

# A Student Housing Analysis in the City of Auburn, Alabama

Danter & Associates

Auburn City Council

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# Available Student Housing Types

- Purpose Built Student Housing
- Market Rate (Conventional) Apartments
- Non-Conventional Student Housing Rentals
- On-Campus Housing
- Fraternity Houses

# Purpose-Built Student Housing

- Privately constructed, owned, and managed multifamily developments with individual leases or leased by-the-bed.
  - Floor Plan
  - Furnished
  - Utilities
  - Amenities and Activities



# Purpose-Built Student Housing

May 2018



GIS Division  
10/11/2018



# Purpose-Built Student Housing

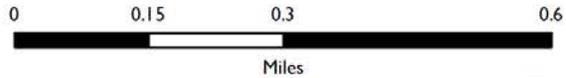
	Properties	Units	Beds	Vacancy Rate
2013 Danter Report	15	2,714	7,701	8.1%
2015 Danter Report	16	2,798	7,984	5.1%
2018 Danter Report	18	3,190	8,964	2.9%

316 Bragg opened 2014  
160 Ross opened 2016  
The Evolve opened 2017



# Proposed Student Housing

## May 2018



GIS Division  
10/11/2018



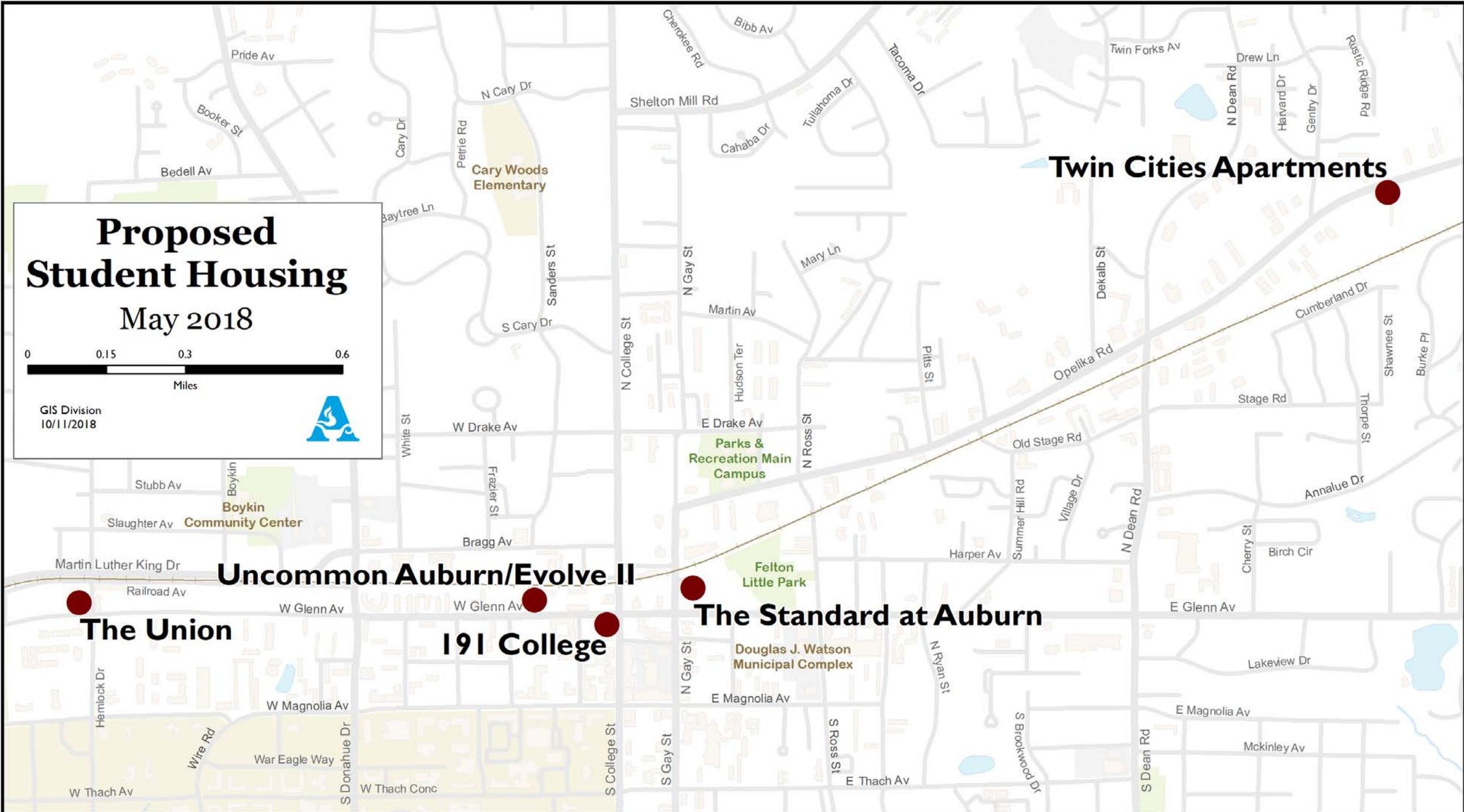
**Uncommon Auburn/Evolve II**

**The Union**

**191 College**

**The Standard at Auburn**

**Twin Cities Apartments**



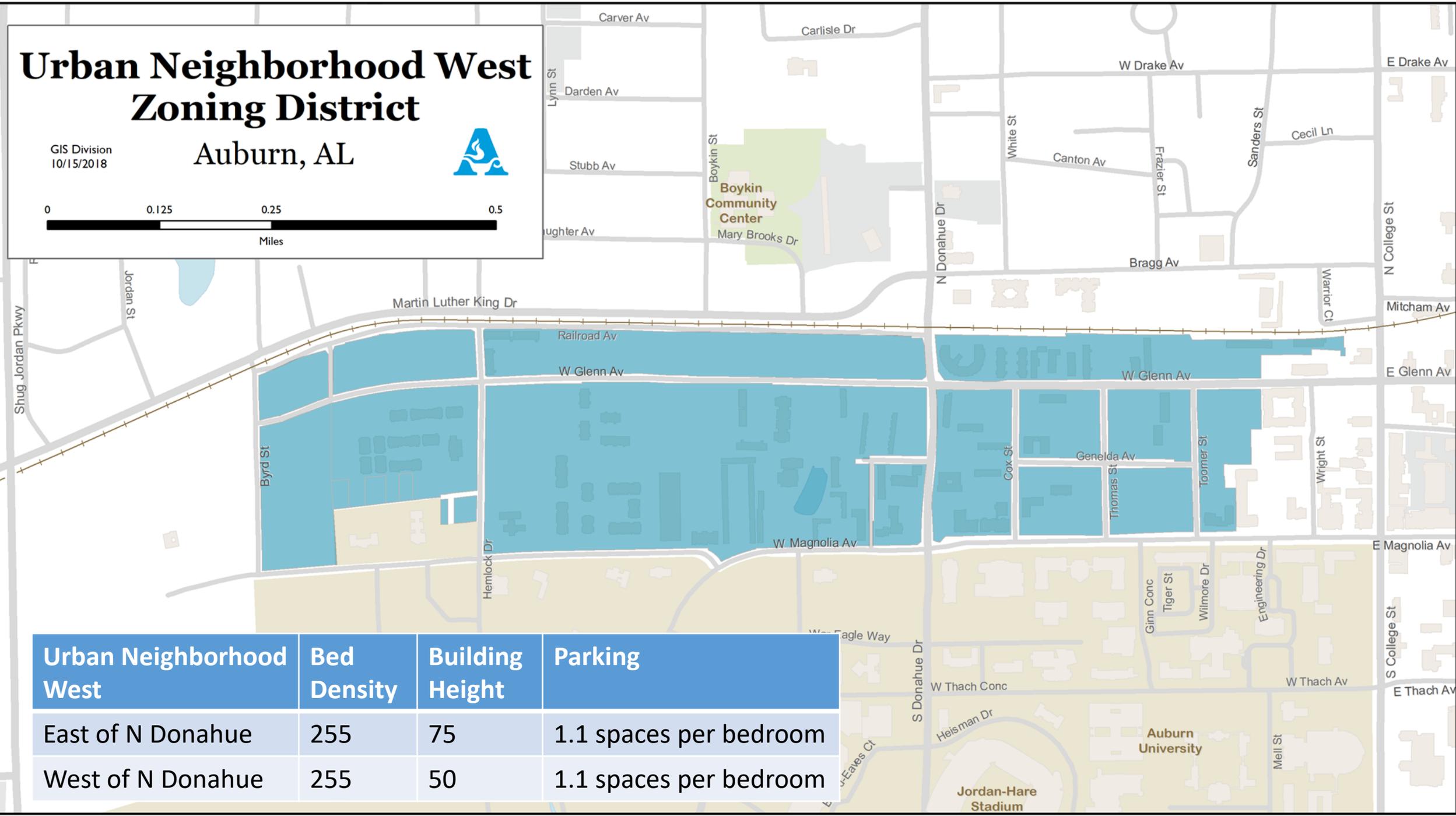
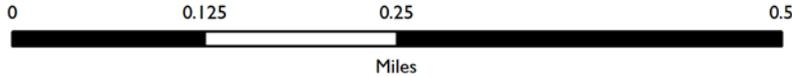
# New Purpose-Built Student Housing

