

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

AGENDA ITEM: 7 – D
DATE: March 30-31, 2021

SUBJECT

FY22 Housing and Food Service Rates

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 their ongoing operations as well as major repairs, renovations, and debt service. The proposed increase for FY22 is 2% which will provide the necessary funds needed to cover inflation on the operating expenses, a salary policy of 2.40%, the health insurance decrease of (\$937) per benefit-eligible employee, and the inflation on maintenance and repair funding. Attachment I provides the recommended rates for FY22. New rates and increases above inflation are highlighted below.

Black Hills State University (BHSU)

BHSU Residence Life is proposing to restructure Wenona Cook Hall’s maximum occupancy from 137 residents to 79 residents. Current double occupancy rooms will be redesignated as single occupancy rooms, current triple occupancy rooms will be double occupancy rooms, and current single occupancy rooms will remain the same. Wenona Cook Hall will remain open during breaks and offer residents a co-educational living environment. The proposed rates include additional costs associated with remaining open during institutional breaks. Rates utilize the double occupancy rate in a traditional residence hall as a base rate. Restrooms on each floor will remain gendered.

The restructure impacts Residence Life and BHSU students in various ways. It will:

1. Significantly increase single room availability, increasing the number of designated single units on campus from 21 to 75.
2. Provide students (current and prospective) with another on-campus living option.
3. Provides older traditional-aged and adult learners an affordable living option on campus.
4. Co-educational environment with staffing and programmatic efforts to meet this population’s specific needs.

(Continued)

DRAFT MOTION 20210330_7-D:

I move approval of the FY22 Housing and Food Service Plan rates as presented in Attachments I & II.

5. Provides students with a traditional living option which provides housing during designated breaks (Winter and Spring).
6. Decreases the potential earning power of Wenona Cook Hall from \$249,918.00 to \$173,250.00 per semester (100% occupancy).
7. Adjusts the maximum occupancy from 137 to 79.

Proposed FY22 BHSU Wenona Cook Hall Housing Adjustments

	<u>FY21 Rate</u>	<u>Incr/Decr</u>	<u>% Incr/Decr</u>	<u>Proposed FY22 Rate</u>
Designated Single (SM – formerly double)	\$2,414.00	(\$566.00)	(23.45%)	\$1,848.00
Designated Single (LG – formerly triple)	\$2,414.00	(\$104.00)	(4.31%)	\$2,310.00
Double Occupancy	\$1,848.00	(\$110.00)	(5.95%)	\$1,738.00
Double Room/Single Occupancy	\$2,702.00	(\$115.00)	(4.26%)	\$2,587.00

Dakota State University (DSU)

DSU will be increasing the FY22 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.

Northern State University (NSU)

NSU is requesting new rates for the Wolves Memorial Suites. The new rates fill a void in room assignment types that hadn't been initially considered when Wolves Memorial Suites opened in 2017. The number of students impacted will be minimal (1-2 per semester). The room rates are only applicable when a roommate doesn't return, and the remaining roommate wishes to stay in the room originally assigned to them and enjoy the privacy of a single room. The student does have the option of being assigned another roommate or moving into a double room rather than pay the cost of the single room. Establishing these new room rates provides students with the option of occupying a single room in Wolves Memorial Suites which is consistent with the options available in other residence halls on campus.

Rate type (residence hall):		
Current Rate		No current rate for this room type
Proposed Rate		Two-person suite \$3,156 Four-person suite \$3,474 Four-person semi suite \$3,579
Student Base		1-2 students per semester
FY22 Projected Revenue		\$450-\$1,800 per year
Cost Increase Per Student		\$450 per semester

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. A 2.5% increase has been applied to all meal plan rates to cover the CPI and the salary policy increase and healthcare premium decrease.

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.

	FY21 Required Plans		FY22 Required Plans	
BHSU	Yellow Jacket	\$1,767.00	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
SDSMT	Hardrocker 160	\$1,763.00	Hardrocker 160	\$1,807.00
SDSU	100 Block	\$1,554.00	50 Block	\$1,593.00
USD	Yote Pack 70	\$1,876.00	Yote Pack 70	\$1,923.00

Attachment II provides the recommended food service plan rates for FY22.

