

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance
Consent

AGENDA ITEM: 5 – U
DATE: March 29-30, 2023

SUBJECT

Residence Hall Occupancy Report for Fall 2022 / Spring 2023

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 SDBOR Fact Book. The capacity, types of housing available, and number of students boarded can be found in Attachment I for Fall 2022, and in Attachment II for Spring 2023.

IMPACT AND RECOMMENDATIONS

Table 1 shows the total number of beds considered to be part of the housing system for each campus. The revenue generated from these beds is pledged to the auxiliary system, with the exception of 73 beds in the East and West 8-Plex Apartments at DSU as well as 248 beds in Rocker 1 and 2 at SDSMT.

Table 1			
<i>South Dakota Board of Regents</i>			
<i>Available Beds per Semester</i>			
	2020	2021	2022
	2021	2022	2023
BHSU	771	854	864
DSU	772	859	936
NSU	788	788	855
SDSMT	1,007	1,048	1,091
SDSU	4,212	4,461	4,571
USD	2,009	2,154	2,128
System	9,559	10,164	10,445

(Continued)

INFORMATIONAL ITEM

Major changes in the numbers between years represent new housing coming online or housing being taken out of the system. It could also represent beds taken offline for isolation and de-densification due to COVID-19. Small changes represent a design adjustment in how the room is classified or rooms taken 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.

All campuses saw major adjustments to their available beds from 2020 to 2021 due to the number of beds that were required for isolation and de-densification per CDC guidelines for COVID-19. DSU took Van Eps Place offline to house students who were in COVID testing protocol. SDSU brought beds in Waneta online for COVID isolation and over-flow only in 2020-2021 and 2021-2022.

Table 2 shows the differences between the fall and spring occupancy rates for the last three years. Occupancy rates for Fall 2022/Spring 2023 are based upon rooms available for the general student population (i.e., beds taken offline for de-densification/COVID-19 accommodations are not included in the denominator of total beds available). The changes from fall to spring represent students who did not return to school for various reasons or graduated after the fall semester.

The majority of costs associated with running a residence hall system are fixed. While some costs will vary, nearly every additional bed that can be filled represents 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, they begin to put pressure on other areas to maintain their 1.2 coverage ratio. The average occupancy rates range from 95.88% at SDSMT to 59.24% at NSU.

	Fall 2020	Spring 2021	Avg	Fall 2021	Spring 2022	Avg	Fall 2022	Spring 2023	Avg		
BHSU	82.49%	73.93%	78.21%	BHSU	87.24%	76.00%	81.62%	BHSU	91.66%	85.88%	88.77%
DSU	97.54%	82.38%	89.96%	DSU	89.85%	81.49%	85.67%	DSU	86.65%	84.37%	85.51%
NSU	66.45%	61.29%	63.87%	NSU	69.42%	68.02%	68.72%	NSU	61.40%	57.08%	59.24%
SDSMT	91.34%	83.02%	87.18%	SDSMT	95.61%	92.37%	93.99%	SDSMT	99.27%	92.48%	95.88%
SDSU	94.30%	83.93%	89.11%	SDSU	88.35%	83.41%	85.88%	SDSU	87.60%	82.89%	85.25%
USD	94.97%	85.32%	90.14%	USD	93.18%	83.94%	88.56%	USD	93.14%	86.47%	89.81%
System	87.85%	78.31%	83.08%	System	87.28%	80.87%	84.07%	System	88.04%	83.03%	85.54%

Table 3 isolates the last four spring semesters:

	Spring 2020	Spring 2021	Spring 2022	Spring 2023
BHSU	75.60%	73.93%	76.00%	85.88%
DSU	93.01%	82.38%	81.49%	84.37%
NSU	67.41%	61.29%	68.02%	57.08%
SDSMT	86.11%	83.02%	92.37%	92.48%
SDSU	85.38%	83.93%	83.41%	82.89%
USD	84.37%	85.32%	83.94%	86.47%
System	81.98%	78.31%	80.87%	83.03%

