

Report on the New Campus Housing Survey

**The American University in Cairo**

**Report on the Results  
Of the New Campus  
Housing Survey**

**The Office of Planning and Institutional Research**

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**Relocated Housing Survey  
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## Introduction

On March 16, 2005, the Office of the Vice President of Planning and Administration and the New Campus Development Office conducted an informational session regarding relocated housing facilities being planned for the new campus area. AUC faculty members, administrators and staff members who were eligible for relocated housing were invited to attend the presentation and to participate with comments, questions and concerns in the discussion segment of the session. Following that meeting the Vice President for Planning and Administration asked the Office of Planning and Institutional Research (OPIR) to draft a survey questionnaire based on both the information presented as well as the questions and concerns expressed at the March 16 meeting. The reason for this survey and associated research is to better inform those involved in the planning and construction of the new relocated housing with more systematic, broader-based feedback from and data regarding those currently residing in the AUC's housing for relocated personnel.

In the last part of March, a survey questionnaire was created by the OPIR and approved by the Office of the Vice President of Planning and Administration and an advisory group working with the Faculty Services Office. In April 2005 this questionnaire was distributed to all AUCians who were residing in the AUC housing at that time. In conjunction with this, a web site was created under the direction of the Office of the Vice President of Planning and Administration and the New Campus Development Office that provided a convenient on-going access to much of the information that had been presented in the March 16 session. This site included information regarding such things as the new housing locations, housing designs, information regarding the surrounding area, estimates of commuting times and distances, etc.

A total of 172 AUCians resided in relocated housing at the time the survey was distributed. Within a few weeks after the initial responses had been returned, a number of follow-up efforts were made by both OPIR and the Faculty Services Office to encourage additional survey responses. As a result, a total of 104 completed surveys were returned (a 60.5% return rate). From this point, data mining from other sources (such as, non-returning faculty data and current residence data) by OPIR staff provided a more complete picture in several of aspects of the study. The following report is based on both information provided on the 104 completed surveys and the results of this additional research.

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### Part I: An overview of relocated housing residents and their preferences

**Current residence** – at the time of the survey there were 172 AUCians living in AUC's relocated housing\*. By area of residence:

- 45.3% (78) were living in the Zamalek area  
10.5% (18) were in the Zamalek Hostel
- 32.0% (55) were living in the Maadi area
- 21.5% (37) were living in the Downtown area
- 0.6% (1) was living in the Dokki area
- 0.6% (1) was living in the Heliopolis area

**Intention to be with AUC at the time of the move to the new campus** – based on their survey responses and other research data, of the 172 AUCians living in the relocated housing:

- 37.2% (64) intend to be with AUC in Fall 2007
- 18.0% (31) do not intend to be with AUC in Fall 2007
- 16.9% (29) are uncertain as to whether they will be with AUC in Fall 2007
  
- 27.9% (48) intention was not determined via survey or further research

**Living preference after the move** – based on their survey responses and other research data, of the 172 AUCians living in the relocated housing:

- 14.5% (25) definitely prefer to live in current residence
- 11.0% (19) probably want to live in current residence
- 4.7% (8) did not have a preference at the time of the survey
- 14.0% (24) probably want to live in the relocated housing near the new campus
- 7.6% (13) definitely prefer to live in the relocated housing near the new campus
  
- 2.3% (4) prefer a place other than current residence or new campus housing
  
- 18.0% (31) do not intend to be with AUC in Fall 2007
  
- 27.9% (48) preference was not determined via survey or further research

\*An additional 6 people who were not “regular” employees of AUC were also living in relocated housing at that time. They were not asked to participate in the survey.

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### Part II: Breakdown by area of current residence

**Zamalek** – of the 78 people residing in this area:

#### **Intention to be with AUC at the time of the move to the new campus**

- 37.2% (29) intend to be with AUC in Fall 2007
- 17.9% (14) do not intend to be with AUC in Fall 2007
- 15.4% (12) are uncertain as to whether they will be with AUC in Fall 2007
  
- 29.5% (23) intention was not determined via survey or further research

#### **Living preference after the move**

- 16.7% (13) definitely prefer to live in current residence
- 9.0% (7) probably want to live in current residence
- 5.1% (4) did not have a preference at the time of the survey
- 10.3% (8) probably want to live in the relocated housing near the new campus
- 7.7% (6) definitely prefer to live in the relocated housing near the new campus
  
- 3.8% (3) prefer a place other than current residence or new campus housing  
(2 to someplace else in Zamalek, and 1 to Maadi)
  