IMPACT AND RECOMMENDATIONS

The proposed housing rates for FY22 allow the universities to address the inflationary increase on operating expenses, the 2% maintenance and repair requirement, and funding adjustments to salary policy and employee healthcare costs.

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 healthcare adjustments, the total weighted average cost increase is \$280 or 1.6%. The impact to students within the system will range from \$252 to \$373 more per year.

Proposed FY22 Resident Undergraduate Total Cost Increase

	<u>FY21 Total</u>	<u>FY22 Total</u>	<u>\$ Increase</u>	<u>% Increase</u>
	<u>Cost</u>	<u>Cost</u>		
BHSU	\$15,813.50	\$16,065.00	\$251.50	1.6%
DSU	\$16,683.50	\$17,056.50	\$373.00	2.2%
NSU	\$16,189.00	\$16,450.00	\$261.00	1.6%
SDSMT	\$17,390.00	\$17,671.00	\$281.00	1.6%
SDSU	\$16,281.50	\$16,538.50	\$257.00	1.6%
USD	\$17,363.50	\$17,644.00	\$280.50	1.6%
System Weighted Cost	\$17,348.16	\$17,628.10	\$279.94	1.6%

ATTACHMENTS

Attachment I – FY22 Proposed Housing Rates

Attachment II – FY22 Proposed Food Service Rates

FY22 Proposed Housing Rates

	FY21 Rate	\$ Incr	% Incr	FY22 Rate
BHSU				
Traditional Halls				
Single (Heidepreim, Thomas, Humbert)	\$2,356.00	\$47.00	1.99%	\$2,403.00
Single (Wenona Cook Small) "New Rate"				\$1,848.00
Single (Wenona Cook Large) "New Rate"				\$2,310.00
Single (Bordeaux Hall)	\$3,650.00	\$73.00	2.00%	\$3,723.00
Double Occupancy (Heidepreim, Thomas, Humbert)	\$1,804.00	\$36.00	2.00%	\$1,840.00
Double Occupancy (Bordeaux Hall)	\$2,577.00	\$52.00	2.02%	\$2,629.00
Double Occupancy (Wenona Cook) "New Rate"	\$1,848.00	-\$110.00	-5.95%	\$1,738.00
Double Room - Single Occupancy Wenona Cook) "New Rate"	\$2,702.00	-\$115.00	-4.26%	\$2,587.00
Double Room - Single Occupancy (Heidepreim, Thomas, Humbert)	\$2,637.00	\$53.00	2.01%	\$2,690.00
Yellow Jacket Apartments				
Apartment - Single Occupancy	\$3,060.00	\$61.00	1.99%	\$3,121.00
Apartment - Double Occupancy	\$2,336.00	\$47.00	2.01%	\$2,383.00
Apartment- Suite Double - Single Occupancy	\$3,430.00	\$69.00	2.01%	\$3,499.00
Family 2BD/Month	\$779.00	\$16.00	2.05%	\$795.00
Summer				
Summer Double Occupancy- Week	\$117.00	\$2.00	1.71%	\$119.00
Summer Single Occupancy - Week	\$174.00	\$3.00	1.72%	\$177.00
DSU				
Traditional Halls				
Single Occupancy (Emry, Higbie, Richardson, and Zimmerman, Girton House and Van Eps)	\$2,454.00	\$123.00	5.01%	\$2,577.00
Double Occupancy (Emry, Higbie, Richardson, and Zimmerman, Girton House and Van Eps)	\$1,960.00	\$98.00	5.00%	\$2,058.00
Triple Occupancy (Emry, Higbie, Richardson, and Zimmerman, Girton House and Van Eps)	\$1,627.00	\$81.00	4.98%	\$1,708.00
University Apartments				
University Apartments Single Occupancy	\$2,679.00	\$134.00	5.00%	\$2,813.00
University Apartments Double Occupancy	\$2,371.00	\$119.00	5.02%	\$2,490.00
Summer				
Summer Double Occupancy- Week	\$86.00	\$4.00	4.65%	\$90.00
Summer Single Occupancy - Week	\$106.00	\$5.00	4.72%	\$111.00
Courtyard				
Courtyard Single Occupancy	\$2,561.00	\$128.00	5.00%	\$2,689.00
Courtyard Double Occupancy	\$2,067.00	\$103.00	4.98%	\$2,170.00
Courtyard Single Suite Occupancy	\$2,599.00	\$130.00	5.00%	\$2,729.00
Courtyard Double Suite Occupancy	\$2,304.00	\$115.00	4.99%	\$2,419.00
Residence Village Suite - NEW RATE				\$2,790.00
Residence Village Apartment - NEW RATE				\$2,990.00
NSU				
Traditional Halls				
Single Occupancy (Briscoe and McArthur-Welsh Halls)	\$2,409.00	\$48.00	1.99%	\$2,457.00
Double Occupancy (Briscoe and McArthur-Welsh Halls)	\$1,894.00	\$38.00	2.01%	\$1,932.00
Suites				
Wolves Memorial 2 Person Suite	\$3,068.00	\$61.00	1.99%	\$3,129.00
Wolves Memorial 2 Person Suite - Single Occupancy (NEW)				\$3,579.00
Wolves Memorial 4 Person Suite	\$2,965.00	\$59.00	1.99%	\$3,024.00
Wolves Memorial 4 Person Suite - Single Occupancy (NEW)				\$3,474.00
Wolves Memorial 4 Person Semi-Suite	\$2,653.00	\$53.00	2.00%	\$2,706.00
Wolves Memorial 4 Person Semi-Suite - Single Occupancy (NEW)				\$3,156.00
Great Plains East - Double Occupancy	\$2,351.00	\$47.00	2.00%	\$2,398.00
Great Plains East - Singles	\$2,861.00	\$57.00	1.99%	\$2,918.00
Great Plains West - 4 Bedroom Suite	\$3,015.00	\$60.00	1.99%	\$3,075.00
Great Plains West - 4 Person Suite	\$2,861.00	\$57.00	1.99%	\$2,918.00
Great Plains West - 2 Person Semi-Suite	\$2,964.00	\$59.00	1.99%	\$3,023.00

