The Effect of Housing Locations on Retention and Progression:
An Unexpected Story of a Reginal Public Institution

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About TAMU-CC

- Located in Corpus Christi, Texas

- Public, 4-year regional, HSI institution that is part of Texas A&M System

- Founded in 1947 and became a regional university in 1993.

- In Fall 2021, served 10,762 students from 48 states and 49 countries.

- 47.9% of our students are Hispanic & 49.9% are first-generation.

- In Fall 2021, we employed 1,676 full and part-time faculty and staff as well as graduate assistants.

TAMU-CC: Now & Then

In 1947, Ward Island becomes home to TAMU-CC, serving 312 students the first year.

1947

In 2019, TAMU-CC established a presence in downtown Corpus Christi.

2019

2007

In 2007, the city of Corpus Christi donated 156 acres for the expansion of TAMU-CC.
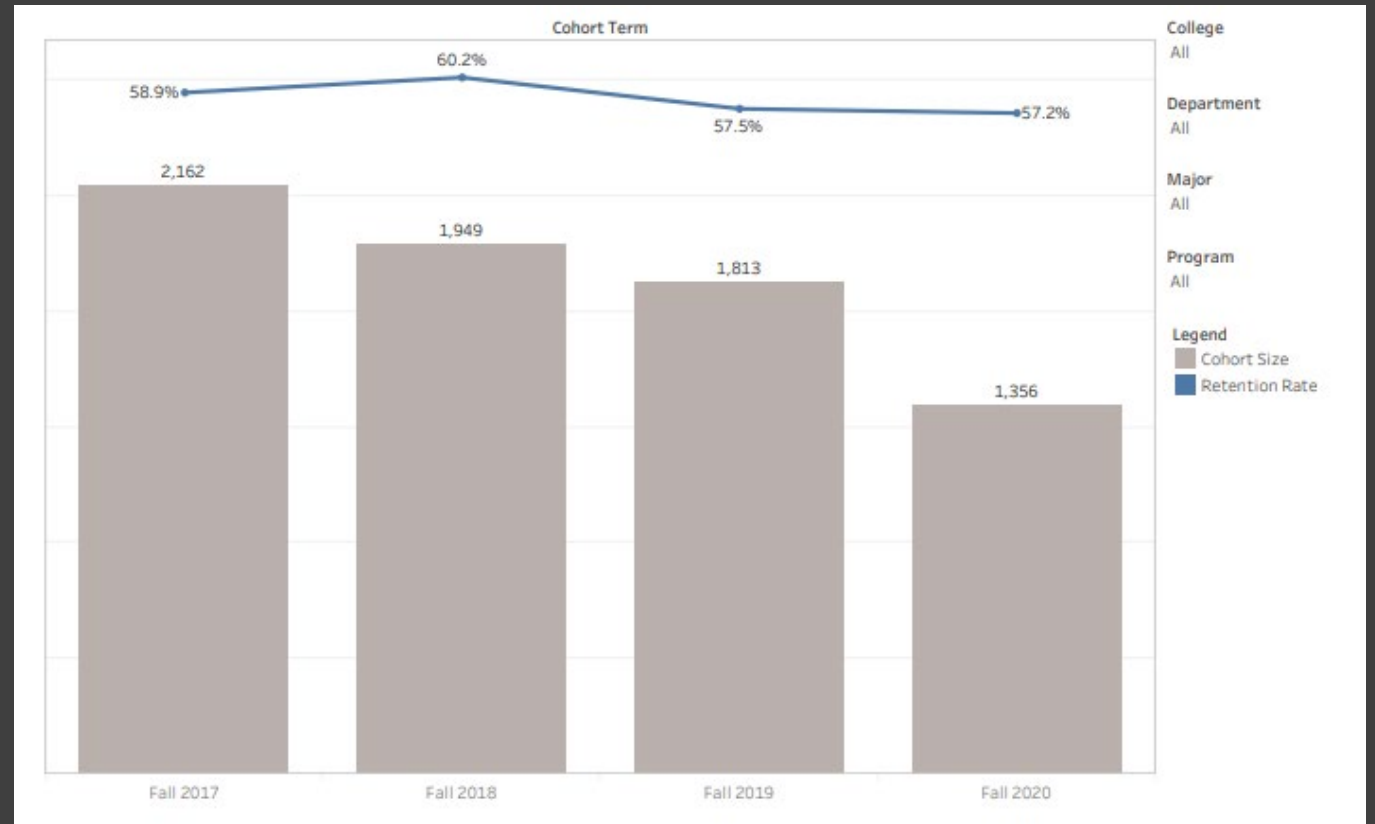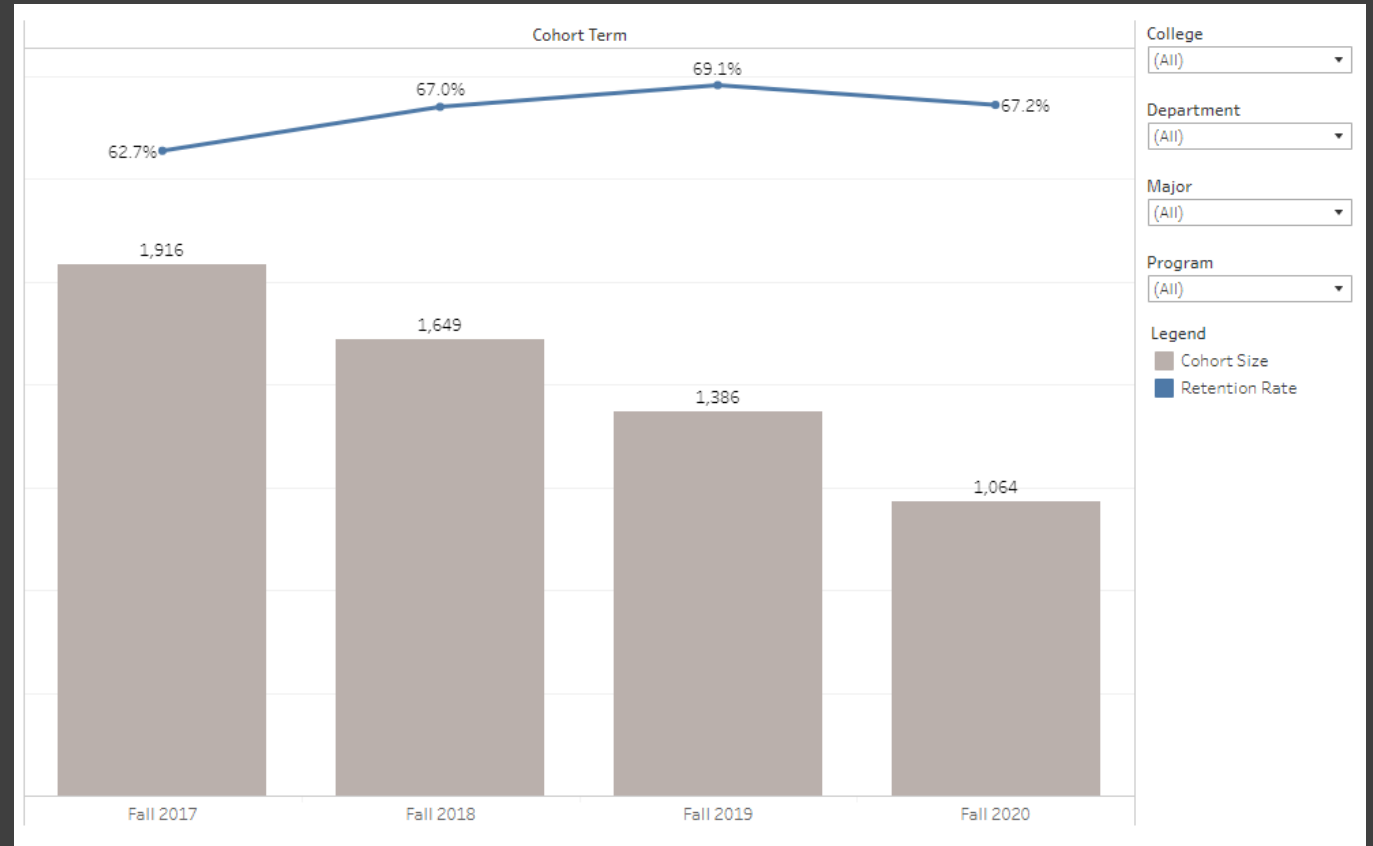
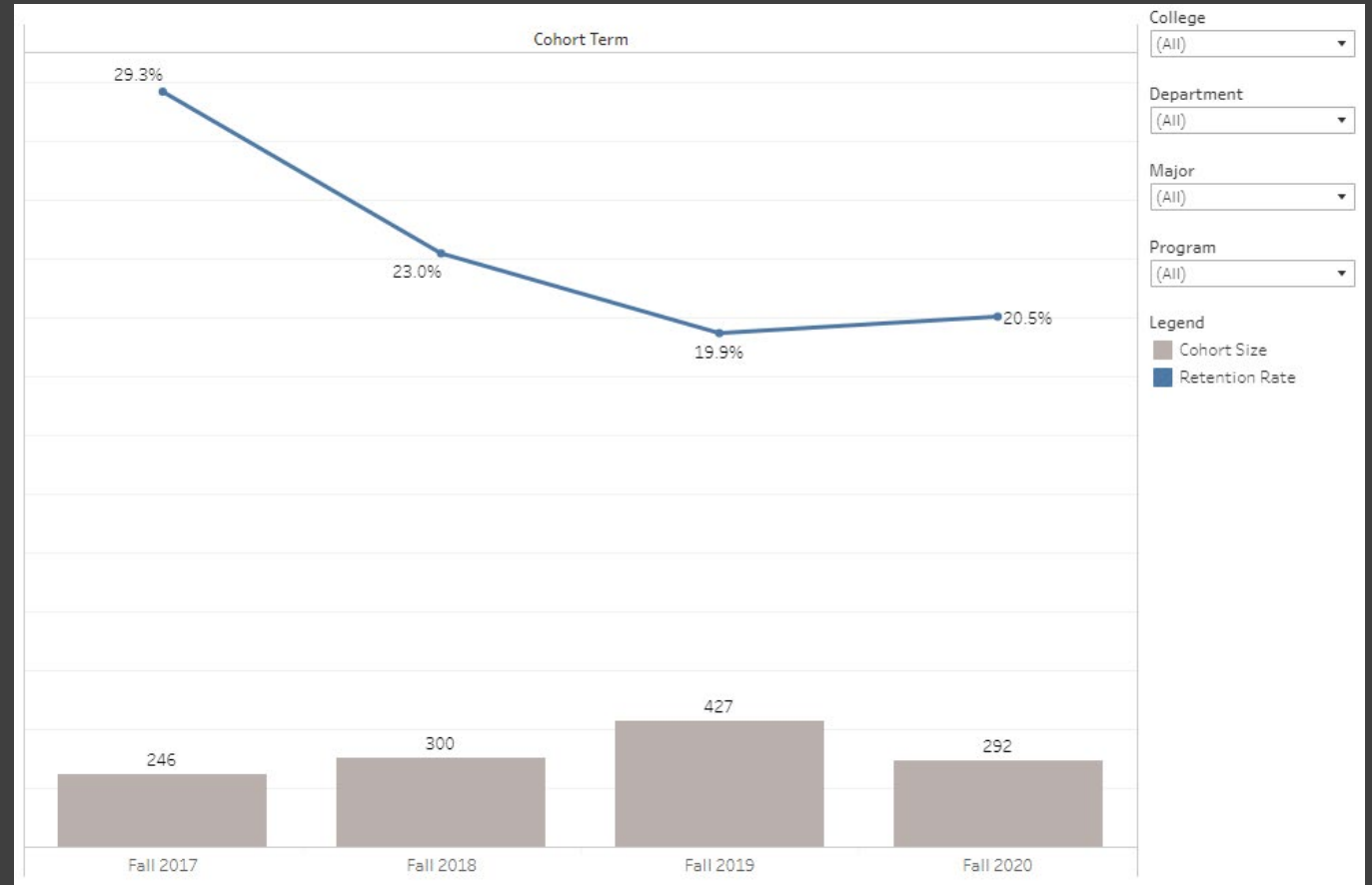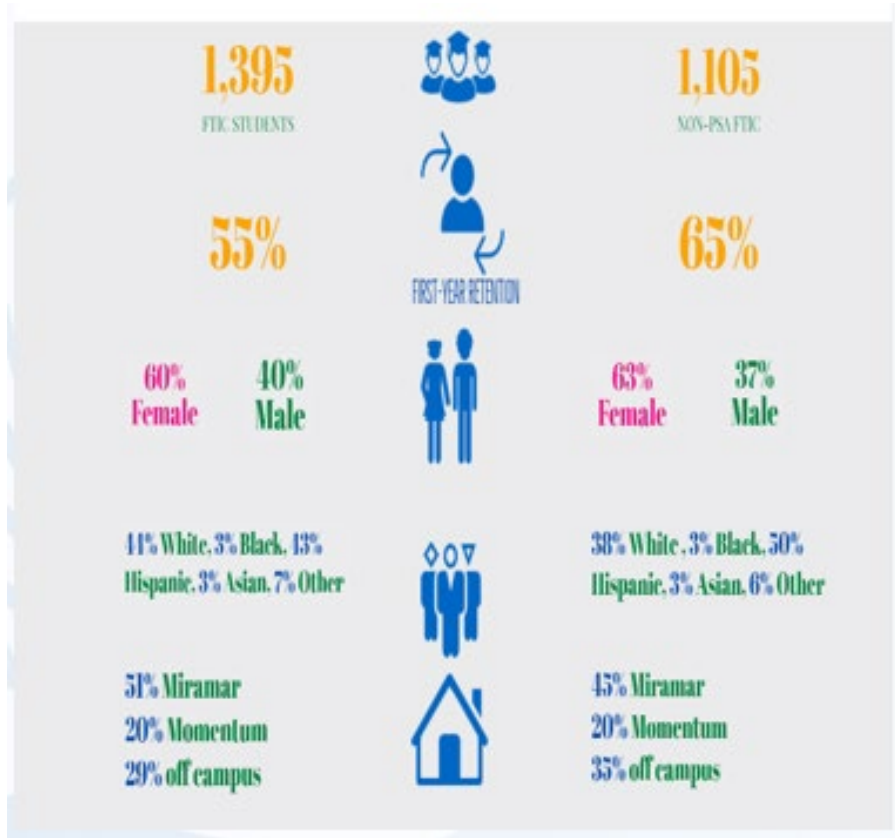# Miramar