- 17.9% (14) do not intend to be with AUC in Fall 2007
  
- 29.5% (23) preference was not determined via survey or further research

**Zamalek subset** – 18 of the 78 people residing in Zamalek live in the AUC hostel

#### **Intention to be with AUC at the time of the move to the new campus**

- 27.8% (5) intend to be with AUC in Fall 2007
- 50.0% (9) do not intend to be with AUC in Fall 2007
- 5.6% (1) are uncertain as to whether they will be with AUC in Fall 2007
  
- 16.7% (3) intention was not determined via survey or further research

#### **Living preference after the move**

- 0.0% (0) definitely prefer to live in current residence
- 11.1% (2) probably want to live in current residence
- 0.0% (0) did not have a preference at the time of the survey
- 11.1% (2) probably want to live in the relocated housing near the new campus
- 5.6% (1) definitely prefer to live in the relocated housing near the new campus
  
- 5.6% (1) prefer a place other than current residence or new campus housing  
(1 to someplace else in Zamalek)
  
- 50.0% (9) do not intend to be with AUC in Fall 2007
  
- 16.7% (3) preference was not determined via survey or further research

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**Maadi** – of the 55 people residing in this area:

### **Intention to be with AUC at the time of the move to the new campus**

- 32.7% (18) intend to be with AUC in Fall 2007
- 20.0% (11) do not intend to be with AUC in Fall 2007
- 16.4% (9) are uncertain as to whether they will be with AUC in Fall 2007
  
- 30.9% (17) intention was not determined via survey or further research

### **Living preference after the move**

- 14.5% (8) definitely prefer to live in current residence
- 9.1% (5) probably want to live in current residence
- 3.6% (2) did not have a preference at the time of the survey
- 18.2% (10) probably want to live in the relocated housing near the new campus
- 3.6% (2) definitely prefer to live in the relocated housing near the new campus
  
- 0.0% (0) prefer a place other than current residence or new campus housing
- 20.0% (11) do not intend to be with AUC in Fall 2007
  
- 30.9% (17) preference was not determined via survey or further research

**Downtown** – of the 37 people residing in this area:

### **Intention to be with AUC at the time of the move to the new campus**

- 43.2% (16) intend to be with AUC in Fall 2007
- 16.2% (6) do not intend to be with AUC in Fall 2007
- 18.9% (7) are uncertain as to whether they will be with AUC in Fall 2007
  
- 21.6% (8) intention was not determined via survey or further research

### **Living preference after the move**

- 8.1% (3) definitely prefer to live in current residence
- 18.9% (7) probably want to live in current residence
- 2.7% (1) did not have a preference at the time of the survey
- 16.2% (6) probably want to live in the relocated housing near the new campus
- 13.5% (5) definitely prefer to live in the relocated housing near the new campus
  
- 2.7% (1) prefer a place other than current residence or new campus housing  
(1 to Maadi)
- 16.2% (6) do not intend to be with AUC in Fall 2007
  
- 21.6% (8) preference was not determined via survey or further research

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**Other** – of the 2 people residing in other areas (Dokki and Heliopolis) one is uncertain about being at AUC in Fall 2007, but if so, would definitely want to reside at the same place as currently. The other intends to be at AUC in Fall 2007 but does not have a residence preference at this time.

OPPR

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### Part III: Questions and Comments

One of the central reasons for this survey was that it will be an initial step in establishing an ongoing dialog between the people who reside in the relocated housing and those planning and developing the new campus housing for relocated faculty, administrators and staff. To this end, the following set of questions was included on the survey questionnaire:

...what are the three most important questions that you would like to find the answers for that would help you clarify your preference for your home residence after AUC moves to the new campus?

My most important question is:

My second question is:

My third question is:

If you have additional questions, ...

The following section is divided into two parts. The first part relates to responses to the “My most important question is:” item. The second part relates to responses on the “second question,” “third question” and “additional questions” combined. The questions and comments are sorted into topic areas. The topic areas are presented in the order of the most frequent number of questions and comments on the “My most important question is:” item.

Respondents to the survey often expressed similar or identical comments and concerns. Within some topic areas an identical item will appear more than one time. This is an indication that more than one respondent made the same comment. For example, under the topic area “General questions about transportation and the new campus two people indicated a one word response “Transportation.” To indicate that this was mentioned by two people the word “Transportation” appears twice on the list for the topic area. On the surface this is repetitious, but it does provide the reader with a clear sense about how many respondents are concern about the same or highly similar issues.

