6%	18	4%
20 Satisfy parents’ wishes		0%	2	2%	2	0%
21 Security	4	1%	6	5%	10	2%
22 Themed housing or specialized options	1	0%	2	2%	3	1%
(blank)	56	20%	1	1%	57	14%
Grand Total	282	100%	133	100%	415	100%

Fourth most important

1 Ability to enter into an academic-year lease	2	1%	5	4%	7	2%
2 Ability to enter into a 12-month lease	3	1%		0%	3	1%
3 Ability to meet other students	6	2%	6	5%	12	3%
4 Adequate living space	24	9%	14	11%	38	9%
5 Affordable rent	16	6%	3	2%	19	5%
6 Availability of parking	12	4%	4	3%	16	4%
7 Character of neighborhood	13	5%	4	3%	17	4%
8 Character of living space	12	4%	3	2%	15	4%
9 Fitness center	3	1%	3	2%	6	1%
10 Have own bathroom	9	3%	4	3%	13	3%
11 Have own bedroom	19	7%	9	7%	28	7%
12 Inclusion of utilities in rent	10	4%	11	8%	21	5%
13 Internet connection	9	3%	16	12%	25	6%
14 Kitchen in the unit	16	6%	8	6%	24	6%
15 Laundry machines in the unit	11	4%	5	4%	16	4%
16 Location relative to campus	14	5%	10	8%	24	6%
17 Management of the property	6	2%	2	2%	8	2%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
18 On-site laundry facility	13	5%	5	4%	18	4%
19 Physical condition of the housing	19	7%	2	2%	21	5%
20 Satisfy parents’ wishes		0%	9	7%	9	2%
21 Security	7	2%	3	2%	10	2%
22 Themed housing or specialized options		0%	4	3%	4	1%
(blank)	58	21%	3	2%	61	15%
Grand Total	282	100%	133	100%	415	100%

Fifth most important

1 Ability to enter into an academic-year lease	2	1%	2	2%	4	1%
2 Ability to enter into a 12-month lease	2	1%	2	2%	4	1%
3 Ability to meet other students	3	1%	8	6%	11	3%
4 Adequate living space	16	6%	12	9%	28	7%
5 Affordable rent	7	2%	5	4%	12	3%
6 Availability of parking	17	6%	3	2%	20	5%
7 Character of neighborhood	10	4%	6	5%	16	4%
8 Character of living space	19	7%	4	3%	23	6%
9 Fitness center	2	1%	3	2%	5	1%
10 Have own bathroom	8	3%	2	2%	10	2%
11 Have own bedroom	14	5%	11	8%	25	6%
12 Inclusion of utilities in rent	8	3%	5	4%	13	3%
13 Internet connection	13	5%	17	13%	30	7%
14 Kitchen in the unit	15	5%	6	5%	21	5%
15 Laundry machines in the unit	20	7%	5	4%	25	6%
16 Location relative to campus	21	7%	6	5%	27	7%
17 Management of the property	4	1%	4	3%	8	2%
18 On-site laundry facility	13	5%	6	5%	19	5%
19 Physical condition of the housing	15	5%	7	5%	22	5%
20 Satisfy parents’ wishes	2	1%	4	3%	6	1%
21 Security	8	3%	9	7%	17	4%
22 Themed housing or specialized options	4	1%	2	2%	6	1%
(blank)	59	21%	4	3%	63	15%
Grand Total	282	100%	133	100%	415	100%

28. Please provide your feedback on the following unit types and proposed rents. Assume that the estimated rents include furnishings, utilities, and Internet. Residence hall rents are based on an academic year lease and apartments are based on a 12-monthlease. Rents DO NOT include meal plan charges.
- Please select no more than one as “preferred.”
 - Mark as “acceptable” any unit plan you would live in if your preferred choice were not available.
 - Select “would not live there” for any unit that you would find unacceptable.
- NOTE: Floor plans are to show concepts only, and are not to scale.

RENOVATED RESIDENCE HALL

Double bedroom rent per person: \$5,300 per academic year (or \$589 monthly average)

1 Preferred	8	3%	4	3%	12	3%
2 Acceptable	69	24%	78	59%	147	35%
3 Would not live there	151	54%	51	38%	202	49%
(blank)	54	19%		0%	54	13%
Grand Total	282	100%	133	100%	415	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
RENOVATED RESIDENCE HALL						
Single bedroom rent per person: \$6,000 per academic year (or \$667 monthly average)						
1 Preferred	16	6%	19	14%	35	8%
2 Acceptable	91	32%	83	62%	174	42%
3 Would not live there	121	43%	31	23%	152	37%
(blank)	54	19%		0%	54	13%
Grand Total	282	100%	133	100%	415	100%
NEW CONSTRUCTION TWO-DOUBLE-BEDROOM SUITE						
Rent per person: \$6,800 per academic year (or \$756 monthly average)						
1 Preferred	11	4%	16	12%	27	7%
2 Acceptable	73	26%	59	44%	132	32%
3 Would not live there	144	51%	58	44%	202	49%
(blank)	54	19%		0%	54	13%
Grand Total	282	100%	133	100%	415	100%
NEW CONSTRUCTION STUDIO APARTMENT						
Rent per person: \$10,650 per 12 months (or \$888 monthly average)						
1 Preferred	43	15%	34	26%	77	19%
2 Acceptable	77	27%	56	42%	133	32%
3 Would not live there	108	38%	43	32%	151	36%
(blank)	54	19%		0%	54	13%
Grand Total	282	100%	133	100%	415	100%
NEW CONSTRUCTION TWO-SINGLE-BEDROOM APARTMENT						
Rent per person: \$12,100 per 12 months (or \$1,008 monthly average)						
1 Preferred	16	6%	19	14%	35	8%
2 Acceptable	74	26%	62	47%	136	33%
3 Would not live there	138	49%	52	39%	190	46%
(blank)	54	19%		0%	54	13%
Grand Total	282	100%	133	100%	415	100%
NEW CONSTRUCTION ONE-BEDROOM APARTMENT						
Rent per person: \$15,800 per 12 months (or \$1,317 monthly average)						
1 Preferred	6	2%	8	6%	14	3%
2 Acceptable	56	20%	55	41%	111	27%
3 Would not live there	166	59%	70	53%	236	57%
(blank)	54	19%		0%	54	13%
Grand Total	282	100%	133	100%	415	100%
29. How influential would each of the following unit features and housing amenities be on your interest in living in campus housing?						
Availability of a meal plan						
1 Would not live in campus housing without it	21	7%	17	13%	38	9%
2 Would have a positive influence on my decision	68	24%	49	37%	117	28%
3 Would have no influence on my decision	113	40%	57	43%	170	41%
4 Would have a negative influence on my decision	11	4%	4	3%	15	4%
5 Would not live in campus housing if it was there	9	3%	5	4%	14	3%
(blank)	60	21%	1	1%	61	15%
Grand Total	282	100%	133	100%	415	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Basic cable TV						
1 Would not live in campus housing without it	10	4%	2	2%	12	3%
2 Would have a positive influence on my decision	63	22%	43	32%	106	26%
3 Would have no influence on my decision	138	49%	76	57%	214	52%
4 Would have a negative influence on my decision	7	2%	9	7%	16	4%
5 Would not live in campus housing if it was there	4	1%	2	2%	6	1%
(blank)	60	21%	1	1%	61	15%
Grand Total	282	100%	133	100%	415	100%
Full kitchen in unit						
1 Would not live in campus housing without it	108	38%	50	38%	158	38%
2 Would have a positive influence on my decision	105	37%	72	54%	177	43%
3 Would have no influence on my decision	8	3%	7	5%	15	4%
4 Would have a negative influence on my decision		0%	1	1%	1	0%
5 Would not live in campus housing if it was there	1	0%	2	2%	3	1%
(blank)	60	21%	1	1%	61	15%
Grand Total	282	100%	133	100%	415	100%
Furnished unit						
1 Would not live in campus housing without it	40	14%	36	27%	76	18%
2 Would have a positive influence on my decision	90	32%	80	60%	170	41%
3 Would have no influence on my decision	71	25%	14	11%	85	20%
4 Would have a negative influence on my decision	14	5%	2	2%	16	4%
5 Would not live in campus housing if it was there	6	2%		0%	6	1%
(blank)	61	22%	1	1%	62	15%
Grand Total	282	100%	133	100%	415	100%
High-speed wireless Internet						
1 Would not live in campus housing without it	141	50%	81	61%	222	53%
2 Would have a positive influence on my decision	69	24%	48	36%	117	28%
3 Would have no influence on my decision	11	4%	3	2%	14	3%
4 Would have a negative influence on my decision		0%		0%		0%
5 Would not live in campus housing if it was there	1	0%		0%	1	0%
(blank)	60	21%	1	1%	61	15%
Grand Total	282	100%	133	100%	415	100%
Required meal plan						
1 Would not live in campus housing without it	5	2%		0%	5	1%
2 Would have a positive influence on my decision	4	1%	8	6%	12	3%
3 Would have no influence on my decision	29	10%	30	23%	59	14%
4 Would have a negative influence on my decision	80	28%	65	49%	145	35%
5 Would not live in campus housing if it was there	103	37%	29	22%	132	32%
(blank)	61	22%	1	1%	62	15%
Grand Total	282	100%	133	100%	415	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Soundproof walls						
1 Would not live in campus housing without it	32	11%	12	9%	44	11%
2 Would have a positive influence on my decision	173	61%	101	76%	274	66%
3 Would have no influence on my decision	15	5%	18	14%	33	8%
4 Would have a negative influence on my decision	1	0%	1	1%	2	0%
5 Would not live in campus housing if it was there	1	0%		0%	1	0%
(blank)	60	21%	1	1%	61	15%
Grand Total	282	100%	133	100%	415	100%
Storage space						
1 Would not live in campus housing without it	25	9%	21	16%	46	11%
2 Would have a positive influence on my decision	158	56%	92	69%	250	60%
3 Would have no influence on my decision	35	12%	18	14%	53	13%
4 Would have a negative influence on my decision	2	1%	1	1%	3	1%
5 Would not live in campus housing if it was there	2	1%		0%	2	0%
(blank)	60	21%	1	1%	61	15%
Grand Total	282	100%	133	100%	415	100%
Temperature control in each unit						
1 Would not live in campus housing without it	58	21%	35	26%	93	22%
2 Would have a positive influence on my decision	136	48%	86	65%	222	53%
3 Would have no influence on my decision	28	10%	10	8%	38	9%
4 Would have a negative influence on my decision		0%		0%		0%
5 Would not live in campus housing if it was there		0%	1	1%	1	0%
(blank)	60	21%	1	1%	61	15%
Grand Total	282	100%	133	100%	415	100%
Utilities included in rent						
1 Would not live in campus housing without it	64	23%	41	31%	105	25%
2 Would have a positive influence on my decision	128	45%	80	60%	208	50%
3 Would have no influence on my decision	22	8%	10	8%	32	8%
4 Would have a negative influence on my decision	5	2%	1	1%	6	1%
5 Would not live in campus housing if it was there	2	1%		0%	2	0%
(blank)	61	22%	1	1%	62	15%
Grand Total	282	100%	133	100%	415	100%
Washer/dryer in unit						
1 Would not live in campus housing without it	41	15%	21	16%	62	15%
2 Would have a positive influence on my decision	149	53%	93	70%	242	58%
3 Would have no influence on my decision	31	11%	17	13%	48	12%
4 Would have a negative influence on my decision		0%		0%		0%
5 Would not live in campus housing if it was there	1	0%	1	1%	2	0%
(blank)	60	21%	1	1%	61	15%
Grand Total	282	100%	133	100%	415	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
30. How influential would each of the following community features and support services be on your interest in living in campus housing?						
Academic support in the halls (tutors, small versions of the Writing Center and Quasar, etc.)						
1 Would not live in campus housing without it	16	6%	9	7%	25	6%
2 Would have a positive influence on my decision	102	36%	66	50%	168	40%
3 Would have no influence on my decision	95	34%	55	41%	150	36%
4 Would have a negative influence on my decision	3	1%	1	1%	4	1%
5 Would not live in campus housing if it was there		0%		0%		0%
(blank)	66	23%	2	2%	68	16%
Grand Total	282	100%	133	100%	415	100%
Community kitchen						
1 Would not live in campus housing without it	27	10%	11	8%	38	9%
2 Would have a positive influence on my decision	78	28%	52	39%	130	31%
3 Would have no influence on my decision	79	28%	52	39%	131	32%
4 Would have a negative influence on my decision	26	9%	14	11%	40	10%
5 Would not live in campus housing if it was there	5	2%	2	2%	7	2%
(blank)	67	24%	2	2%	69	17%
Grand Total	282	100%	133	100%	415	100%
Coffee shop or café in/near housing						
1 Would not live in campus housing without it	14	5%	7	5%	21	5%
2 Would have a positive influence on my decision	149	53%	89	67%	238	57%
3 Would have no influence on my decision	47	17%	33	25%	80	19%
4 Would have a negative influence on my decision	4	1%	1	1%	5	1%
5 Would not live in campus housing if it was there	1	0%		0%	1	0%
(blank)	67	24%	3	2%	70	17%
Grand Total	282	100%	133	100%	415	100%
Convenience store in/near housing						
1 Would not live in campus housing without it	19	7%	10	8%	29	7%
2 Would have a positive influence on my decision	151	54%	99	74%	250	60%
3 Would have no influence on my decision	43	15%	20	15%	63	15%
4 Would have a negative influence on my decision	2	1%	2	2%	4	1%
5 Would not live in campus housing if it was there	1	0%		0%	1	0%
(blank)	66	23%	2	2%	68	16%
Grand Total	282	100%	133	100%	415	100%
Computer lab						
1 Would not live in campus housing without it	23	8%	16	12%	39	9%
2 Would have a positive influence on my decision	121	43%	70	53%	191	46%
3 Would have no influence on my decision	71	25%	45	34%	116	28%
4 Would have a negative influence on my decision	1	0%		0%	1	0%
5 Would not live in campus housing if it was there		0%		0%		0%
(blank)	66	23%	2	2%	68	16%
Grand Total	282	100%	133	100%	415	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Convenient parking						
1 Would not live in campus housing without it	39	14%	18	14%	57	14%
2 Would have a positive influence on my decision	117	41%	69	52%	186	45%
3 Would have no influence on my decision	56	20%	43	32%	99	24%
4 Would have a negative influence on my decision	1	0%	1	1%	2	0%
5 Would not live in campus housing if it was there	2	1%		0%	2	0%
(blank)	67	24%	2	2%	69	17%
Grand Total	282	100%	133	100%	415	100%
Fitness center/weight room						
1 Would not live in campus housing without it	16	6%	6	5%	22	5%
2 Would have a positive influence on my decision	130	46%	71	53%	201	48%
3 Would have no influence on my decision	68	24%	52	39%	120	29%
4 Would have a negative influence on my decision	1	0%	2	2%	3	1%
5 Would not live in campus housing if it was there	1	0%		0%	1	0%
(blank)	66	23%	2	2%	68	16%
Grand Total	282	100%	133	100%	415	100%
Game room (ping pong, pool, etc.)						
1 Would not live in campus housing without it	9	3%	5	4%	14	3%
2 Would have a positive influence on my decision	100	35%	57	43%	157	38%
3 Would have no influence on my decision	102	36%	66	50%	168	40%
4 Would have a negative influence on my decision	2	1%	1	1%	3	1%
5 Would not live in campus housing if it was there	2	1%	2	2%	4	1%
(blank)	67	24%	2	2%	69	17%
Grand Total	282	100%	133	100%	415	100%
Group study/meeting space						
1 Would not live in campus housing without it	21	7%	7	5%	28	7%
2 Would have a positive influence on my decision	117	41%	81	61%	198	48%
3 Would have no influence on my decision	74	26%	41	31%	115	28%
4 Would have a negative influence on my decision	3	1%	1	1%	4	1%
5 Would not live in campus housing if it was there	1	0%	1	1%	2	0%
(blank)	66	23%	2	2%	68	16%
Grand Total	282	100%	133	100%	415	100%
Learning communities						
1 Would not live in campus housing without it	12	4%	3	2%	15	4%
2 Would have a positive influence on my decision	97	34%	70	53%	167	40%
3 Would have no influence on my decision	106	38%	57	43%	163	39%
4 Would have a negative influence on my decision	1	0%		0%	1	0%
5 Would not live in campus housing if it was there		0%	1	1%	1	0%
(blank)	66	23%	2	2%	68	16%
Grand Total	282	100%	133	100%	415	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Live-in staff						
1 Would not live in campus housing without it	11	4%	6	5%	17	4%
2 Would have a positive influence on my decision	53	19%	43	32%	96	23%
3 Would have no influence on my decision	110	39%	62	47%	172	41%
4 Would have a negative influence on my decision	35	12%	17	13%	52	13%
5 Would not live in campus housing if it was there	6	2%	3	2%	9	2%
(blank)	67	24%	2	2%	69	17%
Grand Total	282	100%	133	100%	415	100%
Main lobby with front desk						
1 Would not live in campus housing without it	9	3%	6	5%	15	4%
2 Would have a positive influence on my decision	72	26%	59	44%	131	32%
3 Would have no influence on my decision	116	41%	55	41%	171	41%
4 Would have a negative influence on my decision	14	5%	8	6%	22	5%
5 Would not live in campus housing if it was there	3	1%	2	2%	5	1%
(blank)	68	24%	3	2%	71	17%
Grand Total	282	100%	133	100%	415	100%
Music practice rooms						
1 Would not live in campus housing without it	8	3%	4	3%	12	3%
2 Would have a positive influence on my decision	92	33%	62	47%	154	37%
3 Would have no influence on my decision	103	37%	59	44%	162	39%
4 Would have a negative influence on my decision	9	3%	4	3%	13	3%
5 Would not live in campus housing if it was there	2	1%	1	1%	3	1%
(blank)	68	24%	3	2%	71	17%
Grand Total	282	100%	133	100%	415	100%
Non-denominational worship areas						
1 Would not live in campus housing without it	3	1%	2	2%	5	1%
2 Would have a positive influence on my decision	53	19%	47	35%	100	24%
3 Would have no influence on my decision	130	46%	72	54%	202	49%
4 Would have a negative influence on my decision	26	9%	8	6%	34	8%
5 Would not live in campus housing if it was there	3	1%	1	1%	4	1%
(blank)	67	24%	3	2%	70	17%
Grand Total	282	100%	133	100%	415	100%
On-site laundry facilities						
1 Would not live in campus housing without it	96	34%	54	41%	150	36%
2 Would have a positive influence on my decision	102	36%	64	48%	166	40%
3 Would have no influence on my decision	15	5%	9	7%	24	6%
4 Would have a negative influence on my decision		0%	4	3%	4	1%
5 Would not live in campus housing if it was there	2	1%		0%	2	0%
(blank)	67	24%	2	2%	69	17%
Grand Total	282	100%	133	100%	415	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Outdoor gathering spaces (fire pit, outdoor seating, covered spaces, etc.)						
1 Would not live in campus housing without it	25	9%	16	12%	41	10%
2 Would have a positive influence on my decision	147	52%	83	62%	230	55%
3 Would have no influence on my decision	39	14%	28	21%	67	16%
4 Would have a negative influence on my decision	2	1%	4	3%	6	1%
5 Would not live in campus housing if it was there	2	1%		0%	2	0%
(blank)	67	24%	2	2%	69	17%
Grand Total	282	100%	133	100%	415	100%
Quiet study areas						
1 Would not live in campus housing without it	49	17%	16	12%	65	16%
2 Would have a positive influence on my decision	127	45%	90	68%	217	52%
3 Would have no influence on my decision	39	14%	24	18%	63	15%
4 Would have a negative influence on my decision		0%		0%		0%
5 Would not live in campus housing if it was there		0%	1	1%	1	0%
(blank)	67	24%	2	2%	69	17%
Grand Total	282	100%	133	100%	415	100%
Social/TV lounge						
1 Would not live in campus housing without it	10	4%	7	5%	17	4%
2 Would have a positive influence on my decision	108	38%	79	59%	187	45%
3 Would have no influence on my decision	93	33%	40	30%	133	32%
4 Would have a negative influence on my decision	4	1%	2	2%	6	1%
5 Would not live in campus housing if it was there		0%	3	2%	3	1%
(blank)	67	24%	2	2%	69	17%
Grand Total	282	100%	133	100%	415	100%
Social events						
1 Would not live in campus housing without it	12	4%	11	8%	23	6%
2 Would have a positive influence on my decision	109	39%	78	59%	187	45%
3 Would have no influence on my decision	87	31%	36	27%	123	30%
4 Would have a negative influence on my decision	5	2%	5	4%	10	2%
5 Would not live in campus housing if it was there	2	1%	1	1%	3	1%
(blank)	67	24%	2	2%	69	17%
Grand Total	282	100%	133	100%	415	100%
Storage units						
1 Would not live in campus housing without it	22	8%	13	10%	35	8%
2 Would have a positive influence on my decision	131	46%	81	61%	212	51%
3 Would have no influence on my decision	62	22%	34	26%	96	23%
4 Would have a negative influence on my decision		0%	3	2%	3	1%
5 Would not live in campus housing if it was there		0%		0%		0%
(blank)	67	24%	2	2%	69	17%
Grand Total	282	100%	133	100%	415	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
Outdoor green space						
1 Would not live in campus housing without it	51	18%	31	23%	82	20%
2 Would have a positive influence on my decision	126	45%	76	57%	202	49%
3 Would have no influence on my decision	39	14%	23	17%	62	15%
4 Would have a negative influence on my decision		0%		0%		0%
5 Would not live in campus housing if it was there		0%	1	1%	1	0%
(blank)	66	23%	2	2%	68	16%
Grand Total	282	100%	133	100%	415	100%
Wellness programming						
1 Would not live in campus housing without it	17	6%	12	9%	29	7%
2 Would have a positive influence on my decision	108	38%	67	50%	175	42%
3 Would have no influence on my decision	84	30%	50	38%	134	32%
4 Would have a negative influence on my decision	5	2%	1	1%	6	1%
5 Would not live in campus housing if it was there		0%		0%		0%
(blank)	68	24%	3	2%	71	17%
Grand Total	282	100%	133	100%	415	100%
31. Please think back to when you were selecting the housing you live in now. If your preferred unit had been available on campus for the current academic year (at the estimated rent from Question 28, and with preferred features from Questions 29 and 30), would you have lived in the proposed housing?						
1 I definitely would have lived there. (Skip to Comments.)	25	9%	52	39%	77	19%
2 I might have lived there (50/50 chance).	76	27%	61	46%	137	33%
3 I probably would not have lived there (less than 50/50 chance).	38	13%	12	9%	50	12%
4 I would not have lived there.	89	32%	8	6%	97	23%
(blank)	54	19%		0%	54	13%
Grand Total	282	100%	133	100%	415	100%
32. Why are you not interested in living in the proposed housing?						
a. I already own a home	34	12%		0%	34	8%
b. I am concerned about the level of rules and regulations	94	33%	11	8%	105	25%
c. I do not want to move	76	27%	5	4%	81	20%
d. I live with my parents/guardians	19	7%	1	1%	20	5%
e. I live with my spouse and/or children	57	20%	1	1%	58	14%
f. The housing is too expensive	150	53%	63	47%	213	51%
g. I have a pet	85	30%	6	5%	91	22%
h. I do not want to live around large numbers of younger students	102	36%	12	9%	114	27%
i. Some other reason (Please specify.)	43	15%	12	9%	55	13%
Already live in a 8x12 tiny house. Parking is only 200\$/mo.	1	0%		0%	1	0%
Already renting downtown	1	0%		0%	1	0%
Campus buildings are moldy, gross, old, and falling apart	1	0%		0%	1	0%
Campus is far from the rest of Olympia	1	0%		0%	1	0%
Cannot control this but on-campus culture is so toxic sometimes	1	0%		0%	1	0%
Comfortable sleeping on a couch	1	0%		0%	1	0%
Did not enjoy conditions I lived in on campus	1	0%		0%	1	0%
Difficult to move back to campus after already left	1	0%		0%	1	0%
Don't do well living completely alone.		0%	1	1%	1	0%
Don't like shared spaces	1	0%		0%	1	0%
Don't like sharing room. Need bathtub 4 medical reasons though		0%	1	1%	1	0%
Evergreen housing discriminates against student parents	1	0%		0%	1	0%
Evergreen internet is extremely disappointing	1	0%		0%	1	0%
Feel more like a individual adult when I live off campus.	1	0%		0%	1	0%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
<i>Fire alarms; also uncomfortable with room inspections</i>	1	0%		0%	1	0%
<i>Found cheaper rent with a backyard</i>	1	0%		0%	1	0%
<i>Furniture provided is uncomfortable.</i>	1	0%		0%	1	0%
<i>Got new experiences from the place I was at this point.</i>		0%	1	1%	1	0%
<i>Graduating</i>	1	0%		0%	1	0%
<i>Had the freshman dorm experience at TESC already</i>	1	0%		0%	1	0%
<i>Have children, no housing for students with children</i>	1	0%		0%	1	0%
<i>Have no strong feelings one way or the other</i>		0%	1	1%	1	0%
<i>Have to move out for the summer.</i>	1	0%		0%	1	0%
<i>Like the current 4 or 6 single room apartments.</i>		0%	1	1%	1	0%
<i>Live 10 minutes away. The drive is easy to make daily.</i>	1	0%		0%	1	0%
<i>Live in an investment home parents bought so free rent for me</i>	1	0%		0%	1	0%
<i>Live with sister</i>	1	0%		0%	1	0%
<i>Location (living downtown)</i>	1	0%		0%	1	0%
<i>Location is too far from downtown</i>	1	0%		0%	1	0%
<i>More expensive than my current rent</i>	1	0%		0%	1	0%
<i>My parents no longer pay my rent. I can find cheaper housing</i>	1	0%		0%	1	0%
<i>Need to live in a quiet place</i>	1	0%		0%	1	0%
<i>No bars for those he can drink.</i>		0%	1	1%	1	0%
<i>Noise pollution. Don't want roommates or shared facilities.</i>	1	0%		0%	1	0%
<i>Not interested in living around all the mental health issues</i>	1	0%		0%	1	0%
<i>Olympia's too cool to live 3 miles away from!</i>	1	0%		0%	1	0%
<i>Poor construction of buildings has me worried.</i>	1	0%		0%	1	0%
<i>Prefer living off campus and I like cooking my own meals.</i>	1	0%		0%	1	0%
<i>Quality of living</i>	1	0%		0%	1	0%
<i>RAD services stinks</i>		0%	1	1%	1	0%
<i>RAD's lack of awareness they would not be there w/o students</i>	1	0%		0%	1	0%
<i>Rent is high</i>		0%	1	1%	1	0%
<i>Rents are too high - all things considered</i>	1	0%		0%	1	0%
<i>Section 8</i>	1	0%		0%	1	0%
<i>Think I'd get lonely not being around my friends</i>	1	0%		0%	1	0%
<i>This is for yuppies and rich internationals, no surprise</i>	1	0%		0%	1	0%
<i>Too many flyers with opinions and demands all over</i>	1	0%		0%	1	0%
<i>Veteran, and dorms have a Barracks look/feel to them.</i>	1	0%		0%	1	0%
<i>Want freedom to get a cat or dog</i>	1	0%		0%	1	0%
<i>Want to be able to be loud/have parties/have privacy</i>	1	0%		0%	1	0%
<i>Want to live closer to town</i>		0%	1	1%	1	0%
<i>Want to live near other families with children</i>	1	0%		0%	1	0%
<i>Want to live off campus</i>		0%	1	1%	1	0%
<i>Wanted to live with four of my friends.</i>		0%	1	1%	1	0%
<i>Work from home glass blowing</i>	1	0%		0%	1	0%
<i>Would like suitemates</i>		0%	1	1%	1	0%
<i>Would need much cheaper housing</i>	1	0%		0%	1	0%
<i>Would want to look at all of my options</i>		0%	1	1%	1	0%
<i>(blank)</i>	237	84%	120	90%	357	86%
Grand Total	282	100%	133	100%	415	100%

