

University Housing

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New Mexico State University

Why Housing Matters

Key Student Success Strategy:

- Historically, NMSU is the premier traditional residential University
- Student involvement in campus activities;
- Improves retention and graduation rates
- Convenient access to facilities such as the library, recreation center, dining, and study spaces
- Living Learning Communities such as Business, Honors and Engineering
- Recruitment
 - International students
 - Student Athletes
 - Out of State Students
 - **First Time Students – Required to live on campus.**
- Cost
 - For students with the Opportunity Scholarship (\$8,558 annual cost), Housing is the number one cost.
 - On campus housing is estimated at \$6,180 annually
 - Off campus \$10,836 annually.

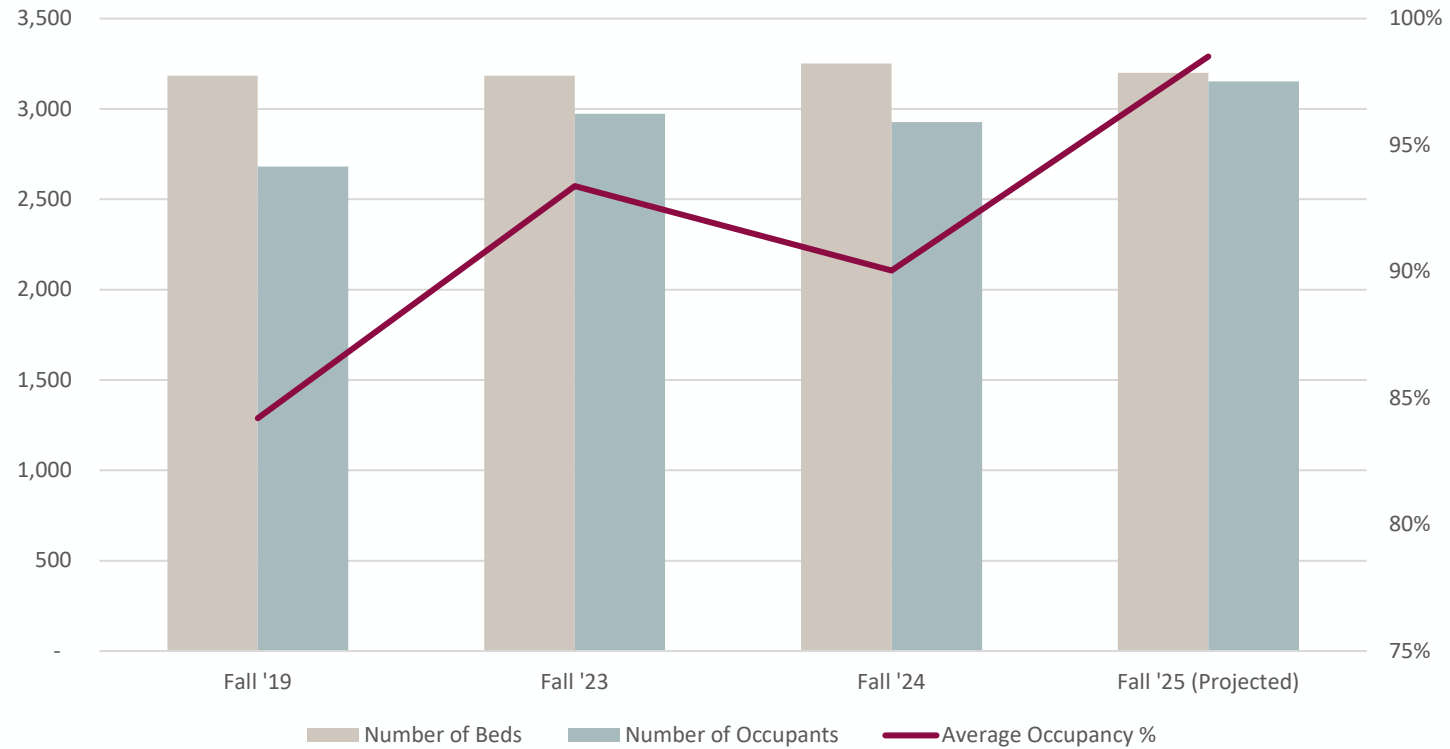
Increasing Demand for On Campus Housing

- For Fall 2024, NMSU Housing had a 90% Occupancy rate, and 427 student wait list.
- For Fall 2025, the practice was changed, so that upper year students, primarily second year students, can request to be placed on a wait list for available first year space.
- 2025 Occupancy is projected to be 98%. Waitlist was reduced to 80.

Increasing Demand for On Campus Housing – Part II

- Fall 2026 Occupancy may reach or exceed 100%. While excessive capacity is a positive financially, adding additional beds rooms, (converting doubles to triples for example) can decrease student satisfaction with residential experience.
- Building codes ultimately dictate the maximum building occupancy.
- **For students from outside Doña Ana County, the lack of on-campus housing or affordable off campus housing detracts from both recruitment and retention.**

Housing Occupancy



	Fall '19	Fall '23	Fall '24	Fall '25 (Projected)
Institution-Owned Housing				