## Most important questions: To help clarify preferences for home residence after AUC moves to the new campus

### Highest Priority (Number One) Questions:

#### 1. Quality and features of the new campus relocated housing (17 items)

- Quality of the new housing facilities. Including utilities, services, privacy, parking, furnishings, storages & utilities.
- Will there be gardens and play access for children available on the grounds of the faculty housing?
- What will the new housing look like?
- Will the apartments be separate units? I don't want to live in a dorm setting with other faculty.
- Will the university provide housing in New Cairo but NOT in faculty housing? I do NOT want to live in a building with lots of other faculties.
- Playground facilities for children?
- Will there be high speed Internet access in the relocated housing? Common laundry room like the current AUC housing in Maadi? Thanks!!
- SIZE; I need a 4 bedroom since I have 3 children.
- The neighborhood and quality of life in relocated housing?
- Wherever or not a neighborhood is pleasant to live in matters to my family .proximally to the new campus. New Cairo maybe a great area in 2050, but I will be retired by then.
- The size, lay out, etc, of the new housing
- A larger apartment & brighter. We will definitely move if they give us a bigger apartment
- How big would be the housing assigned for me? Since I have a large family with four children, I'll not hesitate to move to the new campus housing if I am assigned a five bedroom apartment. A four bedroom might make it if 1) there is study area for me, and 2) the rooms are big enough to allow my two daughters (in grade 9 and grade 5 in Fall2007) to be and to study in the same room. Presently, in the Zamalek apartment we have three bedrooms, a closed area that acts as an extra room and a large three reception space that contains my study.
- Quality of housing (size, distribution & amenities)
- Walk to new AUC?
- Facilities (Pool, gym) amenities in general?
- Are there any guarantees that the relocated housing would be reasonably quiet? (The maps make it look like the housing is dense)

#### 2. Availability of goods, services and activities in the new campus area (13 items)

- Currently Zamalek is centrally located to downtown and other areas, so there is plenty to do. What type of life of activities i.e. Clubs, bars, restaurants will be around the new location providing a healthy social scene?
- Will there be any place to shop? Buy groceries? Find entertainment?
- Services in vicinity of new campus.

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- Services
  - Where do I shop?
  - Availability of services at the new campus location
  - Availability of goods and services with reasonable distance (15-20 minute walk or 1/2 hour drive with parking), including: well-stocked supermarkets and pharmacies with imported items, restaurants, doctors, veterinarians, medical labs, auto mechanics, pet supplies, cleaning help, etc.
  - How the area is going to be –what kind of services & facilities?
  - What will the area (New Cairo) look like in 2007 (services, etc..)
  - If we were to move to faculty housing near the new campus, would we find markets, bakeries, shopping in the area within walking distance?
  - Transportation in vicinity of new campus
  - Would I need a car for getting to & from Campus and shopping because I cannot afford a car on the AUC salary
  - Transportation to & from Campus access to shopping (Food, other)
- 3. Availability of education and day care for children (9 items)**
- Day care Center/children (available?)
  - Availability particularly of primary + secondary schools?
  - Whether CAC is moving to New Cairo or not?
  - School facilities for children?
  - What American system schooling will be available near the new campus?
  - Will CAC relocate to Katameya? Or will there be schools or comparable quality to send out daughter?
  - Will there be transportation to CAC?
  - Transportation for school of my children?
  - Residence near CAC until children graduate
- 4. Transportation between the new campus housing and central Cairo (also the current campus) (6 items)**
- Will the university provide regular transportation between downtown and the new campus?
  - More details!! Bus from old campus to new campus?
  - Transportation from Downtown to new campus?
  - Have easy access to downtown is very important
  - Transportation to & from downtown Cairo – the Metro line we have heard about for years. What can we expect realistically?
  - Will shuttle buses be operating at night for academic/cultural events in the city?  
If not will a travel allowance be factored into salaries given that a one way taxi will be LE 40+

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5. **Transportation to and from other (other than central Cairo/current campus) areas of Cairo (6 items)**
  - Will the university provide regular transportation between Zamalek and the new campus?
  - Will there be reliable transportation to the new campus from Maadi?
  - What will be the frequency of transportation between the new campus and Zamalek, Maadi, and downtown Cairo? (weekdays & weekends)?
  - What kind transportation will be provided from Campus to Maadi?
  - Will there be transportation to and from Zamalek to the new campus provided by AUC?
  - I may change my mind in 2-3 years if there are plans to provide a regular transport system to Maadi, Downtown for shopping & entertainment
6. **General Questions about Transportation and the new campus (5 items)**
  - What transportation system will be available to & from the new campus?
  - Transportation
  - Transportation to/from campus?
  - Transportation
  - What transportation issues are available?
7. **Cost, quality and scheduling of “AUC shuttles” (5 items)**
  - How much will it [transportation to & from the new campus] cost?
  - Will there be inexpensive transportation to the new campus from Maadi?
  - Frequency [of] buses?
  - Last bus back to downtown? Would be back to new campus at what time?
  - Quality & time of bus services?
8. **Commuting times and distances (4 items)**
  - How long will it take to get to the campus?
  - Transportation – how long will the commute be?
  - How far is (new residence) from Zamalek & Mohandessein?
  - How difficult will it be to reach the new campus in a reasonable time?
9. **Other (6 items)**
  - Which area of Heliopolis would the housing be in?
  - What Zamalek alternatives to the Dormitory building will be available?
  - Is the air quality better there?
  - Depends on primarily where I'll be working since there will be a bookstore in both locations – this is to be determined. Also depends on where my wife is working.
  - Make sure we can continue where we are.
  - How populated will the new campus area be by 2007?

