

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance
Consent

AGENDA ITEM: 4 – V
DATE: April 1, 2020

SUBJECT

Residence Hall Occupancy Report for Fall 2019 / Spring 2020

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 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 2019, and in Attachment II for spring 2020.

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 73 beds in the apartments at DSU, and 248 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

	2017 2018	2018 2019	2019- 2020
BHSU	778	766	784
DSU	762	764	787
NSU	907	853	853
SDSMT	1,078	1,078	1,080
SDSU	4,459	4,434	4,445
USD	2,224	2,224	2,226
System	10,208	10,119	10,175

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. 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 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 in order to make room for the SE Neighborhood Addition. For this fiscal year, the only new beds that came online are the 216 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>Fall, Spring and Avg for Last Three Years</i>							
	Fall 2017	Spring 2018	Avg		Fall 2018	Spring 2019	Avg
BHSU	93.57%	85.48%	89.53%	BHSU	87.73%	74.54%	81.14%
DSU	94.23%	83.99%	89.11%	DSU	97.51%	90.05%	93.78%
NSU	71.66%	65.93%	68.80%	NSU	75.85%	68.23%	72.04%
SDSMT	92.21%	83.95%	88.08%	SDSMT	89.98%	85.62%	87.80%
SDSU	92.53%	84.75%	88.64%	SDSU	91.18%	84.06%	87.62%
USD	96.72%	87.77%	92.25%	USD	100.27%	91.95%	96.11%
System	91.76%	83.65%	87.71%	System	91.97%	84.36%	88.17%

	Fall 2019	Spring 2020	Avg
BHSU	84.37%	75.60%	79.99%
DSU	99.62%	93.01%	96.32%
NSU	75.62%	67.41%	71.52%
SDSMT	92.59%	86.11%	89.35%
SDSU	90.52%	85.38%	87.95%
USD	91.11%	84.37%	87.74%
System	89.85%	83.56%	86.71%

The majority of 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 96.32% at DSU to 71.52% at NSU.

Table 3 isolates the last four spring semesters:

	Spring 2017	Spring 2018	Spring 2019	Spring 2020
BHSU	80.31%	85.84%	74.54%	75.60%
DSU	91.15%	83.99%	90.05%	93.01%
NSU	65.33%	65.93%	68.23%	67.41%
SDSMT	80.26%	83.95%	85.62%	86.11%
SDSU	87.73%	84.75%	84.06%	85.38%
USD	87.05%	87.77%	91.95%	84.37%
System	84.54%	83.65%	84.36%	83.56%

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.

	Fall 2017	Spring 2018	Change		Fall 2018	Spring 2019	Change
BHSU	50	113	63	BHSU	94	195	101
DSU	44	122	78	DSU	19	76	57
NSU	257	309	52	NSU	206	271	65
SDSMT	84	173	89	SDSMT	108	155	47
SDSU	333	680	347	SDSU	391	707	316
USD	73	272	199	USD	(6)	179	185
System	841	1,669	828	System	812	1,583	771

	Fall 2019	Spring 2020	Change
BHSU	94	195	101
DSU	3	55	52
NSU	208	278	70
SDSMT	80	150	70
SDSU	434	650	216
USD	198	348	150
System	1,017	1,676	659

