

Final

GRAYS HARBOR COLLEGE

COLLEGE HOUSING MARKET STUDY

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SUBMITTED BY THE SCION GROUP

scion ADVISORY
SERVICES

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Section 1: Introduction

Background

The Associated Students of Grays Harbor College (“ASGHC”) engaged The Scion Group LLC (“Scion”) to conduct a *College Housing Market Analysis* (“Study”) to explore demand for first-ever student housing for Grays Harbor College (“GHC” or “College”) students. Scion used a variety of investigative and information gathering tools to:

- Understand the needs and preferences of students including unit types, amenities and features.
- Explore acceptable housing rates for GHC students.
- Analyze off-campus offerings and rental rates.
- Explore current and five-year projection of housing supply and demand in the local community.
- Evaluate housing options at other educational institutions.
- Define the optimal number of student beds and estimated price ranges over a five-year horizon.

After leading a strategic objectives workshop, Scion held meetings with key GHC stakeholders, conducted focus groups with students, examined the off-campus rental market, administered an online survey¹ and researched housing trends at community colleges in the state of Washington. With that information, Scion conducted a demand analyses to quantify students’ interest in GHC housing and potential unit types. This report describes our findings, observations and conclusions. Appendix A details the methodology used for the Study.

A note on the COVID-19 pandemic: this study began in March 2020 when the presence of Covid-19 was just beginning to be understood in the U.S. Scion team members conducted all meetings, interviews and presentations virtually. GHC transitioned to online classes mid-semester and chose to continue with online classes in Fall 2020.

* * *

Scion appreciates the opportunity to prepare this report for The Associated Students of Grays Harbor College. The Study would not have been possible without the thoughtful consideration and collegiality of GHC’s administrators and staff, as well as the enthusiastic and open participation of the GHC students.

¹ The online survey was open to all GHC students between June 3 and June 24, 2020. A total of 430 students responded to the survey, resulting in a margin of error of ±4%, well within the target margin of error of ±5%.

Current Conditions

Established in 1930, GHC is a public community college serving students from Grays Harbor and Pacific Counties at three locations. The main campus is in Aberdeen and two education centers are located at Ilwaco and Raymond, Washington. With enrollment of nearly 1,300, GHC has no student housing. GHC offers primarily two-year degrees, with a few recently added bachelor's programs. The mission of GHC is to "provide meaningful education and cultural enrichment through academic transfer, workforce preparation, basic skills and service to the community."

GHC's strategic priorities are to:

- Enrich student learning.
- Promote student, faculty and staff success.
- Foster a diverse, equitable and inclusive learning environment.
- Ensure effective, efficient and sustainable use of college resources.
- Strengthen community connections and partnerships.

The College is a hub of educational opportunities and a "bright beacon for the community and a shining light on the hill" as described by a College stakeholder. The recent addition of a STEM building and performing arts center, has further established GHC as the cultural center for the surrounding communities. College stakeholders believe that providing student housing would add to the attractiveness of GHC, support institution strategic priorities and ease the strain of housing insecurity for many of its students while providing a comprehensive educational experience.

Strategic Objectives

At the start of the Study, Scion led a Strategic Objectives Workshop with key stakeholders to discuss goals and objectives for the Study and the potential campus housing. Four key objectives were identified. Student housing should:

- Satisfy basic needs
- Support student recruitment
- Contribute to students' success
- Be financially accessible

At each phase of the Study, Scion referred to these objectives and the mission of GHC to ensure Scion's recommendations align with them.

Section 2: Executive Summary

Scion evaluates each first-time housing project by assessing the readiness of key constituencies for the transition to a residential campus. This framework considers institutional mission and objectives, enrollment, student demand and housing preferences, off-campus housing market, stakeholder feedback and local community considerations within the context of best practices and lessons learned from campuses across the country.

Scion's assessment of readiness indicates Grays Harbor College, and the community are ready, in many ways, to advance student housing. However, the demand analysis concluded there is insufficient demand from students to attract national student-housing developer interest to develop student housing through a public-private partnership (P3).² However, demand may be sufficient to attract a local developer interested in partnering with GHC for a student housing project. Further financial analysis is required to determine the feasibility of a student housing project through any alternative delivery methods, such as a partnership with a local developer or community organization.

This report outlines Scion's observations that inform the conclusion that the College could advance student housing, if an appropriate delivery method/delivery partner were determined.

College Readiness

College stakeholders are generally in favor of student housing and that the availability of student housing would support institutional mission and advance the College's Strategic Priorities.³ To varying degrees, the addition of student housing would contribute to the College's stated priorities of contributing to student learning, increasing student success, fostering diverse and equitable learning environments, responsible stewardship of College resources and strengthening of community partnerships. Further, College administrators, Foundation representatives and GHC students believe that providing housing would increase retention, contribute to enrollment growth and further student success.

GHC and the GHC Foundation are supportive of a first-time housing project and believe housing would complement the many programs already offered to support students' success. The GHC Foundation already provides tremendous support to the students including \$600,000 in annual scholarships and monetary assistance with lab fees, tools and other supplies.

² Scion's analysis found potential demand for 66 to 73 beds of housing for single students and 21 to 34 units of family housing, see Section 5: Student Readiness

³ The Strategic Priorities are separate from the Strategic Objectives. The Strategic Priorities are outlined by the College as a framework for the institution at large, while the Strategic Objectives were established through a Scion working session at the beginning of this Study and are connected only to a student housing project. GHC Strategic Priorities can be found here: <https://www.ghc.edu/ghc-vision-mission-and-values>

Data provided by the College indicates that there has been an 11% decrease in enrollment since Fall 2016 when enrollment reached 1,449. GHC is focusing on recruitment and retention of specific populations including adult workforce students and transfer students. Additionally, GHC is expanding or adding credit-bearing programs including Hospitality and Ecotourism, Computer Science certificate and associate's programs and a possible bachelor program expansion. eSports are being introduced in Fall 2020 and other options are being considered.

GHC offers robust student life programming and develops highly engaged student leaders as exemplified by the ASGHC. The College offers a variety of programming to support students academic and social-emotional development and stakeholders note that the College will be able to build upon current programming efforts to support a meaningful residence experience.

College stakeholders understand that the campus infrastructure may need to expand. This includes dining options if units do not include in-unit kitchens. Also, security measures, residential life programming, access to recreational facilities and opportunities for student-faculty interaction. Currently, the College is investing in capital improvements across campus, including the student union, which creates a unique opportunity for the College to consider the impacts of future student housing in the design and operational planning of new capital improvements.

Student Readiness

Despite clear student need, the analysis determined limited demand. The following observations simultaneously illustrate student interest and readiness for student housing, while illuminating how the monthly tested rates negatively impacted demand.⁴

Students report challenges finding affordable and safe housing in the surrounding area.

Focus group participants discussed challenges with finding housing, as there is limited availability in the area, and then once finding an appropriate housing option, challenges securing the housing. Barriers including hefty security deposits, credit checks, and combatting the stigma of being a student, all of which negatively impact their experience in the local rental market. The result is often longer commute times or living conditions that are not desirable, which may contribute to lower rates of retention and/or program completion. Just over 30% of survey respondents commute 30 minutes or more each way and another 16% commute more than 45 minutes.

⁴ The survey-tested rates were determined by a high-level financial feasibility analysis using regional construction costs, for an approximately 400 bed project (a project size that will generally attract national student-housing developers).

There is potential demand for 66 to 73 beds of housing for single students and 21 to 34 units of family housing at GHC for Fall 2019. The assumptions used in the demand calculation include full-and part-time status, students' current living situation, cost tolerance and unit preference. Despite interest from students, affordability and current enrollment trends negatively impact the feasibility of a P3 project with a national student-housing developer.

Students choose to attend GHC because of specific programs, but also because of the personal attention from faculty and staff. Students benefit from small classes and one-on-one interaction with compassionate faculty and staff. The College is a hub of educational opportunities for two counties and students expressed interest in taking advantage of the new experiences and opportunities that would be provided with student housing.

The primary reason for disinterest in GHC housing is cost. The survey tested rates, based on a P3 with a national student-housing developer, were generally too expensive for most GHC students. Other reasons cited by survey respondents include unit type (needing a larger unit or wanting a single-family home), preferring their current living situation or not wanting to live in an all-student community.

Affordability is the most important factor for students when deciding where to live. When discussing housing options, administrators and students alike stressed the importance of affordability. This was confirmed by survey respondents. Other important factors include reliable Internet service and safety and security features.

Most single students prefer a private or double bedroom in a traditional residence hall,⁵ while students with families overwhelmingly prefer a two-bedroom apartment.⁶ The traditional residence hall was the least expensive option tested and likely greatly contributed to single student interest in the units. Single students may also be interested in apartments, if offered at a competitive price-point.⁷

⁵ Traditional residence hall offers private or shared rooms, with communal bathrooms down the hall, lounges, study rooms and kitchens.

⁶ Students with families are those who live with a partner, dependent(s) and/or other individuals for whom they are responsible.

⁷ Scion would not recommend moving forward with an apartment-style project for single students without reassessing demand for that unit type.

Community Readiness

The tight rental market and interest from community partners in supporting a GHC student housing initiative contribute to the overall readiness of advancing student housing, either now with an appropriate and financially feasible partnership, or in the next few years.

Stakeholders report that local government would welcome the development of student housing for GHC students. While there is some interest from local officials for potential housing in downtown Aberdeen (rather than at the main campus), there is in general support of campus housing. Further, several community organizations approached GHC interested in potential partnerships to support campus housing.

Rental housing is expensive and difficult to find. Scion's research found that many conventional rental properties within 11 miles of campus had no vacancies in August 2020. Speculating that high occupancy rates are a by-product of COVID-19, local real estate professionals believe that many tenants are wary of searching for different accommodations in uncertain times.

The Aberdeen rental market is expected to remain tight. There have been no recent multi-family housing developments in Aberdeen and none in the pipeline. According to the Director of Community Development for the City of Aberdeen, single-family home development represents the most growth in the area. However, the Comprehensive Land Use Plan is being updated and will include downtown renewal goals.

Section 3: Recommendations

At this time, a public-private-partnership with a national student-housing developer is unlikely because of limited student demand.⁸ Nevertheless, the demonstrated support from College stakeholders and the community, conditions in the off-campus rental market, College goals and support from the Associated Students of GHC and the Foundation, indicate that the College should explore all potential partnerships. Scion recommends the following two options:

Option #1:

Conduct a Financial Feasibility Analysis of potential community partnerships to determine the option that best supports the institutional mission, Strategic Priorities and Objectives, and provides the greatest affordability to students.

The Analysis should test each potential partnership, and consider, at minimum, the College's balance sheet, appetite for risk, bonding capacity, potential impact on credit rating, operational impacts, and contribution to identified priorities and objectives. Ultimately, the Analysis should create an apples-to-apples comparison to facilitate decision-making.

Option #2:

In the College prefers to advance student housing through a P3 with a national student-housing developer, Scion recommends the College institute interim steps to support current students until an optimal solution can be found to develop new student housing. Because the availability of affordable and quality housing is, and will likely remain, a significant challenge for Greys Harbor students, Scion recommends reassessing demand in eighteen to twenty-four months, at which point demand may be sufficient to explore with a national student-housing developer.

⁸ The COVID-19 pandemic may further exacerbate enrollment challenges.

Interim Steps

The following recommendations may include the creation of a new position or finding capacity within a current position.

- Monitor enrollment trends to determine impact of recruitment initiatives and any potential long-term impacts from COVID-19.
- Create and manage a central housing resource center (physical and/or web based) to assist students in need of housing related services, such as:
 - Postings from landlords about available units
 - Students seeking roommates
 - Rental and leasing processes and policies
 - Tracking data about student housing needs and issues
- Investigate master leasing a block of apartments or hotel rooms to fill with GHC students.
- Collect metrics about students who do not matriculate to GHC. Simple follow-up with applicants may elicit helpful information regarding why they did not enroll. It would be extremely helpful to know if (or the frequency of) the lack of campus housing is cited as a reason.
- Conduct a review of the Student Life programs and services to maintain the level of support currently provided to students.
- Continue to engage students in any campus housing planning and decision-making.

If desired by the College and the Associated Student Government, Scion is available to advise or assist with further evaluation of Option 1 or 2 and/or implementation of the interim steps.

Section 4: College Readiness

Overview

Historically, the mission of community colleges has been to serve local students by providing educational opportunities to support further higher education, provide workforce training and provide continuing educational opportunities for those already in the workforce.⁹ While the core mission of community colleges has not changed significantly, the services offered and the students they attract have expanded. Community colleges are increasingly asked to respond to basic needs such as food or housing, while also enrolling more students from outside their service areas for specific programs and affordable tuition.

In response to these shifts, many two-year colleges either offer student housing or like GHC, are exploring the option. As of 2016, 28% of community colleges in the U.S. have housing and 1.5% of community college students live in campus housing. According to the Washington State Board for Community and Technical Colleges, 17 institutions in Washington State offer some form of student housing.¹⁰ Most started after 1993 and at least seven have opened housing since 2015.¹¹ However, building housing is just the beginning of the transformation to a residential campus.

As previously outlined, Scion's analysis is centered in a Readiness Framework. To assess the institution, Scion considers stakeholders' perceptions regarding the importance of housing, enrollment, the type and level of services to support students and whether housing would advance institutional objectives. Considerations from GHC constituents, former clients and benchmarking analyses informed Scion's conclusion of GHC's readiness for student housing.

Importance of Student Housing

GHC administrators believe that student housing would positively impact the campus. They noted that living together contributes to student development, increases diversity of perspectives, creates leadership opportunities and enhances the vibrancy of campus life. Further, there is belief that providing campus housing may increase student interactions and provide more opportunities for connections outside of the classroom between students, faculty and staff, thereby increasing student engagement, completion and retention.

⁹ <https://ccrc.tc.columbia.edu/community-college-history-mission-and-challenges.html>

¹⁰ www.sbctc.edu/our-colleges/student-life/student-housing.aspx

¹¹ Three institutions have recently opened new residence halls. Highline College opened 164 beds in January 2019, Whatcom College opened 240 beds in Fall 2020, and Edmonds College opened 220 beds in Fall 2020. For more information about these three projects and a summary of housing characteristics for all residential community colleges in the State, please see Appendix B.

Student recruitment and student success are two primary objectives for a GHC housing project, as identified during the Strategic Objectives workshop. Three-quarters of all student survey respondents agree that offering student housing will help to *attract* students to GHC in the future and 68% believe that it will help to *retain* students in the future. Students with families feel stronger than single students as shown in **Table 1**.

Importance in:	Attracting Students			Retaining Students		
For:	Family	Single	All	Family	Single	All
Not Important	3%	2%	2%	24%	35%	29%
Moderately Important	19%	27%	23%	3%	2%	3%
Very Important	78%	72%	75%	73%	63%	68%

Table 1: Importance of Housing in Attracting and Retaining Students

For the 19 high school Running Start students who responded to the survey, 37% indicated that the availability of GHC housing would encourage them to enroll full time.¹² And, if one of the units tested on the survey were to be available to them after graduating from high school, 27% would choose to live there and 67% would consider living there. While the sample size is too small to make sweeping conclusions, these data demonstrate housing resonates with some potential prospective students and that students living in the surrounding area see value in living on campus at GHC. To further expand upon the impact of limited housing in attracting students, one focus group participant who works in the campus welcome center, shared that they field many calls from prospective students inquiring about housing.

These student perspectives and the value of housing emphasized by faculty and staff indicate that housing may in the future contribute to the institutional objectives focused on recruitment and retention.

¹² Note: The survey did not result in a statistically significant sample size for Running Start students. Additional research required to validate any generalizations made based on Running Start survey responses.

Enrollment

Enrollment data provided by the College shows an 11% decrease since Fall 2016 and Fall 2019. COVID-19 may also have a negative impact on college enrollment for Fall 2020. See *Figure 1*.¹³

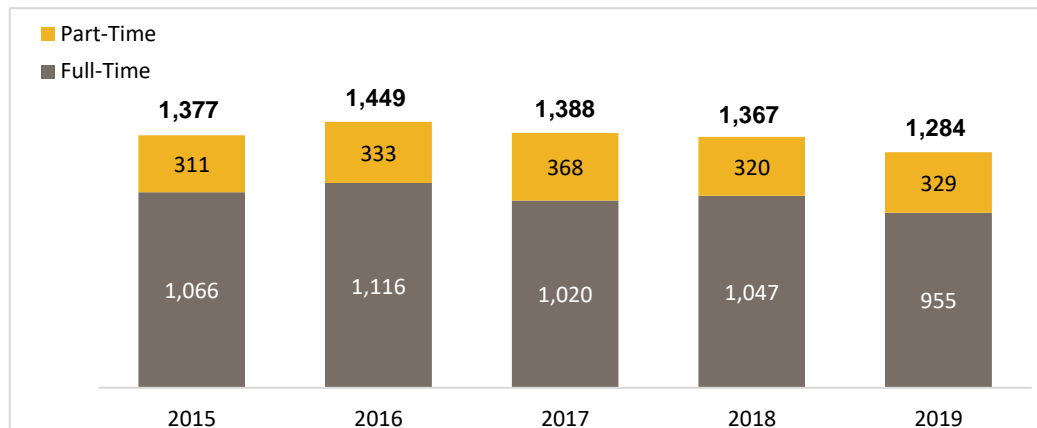


Figure 1: Enrollment 2015 - 2019

According to campus stakeholders, GHC is responding to the enrollment decline by focusing recruitment and retention efforts on specific populations, including adult workforce students and transfer students, while also planning additional associate’s programs and a possible expansion of bachelor programs. Populations and programs mentioned during stakeholder meetings include athletics, international students, nursing and welding programs. For example, the College introduced eSports for Fall 2020 and is planning to add Hospitality and Ecotourism, and a Computer Science certificate.

