



MEMORANDUM

TO: Collaboration Corvallis Steering Committee

FROM: Eric Adams, Project Manager

DATE: November 26, 2012

SUBJECT: Second Round of Workgroup Recommendations

At its August 13, 2012, meeting, a set of near-term strategy recommendations developed by each of the project Collaboration Corvallis workgroups was presented to the Steering Committee. Provided below is the next set of recommendations that have been developed directly in response to the Scope of Work objectives.

I. Neighborhood Livability Workgroup Recommendations

Scope of Work Objective 1 – Create a sustainable program to mitigate issues associated with having a large student population within neighborhoods

- a. Develop livability standards that can be used as a guide for municipal code enactment and OSU Student Conduct standards**

Recommendations

- 1. In order to facilitate more consistent and effective enforcement of the Corvallis Municipal Code, the Neighborhood Livability Workgroup recommends that the City of Corvallis place a priority on increasing the number of sworn officers employed with the Corvallis Police Department to be consistent with other university communities that have a total population comparable to that of Corvallis.***

Basis for Recommendation

The Corvallis Police Department currently maintains a staffing ratio of 0.96 sworn officers per 1,000 of total population. In 2009, the League of Oregon Cities completed a survey to determine the sworn officer staffing ratio of every incorporated city in Oregon, at which time the City of Corvallis ranked the fourth lowest of all jurisdictions, with a ratio of 0.96 per 1,000. The average ratio for cities with a total population of 50,000 or greater was 1.3 per 1,000, while the average ratio for those cities with a total population within 10 percent of Corvallis was 1.2 per 1,000. Based on information presented to the workgroup by the Corvallis Police Department,

university communities with college student populations similar to that of Corvallis currently have staffing ratios of 1.2 to 1.8 per 1,000 of total population. These include cities such as: Eugene, Oregon; East Lansing, Michigan; and Boulder, Colorado.

Through its deliberations on possible recommendations intended to address Scope of Work Objective 1, the workgroup received testimony from the Corvallis Police Department that consistent enforcement of existing municipal code regulations is compromised by the current below average staffing ratio. The lack of consistency is anecdotally observed to have a negative impact on the effectiveness of ordinances implemented to address neighborhood livability issues resulting from excessive noise, disorderly social gatherings, alcohol violations, vandalism, and violent conduct. It was also noted that crime statistics reported for the city of Corvallis are likely to misrepresent their actual numbers, as officers sometimes choose to not issue citations for lesser crimes because completing the necessary investigative reports would diminish the amount of time an officer is available to respond to calls for service. The workgroup forwards the subject recommendation for the Steering Committee's consideration to help address these issues.

2. ***The Neighborhood Livability Workgroup recommends that the Corvallis Police Department, Oregon State Police, and the Oregon State University Office of Public Safety find new and improved ways to collaborate in order to decrease incident response times, and increase law enforcement presence in the neighborhoods near Oregon State University.***

Basis for Recommendation

The Corvallis Police Department, Oregon State Police, and the Oregon State University Office of Public Safety currently coordinate resources within the control of each agency to address neighborhood livability issues. However, given the staffing limitations currently being experienced by the Corvallis Police Department, it has been noted that response times to certain calls for service related to nuisance activities (e.g., loud noise) can sometimes be perceived by residents as unacceptably long. The workgroup forwards the subject recommendation for the Steering Committee's consideration as an interim measure to mitigate concerns related to Corvallis Police Department staffing levels, but also as a long term strategy for ensuring effective enforcement of livability ordinances.

3. ***The Neighborhood Livability Workgroup recommends that the Corvallis Police Department no longer issue warnings for Special Response Notices (SRN), but issue the citation upon the first response instance instead.***

Basis for Recommendation

Corvallis Municipal Code Section 5.03.150 empowers the Corvallis Police Department to issue a Special Response Notice to any individual who violates an ordinance contained in the Corvallis Criminal Code (Section 5.03), and recover the actual costs of a subsequent response that occurs within 30 days of the initial notice. Based on information presented to the workgroup by the Corvallis Police Department, it has been common practice to issue a Special Response Notice "warning" to some individuals who violate Section 5.03 rather than issuing the notice at the first

instance of a violation. It is the conclusion of the workgroup that this practice weakens the potential effectiveness of the Special Response Notice ordinance to address neighborhood livability issues. Therefore, the workgroup forwards the subject recommendation for the Steering Committee's consideration to encourage more consistent use of this enforcement tool.

4. ***The Neighborhood Livability Workgroup recommends that Oregon State University amend the Student Code of Conduct to clearly state that the Student Code of Conduct applies to behavior occurring off campus in the Corvallis community. The University should proactively notify students of the aforementioned change.***

Basis for Recommendation

Information provided by the Oregon State University Office of Student Conduct and Community Standards confirms that the Student Code of Conduct cannot currently be utilized to address student behavior occurring off campus that negatively impacts neighborhood livability. The imposition of academic sanctions available through the Student Code of Conduct was viewed by the workgroup as an appropriate tool for deterring student illegal behavior that can occur within the Corvallis community. Thus, the workgroup forwards the subject recommendation for the Steering Committee's consideration.

5. ***The Neighborhood Livability Workgroup recommends that Oregon State University increase staffing in the Office of Student Conduct and Community Standards to allow for off-campus enforcement of the Student Code of Conduct. It is estimated that it would require an additional two FTE's to accomplish effective off-campus enforcement.***

Basis for Recommendation

It is anticipated that the number of enforcement cases managed by the Oregon State University Office of Student Conduct and Community Standards resulting from application of the Student Code of Conduct to behavior occurring off campus will significantly increase in comparison to the current case load. The Director of the Office of Student Conduct and Community Standards provided testimony to the workgroup that his office does not currently have sufficient staff to manage the increased case load, and estimated that at least two additional full-time employees would be necessary for this purpose. Therefore, the workgroup forwards the subject recommendation for the Steering Committee's consideration to encourage adequate staff support for the Office of Student Conduct and Community Standards.

6. ***The Neighborhood Livability Workgroup recommends the following:***
 - a. ***that Oregon State University and the City of Corvallis establish and maintain membership in the International Town Gown Association; and***
 - b. ***that Oregon State University and the City of Corvallis send delegates to the annual International Town Gown Association conference.***

Basis for Recommendation

The types of community issues currently being addressed through the Collaboration Corvallis project are not unique to Oregon State University and Corvallis. This conclusion is supported by the existence of the International Town Gown Association (ITGA), whose mission is to “provide a network of resources to assist civic leaders, university officials, faculty, neighborhood residents and students to collaborate on common services, programs, academic research and citizen issues, creating an improved quality of life for all residents, students, visitors, faculty and staff.” The ITGA currently has over 200 members representing cities and universities from across the United States. It has compiled a considerable catalog of information resources intended to assist its members in resolving challenges frequently experienced in university communities.