SURVEY TABULATIONS	Off Campus		On Campus		Total	
	#	%	#	%	#	%
33. If you would not have considered living in the proposed housing because the rent is too high for your housing budget, what would be your level of interest in the same units at lower rates, as follows?						
Renovated Residence Hall Double \$561 per person per month (academic year)						
Renovated Residence Hall Single \$633 per person per month (academic year)						
New Two-Double-Bedroom Suite \$717 per person per month (academic year)						
Studio Apartment \$842 per person per month (12 months)						
New Two-Single Bedroom Apartment \$958 per person per month (12 months)						
New One-Single Bedroom Apartment \$1,250 per person per month (12 months)						
1 I definitely would have lived there.	2	1%	6	5%	8	2%
2 I might have lived there (50/50 chance).	35	12%	41	31%	76	18%
3 I probably would not have lived there (less than 50/50 chance).	52	18%	13	10%	65	16%
4 I would not have lived there.	59	21%	3	2%	62	15%
(blank)	134	48%	70	53%	204	49%
Grand Total	282	100%	133	100%	415	100%
34. Still too expensive? What would be your level of interest at the following rates?						
Renovated Residence Hall Double \$528 per person per month (academic year)						
Renovated Residence Hall Single \$600 per person per month (academic year)						
New Two-Double-Bedroom Suite \$678 per person per month (academic year)						
Studio Apartment \$800 per person per month (12 months)						
New Two-Single Bedroom Apartment \$908 per person per month (12 months)						
New One-Single Bedroom Apartment \$1,183 per person per month (12 months)						
1 I definitely would have lived there.	9	3%	15	11%	24	6%
2 I might have lived there (50/50 chance).	46	16%	32	24%	78	19%
3 I probably would not have lived there (less than 50/50 chance).	44	16%	5	4%	49	12%
4 I would not have lived there.	47	17%	5	4%	52	13%
(blank)	136	48%	76	57%	212	51%
Grand Total	282	100%	133	100%	415	100%

APPENDIX C:
THE EVERGREEN STATE COLLEGE
HOUSING MASTER PLAN
15-YEAR FINANCIAL PLAN



The Evergreen State College

HOUSING MASTER PLAN

15-Year Financial Plan

Scenario: **FINAL PLAN**
"Freshmen First" (Static Enrollment)

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July 1, 2016

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The Evergreen State College
HOUSING MASTER PLAN

Overview

Final Plan

Index		Page	Project Type	Design Capacity ⁽¹⁾	Development Budget ⁽²⁾	Scheduled Completion	Scenario Summary and Assumptions ⁽³⁾				
Project Summaries		3					Overview				
Phasing Summary		5					Budget ⁽²⁾		Beds/Units	Cost/Bed	Cost/GSF
Performance Charts		8					Evergreen New	\$ 105,768,000	980	\$ 107,927	\$ -
Housing System Pro Forma		10					Maintain/Reno	460,000	357	1,289	-
1	Residence Hall A	12	Demolish	0	\$ 885,000	Dec-2019	Demolish	3,162,000	-	-	-
2	Residence Hall B	13	Demolish	0	524,000	Dec-2019	P3 Tax-Exempt	-	-	-	-
3	Residence Hall C	14	Demolish	0	520,000	Dec-2019	Total	\$ 109,390,000	1,337	\$ 81,818	\$ 247.00
4	Residence Hall D	15	Demolish	0	530,000	Dec-2019	Default Assumptions				
5	Phase II Apartments E-U	16	Maintain/Reno	357	460,000	Aug-2020	Revenues	3.00%	annual escalation through 2030		
6	The Mods Apartments	17	Demolish	0	703,000	Dec-2025		20.00%	completion premium for renovations		
7	New FYE Res Hall A	18	Evergreen New	240	21,835,000	Aug-2019		0.00%	completion premium for new construction		
8	New FYE Res Hall B	19	Evergreen New	240	18,369,000	Aug-2019	Operating Costs	3.00%	annual escalation through 2030		
9	New SYE Res Hall A	20	Evergreen New	240	23,428,000	Aug-2021		0.00%	completion adjustment for renovations		
10	New UL Apartments A	21	Evergreen New	130	20,438,000	Aug-2023		-10.00%	completion adjustment for new construction		
11	New UL Apartments B	22	Evergreen New	130	21,698,000	Aug-2025	Construction Costs (2016)	\$225.00	/gsf for On-Campus New		
						\$200.00		/gsf for Public/Private			
						\$0.00		/gsf for Renovations			
						\$15.00		/gsf for Demolition			
						3.00%		annual escalation through 2030			
						28.3%		average markup for soft costs including financing			
Bed/Unit Distribution Summary											
							Existing	Planned	Change	%Change	
Single							689	1,009	320	46.4%	
Double							304	328	24	7.9%	
Other							-	-	-	-	
Total							993	1,337	344	34.6%	
Traditional							-	480	480	-	
Semi-Suites							451	260	(191)	-42.4%	
Suites							-	-	-	-	
Apartments							542	597	55	10.1%	
Non-Revenue							-	-	-	-	
Total							993	1,337	344	34.6%	
Notes:							(1) Total design capacity including staff/non-revenue beds/units at completion				
							(2) Total development costs including soft costs, inflation and financing costs				
							(3) Global assumptions may be superceded by project-specific assumptions				
Total at Completion				1,337	\$ 109,390,000	Dec-2025					

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	Residence Hall A	Residence Hall B	Residence Hall C	Residence Hall D	Phase II Apartments E-U	The Mods Apartments	New FYE Res Hall A	New FYE Res Hall B	New SYE Res Hall A	New UL Apartments A	New UL Apartments B	TOTAL
PROJECT	Demolish	Demolish	Demolish	Demolish	Maintain/Reno	Demolish	Evergreen New	Evergreen New	Evergreen New	Evergreen New	Evergreen New	
Type:												
Reno Scope:	No Work	No Work	No Work	No Work	No Work	No Work	No Work	No Work	No Work	No Work	No Work	
EXISTING UNIT COUNTS												
100 Residential: Traditional												
Traditional Single	-	-	-	-	-	-	-	-	-	-	-	-
Traditional Double	-	-	-	-	-	-	-	-	-	-	-	-
200 Residential: Semi-Suites												
1 - Double Bedroom Semi-Suite	52	18	21	20	-	-	-	-	-	-	-	111
1 - Single Bedroom Semi-Suite	65	57	52	55	-	-	-	-	-	-	-	229
2 - Double Bedroom Semi-Suite	-	-	-	-	-	-	-	-	-	-	-	-
2 - Single Bedroom Semi-Suite	-	-	-	-	-	-	-	-	-	-	-	-
300 Residential: Suites												
2 - Double Bedroom Suite	-	-	-	-	-	-	-	-	-	-	-	-
2 - Single Bedroom Suite	-	-	-	-	-	-	-	-	-	-	-	-
4 - Single Bedroom Suite	-	-	-	-	-	-	-	-	-	-	-	-
400 Residential: Apartments												
1 - Double Bedroom Apartment	-	-	-	-	5	-	-	-	-	-	-	5
2 - Double Bedroom Apartment	-	-	-	-	-	18	-	-	-	-	-	18
1 - Single Bedroom Apartment	-	-	-	-	2	-	-	-	-	-	-	2
4 - Single Bedroom Apartment	-	-	-	-	50	-	-	-	-	-	-	50
6 - Single Bedroom Apartment	-	-	-	-	34	9	-	-	-	-	-	43
Studio Apartment	-	-	-	-	-	-	-	-	-	-	-	-
2 - Single Bedroom Apartment	-	-	-	-	-	-	-	-	-	-	-	-
500 Residential: Staff												
1 - Single Bedroom Semi-Suite	-	-	-	-	-	-	-	-	-	-	-	-
1 - Single Bedroom Suite	-	-	-	-	-	-	-	-	-	-	-	-
Total Existing Units	117	75	73	75	91	27	-	-	-	-	-	458
Total Existing Beds	169	93	94	95	416	126	-	-	-	-	-	993
PLANNED UNIT COUNTS												
100 Residential: Traditional												
Traditional Single	-	-	-	-	-	-	128	136	-	-	-	264
Traditional Double	-	-	-	-	-	-	56	52	-	-	-	108
200 Residential: Semi-Suites												
1 - Double Bedroom Semi-Suite	-	-	-	-	-	-	-	-	-	-	-	-
1 - Single Bedroom Semi-Suite	-	-	-	-	-	-	-	-	8	10	10	28
2 - Double Bedroom Semi-Suite	-	-	-	-	-	-	-	-	26	-	-	26
2 - Single Bedroom Semi-Suite	-	-	-	-	-	-	-	-	64	-	-	64
300 Residential: Suites												
2 - Double Bedroom Suite	-	-	-	-	-	-	-	-	-	-	-	-
2 - Single Bedroom Suite	-	-	-	-	-	-	-	-	-	-	-	-
4 - Single Bedroom Suite	-	-	-	-	-	-	-	-	-	-	-	-
400 Residential: Apartments												
1 - Double Bedroom Apartment	-	-	-	-	4	-	-	-	-	-	-	4
2 - Double Bedroom Apartment	-	-	-	-	-	-	-	-	-	-	-	-
1 - Single Bedroom Apartment	-	-	-	-	1	-	-	-	-	-	-	1
4 - Single Bedroom Apartment	-	-	-	-	36	-	-	-	-	-	-	36
6 - Single Bedroom Apartment	-	-	-	-	34	-	-	-	-	-	-	34
Studio Apartment	-	-	-	-	-	-	-	-	-	100	100	200
2 - Single Bedroom Apartment	-	-	-	-	-	-	-	-	-	10	10	20
500 Residential: Staff												
1 - Single Bedroom Semi-Suite	-	-	-	-	-	-	-	-	-	-	-	-
1 - Single Bedroom Suite	-	-	-	-	-	-	-	-	-	-	-	-
Total Planned Units	-	-	-	-	75	-	184	188	98	120	120	785
Total Planned Beds	-	-	-	-	357	-	240	240	240	130	130	1,337