Stakeholders also believe housing could support GHC in achieving its enrollment goals, by reducing the challenges students face in finding proximate housing. The two counties in the College’s primary service area are remote, resulting in long commutes for students. Several stakeholders believe that the College could better attract and support local students interested in attending GHC, if student housing were available.

¹³ Graph does not include Running Start students.

Residential Experience

If the College moves forward with student housing, there will be varying degrees of impact on existing facilities, programs and services. Considering and preparing for such impacts will be important in the transition to a campus with student housing and for providing an enriching residential experience. Below is a high-level, but not exhaustive list, of considerations:

- *Dining* – The type of housing offered (apartments versus traditional units, without kitchens), impacts the services needed from campus dining. Units without kitchens would require GHC to increase the dining program to support multiple meals a day for residential students. However, units with kitchens will not require as robust a dining program. Stakeholders noted that planned developments will enhance the dining program: the opening of a dining facility in the new student union and expansion of the culinary arts program. These developments are well timed and allow the College to implement these changes with the potential of future housing in mind.
- *Security* – Transitioning to a residential campus impacts safety and security operations, as students are on (or around) campus beyond normal operating hours. GHC stakeholders recognize that it may be necessary to increase safety and security investments and budgets. Notably, students reported generally feeling safe on campus.
- *Crisis & Risk Management* – Current crisis and risk management operating protocols will need to be updated to account for the increased student presence on campus, especially if potential housing is located on the campus. Risk management considerations may include adjustments to insurance policies, greater fire and health safety protocols and Occupational Safety and Health Administration regulations.
- *Recreational Facilities / Libraries* – Generally, Colleges consider expanding hours and access to existing campus recreational facilities, student programming spaces and libraries for students living on campus. Sometimes, recreational equipment and study spaces are provided in residential common areas. GHC stakeholders spoke of the need to assess and adjust hours of operation for student life, and that further assessment and planning would occur with any decision to move forward with student housing.
- *Residential Life Programming* – Hosting special events and educational programs in residence halls help to build connections among students and strengthen their ties to the school. GHC stakeholders believe that this type of residential life programming would increase student engagement and create a greater sense of community on campus.

Section 5: Student Readiness

Overview

Evaluation of student readiness includes understanding students’ current housing situations and satisfaction, their priorities for housing, as well as any challenges and responsibilities that may impact their decision to live in student housing. Much also depends on whether prospective residents are looking for the most cost-effective option, a residential program featuring enriching social and educational experiences, and/or a convenient, commute-free living option. Scion offers the following regarding students’ current situations, decision-making factors, interest and ultimately readiness for student housing, based on the 2020 Study.

Students’ Current Living Situation

Survey respondents were asked to report the ZIP Code in which they currently live. A total of 40 unique ZIP Codes were reported. The most reported ZIP Code (98520) is Aberdeen, WA followed by Hoquiam, WA (98550) and Montesano, WA (98563). Combined, the five most common ZIP Codes represent 74% of respondents. See **Table 2**.

ZIP Code	City	# of Respondents	% of Respondents
98520	Aberdeen	128	37%
98550	Hoquiam	52	15%
98563	Montesano	28	8%
98541	Elma	24	7%
98577	Raymond	23	7%

Table 2: Most Common Zip Codes

Among single students, just over half live in a family member's home (51%) and nearly one-third rent their housing (29%). Among students with families, nearly half rent their housing (49%) and 27% own their own home. Others rent a room in a private home, are housing insecure or are experiencing homelessness as seen in *Figure 2*.

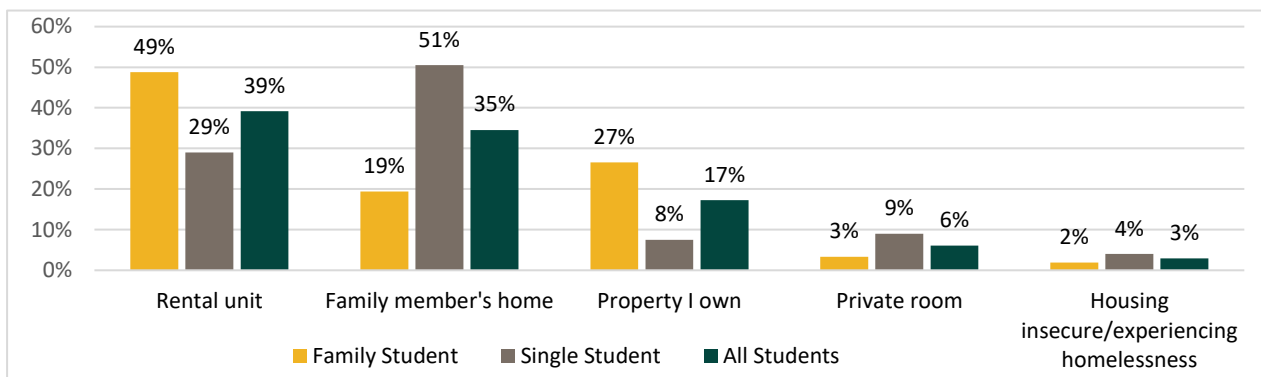


Figure 2: Current Residence by Family Status

Student Satisfaction

Students in focus groups indicated student housing is important because of limited affordable housing inventory within 50 miles of campus. For example, one focus group participant spoke of a friend who has been looking for a two-bedroom unit for six months. The lack of affordable and suitable housing near campus is a problem, and likely contributes to low levels of student satisfaction; half of all single survey respondents are satisfied with their current housing situation. When sorted by living situation, just 40% who rent their own unit and 39% who rent a room in a private home are satisfied. Few who rent are dissatisfied but nearly half are neutral - neither satisfied or dissatisfied - as seen in **Table 3**.¹⁴

Current Residence	Satisfied	Neutral	Dissatisfied
ALL SINGLE STUDENTS (n=185)	50%	38%	12%
Family Member's Home (n=101)	58%	33%	9%
Rental Unit (n=58)	40%	45%	16%
Room in a Private Home (n=18)	39%	44%	17%

Table 3: Satisfaction with Housing – Single Students

¹⁴ Table 3 and Table 4 do not include students who own their own home or those who are experiencing housing insecurity or homelessness.

Overall, students with families are not as satisfied as single students with their current housing situation. However, those who rent their own housing are more satisfied (46% vs. 40%). Dissatisfaction is higher regardless of housing circumstances as seen in **Table 4**.

Current Residence	Satisfied	Neutral	Dissatisfied
<i>ALL FAMILY STUDENTS (n=155)</i>	46%	35%	19%
Family Member's Home (n=41)	54%	34%	12%
Rental Unit (n=103)	46%	35%	19%
Room in a Private Home (n=7)	14%	43%	43%

Table 4: Satisfaction with Housing – Family Students

Students experience longer commutes because of the limited available housing in the area. These long commutes likely impact their satisfaction, which ultimately increases their overall readiness for housing. According to student survey results, 16% of students have a commute of 45 minutes or more from their current home to campus. Most drive their personal vehicle; others walk, carpool or use public transportation. GHC students shared that the time spent commuting reduces the amount of time dedicated to schoolwork. Scion and stakeholders also recognize that the long commutes can impact student health and wellness by limiting their sleep and even impede their attendance and/or enrollment as it may prevent them from holding jobs or caring for family members.

Factors Used in Housing Decisions

Focus group participants indicated that cost is their biggest concern when deciding where to live. This was confirmed by survey respondents who overwhelmingly ranked cost as most important, when shown a list of 13 factors and asked to rank up to four they consider most important when deciding where to live. A relative score was calculated for each factor and results were sorted between single students and students with families. For single students, affordability is followed by reliable Internet, safety and security features and privacy as seen in **Table 5**. Dedicated study space and outdoor recreational spaces are least important.

Decision Making Factor	Relative Score
Most Important	
Cost/affordability	100
Important	
Reliable Internet/Wi-Fi	53
Moderately Important	
Safety and security features	31
Privacy	30
Ability to cook meals/access to a kitchen	25
Proximity to GHC campus	23
Pet-friendly policy	22
Reliable landlord/management company	20
Least Important	
Age and condition of facilities	7
Proximity to employment	6
Common space/lounge for socializing	3
Dedicated study spaces	2
Adjacent, outdoor recreation space	2

Table 5: Factors Influencing Housing Decision – Single Students

For students with families, affordability is followed by safety and security features, reliable Internet and in-unit laundry appliances as seen in Table 6. Dedicated study space and social lounges are least important.

Decision Making Factor	Relative Score
Most Important	
Cost/affordability	100
Important	
Safety and security features	40
Moderately Important	
Reliable Internet/Wi-Fi	33
In-unit laundry	30
Pet-friendly policy	24
Reliable management company/landlord	22
Least Important	
Play area for children	12
Age and condition of facilities	10
Proximity to my and/or partner's workplace	9
Proximity to school for partner, dependent(s) or other individual(s)	8
Proximity to GHC campus	6
Proximity to childcare facilities	6
Dedicated study spaces	4
Common space/lounge for socializing	1

Table 6: Factors Influencing Housing Decision – Family Students

Students were also asked to rate how important they consider six aspects of housing. Nearly all respondents (94%) consider cost to be very important as shown in **Table 7**. Other important aspects are safety and security features, quality of Internet/Wi-Fi and ability to cook meals.

Aspect of Housing	Very Important	Moderately Important	Not Important
Cost	94%	6%	0%
Safety and security features	81%	17%	1%
Quality of Internet/Wi-Fi	79%	19%	2%
Ability to cook meals	79%	20%	1%
Age and condition of facilities	39%	57%	4%
Proximity to academic and extracurricular activities	38%	50%	12%

Table 7: Importance of Aspects of Housing

These aspects, captured in survey data, were also confirmed in student focus groups. Housing insecurity is a concern for either themselves or their peers across GHC. Safety and security, which ranked in the top three in **Table 5** through **Table 7**, was also discussed during focus groups. Students noted feeling safe on campus, which made living on campus an even more desirable option.¹⁵ Further, participants expressed preference for community features for potential campus housing such as quiet study spaces, outdoor social spaces and on-site parking. Of utmost importance is reliable Wi-Fi; current service is spotty.

Students reported that these the top housing-decision making factors, specifically safety/security features, reliable management company/landlord, reliable Internet, in-unit laundry and affordability, are difficult to find in the off-campus market. These stated priorities demonstrate student readiness for housing as those key factors are often found and/or included in student housing.

¹⁵ Notably, some focus group participants indicated they did not feel as safe in part of Aberdeen and therefore any potential housing off-campus should be considered through this - among other - lenses.

Interest in GHC Student Housing

When asked if they would have lived in their preferred unit type¹⁶ had it been available at the start of the 2019-20 academic year, over three-quarters, 78%, ranked at least one of the potential housing types they viewed with some level of interest in living in GHC housing: 29% answered Yes and 49% answered Maybe.

The primary reason for disinterest in student housing is the cost as seen in *Figure 3*.¹⁷ In addition to the listed reasons, frequently cited reasons include needing a larger unit, preferring a single-family-home or students already have appealing living accommodations.

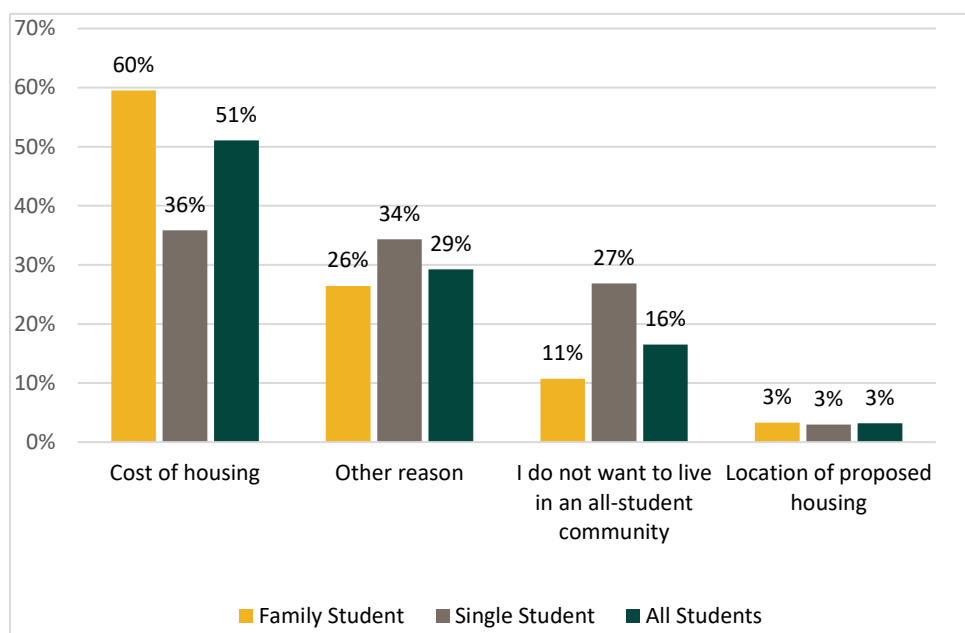


Figure 3: The Main Reason for Disinterest

Over half of interested survey respondents prefer a location for student housing off campus but next to the Aberdeen campus. More single students than family students prefer an on-campus location as seen in *Figure 4*.

¹⁶ Preferred unit type refers to the unit the respondent selected previously in the survey as the unit in which they would most prefer to live.

¹⁷ Survey respondents were asked to select one reason or provide another reason not listed.

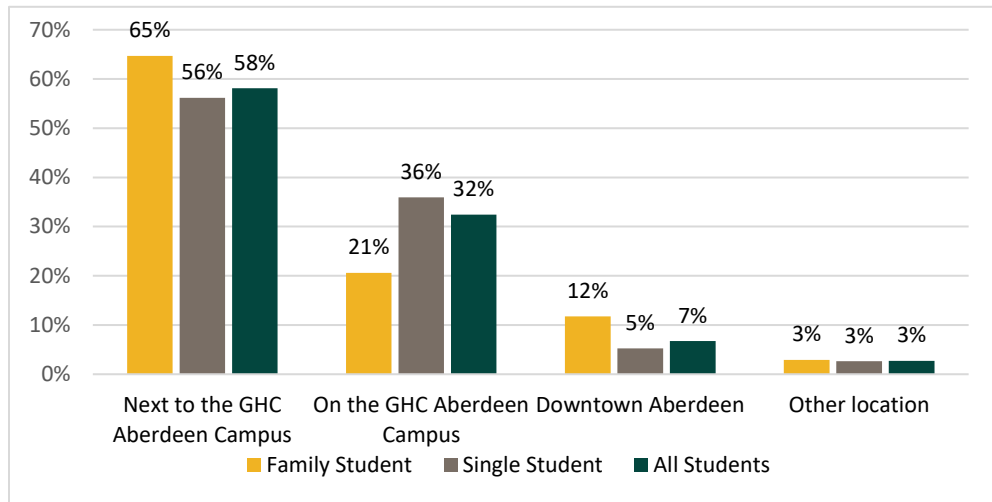


Figure 4: Preferred Housing Location

If the housing were not located at the Aberdeen campus, 38% of survey respondents would still be interested. Over half, 58%, indicated that it would depend on where the housing was located. See Figure 5. In addition, 96% of students who selected the Aberdeen campus as their preferred location for GHC housing said they would or might still be interested in housing, even if not on campus.

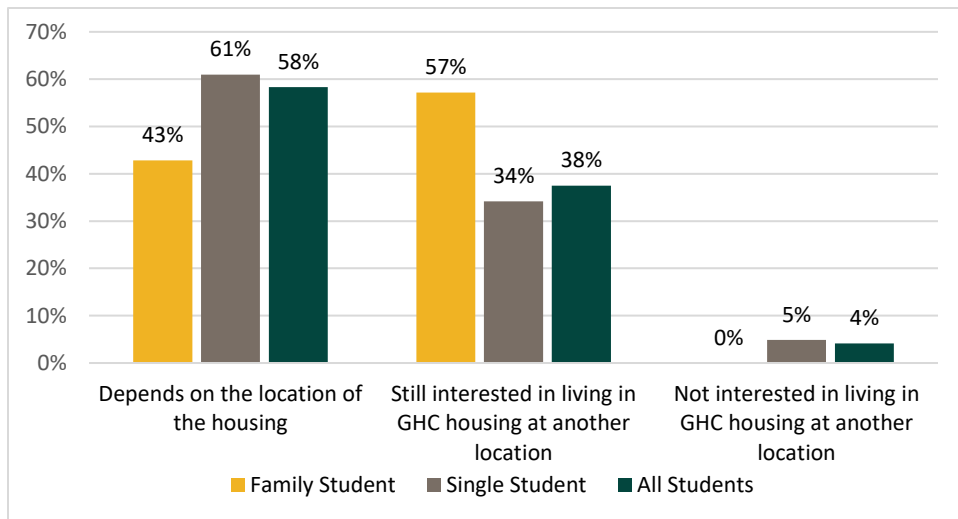


Figure 5: Interest in Housing if Not on Aberdeen's Campus

Housing Demand

Despite the quantitative and qualitative data which demonstrate student interest and general readiness for housing, the demand analysis only determined potential demand for 66 to 73 beds of housing for single students and 21 to 34 units for students with families, which would be insufficient for a national student-housing developer. Nevertheless, there is interest and need from some students.