Momentum Village

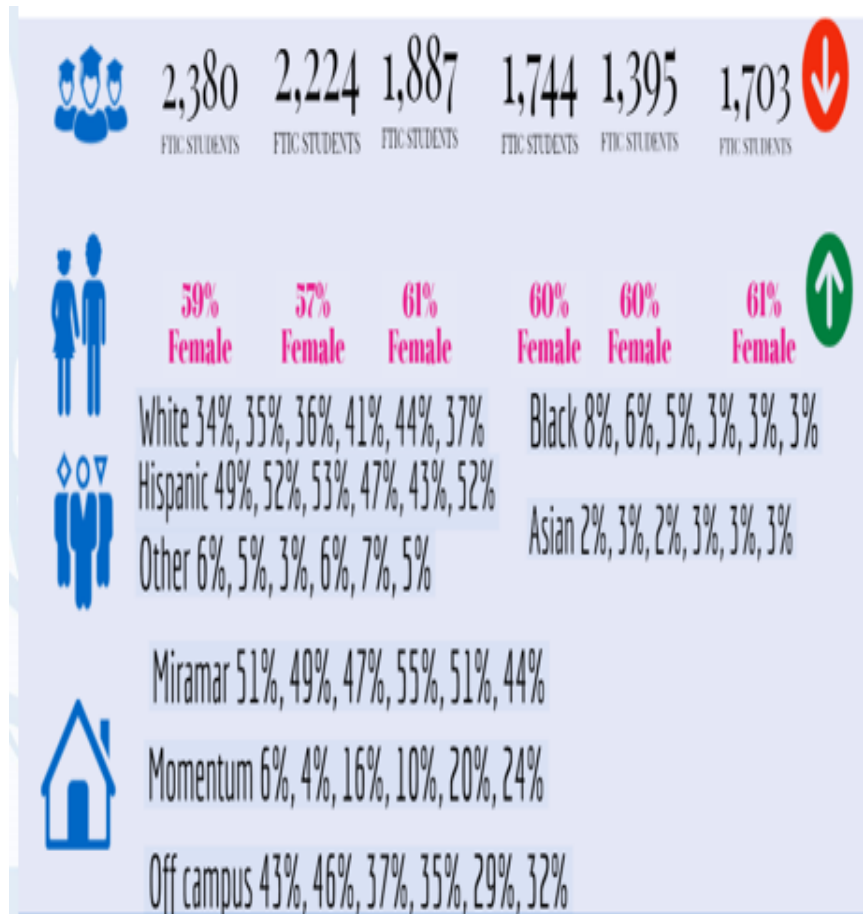# First-Time Full Time Cohort

First-Time Full Time Cohort-Excluding PSA Students

First-Time Full Time Cohort- PSA Students

Cohort Profile-Fall 2020

1,395 FTIC STUDENTS

1,105 NON-PSA FTIC

55% FIRST-YEAR RETENTION

65%

60% Female 40% Male

63% Female 37% Male

44% White, 3% Black, 43% Hispanic, 3% Asian, 7% Other

38% White, 3% Black, 50% Hispanic, 3% Asian, 6% Other

51% Miramar
20% Momentum
29% off campus

45% Miramar
20% Momentum
35% off campus

1111 SAT/ACT
70st percentile in HS
195 days application to registration
55 days registration and term start date

1091 SAT/ACT
70th percentile in HS
214 days application to registration
55 days registration to term start date

64.4% with federal aid (grants, loans, scholarships, work study)
35% Pell Grants recipients
42% federal loan borrower
45% received merit aid
$2,694 average unmet need
$114,936 average family income

70% with federal aid (grants, loans, scholarships, work study)
41% Pell Grants recipients
45% federal loan borrower
50% received merit aid
$2,893 average unmet need
$106,486 average family income

41% first-generation college students

48% first-generation college students

2020 Fall
21% with major undeclared:
15% TSI liable at entry:
8% TSI liable at the end of term:
35% took 15 or more credits:
40% took any English courses:
63% took any math courses
2.72 average GPA
11.3 average earned credits

2020 Fall
3% with major undeclared:
18% TSI liable at entry:
10% TSI liable at the end of term:
40% took 15 or more credits:
43% took any English courses:
55% took any math courses
2.6 average GPA
11 average earned credits

Cohort Profile-Fall 2016-2021

2,380 FTIC STUDENTS **2,224** FTIC STUDENTS **1,887** FTIC STUDENTS **1,744** FTIC STUDENTS **1,395** FTIC STUDENTS **1,703** FTIC STUDENTS ⬇

59% Female 57% Female 61% Female 60% Female 60% Female 61% Female ⬆

White 34%, 35%, 36%, 41%, 44%, 37%   Black 8%, 6%, 5%, 3%, 3%, 3%
Hispanic 49%, 52%, 53%, 47%, 43%, 52%
Other 6%, 5%, 3%, 6%, 7%, 5%   Asian 2%, 3%, 2%, 3%, 3%, 3%

Miramar 51%, 49%, 47%, 55%, 51%, 44%

Momentum 6%, 4%, 16%, 10%, 20%, 24%

Off campus 43%, 46%, 37%, 35%, 29%, 32%

SAT/ACT	1053, 1054, 1074, 1108, 1111, 1078	⬆
HS percentile	63rd, 63rd, 69th, 71st, 70th, 68th	⬆
Pct. with fed aid	76%, 75%, 77%, 68%, 64%, 76%	⬇
Pct. Pell	43%, 46%, 44%, 38%, 35%, 43%	⬇
Pct. with fed loan	56%, 55%, 48%, 45%, 42%, 40%	⬇
Pct. with merit aid	11%, 11%, 30%, 40%, 45%, 41%	⬆
Average income	74K, 74K, 82K, 99K, 114K, 98K	⬆
Average unmet need	4.8K, 5.4k, 5.6k, 2.6k, 2.6k, 1.3K*	
First Gen	54%, 52%, 50%, 42%, 41%, 45%	⬇
Pct. major UNDC	15%, 15%, 17%, 26%, 21%, 17%	⬆
Pct. 15 credits up	15%, 12%, 33%, 31%, 35%, 42%	⬆
Avg. GPA	2.7, 2.7, 3.0, 2.9, 2.7, 2.5	
Avg. earned credits	10.4, 10.6, 12.6, 12, 11.3, 11.1	⬆

Background

A data request from the Housing Department.