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### Other Priority (Number Two, Three and Beyond) Questions:

#### 1. Quality and features of the new campus relocated housing

- Will there definitely be a 2 bedroom apartment in the relocated housing available to me, should I decide later that I want to live near the new campus?
- Possibility (wired) facility to community, faculty could access Internet w/laptops
- Proximity to new campus
- Same size (2 bedrooms) flat? Furnishings?
- Are the kitchens open to the dining/living room areas? The plans appear to have a pass through – which I think is a wonderful feature but would be better if it has shutters or doors for privacy when desired
- Whether the new flat is as spacious as the current one
- The new campus housing appears to be similar to the AUC building in Maadi next to CAC. A small point but highly irritations, I hope the basement parking design flaw is corrected. The spaces are so narrow that when vehicles are parked next to each other it is very difficult to get out of the vehicles and with packages or grocery bags it is nearly impossible
- What amenities come with the housing? When will they be available (Date?)
- How housing will be assigned - will single person be given a 2 bedroom flat?
- Will the units have large balconies? This is a must for me.
- Will there be other housing options near the new campus that are not the faculty dorm? I don't want to live in a building that is all AUC faculty.
- First floor with a yard.
- I checked "probably" instead of "definitely" because I would definitely want to be near the campus (a daily commute would be intolerable). But while the unit plans look very nice, I'm less than thrilled with the idea of living in a large building with only other AUC employees as neighbors. A possibility not mentioned is that other owners of nearby land may build small-unit dwellings and offer apartments for rent.
- What kind of parks/or would the building have grass play area..
- Exercises, swimming + walking
- Will housing be comparable or even better than we now have – And can we have a choice of a 3 bedroom – apartments?
- I am single and will probably be given a one bed apartment unlike the two- bed I currently have. Where can I put up visiting friends etc.?
- Parking available
- Privacy of housing (are we going to have guards like in the Zamalek hostel)?
- Will there be outdoor balcony/terrace/patio for each apartment?
- Internet connections?
- Floor space, light, layout of apartment?
- Will there be trucks and heavy vehicles on the road immediately around new housing? Should we expect to hear traffic noise in the apartments?
- Other than the central park area, will there be any greenery around the apartments?

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### 2. Availability of goods, services and activities in the new campus area

- What is AUC doing to ensure that a variety of essential services will be available near the new campus?
- What services can we realistically expect to have available to us by summer/fall 2007?
- How large an apartment will [we] be entitled to as a married couple with no dependents living with us?
- How quickly will new Cairo develop?
- Where are the social communities; clubs, pubs, golf?
- Where is the nearest hospital? (How far?)
- Availabilities of stores (groceries, etc.)?
- Ease of access to goods and services in the immediate area
- Access to commodities at the new campus. Shopping for groceries or household goods + services?
- The point of living on the new campus would be to avoid the commute from downtown Cairo. If, however, faculty will be commuting regularly from the new campus location to downtown for shopping or social purposes, the benefits & living on or new campus are lost. Thanks.
- IS there any place in new Cairo for leisure time activities such as art galleries, Nile restaurant, etc?
- As the campus is in a new area I just imagine a lack of fast food restaurants- the dynamic of downtown Cairo + Zamalek will not exist.
- What are the exact facilities available around the new residence?
- Location
- Will there be transportation between the new campus and shopping facilities? If so which/where?
- Condition of my car and availability of parts and service. I'm convinced that living in the new location would be impossible without a car, but mine is old, and I can't afford a new one. I would foresee regular trips to Maadi for most item in #1
- Home delivery from a variety of restaurants (including ethnic, NOT just "fast food" or "baladi") and for heavy items (beverages including beer/wine, canned goods, etc.)
- Illness or injury: if incapacitated for driving, how would we reach medical or other services? For serious medical emergencies, distance could be a major issue.
- Cost of living: I'm told that prices in Maadi are generally higher than in central Cairo, and I'd expect them to even higher near the new location (it will cost distributors more to deliver there). Personally, I'd expect this to be offset by the luxury of not having to commute to work, but it's a factor to consider.
- Will the area be built up (groceries, food, green areas for recreation?)
- What goods and services will be offered around the new campus area?
- How "interesting" will be the new area?
- Will be shopping, entertainment, sports, and social activities for the whole family?