Great Plains West - 4 Person Semi-Suite	\$2,631.00	\$53.00	2.01%	\$2,684.00
Kramer Hall and Steele Hall - Single Occupancy	\$3,168.00	\$63.00	1.99%	\$3,231.00
Kramer Hall and Steele Hall - Double Occupancy	\$2,545.00	\$51.00	2.00%	\$2,596.00
Kramer Hall and Steele Hall - Semi Suite - Double Occupancy	\$2,423.00	\$48.00	1.98%	\$2,471.00
Summer				
Summer Double Occupancy- Week	\$108.00	\$2.00	1.85%	\$110.00
Summer Single Occupancy - Week	\$120.00	\$2.00	1.67%	\$122.00
Summer Double Occupancy - Suite - Week	\$145.00	\$3.00	2.07%	\$148.00
Summer Single Occupancy - Suite - Week	\$164.00	\$3.00	1.83%	\$167.00
<u>SDSM&T</u>				
Traditional Halls				
Single	\$2,278.00	\$46.00	2.02%	\$2,324.00
Double Occupancy	\$1,907.00	\$38.00	1.99%	\$1,945.00
Triple Occupancy	\$1,907.00	\$38.00	1.99%	\$1,945.00
Quad	\$2,133.00	\$43.00	2.02%	\$2,176.00
Deluxe/Study Quad	\$2,289.00	\$46.00	2.01%	\$2,335.00
Graduate/Upperclass & Double-as-Single - Single Occupancy	\$2,639.00	\$106.00	4.02%	\$2,745.00
Rocker Square Apartments				
Rocker Square II Apartment Single - Semester	\$3,150.00	\$126.00	4.00%	\$3,276.00
Rocker Square I Apartment - Semester	\$3,267.00	\$131.00	4.01%	\$3,398.00
Placer Hall				
Placer Hall Single	\$2,828.00	\$57.00	2.02%	\$2,885.00
Placer Hall Double	\$2,461.00	\$49.00	1.99%	\$2,510.00
Summer				
Rocker Apartment - Single - NEW	\$198.00	\$8.00	4.04%	\$206.00
<u>SDSU</u>				
Traditional Halls				
Single - Tier One (Hansen, Waneta)	\$2,595.00	\$52.00	2.00%	\$2,647.00
Single - Tier One (Brown)	\$2,985.00	\$60.00	2.01%	\$3,045.00
Single - Tier Two (Binnewies, Pierson, Young)	\$2,651.00	\$53.00	2.00%	\$2,704.00
Single - Tier Three (Mathews)	\$2,835.00	\$57.00	2.01%	\$2,892.00
Single - Tier Four (Caldwell, Jackrabbit Village [Spencer, Thorne, Abbott])	\$3,503.00	\$70.00	2.00%	\$3,573.00
Single - Tier Five (Jackrabbit Grove [Ben Reifel, Hyde, Honors, Schultz])	\$3,470.00	\$69.00	1.99%	\$3,539.00
Designed Single - Tier Four (Jackrabbit Village)	\$3,017.00	\$60.00	1.99%	\$3,077.00
Double (Hansen, Waneta)	\$1,804.00	\$36.00	2.00%	\$1,840.00
Double (Brown)	\$2,372.00	\$47.00	1.98%	\$2,419.00
Double (Binnewies, Pierson, Young)	\$1,987.00	\$40.00	2.01%	\$2,027.00
Double (Mathews)	\$2,124.00	\$42.00	1.98%	\$2,166.00
Double (Caldwell, Jackrabbit Village [Spencer, Thorne, Abbott])	\$2,803.00	\$56.00	2.00%	\$2,859.00
Double (Jackrabbit Grove [Ben Reifel, Hyde, Honors, Schultz])	\$2,937.00	\$59.00	2.01%	\$2,996.00
University Apartments				
Meadows North & Meadows South	\$2,802.00	\$56.00	2.00%	\$2,858.00
Skylight/Huggins 2&3Bedrooms/Month	\$445.00	\$9.00	2.02%	\$454.00
Garden Square 2 Bedroom/Month	\$455.00	\$9.00	1.98%	\$464.00
Garden Square 3 Bedroom/Month	\$492.00	\$10.00	2.03%	\$502.00
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.	\$377.00	\$8.00	2.12%	\$385.00
Thornbers Studios/Month - 710 13th Ave.	\$200.00	\$4.00	2.00%	\$204.00
Sundal Studio/Month	\$377.00	\$8.00	2.12%	\$385.00
Sundal 1 Bedroom/Month	\$445.00	\$9.00	2.02%	\$454.00
Summer				
Summer Double Occupancy- Week	\$75.00	\$2.00	2.67%	\$77.00
Summer Single Occupancy - Week	\$100.00	\$2.00	2.00%	\$102.00
Summer Apartment - Week	\$148.00	\$3.00	2.03%	\$151.00