Off-campus students' first-year retention>on-campus students' first-year retention rate (Contradicts to the Retention Literature)

Factors that may be attributing to the retention rate being lower for on campus students

What can we do about it?

Research Questions

What is the first-year retention rate and progression rate for students with different housing locations?

Do the students in apartment style have lower retention rate than res halls?

What are the factors that may be attributing to the retention rate being lower for on campus students? Is PSA student one of the contributing factor for that?

Who or which areas need intervention?

Data

CBM001

- ID
- Gender
- Age
- Race/ethnicity
- Class levels
- Retention rate to second fall term
- Progression
- Semester credit hours (first term)

+

Banner operational data

- Housing status (12th day)
- PSA status
- TSI (math, reading, writing)
- Pell grant recipients
- Unmet need
- First generation college students
- High school percentile
- SAT/ACT score
- First term GPA
- First-term earned credit hours
- Family income

Cohorts: Fall 2016-2019 first-time, full-time, degree-seeking, undergraduate students.

First-year retention rate: The percentage of first-time, full-time, degree seeking undergraduate students being retained to the second fall term.

Progression rates: it is calculated by the proportion of first-time, full-time, degree-seeking freshmen progressed to sophomore, sophomore to junior and junior to senior.

FTIC Full-time Students by Housing Types

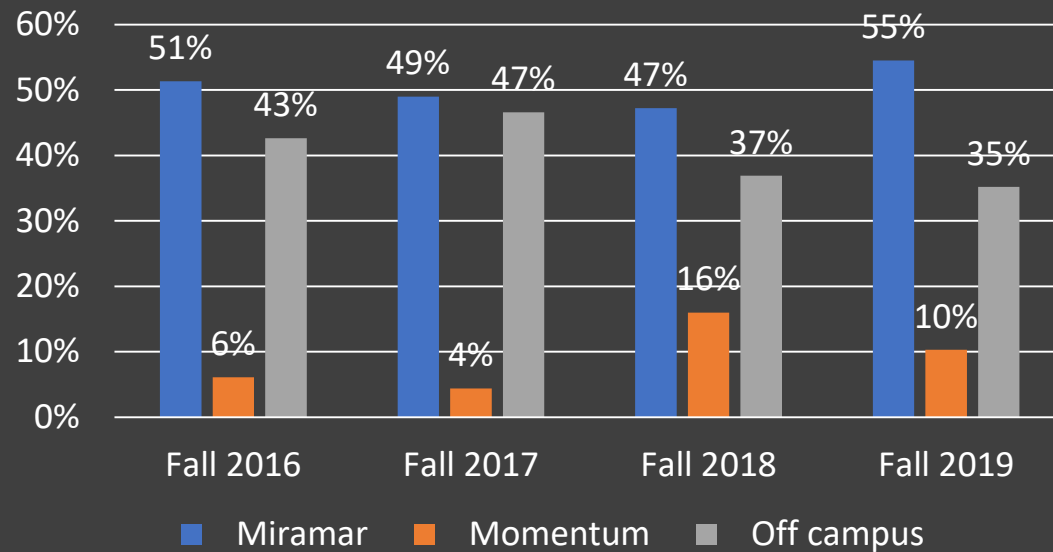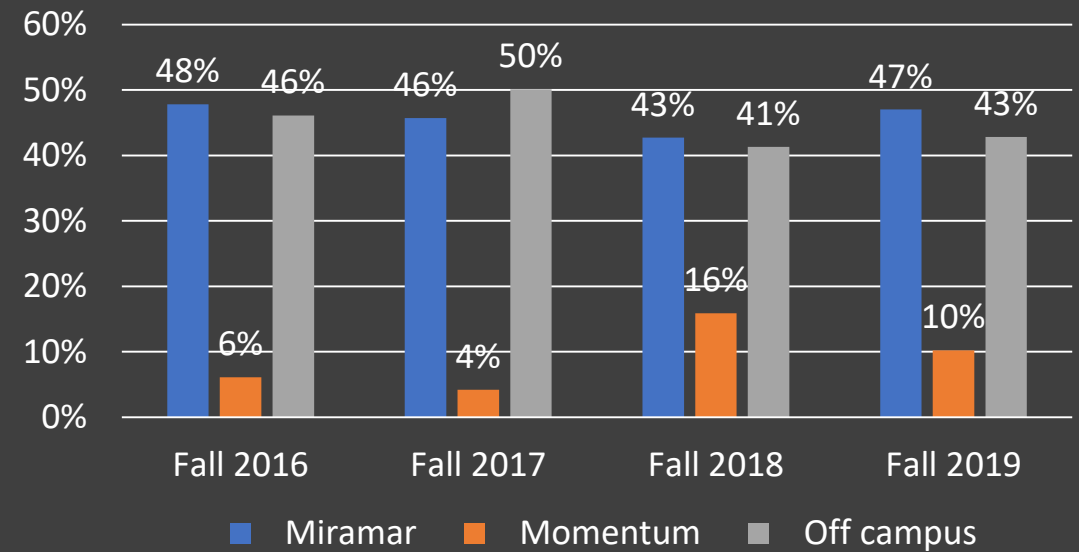Figure 1. All full-time FTIC students by Housing Status

	Fall 2016	Fall 2017	Fall 2018	Fall 2019
Miramar	51%	49%	47%	55%
Momentum	6%	4%	16%	10%
Off campus	43%	47%	37%	35%

Figure 2. Non-PSA full-time FTIC students by Housing Status

	Fall 2016	Fall 2017	Fall 2018	Fall 2019
Miramar	48%	46%	43%	47%
Momentum	6%	4%	16%	10%
Off campus	46%	50%	41%	43%

