

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

**ALTERNATE
AGENDA ITEM: 6 – D (1)
DATE: April 1, 2020**

SUBJECT

ALTERNATE: FY21 Housing and Food Service Rates - 0% Salary Policy

CONTROLLING STATUTE, RULE, OR POLICY

[BOR Policy 5:5:4](#) – Tuition and Fees: Fees

BACKGROUND / DISCUSSION

Residence Hall Rates

The residence hall rates are charged on a per semester basis to fund the ongoing operations of the residence halls as well as major repairs, renovations, and debt service. The proposed increase for FY21 is the Consumer Price Index (CPI) of 2.0% which will provide the necessary funds needed to cover inflation on the operating expenses, a salary policy of 0.0%, the health insurance increase of \$738 per benefit eligible employee, and the inflation on maintenance and repair funding. Attachment I provides the recommended rates for FY21. New rates and increases above inflation are highlighted below.

South Dakota School of Mines and Technology

This past July, SDSM&T marked the halfway point of their 10-year lease for Rocker Square I and Rocker Square II Apartments. At the 5-year mark, a rent increase of 7.87% occurred. In FY20, an increase of 5.0% was approved in order to cushion this increase. This year, SDSM&T is requesting a 4.0% increase, 2.0% above the CPI increase, to close the gap and ensure that payments can be made according to the lease agreement. Occupancy continues to be high in the apartments, with Fall 2019 at 98% and Spring 2020 at 89%.

In the traditional dorms at SDSM&T, single rooms continue to be the most requested space, however, there is limited space where doubles can be converted to single rooms. SDSM&T would like to increase these rates to 4.0%, 2.0% above the CPI increase, to increase revenue on rooms where two residents would normally live, but only one is placed.

(Continued)

DRAFT MOTION 20200401_6-D(1):

I move approval of the FY21 Housing and Food Service Plan rates as presented in Attachments I & II, assuming a 0% salary policy.

ALTERNATE: FY21 Housing and Food Service Rates

April 1, 2020

Page 2 of 3

Proposed FY21 SDSM&T Housing Increases

	<u>FY20 Rate</u>	<u>Increase</u>	<u>% Increase</u>	<u>Proposed FY21 Rate</u>
Traditional Single	\$2,278.40	\$45.55	2.00%	\$2,324.00
Traditional Double Occupancy	\$1,907.10	\$38.15	1.99%	\$1,945.00
Traditional Triple Occupancy	\$1,907.10	\$38.15	1.99%	\$1,945.00
Traditional Quad	\$2,132.80	\$42.65	1.98%	\$2,175.00
Traditional Deluxe/Study Quad	\$2,288.90	\$45.80	2.01%	\$2,335.00
Traditional Connolly Upperclassmen & Graduate - Single Occupancy	\$2,537.55	\$101.50	4.00%	\$2,639.00
Rocker Square II Apartment Single - Semester	\$3,029.15	\$121.15	3.99%	\$3,150.00
Rocker Square I Apartment - Semester	\$3,141.10	\$125.65	4.01%	\$3,267.00
Placer Hall Single	\$2,827.90	\$56.55	1.98%	\$2,884.00
Placer Hall Double	\$2,461.30	\$49.25	2.02%	\$2,511.00
Summer Rocker Apartments Single	\$190.00	\$7.60	4.21%	\$198.00

Dakota State University

Dakota State University will be increasing the FY21 housing rates by 3% above inflation for FY21, FY22 and FY23. This increase was approved by the Board at the April 2019 meeting in order to finance the new residence hall and to cover the 2% maintenance and repair requirement.

Food Service Plans

Food service rates are charged on a per semester basis to cover the costs of administering the food service plans on the university campus through contracted food service providers. There are numerous food service plans available to students.

In FY06, the Board approved the guidelines of applying the “Meals Away From Home” CPI, used by the food service industry, when determining the rate increase for food service plans. The 2.50% CPI has been applied to all meal plan rates.

Freshman students are required to carry specific plans at some of the schools. The institutions have identified the minimum level meal plan that all freshmen living on campus must purchase their first semester.