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- Facility for grocery, shopping , etc
  - Will the services (groceries, shops, butchers, etc) be available at time of move?
  - House help?
  - How will my maid get out to the new campus
  - How self sufficient will AUC residential facilities be? i.e. will there be supermarkets and other necessities?
  - What shopping will be available within a walking distance of 1 km? Food+ groceries is the biggest question here
  - What other services will be available in the areas within walking distance around the campus/housing?
  - How the new area will look like regarding commercial facilities
- 3. Availability of education and day care for children**
- Most critical issue is school for 13 years old son. I don't want to commute and I don't want him to commute
  - Some schools are being built in New Cairo/scheduled for it, but the quality of these schools is unlikely to be very high. There are at present only two really good English-language schools in Cairo, in my view. CAC is staying, BISC is probably relocated to Beverly Hills, i.e. the opposite side of Cairo to BISC
  - Son's school.
  - What would the commute be for my children @ CAC?
  - Kids are at CAC. If the commute time is no more than 30-35 min. This will be fine
- 4. Transportation between the new campus housing and central Cairo (also the current campus)**
- If I move to the New Campus, how difficult will it be to get into the city in the evening + on weekends?
  - If we were to move faculty housing near the new campus, would we find cheap and reliable transport to central Cairo?
  - Will there be continuous shuttle service into Cairo 7 days a week?
  - How frequent are buses to and from the new residence to downtown?
  - What will the transportation be like to get to the new campus from the city and vice versa.
  - Obviously, for the faculty who would want to stay in the urban center of Cairo, the commute would be a very significant issue. I would imagine this would be a major negative factor were I considering coming to AUC as a new faculty member in 2007. As you note "New Cairo" may change a great deal in a few years (though, realistically, probably not to insure a Metro line), but for many of us, living in Cairo proper is part of the appeal of coming to AUC.
  - Transportation to city (availability of cars)?

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5. **Transportation to and from other (other than central Cairo/current campus) areas of Cairo**
  - If I stay in Zamalek will there be a shuttle service to the new campus? I certainly hope so
  - Access to other parts of the Cairo metro area
  - Would there be an AUC shuttle between Maadi & the new campus?
  - Will a safe reliable form of transportation to and from Zamalek to the new campus be up and running by the time of the move – e.g. the Metro?
6. **General Questions about Transportation and the new campus**
  - Is there any non AUC? Bus? Transport 24 hours near/planned new campus (the bus that use to Al Azhar student housing 24 hours)
  - What will public transportation options be?
  - Commuting conditions as we approach the time of the move
  - Will there be shuttle service if we choose to live in Cairo?
  - Taxi service on a continuing basis must exist and various buses to and from campus shopping areas, etc.
  - Will there be a chance for transportation provided by AUC? If so, what will it be?
  - What kind of transportation will AUC offer faculty if we remain on our current neighborhoods?
  - WE really need to know what AUC or public transportation will be available within New Campus and to Cairo proper as soon as possible.
  - transportation
  - Public transportation in general
7. **Cost, quality and scheduling of “AUC shuttles”**
  - How frequent will AUC vans be?
  - What will they [AUC shuttles trips] cost?
8. **Commuting times and distances**
  - How long will it take to commute from downtown
  - Time of travel to downtown
  - Transportation time between Maadi & new campus?
9. **Other**
  - Will AUC continue to rent flats for AUC faculty in Cairo: for how long will they do so after the move for the new campus?
  - Traffic around new campus – will the area be more pedestrian + bicycle Friday?
  - Will the library be open?
  - Can I park on campus
  - Will AUC assist faculty in obtaining Egyptian driving licenses, cars and/or insurance?
  - Will [I] need to buy a car?

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- Are you going to divert the Nile over to New Cairo?
- I came to Cairo to experience the culture & I am afraid that it is not going to be the same experience in the new housing
- Social Life: I don't have much of one, but I would miss my friends in central Cairo.
- Maybe there is somewhere closer that still offers a city experiences
- Is there a chance for AUC faculty to have a "guest house" in downtown Cairo for overnight trips? This might affect where I prefer to live
- I hope this helps, many thanks for taking the time to consider our views.

OPINION