Retention Rate by Cohorts

Figure 3. FTIC Full-time Students Retained from Fall 2016-Fall 2020
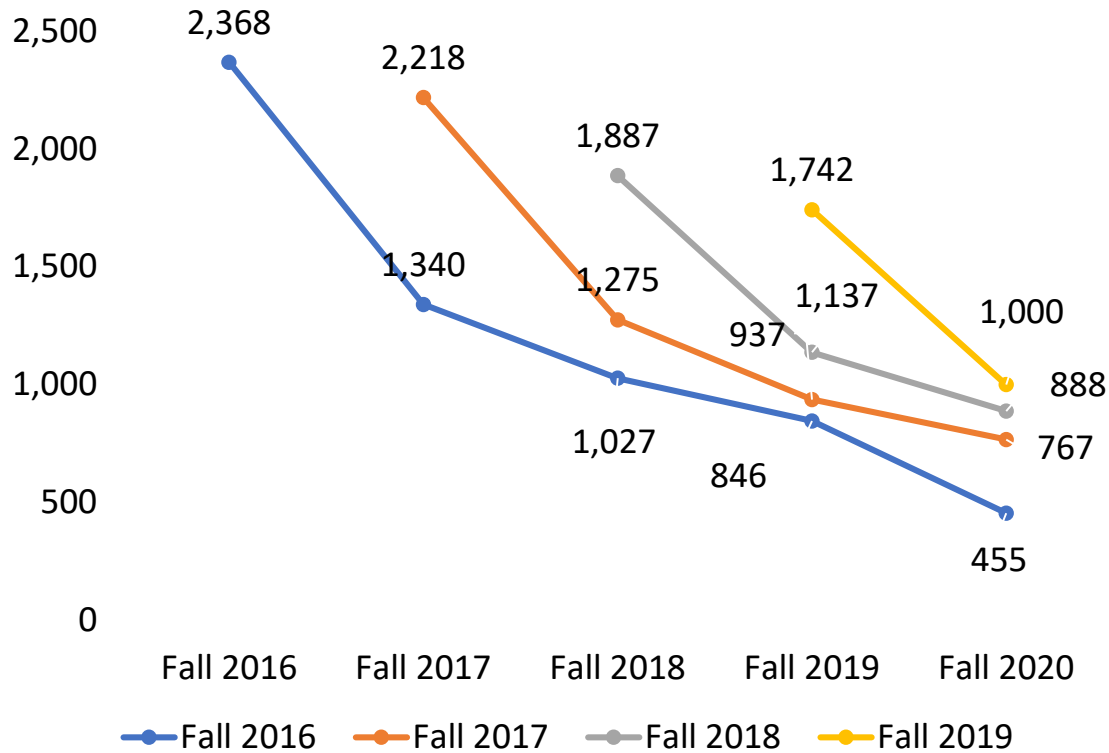
Figure 4. Retention Rate for First-time, FTIC undergraduate Students from Fall 2016 to Fall 2019

	1st yr retention	2nd-3rd yr retention	3rd-4th yr retention	4th-5th yr retention
Fall 2016	56.6%	76.6%	82.4%	53.8%
Fall 2017	57.5%	73.5%	81.9%	
Fall 2018	60.3%	78.1%		
Fall 2019	57.4%			
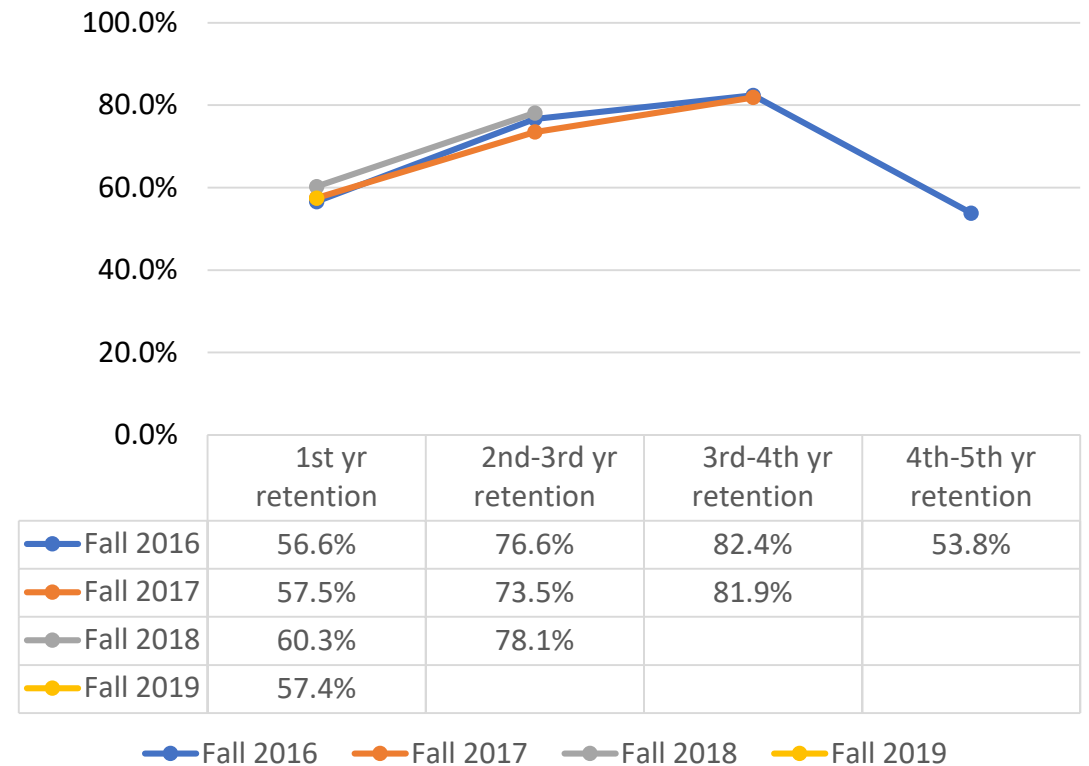
Retention Rate by Housing Locations and Years in TAMUCC

Table 1. Retention rate for first-time, full-time, degree-seeking undergraduate students enrolled from fall 2016 to fall 2019

Fall 2016	1st yr. retention	2nd-3rd yr. retention	3rd-4th yr. retention	4th-5th yr. retention
Miramar	56%	78%	83%	52%
Momentum	54%	74%	78%	73%
Off campus	58%	76%	86%	61%
Fall 2017				
Miramar	55%	74%	85%	
Momentum	50%	71%	86%	
Off campus	60%	73%	84%	
Fall 2018				
Miramar	56%	77%		
Momentum	52%	78%		
Off campus	69%	79%		
Fall 2019				
Miramar	50%			
Momentum	49%			
Off campus	71%			

Table 2. Retention rate for first-time, full-time, degree-seeking undergraduate students enrolled from fall 2016 to fall 2019

Fall 2016	1st yr. retention	2nd-3rd yr. retention	3rd-4th yr. retention	4th-5th yr. retention
On Campus Apartment	55%	80%	84%	60%
Residence halls	56%	82%	83%	53%
Off campus	58%	79%	87%	63%
Fall 2017				
On Campus Apartment	55%	77%	85%	
Residence halls	55%	76%	85%	
Off campus	60%	76%	84%	
Fall 2018				
On Campus Apartment	52%	76%		
Residence halls	60%	79%		
Off campus	69%	79%		
Fall 2019				
On Campus Apartment	52%			
Residence halls	47%			
Off campus	71%			