Number of Beds	3,184	3,184	3,252	3,200
Number of Occupants	2,681	2,973	2,928	3,152
Average Occupancy %	84%	93%	90%	99%



Housing Challenges

- Capital renewal needs are estimated between \$220-\$280 million.
- Maintaining the existing housing stock is presenting real financial challenges– the oldest buildings date from the 1940s and 1950s.
- Over 50% of Housing Facilities need of renovation or replacement.
- Housing is experiencing the same maintenance issues as the academic facilities, but without the benefit of the State Building Renewal and Replacement (BR&R) funds provided to NMSU instructional facilities.

Comprehensive Housing Condition and Needs Summary

Fall 2024 Housing Conditions								
Building Name	Year Built	Last Renovation	Gross sqft	Beds Available	Beds Assigned	Facility Condition Index (FCI)	Requirement Index (RI)	2025 Real Replacement Cost
First Year/Undergraduate Residence Halls								
Garcia Hall	1968	2004	208,371	884	800	0.25	0.48	\$ 108,352,920
Rhodes Garrett Hamiel Hall	1941/1955	2019	64,252	261	171	0.18	0.14	\$ 33,411,040
Piñon Hall	2006		96,134	306	268	0.03	0.14	\$ 49,989,680
Juniper Hall	2019		68,479	300	254	0.00	0.01	\$ 35,609,080
Undergraduate Totals			437,236	1,751	1,493			\$ 227,362,720
Apartment Residences/Upperclass and Graduate Students								
Cervantes Village	1991	2012	124,000	403	376	0.36	0.85	\$ 61,380,000
Tom Fort Village	1959		72,000			0.34	0.85	\$ 35,640,000
Southerland Village	1958		143,206	286	174	0.33	0.88	\$ 70,886,970
Vista Del Monte Apts	1995	2019	85,226	280	277	0.17	0.21	\$ 42,186,870
Chamisa Village	2007/2012	2019	250,610	615	608	0.03	0.09	\$ 124,051,950
Apartment Totals			675,042	1,584	1,435			\$ 334,145,790
Grand Totals			1,112,278	3,335	2,928			\$ 561,508,510



Auxiliary Campus – Operation and Maintenance

Sodexo Master Collaboration Agreement (MCA)