As part of a broader, permanent program that would be implemented to monitor the effectiveness of and expand upon recommendations implemented through Collaboration Corvallis, the workgroup concludes that having access to the growing number of resources available through the ITGA is essential. Similarly, providing opportunities for community representatives and key staff from Oregon State University and the City of Corvallis to learn from the experience of other university communities is expected to improve the overall effectiveness of this effort. For these reasons, the workgroup forwards the subject recommendation for the Steering Committee’s consideration.

- 7. The Neighborhood Livability Workgroup recommends that Oregon State University and the City of Corvallis provide resources necessary to fund Dr. Robert Saltz to provide Oregon State University and the City of Corvallis consultation on best practices for enforcement of underage drinking laws and nuisance statutes.***

Following the Safer California Universities Project guidelines developed by Dr. Saltz, the Neighborhood Livability Workgroup recommends that the Corvallis Police Department and the Oregon State Police perform targeted, publicized, enhanced enforcement weekends.

Basis for Recommendation

Dr. Robert Saltz is the lead researcher for the Safer California Universities Project, which was created through a grant from the National Institute on Alcohol Abuse and Alcoholism to study the impacts of high risk drinking in areas surrounding the University of California at Berkeley campus. Through this work a set of intervention, enforcement, and education strategies was created, implemented, and studied over a five year period. This program has since been implemented at multiple University of California campuses. Results have been significant, with noticeable reductions in the number and frequency of alcohol-related citations, self-reported instances of binge drinking, and alcohol-related harms to people and property. Given these outcomes, the workgroup concludes that engaging Dr. Saltz to develop and propose a research-based program for reducing adverse impacts from high-risk drinking will help improve neighborhood livability in Corvallis. This recommendation is also supported by staff managing the Benton County Strategic Prevention Framework project, who have contacted Dr. Saltz to request his assistance with their efforts.

Scope of Work Objective 2 -- Prepare associated municipal code amendments and student conduct standards and move them through the enactment process.

Recommendations

- 1. The Neighborhood Livability Workgroup recommends that the City of Corvallis amend Municipal Code Section 5.03.040.010.02 as follows, which would impose minimum fines that are consistent with Oregon Revised Statute section 471.410.*

5.03.040.010.02 Providing alcoholic liquor to certain persons prohibited

- 1) No one other than the person's parent or guardian shall sell, give, or otherwise make available any alcoholic liquor to a person under the age of 21 years. A person violates this subsection who sells, gives, or otherwise makes available alcoholic liquor to a person with the knowledge that the person will violate this subsection.**
- 2) A violation of this Section is a Class A Misdemeanor. Upon conviction, the Court shall impose at least a mandatory minimum sentence:**
 - a) Upon a first conviction, a fine of ~~\$350~~ \$500;**
 - b) Upon a second conviction, a fine of \$1,000; and,**
 - c) Upon a third conviction, a fine of ~~\$1,000~~ \$1,500 and not less than 30 days of imprisonment.**
- 3) The mandatory minimum penalty provisions of subsection 2) of this Section shall not apply to persons licensed or appointed by or through the Commission.**

Basis for Recommendation

The workgroup reviewed various alcohol enforcement ordinances from other university jurisdictions that have demonstrated effectiveness in reducing the frequency of behaviors that diminish neighborhood livability. In general, ordinances that impose significant monetary fines that escalate for repeat offenses were found most effective.

Anecdotal evidence provided by Oregon State University staff engaged in substance abuse prevention programs indicates there is not currently a significant fear of enforcement among OSU students for alcohol-related violations. While currently Corvallis Police Department staffing limitations likely have a greater influence on these conditions, the workgroup also concluded that the existing fines imposed through ordinances such as the one cited above are not significant enough to act as a deterrent. Additionally, the workgroup noted that while the current minimum fines imposed through Corvallis Municipal Code Section 5.03.040.010.02 could, in theory, be increased on a case-by-case basis to the amounts noted in ORS 471.410, the City should clearly communicate the severity of this crime by adopting minimum penalties that are plainly consistent with state law. Based on its research of other university communities, the workgroup concludes that adopting the higher minimum fines will act as a stronger deterrent to alcohol violations involving minors.

- 2. The Neighborhood Livability Workgroup recommends that the City of Corvallis amend Corvallis Municipal Code section 5.03.040.010.10 to be consistent with the attached model Social Host ordinance. The provisions that impose an escalating fine schedule for repeat offenses, and that clearly state each person who contributes to a violation of the ordinance is subject to the associated penalties are critical for addressing neighborhood livability concerns.*

It is concurrently recommended that the Corvallis Police Department respond to calls for Social Host violations as a top priority call.

SOCIAL HOST ORDINANCE

Definitions.

- 1) "Alcohol" means ethyl alcohol, hydrated oxide of ethyl, or spirits of wine, whiskey, rum, brandy, gin or any other distilled spirits including dilutions and mixtures thereof from whatever source or by whatever process produced.
- 2) "Alcoholic beverage" means alcohol, spirits, liquor, wine, beer and every liquid or solid containing alcohol, spirits, wine or beer, and which is fit for beverage purposes either alone or when diluted, mixed or combined with other substances.
- 3) "Event or gathering" means any group of three or more persons who have assembled or gathered together for a social occasion or other activity.
- 4) "Host" means to aid, conduct, allow, entertain, organize, supervise, control or permit a gathering or event.
- 5) "Parent" means any person having legal custody of a juvenile:
 - a. As a natural or adoptive parent or step-parent;
 - b. As a legal guardian; or
 - c. As a person to whom legal custody has been given by order of the court.
- 6) "Person" means any individual, partnership, co-partnership, corporation, or any association of one or more individuals. "Residence" or "premises" means any home, yard, farm, field, land, apartment, condominium, hotel or motel room, or other dwelling unit, or a hall or meeting room, park, or any other place of assembly, public or private, whether occupied as a dwelling or specifically for a party or other social function, and whether owned, leased, rented, or used with permission or compensation.
- 7) "Underage person" means any individual under twenty-one (21) years of age.
- 8) "Knowledge and consent" of a host is presumed if the owner(s) and/or occupant(s) of the residence or premises has been informed that an underage party was held at their residence or premises within the past three years.

Prohibited Conduct.

