ATS New Student Housing Help

How much does it cost to live in Fort Collins?

Each year, ATS graduate student representatives survey current ATS students about the cost of living. Below are some summary values from the last five years (there was no survey conducted in 2020).

Student Fees

Note that for the 2024-2025 academic year, ATS students will be responsible for 25% of university student fees plus the engineering technology fee. This fee is assessed in both the fall and the spring semester. Using the rates from the 2023-2024 academic year, student fees and the engineering technology fee combined would be $519.53/semester.

Starting in the 2025-2026 academic year, ATS students will only be responsible for the engineering technology fee, which is currently $178.50/semester.

If you have any additional questions about tuition and fees:
- Check out this tool [http://tuition.colostate.edu/Main.aspx](http://tuition.colostate.edu/Main.aspx), to calculate tuition and fees for the current academic year
- University website [https://financialaid.colostate.edu/base-tuition/](https://financialaid.colostate.edu/base-tuition/)
- Breakdown [https://financialaid.colostate.edu/media/sites/38/2023/04/General_Fee_Schedule.pdf](https://financialaid.colostate.edu/media/sites/38/2023/04/General_Fee_Schedule.pdf) of what the general fee actually covers

### Monthly Mean Expenses ($)

<table>
<thead>
<tr>
<th>Year</th>
<th>Income (school year/summer)</th>
<th>Rent + Utilities</th>
<th>Groceries</th>
<th>Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018**</td>
<td>768.07</td>
<td>261.60</td>
<td>34</td>
<td></td>
</tr>
<tr>
<td>2019**</td>
<td>806.72</td>
<td>329.84</td>
<td>23</td>
<td></td>
</tr>
<tr>
<td>2021**</td>
<td>927.75</td>
<td>356.82</td>
<td>23</td>
<td></td>
</tr>
<tr>
<td>2022</td>
<td>902.98</td>
<td>275.60</td>
<td>42</td>
<td></td>
</tr>
<tr>
<td>2023</td>
<td>2833/4250</td>
<td>993.86</td>
<td>287.11</td>
<td>57</td>
</tr>
</tbody>
</table>

Income listed is based off of the monthly MS salary for the 2023-2024 academic year and is pre-tax.

Years denoted ** are those with a slightly different survey format. For example, 2018-2021 asked about expenses related to food, while the surveys for 2022 and 2023 asked about expenses related to only groceries.
Helpful Housing Resources
- CSU’s rental search [website](#)
- Zillow, Craigslist, apartments.com
- Current ATS students often have spaces opening up in their own houses for the next school year. If you are looking for someone to live with, send an email to Sarah Tisdale ([sarah.tisdale@colostate.edu](mailto:sarah.tisdale@colostate.edu)) with a little blurb about yourself and your preferred living situation and she will forward your information to the student community.

Where do current ATS students live?
Below are several “interviews” with current ATS students who live in a variety of housing situations. Note: the goal of these interviews was to provide a wide array of housing options that CSU students utilize. The interviews below include a range of costs as well as both positive and negative experiences.

**APARTMENTS**

**Name of apartment complex or property management company?**
Bucking Horse Apartments

**Distance from department?**
8.8 miles

**Number of roommates?**
1

**Nearest major cross streets?**
Prospect and Timberline

**Monthly rent (individual contribution)?**
$885

**Pets policy/costs?**
Yes, $35 a month for pets

**Yard/Access to open space?**
Yes, nearby

**Washer/dryer on-site?**
Yes, in each unit

**Did rent increase over last year?**
Yes
Would you recommend your landlord/complex to incoming students?
Not necessarily, just due to the cost and distance

Name of apartment complex or property management company?
Crowne at Old Town North

Distance from department?
10-15 min by car

Number of roommates?
0

Nearest major cross streets?
Jerome St, Suniga Rd, College Ave

Monthly rent (individual contribution)?
$1798 (includes optional fees)

Pets policy/costs?
Pets allowed with fee, deposit, and increase to monthly rent

Yard/Access to open space?
Yes--in complex and adjacent to parks and greenway

Washer/dryer on-site?
In-unit

Did rent increase over last year?
Yes on net (but decreased at end of year)