ATTACHMENTS

Attachment I – Fall 2019 Residence Hall Occupancy Report

Attachment II – Spring 2020 Residence Hall Occupancy Report

Campus Housing Utilization

Fall 2019

Black Hills State University - Current Capacity 787							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	36	197	10	0	0	374	81.30%
Suite-Style	0	96	0	0	0	172	89.58%
Apartments	45	45	0	0	0	118	87.41%
Leased Property*	0	0	0	0	0	0	0.00%
Overflow**						0	
Totals	81	338	10	0	0	664	84.37%
Dakota State University - Current Capacity 787							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	54	309	0	0	0	667	99.26%
Suite-Style	0	0	0	5	0	20	100.00%
Apartments	7	8	0	0	0	20	86.96%
Leased Property*	0	0	0	8	8	77	106.94%
Overflow**						0	
Totals	61	317	0	13	8	784	99.62%
Northern State University - Current Capacity 853							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	36	182	2	0	0	298	73.40%
Suite-Style	7	33	9	86	0	345	77.70%
Apartments	3	0	0	0	0	2	66.67%
Leased Property*	0	0	0	0	0	0	0.00%
Overflow**						0	
Totals	46	215	11	86	0	645	75.62%
South Dakota School of Mines and Technology - Current Capacity 1080							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	30	215	3	0	0	432	92.11%
Suite-Style	97	57	0	38	0	324	89.26%
Apartments	0	0	0	0	0	0	0.00%
Leased Property*	248	0	0	0	0	244	98.39%
Overflow**						0	
Totals	375	272	3	38	0	1,000	92.59%
South Dakota State University - Current Capacity 4577							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	475	1,540	0	0	0	3,201	90.04%
Suite-Style	0	233	0	0	0	416	89.27%
Apartments	24	16	12	116	0	526	94.60%
Leased Property*	0	0	0	0	0	0	0.00%
Overflow**						0	
Totals	499	1,789	12	116	0	4,143	90.52%
University of South Dakota - Current Capacity 2226							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	154	687	16	0	0	1,417	89.91%
Suite-Style	0	53	0	77	0	390	94.20%
Apartments	0	22	0	48	0	221	93.64%
Leased Property*	0	0	0	0	0	0	0.00%
Overflow**						0	
Totals	154	762	16	125	0	2,028	91.11%

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 2020

Black Hills State University - Current Capacity 787							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	36	197	10	0	0	329	71.52%
Suite-Style	0	96	0	0	0	164	85.42%
Apartments	45	45	0	0	0	102	75.56%
Leased Property*	0	0	0	0	0	0	0.00%
Transition**						0	
Totals	81	338	10	0	0	595	75.60%
Dakota State University - Current Capacity 787							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	54	309	0	0	0	624	92.86%
Suite-Style	0	0	0	5	0	19	95.00%
Apartments	7	8	0	0	0	18	78.26%
Leased Property*	0	0	0	8	8	71	98.61%
Transition**						0	
Totals	61	317	0	13	8	732	93.01%
Northern State University - Current Capacity 853							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	36	182	2	0	0	275	67.73%
Suite-Style	7	33	9	86	0	298	67.12%
Apartments	3	0	0	0	0	2	66.67%
Leased Property*	0	0	0	0	0	0	0.00%
Transition**						0	
Totals	46	215	11	86	0	575	67.41%
South Dakota School of Mines and Technology - Current Capacity 1080							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	30	215	3	0	0	403	85.93%
Suite-Style	97	57	0	38	0	307	84.57%
Apartments	0	0	0	0	0	0	0.00%
Leased Property*	248	0	0	0	0	220	88.71%
Transition**						0	
Totals	375	272	3	38	0	930	86.11%
South Dakota State University - Current Capacity 4445							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	343	1,540	0	0	0	2,955	86.33%
Suite-Style	0	233	0	0	0	377	80.90%
Apartments	24	16	12	116	0	463	83.27%
Leased Property*	0	0	0	0	0	0	0.00%
Transition**						0	
Totals	367	1,789	12	116	0	3,795	85.38%
University of South Dakota - Current Capacity 2226							
Room Type	Singles	Doubles	Triples	Quads	Quints	Students	Utilization %
Traditional	154	687	16	0	0	1,294	82.11%
Suite-Style	0	53	0	77	0	373	90.10%
Apartments	0	22	0	48	0	211	89.41%
Leased Property*	0	0	0	0	0	0	0.00%
Transition**						0	
Totals	154	762	16	125	0	1,878	84.37%

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.