Scion calculated demand separately for by-the-bed housing, primarily intended for single students, and by-the-unit housing, primarily intended for students with families. Qualitative and quantitative data and the following assumptions informed the demand calculation:¹⁸

- Population of full-time and part-time students; 51% single students and 49% family students
- Flat enrollment growth
- Cohorts that were removed from the pool of eligible students:
 - Property owners
 - All students who expressed disinterest in GHC housing
 - Students living at home with relatives and expressed disinterest in GHC housing
 - 50% of students living at home and expressed some interest in GHC housing (responded 'maybe' when asked if they would live in their preferred unit had it been available at the start of the academic year)
 - Students who pay less than the cost tolerance threshold determined by the Reasonable Available Market (RAM)¹⁹
- Capture rates applied to the remaining pool of eligible students:
 - 100% of respondents indicating 'yes' when asked if they would live in their preferred unit if it had been available at the start of the academic year
 - 50% of respondents indicating 'maybe' when asked if they would live in their preferred unit if it had been available at the start of the academic year

¹⁸ The full methodology for demand calculation is in Appendix A.

¹⁹ When calculating housing demand, Scion not only considers students' interest in potential unit types but also considers cost tolerance. Several factors are used, primarily self-reported current housing expenses. This accounts for those who may be interested in living in the housing but may not be able to afford it based on what they are currently paying.

Section 6: Community Readiness

Overview

Introducing housing to a commuter college is a change for the community as well as the campus. Rental market trends, current housing inventory, plans for additional multi-family housing and community partnerships are important to understand before advancing student housing.

Housing Market Occupancy and Rental Rates

Many conventional rental properties within 11 miles of campus report no vacancies for August 2020. According to real estate professionals and city planning officials, vacancy rates are currently much smaller than in previous years. Speculating that high occupancy rates are a by-product of COVID-19, they believe that many tenants are wary of searching for different accommodations in uncertain times. Conventional properties appear to be older and of poorer quality when compared to available shadow market listings.²⁰ This may contribute to the price difference between the two markets. Using proprietary models, Scion adjusts the advertised rents to more equally compare advertised rates with what may be offered through student housing.²¹ **Table 8** compares the adjusted monthly market rents for conventional and shadow market properties.

Unit Type	Median Adjusted Per Person Rate		Median Adjusted Per Unit Rate	
	<i>Conventional</i>	<i>Shadow</i>	<i>Conventional</i>	<i>Shadow</i>
Studio	\$890	-	\$890	-
1 Bedroom	\$880	\$1,138	\$880	\$1,138
2 Bedroom	\$550	\$648	\$1,100	\$1,296
3 Bedroom	\$463	\$548	\$1,389	\$1,644
4 Bedroom	-	\$408	-	\$1,632
Median	\$715	\$598	\$995	\$1,464

Table 8: Adjusted Median Monthly Market Rates

²⁰ The shadow market is single family homes or other privately-owned rental properties.

²¹ Market rents are adjusted to include furnishings, utilities, Internet and cable and per-person rates assume one person per bedroom.

The rates in the following tables highlight the self-reported living expenses as reported in the student survey. See **Table 9** for median per-person rents paid by each living situation.²² Single students report paying a median of \$500 per month for their share of rent, utilities, Internet and cable. When compared to per-person median market rents from **Table 8**, it appears overall that single students are able to find housing at lower than market rents (\$500 per month), however, when looking at the median paid by those renting a house or apartment (\$800 per month), single students are paying \$215 more per month in rent for units in the conventional market and approximately \$200 more per month for units in the shadow market.

Current Residence	Median per Month
<i>All Single Students (n=185)</i>	<i>\$500</i>
Rental Unit (n=58)	\$800
Room in a Private Home (n=18)	\$500
Family Member's Home (n=101)	\$400
Housing Insecure/Homeless	\$350

Table 9: Median Per-Person Housing Costs

Median living expenses for families are \$1,250 per month, per unit. Ranging from \$700 to \$1,400, median monthly expenses are highest for those currently living in a family member's home as seen in **Table 10**.²³ When compared to per-unit median market rents from **Table 8**, it appears overall that students with families are able to find housing at lower than market rents for houses in the shadow market (\$1,250 vs. \$1,464 per month) but they are paying less for apartments in the conventional market (\$1,250 vs. \$995 per month). However, when looking at the median paid by those renting a house or apartment (\$1,300 per month), students with families are paying \$255 less per month for a rental unit in the conventional market (\$1,400 vs. \$995 per month) and nearly the same (\$1,400 per month) for a rental unit in the shadow market (\$1,464 per month).

Current Residence	Median per Month
<i>All Family Students (n=155)</i>	<i>\$1,250</i>
Family Member's Home (n=41)	\$1,400
Rental Unit (n=103)	\$1,300
Room in a Private Home (n=7)	\$900
Housing Insecure/Homeless	\$700

Table 10: Median Per-Unit Housing Costs

²² Table 9 does not include homeowners.

²³ Table 10 does not include homeowners.

Community Development Goals

According to the Director of Community Development for the City of Aberdeen there has been no new multi-family development since 2001 and there are no multi-family projects in the pipeline. Single-family development represents the most growth in the area. The update to the 2001 Comprehensive Land Use Plan has faced delays due to COVID-19 but should be accessible to the public by the end of 2020. One new initiative relates to the renewal of the downtown core. Preliminary discussions include the addition of retail space and entertainment venues. At present, no official plans have been solidified.

Community Partnerships

A key indicator of community readiness is the interest of community organizations in partnering and supporting the development of student housing. Throughout conversation with GHC staff and Foundation Board members, Scion learned of several community partners possibly interested in supporting the College's advancement of student housing. This speaks to the strong relationship GHC has with the community, as well as the community's interest in GHC students.

Section 7: Future Housing Considerations

The following section provides information on a variety of housing preferences expressed by students. These preferences should be considered, while also balanced with cost effectiveness, if the College advances student housing.

Living Preferences

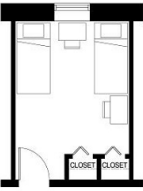

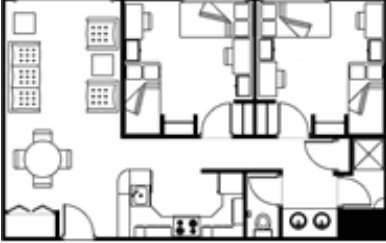



Through conversations with students, Scion learned how student needs and preferences vary, depending on age, familial status and employment status. Traditional-age students would value the experience of living away from home and becoming more independent. Those who live far from campus, like one participant from Seattle, would be interested in housing five days a week. Family housing is also desired. Notably, Stakeholders shared that first-generation students, veterans, foster youth and students with disabilities may have different needs than most when considering unit types and community features.

Focus group participants discussed unit types and housing seen at other colleges. Scion expanded on their discussion, by talking through potential unit types and subsequent implications on experience and then tested interest in unit types through the online survey.

Single Students' Living Preferences

Unit Preference

Single survey respondents reviewed six conceptual floor plans and estimated housing rates for single and double-occupancy bedrooms. Housing rates are based on a 10-month contract and include furnishings, utilities and Internet service. Tested unit plans and estimated per-person monthly rents are shown in (Floor plans are not to scale.)

 <p style="text-align: center;">Traditional Room</p> <p>Bathroom and living area shared with multiple bedrooms</p> <p>Single: \$900 per mo. / Double: \$750 per mo.</p>	 <p style="text-align: center;">Mixed Four-Bedroom Suite</p> <p>Six students sharing two bathrooms and a living area</p> <p>Single \$950 per mo. / Double \$1,100 per mo.</p>
 <p style="text-align: center;">Two-Bedroom Apartment</p> <p>Four students sharing a bathroom, living area, full kitchen</p> <p>Double \$1,000 per mo.</p>	 <p style="text-align: center;">Two-Bedroom Apartment</p> <p>Two students sharing a bathroom, living area, full kitchen</p> <p>Single: \$1,250 per mo.</p>
 <p style="text-align: center;">Four-Bedroom Apartment</p> <p>Four students sharing two bathrooms, a living area, full kitchen</p> <p>Single: \$1,200 per mo.</p>	 <p style="text-align: center;">Studio</p> <p>Combined bedroom and living area with a bathroom, full kitchen</p> <p>Single: \$1,300 per month</p>

When asked to select their top three choices, survey respondents ranked a traditional single bedroom first and a traditional double bedroom second.²⁴ While students showed little interest in single-bedroom apartment units, a studio ranked third. All rankings are listed in **Table 11**.

Unit Type	Relative Score
Most Preferred	
Traditional Single (\$900/mo.)	100
Traditional Double (\$750/mo.)	87
Preferred	
Studio Apartment (\$1,300/mo.)	58
Least Preferred	
Double Room in Mixed 4-BR Suite (\$950/mo.)	38
Single Room in Mixed 4-BR Suite (\$1,100/mo.)	36
Double Room in 2-BR Apartment (\$1,000/mo.)	35
Single Room in 2-BR Apartment (\$1,250/mo.)	27
Single Room in 4-BR Apartment – (\$1,200/mo.)	19

Table 11: Unit Preference – Single Students

A follow-up question addresses the value many students put on privacy. When asked which of the following statements they agree, 43% indicated that it is more important to have a private bedroom than to have a shared bedroom for a reduced rate. See *Figure 6*.

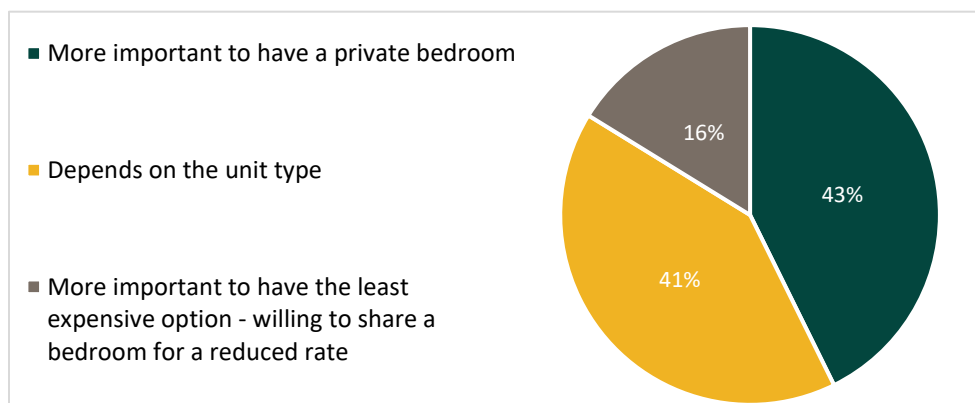


Figure 6: Affordability vs. Privacy

²⁴ Students were permitted to select up to three options or select “not interested” for any of the units.

Despite students' consistently emphasizing the importance of cost-savings, survey data and focus group feedback demonstrate the desire for privacy and the willingness to pay more for that privacy. Scion observes this phenomenon on campuses across the country, especially at community colleges. The community college population may be on average more cost-sensitive than their peers at four-year institutions, they are also more likely to be older, previously lived independently, and/or simply had lived experiences that make them less willing to sacrifice privacy for affordability.

Community Housing Features

After seeing a list of six features which might be offered in a student housing residence, survey respondents were asked how important it is to have each feature. (Table 12). Common kitchen facilities and space for studying are features that are most important to single students.

Feature	Very Important	Moderately Important	Not Important
Community kitchen facilities	58%	36%	6%
Space for studying (with desks/tables and chairs)	57%	37%	6%
Common computers and printers	48%	42%	10%
Food for sale, e.g., vending machines, grab 'n' go	28%	49%	23%
Fitness center	24%	52%	24%
Recreational equipment, e.g., pool and ping pong tables	11%	50%	39%

Table 12: Common Space Features - Single Students

Other Living Preferences

Single students have a strong preference for an academic year lease (61%) over a 12-month lease (16%), as shown in Table 13.

Lease Length Preference	% of Single Students
Academic year lease (10 months)	61%
Annual lease (12 months)	16%
I have no preference	23%

Table 13: Lease Length Preference - Single Students

Over half of single survey respondents, 58%, prefer a furnished unit and just over one-quarter, 26%, have no preference as shown in **Table 14**.

Preference	% of Single Students
Furnished	58%
I have no preference	26%
Unfurnished	16%

Table 14: Furniture Preference - Single Students

Students with Families Living Preferences

Unit Preference

Students living with a partner, dependent(s) and/or other individuals for whom they are responsible (family students) reviewed three conceptual floor plans and estimated housing rates for apartment-style housing. Estimated housing rates are based on a 12-month contract and include furnishings, utilities and Internet service.²⁵ Tested unit plans and monthly rents are shown in **Table 15**.




 <p>Studio \$1,300 per month</p>	 <p>One-Bedroom Apartment \$1,850 per month</p>	 <p>Two-Bedroom Apartment \$2,750 per month</p>
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Table 15: Floor Plans and Estimated Rents – Family Students

²⁵ Floor plans are not to scale.

When asked to select their top two choices, survey respondents ranked a two-bedroom unit first and a one-bedroom unit second.²⁶ See Table 16.

Unit Type	Relative Score
Most Preferred	
Two-Bedroom Apt. (\$2,750 per month)	100
One-Bedroom Apt. (\$1,850 per month)	84
Least Preferred	
Studio Apt. (1,300 per month)	63

Table 16: Unit Preference – Family Students

Community Housing Features

About half of students with families believe common kitchen facilities, common computers and printers and space for studying are very important features to have in a student housing residential community. See Table 17.

Feature	Very Important	Moderately Important	Not Important
Community kitchen facilities	51%	35%	14%
Common computers and printers	50%	35%	14%
Space for studying (with desks/tables and chairs)	50%	35%	15%
Fitness center	32%	46%	22%
Food for sale (e.g., vending machines, grab 'n' go)	25%	46%	28%
Recreational equipment (such as pool and ping pong tables)	18%	43%	39%

Table 17: Common Space Features - Family Students

²⁶ Students were permitted to select up to two options or select “not interested in any of the units.”

Other Living Preferences

Half of students with families an annual lease and 41% prefer a 10-month academic year lease, as shown in **Table 18**.

Lease Length Preference	% of Family Students
Academic year lease (10 months)	41%
Annual lease (12 months)	50%
I have no preference	9%

Table 18: Lease Length Preference - Family Students

Students with families are more likely to prefer an unfurnished apartment (44%) over a furnished apartment (38%) as seen in **Table 19**.

Furniture Preference	% of Family Students
Furnished	38%
I have no preference	18%
Unfurnished	44%

Table 19: Furniture Preference – Family Students

Appendix A: Methodology

Appendix A: Methodology

Project Initiation

Data Gathering

To better understand the College's enrollment goals and current housing situation, Scion requested, received and reviewed the following information from the Client:

- Existing long-range or strategic plan (as it relates to housing)
- Student demographic data
- Current or planned recruitment or retention strategies
- Current and projected enrollment
- Current or planned enrollment objectives

Strategic Objectives Workshop

On April 6, 2020 Scion led a Strategic Objective Alignment workshop with key College stakeholders. The goal of this workshop is to define and prioritize the strategic objectives relative to the housing study.

The following individuals were present for this meeting:

- Dr. James Minkler, President
- Dr. Jennifer Alt, Vice President for Student Services
- Richard Arquette, Director of Student Services
- Lisa Smith, Executive Director, GHC Foundation
- Taylor Miller, Student Government President

During the workshop, Scion shared a list of potential objectives based on previous discussions with the Client and the objectives for the study as outlined in the Request for Proposals. These are:

- Campus Services
- Diversity and Inclusion
- Financial Accessibility and Balance
- Recruitment of Students
- Retention of Students

Stakeholders were asked to rank the objectives in terms of priorities for this project. **Table 1** summarizes their collective prioritization as described by rank, with one (1) being considered most important. The highest-ranked objectives help Scion focus recommendations to advance housing goals.

Strategic Objectives	Rank
Address Basic Need	1
Recruitment of Students	2
Student Success / Retention / Program Completion	3
Financial Accessibility for Students	4

Table 1: Strategic Objectives Rankings

Meetings and Interviews

Scion conducted several stakeholder meetings and an open forum focus group with campus leadership and key stakeholders between May 11 and 13, 2020. During these sessions, participants shared their thoughts, perceptions and concerns about the current housing situations and opinions regarding the potential of student housing at GHC.