Progression Rates by Housing Location and Class Levels

Figure 5. Fall 2016 FTIC Full-time Students Progression Rates by Housing Locations
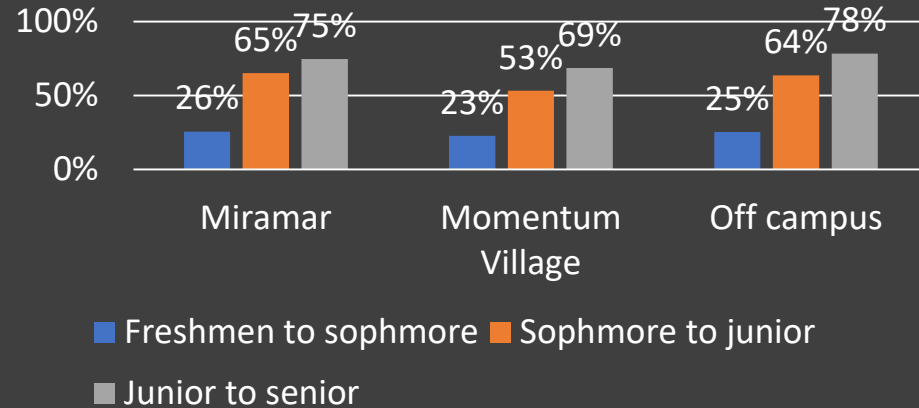
Figure 6. Fall 2016 FTIC Full-time Students Progression Rates by Housing Types
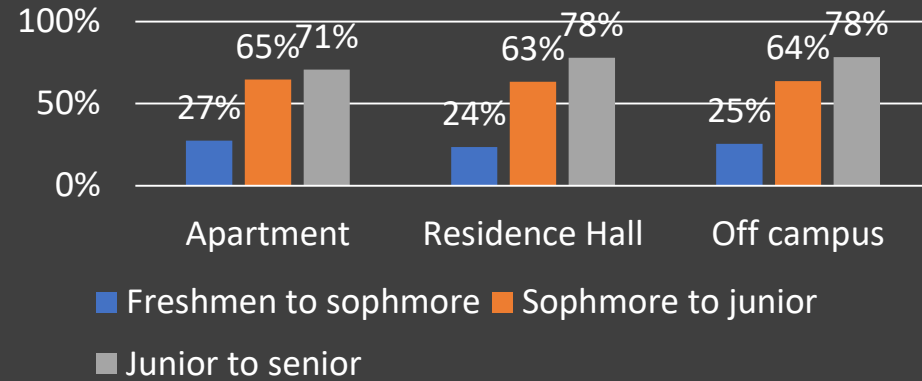
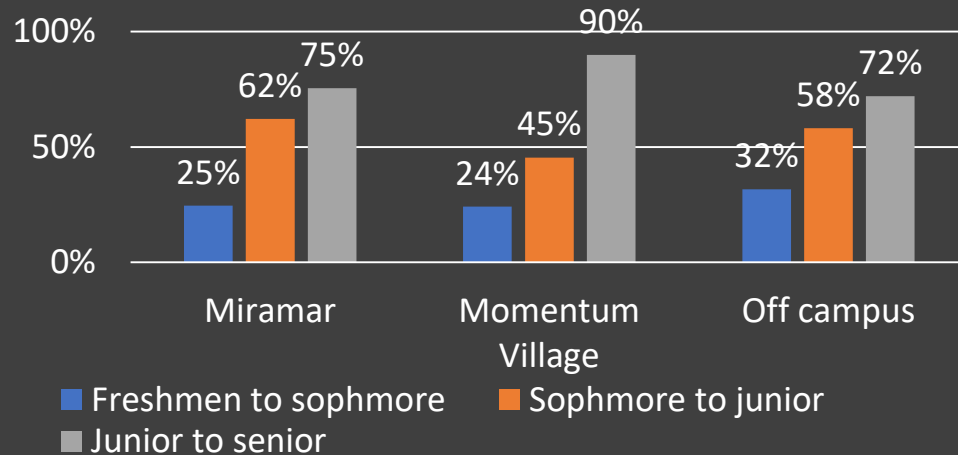Figure 7. Fall 2017 FTIC Full-time Students Progression Rates by Housing Locations

Figure 8. Fall 2017 FTIC Full-time Students Progression Rates by Housing Types
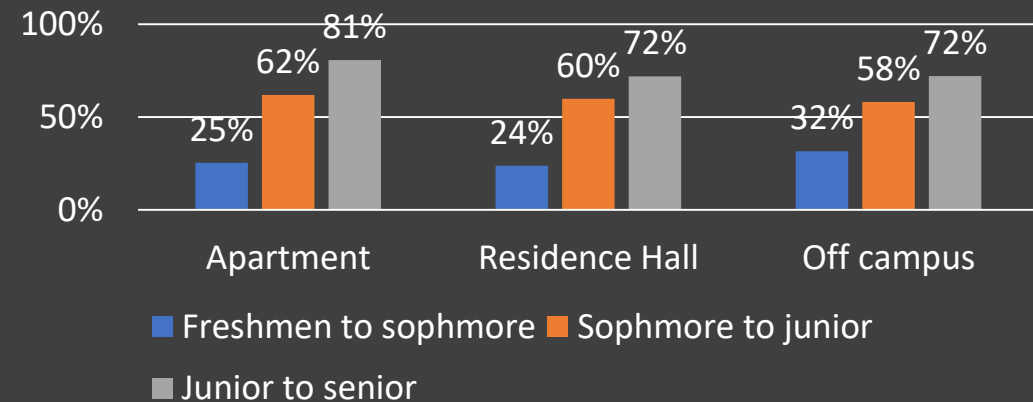
Figure 9. Fall 2018 FTIC Full-time Students Progression Rates by Housing Locations
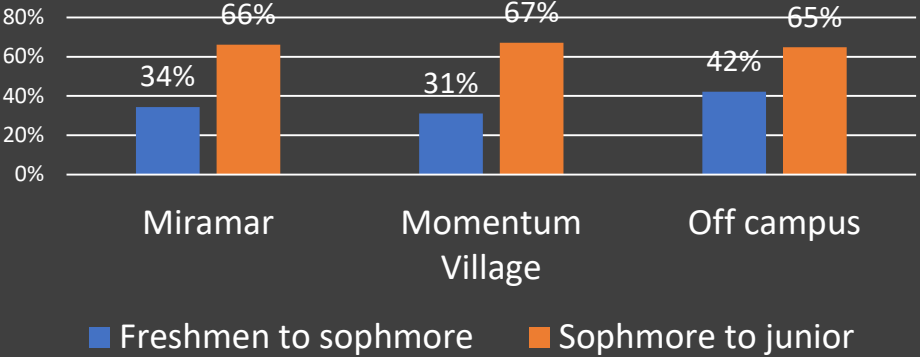
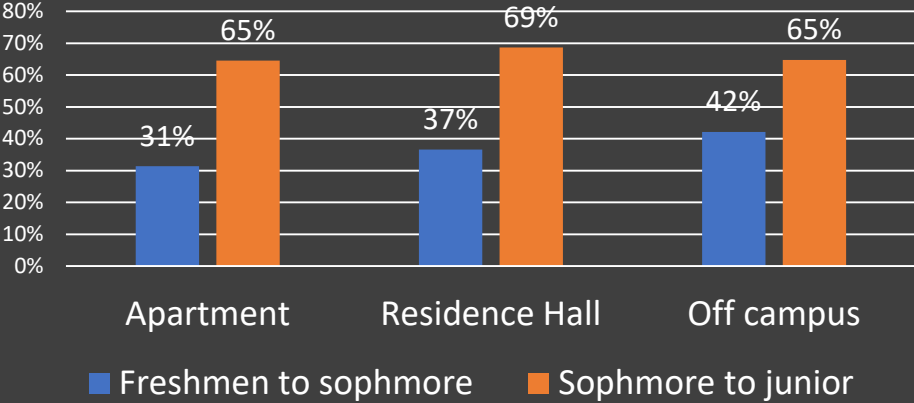Figure 10. Fall 2018 FTIC Full-time Students Progression Rates by Housing Types