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	Residence Hall A	Residence Hall B	Residence Hall C	Residence Hall D	Phase II Apartments E-U	The Mods Apartments	New FYE Res Hall A	New FYE Res Hall B	New SYE Res Hall A	New UL Apartments A	New UL Apartments B	TOTAL
PROJECT	Type: Demolish	Demolish	Demolish	Demolish	Maintain/Reno	Demolish	Evergreen New	Evergreen New	Evergreen New	Evergreen New	Evergreen New	
Reno Scope:	No Work	No Work	No Work	No Work	No Work	No Work	No Work	No Work	No Work	No Work	No Work	
EXISTING BUILDING PROGRAM												
100 Units - Traditional	-	-	-	-	-	-	-	-	-	-	-	-
200 Units - Semi-Suites	42,705	25,305	25,100	25,575	-	-	-	-	-	-	-	118,685
300 Units - Suites	-	-	-	-	-	-	-	-	-	-	-	-
400 Units - Apartments	-	-	-	-	150,550	28,440	-	-	-	-	-	178,990
500 Units - Staff	-	-	-	-	-	-	-	-	-	-	-	-
600 Residential Commons	-	-	-	-	-	-	-	-	-	-	-	-
700 RAD Offices, Linen & HCC	-	-	-	-	-	-	-	-	-	-	-	-
800 Assignable Area	-	-	-	-	-	-	-	-	-	-	-	-
900 Unassigned/Circulation	-	-	-	-	-	-	-	-	-	-	-	-
Total Area (GSF)	42,705	25,305	25,100	25,575	150,550	28,440	-	-	-	-	-	297,675
PLANNED BUILDING PROGRAM												
100 Units - Traditional	-	-	-	-	-	-	26,645	26,841	-	-	-	53,486
200 Units - Semi-Suites	-	-	-	-	-	-	-	-	33,757	1,750	1,750	37,257
300 Units - Suites	-	-	-	-	-	-	-	-	-	-	-	-
400 Units - Apartments	-	-	-	-	129,198	-	-	-	-	44,756	44,756	218,711
500 Units - Staff	-	-	-	-	-	-	-	-	-	-	-	-
600 Residential Commons	-	-	-	-	-	-	11,847	11,934	12,192	3,331	3,331	42,634
700 RAD Offices, Linen & HCC	-	-	-	-	-	-	7,532	-	6,600	-	-	14,132
800 Assignable Area	-	-	-	-	-	-	4,062	4,092	3,251	1,100	1,100	13,604
900 Unassigned/Circulation	-	-	-	-	-	-	19,135	14,924	14,222	7,388	7,388	63,057
Total Area (GSF)	-	-	-	-	129,198	-	69,220	57,790	70,022	58,325	58,325	442,880
PROGRAM STATISTICS												
Existing Gross Area per Bed	253	272	267	269	362	226	0	0	0	0	0	300
Existing Efficiency per Bed	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	100%
Planned Gross Area per Bed	0	0	0	0	362	0	288	241	292	449	449	331
Planned Efficiency per Bed	0%	0%	0%	0%	100%	0%	72%	74%	80%	87%	87%	86%
DEVELOPMENT BUDGET												
Construction Cost	\$ 640,575	\$ 379,575	\$ 376,500	\$ 383,625	\$ 320,281	\$ 426,600	\$ 15,574,500	\$ 13,002,750	\$ 15,754,950	\$ 13,123,125	\$ 13,123,125	\$ 73,105,606
Land and Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-
Permits and Fees	6,406	3,796	3,765	3,836	3,203	4,266	155,745	130,028	157,550	131,231	131,231	731,056
Furniture and Fixtures	-	-	-	-	-	-	600,000	600,000	600,000	325,000	325,000	2,450,000
Design and Soft Costs	38,819	23,002	22,816	23,248	25,879	25,852	1,143,117	961,294	1,155,875	950,555	950,555	5,321,012
Development Costs	20,574	12,191	12,092	12,321	10,481	13,702	524,201	440,822	530,051	435,897	435,897	2,448,230
Project Contingency	70,637	41,856	41,517	42,303	35,984	47,042	899,878	756,745	909,921	748,290	748,290	4,342,465
Financing Costs	9,227	5,467	5,423	5,526	1,567	6,145	1,190,007	997,856	1,202,628	991,540	989,005	5,404,391
Development Budget	\$ 786,238	\$ 465,888	\$ 462,114	\$ 470,859	\$ 397,394	\$ 523,606	\$ 20,087,448	\$ 16,889,495	\$ 20,310,975	\$ 16,705,639	\$ 16,703,104	\$ 93,802,760
Inflated	\$ 884,634	\$ 524,193	\$ 519,946	\$ 529,786	\$ 460,159	\$ 703,495	\$ 21,835,267	\$ 18,368,540	\$ 23,427,656	\$ 20,438,044	\$ 21,698,409	\$ 109,390,129
BUDGET STATISTICS												
Total Cost per Bed	NA	NA	NA	NA	\$ 1,113	NA	\$ 83,698	\$ 70,373	\$ 84,629	\$ 128,505	\$ 128,485	\$ 70,159
Inflated	NA	NA	NA	NA	\$ 1,289	NA	\$ 90,980	\$ 76,536	\$ 97,615	\$ 157,216	\$ 166,911	\$ 81,818
Total Cost per GSF	NA	NA	NA	NA	\$ 3.10	NA	\$ 290.20	\$ 292.30	\$ 290.10	\$ 286.40	\$ 286.40	\$ 212.00
Inflated	NA	NA	NA	NA	\$ 3.60	NA	\$ 315.40	\$ 317.80	\$ 334.60	\$ 350.40	\$ 372.00	\$ 247.00
DEVELOPMENT SCHEDULE												
Design Start	Jun-2019	Jun-2019	Jun-2019	Jun-2019	Jun-2020	Jun-2025	Feb-2017	Mar-2017	Feb-2019	Feb-2021	Mar-2023	
Construction Start	Sep-2019	Sep-2019	Sep-2019	Sep-2019	Jul-2020	Sep-2025	Feb-2018	Feb-2018	Feb-2020	Feb-2022	Feb-2024	
Occupancy/Demolition	Dec-2019	Dec-2019	Dec-2019	Dec-2019	Aug-2020	Dec-2025	Aug-2019	Aug-2019	Aug-2021	Aug-2023	Aug-2025	

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FY Ending June 30:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
DESIGN CAPACITY															
1 Residence Hall A	169	169	169	169											
2 Residence Hall B	93	93	93	93											
3 Residence Hall C	94	94	94	94											
4 Residence Hall D	95	95	95	95											
5 Phase II Apartments E-U	416	416	416	416	416	357	357	357	357	357	357	357	357	357	357
6 The Mods Apartments	126	126	126	126	126	126	126	126	126	126					
7 New FYE Res Hall A					240	240	240	240	240	240	240	240	240	240	240
8 New FYE Res Hall B					240	240	240	240	240	240	240	240	240	240	240
9 New SYE Res Hall A							240	240	240	240	240	240	240	240	240
10 New UL Apartments A									130	130	130	130	130	130	130
11 New UL Apartments B											130	130	130	130	130
Total Design Capacity	993	993	993	993	1,022	963	1,203	1,203	1,333	1,333	1,337	1,337	1,337	1,337	1,337
Change		0	0	0	29	(59)	240	0	130	0	4	0	0	0	0
Projected Demand															
Surplus/(Deficit)	993	993	993	993	1,022	963	1,203	1,203	1,333	1,333	1,337	1,337	1,337	1,337	1,337
Total Occupied	753	753	753	753	859	814	1,042	1,042	1,180	1,180	1,214	1,214	1,214	1,214	1,214
Economic Occupancy	75.8%	75.8%	75.8%	75.8%	84.0%	84.6%	86.6%	86.6%	88.5%	88.5%	90.8%	90.8%	90.8%	90.8%	90.8%
GROSS BUILDING AREA															
1 Residence Hall A	42,705	42,705	42,705	42,705	-	-	-	-	-	-	-	-	-	-	-
2 Residence Hall B	25,305	25,305	25,305	25,305	-	-	-	-	-	-	-	-	-	-	-
3 Residence Hall C	25,100	25,100	25,100	25,100	-	-	-	-	-	-	-	-	-	-	-
4 Residence Hall D	25,575	25,575	25,575	25,575	-	-	-	-	-	-	-	-	-	-	-
5 Phase II Apartments E-U	150,550	150,550	150,550	150,550	150,550	129,198	129,198	129,198	129,198	129,198	129,198	129,198	129,198	129,198	129,198
6 The Mods Apartments	28,440	28,440	28,440	28,440	28,440	28,440	28,440	28,440	28,440	28,440	-	-	-	-	-
7 New FYE Res Hall A	-	-	-	-	69,220	69,220	69,220	69,220	69,220	69,220	69,220	69,220	69,220	69,220	69,220
8 New FYE Res Hall B	-	-	-	-	57,790	57,790	57,790	57,790	57,790	57,790	57,790	57,790	57,790	57,790	57,790
9 New SYE Res Hall A	-	-	-	-	-	-	70,022	70,022	70,022	70,022	70,022	70,022	70,022	70,022	70,022
10 New UL Apartments A	-	-	-	-	-	-	-	-	58,325	58,325	58,325	58,325	58,325	58,325	58,325
11 New UL Apartments B	-	-	-	-	-	-	-	-	-	-	58,325	58,325	58,325	58,325	58,325
Total GSF On Line	297,675	297,675	297,675	297,675	306,000	284,648	354,670	354,670	412,995	412,995	442,880	442,880	442,880	442,880	442,880
CAPITAL BUDGET	x\$1,000														
1 Residence Hall A	\$ -	\$ -	\$ -	\$ 9	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2 Residence Hall B	-	-	-	6	519	-	-	-	-	-	-	-	-	-	-
3 Residence Hall C	-	-	-	6	514	-	-	-	-	-	-	-	-	-	-
4 Residence Hall D	-	-	-	6	524	-	-	-	-	-	-	-	-	-	-
5 Phase II Apartments E-U	-	-	-	-	18	443	-	-	-	-	-	-	-	-	-
6 The Mods Apartments	-	-	-	-	-	-	-	-	-	6	697	-	-	-	-
7 New FYE Res Hall A	-	364	5,199	14,098	2,174	-	-	-	-	-	-	-	-	-	-
8 New FYE Res Hall B	-	292	4,244	11,841	1,992	-	-	-	-	-	-	-	-	-	-
9 New SYE Res Hall A	-	-	-	388	5,506	15,115	2,419	-	-	-	-	-	-	-	-
10 New UL Apartments A	-	-	-	-	-	338	4,886	13,176	2,039	-	-	-	-	-	-
11 New UL Apartments B	-	-	-	-	-	-	-	333	4,926	13,945	2,495	-	-	-	-
Annual Capital Budget	\$ -	\$ 656	\$ 9,443	\$ 26,353	\$ 12,122	\$ 15,895	\$ 7,305	\$ 13,508	\$ 6,964	\$ 13,951	\$ 3,192	\$ -	\$ -	\$ -	\$ -
Cumulative Budget	\$ -	\$ 656	\$ 10,099	\$ 36,452	\$ 48,574	\$ 64,469	\$ 71,774	\$ 85,282	\$ 92,247	\$ 106,198	\$ 109,390	\$ 109,390	\$ 109,390	\$ 109,390	\$ 109,390