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 2020	Spring 2021	Change		Fall 2021	Spring 2022	Change		Fall 2022	Spring 2023	Change
BHSU	135	201	66	BHSU	109	205	96	BHSU	72	122	50
DSU	19	136	117	DSU	89	159	70	DSU	125	132	7
NSU	264	305	41	NSU	241	252	11	NSU	330	367	37
SDSMT	88	171	83	SDSMT	47	80	33	SDSMT	8	82	74
SDSU	240	677	437	SDSU	519	740	221	SDSU	567	782	215
USD	101	295	194	USD	142	346	204	USD	146	288	142
System	847	1,785	938	System	1,147	1,782	635	System	1,248	1,773	525

ATTACHMENTS

Attachment I – Fall 2022 Residence Hall Occupancy Report

Attachment II – Spring 2023 Residence Hall Occupancy Report

Campus Housing Utilization

Fall 2022

Black Hills State University - Current Capacity 863								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	83	200	0	0	0	0	450	93.17%
Suite-Style	4	96	0	0	0	0	182	92.86%
Apartments	62	61	0	0	0	0	159	86.41%
Leased Property*	0	0	0	0	0	0	0	0.00%
Overflow †							0	
Total	149	357	0	0	0	0	791	91.66%
Dakota State University - Current Capacity 936‡								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	64	319	1	0	0	0	585	82.98%
Suite-Style	0	0	0	19	0	0	75	98.68%
Apartments	0	0	0	8	8	11	134	186.11%
Leased Property*	8	3	1	0	0	0	17	100.00%
Overflow †							0	
Total	72	322	2	27	8	11	811	86.65%
Northern State University - Current Capacity 855								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	36	182	2	0	0	0	203	50.00%
Suite-Style	7	33	9	86	0	0	318	71.62%
Apartments	5	0	0	0	0	0	4	80.00%
Leased Property*	0	0	0	0	0	0	0	0.00%
Overflow †							0	
Total	48	215	11	86	0	0	525	61.40%
South Dakota School of Mines and Technology - Current Capacity 1091								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	32	201	15	0	0	0	471	98.33%
Suite-Style	95	55	0	40	0	0	366	100.27%
Apartments	0	0	0	0	0	0	0	0.00%
Leased Property*	247	0	0	0	0	0	246	99.60%
Overflow †							0	
Total	374	256	15	40	0	0	1,083	99.27%
South Dakota State University - Current Capacity 4571‡								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	330	1,580	3	0	0	0	2,996	85.62%
Suite-Style	0	233	0	0	0	0	448	96.14%
Apartments	25	17	10	128	1	0	560	92.41%
Leased Property*	0	0	0	0	0	0	0	0.00%
Overflow †							0	
Total	355	1,830	13	128	1	0	4,004	87.60%
University of South Dakota - Current Capacity 2128‡								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	56	687	16	0	0	0	1,304	88.23%
Suite-Style	0	53	0	77	0	0	402	97.10%
Apartments	0	22	0	48	0	0	232	98.31%
Leased Property*	0	0	0	0	0	0	0	0.00%
Overflow †							44	
Total	56	762	16	125	0	0	1,982	93.14%

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

‡ DSU, SDSU, and USD's current capacity calculation includes unused rooms temporarily taken offline due to renovations.

* 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.

BHSU Housing System			Prior Year	
Type of Room	# of Rooms	# of Students	# of Rooms	# of Students
Traditional				
Singles	83	81	86	80
Doubles	200	369	197	339
Triples	0	0	0	0
Suite-Style				
Single	4	4	4	4
Double	96	178	96	186
Triple	0	0	0	0
Quad	0	0	0	0
Apartments				
Single	62	57	62	49
Double	61	102	61	87
Triple	0	0	0	0
Quad	0	0	0	0
Other*	0	0	0	0
Total Beds / Students	863	791	860	745
Occupancy Rate		91.66%		86.63%

DSU Housing System			Prior Year	
Type of Room	# of Rooms	# of Students	# of Rooms	# of Students
Traditional				
Singles	72	49	66	29
Doubles	322	548	322	530
Triples	2	5	1	3
Suite-Style				
Single	0	0	0	0
Double	0	0	0	0
Triple	0	0	0	0
Quad	19	75	19	72
Apartments				
Single	0	0	0	0
Double	0	0	0	0
Triple	0	0	0	0
Quad	8	31	8	31
Quint	8	40	8	40
Other*	11	63	11	65
Total Beds / Students	870	811	861	770
Occupancy Rate		93.22%		89.43%

