

University of Northern Colorado Board of Trustees

Housing and Dining Update

Where we are

Initial contracts projection

- Anticipated flat from 2025-26 to 2026-27
- Fall 2025 contracts: **2,165**

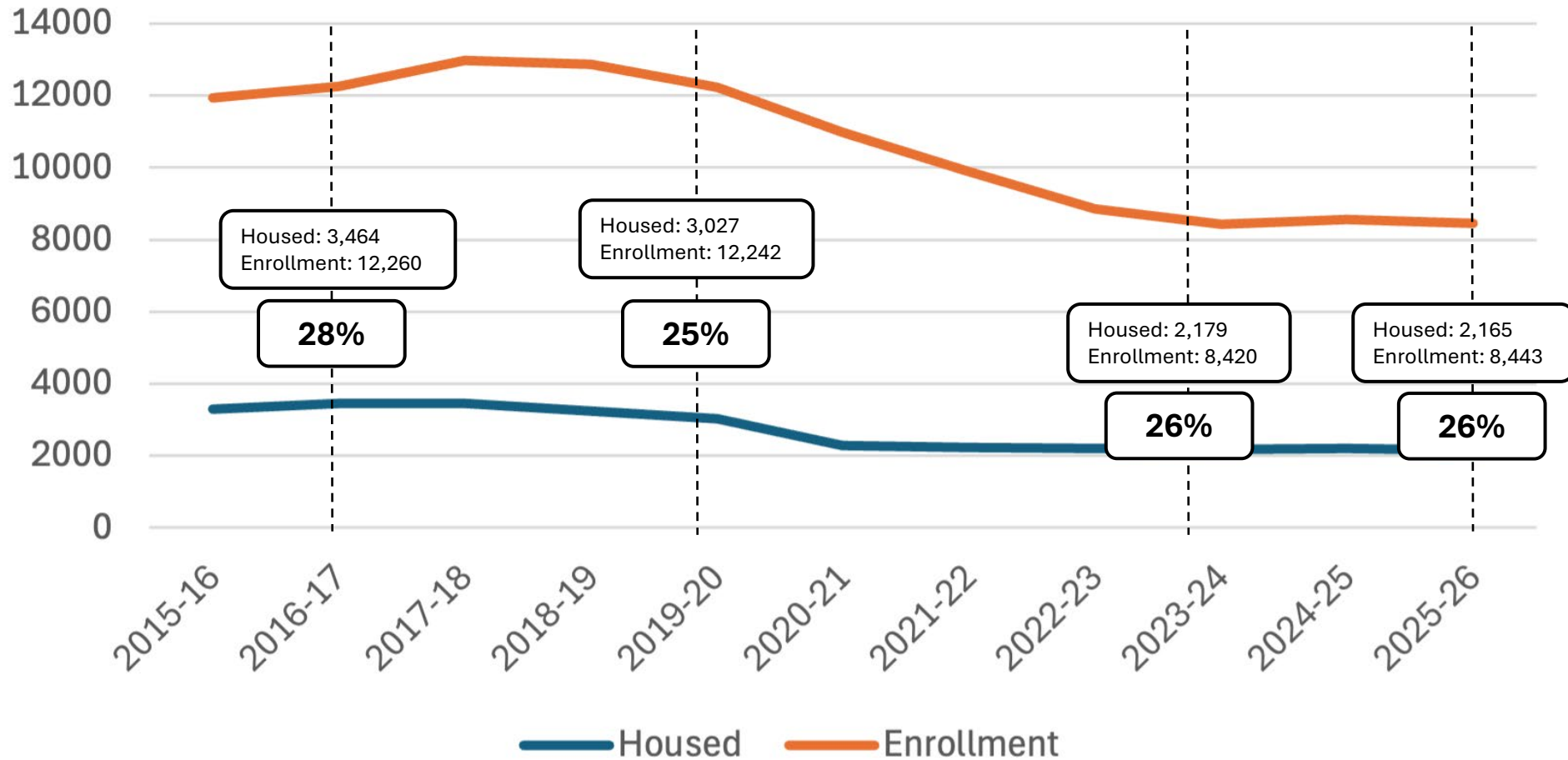
Current contracts projection

- Current applications for Fall 2026*: **1,826**
 - Past student behavior suggests **250-300** additional contracts over summer (mostly FTFY students)
 - Potential decrease over last year if enrollment does not melt
 - Enrollment melt will have potential to decrease housing applications further