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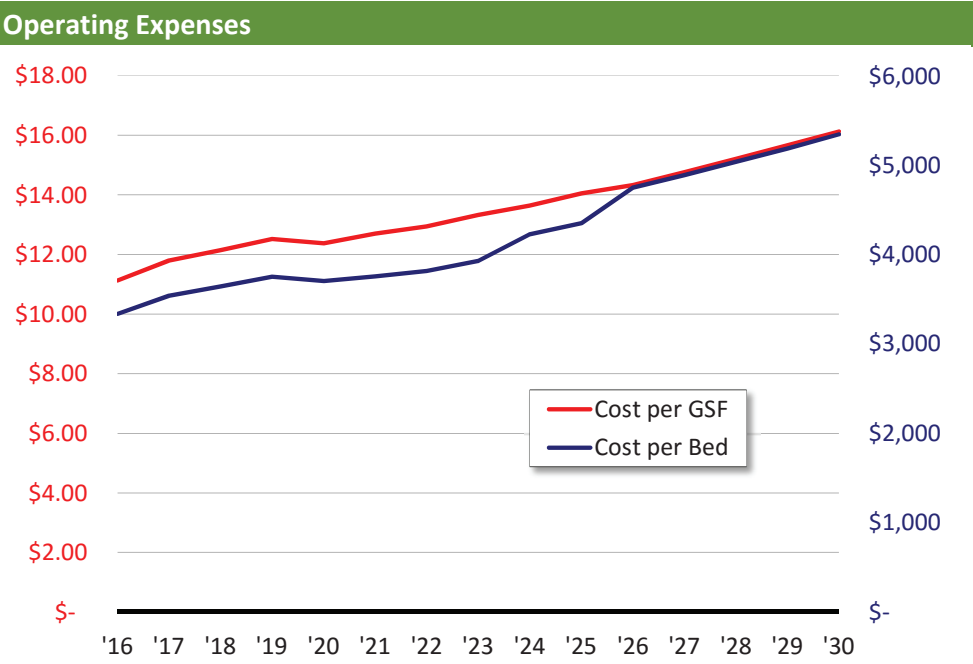
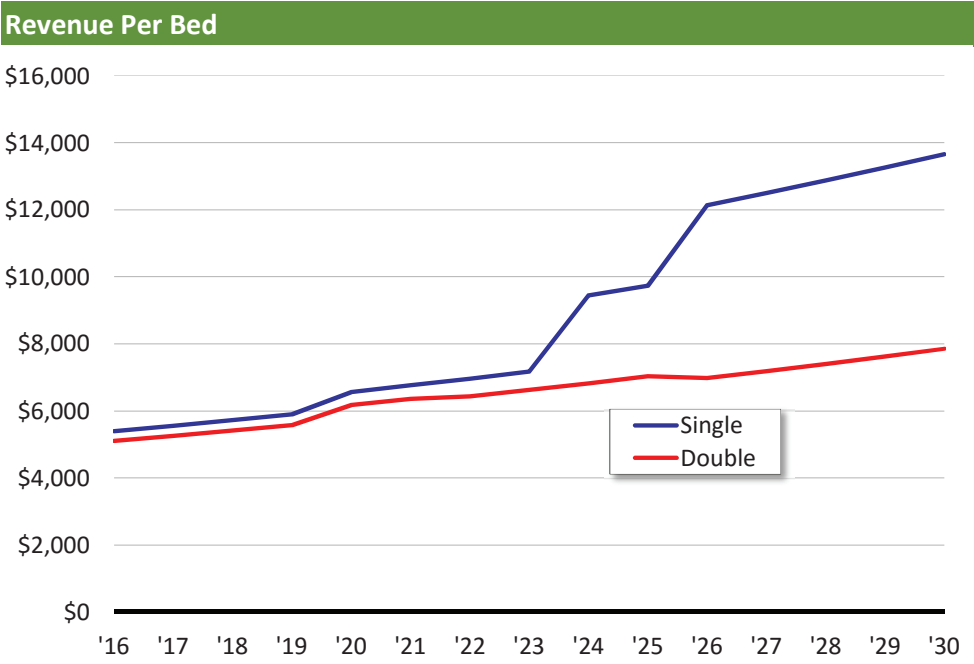
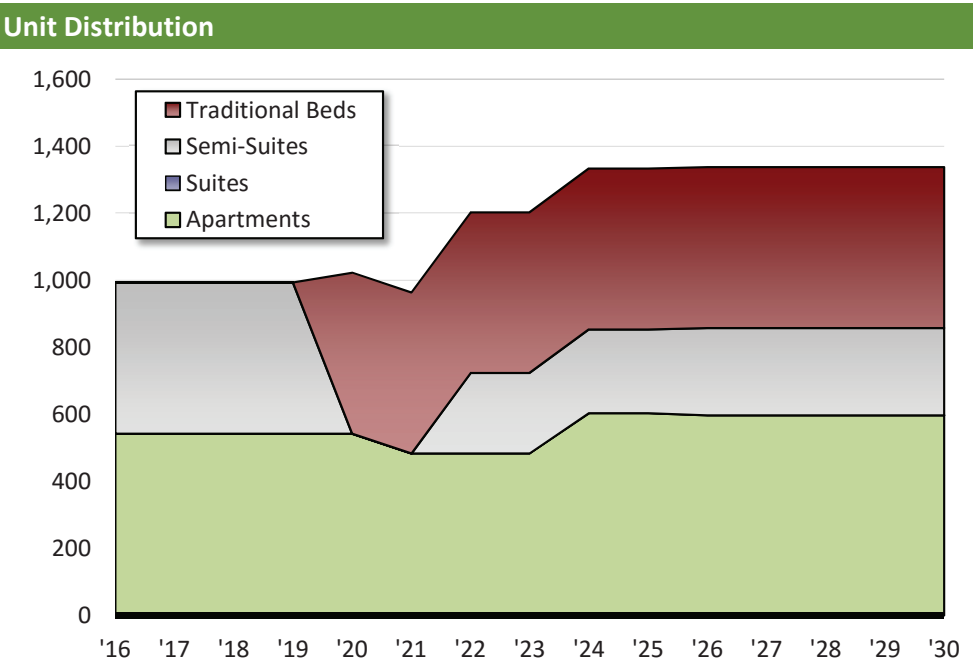
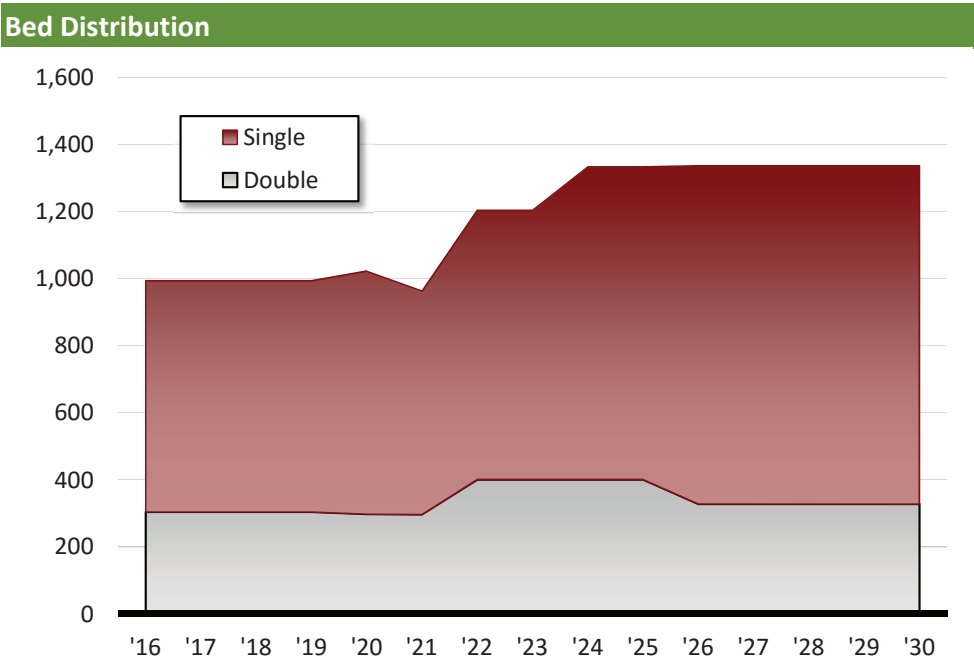
FY Ending June 30:		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
NET CASH FLOW		x\$1,000														
1	Residence Hall A	\$135	\$152	\$157	\$166	(\$165)	(\$166)	(\$165)	(\$164)	(\$164)	(\$166)	(\$165)	(\$68)	(\$68)	(\$68)	(\$68)
2	Residence Hall B	82	87	90	94	(78)	(78)	(77)	(77)	(77)	(78)	(77)	(40)	(40)	(40)	(40)
3	Residence Hall C	87	92	95	99	(77)	(77)	(77)	(77)	(77)	(77)	(77)	(40)	(40)	(40)	(40)
4	Residence Hall D	83	88	91	95	(82)	(82)	(81)	(81)	(81)	(82)	(81)	(41)	(41)	(41)	(41)
5	Phase II Apartments E-U	622	599	618	638	658	542	560	580	599	619	640	695	717	739	762
6	The Mods Apartments	392	394	406	418	431	444	457	471	485	499	(54)	(54)	(54)	(54)	(54)
7	New FYE Res Hall A	0	0	0	0	(631)	(607)	(583)	(558)	(532)	(505)	(478)	(450)	(421)	(391)	(360)
8	New FYE Res Hall B	0	0	0	0	(265)	(237)	(209)	(179)	(149)	(117)	(85)	(52)	(17)	18	54
9	New SYE Res Hall A	0	0	0	0	0	0	(603)	(575)	(547)	(517)	(487)	(456)	(424)	(391)	(357)
10	New UL Apartments A	0	0	0	0	0	0	0	0	838	903	970	1,039	1,110	1,183	1,259
11	New UL Apartments B	0	0	0	0	0	0	0	0	0	0	888	957	1,028	1,101	1,177
Total Contribution		\$ 1,400	\$ 1,411	\$ 1,457	\$ 1,510	\$ (210)	\$ (262)	\$ (778)	\$ (661)	\$ 295	\$ 478	\$ 993	\$ 1,490	\$ 1,749	\$ 2,017	\$ 2,292
DEBT SERVICE COVERAGE																
1	Residence Hall A	2.12	2.58	2.61	2.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	Residence Hall B	2.80	3.36	3.40	3.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	Residence Hall C	2.89	3.49	3.53	3.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	Residence Hall D	2.64	3.18	3.22	3.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	Phase II Apartments E-U	15.86	18.87	19.10	19.82	20.33	8.79	9.10	9.41	9.68	9.91	10.26	20.64	21.25	21.89	22.55
6	The Mods Apartments	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.00	0.00	0.00	0.00	0.00
7	New FYE Res Hall A	NA	NA	NA	NA	0.56	0.57	0.59	0.61	0.63	0.64	0.66	0.68	0.70	0.73	0.75
8	New FYE Res Hall B	NA	NA	NA	NA	0.78	0.80	0.83	0.85	0.88	0.90	0.93	0.96	0.99	1.02	1.05
9	New SYE Res Hall A	NA	NA	NA	NA	NA	NA	0.60	0.62	0.64	0.66	0.68	0.70	0.72	0.74	0.77
10	New UL Apartments A	NA	NA	NA	NA	NA	NA	NA	NA	1.63	1.68	1.73	1.78	1.83	1.89	1.95
11	New UL Apartments B	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1.63	1.68	1.73	1.78	1.83
System Coverage		3.31	4.01	4.06	4.21	0.88	0.87	0.80	0.83	1.02	1.05	1.11	1.21	1.24	1.28	1.32
RENTAL RATES - SINGLES		Weighted Average per AY including Non-Revenue Beds														
1	Residence Hall A	\$ 5,005	\$ 5,155	\$ 5,310	\$ 5,469	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	Residence Hall B	5,005	5,155	5,310	5,469	-	-	-	-	-	-	-	-	-	-	-
3	Residence Hall C	5,005	5,155	5,310	5,469	-	-	-	-	-	-	-	-	-	-	-
4	Residence Hall D	5,005	5,155	5,310	5,469	-	-	-	-	-	-	-	-	-	-	-
5	Phase II Apartments E-U	6,170	6,355	6,546	6,742	6,944	7,153	7,367	7,588	7,816	8,050	8,292	8,541	8,797	9,061	9,333
6	The Mods Apartments	6,170	6,355	6,546	6,742	6,944	7,153	7,367	7,588	7,816	8,050	-	-	-	-	-
7	New FYE Res Hall A	-	-	-	-	6,190	6,376	6,567	6,764	6,967	7,176	7,392	7,613	7,842	8,077	8,319
8	New FYE Res Hall B	-	-	-	-	6,190	6,376	6,567	6,764	6,967	7,176	7,392	7,613	7,842	8,077	8,319
9	New SYE Res Hall A	-	-	-	-	-	-	6,940	7,148	7,362	7,583	7,811	8,045	8,286	8,535	8,791
10	New UL Apartments A	-	-	-	-	-	-	-	-	19,757	20,350	20,960	21,589	22,237	22,904	23,591
11	New UL Apartments B	-	-	-	-	-	-	-	-	-	-	20,960	21,589	22,237	22,904	23,591
Average Single Rate		\$ 5,393	\$ 5,555	\$ 5,722	\$ 5,893	\$ 6,567	\$ 6,764	\$ 6,962	\$ 7,171	\$ 9,448	\$ 9,731	\$ 12,134	\$ 12,498	\$ 12,873	\$ 13,259	\$ 13,657

The Evergreen State College
HOUSING MASTER PLAN
Phasing Summary

Final Plan

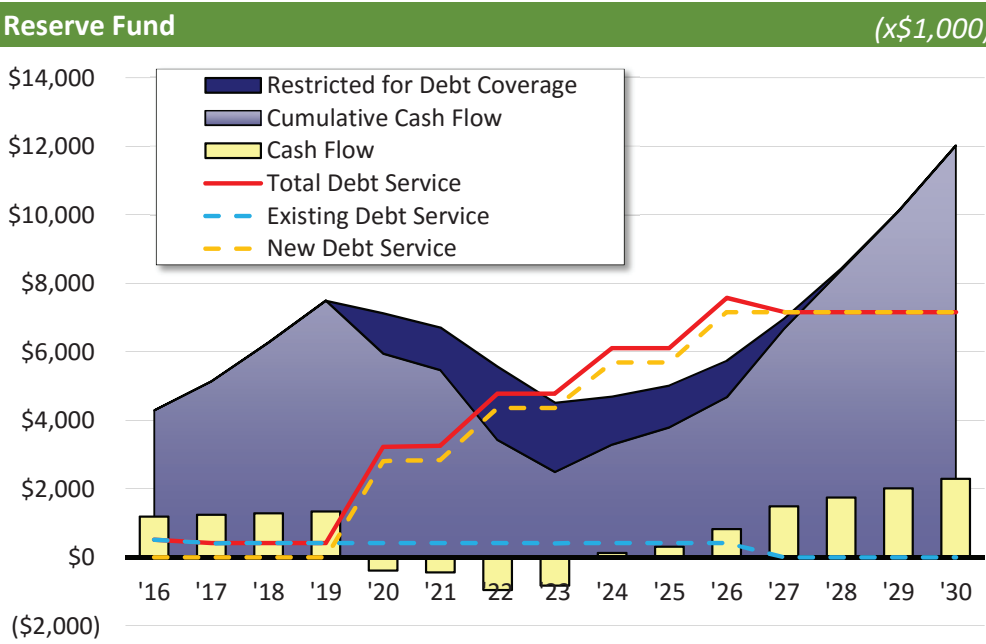
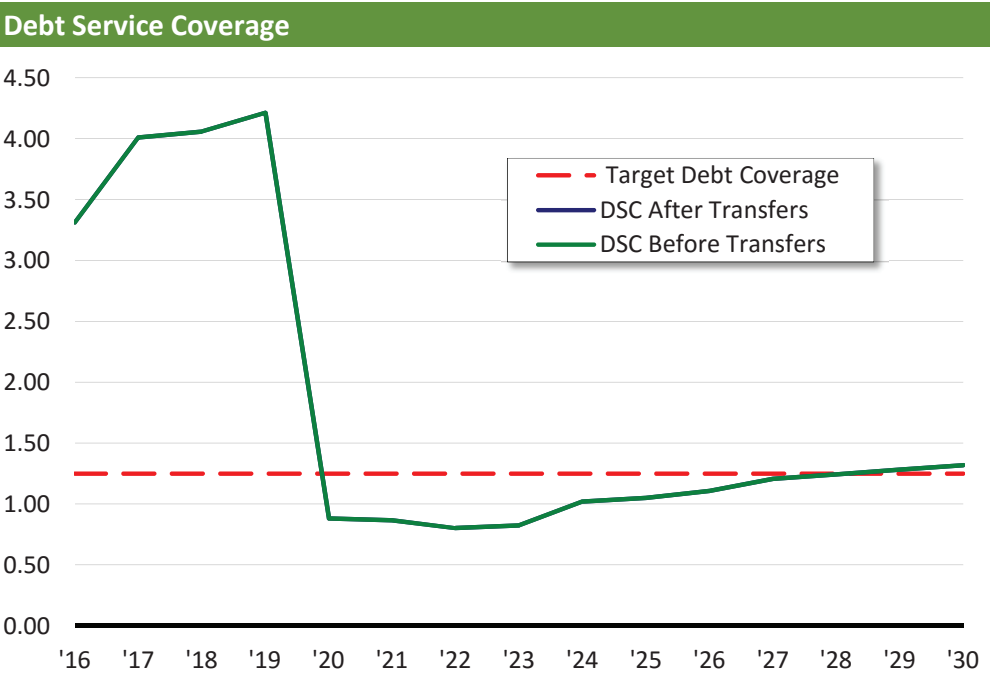
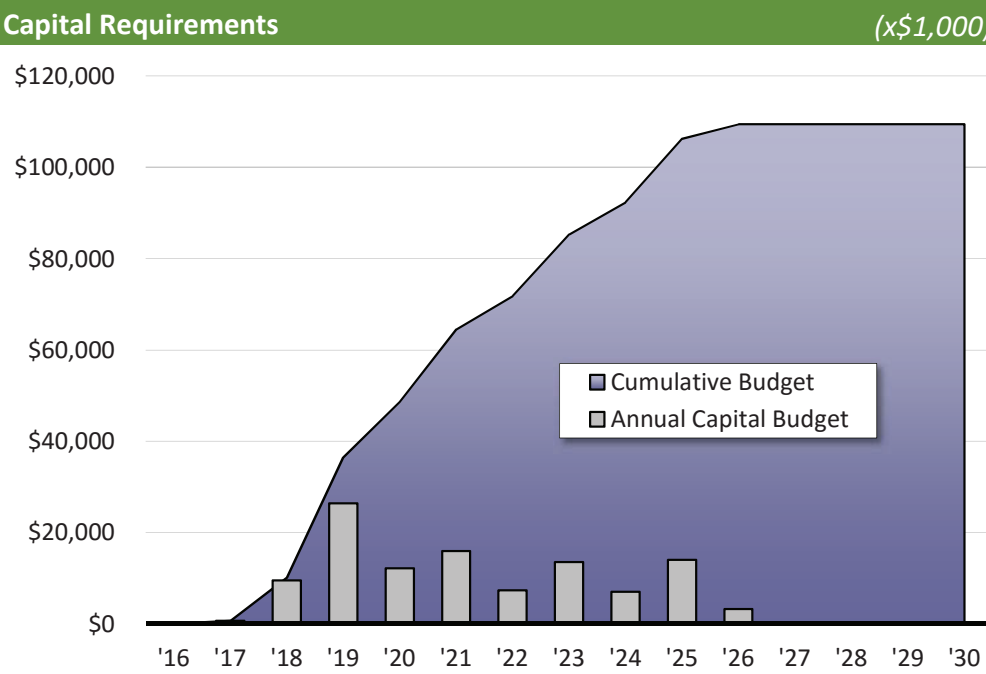
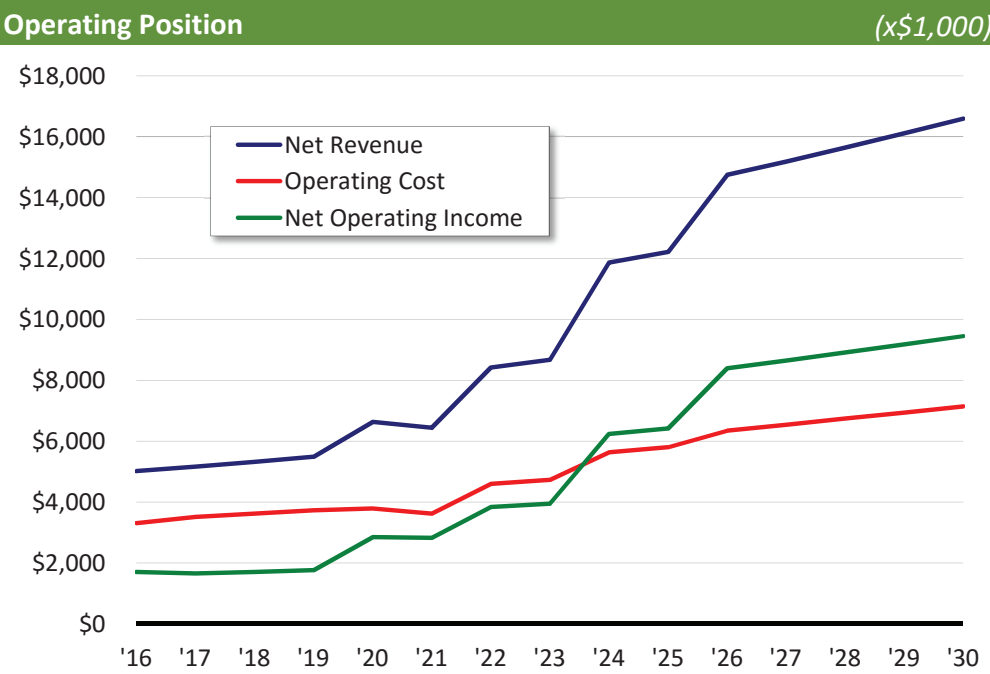
FY Ending June 30:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
RENTAL RATES - DOUBLES	Weighted Average per AY including Non-Revenue Beds														
1 Residence Hall A	4,570	4,707	4,848	4,994	-	-	-	-	-	-	-	-	-	-	-
2 Residence Hall B	4,570	4,707	4,848	4,994	-	-	-	-	-	-	-	-	-	-	-
3 Residence Hall C	4,570	4,707	4,848	4,994	-	-	-	-	-	-	-	-	-	-	-
4 Residence Hall D	4,570	4,707	4,848	4,994	-	-	-	-	-	-	-	-	-	-	-
5 Phase II Apartments E-U	6,170	6,355	6,546	6,742	6,944	7,153	7,367	7,588	7,816	8,050	8,292	8,541	8,797	9,061	9,333
6 The Mods Apartments	6,170	6,355	6,546	6,742	6,944	7,153	7,367	7,588	7,816	8,050	-	-	-	-	-
7 New FYE Res Hall A	-	-	-	-	5,402	5,565	5,731	5,903	6,080	6,263	6,451	6,644	6,844	7,049	7,260
8 New FYE Res Hall B	-	-	-	-	5,402	5,565	5,731	5,903	6,080	6,263	6,451	6,644	6,844	7,049	7,260
9 New SYE Res Hall A	-	-	-	-	-	-	5,970	6,149	6,334	6,524	6,720	6,921	7,129	7,343	7,563
10 New UL Apartments A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11 New UL Apartments B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Average Double Rate	\$ 5,103	\$ 5,256	\$ 5,414	\$ 5,577	\$ 6,173	\$ 6,359	\$ 6,434	\$ 6,627	\$ 6,825	\$ 7,030	\$ 6,978	\$ 7,188	\$ 7,403	\$ 7,625	\$ 7,854
OPERATING COSTS	per Bed														
1 Residence Hall A	\$ 2,812	\$ 2,981	\$ 3,070	\$ 3,162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2 Residence Hall B	3,028	3,210	3,306	3,405	-	-	-	-	-	-	-	-	-	-	-
3 Residence Hall C	2,972	3,150	3,244	3,342	-	-	-	-	-	-	-	-	-	-	-
4 Residence Hall D	2,996	3,176	3,271	3,369	-	-	-	-	-	-	-	-	-	-	-
5 Phase II Apartments E-U	4,028	4,269	4,397	4,529	4,665	4,805	4,949	5,098	5,251	5,408	5,570	5,737	5,910	6,087	6,270
6 The Mods Apartments	2,512	2,663	2,743	2,825	2,910	2,997	3,087	3,179	3,275	3,373	-	-	-	-	-
7 New FYE Res Hall A	-	-	-	-	3,357	3,458	3,561	3,668	3,778	3,892	4,008	4,129	4,252	4,380	4,511
8 New FYE Res Hall B	-	-	-	-	2,803	2,887	2,973	3,062	3,154	3,249	3,346	3,447	3,550	3,657	3,766
9 New SYE Res Hall A	-	-	-	-	-	-	3,603	3,711	3,822	3,937	4,055	4,176	4,302	4,431	4,564
10 New UL Apartments A	-	-	-	-	-	-	-	-	5,877	6,054	6,235	6,422	6,615	6,813	7,018
11 New UL Apartments B	-	-	-	-	-	-	-	-	-	-	6,235	6,422	6,615	6,813	7,018
Average Operating Costs	\$ 3,336	\$ 3,536	\$ 3,642	\$ 3,752	\$ 3,704	\$ 3,755	\$ 3,814	\$ 3,929	\$ 4,225	\$ 4,352	\$ 4,748	\$ 4,890	\$ 5,037	\$ 5,188	\$ 5,344