The following individuals were present for stakeholder meetings:

- Dr. James Minkler, President
- Dr. Jennifer Alt, Vice President for Student Services
- Kwabena Boakye, Vice President of Administrative Services
- Laura Brener, Interim Vice President for Instruction
- Andrew Glass, Chief Executive for Information Technology
- Kristy Anderson, Chief Executive of Institutional Effectiveness, Research and Planning
- Darin Jones, Chief Executive of Human Resources
- Sandy Zelasko, Assistant for the President
- Richard Arquette, Director of Student Life
- Peter Keller, Director of Workforce Funding and Support Programs
- William Rider, Athletic Director
- Jeb Thornton, Director, Grant Development
- Kari Collin, Dean of Student Access and Success
- Stacey Savino, Assistant Dean for Financial Aid
- Tony Garcia, Associate Director of TRiO
- Aimee Leavitt, Director of Enrollment Services
- PageCarol Woods, Student Success Navigator for Athletics
- Mike Bruner, Baseball Coach
- Matt Vargas, Men's Basketball Coach
- Phillip Pine, Men's Wrestling Coach

Market Study

Focus Groups

Scion conducted two focus groups with current students. The focus groups were held virtually on May 13 and 14, 2020, each session lasting approximately one hour. During the sessions, participants shared their thoughts, perceptions and concerns about their current housing situation and the future of College campus housing. A total of three students participated.

Off-Campus Market Analysis

Scion reviewed existing market reports and examined current offerings in and near Aberdeen to determine conditions of the rental market available to students. Scion also interviewed city planners to understand multi-family building permit activity to gauge future development that may compete with the Client's housing.

For this analysis, Scion identified unit types in two distinct housing categories, the Conventional Market and the Shadow Market. Conventional apartments are rented by the unit (not by the bed) and are largely comprised of multi-family apartment buildings. The Shadow Market is the inventory of private or investor-owned single-family homes and converted basement/in-law units available for rent. These are rented by the unit. The shadow market may also include a room for rent in a private home.

For each of these markets, Scion collected data relating to unit type, rents, occupancy, policies and amenities. The sample was developed using rental properties mentioned by administrators, focus groups participants, Internet research and the student survey. For this study, Scion's analysis includes the following sample:

- 23 Conventional Market properties were identified within 25 miles of campus.
- 17 Shadow Market Properties comprised of private and split-level homes were identified within 15 miles of campus.

Benchmarking

Scion reviewed housing offerings at all Washington State community colleges that feature student housing. For this study, Scion gathered information on housing offerings, housing rates, enrollment, amenities and plans for new housing. To do this, Scion explored each of their websites and, where appropriate, contacted a college representative for clarification. Three institutions have new housing opening in 2020:

- Edmonds College
- Highline College
- Whatcom Community College

Scion also applied what we have learned from previous housing studies and in-house expertise to provide GHC with insight into opening first-ever housing.

Student Survey

The information gathered during the Project Initiation and Market Study phases to date help Scion form survey questions that are applicable to the Client's current and future housing needs. Scion wrote the survey questions, with input from GHC, using Qualtrics to create the survey instrument. The survey was launched on June 3, 2020 and closed on June 24, 2020. To notify students, the College sent an email containing a link to the survey to approximately 1,300 students. To encourage participation, prizes were awarded to four randomly selected survey respondents: one iPad and three \$50 Amazon gift cards.

During the survey period, 430 valid responses were received. Using the number of completed responses (the sample size) and the number of students who received a survey invitation (the population), Scion calculated the "margin of error" percentage for the survey results with a standard statistical formula, assuming a 95% confidence level. The margin of error indicates how many percentage points the results from the survey sample differ from the results for the population. The plus-or-minus figure representing the margin of error is seen in many survey or poll results. For example, if the margin of error is $\pm 3\%$ and 50% percent of the survey sample chooses a given answer, it is 95% certain that if the entire population had been asked the same question, between 47% (50%-3%) and 53% (50%+3%) would have picked that answer.

Throughout the report, survey results are sorted by respondents' familial status or other variables as required. In addition to asking students where they live, Scion collects information on respondents' overall satisfaction with their housing and satisfaction with certain aspects of their housing (such as cost and location). Students are also surveyed on what factors they consider when deciding where to live and which housing amenities they consider most important.

Respondents renting off campus are asked how much they spend each month for housing expenses (including rent and utilities).

Students are shown floorplans or descriptions for different housing unit types. After viewing floorplans and accompanying proposed rental rates, students are asked to select and rank two or three unit types in which they would have lived. Students' interest in new housing is gauged by asking if they would have considered living in the housing for the current academic year if it had been available to them in the fall.

One of the final questions of the survey is an open-ended question, which prompts respondents to "please share any additional thoughts or comments you have regarding housing for students at GHC." All student survey demographics and responses are sorted by full-time and part-time status in Appendix D.

Demand Analysis

Scion calculated potential demand ranges for single students and students with families.¹ Scion concluded the following:

- Single students projected demand range of 66 to 73 beds
- Students with family's demand range of 31 to 34 units

Full-time and part-time single students (those not living with a partner and/or dependents) are the demand cohort for student housing, which is intended to be leased by the bed. Demand for students with family's housing is intended to be leased by the unit.

Scion considered several factors when calculating the Reasonably Available Market (RAM) and the demand. The RAM refers to an adjusted enrollment that filters out students who would not be a part of the potential renter population. The factors that are included in these calculations include but are not limited to:

- Familial status
- Current living situation
- Unit type preference
- Cost tolerance and affordability
- Likelihood to rent a new unit in GHC housing, as demonstrated in the surveys accessible to all students

Step 1 Adjustments

Based on Fall 2019 enrollment figures provided by the College and data gathered from survey responses, Scion segmented the enrollment populations by single and family status.² The Fall 2019 segmented enrollment figures are below in **Table 1**.

Assumptions include:

1. Fall 2019 enrollment figures were obtained from the Client (data included enrollment status designations).
2. Survey results were used to project the family student population (49% of total enrollment).
3. Scion assumed flat enrollment growth (0% YoY).

¹ Family students classified as the students who responded they live with a partner and/or dependent(s) on the survey.

² Scion assumed 0% enrollment growth from 2019 to 2023

Cohort	Population
Single	651
Family	633

Table 1: Fall 2019 Enrollment Populations

Step 2 Adjustments

Based on survey results, the second round of demand calculations included removing students from the RAM based on their living situation. The adjusted RAM figures are in **Table 2**.

Assumptions include:

1. Scion removed students who indicated they are property owners.
2. Scion removed students currently living at a parents' or relatives' *and* did not indicate interest in living at a new GHC housing property.
 - a. If students living with a parent or relative in their home answered "Yes" to renting their preferred unit at a new GHC housing property, they were included in the RAM.
 - b. If students living with a parent or relative in their hom answered "Maybe" to renting their preferred unit at a new GHC housing property, 50% were included in the RAM.
3. Scion notes that criteria included in this round of RAM calculations accounted for previously removed students to ensure that population removal would not be duplicated (i.e. students who owned home were only removed once).

Cohort	RAM
Single	443
Family	400

Table 2: Fall 2019 RAM (Less: Living Situation Criteria)

Step 3 Adjustments

The third round of the demand calculations relies on survey data regarding current housing expenses to project cost tolerance and unit type preferences. The adjusted RAM figures can be found below in Error! Reference source not found..

Assumptions include:

1. Based on survey data, Scion performed cost tolerance analysis on students which included the following assumptions:
 - a. Based on self-reported all-in monthly housing expenses (including a 20% premium for on-campus benefits) and median by-the-bed rates shown the survey, Scion

established a cost tolerance threshold.³ For single students the threshold was set at \$1,050 per bed per month, for students with family's the threshold was set at \$1,300 per unit per month.

- b. Scion removed students who currently pay less than the cost tolerance threshold from the RAM
- c. To account for unit type preference contingencies, Scion removed students who were not interested in any of the unit types proposed on the survey.

Cohort	RAM
Single	109
Family	77

Table 3: Fall 2019 RAM (Less: Cost Tolerance and Unit Preference Criteria)

Step 4 Adjustments

The final step to calculating projected unmet demand involves applying capture rates to the final RAM figures. The capture rates were determined by responses to the survey question regarding a student's decision to live at new GHC housing if their preferred unit type were available. The survey margin of error (+/- 5%) was applied to the final unmet demand figures to calculate the range for each cohort. Scion notes that there is potential to combine single and family cohorts, however Scion would not recommend combining family and single students unless thoughtful design allowed for clear separation between the two cohorts. Projected demand ranges for each cohort can be found below in **Table 4**.

Assumptions include:

1. Students who responded "No" to choosing in living in a new GHC housing property were considered uncapturable and removed from unmet demand projections.
2. 50% of students who indicated "Maybe" to choosing to live in a new GHC housing property were considered uncapturable and removed from unmet demand projections.
3. All students from who responded "Yes" to choosing to live in a new GHC housing property were projected as capturable.

Cohort	Projected Demand
Single Students	66-73 beds
Family	31-34 units

Table 4: Projected Demand Ranges

³ All-in monthly housing costs include furnishings, utilities, cable, electricity, etc.

Appendix B: Peer Benchmarking

Appendix B: Peer Benchmarking

First Time Housing

Each institution faces unique challenges when deciding whether to add a housing program. Through Scion's experience working with former and current community college clients, and research conducted on Washington State community colleges, Scion identified common characteristics and lessons learned, which are outlined below.

Reasons for Building a New Campus Housing Facility

High Cost-of-Living and Lack of Affordable Housing

- Many of Scion's clients and Washington State community colleges are in high cost-of-living areas and the ability to offer affordable and convenient housing solutions for students is a common reason for building student housing. GHC is no exception. With limited available housing in the rental market and a highly-price sensitive student population, GHC should continue to consider and plan for potential student housing to support the GHC student population.
- For GHC, providing student housing will allow those who want to live on their own an alternative to available housing in the rental market. According to campus stakeholders, the current rental options are limited and expensive for students. Additionally, there are concerns about students' ability to access rentals because some landlords do not look favorably on student renters.
- Students enrolled in classes have less time than others to devote to paid employment opportunities. This can be exasperated by long commute times. These, and other factors, can make it difficult to earn additional income that can be used for housing expenses. Through student focus groups, Scion learned of similar experiences with long commutes for GHC students.

Attracting Students from Out of the Area

- GHC stakeholders indicate that students choose to attend GHC because it is close to home, reasonably priced and offers well-respected programs. However, some institutions want to start a housing program to recruit from outside their service area so that more students can take advantage of specialized programs offered by the college. This includes international students. Like domestic students, some international students begin their post-secondary studies at two-year colleges like with the intent of later transferring to a four-year school.
- International students are prime candidates for student housing. The presence of on-campus housing may be a deciding factor when making the decision regarding their

post-secondary school, as international students generally face barriers to securing housing such as no credit history or limited access to qualified individuals who co-sign on a lease.

- A sample of Washington State community colleges shows that:
 - Many offer Homestay or other host family programs
 - Centralia College offers housing only to international students
 - All international students are required to live in campus housing at Everett Community College unless they are granted a waiver
 - Seattle Central College's international student housing is intended for short-term stays, but students are permitted to stay up to 15 months with approval

Best Practices

Increasingly, community colleges recognize the importance of providing housing for the recruitment and retention of students. Without previous housing management experience the task may be beyond the scope of institutional knowledge and current staffing. To address this need, some hire a third-party firm to oversee to manage and operate their residential programs.

Whether or not the development, physical structure, and/or residential program is managed by the school, it is important to consider the items discussed below. This is not an exhaustive list but is provided to offer insight into the breadth of institutional impact schools can expect when adding a residential program.

Establishing and Integrating Operational Systems

Operating a residential building requires implementing a wide array of systems including those related to the facility's finances, safety measures during events such as lockdown and fire drills, processes such as evictions and maintenance activities like building inspections. If a school hires an outside company to manage and operate the building, they must also consider how to integrate the residential operating systems into those used for other campus facilities.

To ensure that financial operations for the new housing run smoothly, the school must set up a system that allows for the timely billing and collection of students' rental fees. One detail to consider is the frequency of billing, and whether billing monthly, per semester, or per academic year makes the most sense for residents and the institution. Schools must also ensure that new systems interface well with existing financial systems.

Providing Input for Major Personnel Decisions

It may not be feasible or affordable for an institution to hire all the staff members needed to operate and maintain a housing facility, however, it is crucial for the school to have input in major hires. Key positions such as the Director of Residence Life and any positions that oversee the selection and management of student residential staff will help shape the culture of the program and set the tone for all employees.

Creating a Responsibility Matrix

To organize the tasks included in planning and opening a new housing facility, institutions should consider a matrix that clarifies the responsibilities of involved parties such as the institution, their advisors, developers, financiers or others. Possible items include, but are not limited to:

- *Staffing* - creating position descriptions and setting a timeline for hiring
- *Marketing and branding* - developing online and physical materials advertising the new housing facility and its features and amenities to potential residents
- *Security* - developing technology and other safeguards to keep the community safe; establishing protocol for response to resident emergencies and other unforeseen events
- *Facilities* - creating a plan for maintaining the building and grounds, and a system for residents to report needed repairs
- *Student conduct management* - determining how to address and manage incidents of student code of conduct violations arising in the residential facility
- *Emergency and crisis response* - developing policies and procedures for managing critical issues arising in the residential facility
- *Assignments* - determining whether the school or the management company processes applications and assigns students to units within the facility

Clarifying which parties/departments will perform which tasks are vital to ensuring the facility operates effectively, and students as well as the school will be satisfied with the final outcomes.

Washington State

There are 17 community colleges in the State of Washington that offer student housing. Some started a housing program in the late 1990s and others have added housing more recently. The 17 schools are listed below.

Bellevue College	Big Bend Community College
Centralia College	Columbia Basin College
Edmonds College	Everett Community College
Green River Community College	Hiline College
Olympic College	Pierce College
Peninsula College	Seattle Central College
Shoreline Community College	Skagit Valley College
Whatcom Community College	Wenatchee Valley College
Yakima Valley College	

Housing Characteristics

- For most community colleges, the housing serves international students; many also have Homestay or other host family programs.
- Out of 17 campuses, nine have on-campus housing and eight have off-campus housing.
- Capacity ranges from 75 to 400 students.
- Unit types vary. Colleges offering apartment-style housing do not have substantial dining services on campus. Some properties designed for international students have communal social spaces with shared kitchens and dining rooms. For example:
 - Traditional residence halls or “pods” are offered at Big Bend Community College, Pierce College, Wenatchee Valley College and Yakima Community College.
 - Everett Community College’s Mountain View Hall has single-occupancy bedrooms with private bathrooms with shared living and dining areas.
 - Bellevue College offers small suites with multiple bedrooms sharing a bathroom and kitchen but no living room. Peninsula College has four-double-bedroom suites with a shared living room but no kitchen.
 - Apartments with full kitchens are the most common and include in-unit living areas and shared bathrooms. Apartments are available at Bellevue College, Big Bend Community College, Centralia College, Columbia Basin College, Edmonds College, Everett Community College, Green River Community College, Highline College, Olympic College, Seattle Central College, Shoreline Community College, Skagit Valley College and Whatcom College.

- If the housing is not owned by the college, it is owned by a foundation affiliated with the college. Housing is owned by an outside company at two of the colleges.
- Utilities are generally included in the rent. Most include Internet service, but few include cable or satellite television in rooms; however, it is commonly available in common spaces.
- All colleges offer furnished units. Some colleges focused on international students provide linens, dishes, pots, pans and eating utensils.

Newest Housing

Highline College

Prior to opening their first-ever residence hall, Highline College experienced growing demand for housing from international and domestic students. In 2016, Highline’s enrollment of over 6,500 included 520 students from 25 countries. New housing opened in January 2019 adjacent to the campus. With 44 two- and four-bedroom apartments, Campus View has the capacity to house 164 students. All bedrooms are single-occupancy, and all units are fully furnished. The building includes 12,000 square feet of ground-floor retail space and underground parking. The rooftop community lounge features a barbeque deck. Other amenities include on-site laundry facilities, bicycle storage and Wi-Fi. Rent includes all utilities, water, sewer and trash services. Units are rented by the quarter but there is a cost savings when signing a lease for the full academic year. See 2020-21 housing rates in **Table 1**.

Unit Type	Per Quarter	Total AY Year	Summer Quarter
2BR – Single	\$2,999	\$8,547	\$2,710
4BR – Single	\$2,640	\$7,305	\$2,380

Table 1: Campus View Per-Person 2020-21 Housing Rates

Whatcom Community College

After years of master leasing 164 rooms in nearby apartment complexes, Whatcom Community College broke ground on its first-ever housing facility in 2018 directly across from the College’s main entrance. Cedar Hall, with 240 beds, opened in Fall 2020 at reduced capacity due to Covid-19. Each apartment offers single-bedroom occupancy in fully furnished apartments with a smart TV in the living room. Community features include study spaces on each floor, a community kitchen, on-site laundry, Wi-Fi access and free parking. The housing accommodates athletes, international students and local students. Housing rates for 2020-21, below, do not include a non-refundable cleaning fee of \$250 per year. Summer rates are not currently available.

Unit Type	Per Quarter	Total AY
Studio	\$3,900	\$11,700
1BR – Single	\$4,200	\$12,600
2BR – Single	\$3,150	\$9,450
34BR – Single	\$2,850	\$8,550

Table 2: Cedar Hall Per-Person 2020-21 Housing Rates

Edmonds College

Triton Court opened in Fall 2020 across the street from Edmonds College’s existing residence hall, Ranier Place which opened in 2009. Prior to the development, Edmonds leased 100 bed spaces at nearby Sophie Court and Spencer Court (these beds were released for the Fall 2020 semester). Triton Court, with 220 beds, brings total housing capacity to just over 400 giving the College the ability to house 4% of enrolment. Housing is also open to Central Washington University students. Triton Court offers two- and three-bedroom apartments and studio units. Units are fully furnished and there is a study area and laundry room on each floor. A residential lounge on the second floor features a pool table and large-screen television. Rates for 2020-21 are listed in Table 3.