*as of 4/28/2026

Housing Trends

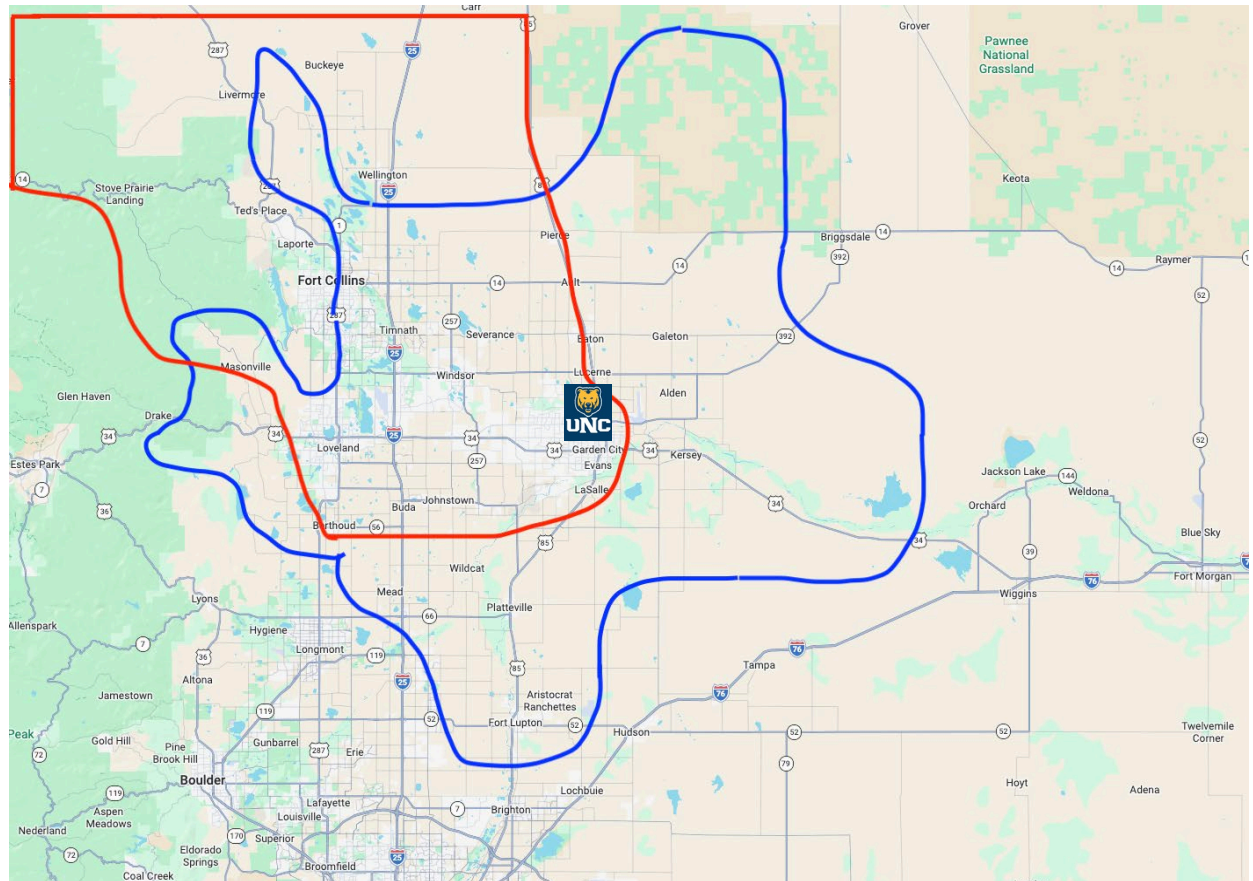
Housing vs. Enrollment



Supporting Local Enrollment

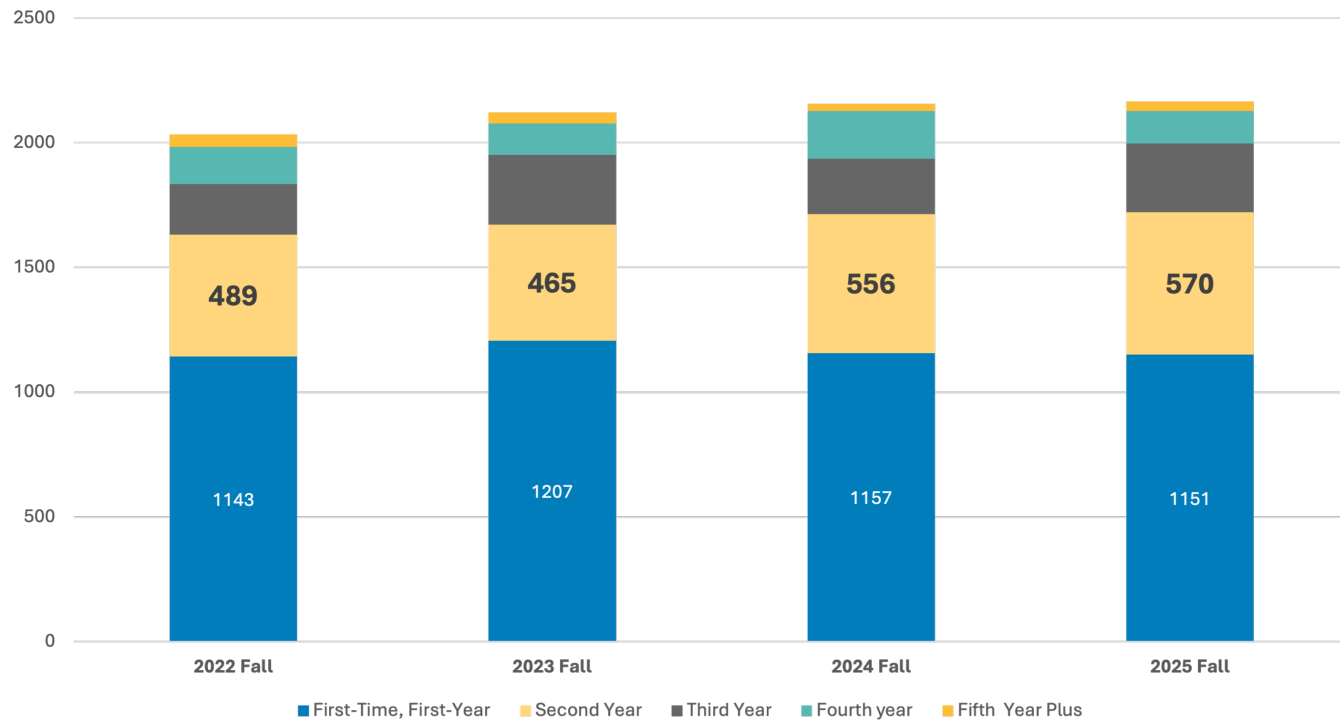
Red = Old exemption zone
(based on district)
Blue = New exemption
zone
(based on ZIP code)

- **2022:** 122 students
 - First-year class = 1,193
- **2025:** 204 students
 - First-year class = 1,189
- **2026:** projected larger than 204