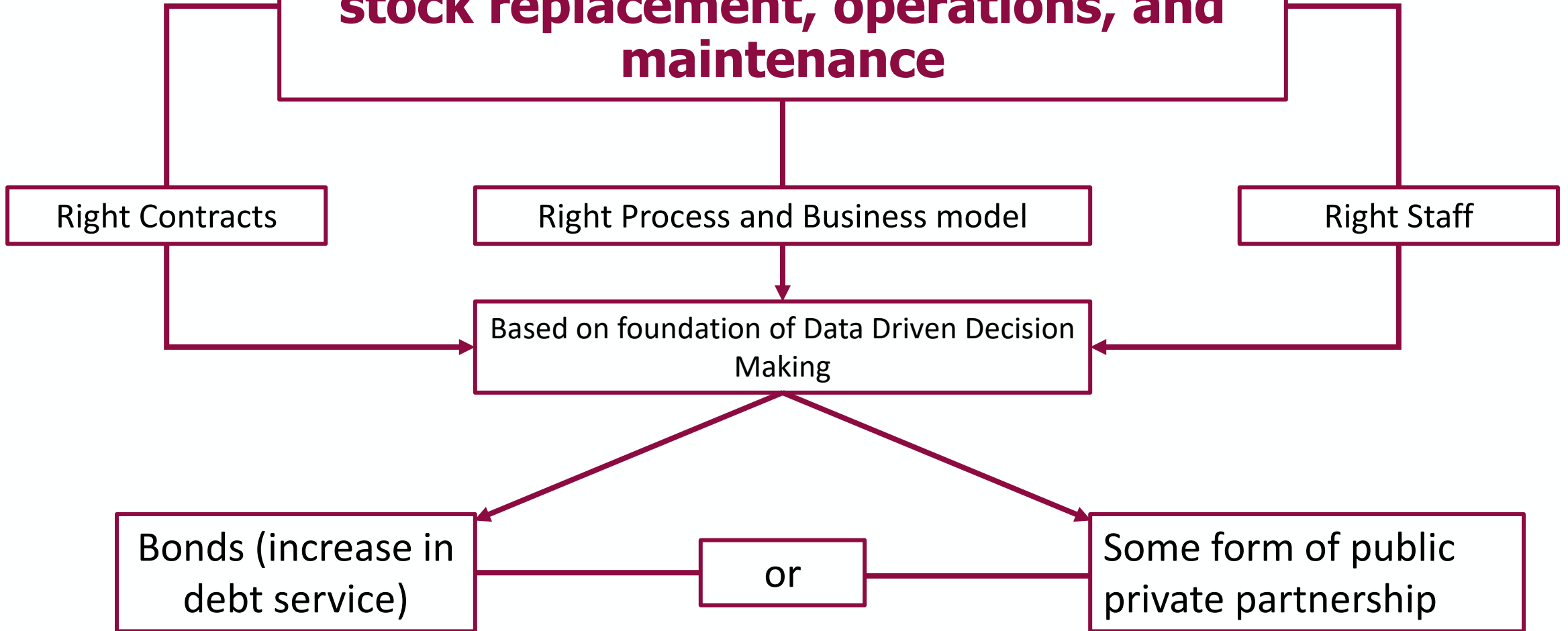
- Since 2022, Sodexo has provided maintenance and custodial operations.
- Current 5-year term ends in May 2027 with 5-year extension option.
- NMSU continues to explore options to reduce costs and improve service level quality for future operations of NMSU housing, including both modifications to the existing MCA and returning to a self-operated model.

Looking Ahead



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Long Term Approach to fund housing stock replacement, operations, and maintenance



Potential Solutions for Housing Needs

- **Traditional Approach**—Conduct Market Demand Study, determine amount of housing debt set maximum project cost.
- **Public Private Approach**—Conduct Market Demand Study, RFP process to select P3 Partner, Negotiate a long-term Contract

Potential Solutions for Housing Needs – Part II

- **State Support** – A mechanism like HB 449 (Vetoed) would have provided a matching program for large projects over \$50,000,000, would work well as a supplement to existing tax-exempt revenue bonds. State Support would enable NMSU to get back on track in replacing aging housing, without requiring a large increase in housing fees.
- **Status Quo**–If no action is taken to address the Housing capital renewal challenges, it is only a matter of time before an existing facility comes offline at some point in the next 5 to 10 years.

Questions?



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