

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

AGENDA ITEM: 7 – C

DATE: April 2-4, 2019

SUBJECT

Residence Hall Occupancy Report for Fall 2018 / Spring 2019

CONTROLLING STATUTE, RULE, OR POLICY

None

BACKGROUND/DISCUSSION

Each year the Board office collects information on the fall utilization numbers for each of the campuses' residence halls. This information is then summarized by the campus and put in the fact book. Two years ago the Board office began collecting the information for the spring semester as well. The capacity, types of housing available, and number of students boarded can be found in Attachment I for fall 2018, and in Attachment II for spring 2019.

IMPACT AND RECOMMENDATIONS

Table 1, on the next page, shows the total number of beds considered to be part of the housing system for each campus. With the exception of 75 beds in the apartments at DSU, and 247 beds in Rocker 1 and 2 at SDSMT, the revenue generated from these beds is pledged to the auxiliary system. Major changes in the numbers between years represent new housing coming online or being taken out of the system. Small changes represent a design adjustment in how the room is classified or taking rooms offline for repairs. For example, taking a room that has been sold as a double and deciding that it will be sold as a single in the future represents a reclassification. Only permanent changes can be made to the capacity.

(Continued)

INFORMATIONAL ITEM

Table 1			
<i>South Dakota Board of Regents</i>			
<i>Available Beds per Semester</i>			
	2016- 2017	2017- 2018	2018- 2019
BHSU	772	778	766
DSU	655	762	764
NSU	825	907	853
SDSMT	1,079	1,078	1,078
SDSU	4,359	4,459	4,434
USD	2,224	2,224	2,224
System	9,914	10,208	10,119

NSU, SDSU, and DSU saw major adjustments to their available beds. DSU's change in 2017 was due to the addition of Courtyard to the inventory. NSU's increase from 2016 to 2017 was due to the net beds with the addition of Wolves Memorial and elimination of Lindberg Hall. The decrease from 2017 to 2018 was the net bed change with the addition of Great Plains East and West and the elimination of Jerde Hall. SDSU's increase in 2017 represented the addition of many small properties that SDSU had added to the Auxiliary System that the Board office is now tracking - Garden Square, Skylight Apartments, and Huggins Apartments. SDSU also took State Village offline. Their reduction in 2018 is due to part of State Court being taken offline to make room for the SE Neighborhood Addition. For the next fiscal year, the only new beds scheduled to come online are the 200 plus beds for the SE Neighborhood at SDSU.

Table 2 shows the differences between the fall and spring occupancy rates for the last three years. The changes from fall to spring represent students who did not return to school for various reasons or graduated after the fall semester.

Table 2							
<i>South Dakota Board of Regents</i>							
<i>Campus Housing Utilization</i>							
<i>Change from Fall to Spring Prior and Current Years</i>							
	Fall 2016	Spring 2017	Change		Fall 2017	Spring 2018	Change
BHSU	87.56%	80.31%	-7.25%	BHSU	93.57%	85.48%	-8.09%
DSU	101.53%	91.15%	-10.38%	DSU	94.23%	83.99%	-10.24%
NSU	73.37%	65.33%	-8.04%	NSU	71.66%	65.93%	-5.73%
SDSMT	88.23%	80.26%	-7.97%	SDSMT	92.21%	83.95%	-8.26%
SDSU	95.27%	87.73%	-7.54%	SDSU	92.53%	84.75%	-7.78%
USD	94.64%	87.05%	-7.59%	USD	96.72%	87.77%	-8.95%
System	92.36%	84.54%	-7.82%	System	91.76%	83.65%	-8.11%

	Fall 2018	Spring 2019	Change
BHSU	87.73%	74.54%	-13.19%
DSU	97.51%	90.05%	-7.46%
NSU	75.85%	68.23%	-7.62%
SDSMT	89.98%	85.62%	-4.36%
SDSU	91.18%	84.06%	-7.12%
USD	100.27%	91.95%	-8.32%
System	91.97%	84.36%	-7.61%

A majority of the costs associated with running a residence hall system are fixed. While some costs will vary, for the most part every additional bed that can be filled would represent revenue that would go directly to the bottom line of the operation. It should be noted that when campuses prepare financial information for new residence halls, 90% occupancy is used to develop the financial pro forma for the new hall, with current halls remaining at their current occupancy. As a rule of thumb, the system needs to remain above 90% to maintain financial stability. As campuses dip below that figure for an extended period of time, they begin to put pressure on other areas to maintain their 1.2 coverage ratio. The average occupancy rates range from 96.1% at USD to 72.0% at NSU.

Table 3 isolates the last three spring semesters:

Table 3				
<i>South Dakota Board of Regents</i>				
<i>Campus Housing Utilization</i>				
<i>Spring Semester Only</i>				
	Spring 2016	Spring 2017	Spring 2018	Spring 2019
BHSU	71.72%	80.31%	85.48%	74.54%
DSU	89.16%	91.15%	83.99%	90.05%
NSU	70.02%	65.33%	65.93%	68.23%
SDSMT	92.16%	80.26%	83.95%	85.62%
SDSU	84.61%	87.73%	84.75%	84.06%
USD	90.02%	87.05%	87.77%	91.95%
System	84.57%	84.54%	83.65%	84.36%

On the next page, Table 4 shows the numbers of beds that are empty based on the occupancy rates. A negative number would indicate that a campus was over 100% for that semester.