	<u>FY20 Required Plans</u>		<u>FY21 Required Plans</u>	
BHSU	Yellow Jacket	\$1,767.30	Yellow Jacket	\$1,811.00
DSU	Dakota 145	\$1,614.00	Dakota 145	\$1,654.00
NSU	Wolf Weekly	\$1,825.00	Wolf Weekly	\$1,871.00
SDSM&T	Hardrocker 160	\$1,762.00	Hardrocker 160	\$1,806.00
SDSU	100 Block	\$1,617.35	50 Block	\$1,593.00
USD	Yote Pack 70	\$1,875.50	Yote Pack 70	\$1,922.00

Attachment II provides the recommended food service plan rates for FY21. New rates and increases above inflation are highlighted below.

SDSU GAF

At the March 2017 meeting, the Board supported SDSU’s proposal to phase out the bond and utility component of their food service rates over a four-year period and implement a GAF component that will increase over the same time period, resulting in a revenue neutral change. The purpose of the change is to distribute the bond and utility fee burden evenly over more students through the GAF. This is the fairest approach to students that have already paid the full bond and utility fee as sophomores and juniors.

At the April 2019 meeting, the Board supported SDSU’s request to extend the conversion plan to a five-year plan, in order to accommodate another request from the Student Association’s GAF Strategic Plan. Since SDSU is not requesting any GAF increases from the Strategic Plan for FY21, SDSU is requesting to finalize this transition in four years instead of five. Year four of this request is an increase to GAF of \$ 2.85 and in concert SDSU would reduce the Bond and Utility Fee rate from \$94.15 to \$0.00, resulting in the completion of the transition approved in March 2017.

	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>
Bond and Utility Fee Rate	\$143.30	\$102.65	\$94.15	\$0
GAF Rate	\$1.95	\$3.25	\$3.70	\$6.55
GAF Bond & Utility Increase	\$1.95	\$1.30	\$0.45	\$2.85

FY21 will be the fourth and final year of the revenue neutral plan.

IMPACT AND RECOMMENDATIONS

The proposed housing rates for FY21 allow the universities to address the inflationary increase on operating expenses as well on the 2% M&R requirement, and to fund the salary policy and employee healthcare increase.

The increase to meal plan rates will address contracted increases for food operations and any related institutional administrative costs.

When including the tuition and mandatory fee increases to cover salary policy and the healthcare increase, the total weighted average cost increase is \$159 or 0.9%. The impact to students within the system will range from (\$122) to \$329 more per year.

Proposed FY21 Resident Undergraduate Total Cost Increase

	<u>FY20 Total Cost</u>	<u>FY21 Total Cost</u>	<u>\$ Increase</u>	<u>% Increase</u>
BHSU	\$16,151.30	\$16,029.00	(\$122.30)	-0.8%
DSU	\$16,568.80	\$16,898.00	\$329.20	2.0%
NSU	\$16,188.40	\$16,412.50	\$224.10	1.4%
SDSM&T	\$17,388.20	\$17,613.50	\$225.30	1.3%
SDSU	\$16,383.50	\$16,496.50	\$113.00	0.7%
USD	\$17,362.20	\$17,600.00	\$237.80	1.4%
System Weighted Cost	\$17,411.78	\$17,570.28	\$158.50	0.9%