Would you recommend your landlord/complex to incoming students?
Yes

Name of apartment complex or property management company?
Bighorn Landing (managed by Four Star)

Distance from department?
4.9 miles

Number of roommates?
1

Nearest major cross streets?
Prospect and Shields

Monthly rent (individual contribution)?
$995

Pets policy/costs?
$300 non-refundable deposit, $35 monthly fee

**Yard/Access to open space?**
No yard, but lots of grassy commons areas and Spring Creek Trail nearby

**Washer/dryer on-site?**
Yes

**Did rent increase over last year?**
Yes (only by $5/month because I'm a haggler)

**Would you recommend your landlord/complex to incoming students?**
No, never

**Any other relevant information?**
Four Star is a terrible management company and all of their properties should be avoided. They bought out my apartment complex (Bighorn Landing) from Trinity (I love Trinity, they're so nice) and Four Star has been nothing but a pain. They never answer the phone at the leasing office. They hired only one repairman for several properties, so repairs take a long time to be completed (weeks to a month) if they're not urgent. My rent right now is $995 for my half of a 2 bed/2 bath apartment, and Four Star's “best” offer for next year's rent is $1075. For an apartment complex with no community amenities, that's an insane rent hike!

**HOUSE/TOWNHOME**

**Name of apartment complex or property management company?**
Youle Realty

**Distance from department?**
2 miles, 5 min drive, 10 min bike

**Number of roommates?**
1

**Nearest major cross streets?**
Elizabeth and Overland

**Monthly rent (individual contribution)?**
$800, rent is split unevenly with partner due to income differences (partner pays $1225).

**Pets policy/costs?**
Dogs and cats allowed, some breed restrictions.
$300 deposit and $35/mo pet rent

**Yard/Access to open space?**
Small yard

**Washer/dryer on-site?**
Yes, in unit

**Did rent increase over last year?**
Yes

**Would you recommend your landlord/complex to incoming students?**
We have had OK luck with property management, but it has changed 3x in the 3 years I have lived in this place

**Any other relevant information?**
This location is great if you want to bus, drive, or bike into ATS. It is also great and easy access to many local hiking/biking/jogging trails and I feel safe running on the roads nearby. There is a King Soopers right down the road (on Elizabeth and Taft), but it is a little bit further away from other shopping.

**Name of apartment complex or property management company?**
The Source Property Management

**Distance from department?**
3.2 miles, 7 min drive

**Number of roommates?**
2

**Nearest major cross streets?**
Taft Hill Road and Elizabeth St

**Monthly rent (individual contribution)?**
$805

**Pets policy/costs?**
Pets allowed, $100/mo pet rent

**Yard/Access to open space?**
Backyard and large open space (Avery Park) close by

**Washer/dryer on-site?**
Yes, in unit

**Did rent increase over last year?**
n/a moved in August

**Would you recommend your landlord/complex to incoming students?**
Yes, the Source Property Management has been great
Any other relevant information?
I live in a house rather than an apartment/condo. Because it is a house, we pay a bit more in utilities than we would in an apartment.

Name of apartment complex or property management company?
Local landlord, i.e., I pay the owner of the house directly, no management company

Distance from department?
3.5 miles

Number of roommates?
2

Nearest major cross streets?
Mulberry and Shields

Monthly rent (individual contribution)?
625 (all utilities included; rent is split unevenly depending on room size, my room is the smallest and thus cheapest)

Pets policy/costs?
0, No pets allowed

Yard/Access to open space?
Yes, small/medium front and backyard

Washer/dryer on-site?
Yes, both

Did rent increase over last year?
No

Would you recommend your landlord/complex to incoming students?
Yes with caveats. The house has many unfinished projects, my room is quite small, and I don’t have a closet. It is not a luxurious living situation but it is very affordable.

Any other relevant information?
I’m on a month-to-month lease which I actually really like as it gives me the flexibility to move out whenever I’d like (with a ~1 month courtesy notice). I pay via Venmo lol. I live with my landlord.