- 1) Hosting or allowing any event or gathering at any residence, premises, or on any other private or public property where alcohol or illegal, controlled, or intoxicating substances are present when the person knows or reasonably should know that an underage person will or does
 - a. Consume or ingest any alcohol, alcoholic beverage, or illegal, controlled substance; or
 - b. Possess any alcohol, alcoholic beverage, or illegal, controlled substance with the intent to consume it; and
 - c. The person fails to take reasonable steps to prevent possession, ingestion or consumption by the underage person(s).
- 2) The prohibitions also apply to all persons who intentionally aid, advise, hire, counsel or conspire with or otherwise procure another to commit the prohibited act.
- 3) A person who hosts an event or gathering does not have to be present at the event or gathering to be in violation of this ordinance.

Exceptions.

- 1) The provisions of this ordinance do not apply to conduct solely between an underage person and his or her parents while present in the parent's household.
- 2) The provisions of do not apply to legally protected religious observances.

- 3) The provisions do not apply to situations where underage persons are lawfully in possession of alcohol or alcoholic beverages during the course and scope of employment.

Penalties.

Violation of this ordinance is a Class A Misdemeanor.

- a. First response in a three-year period will result in the occupant(s) of the property each being fined \$1,000 and be issued a special response notice under “Section 5.03.150.010 Notice provisions.”
- b. Second response in a three-year period will result in the occupant(s) of the property each being fined \$1,500 and be issued a special response notice under “Section 5.03.150.010 Notice provisions.”
- c. Third response in a three-year period will result in the occupant(s) of the property each being fined \$2,000 and be issued a special response notice under “Section 5.03.150.010 Notice provisions.”
- d. Additional responses in a three year period will result in the occupant(s) of the property each being fined the max allowable penalty under Corvallis City Code for a Class A Misdemeanor and be issued a special response notice under “Section 5.03.150.010 Notice provisions.”

Basis for Recommendation

Corvallis Municipal Code Section 5.03.040.010.10 currently makes it illegal to allow or host a party at which a minor consumes or possesses alcohol. The penalty for violating this law is typically a fine of \$1,000, which can be increased to a maximum of \$2,500 and include a jail sentence. Additionally, the current language of this law allows it to be applied to any resident of a dwelling or person in control of the property at which a violation occurs.

Based on testimony provided by Oregon State University staff who manage substance abuse prevention programs, as well as information submitted as part of the Benton County Strategic Prevention Framework (Attachment A), the workgroup concludes that the existing regulation would be a more effective deterrent of underage drinking if it: (1) included an escalating fine schedule; (2) made plain reference to the Special Response Notice provisions contained in contained in Section 5.03.150.010; and (3) clearly stated that all persons, including those who are not present at the event but were involved with hosting it, can be cited.

3. *The Neighborhood Livability Workgroup recommends that the City of Corvallis Police Department continue to monitor the effectiveness of the Special Response Notice (SRN) ordinance and recent decisions to impose SRN cost recovery fees more frequently rather than informal “warnings”, and continue to share citation reports with the Oregon State University Office of Student Conduct and Community Standards. It is further recommended that, before November 2013, the Corvallis Police Department assess whether the perception of improved neighborhood livability conditions exists in those areas of the city currently experiencing frequent disturbances from social gatherings, and consider the potential effectiveness of increasing the existing SRN 30-day probation period and increasing the fees and/or fines currently imposed through the ordinance.*

Basis for Recommendation

In order to assess the effectiveness of the current Special Response Notice ordinance, the workgroup reviewed citation data from 2009 and 2011 on the number of Special Response Notices issued during those years, and compared it to the number of calls for service involving behavior or actions typically associated with disruptive social gatherings. As a point of comparison, the workgroup also reviewed examples of an Unruly Gathering ordinance implemented in various university communities as a means of minimizing the prevalence of disruptive social gatherings. While the workgroup found that adoption of an Unruly Gathering ordinance would provide the City of Corvallis with a more restrictive and punitive enforcement tool for addressing these situations, it was the consensus of the workgroup to allow an opportunity for assessing the effectiveness of recommended changes to the Special Response Notice ordinance. The subject recommendation encourages the City of Corvallis to monitor how the proposed change to utilizing the Special Response Notice provisions affects neighborhood livability, and consider further modifications if current conditions are not substantially improved by November 2013.

- 4. The Neighborhood Livability Workgroup recommends that the Corvallis City Council direct Community Development Department staff to devise a plan that facilitates effective and consistent enforcement of Corvallis Municipal Code Section 6.10.040.040(6).***

Basis for Recommendation

The workgroup received testimony concerning the creation of additional off-street parking areas for residential uses by covering portions of a yard with gravel. Corvallis Municipal Code Section 6.10.040.040(6) prohibits this practice, but exempts gravel parking areas in existence as of February 7, 1980. Unfortunately, insufficient documentation exists to prove which gravel parking areas were created after that date. Through its discussions with City of Corvallis Community Development Department staff, several options exist for rectifying this issue, and the workgroup recommends that staff devise and implement a plan in a manner that coordinates well with other site development regulations.

- 5. The Neighborhood Livability Workgroup recommends that the City of Corvallis amend Corvallis Municipal Code Section 4.01.070 by removing the words “promptly” and “before it becomes offensive”, and revise the associated language so it is clear and objective.***

Basis for Recommendation

The workgroup received numerous testimony concerning impacts to neighborhood livability stemming from improper management of refuse at private residences. Corvallis Municipal Code Section 4.01.070 prohibits the accumulation of nonperishable refuse on private property and requires its disposal in a manner that is not offensive. However, the language used to describe the associated limitations is not clear and objective, which can make it difficult to enforce the regulation in certain circumstances. City of Corvallis Community Development Department staff have identified various revisions that would make the regulation clear and objective,

thereby improving the ease of its enforcement. The workgroup concludes that making this change will benefit neighborhood livability.

II. Neighborhood Planning Workgroup Recommendations

Scope of Work Objective 2 – Review current development standards, and identify potential measures that would minimize potential impact from the creation of high density housing in or near lower density residential areas.

- a. Develop and enact Land Development Code (LDC) language that would implement selected mitigation measures (measures to mitigate impacts to neighborhood character, privacy, parking, and other issues, as identified).**

Recommendations

- 1. In order to encourage affordable housing built specifically for low-income residents, who typically have lesser needs for parking, the Neighborhood Planning Workgroup recommends that the City Council direct City Planning staff to develop Land Development Code language that would exempt multifamily affordable housing development, defined as units made available for rent or purchase by households at or below 60 percent of the Area Median Income, from the parking requirements for four- and five-bedroom units.***

Basis for Recommendation

During its discussions on the previously recommended increase to off-street parking requirements for four- and five-bedroom dwelling units, the workgroup received testimony that the costs associated with constructing additional parking for these unit types might deter development of affordable housing for low-income individuals and families. The subject recommendation responds to this potential unintended consequence by providing an exemption for developments that satisfy the noted threshold for affordable housing.