The Evergreen State College
HOUSING MASTER PLAN
Performance Charts



The Evergreen State College
HOUSING MASTER PLAN
Performance Charts

Final Plan



The Evergreen State College

HOUSING MASTER PLAN

Housing System Pro Forma

Program Description				
Design Capacity	Existing-Units-Planned		Existing-Beds-Planned	
	324	647	689	1,009
	134	138	304	328
	-	-	-	-
	-	-	-	-
	458	785	993	1,337
Program Components	Existing-Beds-Planned		Existing-Area-Planned	
	-	480	-	53,486
	451	260	118,685	37,257
	-	-	-	-
	-	-	-	-
	542	597	178,990	218,711
	-	-	-	-
	-	-	-	42,634
	-	-	-	14,132
	-	-	-	13,604
	-	-	-	63,057
	993	1,337	297,675	442,880

Development Budget		(x\$1,000)
Construction Cost	\$	73,106
Land and Infrastructure		-
Permits and Fees		731
Furniture and Fixtures		2,450
Design and Soft Costs		5,321
Development Costs		2,448
Project Contingency		4,342
Financing Costs		5,404
Total Budget	\$	93,803
	Inflated	\$ 109,390
Capitalization		NewRenovation
Inflation Rate	3.00%	3.00%
Financing Rate	5.00%	4.50%
Financing Period	30	20
Issuance Costs	0.00%	0.00%
Target Debt Coverage	1.25	
Earnings on Reserves	2.00%	

Operating Budget		Evergreen New Maintain/Reno	Demolish	Public/Private
Revenues		(May be superseded on specific projects)		
Inflation Rate		3.00%		
Current Occupancy		76%	76%	
Completion Occupancy		95%	95%	95%
Completion Adj		0.0%	20.0%	0.0%
Other % of Room		20.14%	20.14%	20.14%
Staff % of Room		0.0%	0.0%	0.0%
Operating Expenses		(May be superseded on specific projects)		
Inflation Rate		3.00%		
Direct Expenses		\$11.13	\$11.13	\$11.13
Indirect Expenses		\$0	\$0	\$0
Completion Adj		-10.0%	0.0%	-100.0%
Fixed Cost Percent		0.0%	0.0%	0.0%
Non-Operating Expenses				
Overhead Charge		0.00%	of Net Revenues	
Other Transfers		0.00%	of Net Revenues	
Capital Expenses		25.0%	of Projected Surplus	

Operating Pro Forma		FY:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	PROGRAM PARAMETERS																
1.1	Capital Cost	\$	-	\$ 656	\$ 9,443	\$ 26,353	\$ 12,122	\$ 15,895	\$ 7,305	\$ 13,508	\$ 6,964	\$ 13,951	\$ 3,192	\$ -	\$ -	\$ -	\$ -
1.2	Design Capacity																
1.21	Single Beds		689	689	689	689	724	667	803	803	933	933	1,009	1,009	1,009	1,009	1,009
1.22	Double Beds		304	304	304	304	298	296	400	400	400	400	328	328	328	328	328
1.24	Other Beds		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	Total Design Capacity		993	993	993	993	1,022	963	1,203	1,203	1,333	1,333	1,337	1,337	1,337	1,337	1,337
1.3	Design Capacity: Unit Type																
1.31	Traditional Beds		-	-	-	-	480	480	480	480	480	480	480	480	480	480	480
1.32	Semi-Suites		451	451	451	451	-	-	240	240	250	250	260	260	260	260	260
1.33	Suites		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.34	Apartments		542	542	542	542	542	483	483	483	603	603	597	597	597	597	597
1.35	Staff		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.36	Total Design Capacity		993	993	993	993	1,022	963	1,203	1,203	1,333	1,333	1,337	1,337	1,337	1,337	1,337
1.4	Gross Area in Service		297,675	297,675	297,675	297,675	306,000	284,648	354,670	354,670	412,995	412,995	442,880	442,880	442,880	442,880	442,880
2	PRO FORMA SUMMARY (x\$1,000)																
2.1	Total Net Revenue	\$	5,016	\$ 5,166	\$ 5,321	\$ 5,481	\$ 6,627	\$ 6,441	\$ 8,420	\$ 8,673	\$ 11,864	\$ 12,220	\$ 14,745	\$ 15,187	\$ 15,643	\$ 16,112	\$ 16,596
2.2	Total Operating Expense		3,313	3,512	3,617	3,725	3,786	3,616	4,589	4,726	5,632	5,801	6,348	6,539	6,735	6,937	7,145
2.3	Net Operating Income		1,703	1,655	1,705	1,756	2,841	2,825	3,831	3,946	6,232	6,419	8,397	8,649	8,908	9,176	9,451
2.4	Total Transfers In/(Out)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.5	Total Debt Service		(514)	(413)	(420)	(417)	(3,223)	(3,260)	(4,780)	(4,776)	(6,107)	(6,112)	(7,573)	(7,159)	(7,159)	(7,159)	(7,159)
2.6	Cash Flow Before Capital Expenses		1,189	1,242	1,285	1,339	(382)	(434)	(949)		126	307	823	1,490	1,749	2,017	2,292
3.1	Less: Capital Expense Contribution		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3.2	Cash Flow To (From) Reserves		1,189	1,242	1,285	1,339	(382)	(434)	(949)	(830)	126	307	823	1,490	1,749	2,017	2,292
4	DEBT SERVICE COVERAGE RATIO																
4.1	DSC After Transfers		3.31	4.01	4.06	4.21	0.88	0.87	0.80	0.83	1.02	1.05	1.11	1.21	1.24	1.28	1.32
4.2	DSC Before Transfers		3.31	4.01	4.06	4.21	0.88	0.87	0.80	0.83	1.02	1.05	1.11	1.21	1.24	1.28	1.32
4.3	Target Debt Coverage		1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25

The Evergreen State College
HOUSING MASTER PLAN
Housing System Pro Forma

Final Plan

Program Description				
Design Capacity	Existing-Units-Planned		Existing-Beds-Planned	
	Single	324	647	689
	Double	134	138	304
	Triple/Quad	-	-	-
	Other	-	-	-
Total	458	785	993	1,337
Program Components	Existing-Beds-Planned		Existing-Area-Planned	
	Units - Traditional	-	480	-
	Units - Semi-Suites	451	260	118,685
	Units - Suites	-	-	-
	Units - Apartments	542	597	178,990
	Units - Staff	-	-	-
	Residential Commons	-	-	42,634
	RAD Offices, Linen & HCC	-	-	14,132
	Assignable Area	-	-	13,604
	Unassigned/Circulation	-	-	63,057
Total	993	1,337	297,675	442,880

Development Budget			(x\$1,000)
Construction Cost		\$	73,106
Land and Infrastructure			-
Permits and Fees			731
Furniture and Fixtures			2,450
Design and Soft Costs			5,321
Development Costs			2,448
Project Contingency			4,342
Financing Costs			5,404
Total Budget		\$	93,803
	Inflated	\$	109,390
Capitalization			New Renovation
Inflation Rate	3.00%		3.00%
Financing Rate	5.00%		4.50%
Financing Period	30		20
Issuance Costs	0.00%		0.00%
Target Debt Coverage	1.25		
Earnings on Reserves	2.00%		

Operating Budget		Evergreen New Maintain/Reno	Demolish	Public/Private
Revenues		(May be superseded on specific projects)		
Inflation Rate		3.00%		
Current Occupancy		76%	76%	
Completion Occupancy		95%	95%	95%
Completion Adj		0.0%	20.0%	0.0%
Other % of Room		20.14%	20.14%	5.00%
Staff % of Room		0.0%	0.0%	0.0%
Operating Expenses		(May be superseded on specific projects)		
Inflation Rate		3.00%		
Direct Expenses		\$11.13	\$11.13	\$6.50
Indirect Expenses		\$0	\$0	\$0
Completion Adj		-10.0%	0.0%	0.0%
Fixed Cost Percent		0.0%	0.0%	0.0%
Non-Operating Expenses				
Overhead Charge		0.00%	of Net Revenues	
Other Transfers		0.00%	of Net Revenues	
Capital Expenses		25.0%	of Projected Surplus	

FY:		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
2	PRO FORMA DETAIL	(x\$1,000)														
2.1	Revenues															
2.11	AY Rent - Single Beds	\$ 3,984	\$ 4,104	\$ 4,227	\$ 4,354	\$ 4,829	\$ 4,566	\$ 5,647	\$ 5,816	\$ 8,559	\$ 8,816	\$ 11,357	\$ 11,698	\$ 12,049	\$ 12,410	\$ 12,783
2.12	AY Rent - Double Beds	1,520	1,566	1,613	1,661	1,736	1,774	2,448	2,522	2,597	2,675	2,159	2,223	2,290	2,359	2,429
2.13	AY Rent - Triple/Quad Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Other Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	Gross Rental Income	5,505	5,670	5,840	6,015	6,565	6,340	8,095	8,338	11,156	11,491	13,516	13,921	14,339	14,769	15,212
2.16	Less: Vacancy (\$)	(1,330)	(1,370)	(1,411)	(1,453)	(1,049)	(979)	(1,086)	(1,119)	(1,281)	(1,319)	(1,243)	(1,280)	(1,319)	(1,358)	(1,399)
2.18	Other Income	841	866	892	919	1,111	1,080	1,412	1,454	1,989	2,049	2,472	2,546	2,623	2,701	2,782
2.19	Total Net Revenue	5,016	5,016	5,166	5,481	6,627	6,441	8,420	8,673	11,864	12,220	14,745	15,187	15,643	16,112	16,596
2.2	Operating Expenses															
2.21	Direct Expenses	3,313	3,512	3,617	3,725	3,786	3,616	4,589	4,726	5,632	5,801	6,348	6,539	6,735	6,937	7,145
2.22	Indirect Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.25	Total Operating Expense	3,313	3,313	3,512	3,725	3,786	3,616	4,589	4,726	5,632	5,801	6,348	6,539	6,735	6,937	7,145
2.3	Net Operating Income	\$ 1,703	\$ 1,703	\$ 1,655	\$ 1,705	\$ 1,756	\$ 2,825	\$ 3,831	\$ 3,946	\$ 6,232	\$ 6,419	\$ 8,397	\$ 8,649	\$ 8,908	\$ 9,176	\$ 9,451
2.4	Non-Operating Transfers															
2.41	Overhead Charge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.42	Other Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.45	Total Transfers In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.5	Debt Service	10.3%	8.0%	7.9%	7.6%	48.6%	50.6%	56.8%	55.1%	51.5%	50.0%	51.4%	47.1%	45.8%	44.4%	43.1%
2.51	Existing Debt Service	514	514	413	417	418	420	416	412	413	419	415	-	-	-	-
2.52	New Debt Service	-	-	-	-	2,804	2,840	4,364	4,364	5,693	5,693	7,159	7,159	7,159	7,159	7,159
2.53	Total Debt Service	514	514	413	417	3,223	3,260	4,780	4,776	6,107	6,112	7,573	7,159	7,159	7,159	7,159
2.60	Cash Flow Before Capital Expenses	\$ 1,189	\$ 1,242	\$ 1,285	\$ 1,339	\$ (382)	\$ (434)	\$ (949)	\$ (830)	\$ 126	\$ 307	\$ 823	\$ 1,490	\$ 1,749	\$ 2,017	\$ 2,292
3	RESERVE FUND															
3.2	Housing Reserve Fund Activity															
3.21	Balance Forward	3,500	4,284	5,137	6,274	7,489	7,132	6,715	5,566	4,513	4,697	5,021	5,739	6,971	8,423	10,104
3.22	Cash Flow To (From) Reserves	1,189	1,242	1,285	1,339	(382)	(434)	(949)	(830)	126	307	823	1,490	1,749	2,017	2,292
3.23	Scheduled Projects	Alt 1 (475)	(475)	(250)	(250)	(125)	(125)	(335)	(335)							
3.24	Capital Projects	25%								(31)	(77)	(206)	(372)	(437)	(504)	(573)
3.25	Earnings On Avg. Balance	70	86	103	125	150	143	134	111	90	94	100	115	139	168	202
3.30	Ending Balance	\$ 3,500	\$ 4,284	\$ 5,137	\$ 6,274	\$ 7,489	\$ 7,132	\$ 6,715	\$ 5,566	\$ 4,513	\$ 4,697	\$ 5,021	\$ 5,739	\$ 6,971	\$ 8,423	\$ 10,104

The Evergreen State College
HOUSING MASTER PLAN

1 Residence Hall A

Final Plan

Program Description				
Design Capacity	2016 Rent	Existing-Units-Planned	Existing-Beds-Planned	
Single	\$5,005	65	-	65
Double	\$4,570	52	-	104
Triple/Quad	\$0	-	-	-
Other	\$0	-	-	-
Total		117	-	169
Program Components		Existing-Beds-Planned	Existing-Area-Planned	
Units - Traditional		-	-	-
Units - Semi-Suites		169	-	42,705
Units - Suites		-	-	-
Units - Apartments		-	-	-
Units - Staff		-	-	-
Residential Commons				-
RAD Offices, Linen & HCC				-
Assignable Area				-
Unassigned/Circulation				-
Total		169	-	42,705
Parking		Displaced: 0 spaces	New: 0 spaces	
Tenants		Displaced: 0 sf	New: 0 sf	

Development Budget and Capitalization			
Construction Cost		\$	641
Land and Infrastructure			-
Permits and Fees			6
Furniture and Fixtures			-
Design and Soft Costs			39
Development Costs			21
Project Contingency			71
Financing Costs			9
Total Budget		\$	786
	Inflated	\$	885
Project Type		Demolish	
Renovation Scope		No Work	
Capitalization		Finance	
Capital Cost Inflation Rate			3.00%
Financing Rate			4.50%
Financing Period	Years		20
Issuance Costs			0.00%

Operating Budget		
Revenue Assumptions		
Current Occupancy		75.8%
Completion Occupancy		0.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	% of Room Revenues	20.1%
Staff Beds	% of Room Revenues	0.00%
Tenant Lease	per GSF	\$0.00
Operating Expense Assumptions		
Direct Expenses	per GSF	\$11.13
Indirect Expenses	per Bed	\$0
Completion Adjustment		-100.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule	Date	Fiscal Yr	Duration
Design Start	Jun-2019	2019	3
Construction Start	Sep-2019	2020	3
Project Completion	Dec-2019	2020	6