USD				
Traditional Halls				
Single Occupancy - (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$2,605.00	\$52.00	2.00%	\$2,657.00
Double Occupancy - (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$2,140.00	\$43.00	2.01%	\$2,183.00
Triple Occupancy - (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$1,836.00	\$37.00	2.02%	\$1,873.00
Double Room - (Brookman)	\$2,033.00	\$41.00	2.02%	\$2,074.00
Double Room - Single Occupancy (Brookman)	\$2,643.00	\$53.00	2.01%	\$2,696.00
Double Room - Single Occupancy (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$2,782.00	\$56.00	2.01%	\$2,838.00
Triple Room - Double Occupancy (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$2,387.00	\$48.00	2.01%	\$2,435.00
University Apartments				
McFadden Apartment 2BD	\$3,822.00	\$76.00	1.99%	\$3,898.00
McFadden Apartment 4BD	\$3,165.00	\$63.00	1.99%	\$3,228.00
Coyote Village Apartment 2BD	\$3,965.00	\$79.00	1.99%	\$4,044.00
Coyote Village Apartment 4BD	\$3,284.00	\$66.00	2.01%	\$3,350.00
Suites				
Single Suite 2BD - (Coyote Village Super Suite)	\$3,724.00	\$74.00	1.99%	\$3,798.00
Single Suite 4BD (Coyote Village Super Suite)	\$3,103.00	\$62.00	2.00%	\$3,165.00
Summer				
Summer Double Occupancy- Week	\$113.00	\$2.00	1.77%	\$115.00
Summer Single Occupancy - Week	\$137.00	\$3.00	2.19%	\$140.00
Summer - Single (Norton, Burgess, Brookman, Beede, Mickelson, Richardson, Olson)	\$1,314.00	\$26.00	1.98%	\$1,340.00
Summer - Coyote Village Super Suite 2BD	\$745.00	\$15.00	2.01%	\$760.00
Summer - Coyote Village Super Suite 4BD	\$621.00	\$12.00	1.93%	\$633.00
Summer - Coyote Village Apartment 2BD	\$793.00	\$16.00	2.02%	\$809.00
Summer - Coyote Village Apartment 4BD	\$657.00	\$13.00	1.98%	\$670.00