Unit Type	Per Quarter	Total AY	Summer Quarter
Studio - Shared	\$2,833	\$8,299	\$1,700
Studio - Single	\$4,667	\$14,001	\$2,800
2BR – Single	\$4,000	\$12,000	\$2,400
3BR – Single	\$3,667	\$11,001	\$2,200

Table 3: Triton Court Per-Person 2020-21 Housing Rates

Unit Types, Cost and Features

A listing of the 17 colleges with housing follows and includes capacity, age, housing rates, special features and ownership structures.

Washington State
Community Colleges with Housing

Institution	Yr Open	On / Off	Capacity	Fall 2020 Occ	Traditional		Room w/Bath	Suite		Studio		1-BR Apt	2-BR Apartment		3-BR Apt/TH	4-BR Apt/TH
					Single	Double	Single	Single	Double	Single	Double	Single	Single	Double	Single	Single
2020-21 Academic-Year Rate per-person (3 Quarters)																
Bellevue College	2018	On	400					\$11,685	\$8,550	\$15,300	\$9,600		\$12,480	\$10,500		\$12,480
Big Bend Community College		On		100%	\$3,900	\$2,880										
Edmonds College										\$14,001	\$8,499		\$12,000		\$11,001	
<i>Tritan Court</i>	2020		220							\$12,999	\$8,001		\$11,199	\$8,001		\$9,750
<i>Rainier Place</i>	2009	On	182													
Everett Community										\$12,675					\$11,025	\$10,095
<i>Cedar Hall</i>	2017	On	132													
<i>Mountain View Hall</i>	2016	On	120				\$10,395									
Green River Community College	2005	On	340													\$7,380
Highline College	2019	Off	164										\$8,547			\$7,305
Olympic College		Off								\$11,500	\$6,100					
										\$8,800	\$5,500					
Pierce College		Off			\$7,800	\$6,300										
Seattle Central College		Off	80								\$13,060			\$9,730		
Skagit Valley College	1993	On	140													\$4,850
Whatcom Community College	2020	Off	240							\$11,700		\$12,600	\$9,450			\$8,550
Wenatchee Valley College		Off	75			\$6,750										

Final

Washington State
Community Colleges with Housing

Institution	Yr Open	On / Off	Capacity	Fall 2020 Occ	Traditional		Room w/Bath	Suite		Studio		1-BR Apt	2-BR Apartment		3-BR Apt/TH	4-BR Apt/TH
					Single	Double	Single	Single	Double	Single	Double	Single	Single	Double	Single	Single
2020-21 Monthly Rate per-person																
Centralia College		Off											\$425	\$300		
Columbia Basin College	2017	On	126							\$676			\$522	\$383 \$460		
Peninsula College	2018	Off	92						\$530							
Shoreline Community College	2019	On	216							\$1,250 \$1,375			\$1,230 \$1,355			\$1,020 \$1,225
Yakima Valley College	1928	On	236		\$375	\$350 \$400										

Final

Washington State
Community Colleges with

Institution	Included in Rent				Features	Owned / Managed	Notes
	Util	Internet	Cable	Furn			
Bellevue College	Yes	Yes	No	Yes	study space, social space, on-site laundry, food service	By the College	No living room in suite - just kitchen
Big Bend Community College	Yes	Yes		Yes	lounges, community kitchens, on-site laundry (included)		
Edmonds College <i>Tritan Court</i> <i>Rainier Place</i>	Yes	limited	No	Yes	lounges, study areas, on-site laundry	Rainier is owned/managed by outside co.; College will manage Triton	Homestay & host family also offered; stopped leasing from Sophie Court & Spencer Court w/Triton opened; Tritan is also open to CWU students (16+)
Everett Community <i>Cedar Hall</i> <i>Mountain View Hall</i>	Yes	Yes	No	Yes	lounges, laundry, community kitchens in Mountain View Hall	Each bldg is privately owned; both are managed by the college	All int'l students are required to live in student housing unless granted a waiver
Green River Community College	Yes	Yes	No	Yes	laundry	Owned by GRC Foundation; managed by Capstone (COCM)	
Highline College	Yes	Yes	No	Yes	lounges, on-site laundry	Foundation owned, Managed by Capstone (COCM)	includes 12,000 SF of retail space; also open to students from CWU-Des Moines and Kaplan
Olympic College	Yes	Yes		Yes	community room w/kitchen, BBQ area, laundry; cookware, dishes, utensils provided for in-unit kitchens		
Pierce College	Yes	Yes	comm areas only	Yes	community kitchen, study room, meeting room, lounge, BBQ area, fitness room, laundry		Triple (\$5,100) and Quad (\$4,500) rooms also available; Homestay is also offered
Seattle Central College	Yes	Yes	No	Yes	linens included; no living room in suite, just kitchen		1BR Triple is \$10,480; intended for short-term housing for int'l students
Skagit Valley College	Yes	Yes	Yes	Yes	lounge with community kitchen	Owned by Skagit Valley Foundation	Homestay also available
Whatcom Community College		Yes		Yes	on-site laundry, smart TV in ea unit, common areas, meeting space, community kitchen	funded through a state bond program	Homestay is also available
Wenatchee Valley College	Yes	Yes	Yes	Yes	1 washer-dryer per pod (3 double rms); community kitchen & dining area		Opens with a wait list each year; this rate may include meals (unclear)

Final

Washington State
Community Colleges with

Institution	Included in Rent				Features	Owned / Managed	Notes
	Util	Internet	Cable	Furn			
Centralia College	see note	Yes		Yes	laundry room at apts; washer-dryer in duplexes		Elec allowance: \$50 or \$75/mo; housing for international students; host family program also avail
Columbia Basin College	Yes	Yes	No	Yes	lounges, outdoor activity space, on-site laundry (included)	Owned/operated by College	Contemplating additional housing.
Peninsula College	Yes	Yes	No	Yes	"pod" living area, kitchen for every four rms	Owned & operated by CHI; dishes, linens, etc. provided	CHI is Collegiate Housing International
Shoreline Community College	Yes	Yes		Yes	lounges, study area, laundry		Open to all FT students from any college, age 17+
Yakima Valley College	Yes	comm areas only	comm areas only	Yes	laundry, community kitchens, recreation room	By the College	

Final

Appendix C: Off-Campus Apartment Listing

Off-Campus Market Analysis Property Listings

Conventional Market listings



Off-Campus Rental Market	
Institution:	Grays Harbor College
City/Town:	Aberdeen, WA

Inputs	
Outputs	
Variables	

Property Name	Address	Building Type	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Bedroom Occupancy	Baths	Electricity	Internet	TV	Furniture	Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person
	311 N Broadway st.	Conventional Apartment	2.3	\$ 695	Studio	Private	1	No	No	No	No	Unit	\$ 195	\$ 890
	1320 3rd St	Conventional Apartment	2.7	\$ 750	Studio	Private	1	No	No	No	No	Unit	\$ 195	\$ 945
	220 W 4th St	Conventional Apartment	3.0	\$ 565	Studio	Private	1	No	No	No	No	Unit	\$ 195	\$ 760
	311 N Broadway st.	Conventional Apartment	2.3	\$ 895	1	Private	1	No	No	No	No	Unit	\$ 195	\$ 1,090
	141 River St. S, Montesano	Conventional Apartment	12.8	\$ 639	1	Private	1	No	No	No	No	Unit	\$ 195	\$ 834
	822 Pioneer Ave E, Montesano	Conventional Apartment	13.2	\$ 895	1	Private	1	No	No	No	No	Unit	\$ 195	\$ 1,090
	308 W Market st	Conventional Apartment	2.4	\$ 700	1	Private	1	No	No	No	No	Unit	\$ 195	\$ 895
	1509 N B St	Conventional Apartment	3.4	\$ 850	1	Private	1	No	No	No	No	Unit	\$ 195	\$ 1,045
	313 N. E St	Conventional Apartment	2.9	\$ 650	1	Private	1	No	No	No	No	Unit	\$ 195	\$ 845
Elma Gardens	309 E Martin St, Elma	Private Home	23.4	\$ 670	1	Private	1	No	No	No	No	Unit	\$ 195	\$ 865
	530 Emerson Ave, Hoquaim	Conventional Apartment	6.4	\$ 650	1	Private	1	No	No	No	No	Unit	\$ 195	\$ 845
	802 Thomas St	Conventional Apartment	3.2	\$ 850	2	Private	1	No	No	No	No	Unit	\$ 250	\$ 550
	301 N Park St	Conventional Apartment	2.8	\$ 1,175	2	Private	1	No	No	No	No	Unit	\$ 250	\$ 713
	615 F St	Conventional Apartment	3.2	\$ 825	2	Private	1	No	No	No	No	Unit	\$ 250	\$ 538
	720 2nd Ave	Conventional Apartment	2.8	\$ 750	2	Private	1	No	No	No	No	Unit	\$ 250	\$ 500
	802 Thomas St	Conventional Apartment	3.2	\$ 850	2	Private	1	No	No	No	No	Unit	\$ 250	\$ 550
	525 Emerson Street	Conventional Apartment	5.2	\$ 925	2	Private	1	No	No	No	No	Unit	\$ 250	\$ 588
	368 Ocean Shores Blvd NW	Conventional Apartment	26.4	\$ 850	2	Private	1	No	No	No	No	Unit	\$ 250	\$ 550
	1309 E Wishkah St	Conventional Apartment	3.1	\$ 1,250	2	Private	1	No	No	No	No	Unit	\$ 250	\$ 750
	514 N. Medcalf Lane	Conventional Apartment	14.3	\$ 860	2	Private	1	No	No	No	No	Unit	\$ 250	\$ 555
	610 Pioneer Ave	Conventional Apartment	13.5	\$ 835	2	Private	1	No	No	No	No	Unit	\$ 250	\$ 543
Heather Meadows	1731 S Boone St	Conventional Apartment	0.8	\$ 850	2	Private	1	No	No	No	No	Unit	\$ 250	\$ 550
	413 N 18th St	Conventional Apartment	22.3	\$ 1,095	3	Private	2	No	No	No	No	Unit	\$ 295	\$ 463

Final

Shadow Market Listings



Off-Campus Rental Market	
Institution:	Grays Harbor College
City/Town:	Aberdeen, WA

Inputs	
Outputs	
Variables	

Property Name	Address	Building Type	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Bedroom Occupancy	Baths	Electricity	Internet	TV	Furniture	Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person
	115 Garfield St, Hoquiam,	Private Home	6.1	\$ 950	1	Private	1	No	No	No	No	Unit	\$ 195	\$ 1,145
	1111 Chenault Ave	Other	6.4	\$ 935	1	Private	1	No	No	No	No	Unit	\$ 195	\$ 1,130
	313 N. E St	Other	2.9	\$ 650	1	Private	1	No	No	No	No	Unit	\$ 195	\$ 845
	Young St. & Forsnthe	Other	3.7	\$ 1,195	1	Private	1	No	No	No	No	Unit	\$ 195	\$ 1,390
	Strawberry Hill Rd, Elma	Other	24.8	\$ 1,100	2	Private	1	No	No	No	No	Unit	\$ 250	\$ 675
	390 e King st	Private Home	2.2	\$ 995	2	Private	1	No	No	No	No	Unit	\$ 250	\$ 623
	908 Oak St	Private Home	4.1	\$ 1,200	2	Private	1	No	No	No	No	Unit	\$ 250	\$ 725
	1504 Beacon Ave, Montesano	Private Home	14.0	\$ 805	2	Private	1	No	No	No	No	Unit	\$ 250	\$ 528
	302 N 17th St	Private Home	21.6	\$ 1,095	2	Private	1	No	No	No	No	Unit	\$ 250	\$ 673
	2718 Pacific Ave	Private Home	5.0	\$ 725	2	Private	1	No	No	No	No	Unit	\$ 250	\$ 488
	W Pine St	Private Home	23.3	\$ 1,500	3	Private	2	No	No	No	No	Unit	\$ 295	\$ 598
	1315 Pioneer Blvd	Private Home	3.2	\$ 1,625	3	Private	2.5	No	No	No	No	Unit	\$ 295	\$ 640
	2104 Aberdeen Ave	Private Home	4.0	\$ 995	3	Private	1	No	No	No	No	Unit	\$ 295	\$ 430
	1705 N B ST	Private Home	3.1	\$ 1,395	3	Private	2	No	No	No	No	Unit	\$ 295	\$ 563
	106 W curtis	Other	1.9	\$ 950	3	Private	2	No	No	No	No	Unit	\$ 295	\$ 415
	412 N 14th St	Private Home	22.4	\$ 1,300	3	Private	2	No	No	No	No	Unit	\$ 295	\$ 532
	508 Simpson Ave	Private Home	2.8	\$ 1,695	4	Private	3	No	No	No	No	Unit	\$ 335	\$ 508

Final

Appendix D: Sorted Survey Data

Sorted Survey Data

The data collected via the online survey sent to students at Grays Harbor College is shown below. This report contains results from student respondents who took the survey in the 20-day period from Wednesday June 3 to Tuesday June 23, 2020; 430 completed responses were received to the survey during this time.

In order to allow patterns in students' opinions and preferences to emerge, the key survey responses are sorted according to class standing.

- Full-Time Students [n = 320]
 - Survey Data Sorted by Familial Status
 - General Free Response Submissions
- Part-Time Single Students [n = 91]
 - Survey Data Sorted by Familial Status
 - General Free Response Submissions
- Student ZIP Codes

Student comments in free response ("essay") questions have not been edited. Percentage responses do not always total 100% due to rounding. In some cases, students were allowed to select multiple response options.

Full-Time Students – Survey Data Sorted by Familial Standing

Survey Results: Full-Time Students: Responses Received: 320

Q1.9 - Do you live with a partner, dependent(s) and/or other individual(s) for whom you are responsible?

Answer	%	Count
No	51%	163
Yes	49%	157
Total	100%	320

Q1.8 - Including this quarter, how many quarters have you been enrolled at GHC?

# of Quarters	Family		Single		Total
7+ quarters	52%	59	48%	54	113
6 quarters	36%	23	64%	41	64
5 quarters	57%	8	43%	6	14
4 quarters	71%	15	29%	6	21
3 quarters	43%	31	57%	41	72
2 quarters	65%	17	35%	9	26
1 quarter	40%	4	60%	6	10

Q4.19 - What is your age?

Age Range	Family		Single		Total
40 or older	79%	34	21%	9	43
Under 18 years old	0%	0	0%	0	0
36-40	91%	31	9%	3	34
30-35	72%	34	28%	13	47
25-29	67%	29	33%	14	43
21-24	33%	18	67%	37	55
18-20	11%	11	89%	87	98

Q4.20 - If you are comfortable, please share your race/ethnicity (check all that apply):

Race/Ethnicity	Family	Single	Total
American Indian or Alaskan Native	8	7	15
Asian	4	4	8
Black or African	1	4	5
Hispanic or Latino/a/x	21	24	45
Native Hawaiian or Other Pacific Islanders	6	0	6
White or Caucasian	113	115	228
Multiracial	8	4	12
Not listed (please specify):	3	1	4
Prefer not to answer	1	8	9

Q4.18_9_TEXT - Not listed (please specify): - Family

Human
American
Filipino

Q4.18_9_TEXT - Not listed (please specify): - Single

Danish

Q1.10 - Where do you currently live?

Living Situation	Family		Single		Total
Rental unit	62%	82	38%	50	132
Property I own	77%	36	23%	11	47
Private room	26%	5	74%	14	19
Housing insecure/experiencing homelessness	38%	3	63%	5	8
Family member's home	27%	31	73%	83	114

Q1.12 - Please indicate which of the following best describes how you feel about your current housing.

	Family		Single		Total
Satisfied	42%	53	58%	74	127
Neutral	42%	42	58%	57	99
Dissatisfied	59%	23	41%	16	39

Q1.16 - How much do you (or your family) pay for your portion of the rent and utilities every month (excluding the living expenses of any roommates with whom you may live)? This estimate should include items such as gas/heating, electricity, water, sewer, trash removal, satellite/cable TV and Internet. Please enter a number, with no letters or symbols (including commas). If you or your family do not pay anything for your portion of living expenses, type 0.

	Average/Mean (Not including Zero)	Minimum (Non-Zero Minimum)	Median (Not including Zero)	Maximum
Single Respondents	\$641 (\$765)	\$0 (\$50)	\$500 (\$560)	\$3,000

Q1.18 - How much do you (or your family) pay every month for rent and utilities for your household (including you, your partner, dependent(s) and/or other individual(s) for whom you are responsible)? This estimate should include items such as gas/heating, electricity, water, sewer, trash removal, satellite/cable TV and Internet. Please enter a number, with no letters or symbols (including commas). If you or your family do not pay anything for your household's living expenses, type 0.

	Average/Mean	Minimum	Median	Maximum
Family Respondents	\$1,337	\$160	\$1,250	\$3,200

Q1.21 - On a typical day, approximately how long is your commute from your current home to campus?