ATTACHMENTS

Attachment I – FY21 Proposed Housing Rates

Attachment II – FY21 Proposed Food Service Rates

FY21 Proposed Housing Rates

	FY20 Rate	\$ Incr	% Incr	FY21 Rate
<u>BHSU</u>				
Traditional Halls				
Single (Heidepreim, Thomas, Humbert, and Wenona Cook)	\$2,355.90	\$47.10	2.00%	\$2,403.00
Single (Bordeaux Hall)	\$3,650.00	\$73.00	2.00%	\$3,723.00
Double Occupancy (Heidepreim, Thomas, Humbert, and Wenona Cook)	\$1,803.85	\$36.15	2.00%	\$1,840.00
Double Occupancy (Bordeaux Hall)	\$2,576.60	\$51.40	1.99%	\$2,628.00
Double Room - Single Occupancy (Heidepreim, Thomas, Humbert, and Wenona Cook)	\$2,637.25	\$52.75	2.00%	\$2,690.00
Yellow Jacket Apartments				
Apartment - Single Occupancy	\$3,059.75	\$61.25	2.00%	\$3,121.00
Apartment - Double Occupancy	\$2,336.40	\$46.60	1.99%	\$2,383.00
Apartment- Suite Double - Single Occupancy	\$3,429.90	\$69.10	2.01%	\$3,499.00
Family 2BD/Month	\$778.70	\$15.30	1.96%	\$794.00
Summer				
Summer Double Occupancy- Week	\$116.75	\$2.25	1.93%	\$119.00
Summer Single Occupancy - Week	\$174.45	\$3.55	2.03%	\$178.00
<u>DSU</u>				
Traditional Halls				
Single Occupancy (Emry, Higbie, Richardson, and Zimmerman, Girton House and Van E	\$2,382.30	\$118.70	4.98%	\$2,501.00
Double Occupancy (Emry, Higbie, Richardson, and Zimmerman, Girton House and Van E	\$1,902.65	\$95.35	5.01%	\$1,998.00
Triple Occupancy (Emry, Higbie, Richardson, and Zimmerman, Girton House and Van Ep	\$1,579.70	\$79.30	5.02%	\$1,659.00
University Apartments				
University Apartments Single Occupancy	\$2,601.00	\$130.00	5.00%	\$2,731.00
University Apartments Double Occupancy	\$2,301.95	\$115.05	5.00%	\$2,417.00
Summer				
Summer Double Occupancy- Week	\$83.90	\$4.10	4.89%	\$88.00
Summer Single Occupancy - Week	\$103.00	\$5.00	4.85%	\$108.00
Courtyard				
Courtyard Single Occupancy	\$2,486.30	\$124.70	5.02%	\$2,611.00
Courtyard Double Occupancy	\$2,006.65	\$100.35	5.00%	\$2,107.00
Courtyard Single Suite Occupancy	\$2,523.00	\$126.00	4.99%	\$2,649.00
Courtyard Double Suite Occupancy	\$2,236.90	\$112.10	5.01%	\$2,349.00
<u>NSU</u>				
Traditional Halls				
Single Occupancy (Briscoe and McArthur-Welsh Halls)	\$2,408.85	\$48.15	2.00%	\$2,457.00
Double Occupancy (Briscoe and McArthur-Welsh Halls)	\$1,893.70	\$38.30	2.02%	\$1,932.00
Suites				
Wolves Memorial 2 Person Suite	\$3,068.20	\$61.80	2.01%	\$3,130.00
Wolves Memorial 4 Person Suite	\$2,964.70	\$59.30	2.00%	\$3,024.00
Wolves Memorial 4 Person Semi-Suite	\$2,653.05	\$52.95	2.00%	\$2,706.00
Great Plains East - Double Occupancy	\$2,350.60	\$47.40	2.02%	\$2,398.00
Great Plains East - Singles	\$2,861.20	\$56.80	1.99%	\$2,918.00
Great Plains West - 4 Bedroom Suite	\$3,015.30	\$60.70	2.01%	\$3,076.00
Great Plains West - 4 Person Suite	\$2,861.20	\$56.80	1.99%	\$2,918.00
Great Plains West - 2 Person Semi-Suite	\$2,963.55	\$59.45	2.01%	\$3,023.00
Great Plains West - 4 Person Semi-Suite	\$2,631.20	\$52.80	2.01%	\$2,684.00
Kramer Hall and Steele Hall - Single Occupancy	\$3,168.25	\$63.75	2.01%	\$3,232.00
Kramer Hall and Steele Hall - Double Occupancy	\$2,544.95	\$51.05	2.01%	\$2,596.00
Kramer Hall and Steele Hall - Semi Suite - Double Occupancy	\$2,423.05	\$48.95	2.02%	\$2,472.00
Summer				
Summer Double Occupancy- Week	\$107.50	\$2.50	2.33%	\$110.00
Summer Single Occupancy - Week	\$119.85	\$2.15	1.79%	\$122.00
Summer Double Occupancy - Suite - Week	\$144.50	\$2.50	1.73%	\$147.00