- 2. The Neighborhood Planning Workgroup recommends that the definition of “Family” contained in Chapter 1.6 of the Corvallis Land Development Code be amended to include the term “domestic partnership”, and be inserted after the word “marriage” as it appears in the current definition.***

Basis for Recommendation

The workgroup was presented with a proposal to decrease the number of unrelated individuals who can live together in one dwelling from five to three. While the workgroup decided to not support this proposal, it did approve two related amendments to the Corvallis Land Development Code, which are captured in this recommendation and the next one below.

- 3. The Neighborhood Planning Workgroup recommends that a definition for the term “Residential Home” be added to Land Development Code Chapter 1.6, and that the term be added to the existing list of residential use classifications contained in Chapter 3.0. The***

language for each should be consistent with the definition provided in Oregon Revised Statute Section 197.600(2).

Basis for Recommendation

The workgroup was presented with a proposal to decrease the number of unrelated individuals who can live together in one dwelling from five to three. While the workgroup decided to not support this proposal, it did approve two related amendments to the Corvallis Land Development Code, which are captured in this recommendation and the one immediately above.

Scope of Work Objective 3 -- Review opportunities to provide housing for OSU students that is compatible within the community.

- a. Evaluate ways to increase on-campus housing, such as on-campus living requirements, public-private partnerships, etc.
- b. Consider the merits and means to incentivize off-campus housing in preferred target areas such as downtown Corvallis, greenfield sites, etc.

Recommendations

1. *The Neighborhood Planning Workgroup recommends that OSU strive to increase the percentage of undergraduate students living on campus through means such as entering into public-private partnerships to develop housing that is closer to market rates, and developing housing that is attractive to upper division students and allows more independence and autonomy for students. New housing should be designed so students don't have to bring cars to campus and reserves land for future housing demand. Based on a review of on-campus housing supply at comparator institutions identified by OSU in its Strategic Plan, as well as consideration of other factors, it is recommended that 28-30 percent of OSU undergraduate students are able to live on campus by 2019.*

Basis for Recommendation

In response to Objective 3.a, the workgroup reviewed the following information:

- Documentation on the trade-offs associated with providing student housing through Public-Private Partnerships (PPP);
- Examples of student housing PPP completed at other Oregon universities and elsewhere throughout the United States;
- Five-year student enrollment projections from the Oregon State University Office of Enrollment Management and the Oregon University System;
- Student housing operations and budget information from Oregon State University's University Housing & Dining Services;
- A student housing master plan prepared for University Housing & Dining Services in 2011 that included a housing market study based on student enrollment projections through 2019;

- A comparison of the percentage of undergraduate students living in on-campus housing at Oregon State University and each of the universities cited in its Strategic Plan;
- Results from a rental housing market study completed in spring 2012 by the Oregon State University Public Policy Graduate Studies program for Willamette Neighborhood Housing Services; and
- Research from national studies on the effect of student housing choice on graduation rates, academic success, and social diversity.

In general, the use of PPP to provide on-campus student housing has increased significantly over the last 10 years. Dozens of public and private universities have constructed new student housing in this manner by taking advantage of the delivery and financing efficiencies gained through these arrangements. The 2011 housing master plan prepared for University Housing & Dining Services highlights the use of PPP as an effective means of satisfying at least some of the projected demand for an additional 2,085 beds by 2019.

Enrollment projections presented to the workgroup in June by the Office of Enrollment Management anticipated a total enrollment of approximately 29,000 by 2017, which included approximately 5,000 distance learning (i.e., E-campus) students. In comparison, the 2011 housing master plan based its recommendations on total enrollment projections of approximately 27,000 students by 2017, and 28,000 students by 2019. It is important to note that Oregon State University has recently announced its intention to cap enrollment at the Corvallis campus at 28,000 students.

As of fall 2011, approximately 21 percent of the undergraduate student population lived in housing owned or operated by Oregon State University. University Housing & Dining Services currently has a maximum housing capacity of approximately 4,100 beds, but plans to develop an additional 650 beds by 2014. The housing demand projections presented in the 2011 student housing master plan were based on the same maximum capacity of 4,100 beds. As noted above, the accompanying market analysis identified a potential need for an additional 2,085 beds by 2019, but also noted that this potential demand could increase to 3,393 beds if the university adopted a requirement for all freshmen to live on campus. A decision to implement such a policy starting fall 2013 was recently announced by Oregon State University.

Attachment 'B' provides a comparison of the percentage of undergraduate students living in on-campus housing at universities Oregon State University cites as comparators in its Strategic Plan. While there does not appear to be a direct correlation between the percentage of students who choose to live on campus and the rank of each institution, it is clear that most of these universities are able to house more of their undergraduate population on campus than Oregon State University.

Research conducted last spring by students in Oregon State University's Public Policy Graduate Studies program indicates that the rental housing market in Corvallis currently has an abnormally low vacancy rate of approximately two percent. Their findings, which were presented in a report commissioned by Willamette Neighborhood Housing Services, also noted that the significant increase in Oregon State University enrollment that has occurred since 2006 is driving the vacancy rate. They also concluded that the demand for student housing has caused the average

monthly rental rate to surpass what most low-income individuals and families can afford, causing some to relocate to other communities. Rental rates are being driven by the abnormally low vacancy rate, which, in their analysis, should be closer to five percent for a city with a total population comparable to that of Corvallis. Similar findings were presented in the housing market study completed for University Housing & Dining Services.

Lastly, the workgroup considered the direct and indirect benefits students receive when they choose to live on campus. Student affairs research conducted at the national level demonstrates that students who choose to live on campus have greater access to academic and social programs, and that they are more likely to participate in those programs as part of their college experience. For example, conclusions presented through the 2011 National Survey of Student Engagement (NSSE) “affirm the value of residential living, as on-campus residents were more likely to bond with other students, engage in campus events and other educationally purposeful activities, and experience greater gains in learning and development.”