Commute Time	Family		Single		Total
More Than 90 Minutes	67%	4	33%	2	6
61-90 Minutes	56%	5	44%	4	9
46-60 Minutes	40%	12	60%	18	30
31-45 Minutes	30%	12	70%	28	40
15-30 Minutes	51%	48	49%	47	95
Less Than 15 Minutes	43%	40	57%	53	93

Q1.22 - On a typical day, what mode of transit do you use to commute from your current home to campus?

Transit Mode	Family		Single		Total
Walk	14%	1	86%	6	7
Rideshare (Lyft, Uber, etc.)	0%	0	0%	0	0
Personal Vehicle	48%	113	52%	122	235
Carpool	13%	2	87%	13	15
Bus	31%	5	69%	11	16
Bike/scooter/skateboard	0%	0	0%	0	0

Q2.2 - Which of the following unit types do you prefer? You may select up to three options, by typing by typing: "1" next to your first choice (optional) "2" next to your second choice (optional, if you select a 1st choice) "3" next to your second choice (optional, if you select a 1st choice and a 2nd choice) If you are not interested in any of the available units, please type "1" next to "Not Interested in any of the units" (the final response option). Be sure to pay attention to the rental rates. Utilities, including Internet, and furniture are included in all options. The rates are per person, per month.

Single Student Unit Types	1		2		3		Total
	%	Count	%	Count	%	Count	
Traditional Double - \$750/month	59%	34	31%	18	10%	6	58
Traditional Single - \$900/month	37%	28	51%	38	12%	9	75
Single Room in Mixed 4-BR Suite - \$1,100/month	26%	9	41%	14	32%	11	34
Double Room in Mixed 4-BR Suite - \$950/month	18%	7	31%	12	51%	20	39
Single Room in 4-BR Apartment - \$1,200/month	33%	6	22%	4	44%	8	18
Single Room in 2-BR Apartment - \$1,250/month	14%	4	25%	7	61%	17	28
Double Room in 2-BR Apartment - \$1,000/month	34%	11	25%	8	41%	13	32
Studio Apartment - \$1,300/month	49%	19	23%	9	28%	11	39
Not Interested in any of the units	89%	32	3%	1	8%	3	36

Q3.2 - Which of the following unit types do you prefer? You may select up to two options, by typing: "1" next to your first choice (optional) "2" next to your second choice (optional, if you select a 1st choice) If you are not interested in any of the available units, please type "1" next to "Not Interested in any of the units" (the final response option). Be sure to pay attention to the monthly rental rates. Utilities (including Internet) and furniture are included in all options. Rates are based on a 12-month lease.

Family Student Unit Types	1		2		Total
	%	Count	%	Count	
Studio Apartment - \$1,300 per month	75%	9	25%	3	12
1-Bedroom Apartment - \$1,850 per month	30%	6	70%	14	20
2-Bedroom Apartment - \$2,750 per month	70%	14	30%	6	20
Not Interested in any of the units	100%	84	0%	0	84

Q4.2 - If one of the unit types you ranked were available at the beginning of the 2019-20 academic year, would you have chosen to live in GHC housing? Running Start high school students: please consider your future preferences after graduating high school.

Interest	Family		Single		Total
Yes, I would have chosen to live in GHC housing	17%	8	83%	40	48
No, I would not have chosen to live in GHC housing	45%	13	55%	16	29
Maybe, I would have considered living in GHC housing	21%	16	79%	60	76

Q4.3 - What is the main reason you would not be interested in GHC housing?

Reason for Disinterest	Family		Single		Total
Other (please specify):	65%	26	35%	14	40
Location of proposed housing	50%	2	50%	2	4
I do not want to live in an all-student community	40%	10	60%	15	25
Cost of housing	78%	59	22%	17	76

Other (please specify): - Family

I love my current housing
I have children and my own home
I have a family
i prefer a single family home to apartment
Had living arrangements
Need more bedrooms
I have 3 kids and 2 dogs I would need more room.
Not big enough and the cost
I need 3 bedrooms, and the cost is super high compared to local housing options. Portland University place has all bills two bedroom all bills including wi-fi for \$700 a month.
Pets
That is ridiculously expensive
2bdrm is not large enough for myself and 2 kids
Not enough rooms for my family

Family of 5, not enough space
Have a place already
I currently pay significantly less where i currently live. It is a 4 bedroom home with garage and 5 acres. It is rather shocking how much these apartments are! I don't see any student having the ability to pay these outrageous prices!
I would rather live with my husband and kids.
satisfied with current housing
Not enough space
rent own home
I live in a house my other half is buying
Happy where I live now
Not big enough for my family
Those prices are ridiculously high.
I live in a home with my family already.
I have animals that require a yard

Other (please specify): - Single

Have other accommodations
I have my own 2 bedroom, 1BR house
Family
have my own house
I am graduating
I live close enough to the college
I like where I live
I have my own place
I already have a home with people
I'd rather live with parents rent free
Completing my degree
Short commute from home to college
Living in a home

Rent cost is significantly lower

Q4.4 - If you were to live in GHC housing, what lease length would you prefer?

Lease Term	Family		Single	
Annual lease (12 months)	58%	14	18%	18
Academic year lease (10 months)	38%	9	60%	60
I have no preference	4%	1	22%	22
Total	Total	24	Total	100

Q4.5 - If you were to live in GHC housing, would you prefer a furnished or unfurnished unit?

Furnishing Preference	Family		Single	
Furnished	38%	9	61%	61
I have no preference	17%	4	25%	25
Unfurnished	46%	11	14%	14
Total	Total	24	Total	100

Q4.8 - Please rate how important you consider the following aspects of housing when considering where to live.

Cost	Family		Single		Total
Very Important	45%	114	55%	140	254
Moderately Important	37%	7	63%	12	19
Not Important	0%	0	0%	0	0

Proximity to academic and extracurricular activities	Family		Single		Total
Very Important	35%	34	65%	63	97
Moderately Important	49%	70	51%	73	143
Not Important	52%	17	48%	16	33

Age and condition of facilities	Family		Single		Total
Very Important	44%	44	56%	55	99
Moderately Important	42%	68	58%	93	161
Not Important	69%	9	31%	4	13

Quality of Internet / WiFi	Family		Single		Total
Very Important	41%	87	59%	127	214
Moderately Important	57%	30	43%	23	53
Not Important	67%	4	33%	2	6

Ability to cook meals	Family		Single		Total
Very Important	53%	111	47%	99	210
Moderately Important	15%	9	85%	50	59
Not Important	25%	1	75%	3	4

Safety and security features	Family		Single		Total
Very Important	46%	103	54%	119	222
Moderately Important	35%	17	65%	31	48
Not Important	33%	1	67%	2	3

Q4.9 - Which of the following factors are most important to you when deciding where to live?
 You are required to select one factor you consider most important, by typing "1" next to that factor. It is optional for you to also select the following:- One factor that is 2nd most important (by typing "2"), if you rank another factor "1"- One factor that is 3rd most important (by typing "3"), if you rank other factors "1" and "2"- One factor that is 4th most important (by typing "4"), if you rank other factors "1", "2" and "3" You may not rank more than 4 factors.

Single Student Factors	1		2		3		4		Total
	%	Count	%	Count	%	Count	%	Count	
Ability to cook meals/access to a full kitchen	5%	3	17%	11	41%	26	37%	23	63
Age and condition of facilities	15%	2	15%	2	38%	5	31%	4	13
Privacy	19%	10	29%	15	31%	16	21%	11	52
Proximity to employment	38%	3	13%	1	25%	2	25%	2	8
Proximity to GHC campus	15%	7	26%	12	37%	17	22%	10	46
Safety and security features	24%	13	33%	18	15%	8	28%	15	54
Common space/lounge for socializing	11%	1	11%	1	11%	1	67%	6	9
Dedicated study spaces	20%	1	40%	2	20%	1	20%	1	5
Pet-friendly policy	36%	13	17%	6	28%	10	19%	7	36
Reliable Internet/Wi-Fi	16%	16	36%	36	24%	24	24%	24	100
Cost/affordability	57%	77	22%	30	13%	18	8%	11	136
Reliable landlord/management company	17%	6	19%	7	33%	12	31%	11	36
Adjacent, outdoor recreation space	0%	0	67%	2	33%	1	0%	0	3

Q4.10 - Which of the following factors are most important to you when deciding where to live?
 You are required to select one factor you consider most important, by typing "1" next to that factor. It is optional for you to also select the following:- One factor that is 2nd most important (by typing "2"), if you rank another factor "1"- One factor that is 3rd most important (by typing "3"), if you rank other factors "1" and "2"- One factor that is 4th most important (by typing "4"), if you rank other factors "1", "2" and "3" You may not rank more than 4 factors.

Family Student Factors	1		2		3		4		Total
	%	Count	%	Count	%	Count	%	Count	
Cost/affordability	62%	75	17%	19	6%	7	6%	7	108
Common space/lounge for socializing	0%	0	1%	1	1%	1	1%	1	3
Dedicated study spaces	2%	2	1%	1	3%	3	1%	1	7
Reliable Internet/Wi-Fi	5%	6	13%	15	19%	21	15%	16	58
In-unit laundry	5%	6	6%	18	12%	13	15%	16	53
Safety and security features	11%	13	15%	17	13%	15	8%	9	54
Proximity to school for partner, dependent(s) or other individual(s)	2%	2	2%	2	3%	3	4%	4	11
Proximity to childcare facilities	0%	0	1%	1	6%	7	5%	5	13
Proximity to GHC campus	1%	1	1%	1	2%	2	6%	7	11
Pet-friendly policy	6%	7	11%	12	6%	7	7%	8	34
Reliable management company/landlord	4%	5	10%	11	13%	14	11%	12	42
Age and condition of facilities	2%	2	4%	5	4%	5	9%	10	22
Play area for children	0%	0	5%	6	8%	9	7%	8	23

Q4.9 - Please rate how important you think it is to have the following features in a student housing residential common space.

Common kitchen facilities	Family		Single		Total
Very Important	41%	61	59%	87	148
Moderately Important	43%	43	57%	57	100
Not Important	68%	17	32%	8	25

Common computers / printers	Family		Single		Total
Very Important	44%	60	56%	76	136
Moderately Important	42%	44	58%	62	106
Not Important	55%	17	45%	14	31

Fitness center	Family		Single		Total
Very Important	50%	38	50%	38	76
Moderately Important	41%	56	59%	80	136
Not Important	44%	27	56%	34	61

Food for sale	Family		Single		Total
Very Important	41%	29	59%	42	71
Moderately Important	43%	58	57%	78	136
Not Important	52%	34	48%	32	66

Recreational equipment	Family		Single		Total
Very Important	55%	22	45%	18	40
Moderately Important	41%	52	59%	76	128
Not Important	45%	47	55%	58	105

Study spaces	Family		Single		Total
Very Important	41%	62	59%	88	150
Moderately Important	43%	42	57%	56	98
Not Important	68%	17	32%	8	25

Q4.12 - Which of the following statements do you agree with most?

Single Student Respondents	%	Count
It is more important to me that I have a private bedroom	43%	65
It is more important to me that I have the least expensive option, I am willing to share a bedroom for a reduced rate	15%	23
Depending on the unit type, either a private bedroom or a less expensive option could be more important to me	42%	64
Total	100%	152

Q4.14 - How important do you think offering student housing will be for attracting students to GHC in the future?

Attracting	Family		Single		Total
Very Important	51%	125	49%	119	244
Moderately Important	39%	28	61%	43	71
Not Important	80%	4	20%	1	5

Q4.15 - How important do you think offering student housing will be for retaining students at GHC in the future?

Retaining	Family		Single		Total
Very Important	52%	115	48%	106	221
Moderately Important	40%	37	60%	56	93
Not Important	83%	5	17%	1	6

Q4.16 - Please share any additional thoughts or comments you have regarding housing for students at GHC.

Single Respondents

<p>you should have sorted this issue out before upgrading to bachelors degrees and before taking students in from other states. The college has put local kids on the streets because of all the kids coming from other states. We must serve our community first, before we can expand the college. As of now, the college is damaging to the people who grow up here, at least when it comes to housing.</p>
<p>not gonna lie the prices were concerning. A shared room with no common area for \$750? Come on now...</p>
<p>You should strongly consider it. Along with providing a source of potential income, it will allow student to bond better, thus possibly increase student retention rates. I came from a 4yr University and we had to stay in dorms. 6 years later I'm still close friends with the people I lived with on that form floor.</p>
<p>With the growing number of four year classes, I see housing as a great possibility to attract students. Especially those who come from out of state for athletics.</p>
<p>While housing for such a college may be a bit unprecedented, due to the area and student population, housing could be a very positive factor for GHC. The biggest concerns and reserves I would have is the overall safety of the students and faculty, due to the area and student population.</p>
<p>Updated fitness facilities would be great.</p>
<p>This is a awesome idea and needs to be established for potential students.</p>
<p>Thank you for working to improve housing options for GHC students. I am renovating a 3 bedroom house in central park, and may have rooms to rent in a year, after I graduate from GHC. I rent it from my families trust, but in a few years I will own it.</p>
<p>Stuedent housing is very impotant for college students. Cost, security, and provacy should be the most important factors when considering huosing to me. I have my own home with my husband so it doesnt really apply to me but if I was in need of housing I would definately consider ghc housing.</p>
<p>Students need to feel like they have a place of reliability when preparing for their future.</p>
<p>Plenty of parking space is also a must. Also possibly split the living areas into smoking and non smoking if possible.</p>
<p>Please consider the price for low income students. There are many students who need a place to live, but they don't live in campus because they cannot afford it.</p>
<p>Pets. many people attending community college in some way are older and may already have som</p>

<p>esort of establishment. IE i have a dog and cat and will not move anywhere i cant have them</p>
<p>Offering housing to new students will be beneficial because that may help some students that are struggling with housing. I wish this was available when I first started at GHC.</p>
<p>Make it more known to students about the options they have for housing I was never once talked to about housing the entire time I was here.</p>
<p>Loved my time at GHC on campus living would have been amazing though!</p>
<p>It's a good idea for the kids who come from farther away.</p>
<p>It is a need</p>
<p>Is building a dorm even financially viable for ghc?</p>
<p>In the years that I have been at GHC housing has always been an issue. This last Qtr (fall, winter) I had a very reliable, clean, and safe place to live but the cost was too high. I ended my lease due to the covid and now am at home. I am considering my BA and wrestling another year, so housing would be a great asset as a student athlete.</p>
<p>If this happens, GHC will blowup with the turning of new students. Job well done!!</p>
<p>I wish there was a building for athletic housing where each sport can have their own section of living area and one big spot to play games in (rec area)</p>
<p>I think this is great</p>
<p>I think that there aren't a lot of options in the area where Grays's Harbor College is located. There needs to be a save and good environment for the students be able to study and live their daily lives with activities available.</p>
<p>I think that it is hard for college students in our area to find affordable and decent housing near our school let alone in grays harbor at all. Though Grays Harbor is one of the more affordble places to live in general it seems that most people are living in multi family homes just to get by. If we are going to school to find a better career to support ourselves then I think affordable housing is an extremely important factor for students to be able to stay in school to make that better life for ourselves. Thank you for putting this survey together. It shows how important this subject is to all of you.</p>
<p>I think that if this plan goes through then it will draw more people from farther away and help keep the students that are currently attending.</p>
<p>I think that having college housing would be great! A lot of students come from different states to attend GHC and there is not very many apartments for rent within range of the college. And the apartments that there is are always filled up. I believe that housing will attract more students.</p>
<p>I think some of the prices for the housing option are a bit to expensive....</p>

