

# EMU Student Housing Facilities Condition Analysis

| Facility | Style | Built | Arch. | Mech. | Elec. | Sq.ft.  | 2008 FCI # | 2016 FCI # | 2016 FCI class |
|----------|-------|-------|-------|-------|-------|---------|------------|------------|----------------|
| Brown    | A     | 1940  | 1990  | 1990  | 1990  | 87,872  | 0.3860     | 1.2439     | Poor           |
| Munson   | A     | 1940  | 1951  | 1951  | 1951  | 49,264  | 0.4776     | 1.7598     | Poor           |
| *Hill    | HS    | 1969  | 1996  | 1991  | 1991  | 94,944  | 0.1662     | 0.5065     | Poor           |
| Hoyt     | HS    | 1969  | 1986  | 1986  | 1986  | 94,944  | 0.1554     | 0.5264     | Poor           |
| Pittman  | HS    | 1969  | 2015  | 1992  | 1992  | 94,944  | 0.1654     | 0.4203     | Poor           |
| Phelps   | HS    | 1966  | 1970  | 1970  | 1970  | 56,722  | 0.2260     | 0.3217     | Poor           |
| Putnam   | HS    | 1968  | 2005  | 2005  | 2005  | 56,722  | 0.2209     | 0.2932     | Poor           |
| Sellers  | HS    | 1966  | 1990  | 1990  | 1990  | 56,722  | 0.2557     | 0.3632     | Poor           |
| Walton   | HS    | 1968  | 2000  | 2000  | 2000  | 56,722  | 0.2216     | 0.3104     | Poor           |
| Best     | HS    | 1965  | 1968  | 1968  | 1968  | 68,516  | 0.3496     | 0.5007     | Poor           |
| *Buell   | FS    | 1957  | 1957  | 1957  | 1957  | 73,352  | 0.2637     | 0.5632     | Poor           |
| Downing  | FS    | 1957  | 1987  | 1987  | 1987  | 73,821  | 0.2529     | 0.2154     | Poor           |
| Wise     | C     | 1963  | 2016  | 2016  | 2016  | 66,963  | 0.1914     | 0          | Good           |
| Cornell  | A     | 1960  | 1960  | 1960  | 1960  | 85,072  | 0.3630     | 1.0472     | Poor           |
| Westview | A     | 1967  | 2013  | 1967  | 1967  | 107,880 | 0.5221     | 1.0099     | Poor           |
| Village  | A     | 2001  | 2001  | 2001  | 2001  | 113,060 | 0.0001     | 0.1348     | Poor           |

## **Styles:**

A = Apartment  
 C = Community  
 FS = Full Suite  
 HS = Half-Suite

## **Renovation index:**

Arch. = date of most recent architectural renovations  
 Mech. = date of most recent mechanical renovations  
 Elec. = date of most recent electrical renovations

## **Facilities Condition Index (FCI) scoring:**

Good = 0 – 0.05  
 Fair = 0.05 – 0.10  
 Poor = 0.10+

\* facility not currently used for housing

# EMU HOUSING INVENTORY

## YEAR BUILT

### 1940s

BROWN, 1940  
MUNSON, 1940

### 1950s

BUELL, 1957  
DOWNING, 1957

### 1960s

CORNELL, 1960  
WISE, 1963  
BEST, 1965  
PHELPS, 1966  
SELLERS, 1966  
WESTVIEW, 1967  
WALTON, 1968  
PUTNAM, 1968  
PITTMAN, 1969  
HILL, 1969  
HOYT, 1969

### 2000s

VILLAGE, 2001

**57**

**AVERAGE AGE**  
OF STUDENT  
HOUSING FACILITIES

**20**

**YEARS** SINCE THE  
LAST STUDENT HOUSING  
FACILITY WAS BUILT

**1 OF 16**

**WISE** IS THE ONLY STUDENT HOUSING FACILITY  
TO RECEIVE A "GOOD" SCORE FROM THE  
**FACILITIES CONDITION INDEX SCORING**