Based on this information, the workgroup concluded that Oregon State University should strive to increase the total percentage of students its houses on campus, and that an appropriate range would be 28 to 30 percent. As of fall 2011, the total student enrollment at the Corvallis campus, excluding those enrolled in distance learning programs, was 22,335 students. This total represented an increase of four percent from the previous year. The enrollment projections provided to the workgroup in June by the Office of Enrollment Management assume an on-campus population of roughly 24,000 students by 2017, which would equate to an annual growth rate of less than four percent. It was not clear how many undergraduate students were included in that total. Regardless, if 28 percent were housed on campus, an additional 1,970 beds would be needed in comparison to the current maximum capacity of approximately 4,100. Given the projections made in the housing master plan completed for University Housing & Dining Services, the workgroup concluded that it is likely a demand for an additional 1,970 beds would exist by 2017; especially since Oregon State University has adopted a freshmen “live-on” policy.

The workgroup also concluded that providing housing for 28 to 30 percent of undergraduate students on campus would cause the off-campus rental housing vacancy rate to increase to roughly five percent. This change in the housing market would alleviate the need for some of the demand for additional housing to be provided in neighborhoods surrounding the Oregon State University campus, which is where the majority of new student housing development has occurred within the last six years, resulting in perceived changes to neighborhood livability.

- 2. The Neighborhood Planning Workgroup recommends that OSU include in their Campus Master Plan a chapter on student housing that sets goals, objectives, and targets for the percentage of students living on campus, and incorporates the land use planning necessary to achieve those goals, objectives, and targets. Goals should include providing housing on campus for a minimum percentage of students physically enrolled at the Corvallis campus. A determination of the minimum percentage should consider the potential impacts of OSU’s enrollment growth on neighborhoods surrounding the campus that could be mitigated through on-campus housing. To the extent practicable, the Campus Master Plan should designate preferred sites to accommodate housing for the minimum percentage of students, which will***

provide greater assurances to University Housing & Dining Services and prospective development partners that land is available for this purpose.

Basis for Recommendation

As part of its analysis of options for providing additional student housing in a manner that is compatible with the Corvallis community, the workgroup review elements of the Oregon State University Campus Master Plan. The workgroup also heard testimony from University Housing & Dining Services staff concerning the dynamics involved with planning new on-campus housing. Through these discussions, the workgroup identified a need for the Campus Master Plan to include greater emphasis and specificity on how student housing is accommodated on campus. While the Campus Master Plan currently recognizes the need to provide some level of student housing, the enrollment projections utilized when the plan was created in 2004 are now invalid. A detailed student housing analysis completed for University Housing & Dining Services in 2011 demonstrates that there is already a significantly greater need for student housing than was contemplated through the 2004 Campus Master Plan. This increased need suggests that the building square footage projections created for each campus sector should be revisited, as the arrangement and location of additional on-campus student housing will alter those previous assumptions. In fact, one of the critical factors identified in the University Housing & Dining Services analysis was the adverse impacts created by a lack of specific locations for on-campus housing through the Campus Master Plan. The proximity of housing to academic and other core university programs directly affects student success and retention. Therefore, the workgroup concludes that the Campus Master Plan should be updated to include a chapter dedicated to on-campus student housing, and address the factors outlined in the subject recommendation.

3. ***The Neighborhood Planning Workgroup recommends that OSU place a priority on exploring the use of Public/Private Partnerships and other options that would facilitate development of an innovative on-campus village-style housing project for students, faculty, and staff. Elements for OSU to consider as part of such a project include:***
- ***Housing options for students, faculty and staff.***
 - ***Apartment style housing for students – studio, one, two, three and four bedroom units***
 - ***Include one or more cooperative houses for students – perhaps special interests houses***
 - ***Mix of units to include some single family homes, duplex, triplex and fourplex units***
 - ***Mixed use type development – include food, retail and other services that appeal to students.***
 - ***Commercial development on ground floor***
 - ***Underground parking***
 - ***Include sites for research and development***
 - ***Include network of trails and natural areas***
 - ***Partner with the City for development of a Community Center (including indoor sports courts) available to all residents with special emphasis on residents in the village***
 - ***Consider partnership with 501(c) (3) for provision of some housing for low income and/ or married student housing.***
 - ***Consider partnering with Community College for classroom space***

- *Use faculty and staff resources to develop concept and plan and then showcase unique features of the development and OSU work.*
- *Work towards zero net energy and LEED certification at highest level.*
- *Provide space for social interaction*
- *Provide space and opportunities for informal student faculty interactions*
- *Increase of total beds*
- *Speed to completion of project*
- *Quality construction: long-term asset vs. lowest, first-time costs*
- *Diversity in unit types*
- *Financial proposition: Long-term investment vs. maximize short- and long-term profit*
- *Educational environment consistent with University's mission*
- *Student academic success*
- *Management of student behavior*
- *Property management and accountability*
- *Positive public perception*
- *Close proximity to campus*
- *Impact to University's debt capacity (non-recourse, off-balance sheet)*
- *Contribute to the aesthetic value of the campus*
- *Economic contributor to the community*

Basis for Recommendation

As noted above, the workgroup considered various aspects of PPP and their use at other universities across the country to provide on-campus student housing. This review included consideration of the West Village project at the University of California at Davis. The project includes affordable housing for students, faculty, and staff, as well as commercial uses and recreational centers. Several of the elements listed in the subject recommendation were included in the West Village project. A partnership with the regional community college resulted in development of a satellite campus as part of the West Village project. The project was designed and constructed using energy-saving technologies developed by students and faculty at UC Davis, which resulted in the project qualifying for significant state and federal grants to fund its construction.

Given the many parallels between UC Davis and Oregon State University, the workgroup desired to emphasize the significance of the West Village project as an innovative model that could address multiple needs for the university community.

4. *At this time, the Neighborhood Planning Workgroup recommends that incentives, such as tax credits and urban renewal districts, not be utilized to facilitate development of off-campus student housing. However, in the future, if the City of Corvallis considers implementing an urban renewal district, then addressing the housing supply associated with the growth of OSU should be considered as a possible goal.*

Basis for Recommendation

The workgroup reviewed several options for incentivizing development of additional off-campus student housing, including state-regulated tax credit programs for medium and high density residential development and urban renewal districts. Examples of projects recently completed in other Oregon jurisdictions through the use of such incentives were shared with the workgroup.

As part of this discussion, the workgroup identified trade-offs associated with utilizing these strategies, such as the loss of local property tax revenue and the opportunity to tailor high density development through programmatic prerequisites. The potential for these programs to decrease pressure on residential neighborhoods surrounding the Oregon State University campus to accommodate additional housing was also considered.