Figure 11. Fall 2019 FTIC Full-time Students Progression Rates by Housing Locations
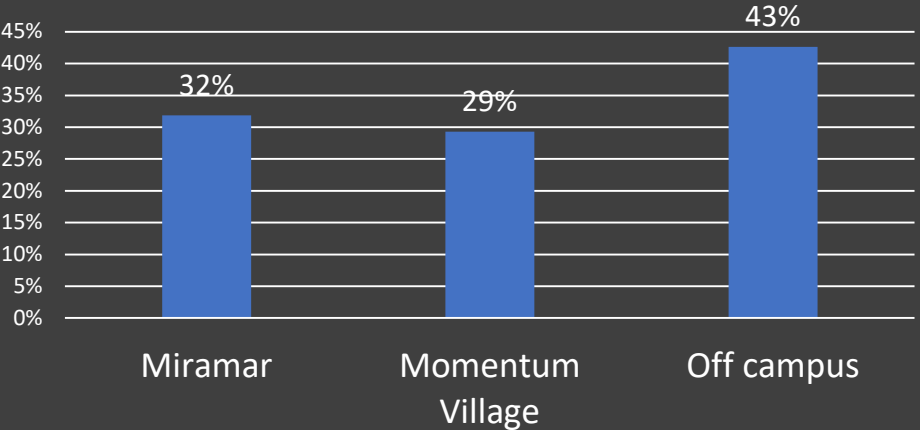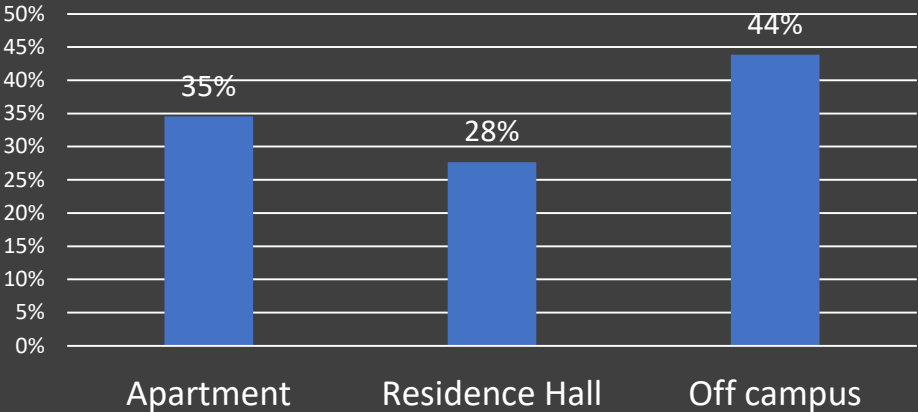
Figure 12. Fall 2019 FTIC Full-time Students Progression Rates by Housing Types

Student's Background Characteristics and Outcomes by Housing Types

Table 3. Student's Enrollment Characteristics And Outcomes By Housing Status					
	Miramar	Momentum	Living off campus	Chi-square test or ANOVA	Post Hoc Analysis (Sidak)
Pct. Texas resident	96%	97%	98%	***	
Pct. female	59%	63%	58%	*	
Pct. PSA	24%	18%	7%	***	
Pct. Pell grants recipients	38%	48%	46%	***	
Pct. first generation college students[1]	42%	53%	57%	***	
Pct. retained to next fall	55%	51%	63%	***	
Pct. TSI_college not ready	2%	6%	15%	***	
Pct. URM[2]	49%	58%	64%	***	
Average high school percentile	64	65	68	***	Miramar<Off campus, Momentum<Off campus
Average SAT score	1088	1061	1048	***	Miramar>Off campus, Momentum>Off campus
Average first term GPA	2.87	2.67	2.70	***	Miramar>Momentum, Miramar>Off campus
Average first term credits earned	11.68	11.21	10.69	***	Miramar>Momentum, Miramar>Off campus
Average unmet need in first year	$1,736	$2,728	$3,507	***	Miramar<Momentum<off campus
Average family income	$89,240	$68,480	$63,551	***	Miramar>Momentum, Miramar>Off campus
Pct. major undeclared in year 1	25%	18%	9%	***	

	Miramar	Momentum	Living off campus	Chi-square test or ANOVA	Post Hoc Analysis (Sidak)
					Table 4. Student's Enrollment Characteristics And Outcomes By Housing Status Without PSA Students
Pct. Texas resident	96%	97%	98%	***	
Pct. female	64%	66%	58%	***	
Pct. Pell grants recipients	44%	54%	47%	***	
Pct. first generation college students	47%	56%	58%	***	
Pct. retained to next fall	65%	59%	65%	**	
Pct. TSI_college not ready	2%	7%	15%	***	
Pct. URM	56%	64%	66%	***	
Average high school percentile	63	64	68	***	Miramar<Off campus, Momentum<Off campus
Average SAT score	1059	1035	1041	***	Miramar>Momentum, Miramar>Off campus
Average first term GPA	2.74	2.55	2.67	***	Miramar>off campus>Momentum
Average first term credits earned	11.3	10.8	10.6	***	Miramar>Momentum, Miramar>Off campus
Average unmet need in first year	$1,720	$2,796	$3,550	***	Miramar<Momentum<off campus
Average family income	$77,960	$60,355	$61,526	***	Miramar>Momentum, Miramar>Off campus
Pct. major undeclared in year 1	4%	3%	4%		