FY22 Proposed Food Service Rates

	FY21 Total	\$ Increase	% Increase	FY21 Plan Rate
BHSU				
Yellow Jacket *	\$1,767.00	\$44.00	2.49%	\$1,811.00
Swarm 180	\$1,977.00	\$49.00	2.48%	\$2,026.00
Suite Deal	\$956.00	\$24.00	2.51%	\$980.00
20 Block	\$182.00	\$5.00	2.75%	\$187.00
40 Block	\$319.00	\$8.00	2.51%	\$327.00
DSU				
Big Blue	\$1,983.00	\$50.00	2.52%	\$2,033.00
Trojan Basic	\$1,401.00	\$35.00	2.50%	\$1,436.00
Dakota 225	\$1,898.00	\$47.00	2.48%	\$1,945.00
Dakota 145 *	\$1,614.00	\$40.00	2.48%	\$1,654.00
Trojan Upper Class	\$1,028.00	\$26.00	2.53%	\$1,054.00
Little Blue - Apartment	\$369.00	\$9.00	2.44%	\$378.00
NSU				
Wolf Pack 300	\$2,112.00	\$53.00	2.51%	\$2,165.00
Wolf Pack 100	\$1,962.00	\$49.00	2.50%	\$2,011.00
Wolf Weekly *	\$1,825.00	\$46.00	2.52%	\$1,871.00
Wolf Maroon	\$925.00	\$23.00	2.49%	\$948.00
Wolf All Flex	\$1,497.00	\$37.00	2.47%	\$1,534.00
Commuter Gold	\$407.00	\$10.00	2.46%	\$417.00
SDSM&T				
Gold Rush	\$1,991.00	\$49.00	2.46%	\$2,040.00
Hardrocker 160 *	\$1,763.00	\$44.00	2.50%	\$1,807.00
Hardrocker 125	\$1,763.00	\$44.00	2.50%	\$1,807.00
Hardrocker 75	\$1,017.00	\$26.00	2.56%	\$1,043.00
Hardrocker Flex	\$1,120.00	\$28.00	2.50%	\$1,148.00
Rocker Square Flex	\$528.00	\$13.00	2.46%	\$541.00
50/50	\$469.00	\$11.00	2.35%	\$480.00
25/25	\$241.00	\$6.00	2.49%	\$247.00
SDSU				
Premier	\$1,991.00	\$50.00	2.51%	\$2,041.00
100 Block	\$1,554.00	\$39.00	2.51%	\$1,593.00
50 Block *	\$1,554.00	\$39.00	2.51%	\$1,593.00
Silver Flex	\$1,554.00	\$39.00	2.51%	\$1,593.00
Bronze Flex	\$1,336.00	\$33.00	2.47%	\$1,369.00
West Flex	\$777.00	\$19.00	2.45%	\$796.00
Summer Flex	\$376.00	\$9.00	2.39%	\$385.00
USD				
Yote Pack 55	\$1,662.00	\$42.00	2.53%	\$1,704.00
Yote Pack 70 *	\$1,876.00	\$47.00	2.51%	\$1,923.00
Yote Pack 120	\$1,789.00	\$45.00	2.52%	\$1,834.00
Coyote 10	\$1,662.00	\$42.00	2.53%	\$1,704.00
Coyote 17	\$2,065.00	\$52.00	2.52%	\$2,117.00
Paw Pleaser (Flex A)	\$1,662.00	\$42.00	2.53%	\$1,704.00
Paw Pride (Flex B)	\$920.00	\$23.00	2.50%	\$943.00
Paw Print (Flex C)	\$460.00	\$12.00	2.61%	\$472.00