I think it would be necessary to allow pets.
I think housing would be such a good idea! Finding housing around Aberdeen is very hard.
I think for athletes this is a big deal breaker due to how hard it is to find housing in the area normally
I think affordable housing at GHC would have a positive impact on the students and culture of GHC.
I think GHC should consider a married housing option and forego the per person price for this type of housing. There a lot of older college students returning to school after leaving the workforce. I also think that GHC housing would be a good opportunity to bring in out of state and out of the area students. I really like the idea of GHC housing being available, especially since it is increasingly difficult to find a reasonably priced place to rent in a safe area. I also think the convenience of being on or close to campus and to the library would increase academic involvement.
I myself have seen many ghc students homeless and its a worry they have that can interupt their studies. Its an on going issue I feel needs to be resolved and can help our college in many different ways as well as students.
I have none at this time
I feel that many people that attend GHC can't afford 1000 per month for housing. I know that personally I can only afford around 500-650. I think that both privacy and affordability are the most important.
I feel like it is important for GHC to have housing because some of the students that participate in sports have trouble finding a common kitchen to make food.
I believe finding a affordable price is key
I am almost done so its not an issue for me. I would think that younger people trying to go to college for the first time would be more interested in Grays Harbor College if they had affordable housing with the internet and availability to cook food. Some of the costs that were listed in this survey seem a little steep for college students. In my opinion, I think it would be cheaper just to buy a pre-existing apartment complex close to campus.
I am 24 and I don't want to live with other random people. And I would especially not pay more than \$200 a month for somewhere I have to have communal spaces.
I always thought student housing at GHC would be awesome! I think it would make the college a lot more lively. I'm in my first year in the BAS-TE program at the college, and I would have wanted to live in student housing.
I Think this is an excellent idea it would solve so many issues for so many students because

housing is so expensive and so so hard to find
Housing on a campus is actually very essential to me and many other students we lose a lot of people due to the fact we dont have dorms
Housing is one of the most important factors especially for students coming to this college so don't sit on this idea! You need to keep pushing for this to go into effect!
Housing is desperately needed, especially for athletes who come from out of grays harbor. They have had to live in disgusting, poorly maintained hotel rooms where there is mold. I did a presentation in my speech class at GHC with my athlete classmates about the need for student housing, especially for athletes and I'm very happy that housing is being considered.
Housing a great idea! I hated commuting to school every day, so living on campus would have been very nice.
Housing NEEDS to come to GHC!
Great idea especially for those who travel. I live in Olympia and am graduating from the nursing program. Depending on the details I would have rented a spot considering the amount of time spent at school and early clinicals in Aberdeen required throughout the program.
GHC housing would be important for us GHC students because most of us are grown adults who can't afford to live on our own because all of our time and money goes towards school. I think the rates could be a little lower but I'm very interested.
For student-athletes coming to play for GHC that live out of area, it has always been super hard finding places to live. The closest place near the college was the Inn. However, the owner there is terrible and it's not able to accommodate athletes and their needs. If GHC offered housing it would help recruiting and campus life. Athletes would participate in events more too with housing on campus.
Can student loans pay for rent? At least just to start out anyway
Athletes was already paying \$500 a month for rent and couldn't afford that. There's not enough jobs offered for rent to be expensive. Athletes don't have enough time to do a job and play our sport. It's impossible. Also parents can't afford it neither
As a nursing student who drove an hour to GHC for 2 years, it would have been wonderful to have the option of living on campus! I would have definitely taken advantage of the housing!
Although all of our students could benefit greatly from student housing, our recruited athletes and those students not from Grays Harbor County are the ones who need housing the most and should be given priority,
Affordable, pet friendly, good internet, it will attract athletes and keep students here
Additional thoughts or comments I have regarding housing for students at Grays Harbor College

<p>would have to be we would be nicer and easier to be able to access the college and have housing for students are able to study and focus on studies more store in an environment that they are comfortable with including housing from the college.</p>
<p>Every student who commits to their continuing education should have available housing and not worry about where they live while in school.</p>
<p>There's not a lot of options for rentals in grays harbor, I think if there was college housing available that would motivate students to do good and be able to succeed. There are students that don't have a home, or internet, or other financial struggles and it would be beneficial, not only for the student, but the college as well.</p>
<p>I can't think of anything.</p>
<p>A lot of the people I went to school with already had housing prior to entering college and had kids at home. Keeping existing housing was a major concern. Especially in the nursing program where our ability to work was seriously decreased. Assistance to keep the stable housing we already had would have been more important to myself and others that I have talked to.</p>
<p>I know that several of my classmates over the years have become homeless or struggled with their housing situation.</p>
<p>Although it wasn't important for me, I could definitely see the importance of having housing on campus for students. Especially those that are motivated to travel out of state or even country to come to GHC.</p>

Family Respondents

<p>The only housing that is available is not enough. There are countless student who are attending your college that are homeless, can't afford housing, or are in the middle of a crisis. There definitely should be more options available for people who are suffering financially, and still able to try and earn a education.</p>
<p>I think adding student housing would be a great opportunity for many people across Washington who may be interested in learning at GHC.</p>
<p>This housing would be beneficial to students needing housing.</p>
<p>The 2 bedrooms should have 2 bathrooms. Price is a little high, but when you can't find a decent rental works</p>
<p>Student housing would be an awesome GHC could provide.</p>
<p>As a student, a group of my peers and I did a survey about student housing for a project. We learned that housing availability has the potential to increase full-time time students by more than 20%. Students need reliable, affordable housing, and the ability to live away from parents is a</p>

HUGE thing for younger students. Independence is freedom.
I would suggest lowering the cost of housing
Make sure to have some type of on campus transportation at times of hours of operation. Hopefully, the campus will be well lit too.
If I were younger than I am now, the chances of me living in student housing would be greater than they are now. I am older and less tolerant to the college party scene. I would recommend offering some housing aimed at an older generation.
I think it's extremely important to have on-campus housing especially during this housing crisis. Even though I have too many dependents to live on campus, my children are college age and having dorms available is a priority. I don't want my children homeless going to school. My oldest daughter was raped while living under a girls bed in her dorm. She was full time student at 19. I got her into multi school dorms but will never again let my kids go to college without housing. This is the only major college in a large area. It needs to have housing for traditional students or dorms to promote clean living while educating.
I think it would be great for all the college students who are athletes
Student housing would have made the last two year a lot less stressful. I traveled almost 80miles one way to attend the nursing program because there was no adequate housing in town
I have lived in Grays Harbor for most of my adolescent and all of my adult life. I am a single mother on welfare and I am fortunate to receive subsidized housing through the FCS program at CCAP, if not then I am not sure that I would be able to make ends meet for my 3 year old son and I. While I think student housing will be absolutely terrific for transfer students, athletes and such, I would never be able to afford the prices provided on this survey. Not even the studio, by a landslide. I do think this would be an amazing option for some of our students that do not have such financial constraints though, and I hope GHC gets to put these plans into action someday.
Its an unattractive idea to me. I could see younger students without kids enjoying a student only complex with a hub type common area.
I have personally known students that transferred from other states to come to our college for wrestling and they had a hard time finding affordable places. It would be great to have the option for transfer students to have a place to live on campus.
If it is located in Downtown Aberdeen, have an additional bus stop added next to the building so students dont have to walk in the rain.
Currently, there is limited or no housing options for students and I have had classmates that are forced to travel long distances daily to attend class. Most out of town students rely on hotels in the area which have prevalent crime and drug issues. This is a huge burden that has the potential of being a deal breakers for students. This area needs more affordable housing in general, but

<p>especially for students.</p>
<p>I think the housing is poor currently. They are putting people up in a run down motel that also includes druggies on the opposite side of the building. It's not a place a mother would want to send her baby to go to college.</p>
<p>Housing for students at grays harbor is an idea that I think many students who live in the area would jump on. If GHC offered affordable housing and it was in good condition many students who live ja town would want to take part as it gives them the possibility of being dependent.</p>
<p>I think it is the best idea yet! It will really make a difference in when people are deciding to stay or go to GHC</p>
<p>Traditional students really need housing in our area to support their college education. There is such a high rate of homelessness and drug use, and rent is too high for students. I am non-traditional adult with three dependent children and couldn't move into dorms, but they would keep students off of the streets. We need something like University Place in downtown Portland. Used by any college (not just one), two bedrooms that independently lock compared to the whole unit, shared kitchen. I was really impressed with this layout and the security when my daughter lived there.</p>
<p>Overall the cost of student housing based off those images are completely un-affordable, especially those who obtain income through the government (FAFSA, food stamps/DSHS, etc).</p>
<p>I wished there had bee housing available at GHC, I would have started as a student sooner. I also know students that come from out of state that would prefer to have student housing than the unreliable housing that the area has to offer that is not always student friendly.</p>
<p>With COVID -19 around a common kitchen or quick grab and go meals are not important, however our actual food cafeteria were a mass majority eat including faculty could be vamped up and modernized bringing better quality of food in, and updating common eating area. This might bring students in earlier for breakfast. Yum a breakfast bar! (Sorry not related to housing) just a thought.....But with Esports coming to GHC I see alot of hungry people.</p>
<p>i think the student housing is very important, but for the area, i still think the cost is a bit too high. i spend 1100 for my cost and i would need a 2 bedroom. i would be willing to spend more for extra amenities and security... but not 1700 more. thats just not worth it. not when spsc is the same distance and i can get a pretty decent apartment for less than that. i think you guys are on the right track though.</p>
<p>I think the units presented are highly overpriced for students who are on tight budgets while attending college. If you are going to offer this to students, please make it affordable to ALL students in need. This is an essential need to the college campus and it's really imperative that it is obtainable to those in need, which often times are low-income and/or students who are not typically from this area. If this requires leaving out certain amenities then that is what is required in order to make this readily available to students in need.</p>

<p>If housing were offered GHC would do best to view and match prices in the area - the example prices in this survey are accurate of places like Lacey and Tacoma, but not Grays Harbor; unless the goal is to push an increase of housing costs in our area to match the others, which we don't have the income or employment rates to support that.</p>
<p>I wish this could housing could have happened before I nearly finished my degree. I think it's a great concept but I doubt it's ability in being both cost affordable and safe.</p>
<p>Your housing is too expensive for our area & for college students</p>
<p>I think the housing needs to be affordable foremost. Ability for students with children because that is an issue that causes people to put education on the wayside.</p>
<p>Cost is key. I would greatly appreciate the opportunity for campus housing, but NOT at those prices. Going from a home to an apartment should cut rent in half, not double it. I feel they will sit empty at those prices given these are college students you are appealing to. I surely hope that wasn't the true direction these are going.</p>
<p>Too expensive</p>
<p>The biggest concern I have for the units featured in this survey are the prices. Some students do not receive financial aid, and have to take out loans or work two jobs to afford school, so adding a \$2,000 month one bedroom apartment to their school fees would be difficult for them. Aberdeen is a low income/ high poverty area and everyone deserves a chance to have affordable, easy, and clean housing to attend college.</p>
<p>I feel like it is a good idea and it would help a lot of student focus on school</p>
<p>I don't think they need to be big or extravagant just comfortable and safe. As well as affordable and convenient.</p>
<p>The price is way to high stidents can barely pay the lower rental prices in the area that are in the 650 or less price.</p>
<p>There are not much housing opportunities in general let a lone for students. Affordable housing needs to be looked into more</p>
<p>Its very very spendy.</p>
<p>I think it would be a huge hit</p>
<p>Housing would make a huge difference for many and most students that are coming out of the area and/or want to be dependent out of high school.</p>
<p>I know that housing is badly needed! Some of our student athletes stay together in cheap, unsafe motel rooms. That is unacceptable to me!</p>
<p>If there was affordable housing many students would be able to attend and finish. Our family is having an extremely hard time finding housing and I may not be able to continue my studies</p>

because of the lack of affordable housing.
You have to think about cost-effective for the new students.
I think it would be great to offer students a living facility, especially students who are from out of town. Whether you want to believe it or not, a lot of students are currently homeless or are very close of being homeless. A lot of these students are athletes that were brought here through false promises of their living conditions.
I think student housing is highly important, not only is it part of college life it teaches students how to be independent living on campus. I'm a mom of 5 kids and my oldest child lived in student housing and she loved every min of it. One of her main reasons of wanting to live on campus is that there was no commute back and forth to school and also she wanted to experience what college life was to the fullest and she doesn't regret any of it
I think that because our area is so small and the cost of rent is up, it would be nice for college students to have college housing available to them.
Although I myself am local and have a home, I met several classmates who were living in hotels or other non-traditional living arrangements, and a lot of them did not have access to things like a large refrigerator or cooking appliances.
Housing is very difficult to find in Grays Harbor. Renters need to have a credit check, and many need to make 3x the rent, or at least 2x, and many are expected to sign 6 month leases and pay first, last, and a security deposit equal to the rent with length of lease requirement for reimbursement of security deposit as a condition. If GHC were able to acquire housing or build housing for students, this would help many to attend.
There is almost none in the area. Currently I know that out-of-state students are being housed in a motel. It is difficult for students to find someplace that is affordable, clean, safe and a short commute. Student housing needs to be made available to not only attract future students, but retain as well. GHC and surrounding area has a lot to offer, but minimal resources to utilize. WE NEED HOUSING FOR STUDENTS!
My only concern is where it would be located
I feel housing is always a concern for students who are attending from out of the area.
This would be a good idea.
If this were an option before I most definitely would have used it. I know many family members who are graduating high school at this time or soon and would absolutely utilize such amenities.
Housing is a very important issue for college students. Most students are not in my shoes with a house I own. I feel that student housing would attract more students to grays harbor college.
Housing builds community and character

<p>I think that student housing would be good to have at GHC. Students from all over come here and it could be very beneficial.</p>
<p>There are some students who come from other places and cannot find an accessible or available place where they live.</p>
<p>Students need affordable housing to have a secure place to focus on their studies.</p>
<p>The opportunities involving student housing will establish higher resources for future students. I feel having access to education in more viable ways will assist those seeking higher education by reducing hardships like housing issues.</p>
<p>I know it's a big need. Rentals around GHC are hard to find. Ghc is great for locals and attracts from all over. Especially our nursing and athletics. We need places for the students to stay that aren't in a hotel room.</p>
<p>I think that it is a fantastic idea!</p>
<p>Maybe some kind of help or assistance with mortgage or rent or some resources for that.</p>
<p>I would love to see some affordable and/or subsidized married housing among the options Gray's Harbor College offers in the future. I hope the housing options work out. I would love to see housing offered by the college. Maybe a tiny house village too.</p>
<p>I haven't ve had classmates in the nursing program that commute more than an hour . They have expressed the desire to live closer to campus but there are not a lot of rentals available. Long clinical hours at the hospital have had students including myself renting hotel rooms. I think student housing would be beneficial.</p>

Part-Time Students – Survey Data Sorted by Familial Standing

Survey Results: Part-Time Students: Responses Received: 91

Q1.9 - Do you live with a partner, dependent(s) and/or other individual(s) for whom you are responsible?

	%	Count
No	41%	37
Yes	59%	54
Total	100%	91

Q1.8 - Including this quarter, how many quarters have you been enrolled at GHC?

# of Quarters	Family		Single		Total
	%	Count	%	Count	
7+ quarters	53%	16	47%	14	30
6 quarters	50%	7	50%	7	14
5 quarters	33%	2	67%	4	6
4 quarters	86%	6	14%	1	7
3 quarters	57%	8	43%	6	14
2 quarters	81%	13	19%	3	16
1 quarter	50%	2	50%	2	4

Q4.19 - What is your age?

Age Range	Family		Single		Total
40 or older	79%	15	21%	4	19
Under 18 years old	0%	0	0%	0	0
36-40	80%	8	20%	2	10
30-35	75%	9	25%	3	12
25-29	65%	13	35%	7	20
21-24	29%	5	71%	12	17
18-20	31%	4	69%	9	13

Q4.20 - If you are comfortable, please share your race/ethnicity (check all that apply):

Race/Ethnicity	Family	Single	Total
American Indian or Alaskan Native	4	5	9
Asian	1	2	3
Black or African	1	2	3
Hispanic or Latino/a/x	11	9	20
Native Hawaiian or Other Pacific Islanders	0	0	0
White or Caucasian	39	24	63
Multiracial	1	1	2
Not listed (please specify):	1	0	1
Prefer not to answer	2	3	5

Q4.18_9_TEXT - Not listed (please specify):

Human

Q1.10 - Where do you currently live?

Living Situation	Family		Single		Total
Rental unit	72%	21	28%	8	29
Property I own	83%	20	17%	4	24
Private room	33%	2	67%	4	6
Housing insecure/experiencing homelessness	25%	1	75%	3	4
Family member's home	36%	10	64%	18	28

Q1.12 - Please indicate which of the following best describes how you feel about your current housing.

	Family		Single		Total
Satisfied	53%	17	47%	15	32
Neutral	52%	11	48%	10	21
Dissatisfied	50%	5	50%	5	10

Q1.16 - How much do you (or your family) pay for your portion of the rent and utilities every month (excluding the living expenses of any roommates with whom you may live)? This estimate should include items such as gas/heating, electricity, water, sewer, trash removal, satellite/cable TV and Internet. Please enter a number, with no letters or symbols (including commas). If you or your family do not pay anything for your portion of living expenses, type 0.

	Average/Mean (Not including Zero)	Minimum (Non-Zero Minimum)	Median (Not including Zero)	Maximum
Single Respondents	\$641 (\$765)	\$0 (\$50)	\$500 (\$560)	\$3,000

Q1.18 - How much do you (or your family) pay every month for rent and utilities for your household (including you, your partner, dependent(s) and/or other individual(s) for whom you are responsible)? This estimate should include items such as gas/heating, electricity, water, sewer, trash removal, satellite/cable TV and Internet. Please enter a number, with no letters or symbols (including commas). If you or your family do not pay anything for your household's living expenses, type 0.

	Average/Mean	Minimum	Median	Maximum
Family Respondents	\$1,337	\$160	\$1,250	\$3,200

Q1.21 - On a typical day, approximately how long is your commute from your current home to campus?

Commute Time	Family		Single		Total
More Than 90 Minutes	0%	0	100%	1	1
61-90 Minutes	75%	3	25%	1	4
46-60 Minutes	67%	4	33%	2	6
31-45 Minutes	23%	3	77%	10	13
15-30 Minutes	65%	15	35%	8	23
Less Than 15 Minutes	45%	9	55%	11	20

Q1.22 - On a typical day, what mode of transit do you use to commute from your current home to campus?

Transit Mode	Family		Single		Total
Walk	0%	0	100%	1	1
Rideshare (Lyft, Uber, etc.)	0%	0	0%	0	0
Personal Vehicle	59%	30	41%	21	51
Carpool	29%	2	71%	5	7
Bus	25%	2	75%	6	8
Bike/scooter/skateboard	0%	0	0%	0	0

Q2.2 - Which of the following unit types do you prefer? You may select up to three options, by typing by typing: "1" next to your first choice (optional) "2" next to your second choice (optional, if you select a 1st choice) "3" next to your second choice (optional, if you select a 1st choice and a 2nd choice) If you are not interested in any of the available units, please type "1" next to "Not Interested in any of the units" (the final response option). Be sure to pay attention to the rental rates. Utilities, including Internet, and furniture are included in all options. The rates are per person, per month.