Housing Trends

Occupancy by Student/Class Type

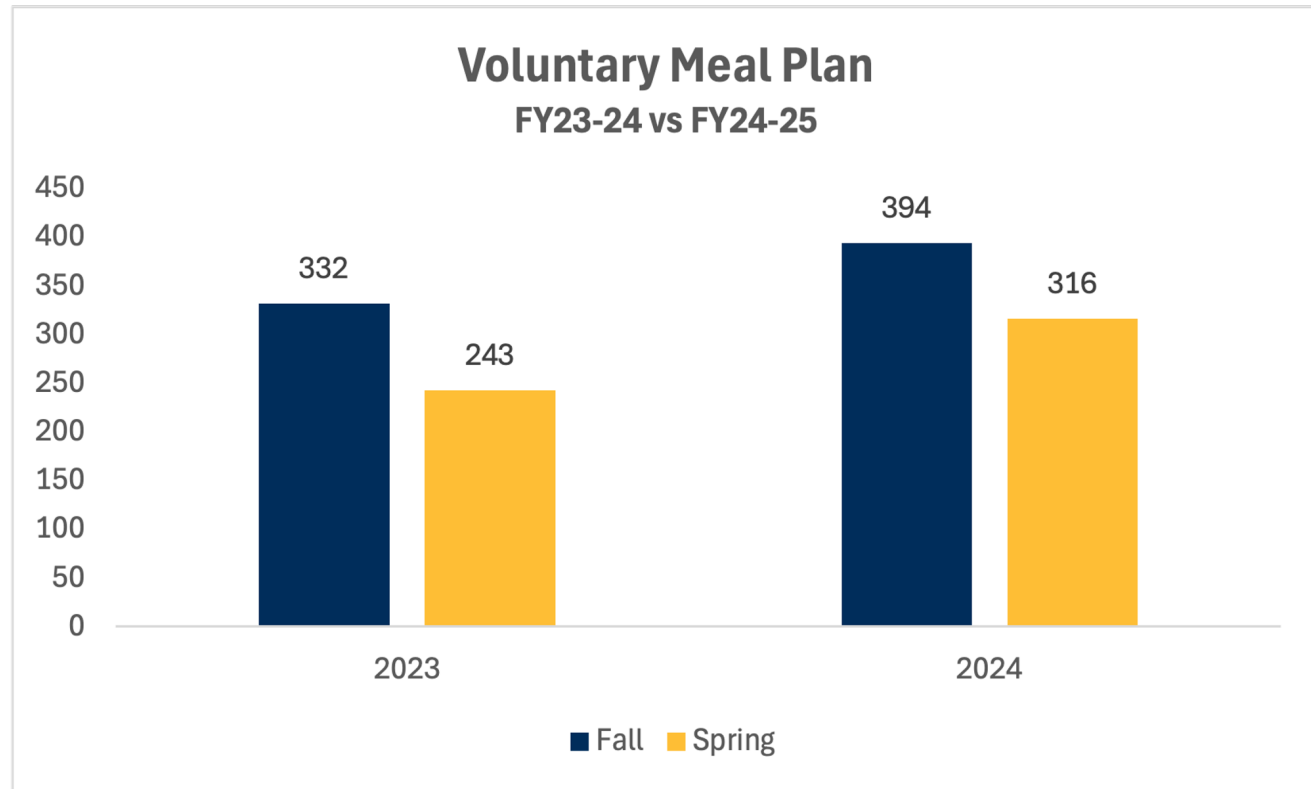


- Continuing students are living on campus in larger numbers each year

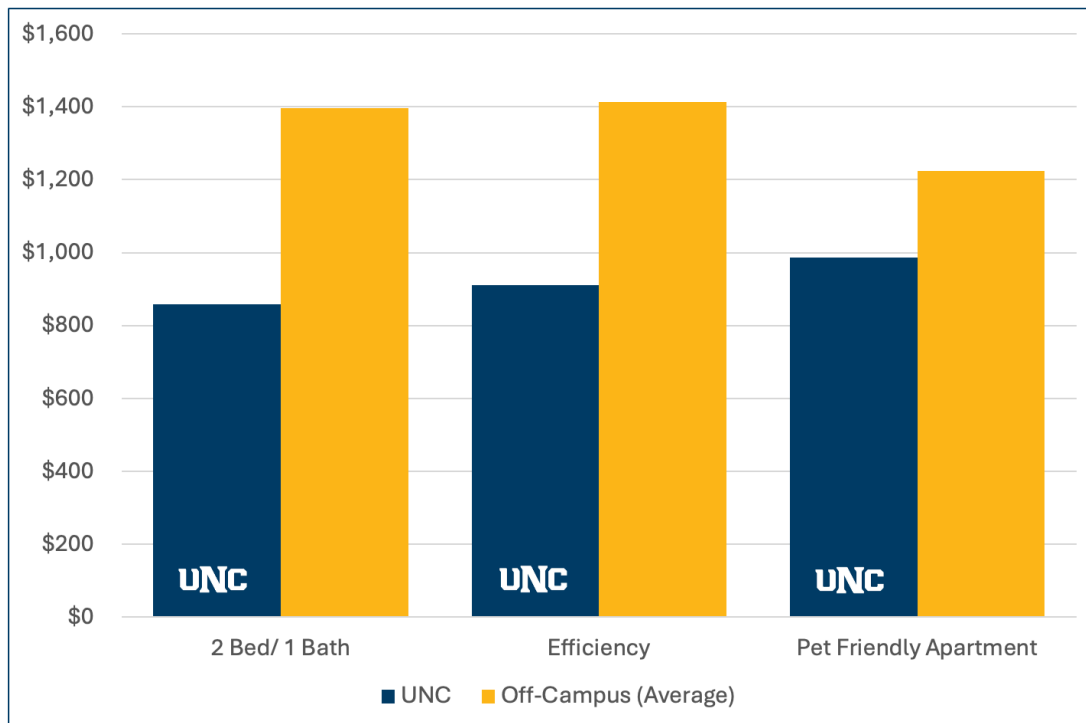
- Anecdotally, students share that our all-inclusive pricing makes UNC their housing choice