NSU Housing System			Prior Year	
Type of Room	# of Rooms	# of Students	# of Rooms	# of Students
Traditional				
Singles	36	31	36	31
Doubles	182	169	182	176
Triples	2	3	2	6
Suite-Style				
Single	7	3	7	3
Double	33	59	33	62
Triple	9	18	9	21
Quad	86	238	86	245
Apartments				
Single	5	4	4	3
Double	0	0	0	0
Triple	0	0	0	0
Quad	0	0	0	0
Other*	0	0	0	0
Total Beds / Students	855	525	854	547
Occupancy Rate		61.40%		64.05%

SDSMT Housing System			Prior Year	
Type of Room	# of Rooms	# of Students	# of Rooms	# of Students
Traditional				
Singles	32	32	31	29
Doubles	201	394	213	405
Triples	15	45	3	9
Suite-Style				
Single	95	95	96	93
Double	55	109	56	106
Triple	0	0	0	0
Quad	40	162	39	138
Apartments				
Single	247	246	248	243
Double	0	0	0	0
Triple	0	0	0	0
Quad	0	0	0	0
Other*	0	0	0	0
Total Beds / Students	1,091	1,083	1,078	1,023
Occupancy Rate		99.27%		94.90%

SDSU Housing System			Prior Year	
Type of Room	# of Rooms	# of Students	# of Rooms	# of Students
Traditional				
Singles	330	310	476	277
Doubles	1,580	2,677	1,527	2,725
Triples	3	9	0	0
Suite-Style				
Double	233	448	233	408
Triple	0	0	0	0
Quad	0	0	0	0
Apartments				
Single	25	22	25	24
Double	17	29	17	26
Triple	10	25	10	21
Quad	128	482	128	457
Quint	1	2	1	4
Other*	0	0	0	0
Total Beds / Students	4,571	4,004	4,602	3,942
Occupancy Rate		87.60%		85.66%

USD Housing System			Prior Year	
Type of Room	# of Rooms	# of Students	# of Rooms	# of Students
Traditional				
Singles	56	50	154	140
Doubles	687	1,213	687	1,142
Triples	16	41	16	35
Suite-Style				
Double	53	101	53	102
Triple	0	0	0	0
Quad	77	301	77	299
Apartments				
Single	0	0	0	0
Double	22	42	22	42
Triple	0	0	0	0
Quad	48	190	48	179
Other*	13	44	0	0
Total Beds / Students	2,128	1,982	2,226	1,939
Occupancy Rate		93.14%		87.11%

Campus Housing Utilization

Spring 2023

Black Hills State University - Current Capacity 864								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	82	201	0	0	0	0	412	85.12%
Suite-Style	4	96	0	0	0	0	170	86.73%
Apartments	62	61	0	0	0	0	160	86.96%
Leased Property*	0	0	0	0	0	0	0	0.00%
Overflow †							0	
Total	148	358	0	0	0	0	742	85.88%
Dakota State University - Current Capacity 936‡								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	72	322	2	0	0	0	554	81.02%
Suite-Style	0	0	0	19	0	0	75	98.68%
Apartments	0	0	0	8	8	11	126	91.30%
Leased Property*	8	3	1	0	0	0	18	105.88%
Overflow †							0	
Total	80	325	3	27	8	11	804	84.37%
Northern State University - Current Capacity 855								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	36	182	2	0	0	0	191	47.04%
Suite-Style	7	33	9	86	0	0	294	66.22%
Apartments	5	0	0	0	0	0	3	60.00%
Leased Property*	0	0	0	0	0	0	0	0.00%
Overflow †							0	
Total	48	215	11	86	0	0	488	57.08%
South Dakota School of Mines and Technology - Current Capacity 1091								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	32	201	15	0	0	0	444	92.69%
Suite-Style	95	55	0	40	0	0	338	92.60%
Apartments	0	0	0	0	0	0	0	0.00%
Leased Property*	247	0	0	0	0	0	227	91.90%
Overflow †							0	
Total	374	256	15	40	0	0	1,009	92.48%
South Dakota State University - Current Capacity 4571‡								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	330	1,580	3	0	0	0	2,852	81.51%
Suite-Style	0	233	0	0	0	0	418	89.70%
Apartments	25	17	10	128	1	0	519	85.64%
Leased Property*	0	0	0	0	0	0	0	0.00%
Overflow †							0	
Total	355	1,830	13	128	1	0	3,789	82.89%
University of South Dakota - Current Capacity 2128‡								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	56	687	16	0	0	0	1,241	83.96%
Suite-Style	0	53	0	77	0	0	381	92.03%
Apartments	0	22	0	48	0	0	218	92.37%
Leased Property*	0	0	0	0	0	0	0	0.00%
Overflow †							0	
Total	56	762	16	125	0	0	1,840	86.47%

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

‡ DSU, SDSU, and USD's current capacity calculation includes unused rooms temporarily taken offline due to renovations.