Property Name	Year Opening	Number of Properties	New Units	Total Units	New Beds	Cumulative New Bed Increase	Total Beds
	Fall 2018	18		3,190			8,964
The Standard	Fall 2019	19	219	3,409	683	683	9,647
191 College	Fall 2019	20	127	3,536	465	1,148	10,112
Twin Cities	Fall 2019	21	83	3,619	244	1,392	10,356
Uncommon Auburn	Fall 2020	22	220	3,839	609	2,001	10,965
The Union	Fall 2020	23	147	3,986	499	2,500	11,464

# Urban Neighborhood West Zoning District

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Urban Neighborhood West	Bed Density	Building Height	Parking
East of N Donahue	255	75	1.1 spaces per bedroom
West of N Donahue	255	50	1.1 spaces per bedroom





Rebuilt “The Landing Strip” Apartments on Magnolia Av.



Refurbished “Little Henry’s” Apartments on Magnolia Av.

# Market Rate (Conventional) Apartments

Existing Market Rate (Conventional) Apartments			
Year	Properties	Units	Vacancy Rate
2012	50	5,742	5.3%
2015	47	5,298	4.3%
2018	46	5,295	1.4%

Approved Market Rate (Conventional) Apartments	
Spring Lake	270 Units
Greystone on Samford	230 Units

Demolished Market Rate (Conventional) Apartments		
Property	Year Demolished	Beds
Magnolia Arms Apartments (demolished for Browncrest phase 2)	2016	45
Hyatt House Apartments (demolished for storage warehouses)	2016	69
Castilian Apartments (demolished for AU parking lot)	2016	16
Campus Crest Apartments (demolished for Evolve)	2017	50
Carolyn Apartments (demolished for public parking lot)	2017	24
Greywood Apartments (demolished for Uncommon Auburn)	2018	90

# Non-Conventional Student Housing Rentals

- Single Family Rentals
- Duplex Developments
- Townhome Developments
- Condominium Development
- Mobile Home Parks

# Non-Conventional Student Housing Rentals

## Cottages



The Boulevard on Harper Street



Cottages at Donahue on North Donahue

# Non-Conventional Student Housing Rentals

## Academic Detached Dwelling Units



# Auburn University On Campus Housing

Auburn University On-Campus Housing	
Residence Halls	Beds
The Quad	945
The Hill	1,400
The Village	1,665
South Donahue	415
Cambridge at Auburn	300
Total	4,725

- There are 23 fraternity houses with capacity to accommodate 1,800 fraternity men.
- Sorority women occupy designated sorority halls in The Village.



# Auburn University Enrollment

Year	Enrollment	Increase	Incoming Freshman
2012	25,134	-	3,852
2013	24,864	(270)	3,726
2014	25,912	1,048	4,592
2015	27,287	1,375	4,902
2016	28,290	1,003	4,529
2017	29,776	1,486	4,836
2018	30,440	664	4,783



# Purpose-Built Student Housing Demand

Year	Student Housing Properties	Units	Auburn University Enrollment	On-Campus Beds	Net Enrollment	Market Demand	Beds	Market Penetration	Potential Market Demand
2012	15	2,714	25,134	5,468	19,666	9,833	7,701	39.2%	2,132
2015	16	2,798	27,287	5,468	21,819	10,910	7,984	36.6%	2,926
2018	18	3,190	30,440	4,725	25,715	12,858	8,964	34.9%	3,894
2019	21	3,619	30,440	4,725	25,715	12,858	10,356	40.3%	2,502
2020	23	3,986	30,440	4,725	25,715	12,858	11,464	44.6%	1,394

# Purpose-Built Student Housing Demand Factors

- Auburn University Enrollment
  - Number and type of students (undergraduate / graduate)
  - Socio-economic characteristics
- On-Campus Housing
- Walkability
- Market Penetration
- Market Absorption

# Other Trends and Considerations

- Demand for conventional apartments for young professionals
- Demand for senior rental housing
- Non-Conventional Student Housing
  - Cottages
  - Academic Detached Dwelling Units
- Refurbishment of existing apartment properties in walkable area
- Step-up support

Questions