Summer Single Occupancy - Suite - Week	\$164.40	\$3.60	2.19%	\$168.00
<u>SD Mines</u>				
Traditional Halls				
Single	\$2,278.40	\$45.60	2.00%	\$2,324.00
Double Occupancy	\$1,907.10	\$37.90	1.99%	\$1,945.00
Triple Occupancy	\$1,907.10	\$37.90	1.99%	\$1,945.00
Quad	\$2,132.80	\$42.20	1.98%	\$2,175.00
Deluxe/Study Quad	\$2,288.90	\$46.10	2.01%	\$2,335.00
Connolly Upperclassmen & Graduate - Single Occupancy	\$2,537.55	\$101.45	4.00%	\$2,639.00
Rocker Square Apartments				
Rocker Square II Apartment Single - Semester	\$3,029.15	\$120.85	3.99%	\$3,150.00
Rocker Square I Apartment - Semester	\$3,141.10	\$125.90	4.01%	\$3,267.00
Placer Hall				
Placer Hall Single	\$2,827.90	\$56.10	1.98%	\$2,884.00
Placer Hall Double	\$2,461.30	\$49.70	2.02%	\$2,511.00
Summer				
Rocker Apartment - Single - NEW	\$190.00	\$8.00	4.21%	\$198.00
<u>SDSU</u>				
Traditional Halls				
Single - Tier One (Hansen, Waneta)	\$2,595.15	\$51.85	2.00%	\$2,647.00
Single - Tier One (Brown)	\$2,984.50	\$59.50	1.99%	\$3,044.00
Single - Tier Two (Binnewies, Pierson, Young)	\$2,651.15	\$52.85	1.99%	\$2,704.00
Single - Tier Three (Mathews)	\$2,834.55	\$56.45	1.99%	\$2,891.00
Single - Tier Four (Caldwell, Jackrabbit Village [Spencer, Thorne, Abbott])	\$3,502.70	\$70.30	2.01%	\$3,573.00
Single - Tier Five (Jackrabbit Grove [Ben Reifel, Hyde, Honors, Schultz])	\$3,469.75	\$69.25	2.00%	\$3,539.00
Designed Single - Tier Four (Jackrabbit Village)	\$3,016.60	\$60.40	2.00%	\$3,077.00
Double (Hansen, Waneta)	\$1,804.10	\$35.90	1.99%	\$1,840.00
Double (Brown)	\$2,372.40	\$47.60	2.01%	\$2,420.00
Double (Binnewies, Pierson, Young)	\$1,986.75	\$40.25	2.03%	\$2,027.00
Double (Mathews)	\$2,124.30	\$42.70	2.01%	\$2,167.00
Double (Caldwell, Jackrabbit Village [Spencer, Thorne, Abbott])	\$2,802.30	\$55.70	1.99%	\$2,858.00
Double (Jackrabbit Grove [Ben Reifel, Hyde, Honors, Schultz])	\$2,937.30	\$58.70	2.00%	\$2,996.00
University Apartments				
Meadows North & Meadows South	\$2,802.30	\$55.70	1.99%	\$2,858.00
Skylight/Huggins 2&3Bedrooms/Month	\$444.60	\$9.40	2.11%	\$454.00
Garden Square 2 Bedroom/Month	\$455.25	\$8.75	1.92%	\$464.00
Garden Square 3 Bedroom/Month	\$491.55	\$9.45	1.92%	\$501.00
Southeast 1 Bedroom/Month	\$875.00	\$18.00	2.06%	\$893.00
Southeast 2 Bedroom/Month	\$675.00	\$14.00	2.07%	\$689.00
Southeast 3 Bedroom/Month	\$595.00	\$12.00	2.02%	\$607.00
Southeast 4 Bedroom/Month	\$545.00	\$11.00	2.02%	\$556.00
Southeast Town House/Month	\$695.00	\$14.00	2.01%	\$709.00
Thornbers Studios/Month - 1303 7th St.	\$350.00	\$7.00	2.00%	\$357.00
Thornbers Studios/Month - 1311 7th St.	\$377.10	\$7.90	2.09%	\$385.00
Thornbers Studios/Month - 710 13th Ave.	\$200.00	\$4.00	2.00%	\$204.00
Sundal Studio/Month	\$377.10	\$7.90	2.09%	\$385.00
Sundal 1 Bedroom/Month	\$444.90	\$9.10	2.05%	\$454.00
Summer				
Summer Double Occupancy- Week	\$74.50	\$1.50	2.01%	\$76.00
Summer Single Occupancy - Week	\$99.85	\$2.15	2.15%	\$102.00
Summer Apartment - Week	\$147.85	\$3.15	2.13%	\$151.00