Dining Trends

- Students opting for voluntary meal plans have **increased 15%** year over year
- Increased time in and engagement with the campus community



Housing Cost Comparisons



UNC housing:

- \$858-910/person/month

Comparable off-campus rental:

- \$1,195-1,410/person/month
- Off-campus housing is typically a 12-month commitment, increasing total cost to students

Housing Cost Comparisons

What's Included in On-Campus vs. Off-Campus Living?

UNC Housing - Included in **ONE** Rate

- ✓ Rent
- ✓ Furniture
- ✓ Maintenance
- ✓ Laundry
- ✓ Utilities
- ✓ Lawn Care
- ✓ Trash & Recycling
- ✓ Internet
- ✓ Snow Removal
- ✓ Parking


Off-Campus Living - Often Separate Cost

- | | |
|----------------------|---------------------------|
| 🏠 Rent | <i>varies by property</i> |
| 🪑 Furniture | <i>varies by property</i> |
| 🔧 Maintenance | <i>varies by property</i> |
| 🧺 Laundry | <i>varies by property</i> |
| 🔌 Utilities | <i>varies by property</i> |
| 🌿 Lawn Care | <i>varies by property</i> |
| ♻️ Trash & Recycling | <i>varies by property</i> |
| 📶 Internet | <i>varies by property</i> |
| ❄️ Snow Removal | <i>varies by property</i> |
| 🚗 Parking | <i>varies by property</i> |

UNC Housing: Essentials Included. Cost Simplified.

Individual off-campus properties vary. These represent common additional costs beyond rent.

Housing Cost Comparisons

Housing Type	 UNC	CSU	Mesa	UCCS	Ft. Lewis	CU
Residence Hall	\$7,590	\$9,696	\$8,350	\$9,900	\$7,460	\$14,146
Apartment	\$10,494	\$13,102	\$12,925	\$12,700	\$8,394	\$15,695

Comparing annual costs to other Colorado institutions, UNC is perennially one of the most affordable options for both residence hall and apartment-style accommodations.

Marketing and Outreach

- New and returning students receive more than 30 marketing communications focused on housing:
 - Emails
 - Personal phone calls
 - Led to 100 more students confirming on-campus housing
 - Physical postcards
 - Application events
 - Educational events
 - New programming like "Call Dibs" and "Find Your Roommate"



Strategies for Growth

Short-term

- Consider modifying the local exemption zone
- Two-year live-on requirement has been considered; many other CO institutions have instituted one and achieved the desired results
- Targeted scholarships for housing for local Pell-eligible students
- Continue personalized outreach that has demonstrated positive results
- Convert unpopular room configurations

Strategies for Growth

Medium Term

- Use housing facilities in different ways:
 - Cultural houses
 - Greek housing
 - Wellness focused communities
 - Hotel/hostel
 - Gap year programming

Strategies for Growth

Long-term

- Leverage UNC's housing assets to grow our scholarship pool and stimulate enrollment
- Culture change campaign to shift non-engaged student behavior

Thank You!