FY:		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	PROGRAM PARAMETERS															
1.1	Capital Cost	\$ -	\$ -	\$ -	\$ 9	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2	Design Capacity															
1.21	Single Beds	65	65	65	65	-	-	-	-	-	-	-	-	-	-	-
1.22	Double Beds	104	104	104	104	-	-	-	-	-	-	-	-	-	-	-
1.24	Other Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	Total Design Capacity	169	169	169	169	-	-	-	-	-	-	-	-	-	-	-
1.4	Gross Area in Service	42,705	42,705	42,705	42,705	-	-	-	-	-	-	-	-	-	-	-
2	PRO FORMA DETAIL (x\$1,000)															
2.1	Revenues															
2.11	AY Rent - Single Beds	325	335	345	355	-	-	-	-	-	-	-	-	-	-	-
2.12	AY Rent - Double Beds	475	490	504	519	-	-	-	-	-	-	-	-	-	-	-
2.13	AY Rent - Triple/Quad Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Other Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	Gross Rental Income	\$ 801	\$ 825	\$ 849	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.16	Less: Vacancy (\$)	(193)	(199)	(205)	(211)	-	-	-	-	-	-	-	-	-	-	-
2.17	Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Other Income	122	126	130	134	-	-	-	-	-	-	-	-	-	-	-
2.19	Total Net Revenue	\$ 730	\$ 751	\$ 774	\$ 797	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.2	Operating Expenses															
2.21	Direct Expenses	475	504	519	534	-	-	-	-	-	-	-	-	-	-	-
2.22	Indirect Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.25	Total Operating Expense	\$ 475	\$ 504	\$ 519	\$ 534	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.3	Net Operating Income	\$ 254	\$ 248	\$ 255	\$ 263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.4	Non-Operating Transfers															
2.41	Overhead Charge Not Allocated															
2.45	Total Transfers In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.5	Debt Service															
2.51	Existing Debt Service	120	96	98	97	97	98	97	96	96	98	97	-	-	-	-
2.52	New Debt Service	-	-	-	-	68	68	68	68	68	68	68	68	68	68	68
2.53	Total Debt Service	\$ 120	\$ 96	\$ 98	\$ 97	\$ 165	\$ 166	\$ 165	\$ 164	\$ 164	\$ 166	\$ 165	\$ 68	\$ 68	\$ 68	\$ 68
	Debt Service Coverage	2.12	2.58	2.61	2.71	-	-	-	-	-	-	-	-	-	-	-
2.6	Cash Flow Before Capital Expenses	\$ 135	\$ 152	\$ 157	\$ 166	\$ (165)	\$ (166)	\$ (165)	\$ (164)	\$ (164)	\$ (166)	\$ (165)	\$ (68)	\$ (68)	\$ (68)	\$ (68)

The Evergreen State College
HOUSING MASTER PLAN

2 Residence Hall B

Final Plan

Program Description				
Design Capacity	2016 Rent	Existing Units-Planned	Existing Beds-Planned	
Single	\$5,005	57	-	57
Double	\$4,570	18	-	36
Triple/Quad	\$0	-	-	-
Other	\$0	-	-	-
Total		75	-	93
Program Components		Existing Beds-Planned	Existing Area-Planned	
Units - Traditional		-	-	-
Units - Semi-Suites		93	-	25,305
Units - Suites		-	-	-
Units - Apartments		-	-	-
Units - Staff		-	-	-
Residential Commons		-	-	-
RAD Offices, Linen & HCC		-	-	-
Assignable Area		-	-	-
Unassigned/Circulation		-	-	-
Total		93	-	25,305
Parking		Displaced: 0 spaces	New : 0 spaces	
Tenants		Displaced: 0 sf	New : 0 sf	

Development Budget and Capitalization			
Construction Cost		\$	380
Land and Infrastructure			-
Permits and Fees			4
Furniture and Fixtures			-
Design and Soft Costs			23
Development Costs			12
Project Contingency			42
Financing Costs			5
Total Budget		\$	466
	Inflated	\$	524
Project Type			Demolish
Renovation Scope			No Work
Capitalization		Finance	
Capital Cost Inflation Rate			3.00%
Financing Rate			4.50%
Financing Period	Years		20
Issuance Costs			0.00%

Operating Budget			
Revenue Assumptions			
Current Occupancy			75.8%
Completion Occupancy			0.0%
Completion Adjustment			0.0%
Inflation Rate			3.00%
Other Revenues	% of Room Revenues		20.1%
Staff Beds	% of Room Revenues		0.00%
Tenant Lease	per GSF		\$0.00
Operating Expense Assumptions			
Direct Expenses	per GSF		\$11.13
Indirect Expenses	per Bed		\$0
Completion Adjustment			-100.0%
Inflation Rate			3.00%
Vacant Operating Cost Ratio			0.0%

Schedule	Date	Fiscal Yr	Duration
Design Start	Jun-2019	2019	3
Construction Start	Sep-2019	2020	3
Project Completion	Dec-2019	2020	6

	FY:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1 PROGRAM PARAMETERS																
1.1 Capital Cost		\$ -	\$ -	\$ -	\$ 6	\$ 519	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2 Design Capacity																
1.21 Single Beds		57	57	57	57	-	-	-	-	-	-	-	-	-	-	-
1.22 Double Beds		36	36	36	36	-	-	-	-	-	-	-	-	-	-	-
1.24 Other Beds		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25 Total Design Capacity		93	93	93	93	-	-	-	-	-	-	-	-	-	-	-
1.4 Gross Area in Service		25,305	25,305	25,305	25,305	-	-	-	-	-	-	-	-	-	-	-
2 PRO FORMA DETAIL (x\$1,000)																
2.1 Revenues																
2.11 AY Rent - Single Beds		285	294	303	312	-	-	-	-	-	-	-	-	-	-	-
2.12 AY Rent - Double Beds		165	169	175	180	-	-	-	-	-	-	-	-	-	-	-
2.13 AY Rent - Triple/Quad Beds		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14 AY Rent - Other Beds		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15 Gross Rental Income		\$ 450	\$ 463	\$ 477	\$ 492	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.16 Less: Vacancy (\$)		(109)	(112)	(115)	(119)	-	-	-	-	-	-	-	-	-	-	-
2.17 Less: Staff Beds (\$)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18 Other Income		69	71	73	75	-	-	-	-	-	-	-	-	-	-	-
2.19 Total Net Revenue		\$ 410	\$ 422	\$ 435	\$ 448	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.2 Operating Expenses																
2.21 Direct Expenses		282	299	307	317	-	-	-	-	-	-	-	-	-	-	-
2.22 Indirect Expenses		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.25 Total Operating Expense		\$ 282	\$ 299	\$ 307	\$ 317	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.3 Net Operating Income		\$ 128	\$ 124	\$ 127	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.4 Non-Operating Transfers																
2.41 Overhead Charge Not Allocated																
2.45 Total Transfers In/(Out)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.5 Debt Service																
2.51 Existing Debt Service		46	37	37	37	37	37	37	37	37	37	37	-	-	-	-
2.52 New Debt Service		-	-	-	-	40	40	40	40	40	40	40	40	40	40	40
2.53 Total Debt Service		\$ 46	\$ 37	\$ 37	\$ 37	\$ 78	\$ 78	\$ 77	\$ 77	\$ 77	\$ 78	\$ 77	\$ 40	\$ 40	\$ 40	\$ 40
Debt Service Coverage		2.80	3.36	3.40	3.53	-	-	-	-	-	-	-	-	-	-	-
2.6 Cash Flow Before Capital Expenses		\$ 82	\$ 87	\$ 90	\$ 94	\$ (78)	\$ (78)	\$ (77)	\$ (77)	\$ (77)	\$ (78)	\$ (77)	\$ (40)	\$ (40)	\$ (40)	\$ (40)

The Evergreen State College
HOUSING MASTER PLAN

3 Residence Hall C

Final Plan

Program Description					Development Budget and Capitalization					Operating Budget						
Design Capacity	2016 Rent	Existing-Units-Planned	Existing-Beds-Planned		Construction Cost	\$	377			Revenue Assumptions						
Single	\$5,005	52	-	52	Land and Infrastructure		-			Current Occupancy					75.8%	
Double	\$4,570	21	-	42	Permits and Fees		4			Completion Occupancy					0.0%	
Triple/Quad	\$0	-	-	-	Furniture and Fixtures		-			Completion Adjustment					0.0%	
Other	\$0	-	-	-	Design and Soft Costs		23			Inflation Rate					3.00%	
Total		73	-	94	Development Costs		12			Other Revenues	% of Room Revenues				20.1%	
Program Components		Existing-Beds-Planned	Existing-Area-Planned		Project Contingency		42			Staff Beds	% of Room Revenues				0.00%	
Units - Traditional		-	-	-	Financing Costs		5			Tenant Lease	per GSF				\$0.00	
Units - Semi-Suites		94	-	25,100	Total Budget	\$	462			Operating Expense Assumptions						
Units - Suites		-	-	-	Inflated	\$	520			Direct Expenses	per GSF				\$11.13	
Units - Apartments		-	-	-	Project Type		Demolish			Indirect Expenses	per Bed				\$0	
Units - Staff		-	-	-	Renovation Scope		No Work			Completion Adjustment					-100.0%	
Residential Commons				-	Capitalization		Finance			Inflation Rate					3.00%	
RAD Offices, Linen & HCC				-	Capital Cost Inflation Rate		3.00%			Vacant Operating Cost Ratio					0.0%	
Assignable Area				-	Financing Rate		4.50%			Schedule						
Unassigned/Circulation				-	Financing Period	Years	20			Date	Fiscal Yr	Duration				
Total		94	-	25,100	Issuance Costs		0.00%			Design Start	Jun-2019	2019	3			
Parking	Displaced:	0 spaces	New:	0 spaces						Construction Start	Sep-2019	2020	3			
Tenants	Displaced:	0 sf	New:	0 sf						Project Completion	Dec-2019	2020	6			

FY:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1 PROGRAM PARAMETERS															
1.1 Capital Cost	\$ -	\$ -	\$ -	\$ 6	\$ 514	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2 Design Capacity															
1.21 Single Beds	52	52	52	52	-	-	-	-	-	-	-	-	-	-	-
1.22 Double Beds	42	42	42	42	-	-	-	-	-	-	-	-	-	-	-
1.24 Other Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25 Total Design Capacity	94	94	94	94	-	-	-	-	-	-	-	-	-	-	-
1.4 Gross Area in Service	25,100	25,100	25,100	25,100	-	-	-	-	-	-	-	-	-	-	-
2 PRO FORMA DETAIL (x\$1,000)															
2.1 Revenues															
2.11 AY Rent - Single Beds	260	268	276	284	-	-	-	-	-	-	-	-	-	-	-
2.12 AY Rent - Double Beds	192	198	204	210	-	-	-	-	-	-	-	-	-	-	-
2.13 AY Rent - Triple/Quad Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14 AY Rent - Other Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15 Gross Rental Income	\$ 452	\$ 466	\$ 480	\$ 494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.16 Less: Vacancy (\$)	(109)	(113)	(116)	(119)	-	-	-	-	-	-	-	-	-	-	-
2.17 Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18 Other Income	69	71	73	75	-	-	-	-	-	-	-	-	-	-	-
2.19 Total Net Revenue	\$ 412	\$ 424	\$ 437	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.2 Operating Expenses															
2.21 Direct Expenses	279	296	305	314	-	-	-	-	-	-	-	-	-	-	-
2.22 Indirect Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.25 Total Operating Expense	\$ 279	\$ 296	\$ 305	\$ 314	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.3 Net Operating Income	\$ 133	\$ 128	\$ 132	\$ 136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.4 Non-Operating Transfers															
2.41 Overhead Charge Not Allocated															
2.45 Total Transfers In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.5 Debt Service															
2.51 Existing Debt Service	46	37	37	37	37	37	37	37	37	37	37	-	-	-	-
2.52 New Debt Service	-	-	-	-	40	40	40	40	40	40	40	40	40	40	40
2.53 Total Debt Service	\$ 46	\$ 37	\$ 37	\$ 37	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 40	\$ 40	\$ 40	\$ 40
Debt Service Coverage	2.89	3.49	3.53	3.66	-	-	-	-	-	-	-	-	-	-	-
2.6 Cash Flow Before Capital Expenses	\$ 87	\$ 92	\$ 95	\$ 99	\$ (77)	\$ (77)	\$ (77)	\$ (77)	\$ (77)	\$ (77)	\$ (77)	\$ (40)	\$ (40)	\$ (40)	\$ (40)

The Evergreen State College
HOUSING MASTER PLAN

4 Residence Hall D

Final Plan

Program Description				
Design Capacity	2016 Rent	Existing Units	Planned	Existing Beds
Single	\$5,005	55	-	55
Double	\$4,570	20	-	40
Triple/Quad	\$0	-	-	-
Other	\$0	-	-	-
Total		75	-	95
Program Components		Existing Beds	Planned	Existing Area
Units - Traditional		-	-	-
Units - Semi-Suites		95	-	25,575
Units - Suites		-	-	-
Units - Apartments		-	-	-
Units - Staff		-	-	-
Residential Commons		-	-	-
RAD Offices, Linen & HCC		-	-	-
Assignable Area		-	-	-
Unassigned/Circulation		-	-	-
Total		95	-	25,575
Parking		Displaced: 0 spaces		New : 0 spaces
Tenants		Displaced: 0 sf		New : 0 sf

Development Budget and Capitalization			
Construction Cost		\$	384
Land and Infrastructure			-
Permits and Fees			4
Furniture and Fixtures			-
Design and Soft Costs			23
Development Costs			12
Project Contingency			42
Financing Costs			6
Total Budget		\$	471
	Inflated	\$	530
Project Type			Demolish
Renovation Scope			No Work
Capitalization		Finance	
Capital Cost Inflation Rate			3.00%
Financing Rate			4.50%
Financing Period	Years		20
Issuance Costs			0.00%

Operating Budget			
Revenue Assumptions			
Current Occupancy			75.8%
Completion Occupancy			0.0%
Completion Adjustment			0.0%
Inflation Rate			3.00%
Other Revenues	% of Room Revenues		20.1%
Staff Beds	% of Room Revenues		0.00%
Tenant Lease	per GSF		\$0.00
Operating Expense Assumptions			
Direct Expenses	per GSF		\$11.13
Indirect Expenses	per Bed		\$0
Completion Adjustment			-100.0%
Inflation Rate			3.00%
Vacant Operating Cost Ratio			0.0%

Schedule	Date	Fiscal Yr	Duration
Design Start	Jun-2019	2019	3
Construction Start	Sep-2019	2020	3
Project Completion	Dec-2019	2020	6

	FY:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	PROGRAM PARAMETERS															
1.1	Capital Cost	\$ -	\$ -	\$ -	\$ 6	\$ 524	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2	Design Capacity															
1.21	Single Beds		55	55	55		-	-	-	-	-	-	-	-	-	-
1.22	Double Beds		40	40	40		-	-	-	-	-	-	-	-	-	-
1.24	Other Beds		-	-	-		-	-	-	-	-	-	-	-	-	-
1.25	Total Design Capacity		95	95	95		-	-	-	-	-	-	-	-	-	-
1.4	Gross Area in Service		25,575	25,575	25,575		-	-	-	-	-	-	-	-	-	-
2	PRO FORMA DETAIL (x\$1,000)															
2.1	Revenues															
2.11	AY Rent - Single Beds		275	284	292	301	-	-	-	-	-	-	-	-	-	-
2.12	AY Rent - Double Beds		183	188	194	200	-	-	-	-	-	-	-	-	-	-
2.13	AY Rent - Triple/Quad Beds		-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Other Beds		-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	Gross Rental Income	\$ 458	\$ 472	\$ 486	\$ 501	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.16	Less: Vacancy (\$)	(111)	(114)	(117)	(121)	-	-	-	-	-	-	-	-	-	-	-
2.17	Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Other Income	70	72	74	76	-	-	-	-	-	-	-	-	-	-	-
2.19	Total Net Revenue	\$ 417	\$ 430	\$ 443	\$ 456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.2	Operating Expenses															
2.21	Direct Expenses	285	302	311	320	-	-	-	-	-	-	-	-	-	-	-
2.22	Indirect Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.25	Total Operating Expense	\$ 285	\$ 302	\$ 311	\$ 320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.3	Net Operating Income	\$ 133	\$ 128	\$ 132	\$ 136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.4	Non-Operating Transfers															
2.41	Overhead Charge Not Allocated															
2.45	Total Transfers In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.5	Debt Service															
2.51	Existing Debt Service	50	40	41	41	41	41	41	40	40	41	41	-	-	-	-
2.52	New Debt Service	-	-	-	-	41	41	41	41	41	41	41	41	41	41	41
2.53	Total Debt Service	\$ 50	\$ 40	\$ 41	\$ 41	\$ 82	\$ 82	\$ 81	\$ 81	\$ 81	\$ 82	\$ 81	\$ 41	\$ 41	\$ 41	\$ 41
	Debt Service Coverage	2.64	3.18	3.22	3.34	-	-	-	-	-	-	-	-	-	-	-
2.6	Cash Flow Before Capital Expenses	\$ 83	\$ 88	\$ 91	\$ 95	\$ (82)	\$ (82)	\$ (81)	\$ (81)	\$ (81)	\$ (82)	\$ (81)	\$ (41)	\$ (41)	\$ (41)	\$ (41)