UNIVERSITY HOUSING
Name of apartment complex or property management company?
University Village
Distance from department?
4 miles (~10 min drive, ~20 min bike)

Number of roommates?
0 (live with family)

Nearest major cross streets?
Elizabeth and City Park

Monthly rent (individual contribution)?
$1150

Pets policy/costs?
Pets only allowed with “medical prescription” (e.g., emotional support)

Yard/Access to open space?
Yes, lots of yard space, but it’s a community space

Washer/dryer on-site?
There is a laundry room available to all building residents

Did rent increase over last year?
Yes

Would you recommend your landlord/complex to incoming students?
Yes, affordable housing, especially for international students, and students coming with families.

Any other relevant information?
University Apartments ask for a fixed rent that includes all utilities so you don’t pay extra for gas, internet, or electricity. Basically, the same rules that run for university campus apply for housing as well (e.g., no tobacco use).

Name of apartment complex or property management company?
Aggie Family Village - CSU

Distance from department?
5 miles

Number of roommates?
Live with partner

Nearest major cross streets?
Prospect and Center

Monthly rent (individual contribution)?
My contribution to rent is $500 a month. My partner and I evenly split the total cost ($1000).

**Pets policy/costs?**
No pets. ESA and Service animals allowed, but need to be registered through the Student Disability Center.

**Yard/Access to open space?**
No yard, but direct outdoor access to a shared green space between buildings.

**Washer/dryer on-site?**
Yes, a couple sets of washers/dryers in one of the buildings.

**Did rent increase over last year?**
Yes. CSU increased our rent last year by ~$40.

**Would you recommend your landlord/complex to incoming students?**
Yes! CSU apartments are a great/affordable option for living in Fort Collins. I really like our complex (Aggie Family Village) in particular because the main door leads directly outside onto a green space. Moving to Fort Collins, I wasn’t able to come out and look at apartments, renting through CSU was a great way to feel confident about moving. We had originally planned to move after the first year, but enjoyed living in AVF so much that we stayed! So far I have lived in AVF for 5 years, and plan to stay until I have finished my PhD.

**Any other relevant information?**
Some additional things I love about living in Aggie Family Village:
1. Utilities and WiFi are all included in the rent cost. You are also on CSU WiFi, which is generally pretty good in our apartment.
2. They charge a fee to apply, but there isn’t a down payment required! I think the fee is on the order of $400.
3. The Maintenance staff is really prompt about fixing requests. They typically come to our apartment to fix things within a day of submitting the request.
4. You can end your lease at the end of any term if you are graduating! If you graduate in the fall and want to break the lease, there isn’t a fee attached.
5. They will furnish the apartment if you would like.

Some things that I don’t love about living in AVF:
1. It really could use additional washer/dryers. The room can get a bit swamped.
2. There isn’t a good way to take the bus to Atmos. This is more of a general public transit issue in Fort Collins.
3. The appliances are a bit old, but still serviceable.

**Name of apartment complex or property management company?**
University Village

**Distance from department?**
3 miles

**Number of roommates?**
0

**Nearest major cross streets?**
Plum and City Park Ave

**Monthly rent (individual contribution)?**
1010 including utilities and internet for my 2 bedroom

**Pets policy/costs?**
No let’s unless registered as service animals

**Yard/Access to open space?**
My front flower bed, and the green spaces of the village

**Washer/dryer on-site?**
In a separate building, but free

**Did rent increase over last year?**
Yes, from like 950

**Would you recommend your landlord/complex to incoming students?**
Very much so, honestly like the best deal in Fort Collins

**Any other relevant information?**
I ended up in UV kinda randomly, but it’s really quite nice, the university provides decent home maintenance/landscape services, and it’s just a pretty well organized place. It’d be a little hard to live here with someone you’re not related to, the house is a little small for being a two bedroom/the walls are not sound insulating. But I and a few other ATS folks live alone in 2 bedrooms here, and I almost couldn’t be happier.