Ultimately, the workgroup concluded that the potential benefits derived from providing student housing in this manner were outweighed by the loss of local property tax revenues and the complexities associated with selecting appropriate locations for incentivized student housing. However, the workgroup also noted that if an urban renewal district were contemplated for other reasons at some point in the future, the opportunity to provide student housing as a part of that initiative should be considered.

I. Parking and Traffic Workgroup Recommendations

The Parking and Traffic Workgroup has expended considerable effort to gain a thorough understanding of the dynamics influencing parking, traffic, transportation trends related to Oregon State University. Based on its evaluation of various technical data and professional analyses, the workgroup forwards a set of eight recommendations for consideration by the Steering Committee. These strategies, if implemented, funded, and sustained over time as part of an aligned, systemic, and improved community-wide transportation strategy, are expected to achieve, in part, the following goals.

- Systematic promotion of and improvements to multimodal transportation options for traveling to and from the Oregon State University campus
- Systematic promotion of and improvements to multimodal transportation options that will broadly serve the central core of the Corvallis community;
- Reduced reliance on single occupancy vehicles by persons traveling to and from the Oregon State University campus and within the central Corvallis community;

- Increased utilization of currently underutilized parking facilities available on the Oregon State University campus as a means of increasing on-street parking availability for residents of neighborhoods surrounding the Oregon State University campus; and
- Development of a metric plan that measures and requires regular reporting on the effectiveness of each strategy that is recommended by the workgroup and subsequently approved by the Steering Committee, including forthcoming recommendations.

Scope of Work Objective 3 – Find opportunities to better manage traffic volumes and parking impacts within study area

Recommendations

- 1. In order to promote full utilization of available parking on the Oregon State University campus, including under-utilized parking facilities on the east side of campus, at Reser Stadium and in the Gill Coliseum Garage, the work group recommends full consideration and the implementation in Fall 2013 of a variable pricing on-campus parking program that would create higher parking permit fees for parking in the campus core and in parking lots near the north campus border and lesser parking permit fees in lots at Reser Stadium, other identified lesser-used parking lots and the Gill Coliseum garage.*

Basis for Recommendation

While the price of a parking permit is different for Oregon State University students than it is for faculty and staff, the permit price does not change based on where the individual chooses to park. This lack of location sensitivity substantially discounts the convenience gained when parking can be obtained in a lot that is closer to an individual's ultimate destination on campus. It also creates a disincentive to use parking facilities that are further away from the campus core (e.g., the lot at Reser Stadium) than free, on-street parking in the neighborhoods immediately north, south, and east of campus.

In order to balance the disincentives associated with parking in a lot that is further away from the campus core, the workgroup has recommends implementing a variable permit pricing system consistent with research performed by Oregon State University's Transit and Parking Services staff. The program would be revenue neutral and cause parking that is closer to the core to cost more than parking near the perimeter of campus, the majority of which are regularly underutilized. This concept is expected to be implemented in concert with expanded on-street parking management program that would require motorists to pay to park in the neighborhoods surrounding campus. While the exact pricing dynamics between these two strategies have not been fully developed, it is anticipated that the cost of utilizing on-street parking would be greater than a permit to park in a lot near the perimeter of campus.

- 2. In an effort to ease the impacts of neighborhood parking and traffic impacts by OSU faculty, staff, students and visitors; to complement anticipated implementation of variable parking pricing on the OSU campus by Fall 2013; and to spur increased utilization of modes other*

than single occupancy vehicles, the work group will undertake a full evaluation of parking district expansion in neighborhoods surrounding the Oregon State University campus. This evaluation will include providing a recommendation by February 28 on the expansion – if any -- of current districts; the creation of new districts; the contiguous connection of any districts; any proposed changes in enforcement policies and programs; and any proposed changes in fine collection policies and programs associated with parking districts.

Basis for Recommendation

Although more of a commitment than a recommendation, the workgroup acknowledges that holistic resolution of the parking and traffic issues being addressed through the Collaboration Corvallis project will require a multifaceted approach. Changes to how parking utilization is managed on and off campus are necessary to substantially mitigate existing impacts to residential neighborhoods surrounding campus. However, it is necessary to carefully analyze the various options available for managing this system. The ultimate recommendations must be financially self-sufficient, programmatically sustainable, and balanced so that parking impacts are not created elsewhere within the community. This process of analysis will be the workgroup's focus between December and the end of February, with the goal of arriving at a recommendation that could be implemented in a timely manner through the City of Corvallis budget process.

Scope of Work Objective 4 – Leverage transit system and OSU shuttle as much possible

Recommendations

- 1. The work group recommends that the mission of the OSU Shuttle be immediately redefined to emphasize transit services between on-campus parking facilities on the fringe of campus, future transit hubs serving CTS and the OSU Shuttle, and service to a handful of core campus destinations.*

Basis for Recommendation

Since its inception, the service emphasis of the Oregon State University Shuttle has gradually evolved in an attempt to meet the perceived need for students to use it as means of traveling within or immediately adjacent to the campus core. Its original mission, as conveyed through the 2004 Campus Master Plan, was to transport students, faculty, and staff from areas along the perimeter of campus to the campus core. The routes through campus that are available for the shuttle to use align well with its original purpose, but make it difficult to accommodate short trips between buildings within the core. Additionally, the shuttle uses a “flag stop” system, which enables students, faculty, and staff to get on and off of the shuttle at any point along its route. Additionally, some of the routes that pass through the campus core are also heavily utilized by pedestrians and cyclists. These conditions frequently cause the shuttle to fall behind schedule and compromise its reliability as a means of traveling within or adjacent to the core.

Given these considerations, the workgroup concludes that it is more advantageous for Oregon State University to utilize the shuttle system for its originally intended purpose. The ability for people to reliably travel from the perimeter of campus to the core is anticipated to become

significantly more important if the recommended changes to management of on- and off-campus parking are implemented.

2. ***The work group recommends that the OSU-Shuttle fully implements a GPS positioning system for its buses and actively promotes public use of mobile applications that provide shuttle users “real-time” information on the location and time at which the shuttle will arrive. The work group strongly encourages that the GPS tracking system compliment and be compatible with GPS tracking information generated by similar systems implemented in the future for the Corvallis Transit System.***
3. ***The work group recommends that the city of Corvallis implement a fully operational GPS system for its buses by September 2013, and actively promote the use of mobile applications that provide CTS users “real-time” information on the location and time in which CTS service will arrive.***

Basis for Recommendations

Through coordination with staff from the Corvallis Transit System and Oregon State University’s Transit and Parking Services, the workgroup was able to identify options for improved service coordination. Both entities had already been exploring the possibility of implementing a GPS-based vehicle information system that would allow transit users to receive “real-time” updates on the location of transit vehicles. This will enable users to better plan their trips and reduce the scheduling uncertainties often associated with public transit use. Implemented individually, the systems should encourage increased utilization of these services and decrease the number of single occupancy vehicle trips traveling to and from the Oregon State University Campus. A coordinated system would be expected to have even greater effects.

