

February 9, 2022

Dear Members of the Planning Board:

After sending my letter earlier today, I thought of yet another concern about which you would be wise to obtain further information before or during your deliberations.

On page 8 of Appraiser Brian White's report of June 17, 2020, he writes: "*Potential valuation impacts from decreasing enrollment and fewer potential tenants, is likely off set by UNH's stated desire to reduce on-campus student housing.*"

Mr. White's statement contradicts what I and others have heard about UNH's plans for on-campus housing.

I would think that you would want to delve further into these contradictory positions so that you can rest assured that you are basing your deliberations on current facts.

On page 4 of the Fiscal Impact Analysis Colonial Durham report dated April 2, 2020, by Mark J. Fougere, AICP, Figure 5 shows a graph with UNH applications and enrollments from 2009-2019. The caption reads: "*UNH enrollments remain strong, with consistent application interest over the last five years compared to earlier in the decade.*"

That statement correctly reflects the *application* data shown in the graph. What Mr. Fougere did not comment on was that *enrollment* while fairly consistent, *decreased* somewhat between 2018-2020.

Of far greater concern is that this rosy analysis of the past wholly ignores the widely predicted "looming enrollment cliff" for higher education in America, predicted to be particularly steep in New England. This drop will not affect all universities equally -- surely more should be known about what UNH administrators believe the future will hold and how they are planning for it.

My limited knowledge of the matter suggests that more education will be offered online which may well affect how much student housing is needed in Durham. I do know that UNH is focused on becoming a premier research university and in doing so, hopes to attract increasing numbers of graduate students. Graduate students may prefer off-campus apartments, but likely of a different sort than what would be available in CDA's proposed student housing.

I can't also help but wonder how the pandemic has affected UNH in regard to enrollment and housing. The data should be revisited in light of the extraordinary changes that the pandemic has wrought.

My musings about these issues aside, **CDA's incomplete and misrepresented presentation of UNH enrollment and housing plans**, needs to be challenged. They should be required to submit proof that their claims are accurate and up to date, preferably in the form of official written input from UNH administrators.

The lack of accurate information regarding UNH is yet another reason to keep the public hearing open.

Sincerely,

Deborah Hirsch Mayer

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