* 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.

BHSU Housing System			Fall 2022	
Type of Room	# of Rooms	# of Students	# of Rooms	# of Students
Traditional				
Singles	82	82	83	81
Doubles	201	330	200	369
Triples	0	0	0	0
Suite-Style				
Single	4	4	4	4
Double	96	166	96	178
Triple	0	0	0	0
Quad	0	0	0	0
Apartments				
Single	62	60	62	57
Double	61	100	61	102
Triple	0	0	0	0
Quad	0	0	0	0
Other*	0	0	0	0
Total Beds / Students	864	742	863	791
Occupancy Rate		85.88%		91.66%

DSU Housing System			Fall 2022	
Type of Room	# of Rooms	# of Students	# of Rooms	# of Students
Traditional				
Singles	72	50	72	49
Doubles	322	499	322	548
Triples	2	5	2	5
Suite-Style				
Single	0	0	0	0
Double	0	0	0	0
Triple	0	0	0	0
Quad	19	75	19	75
Apartments				
Single	0	0	0	0
Double	0	0	0	0
Triple	0	0	0	0
Quad	8	28	8	31
Quint	8	35	8	40
Other*	11	63	11	63
Total Beds / Students	936	755	936	811
Occupancy Rate		80.66%		86.65%

NSU Housing System			Fall 2022	
Type of Room	# of Rooms	# of Students	# of Rooms	# of Students
Traditional				
Singles	36	31	36	31
Doubles	182	155	182	169
Triples	2	5	2	3
Suite-Style				
Single	7	3	7	3
Double	33	58	33	59
Triple	9	16	9	18
Quad	86	217	86	238
Apartments				
Single	5	3	5	4
Double	0	0	0	0
Triple	0	0	0	0
Quad	0	0	0	0
Other*	0	0	0	0
Total Beds / Students	855	488	855	525
Occupancy Rate		57.08%		61.40%

SDSMT Housing System			Fall 2022	
Type of Room	# of Rooms	# of Students	# of Rooms	# of Students
Traditional				
Singles	32	32	32	32
Doubles	201	371	201	394
Triples	15	41	15	45
Suite-Style				
Single	95	90	95	95
Double	55	101	55	109
Triple	0	0	0	0
Quad	40	147	40	162
Apartments				
Single	247	227	247	246
Double	0	0	0	0
Triple	0	0	0	0
Quad	0	0	0	0
Other*	0	0	0	0
Total Beds / Students	1,091	1,009	1,091	1,083
Occupancy Rate		92.48%		99.27%

SDSU Housing System			Fall 2022	
Type of Room	# of Rooms	# of Students	# of Rooms	# of Students
Traditional				
Singles	330	247	330	310
Doubles	1,580	2,599	1,580	2,677
Triples	3	6	3	9
Suite-Style				
Double	233	418	233	448
Triple	0	0	0	0
Quad	0	0	0	0
Apartments				
Single	25	20	25	22
Double	17	24	17	29
Triple	10	22	10	25
Quad	128	451	128	482
Quint	1	2	1	2
Other*	0	0	0	0
Total Beds / Students	4,571	3,789	4,571	4,004
Occupancy Rate		82.89%		87.60%

USD Housing System			Fall 2022	
Type of Room	# of Rooms	# of Students	# of Rooms	# of Students
Traditional				
Singles	56	51	51	50
Doubles	687	1,151	623	1,213
Triples	16	39	14	41
Suite-Style				
Double	53	94	53	101
Triple	0	0	0	0
Quad	77	287	77	301
Apartments				
Single	0	0	0	0
Double	22	41	22	42
Triple	0	0	0	0
Quad	48	177	48	190
Other*	0	0	13	44
Total Beds / Students	2,128	1,840	1,989	1,982
Occupancy Rate		86.47%		99.65%