The Evergreen State College
HOUSING MASTER PLAN

5 Phase II Apartments E-U

Final Plan

Program Description					
Design Capacity	2016 Rent	Existing-Units-Planned		Existing-Beds-Planned	
Single	\$6,170	86	71	406	349
Double	\$6,170	5	4	10	8
Triple/Quad	\$0	-	-	-	-
Other	\$0	-	-	-	-
Total		91	75	416	357
Program Components		Existing-Beds-Planned		Existing-Area-Planned	
Units - Traditional		-	-	-	-
Units - Semi-Suites		-	-	-	-
Units - Suites		-	-	-	-
Units - Apartments		416	357	150,550	129,198
Units - Staff		-	-	-	-
Residential Commons				-	-
RAD Offices, Linen & HCC				-	-
Assignable Area				-	-
Unassigned/Circulation				-	-
Total		416	357	150,550	129,198
Parking		Displaced: 0 spaces		New : 0 spaces	
Tenants		Displaced: 0 sf		New : 0 sf	

Development Budget and Capitalization			
Construction Cost		\$	320
Land and Infrastructure			-
Permits and Fees			3
Furniture and Fixtures			-
Design and Soft Costs			26
Development Costs			10
Project Contingency			36
Financing Costs			2
Total Budget		\$	397
	Inflated	\$	460
Project Type		Maintain/Reno	
Renovation Scope		No Work	
Capitalization		Finance	
Capital Cost Inflation Rate			3.00%
Financing Rate			4.50%
Financing Period	Years		20
Issuance Costs			0.00%

Operating Budget			
Revenue Assumptions			
Current Occupancy			75.8%
Completion Occupancy			75.8%
Completion Adjustment			20.0%
Inflation Rate			3.00%
Other Revenues	% of Room Revenues		20.1%
Staff Beds	% of Room Revenues		0.00%
Tenant Lease	per GSF		\$0.00
Operating Expense Assumptions			
Direct Expenses	per GSF		\$11.13
Indirect Expenses	per Bed		\$0
Completion Adjustment			0.0%
Inflation Rate			3.00%
Vacant Operating Cost Ratio			0.0%

Schedule	Date	Fiscal Yr	Duration
Design Start	Jun-2020	2020	1
Construction Start	Jul-2020	2021	1
Project Completion	Aug-2020	2021	2

FY:		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	PROGRAM PARAMETERS															
1.1	Capital Cost	\$ -	\$ -	\$ -	\$ -	\$ 18	\$ 443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2	Design Capacity															
1.21	Single Beds	406	406	406	406	406	349	349	349	349	349	349	349	349	349	349
1.22	Double Beds	10	10	10	10	10	8	8	8	8	8	8	8	8	8	8
1.24	Other Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	Total Design Capacity	416	416	416	416	416	357	357	357	357	357	357	357	357	357	357
1.4	Gross Area in Service	150,550	150,550	150,550	150,550	150,550	129,198	129,198	129,198	129,198	129,198	129,198	129,198	129,198	129,198	129,198
2	PRO FORMA DETAIL (x\$1,000)															
2.1	Revenues															
2.11	AY Rent - Single Beds	2,505	2,580	2,658	2,737	2,819	2,496	2,571	2,648	2,728	2,810	2,894	2,981	3,070	3,162	3,257
2.12	AY Rent - Double Beds	62	64	65	67	69	57	59	61	63	64	66	68	70	72	75
2.13	AY Rent - Triple/Quad Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Other Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	Gross Rental Income	\$ 2,567	\$ 2,644	\$ 2,723	\$ 2,805	\$ 2,889	\$ 2,554	\$ 2,630	\$ 2,709	\$ 2,790	\$ 2,874	\$ 2,960	\$ 3,049	\$ 3,141	\$ 3,235	\$ 3,332
2.16	Less: Vacancy (\$)	(620)	(639)	(658)	(678)	(698)	(617)	(635)	(654)	(674)	(694)	(715)	(737)	(759)	(781)	(805)
2.17	Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Other Income	392	404	416	428	441	390	402	414	426	439	452	466	480	494	509
2.19	Total Net Revenue	\$ 2,339	\$ 2,409	\$ 2,481	\$ 2,556	\$ 2,632	\$ 2,327	\$ 2,397	\$ 2,468	\$ 2,543	\$ 2,619	\$ 2,697	\$ 2,778	\$ 2,862	\$ 2,947	\$ 3,036
2.2	Operating Expenses															
2.21	Direct Expenses	1,675	1,776	1,829	1,884	1,941	1,715	1,767	1,820	1,874	1,931	1,989	2,048	2,110	2,173	2,238
2.22	Indirect Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.25	Total Operating Expense	\$ 1,675	\$ 1,776	\$ 1,829	\$ 1,884	\$ 1,941	\$ 1,715	\$ 1,767	\$ 1,820	\$ 1,874	\$ 1,931	\$ 1,989	\$ 2,048	\$ 2,110	\$ 2,173	\$ 2,238
2.3	Net Operating Income	\$ 663	\$ 633	\$ 652	\$ 672	\$ 692	\$ 611	\$ 630	\$ 649	\$ 668	\$ 688	\$ 709	\$ 730	\$ 752	\$ 774	\$ 798
2.4	Non-Operating Transfers															
2.41	Overhead Charge Not Allocated															
2.45	Total Transfers In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.5	Debt Service															
2.51	Existing Debt Service	42	34	34	34	34	34	34	34	34	34	34	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	35	35	35	35	35	35	35	35	35	35
2.53	Total Debt Service	\$ 42	\$ 34	\$ 34	\$ 34	\$ 34	\$ 70	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ 35	\$ 35	\$ 35	\$ 35
	Debt Service Coverage	15.86	18.87	19.10	19.82	20.33	8.79	9.10	9.41	9.68	9.91	10.26	20.64	21.25	21.89	22.55
2.6	Cash Flow Before Capital Expenses	\$ 622	\$ 599	\$ 618	\$ 638	\$ 658	\$ 542	\$ 560	\$ 580	\$ 599	\$ 619	\$ 640	\$ 695	\$ 717	\$ 739	\$ 762

The Evergreen State College
HOUSING MASTER PLAN

6 The Mods Apartments

Final Plan

Program Description						
Design Capacity		2016 Rent	Existing Units	Planned	Existing Beds	Planned
Single		\$6,170	9	-	54	-
Double		\$6,170	18	-	72	-
Triple/Quad		\$0	-	-	-	-
Other		\$0	-	-	-	-
Total			27	-	126	-
Program Components			Existing Beds	Planned	Existing Area	Planned
Units - Traditional			-	-	-	-
Units - Semi-Suites			-	-	-	-
Units - Suites			-	-	-	-
Units - Apartments			126	-	28,440	-
Units - Staff			-	-	-	-
Residential Commons					-	-
RAD Offices, Linen & HCC					-	-
Assignable Area					-	-
Unassigned/Circulation					-	-
Total			126	-	28,440	-
Parking			Displaced:	0 spaces	New:	0 spaces
Tenants			Displaced:	0 sf	New:	0 sf

Development Budget and Capitalization			
Construction Cost		\$	427
Land and Infrastructure			-
Permits and Fees			4
Furniture and Fixtures			-
Design and Soft Costs			26
Development Costs			14
Project Contingency			47
Financing Costs			6
Total Budget		\$	524
	Inflated	\$	703
Project Type			Demolish
Renovation Scope			No Work
Capitalization		Finance	
Capital Cost Inflation Rate			3.00%
Financing Rate			4.50%
Financing Period	Years		20
Issuance Costs			0.00%

Operating Budget			
Revenue Assumptions			
Current Occupancy			75.8%
Completion Occupancy			0.0%
Completion Adjustment			0.0%
Inflation Rate			3.00%
Other Revenues	% of Room Revenues		20.1%
Staff Beds	% of Room Revenues		0.00%
Tenant Lease	per GSF		\$0.00
Operating Expense Assumptions			
Direct Expenses	per GSF		\$11.13
Indirect Expenses	per Bed		\$0
Completion Adjustment			-100.0%
Inflation Rate			3.00%
Vacant Operating Cost Ratio			0.0%

Schedule	Date	Fiscal Yr	Duration
Design Start	Jun-2025	2025	3
Construction Start	Sep-2025	2026	3
Project Completion	Dec-2025	2026	6

	FY:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	PROGRAM PARAMETERS															
1.1	Capital Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ 697	\$ -	\$ -	\$ -	\$ -
1.2	Design Capacity															
1.21	Single Beds		54	54	54	54	54	54	54	54	54	-	-	-	-	-
1.22	Double Beds		72	72	72	72	72	72	72	72	72	-	-	-	-	-
1.24	Other Beds		-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	Total Design Capacity		126	126	126	126	126	126	126	126	126	-	-	-	-	-
1.4	Gross Area in Service		28,440	28,440	28,440	28,440	28,440	28,440	28,440	28,440	28,440	-	-	-	-	-
2	PRO FORMA DETAIL (x\$1,000)															
2.1	Revenues															
2.11	AY Rent - Single Beds		333	343	353	364	375	386	398	410	422	435	-	-	-	-
2.12	AY Rent - Double Beds		444	458	471	485	500	515	530	546	563	580	-	-	-	-
2.13	AY Rent - Triple/Quad Beds		-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Other Beds		-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	Gross Rental Income	\$ 777	\$ 801	\$ 825	\$ 850	\$ 875	\$ 901	\$ 928	\$ 956	\$ 985	\$ 1,014	\$ -	\$ -	\$ -	\$ -	\$ -
2.16	Less: Vacancy (\$)	(188)	(193)	(199)	(205)	(211)	(218)	(224)	(231)	(238)	(245)	-	-	-	-	-
2.17	Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Other Income	119	122	126	130	134	138	142	146	150	155	-	-	-	-	-
2.19	Total Net Revenue	\$ 708	\$ 730	\$ 752	\$ 774	\$ 797	\$ 821	\$ 846	\$ 871	\$ 897	\$ 924	\$ -	\$ -	\$ -	\$ -	\$ -
2.2	Operating Expenses															
2.21	Direct Expenses	317	335	346	356	367	378	389	401	413	425	-	-	-	-	-
2.22	Indirect Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.25	Total Operating Expense	\$ 317	\$ 335	\$ 346	\$ 356	\$ 367	\$ 378	\$ 389	\$ 401	\$ 413	\$ 425	\$ -	\$ -	\$ -	\$ -	\$ -
2.3	Net Operating Income	\$ 392	\$ 394	\$ 406	\$ 418	\$ 431	\$ 444	\$ 457	\$ 471	\$ 485	\$ 499	\$ -	\$ -	\$ -	\$ -	\$ -
2.4	Non-Operating Transfers															
2.41	Overhead Charge Not Allocated															
2.45	Total Transfers In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.5	Debt Service															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	-	-	54	54	54	54	54
2.53	Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54	\$ 54	\$ 54	\$ 54	\$ 54
	Debt Service Coverage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	-	-	-	-
2.6	Cash Flow Before Capital Expenses	\$ 392	\$ 394	\$ 406	\$ 418	\$ 431	\$ 444	\$ 457	\$ 471	\$ 485	\$ 499	\$ (54)	\$ (54)	\$ (54)	\$ (54)	\$ (54)

The Evergreen State College
HOUSING MASTER PLAN

7 New FYE Res Hall A

Final Plan

Program Description				
Design Capacity	2016 Rent	Existing-Units-Planned	Existing-Beds-Planned	
Single	\$0	-	128	-
Double	\$0	-	56	-
Triple/Quad	\$0	-	-	-
Other	\$0	-	-	-
Total		-	184	-
240				240
Program Components				
		Existing-Beds-Planned	Existing-Area-Planned	
Units - Traditional		-	240	-
Units - Semi-Suites		-	-	-
Units - Suites		-	-	-
Units - Apartments		-	-	-
Units - Staff		-	-	-
Residential Commons				-
RAD Offices, Linen & HCC				-
Assignable Area				-
Unassigned/Circulation				-
Total		-	240	-
69,220				69,220
Parking	Displaced:	0 spaces	New :	0 spaces
Tenants	Displaced:	0 sf	New :	7,532 sf

Development Budget and Capitalization			
Construction Cost		\$	15,575
Land and Infrastructure			-
Permits and Fees			156
Furniture and Fixtures			600
Design and Soft Costs			1,143
Development Costs			524
Project Contingency			900
Financing Costs			1,190
Total Budget		\$	20,087
	Inflated	\$	21,835
Project Type		Evergreen New	
Renovation Scope		No Work	
Capitalization			
Capital Cost Inflation Rate		Finance	3.00%
Financing Rate			5.00%
Financing Period	Years		30
Issuance Costs			0.00%

Operating Budget			
Revenue Assumptions			
Current Occupancy			75.8%
Completion Occupancy			95.0%
Completion Adjustment			0.0%
Inflation Rate			3.00%
Other Revenues	% of Room Revenues		20.1%
Staff Beds	% of Room Revenues		0.00%
Tenant Lease	per GSF		\$0.00
Operating Expense Assumptions			
Direct Expenses	per GSF		\$11.13
Indirect Expenses	per Bed		\$0
Completion Adjustment			-10.0%
Inflation Rate			3.00%
Vacant Operating Cost Ratio			0.0%

Schedule	Date	Fiscal Yr	Duration
Design Start	Feb-2017	2017	12
Construction Start	Feb-2018	2018	18
Project Completion	Aug-2019	2020	30

	FY:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	PROGRAM PARAMETERS															
1.1	Capital Cost	\$ -	\$ 364	\$ 5,199	\$ 14,098	\$ 2,174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2	Design Capacity															
1.21	Single Beds	-	-	-	-	128	128	128	128	128	128	128	128	128	128	128
1.22	Double Beds	-	-	-	-	112	112	112	112	112	112	112	112	112	112	112
1.24	Other Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	Total Design Capacity	-	-	-	-	240	240	240	240	240	240	240	240	240	240	240
1.4	Gross Area in Service	-	-	-	-	69,220	69,220	69,220	69,220	69,220	69,220	69,220	69,220	69,220	69,220	69,220
2	PRO FORMA DETAIL	(x\$1,000)														
2.1	Revenues															
2.11	AY Rent - Single Beds	-	-	-	-	792	816	841	866	892	919	946	975	1,004	1,034	1,065
2.12	AY Rent - Double Beds	-	-	-	-	605	623	642	661	681	701	722	744	766	789	813
2.13	AY Rent - Triple/Quad Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Other Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	Gross Rental Income	\$ -	\$ -	\$ -	\$ -	\$ 1,397	\$ 1,439	\$ 1,483	\$ 1,527	\$ 1,573	\$ 1,620	\$ 1,669	\$ 1,719	\$ 1,770	\$ 1,823	\$ 1,878
2.16	Less: Vacancy (\$)	-	-	-	-	(70)	(72)	(74)	(76)	(79)	(81)	(83)	(86)	(89)	(91)	(94)
2.17	Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Other Income	-	-	-	-	267	275	284	292	301	310	319	329	339	349	359
2.19	Total Net Revenue	\$ -	\$ -	\$ -	\$ -	\$ 1,595	\$ 1,643	\$ 1,692	\$ 1,743	\$ 1,795	\$ 1,849	\$ 1,904	\$ 1,962	\$ 2,020	\$ 2,081	\$ 2,144
2.2	Operating Expenses															
2.21	Direct Expenses	-	-	-	-	806	830	855	880	907	934	962	991	1,021	1,051	1,083
2.22	Indirect Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.25	Total Operating Expense	\$ -	\$ -	\$ -	\$ -	\$ 806	\$ 830	\$ 855	\$ 880	\$ 907	\$ 934	\$ 962	\$ 991	\$ 1,021	\$ 1,051	\$ 1,083
2.3	Net Operating Income	\$ -	\$ -	\$ -	\$ -	\$ 789	\$ 813	\$ 837	\$ 863	\$ 888	\$ 915	\$ 942	\$ 971	\$ 1,000	\$ 1,030	\$ 1,061
2.4	Non-Operating Transfers															
2.41	Overhead Charge	Not Allocated														
2.45	Total Transfers In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.5	Debt Service															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420
2.53	Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420
	Debt Service Coverage	NA	NA	NA	NA	0.56	0.57	0.59	0.61	0.63	0.64	0.66	0.68	0.70	0.73	0.75
2.6	Cash Flow Before Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ (631)	\$ (607)	\$ (583)	\$ (558)	\$ (532)	\$ (505)	\$ (478)	\$ (450)	\$ (421)	\$ (391)	\$ (360)

The Evergreen State College
HOUSING MASTER PLAN

8 New FYE Res Hall B

Final Plan

Program Description			
Design Capacity	2016 Rent	Existing Units Planned	Existing Beds Planned
Single	\$0	-	136
Double	\$0	-	52
Triple/Quad	\$0	-	-
Other	\$0	-	-
Total	-	188	240
Program Components		Existing Beds Planned	Existing Area Planned
Units - Traditional		-	240
Units - Semi-Suites		-	-
Units - Suites		-	-
Units - Apartments		-	-
Units - Staff		-	-
Residential Commons			11,934
RAD Offices, Linen & HCC			-
Assignable Area			4,092
Unassigned/Circulation			14,924
Total	-	240	57,790
Parking	Displaced:	0 spaces	New : 0 spaces
Tenants	Displaced:	0 sf	New : 0 sf

Development Budget and Capitalization			
Construction Cost		\$	13,003
Land and Infrastructure			-
Permits and Fees			130
Furniture and Fixtures			600
Design and Soft Costs			961
Development Costs			441
Project Contingency			757
Financing Costs			998
Total Budget		\$	16,889
	Inflated	\$	18,369
Project Type		Evergreen New	
Renovation Scope		No Work	
Capitalization		Finance	
Capital Cost Inflation Rate			3.00%
Financing Rate			5.00%
Financing Period	Years		30
Issuance Costs			0.00%

Operating Budget			
Revenue Assumptions			
Current Occupancy			75.8%
Completion Occupancy			95.0%
Completion Adjustment			0.0%
Inflation Rate			3.00%
Other Revenues	% of Room Revenues		20.1%
Staff Beds	% of Room Revenues		0.00%
Tenant Lease	per GSF		\$0.00
Operating Expense Assumptions			
Direct Expenses	per GSF		\$11.13
Indirect Expenses	per Bed		\$0
Completion Adjustment			-10.0%
Inflation Rate			3.00%
Vacant Operating Cost Ratio			0.0%