Campus Housing Utilization Fall 2018

Black Hills State University - Current Capacity 766							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	36	197	10	0	0	403	87.61%
Suite-Style	0	96	0	0	0	167	86.98%
Apartments	38	38	0	0	0	102	89.47%
Leased Property*	0	0	0	0	0	0	0.00%
Overflow**						0	
Totals	74	331	10	0	0	672	87.73%
Dakota State University - Current Capacity 764							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	54	309	0	0	0	651	96.88%
Suite-Style	0	0	0	5	0	19	95.00%
Apartments	0	0	0	0	0	0	0.00%
Leased Property*	0	0	0	8	8	75	104.17%
Overflow**						0	
Totals	54	309	0	13	8	745	97.51%
Northern State University - Current Capacity 853							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	36	182	2	0	0	276	67.98%
Suite-Style	7	33	9	86	0	368	82.88%
Apartments	3	0	0	0	0	3	100.00%
Leased Property*	0	0	0	0	0	0	0.00%
Overflow**						0	
Totals	46	215	11	86	0	647	75.85%
South Dakota School of Mines and Technology - Current Capacity 1,078							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	30	215	3	0	0	398	84.86%
Suite-Style	97	57	0	38	0	325	89.53%
Apartments	0	0	0	0	0	0	0.00%
Leased Property*	246	0	0	0	0	247	100.41%
Overflow**						0	
Totals	373	272	3	38	0	970	89.98%
South Dakota State University - Current Capacity 4,431							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	475	1,540	0	0	0	3,244	91.25%
Suite-Style	0	233	0	0	0	421	90.34%
Apartments	44	9	8	81	0	375	91.46%
Leased Property*	0	0	0	0	0	0	0.00%
Overflow**						0	
Totals	519	1,782	8	81	0	4,040	91.18%
University of South Dakota - Current Capacity 2,224							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	154	687	16	0	0	1,552	98.48%
Suite-Style	0	53	0	77	0	403	97.34%
Apartments	0	21	0	48	0	232	99.15%
Leased Property*	0	0	0	0	0	0	0.00%
Overflow**						43	
Totals	154	761	16	125	0	2,230	100.27%

Current Capacity - Designed capacity adjusted for permanent changes, including changing rooms to alternate uses and offering doubles as singles.

* Leased Property - This is property leased and managed by the campuses Residence Life staff.

** Overflow - Refers to students assigned to spaces not designed or planned as sleeping rooms to deal with over-crowding.

Campus Housing Utilization Spring 2019

Black Hills State University - Current Capacity 766							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	36	197	10	0	0	357	77.61%
Suite-Style	0	96	0	0	0	131	68.23%
Apartments	38	38	0	0	0	83	72.81%
Leased Property*	0	0	0	0	0	0	0.00%
Transition**						0	
Totals	74	331	10	0	0	571	74.54%
Dakota State University - Current Capacity 764							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	54	309	0	0	0	596	88.69%
Suite-Style	0	0	0	5	0	18	90.00%
Apartments	0	0	0	0	0	0	0.00%
Leased Property*	0	0	0	8	8	74	102.78%
Transition**						0	
Totals	54	309	0	13	8	688	90.05%
Northern State University - Current Capacity 853							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	36	182	2	0	0	257	63.30%
Suite-Style	7	33	9	86	0	322	72.52%
Apartments	3	0	0	0	0	3	100.00%
Leased Property*	0	0	0	0	0	0	0.00%
Transition**						0	
Totals	46	215	11	86	0	582	68.23%
South Dakota School of Mines and Technology - Current Capacity 1078							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	30	215	3	0	0	372	79.32%
Suite-Style	97	57	0	38	0	316	87.05%
Apartments	0	0	0	0	0	0	0.00%
Leased Property*	246	0	0	0	0	235	95.53%
Transition**						0	
Totals	373	272	3	38	0	923	85.62%
South Dakota State University - Current Capacity 4434							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	475	1,540	0	0	0	2,987	84.02%
Suite-Style	0	233	0	0	0	397	85.19%
Apartments	47	9	8	81	0	343	83.05%
Leased Property*	0	0	0	0	0	0	0.00%
Transition**						0	
Totals	522	1,782	8	81	0	3,727	84.06%
University of South Dakota - Current Capacity 2224							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	154	687	16	0	0	1,430	90.74%
Suite-Style	0	53	0	77	0	385	93.00%
Apartments	0	21	0	48	0	219	93.59%
Leased Property*	0	0	0	0	0	0	0.00%
Transition**						11	
Totals	154	761	16	125	0	2,045	91.95%

Current Capacity - Designed capacity adjusted for permanent changes, including changing rooms to alternate uses and offering doubles as singles.

* Leased Property - This is property leased and managed by the campuses Residence Life staff.

** Transition - Refers to students assigned to spaces not designed or planned as sleeping rooms to deal with over-crowding.