USD

Traditional Halls

Single Occupancy - (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$2,605.25	\$51.75	1.99%	\$2,657.00
Double Occupancy - (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$2,139.85	\$43.15	2.02%	\$2,183.00
Triple Occupancy - (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$1,835.85	\$37.15	2.02%	\$1,873.00
Double Room - (Brookman)	\$2,032.80	\$40.20	1.98%	\$2,073.00
Double Room - Single Occupancy (Brookman)	\$2,642.70	\$53.30	2.02%	\$2,696.00
Double Room - Single Occupancy (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$2,781.95	\$56.05	2.01%	\$2,838.00
Triple Room - Double Occupancy (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$2,386.65	\$47.35	1.98%	\$2,434.00
University Apartments				
McFadden Apartment 2BD	\$3,821.55	\$76.45	2.00%	\$3,898.00
McFadden Apartment 4BD	\$3,165.15	\$62.85	1.99%	\$3,228.00
Coyote Village Apartment 2BD	\$3,964.95	\$79.05	1.99%	\$4,044.00
Coyote Village Apartment 4BD	\$3,283.95	\$66.05	2.01%	\$3,350.00
Suites				
Single Suite 2BD - (Coyote Village Super Suite)	\$3,723.75	\$74.25	1.99%	\$3,798.00
Single Suite 4BD (Coyote Village Super Suite)	\$3,103.35	\$61.65	1.99%	\$3,165.00
Summer				
Summer Double Occupancy- Week	\$112.55	\$2.45	2.18%	\$115.00
Summer Single Occupancy - Week	\$136.75	\$3.25	2.38%	\$140.00
Summer - Single (Norton, Burgess, Brookman, Beede, Mickelson, Richardson, Olson)	\$1,313.55	\$26.45	2.01%	\$1,340.00
Summer - Coyote Village Super Suite 2BD	\$744.75	\$15.25	2.05%	\$760.00
Summer - Coyote Village Super Suite 4BD	\$620.70	\$12.30	1.98%	\$633.00
Summer - Coyote Village Apartment 2BD	\$793.10	\$15.90	2.00%	\$809.00
Summer - Coyote Village Apartment 4BD	\$656.75	\$13.25	2.02%	\$670.00