4. ***The work group recommends that the city of Corvallis adopt; fully fund; and implement and transit marketing and communications plan for CTS that targets at least a 20 percent increase in transit ridership and frequency among residents and employees working within two miles of the OSU campus. This program will be conducted to complement efforts to reduce the impacts of traffic and parking associated with the growth of OSU campus, LBCC Benton Center and employment in the downtown.***

Basis for Recommendation

Since becoming a “fareless” system, the Corvallis Transit System has experienced a significant increase in OSU-related ridership. However, trip generation data collected as part of the spring 2011 Base Transportation Model update for Oregon State University shows that single occupancy vehicles are still the dominate mode used by faculty, students, and staff to get to campus. A recent comparison of this data with the Corvallis Transit System service coverage area suggests that a substantial portion of the daily trips made to campus via private automobiles originate within a quarter mile of an existing transit stop.

In 2006, the City of Corvallis prepared a transit master plan that included a detailed marketing plan intended to generate increased ridership. For a variety of reasons, that plan was not adopted by the City, and few of the marketing recommendations it contained have been implemented. One of the primary strategies it contains is the use of social based marketing concepts to educate people on the benefits of public transit by demonstrating that it can be used efficiently and effectively. The strategies are intentionally targeted at individuals who would not normally consider or be required to use public transit. Given the relationship between transit service proximity and the number of trips associated with single occupancy vehicles travelling to and from the Oregon State University campus, the workgroup concludes that a targeted marketing campaign like the one outlined in the draft transit master plan is necessary to encourage even greater OSU-related ridership.

- 5. The work group recommends that a funding agreement be reached by April 30, 2013 between the cities of Corvallis and Albany, the counties of Linn and Benton, Oregon State University, LBCC and other partners to at least sustain, if not grow, current transit service levels provided by the Linn-Benton Loop.***

Basis for Recommendation

In addition to being the only regular transit service between Albany and Corvallis, the Linn-Benton Loop is also the only transit system that provides convenient service between the main campuses of Oregon State University and Linn Benton Community College. Based on enrollment numbers from fall 2012, approximately 2,000 students are dual-enrolled at these two institutions, and approximately 50 percent of them are traveling between Corvallis and Albany each day of the week. The workgroup has also been presented with anecdotal information that significant numbers of OSU faculty and staff live in the Albany area and could use the Linn-Benton Loop as a means of traveling to and from the Corvallis campus.

For these reasons, the workgroup concludes that financially supporting the Linn-Benton Loop is critical for minimizing the parking and traffic impacts currently being experienced in neighborhoods surrounding the Corvallis campuses of Oregon State University and Linn Benton Community College.

- 6. The work group recommends that a historical evaluation and full understanding be provided related to the 2004 OSU Campus Plan commitment that calls upon Oregon State to fully fund expansion of CTS service as necessitated by OSU growth. The city of Corvallis and OSU will undertake discussions to mutually agree on a defined process and outcomes by which any future transit funding commitments are made by -- or requested of -- the University.***

Basis for Recommendation

A policy contained within the 2004 Oregon State University Campus Master Plan commits Oregon State University to funding Corvallis Transit System service enhancements made in response to student enrollment growth. Since its adoption, Oregon State University has begun making annual financial contributions to fund the Corvallis Transit System, however the existing funding level was not directly the result of commitments made through the Campus Master Plan.

Subsequent to adoption of the 2004 Campus Master Plan, the Corvallis Transit System converted to a “fareless” service, which now relies on funds derived from a transportation services fee applied to every water utility account with the City of Corvallis. OSU-related ridership has increased significantly since this alternate funding stream was implemented, but the potential for OSU students, faculty, and staff to be paying for a share of the overall system budget has also increased due to the transportation services fee. Given these considerations, the workgroup concludes it is appropriate for the City of Corvallis and Oregon State University to revisit the commitment made through the 2004 Campus Master Plan and determine what amount of financial contribution is expected.

7. ***The work group recommends that the city of Corvallis, along with Oregon State University and other regional transit providers undertake a study to consider the development of a transit hub/transit center located on or adjacent to the OSU Campus. The objectives of this study would be to determine: the cost of creating such a transit hub; whether such a hub would promote – and to what degree -- increased use of transit services provided by CTS and other regional providers; whether such a hub would more effectively connect and serve the OSU campus and LBCC’s Benton Center by transit; whether such a hub would link well to OSU Shuttle service serving campus destinations; variable funding sources for such a hub; and what measurements for expanding transit service to the proposed hub would be utilized. This study would be completed by Aug. 1, 2013.***

Basis for Recommendation

Through discussions with staff from the Corvallis Transit System, Oregon State University’s Transit and Parking Services, and with Group Mackenzie, the transportation planning consultant for the Collaboration Corvallis project, the workgroup identified potential benefits from constructing a new transit hub on or adjacent to the Oregon State University campus. Such a facility could serve as a transfer point between the Corvallis Transit System, Oregon State University Shuttle, other regional transit systems (e.g., the Linn-Benton Loop), rideshare participants, and other alternate transportation modes. While the workgroup recognizes that the Downtown Transit Center is within one mile of the campus, an additional transit hub could facilitate additional or reconfigured transit routes that better serve OSU-related ridership. Depending on its location, the facility could also coordinate with currently underutilized parking facilities on campus to serve as a “park-n-ride” facility for students who are enrolled at both Oregon State University and Linn Benton Community College.

Given these possibilities, the workgroup concludes that further exploration of this strategy by Oregon State University, the City of Corvallis, and other stakeholders is warranted.

8. ***The work group recommends that the city of Corvallis and Oregon State University undertake a communications, marketing and public engagement campaign to promote alternative modes of safe travel within targeted residential areas that are within two miles of the core of the University campus. The purpose of this campaign would be to promote the recommendations presented by the workgroup to the Steering Committee for consideration at the November 29,***

2012, meeting, as well as any subsequent recommendations regarding alternate transportation modes.