Table 4. Student's Enrollment Characteristics And Outcomes By Housing Status Without PSA Students

Table 5. Students Enrollment Characteristics And Outcomes By Type Of Housing On Campus

	On Campus Apartment	Residence halls	Chi-square test or ANOVA	Post Hoc Analysis (Sidak)
Pct. Texas resident	95%	97%	***	
Pct. female	62%	58%	**	
Pct. PSA	21%	24%	*	
Pct. Pell grants recipients	38%	40%	*	
Pct. first generation college students	44%	43%		
Pct. retained to next fall	54%	54%		
Pct. TSI_college not ready	3%	3%		
Pct. URM	49%	52%		
Average high school percentile	65	64		
Average SAT score	1084	1084		
Average first term GPA	2.84	2.84		
Average first term credits earned	11.7	11.5		
Average unmet need in first year	$1,567	$2,139	***	Apt<Res halls
Average family income	$88,412	$84,205		
Pct. major undeclared in year 1	23%	24%		

	Apartment	Residence halls	Chi-square test or ANOVA	Post Hoc Analysis (Sidak)
Table 6. Student's enrollment characteristics and outcomes by type of housing on campus without PSA students				
Pct. Texas resident	95%	97%	***	
Pct. female	66%	62%	*	
Pct. Pell grants recipients	43%	47%	*	
Pct. first generation college students	49%	48%		
Pct. retained to next fall	62%	65%		
Pct. TSI_college not ready	3%	3%		
Pct. URM	55%	58%		
Average high school percentile	64	62		
Average SAT score	1056	1056		
Average first term GPA	2.72	2.70		
Average first term credits earned	11.4	11.1		
Average unmet need in first year	$1,473	$2,240	***	Apt<Res halls
Average family income	$75,518	$74,830		
Pct. major undeclared in year 1	4%	3%		

	Texas resident	Out-of-state resident	Chi-square test or independent samples t tests
Table 7. On campus student's enrollment characteristics and outcomes by residency			
Pct. female	59%	63%	**
Pct. PSA	23%	28%	
Pct. Pell grants recipients	40%	16%	***
Pct. first generation college students	44%	21%	***
Pct. retained to next fall	54%	59%	
Pct. URM	52%	16%	***
Average high school percentile	64	62	
Average SAT score	1082	1105	
Average first term GPA	2.82	3.15	***
Average first term credits earned	11.6	12.4	***
Average unmet need in first year	$1,988	-$535	***
Average family income	$85,400	$106,104	*
Pct. major undeclared in year 1	24%	29%	

	Texas resident	Out-of-state resident	Chi-square test or independent samples t tests
Table 8. On campus student's enrollment characteristics and outcomes by residency without PSA students			
Pct. female	64%	69%	***
Pct. Pell grants recipients	46%	17%	***
Pct. first generation college students	50%	25%	***
Pct. retained to next fall	63%	72%	*
Pct. TSI_college not ready	2%	0%	
Pct. URM	58%	17%	***
Average high school percentile	63	61	
Average SAT score	1054	1073	
Average first term GPA	2.69	3.08	***
Average first term credits earned	11.2	12.3	***
Average unmet need in first year	$2,038	-$1,799	***
Average family income	$74,518	$97,339	**
Pct. major undeclared in year 1	4%	3%	

Predicting first-year retention rate

	B	S.E.	Wald	df	Sig.	Exp(B)
Pell_eligible	0.1	0.1	1.1	1.0	0.3	1.1
PSA (1)	-2.2	0.1	640.9	1.0	<.001***	0.1
Age_at_entry	0.0	0.1	0.0	1.0	0.9	1.0
URM(1)	0.1	0.1	1.4	1.0	0.2	1.1
female(1)	0.0	0.1	0.6	1.0	0.4	1.0
First_gen(1)	0.0	0.1	0.0	1.0	1.0	1.0
High school percentile	0.0	0.0	8.6	1.0	0.003**	1.0
First-term GPA	0.8	0.0	405.5	1.0	<.001***	2.2
First-term earned credit hours	0.1	0.0	33.4	1.0	<.001***	1.1
momentum(1)	-0.1	0.1	2.4	1.0	0.1	0.9
Off campus(1)	0.2	0.1	15.0	1.0	<.001***	1.3
Apps_registration	0.0	0.0	26.8	1.0	<.001***	1.0
Regis_termbegin	0.0	0.0	26.5	1.0	<.001***	1.0
Composite SAT/ACT	0.0	0.0	0.3	1.0	0.6	1.0
Constant	-3.1	1.1	8.7	1.0	0.0	0.0

Classification Table[a]

			Predicted		
			retained_to_second_fall		Percentage
Observed			0	1	Correct
Step 1	retained_to_second_fall	0	2462	898	73.3
		1	1137	3386	74.9
	Overall Percentage				74.2

a. The cut value is .620

Future Research Directions

- Phase 1: FAFSA data: Living on campus/Living off campus.
- Phase 2: Banner data 12th day of class to designate where students lived on campus (Miramar or Momentum) as well students who live off campus.

- Phase 3:
  a. Outcomes in living learning communities.
  b. For those who live off campus: whether they live with their parents or another address.
     i. Consider looking at outcomes by a radius who live off campus (e.g within 10 miles, 11-20 miles, etc.).
     ii. Could do a hybrid between FAFSA and Banner.

Recommendations to SEAS Leadership

- Change residency requirement for first-year students
- Creating a first-gen living and learning community in Miramar
- Expand living/Learning communities
- Greek life halls and affinity groups
- On-site tutoring services: Bus tutors to Momentum
- Drop in advisor at Momentum: Create an "after hours" stipend for advisors to participate in the program
- Provide financial aid counselling services to students living in Momentum
- Increase the number of Resident Assistants for on-campus housing to reduce the RA to student ratio

Islander Housing Requirement for First-Year Students

In the 2020-2021 academic year, Texas A&M-Corpus Christi implemented a requirement that first-year students live on campus. A review of university success data for first-year students living in campus housing has shown that first-year students living in Miramar, on the Island Campus, have higher rates of success. Due to these findings, Islander Housing has modified the housing requirement to include that all first-year students live at Miramar on the Island campus. Reserving Miramar as the primary housing location for first-year students will ensure that they have close access to academic resources, student support services, and co-curricular engagement opportunities.

While there will be limited space available at Miramar for upperclassmen and graduate students, Momentum Village will serve as the primary housing property for returning and transfer students.

More information about the First-Year Student Residency Requirement can be found here.   If you have questions, please contact Islander Housing at housing@tamucc.edu or 361. 825.4663.

First Year Residency Policy Change

Questions and Comments