FY21 Proposed Food Service Rates

	FY20 Rate	FY20 Facility Fee	FY20 Total	\$ Increase	% Increase	FY21 Plan Rate
BHSU						
Yellow Jacket	\$1,542.75	\$224.56	\$1,767.31	\$43.69	2.47%	\$1,811.00
Swarm 180	\$1,752.00	\$224.56	\$1,976.56	\$49.44	2.50%	\$2,026.00
Suite Deal	\$840.05	\$115.90	\$955.95	\$24.05	2.52%	\$980.00
20 Block	\$182.35	\$0.00	\$182.35	\$4.65	2.55%	\$187.00
40 Block	\$318.60	\$0.00	\$318.60	\$8.40	2.64%	\$327.00
DSU						
Big Blue	\$1,983.40	\$0.00	\$1,983.40	\$49.60	2.50%	\$2,033.00
Trojan Basic	\$1,400.50	\$0.00	\$1,400.50	\$35.50	2.53%	\$1,436.00
Dakota 225	\$1,897.60	\$0.00	\$1,897.60	\$47.40	2.50%	\$1,945.00
Dakota 145	\$1,614.00	\$0.00	\$1,614.00	\$40.00	2.48%	\$1,654.00
Trojan Upper Class	\$1,027.85	\$0.00	\$1,027.85	\$26.15	2.54%	\$1,054.00
Little Blue - Apartment	\$369.00	\$0.00	\$369.00	\$9.00	2.44%	\$378.00
NSU						
Wolf Pack 300	\$2,112.00	\$0.00	\$2,112.00	\$53.00	2.51%	\$2,165.00
Wolf Pack 100	\$1,962.00	\$0.00	\$1,962.00	\$49.00	2.50%	\$2,011.00
Wolf Weekly *	\$1,825.00	\$0.00	\$1,825.00	\$46.00	2.52%	\$1,871.00
Wolf Maroon	\$925.00	\$0.00	\$925.00	\$23.00	2.49%	\$948.00
Wolf All Flex	\$1,496.95	\$0.00	\$1,496.95	\$37.05	2.48%	\$1,534.00
Commuter Gold	\$407.05	\$0.00	\$407.05	\$9.95	2.44%	\$417.00
SDSM&T						
Gold Rush	\$1,936.90	\$53.65	\$1,990.55	\$49.45	2.48%	\$2,040.00
Hardrocker 160	\$1,714.50	\$47.50	\$1,762.00	\$44.00	2.50%	\$1,806.00
Hardrocker 125	\$1,714.50	\$47.50	\$1,762.00	\$44.00	2.50%	\$1,806.00
Hardrocker 75	\$990.10	\$27.45	\$1,017.55	\$25.45	2.50%	\$1,043.00
Hardrocker Flex	\$1,087.95	\$32.45	\$1,120.40	\$27.60	2.46%	\$1,148.00
Rocker Square Flex	\$512.75	\$15.40	\$528.15	\$13.85	2.62%	\$542.00
50/50	\$456.45	\$12.65	\$469.10	\$11.90	2.54%	\$481.00
25/25	\$234.10	\$6.50	\$240.60	\$6.40	2.66%	\$247.00
SDSU						
Premier	\$1,991.20	\$94.15	\$2,085.35	-\$44.35	-2.13%	\$2,041.00
100 Block	\$1,553.85	\$94.15	\$1,648.00	-\$55.00	-3.34%	\$1,593.00
50 Block	\$1,553.85	\$94.15	\$1,648.00	-\$55.00	-3.34%	\$1,593.00
Silver Flex	\$1,553.85	\$94.15	\$1,648.00	-\$55.00	-3.34%	\$1,593.00
Bronze Flex	\$1,336.15	\$94.15	\$1,430.30	-\$60.30	-4.22%	\$1,370.00
West Flex	\$777.00	\$94.15	\$871.15	-\$75.15	-8.63%	\$796.00
Summer Flex	\$376.20	\$24.75	\$400.95	-\$24.95	-6.22%	\$376.00
USD						
Yote Pack 55	\$1,563.60	\$98.80	\$1,662.40	\$41.60	2.50%	\$1,704.00
Yote Pack 70	\$1,776.70	\$98.80	\$1,875.50	\$46.50	2.48%	\$1,922.00
Yote Pack 120	\$1,690.65	\$98.80	\$1,789.45	\$44.55	2.49%	\$1,834.00
Coyote 10	\$1,563.55	\$98.80	\$1,662.35	\$41.65	2.51%	\$1,704.00
Coyote 17	\$1,965.90	\$98.80	\$2,064.70	\$51.30	2.48%	\$2,116.00
Paw Pleaser (Flex A)	\$1,563.65	\$98.80	\$1,662.45	\$41.55	2.50%	\$1,704.00
Paw Pride (Flex B)	\$865.55	\$54.65	\$920.20	\$22.80	2.48%	\$943.00
Paw Print (Flex C)	\$432.10	\$27.60	\$459.70	\$11.30	2.46%	\$471.00