Basis for Recommendation

In order for the recommendations presented above to successfully address parking and traffic impacts, a coordinated response from the City of Corvallis and Oregon State University will be necessary. Several of the strategies outlined above are entirely dependent upon educating the community about multi-modal options available for traveling to and from the Oregon State University campus. The City of Corvallis and Oregon State University each have their own avenues for conducting outreach campaigns, and both currently commit significant resources towards encouraging the use of alternate travel modes. However, the workgroup's discussions with staff from the City of Corvallis and Oregon State University have highlighted a need for unifying these campaigns to cohesively promote the use alternate modes. For example, the creation of common website within information on the Corvallis Transit System, Oregon State University Shuttle, and other regional transit systems would simplify the process of trip planning for new and existing transit users. The organizations could also partner to create incentives for using transit, rideshare programs, and other forms of alternate transportation. Regardless of which strategies are implemented, the workgroup concludes it will be critical to implement a coordinated marketing and communications plan.

IV. Summary

The Steering Committee should expect to receive additional recommendations in response to the following Objectives at the next quarterly meeting, which is anticipated to occur near the end of February 2013.

- Neighborhood Livability
 - Objective 3 – Develop a funding mechanism to support an enhanced code enforcement and student conduct program.
 - a. Create outreach and informational programs as key components of the new program
 - Objective 4 – Evaluate and implement opportunities to utilize students, peers, and neighborhood volunteers in outreach and informational programs.
 - Objective 5 – Consider the merits of creating an ongoing City and OSU supported group that would monitor achievement of livability goals and make recommendations to the City and OSU.

The next set of recommendations will include feedback the adoption of a property maintenance and rental licensing program, as well as concepts such as a student ambassador program and neighborhood association assistance program. These concepts would respond to Objectives 3 and 4. The final issue to be explored by the Neighborhood Livability Workgroup will address the concept of forming a permanent advisory body to track implemented recommendations and develop new strategies.

- Neighborhood Planning
 - Objective 2 – Review current development standards, and identify potential measures that would minimize potential impact from the creation of high density housing in or near lower density residential areas.
 - a. Develop and enact Land Development Code (LDC) language that would implement selected mitigation measures (measures to mitigate impacts to neighborhood character, privacy, parking, and other issues, as identified).

Forthcoming recommendations from the Neighborhood Planning Workgroup will focus on the possible creation of neighborhood design standards that would could be implemented to minimize the impacts of medium and high density development on neighborhoods near the Oregon State University campus.

- Parking and Traffic
 - Objective 3 – Find opportunities to better manage traffic volumes and parking impacts within study area.
 - Objective 5 – Implement combined solutions to address both traffic and parking as much as practicable.

As discussed above, additional analysis is needed in order to compose a multifaceted strategy for resolving parking and traffic impacts in neighborhoods surrounding the Oregon State University campus and elsewhere. The creation of a continuous “ring” of on-street parking controls is likely to be a component of this unified strategy, but other approaches, such as increased emphasis on rideshare programs or the creation of park-n-ride facilities, are also being considered.



Issue Brief: Social Host Ordinance

Reducing high risk drinking among 18-25 year olds in Benton County through comprehensive substance abuse prevention.

The problem: According to a local high-risk drinking assessment, underage drinkers often get their alcohol from social situations and parties.¹ In Benton County, 11th graders who drank alcohol in the last 30 days, most commonly get alcohol from friends over 21 years old.² These underage drinking gatherings can result in alcohol poisonings, property damage and community disturbance. Law enforcement lacks the capacity to intervene on every underage drinker at a party, and identifying the person who furnished the alcohol can be burdensome.

A solution: A social host ordinance can reduce underage access to alcohol at parties by holding non-commercial individuals responsible for underage drinking that occurs on the property that they own, lease or otherwise control. Targeting the venue where underage alcohol use occurs will prevent these parties from happening in the future. Although Corvallis already has a social host ordinance, it can be strengthened by:

- Increasing the fines,
- Adding a response cost recovery, and
- Using language that reduces the burden of proof for law enforcement.

Examples of jurisdictions with a model social host ordinance (list is not exhaustive): Lane County, OR; Thousand Oaks, CA; San Buenaventura, CA.

The evidence: Initial studies show that social host ordinances are promising when properly publicized and enforced.³ Three out of four officers surveyed from Ventura County, CA agree that the social host ordinance is an effective tool for reducing underage drinking parties.⁴

The following agencies support the use of social host ordinances:

The Pacific Institute for Research and Evaluation used the social host ordinance as a component of the Safer California Universities project, which reduced high-risk drinking and alcohol-impaired driving among college students.

The National Research Council, the Institute of Medicine and the Office of Juvenile Justice and Delinquency Prevention all list social host laws as a “Best Practice”.

University of Minnesota’s Alcohol Epidemiology Program lists social host policies as a model ordinance to reduce the supply of alcohol to youth.

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1. Oregon Community Needs Assessment Workbook. (2011) Corvallis, OR: Benton County Health Department Publication.
 2. Oregon Student Wellness Survey. (2010) Salem, OR: Oregon Department of Human Services Addiction and Mental Health Division Publication.
 3. Model Social Host Liability Ordinance with Legal Commentary. (2005). Center for the Study of Law and Enforcement Policy, Pacific Institute for Research and Evaluation. Ventura, CA: Ventura County Behavioral Health Department Publication.
 4. Ventura County Social Host Ordinance Impact Evaluation: Phase 1 Findings. (2009). EVALCORP Research and Consulting. Ventura, CA: Ventura County Behavioral Health Department Publication

Student Housing Residency Comparison
Oregon State University Strategic Plan Comparator Institutions

University	Reported Total Enrollment	Reported Undergraduate Enrollment	Undergraduate Students Living in Univ. Owned, Operated, or Affiliated Housing (%)	Undergraduate Students Living Off Campus (%)	US News National College Ranking
Oregon State University	23,761	19,559	21.0	79.0	138
Cornell	20,939	13,935	57.0	43.0	15
Michigan State University	41,131	36,058	40.0	60.0	71
Ohio State University	56,064	42,082	25.0	75.0	55
Penn State University	45,233	38,594	37.0	63.0	45
Purdue	39,726	30,836	38.0	62.0	62
Texas A&M (College Station)	49,129	39,148	24.0	76.0	58
Univ. of Arizona	39,086	30,592	20.0	80.0	124
UC Davis	31,392	24,737	Not Reported	Not Reported	38
Univ. of Illinois (Urbana-Champaign)	43,862	31,540	50.0	50.0	45
Univ. of Wisconsin (Madison)	42,595	30,555	25.0	75.0	42

Source: US News (<http://colleges.usnews.rankingsandreviews.com/best-colleges>), retrieved August 21, 2012.