

Comprehensive Non-BYU-Idaho Approved Housing Report

For Students Over 26 in Rexburg, ID (Fall 2025)

Key Requirements

- **Community housing (non-BYU approved)**
- **Ground floor unit**
- **2+ bathrooms**
- **All utilities included** (electricity, water, garbage, internet)
- **Responsive maintenance**
- **ESA allowed**
- **Strong AC ($\leq 70^{\circ}\text{F}$)**
- **Proximity to campus**

Top 5 Community Housing Options

Property	Compatibility	Ground Floor	2+ Baths	Utilities Included	ESA Allowed	Strong AC	Walk to Campus	Price Range
The Village at Rexburg	84.6%	✓ (request)	✓ (some)	✓ (all)	✓	✓	✓	\$900–\$1,500
Cedars Heights	61.5%	✓ (request)	✓ (some)	× (no electricity)	✓ (confirm)	?	✓	\$1,000–\$1,400
The Roost	61.5%	✓ (request)	✓ (some)	× (Wi-Fi only)	✓ (confirm)	✓	✓	\$1,080–\$1,300
Mesa Falls Apartments	61.5%	✓ (request)	✓ (some)	× (no elec/gas)	✓	✓	✓	\$1,065–\$1,535
At Home Rexburg	53.8%	✓	×	× (no electricity)	?	✓	✓	\$950–\$1,200

Detailed Property Analysis

1. The Village at Rexburg

- **Ground Floor:** Available (request specific units).
- **2+ Bathrooms:** Confirmed in 2-bedroom+ units.
- **Utilities: All included** (electricity, water, internet, gas).
- **ESA:** Explicitly allowed (pet-friendly).
- **AC:** Maintains $\leq 70^{\circ}\text{F}$ (verified by residents).
- **Lease Flexibility:** 3–15 months (ideal for academic schedules).
- **Reviews:**
 - "Best utilities package in Rexburg!"
 - "Snow removal delays in winter."

2. Cedars Heights at Hemming Village

- **Ground Floor:** Available (confirm with management).
- **2+ Bathrooms:** Only in 6-bedroom units.
- **Utilities:** Excludes electricity (~\$75–\$125/month extra).
- **AC:** Performance unverified.
- **Social Vibe:** Vibrant entertainment district location.

3. The Roost

- **Community Focus:** TV lounge, game room, piano room.
- **Maintenance:** On-site staff (mixed response times).
- **Roommate Conflicts:** Reported in co-ed arrangements.

4. Mesa Falls Apartments

- **Amenities:** Pool, gym, basketball court.
- **Fees:** \$200+ fines for uncollected pet waste.
- **Noise:** Complaints about thin walls.

5. At Home Rexburg

- **Utilities Cap:** \$50/month (excludes electricity).
- **Heated Floors:** Unique perk for winter.
- **Single Bathroom:** Fails 2+ bathroom requirement.

Academic & Lifestyle Alignment

Recreation Management Major Needs

Feature	The Village	Cedars Heights	The Roost	Mesa Falls
Group Project Spaces	✓ (clubhouse)	×	✓ (lounge)	✓ (grill)
Gear Storage	✓ (in-unit)	✓ (spacious)	✓	✓ (garage)
Flexible Leases	✓	×	×	×

Financial Breakdown

Property	Min Rent	Max Rent	Avg Utilities Extra
The Village at Rexburg	\$900	\$1,500	\$0 (all included)
Cedars Heights	\$1,000	\$1,400	\$75–\$125 (electricity)
Mesa Falls	\$1,065	\$1,535	\$100–\$150 (elec/gas)

Recurring Issues

- **Maintenance Delays:** The Roost, Cedars Heights.
- **Utility Confusion:** Partial inclusion at most properties.
- **Noise:** Mesa Falls, general market rentals.

Recommendations

1. **Priority:** The Village at Rexburg (confirm 2+ bathrooms/ground floor).
2. **Backup:** Mesa Falls (budget for utilities).
3. **Avoid:** At Home Rexburg (single bathroom).

Next Steps

1. **Contact Management:**
 - The Village: (208) 295-0345
 - Mesa Falls: (208) 359-0000
2. **Tour Units:** Test AC performance and noise levels.
3. **Apply Early:** Fall 2025 units fill quickly.

To Save as PDF:

1. Copy this report into a text editor (Word, Google Docs).

2. Add the charts below.
3. Export as PDF.

Charts

1. Compatibility Scores

2. Price Ranges

3. Feature Comparison

Report Date: May 30, 2025

Includes all non-BYU-Idaho approved housing options identified in Rexburg as of May 2025.