Single Respondents Unit Types	1		2		3		Total
	%	Count	%	Count	%	Count	
Traditional Double - \$750/month	78%	7	22%	2	0%	0	9
Traditional Single - \$900/month	33%	4	42%	5	25%	3	12
Single Room in Mixed 4-BR Suite - \$1,100/month	0%	0	50%	1	50%	1	2
Double Room in Mixed 4-BR Suite - \$950/month	20%	1	20%	1	60%	3	5
Single Room in 4-BR Apartment - \$1,200/month	0%	0	0%	0	100%	3	3
Single Room in 2-BR Apartment - \$1,250/month	20%	1	60%	3	20%	1	5
Double Room in 2-BR Apartment - \$1,000/month	0%	0	100%	3	0%	0	3
Studio Apartment - \$1,300/month	50%	6	25%	3	25%	3	12
Not Interested in any of the units	100%	12	0%	0	0%	0	12

Q3.2 - Which of the following unit types do you prefer? You may select up to two options, by typing: "1" next to your first choice (optional) "2" next to your second choice (optional, if you select a 1st choice) If you are not interested in any of the available units, please type "1" next to "Not Interested in any of the units" (the final response option). Be sure to pay attention to the monthly rental rates. Utilities (including Internet) and furniture are included in all options. Rates are based on a 12-month lease.

Unit Preference	1		2		Total
	%	Count	%	Count	
Studio Apartment - \$1,300 per month	100%	3	0%	0	3
1-Bedroom Apartment - \$1,850 per month	43%	3	57%	4	7
2-Bedroom Apartment - \$2,750 per month	29%	2	71%	5	7
Not Interested in any of the units	100%	19	0%	0	19

Q4.2 - If one of the unit types you ranked were available at the beginning of the 2019-20 academic year, would you have chosen to live in GHC housing? Running Start high school students: please consider your future preferences after graduating high school.

Interest	Family		Single		Total
Yes, I would have chosen to live in GHC housing	57%	4	43%	3	7
No, I would not have chosen to live in GHC housing	42%	5	58%	7	12
Maybe, I would have considered living in GHC housing	35%	6	65%	11	17

Q4.3 - What is the main reason you would not be interested in GHC housing?

Reason for Disinterest	Family		Single		Total
Other (please specify):	40%	6	60%	9	15
Location of proposed housing	100%	2	0%	0	2
I do not want to live in an all-student community	50%	3	50%	3	6
Cost of housing	65%	13	35%	7	20

Other (please specify): - Family

my family
They are too small for my family, and I have young ones that go to another school.
i have my own home
I'm buying a house
I'm fine with where I'm at
I'm happy where I'm at.

Other (please specify): - Single Respondent

I only take online classes, so I don't need to be on campus very often. Hence, there is no reason for me to live there.
I am in a relationship with the person whom I live with.
I am a 53 yr old grandmother
i live close by with family
disability reasons
I don't need to since I live close by.
I live at home and don't need to move.
I live in a house with my boyfriend so I wouldn't need to live on campus
I have a job in the town where I live so It would still mean transportation between my home, college and my job.

Q4.4 - If you were to live in GHC housing, what lease length would you prefer?

Lease Term	Family		Single	
	Percentage	Count	Percentage	Count
Annual lease (12 months)	30%	3	0%	0
Academic year lease (10 months)	50%	5	71%	10
I have no preference	20%	2	29%	4
Total	Total	10	Total	14

Q4.5 - If you were to live in GHC housing, would you prefer a furnished or unfurnished unit?

Furnished or Unfurnished	Family		Single	
Furnished	40%	4	36%	5
I have no preference	20%	2	36%	5
Unfurnished	40%	4	29%	4
Total	Total	10	Total	14

Q4.8 - Please rate how important you consider the following aspects of housing when considering where to live.

Cost	Family		Single		Total
Very Important	50%	32	50%	32	64
Moderately Important	67%	2	33%	1	3
Not Important	0%	0	0%	0	0

Proximity to academic and extracurricular activities	Family		Single		Total
Very Important	52%	16	48%	15	31
Moderately Important	59%	16	41%	11	27
Not Important	22%	2	78%	7	9

Age/condition of facilities	Family		Sing		Total
Very Important	51%	18	49%	17	35
Moderately Important	50%	16	50%	16	32
Not Important	0%	0	0%	0	0

Quality of Internet / WiFi	Family		Single		Total
Very Important	51%	28	49%	27	55
Moderately Important	50%	6	50%	6	12
Not Important	0%	0	0%	0	0

Ability to cook meals	Family		Single		Total
Very Important	54%	31	46%	26	57
Moderately Important	33%	3	67%	6	9
Not Important	0%	0	100%	1	1

Safety and security features	Family		Single		Total
Very Important	54%	29	46%	25	54
Moderately Important	36%	4	64%	7	11
Not Important	50%	1	50%	1	2

Q4.9 - Which of the following factors are most important to you when deciding where to live? You are required to select one factor you consider most important, by typing "1" next to that factor. It is optional for you to also select the following:- One factor that is 2nd most important (by typing "2"), if you rank another factor "1"- One factor that is 3rd most important (by typing "3"), if you rank other factors "1" and "2"- One factor that is 4th most important (by typing "4"), if you rank other factors "1", "2" and "3" You may not rank more than 4 factors.

Factors	1		2		3		4		Total
	%	Count	%	Count	%	Count	%	Count	
Ability to cook meals/access to a full kitchen	0%	0	11%	1	67%	6	22%	2	9
Age and condition of facilities	0%	0	20%	1	20%	1	60%	3	5
Privacy	21%	3	21%	3	36%	5	21%	3	14
Proximity to employment	40%	2	0%	0	20%	1	40%	2	5
Proximity to GHC campus	0%	0	13%	1	63%	5	25%	2	8
Safety and security features	8%	1	50%	6	25%	3	17%	2	12
Common space/lounge for socializing	0%	0	0%	0	0%	0	100%	1	1

Dedicated study spaces	0%	0	0%	0	0%	0	0%	0	0
Pet-friendly policy	27%	3	18%	2	9%	1	45%	5	11
Reliable Internet/Wi-Fi	11%	2	42%	8	26%	5	21%	4	19
Cost/affordability	68%	19	21%	6	4%	1	7%	2	28
Reliable landlord/management company	30%	3	30%	3	20%	2	20%	2	10
Adjacent, outdoor recreation space	0%	0	100%	1	0%	0	0%	0	1

Q4.10 - Which of the following factors are most important to you when deciding where to live? You are required to select one factor you consider most important, by typing "1" next to that factor. It is optional for you to also select the following:- One factor that is 2nd most important (by typing "2"), if you rank another factor "1"- One factor that is 3rd most important (by typing "3"), if you rank other factors "1" and "2"- One factor that is 4th most important (by typing "4"), if you rank other factors "1", "2" and "3" You may not rank more than 4 factors.

Factor	1		2		3		4		Total
	%	Count	%	Count	%	Count	%	Count	
Cost/affordability	68%	23	13%	4	6%	2	3%	1	30
Common space/lounge for socializing	0%	0	0%	0	0%	0	3%	1	1
Dedicated study spaces	0%	0	0%	0	0%	0	7%	2	2
Reliable Internet/Wi-Fi	3%	1	12%	4	25%	8	7%	2	15
In-unit laundry	0%	0	12%	4	12%	4	12%	4	12
Safety and security features	9%	3	25%	8	22%	7	12%	4	22
Proximity to school for partner, dependent(s) or other individual(s)	9%	3	3%	1	0%	0	3%	1	5
Proximity to childcare facilities	0%	0	3%	1	3%	1	0%	0	2
Proximity to GHC campus	0%	0	7%	2	3%	1	7%	2	5
Pet-friendly policy	7%	2	16%	5	7%	2	9%	3	12
Reliable management company / landlord	3%	1	3%	1	7%	2	9%	3	7
Age and condition of facilities	0%	0	3%	1	0%	0	12%	4	5
Play area for children	3%	1	0%	0	16%	5	7%	2	8
Proximity to my and/or my partner's workplace	0%	0	3%	1	0%	0	3%	1	2

Q4.9 - Please rate how important you think it is to have the following features in a student housing residential common space.

Common kitchen	Family		Single		Total
Very Important	47%	18	53%	20	38
Moderately Important	52%	11	48%	10	21
Not Important	63%	5	38%	3	8

Common computers / printers	Family		Single		Total
Very Important	58%	18	42%	13	31
Moderately Important	42%	11	58%	15	26
Not Important	50%	5	50%	5	10

Fitness Center	Family		Single		Total
Very Important	65%	11	35%	6	17
Moderately Important	50%	16	50%	16	32
Not Important	39%	7	61%	11	18

Food for sale	Family		Single		Total
Very Important	53%	10	47%	9	19
Moderately Important	52%	14	48%	13	27
Not Important	48%	10	52%	11	21

Recreational equipment	Family		Single		Total
Very Important	75%	6	25%	2	8
Moderately Important	47%	15	53%	17	32
Not Important	48%	13	52%	14	27

Study spaces	Family		Single		Total
Very Important	48%	16	52%	17	33
Moderately Important	48%	12	52%	13	25
Not Important	67%	6	33%	3	9

Q4.12 - Which of the following statements do you agree with most?

	%	Count
It is more important to me that I have a private bedroom	42%	14
It is more important to me that I have the least expensive option, I am willing to share a bedroom for a reduced rate	21%	7
Depending on the unit type, either a private bedroom or a less expensive option could be more important to me	36%	12
Total	100%	33

Q4.14 - How important do you think offering student housing will be for attracting students to GHC in the future?

Attracting	Family		Single		Total
Very Important	63%	40	38%	24	64
Moderately Important	52%	12	48%	11	23
Not Important	50%	2	50%	2	4

Q4.15 - How important do you think offering student housing will be for retaining students at GHC in the future?

Retaining	Yes		No		Total
Very Important	66%	38	34%	20	58
Moderately Important	50%	14	50%	14	28
Not Important	40%	2	60%	3	5

Q4.17 - Please share any additional thoughts or comments you have regarding housing for students at GHC.

Family Respondents

Just wish the cost was lower
I'm sure it's not for everyone, and many of us go to Grays Harbor for relative inexpensive education. I'm sure a 2 bedroom house would rent in Aberdeen for \$1000-1500 at most. I guess you have the convince of being close to campus. But I'm not willing to pay an extra \$1200 a month for such convince.
I have been attending GHC off and on for quite some time now, and having housing options through GHC would have helped out so much during my time here.
I believe that no person in college will be able to pay \$1300 for a studio without pulling out big loans, having rich parents, or struggling more than needed.
for bigger families like mine there should be 3or 4 bd available and low rental prices due to the lack of employment in the harbor it would be very difficult to pay 2700+ for a 2bd unit
I think it's a great idea for growth!
It needs to be made more affordable!
Is there the possibility of having an on campus housing?, Is/will there a loan or scholarship that may help those who cannot afford, but wish to live in campus housing?
The cost is too high for this area I work off a lot of my rent by cleaning and providing child care.
This should have been a choice a long time again I think it would awesome and so helpful!
Maybe something that's more budget friendly for single parents who want to go but would need housing.
I have 2 dependent kids ages 10 and 3 childcare and a safe place for my kids is top priority and unfortunately my education always ends up on the back burner
I think offering housing for students will allow more students the flexibility to go to college. If I were

<p>offered housing when I got out of high school, I may have been able to complete a college degree right agreed high school. Instead I had to work to pay for my housing and other bills.</p>
<p>I think that housing for community colleges isn't as necessary as that for Universities because, I assume, many people attending are either in high school or recent graduates and they are still living at home or they are independent adults who are returning to school to advance their careers and they already have established residences.</p>
<p>GHC has opportunities that are not always available in other schools in Washington state. Young people want to taste the chance to be away from parents and family. With housing, the school would draw student from other areas.</p>
<p>Student housing is important for young students out on their own for the first time. It is very hard for young people to go to college and handle renting apartments in town. Places to live for students can be very hard to find.</p>
<p>I am in a good situation but other students can benefit by affordable housing near the college. I am fortunate but most people will not pursue an education if they do not have a home.</p>
<p>Students who are struggling and wanted a better future for herself/themselves and their families should live in comfortable and decent housing.</p>
<p>I may not use the on campus housing but my son has been thinking of going to Grays Harbor in 2years once he graduates. He would definitely consider going if there was housing since that was a reason he was going to stay closer due to no housing.</p>
<p>My cat's breath smells like cat food.</p>

Single Respondents

<p>While this is not an option I would consider based on things like my age and disabilities, I think that student housing is and will be a wonderful opportunity for younger/out-of-state students to have the chance to enjoy what I feel is a great school and educational experience. Based on what options are currently available (i.e. long term hotels), I think this will give students needing housing in order to attend GHC a much needed advantage and a less stressful experience!</p>
<p>When I lost my home and my entire life in 2010, it stopped my ability to even function. I will be 54 in October and have not recovered from 2010. It is a proven fact that when one has no home their chances of living any form of quality life are very low. I am proof of this. You have young ones with their entire lives ahead of them. Please do all you can to ensure they have a home. Please ensure they have the same opportunities to succeed, start their careers, families, homes hopefully free from abuse. For your young ladies, it is most important they have a safe and secure place to live. Please do all you can to protect them, and keep them safe from sexual, mental, and physical abuse. By ensuring a home for these young ladies, you are actually providing protection from the predators who are just waiting for them to be so desperate they fall right into their deadly traps. By something as simple as a home, you could be</p>

literally saving their lives and ensuring they have a chance in this world. Please do all you can to protect them. Please don't just let them become me!
Overall, I like the idea of having housing for students at GHC. I would prefer to see any units that are built go to students who are homeless first, with the remaining units offered to those students who live 45 minutes or more away from campus that mostly take in person classes.
In my opinion, I think that there should be units available for students at prices lower than what was listed on the floor plan page, or the prices listed should not be per person, but rather per unit. For example, I think two people should be able to live in a unit for say \$1000/month and be able to split the cost so that each student pays \$500/month. I believe this would be a lot more attractive for students. If one student had to pay \$1000/month, I think that would be off-putting to them because they would likely have to work at their job(s) so much that their grades could start to slip because they're just focused on being able to afford their monthly rent (and food, gas, etc.) and not as focused on their classes. Of course, depending on how expensive the rate would be per student.
In my opinion I think offering housing for students is very generous but I seen the price of the apartments listed and they are very high. I think it's also a good idea to maybe give students jobs at the college to work off some of their rent money and that also means they will be more involved in school and keep them on track.
I would like to see the housing have rules such as no partying after a set time. I would want to have a faculty member or employee of GHC responsible for maintaining proper rules and regulation if the unit were co-ed. I also might suggest having a grade point average be maintained in order to keep staying there maybe something like 2.5 or greater. I think this would encourage studying rather than living there just because it is inexpensive. To help with the upkeep, perhaps students could work for there living quarters by being a janitor/housekeeper/etc.
I think this is a great idea, as long as the housing is affordable, and the housing itself is of somewhat decent quality
I really hope that this program works out for the school and that I can maybe some day get help with housing from it.
I misunderstand, I thought that this was to help students, not give the wealthy a place to live.
I feel the prices per unit were too expensive. For the rooms where you share a room with someone, the rent was for per person, not an overall split the rent for everyone who lives there. If each student pays over 1000\$ to live in a nice room and there are 5 people, they might as well find cheaper housing in places renting in town. Now, if it is 1200\$ and these 5 students can split it so they each pay the 240\$ out of 1200\$ for rent every month. That is way more affordable. That's the way to make this affordable living for your students.
I believe that housing at GHC would be beneficial for everyone involved.
Housing should be offered for married people. I think GHC should consider allowing pets, it is really hard

to find places in the Harbor that accept pets.
Housing is really a problem for many transfer students or international students. If GHC is able to offer Housing, it will attract more students definitely. And it's better for student's education progress.
Cats and dogs that are not service animals should be allowed if the animal can get along with other animals. Some people would have no where to home there pets if they choose ghc housing and that not only heart breaking to to the person as they would then have to choose what's more important, but it's also a distraction to their studies.
I feel that there might be a need for some students to have housing, due to a lack of shelter (former foster youth who may not have the ability to have full time shelter) .
Affordable and available housing is an important issue in Grays Harbor. If students had college housing available, the apartments where they live now could be freed up to be rented by other community members.

Q1.11 - In which ZIP Code do you currently live?

ZIP	Count	%		ZIP	Count	%
98520	96	37%		98566	1	<1%
98550	43	16%		98571	1	<1%
98563	26	10%		98583	1	<1%
98577	19	7%		98584	1	<1%
98541	18	7%		98626	1	<1%
98586	11	4%		98661	1	<1%
98537	8	3%		98831	1	<1%
98569	6	2%		99025	1	<1%
98595	6	2%		99577	1	<1%
98557	5	2%		98042	1	<1%
98587	3	1%		98373	1	<1%
98502	2	<1%		98387	1	<1%
98506	2	<1%		98499	1	<1%
98547	2	<1%		98512	1	<1%
98640	2	<1%		98532	1	<1%