Schedule	Date	Fiscal Yr	Duration
Design Start	Mar-2017	2017	12
Construction Start	Feb-2018	2018	18
Project Completion	Aug-2019	2020	30

	FY:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	PROGRAM PARAMETERS															
1.1	Capital Cost	\$ -	\$ 292	\$ 4,244	\$ 11,841	\$ 1,992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2	Design Capacity															
1.21	Single Beds	-	-	-	-	136	136	136	136	136	136	136	136	136	136	136
1.22	Double Beds	-	-	-	-	104	104	104	104	104	104	104	104	104	104	104
1.24	Other Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	Total Design Capacity	-	-	-	-	240	240	240	240	240	240	240	240	240	240	240
1.4	Gross Area in Service	-	-	-	-	57,790	57,790	57,790	57,790	57,790	57,790	57,790	57,790	57,790	57,790	57,790
2	PRO FORMA DETAIL (x\$1,000)															
2.1	Revenues															
2.11	AY Rent - Single Beds	-	-	-	-	842	867	893	920	948	976	1,005	1,035	1,066	1,098	1,131
2.12	AY Rent - Double Beds	-	-	-	-	562	579	596	614	632	651	671	691	712	733	755
2.13	AY Rent - Triple/Quad Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Other Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	Gross Rental Income	\$ -	\$ -	\$ -	\$ -	\$ 1,404	\$ 1,446	\$ 1,489	\$ 1,534	\$ 1,580	\$ 1,627	\$ 1,676	\$ 1,726	\$ 1,778	\$ 1,832	\$ 1,887
2.16	Less: Vacancy (\$)	-	-	-	-	(70)	(72)	(74)	(77)	(79)	(81)	(84)	(86)	(89)	(92)	(94)
2.17	Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Other Income	-	-	-	-	269	277	285	294	302	311	321	330	340	350	361
2.19	Total Net Revenue	\$ -	\$ -	\$ -	\$ -	\$ 1,602	\$ 1,650	\$ 1,700	\$ 1,751	\$ 1,803	\$ 1,857	\$ 1,913	\$ 1,970	\$ 2,030	\$ 2,090	\$ 2,153
2.2	Operating Expenses															
2.21	Direct Expenses	-	-	-	-	673	693	714	735	757	780	803	827	852	878	904
2.22	Indirect Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.25	Total Operating Expense	\$ -	\$ -	\$ -	\$ -	\$ 673	\$ 693	\$ 714	\$ 735	\$ 757	\$ 780	\$ 803	\$ 827	\$ 852	\$ 878	\$ 904
2.3	Net Operating Income	\$ -	\$ -	\$ -	\$ -	\$ 930	\$ 957	\$ 986	\$ 1,016	\$ 1,046	\$ 1,078	\$ 1,110	\$ 1,143	\$ 1,178	\$ 1,213	\$ 1,249
2.4	Non-Operating Transfers															
2.41	Overhead Charge Not Allocated															
2.45	Total Transfers In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.5	Debt Service															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195
2.53	Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ 1,195	\$ 1,195	\$ 1,195	\$ 1,195	\$ 1,195	\$ 1,195	\$ 1,195	\$ 1,195	\$ 1,195	\$ 1,195	\$ 1,195
	Debt Service Coverage	NA	NA	NA	NA	0.78	0.80	0.83	0.85	0.88	0.90	0.93	0.96	0.99	1.02	1.05
2.6	Cash Flow Before Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ (265)	\$ (237)	\$ (209)	\$ (179)	\$ (149)	\$ (117)	\$ (85)	\$ (52)	\$ (17)	\$ 18	\$ 54

The Evergreen State College
HOUSING MASTER PLAN

9 New SYE Res Hall A

Final Plan

Program Description			
Design Capacity	2016 Rent	Existing-Units-Planned	Existing-Beds-Planned
Single	\$0	- 72	- 136
Double	\$0	- 26	- 104
Triple/Quad	\$0	- -	- -
Other	\$0	- -	- -
Total		- 98	- 240
Program Components		Existing-Beds-Planned	Existing-Area-Planned
Units - Traditional		- -	- -
Units - Semi-Suites		- 240	- 33,757
Units - Suites		- -	- -
Units - Apartments		- -	- -
Units - Staff		- -	- -
Residential Commons			- 12,192
RAD Offices, Linen & HCC			- 6,600
Assignable Area			- 3,251
Unassigned/Circulation			- 14,222
Total		- 240	- 70,022
Parking	Displaced:	0 spaces	New : 0 spaces
Tenants	Displaced:	0 sf	New : 6,600 sf

Development Budget and Capitalization			
Construction Cost		\$	15,755
Land and Infrastructure			-
Permits and Fees			158
Furniture and Fixtures			600
Design and Soft Costs			1,156
Development Costs			530
Project Contingency			910
Financing Costs			1,203
Total Budget		\$	20,311
	Inflated	\$	23,428
Project Type		Evergreen New	
Renovation Scope		No Work	
Capitalization		Finance	
Capital Cost Inflation Rate			3.00%
Financing Rate			5.00%
Financing Period	Years		30
Issuance Costs			0.00%

Operating Budget			
Revenue Assumptions			
Current Occupancy			75.8%
Completion Occupancy			95.0%
Completion Adjustment			0.0%
Inflation Rate			3.00%
Other Revenues	% of Room Revenues		20.1%
Staff Beds	% of Room Revenues		0.00%
Tenant Lease	per GSF		\$0.00
Operating Expense Assumptions			
Direct Expenses	per GSF		\$11.13
Indirect Expenses	per Bed		\$0
Completion Adjustment			-10.0%
Inflation Rate			3.00%
Vacant Operating Cost Ratio			0.0%

Schedule	Date	Fiscal Yr	Duration
Design Start	Feb-2019	2019	12
Construction Start	Feb-2020	2020	18
Project Completion	Aug-2021	2022	30

FY:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1 PROGRAM PARAMETERS															
1.1 Capital Cost	\$ -	\$ -	\$ -	\$ 388	\$ 5,506	\$ 15,115	\$ 2,419	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2 Design Capacity															
1.21 Single Beds	-	-	-	-	-	-	136	136	136	136	136	136	136	136	136
1.22 Double Beds	-	-	-	-	-	-	104	104	104	104	104	104	104	104	104
1.24 Other Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25 Total Design Capacity	-	-	-	-	-	-	240	240	240	240	240	240	240	240	240
1.4 Gross Area in Service	-	-	-	-	-	-	70,022	70,022	70,022	70,022	70,022	70,022	70,022	70,022	70,022
2 PRO FORMA DETAIL (x\$1,000)															
2.1 Revenues															
2.11 AY Rent - Single Beds	-	-	-	-	-	-	944	972	1,001	1,031	1,062	1,094	1,127	1,161	1,196
2.12 AY Rent - Double Beds	-	-	-	-	-	-	621	640	659	678	699	720	741	764	787
2.13 AY Rent - Triple/Quad Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14 AY Rent - Other Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15 Gross Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,565	\$ 1,612	\$ 1,660	\$ 1,710	\$ 1,761	\$ 1,814	\$ 1,868	\$ 1,924	\$ 1,982
2.16 Less: Vacancy (\$)	-	-	-	-	-	-	(78)	(81)	(83)	(85)	(88)	(91)	(93)	(96)	(99)
2.17 Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18 Other Income	-	-	-	-	-	-	299	308	318	327	337	347	358	368	379
2.19 Total Net Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,786	\$ 1,839	\$ 1,895	\$ 1,951	\$ 2,010	\$ 2,070	\$ 2,132	\$ 2,196	\$ 2,262
2.2 Operating Expenses															
2.21 Direct Expenses	-	-	-	-	-	-	865	891	917	945	973	1,002	1,032	1,063	1,095
2.22 Indirect Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.25 Total Operating Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 865	\$ 891	\$ 917	\$ 945	\$ 973	\$ 1,002	\$ 1,032	\$ 1,063	\$ 1,095
2.3 Net Operating Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 921	\$ 949	\$ 977	\$ 1,007	\$ 1,037	\$ 1,068	\$ 1,100	\$ 1,133	\$ 1,167
2.4 Non-Operating Transfers															
2.41 Overhead Charge Not Allocated															
2.45 Total Transfers In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.5 Debt Service															
2.51 Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52 New Debt Service	-	-	-	-	-	-	1,524	1,524	1,524	1,524	1,524	1,524	1,524	1,524	1,524
2.53 Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,524	\$ 1,524	\$ 1,524	\$ 1,524	\$ 1,524	\$ 1,524	\$ 1,524	\$ 1,524	\$ 1,524
Debt Service Coverage	NA	NA	NA	NA	NA	NA	0.60	0.62	0.64	0.66	0.68	0.70	0.72	0.74	0.77
2.6 Cash Flow Before Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (603)	\$ (575)	\$ (547)	\$ (517)	\$ (487)	\$ (456)	\$ (424)	\$ (391)	\$ (357)

The Evergreen State College
HOUSING MASTER PLAN

10 New UL Apartments A

Final Plan

Program Description			
Design Capacity	2016 Rent	Existing Units Planned	Existing Beds Planned
Single	\$0	- 120	- 130
Double	\$0	- -	- -
Triple/Quad	\$0	- -	- -
Other	\$0	- -	- -
Total		- 120	- 130
Program Components		Existing Beds Planned	Existing Area Planned
Units - Traditional		- -	- -
Units - Semi-Suites		- 10	- 1,750
Units - Suites		- -	- -
Units - Apartments		- 120	- 44,756
Units - Staff		- -	- -
Residential Commons			- 3,331
RAD Offices, Linen & HCC			- -
Assignable Area			- 1,100
Unassigned/Circulation			- 7,388
Total		- 130	- 58,325
Parking	Displaced:	0 spaces	New : 0 spaces
Tenants	Displaced:	0 sf	New : 0 sf

Development Budget and Capitalization		
Construction Cost		\$ 13,123
Land and Infrastructure		-
Permits and Fees		131
Furniture and Fixtures		325
Design and Soft Costs		951
Development Costs		436
Project Contingency		748
Financing Costs		992
Total Budget		\$ 16,706
	Inflated	\$ 20,438
Project Type	Evergreen New	
Renovation Scope	No Work	
Capitalization	Finance	
Capital Cost Inflation Rate		3.00%
Financing Rate		5.00%
Financing Period	Years	30
Issuance Costs		0.00%

Operating Budget		
Revenue Assumptions		
Current Occupancy		75.8%
Completion Occupancy		95.0%
Completion Adjustment		0.0%
Inflation Rate		3.00%
Other Revenues	% of Room Revenues	20.1%
Staff Beds	% of Room Revenues	0.00%
Tenant Lease	per GSF	\$0.00
Operating Expense Assumptions		
Direct Expenses	per GSF	\$11.13
Indirect Expenses	per Bed	\$0
Completion Adjustment		-10.0%
Inflation Rate		3.00%
Vacant Operating Cost Ratio		0.0%

Schedule	Date	Fiscal Yr	Duration
Design Start	Feb-2021	2021	12
Construction Start	Feb-2022	2022	18
Project Completion	Aug-2023	2024	30

	FY:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	PROGRAM PARAMETERS															
1.1	Capital Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 338	\$ 4,886	\$ 13,176	\$ 2,039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2	Design Capacity															
1.21	Single Beds	-	-	-	-	-	-	-	-	130	130	130	130	130	130	130
1.22	Double Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24	Other Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25	Total Design Capacity	-	-	-	-	-	-	-	-	130	130	130	130	130	130	130
1.4	Gross Area in Service	-	-	-	-	-	-	-	-	58,325	58,325	58,325	58,325	58,325	58,325	58,325
2	PRO FORMA DETAIL (x\$1,000)															
2.1	Revenues															
2.11	AY Rent - Single Beds	-	-	-	-	-	-	-	-	2,568	2,645	2,725	2,807	2,891	2,977	3,067
2.12	AY Rent - Double Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.13	AY Rent - Triple/Quad Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14	AY Rent - Other Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15	Gross Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,568	\$ 2,645	\$ 2,725	\$ 2,807	\$ 2,891	\$ 2,977	\$ 3,067
2.16	Less: Vacancy (\$)	-	-	-	-	-	-	-	-	(128)	(132)	(136)	(140)	(145)	(149)	(153)
2.17	Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18	Other Income	-	-	-	-	-	-	-	-	492	506	521	537	553	570	587
2.19	Total Net Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,931	\$ 3,019	\$ 3,110	\$ 3,203	\$ 3,299	\$ 3,398	\$ 3,500
2.2	Operating Expenses															
2.21	Direct Expenses	-	-	-	-	-	-	-	-	764	787	811	835	860	886	912
2.22	Indirect Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.25	Total Operating Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 764	\$ 787	\$ 811	\$ 835	\$ 860	\$ 886	\$ 912
2.3	Net Operating Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,167	\$ 2,232	\$ 2,299	\$ 2,368	\$ 2,439	\$ 2,513	\$ 2,588
2.4	Non-Operating Transfers															
2.41	Overhead Charge Not Allocated															
2.45	Total Transfers In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.5	Debt Service															
2.51	Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52	New Debt Service	-	-	-	-	-	-	-	-	1,330	1,330	1,330	1,330	1,330	1,330	1,330
2.53	Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,330	\$ 1,330	\$ 1,330	\$ 1,330	\$ 1,330	\$ 1,330	\$ 1,330
	Debt Service Coverage	NA	NA	NA	NA	NA	NA	NA	NA	1.63	1.68	1.73	1.78	1.83	1.89	1.95
2.6	Cash Flow Before Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 838	\$ 903	\$ 970	\$ 1,039	\$ 1,110	\$ 1,183	\$ 1,259

The Evergreen State College
HOUSING MASTER PLAN

11 New UL Apartments B

Final Plan

Program Description					Development Budget and Capitalization					Operating Budget						
Design Capacity	2016 Rent	Existing-Units-Planned	Existing-Beds-Planned		Construction Cost	\$	13,123			Revenue Assumptions						
Single	\$0	-	120	-	Land and Infrastructure		-			Current Occupancy						75.8%
Double	\$0	-	-	-	Permits and Fees		131			Completion Occupancy						95.0%
Triple/Quad	\$0	-	-	-	Furniture and Fixtures		325			Completion Adjustment						0.0%
Other	\$0	-	-	-	Design and Soft Costs		951			Inflation Rate						3.00%
Total		-	120	-	Development Costs		436			Other Revenues	% of Room Revenues					20.1%
Program Components		Existing-Beds-Planned	Existing-Area-Planned		Project Contingency		748			Staff Beds	% of Room Revenues					0.00%
Units - Traditional		-	-	-	Financing Costs		989			Tenant Lease	per GSF					\$0.00
Units - Semi-Suites		-	10	-	Total Budget	\$	16,703			Operating Expense Assumptions						
Units - Suites		-	-	-		\$	21,698	Inflated		Direct Expenses	per GSF					\$11.13
Units - Apartments		-	120	-	Project Type		Evergreen New			Indirect Expenses	per Bed					\$0
Units - Staff		-	-	-	Renovation Scope		No Work			Completion Adjustment						-10.0%
Residential Commons				-	Capitalization		Finance			Inflation Rate						3.00%
RAD Offices, Linen & HCC				-	Capital Cost Inflation Rate		3.00%			Vacant Operating Cost Ratio						0.0%
Assignable Area				-	Financing Rate		5.00%			Schedule						
Unassigned/Circulation				-	Financing Period	Years	30			Design Start	Date	Fiscal Yr	Duration			
Total		-	130	-	Issuance Costs		0.00%			Construction Start	Mar-2023	2023	12			
Parking	Displaced:	0 spaces		New :						Project Completion	Feb-2024	2024	18			
Tenants	Displaced:	0 sf		New :							Aug-2025	2026	30			

FY:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1 PROGRAM PARAMETERS															
1.1 Capital Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 333	\$ 4,926	\$ 13,945	\$ 2,495	\$ -	\$ -	\$ -	\$ -
1.2 Design Capacity															
1.21 Single Beds	-	-	-	-	-	-	-	-	-	-	130	130	130	130	130
1.22 Double Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.24 Other Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.25 Total Design Capacity	-	-	-	-	-	-	-	-	-	-	130	130	130	130	130
1.4 Gross Area in Service	-	-	-	-	-	-	-	-	-	-	58,325	58,325	58,325	58,325	58,325
2 PRO FORMA DETAIL (x\$1,000)															
2.1 Revenues															
2.11 AY Rent - Single Beds	-	-	-	-	-	-	-	-	-	-	2,725	2,807	2,891	2,977	3,067
2.12 AY Rent - Double Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.13 AY Rent - Triple/Quad Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.14 AY Rent - Other Beds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.15 Gross Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,725	\$ 2,807	\$ 2,891	\$ 2,977	\$ 3,067
2.16 Less: Vacancy (\$)	-	-	-	-	-	-	-	-	-	-	(136)	(140)	(145)	(149)	(153)
2.17 Less: Staff Beds (\$)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.18 Other Income	-	-	-	-	-	-	-	-	-	-	521	537	553	570	587
2.19 Total Net Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,110	\$ 3,203	\$ 3,299	\$ 3,398	\$ 3,500
2.2 Operating Expenses															
2.21 Direct Expenses	-	-	-	-	-	-	-	-	-	-	811	835	860	886	912
2.22 Indirect Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.25 Total Operating Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 811	\$ 835	\$ 860	\$ 886	\$ 912
2.3 Net Operating Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,299	\$ 2,368	\$ 2,439	\$ 2,513	\$ 2,588
2.4 Non-Operating Transfers															
2.41 Overhead Charge Not Allocated															
2.45 Total Transfers In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.5 Debt Service															
2.51 Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.52 New Debt Service	-	-	-	-	-	-	-	-	-	-	1,412	1,412	1,412	1,412	1,412
2.53 Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,412	\$ 1,412	\$ 1,412	\$ 1,412	\$ 1,412
Debt Service Coverage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1.63	1.68	1.73	1.78	1.83
2.6 Cash Flow Before Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 888	\$ 957	\$ 1,028	\$ 1,101	\$ 1,177