

BOARD OF TRUSTEES OF THE NEBRASKA STATE COLLEGES

CHANCELLOR INFORMATIONAL ITEMS

INFORMATION ONLY: Fall Occupancy and Income Reports

The Fall Occupancy and Income Reports from each of the Colleges are provided to the Board for information. Board Policy 2101 establishes the timeline for Occupancy and Income Reports.

Room occupancy and revenues are reported for each fall and spring term. The Board is to monitor this information according to the bond indentures in order to have an understanding of the health of the Auxiliary System.

The report reflects the “Designed Bed Capacity” of each building with adjustments for any permanent changes. The “Current Bed Capacity” allows for adjustments such as single rooms for resident hall assistants or rooms take off-line temporarily. Using Current Bed Capacity to compute the occupancy rates gives the best picture of what is possible any given term.

Fall occupancy tends to be higher than spring as some students will not be retained for the full year. The health of the residence hall system depends on the number of beds occupied and the revenue generated from the halls. All students are counted in the occupancy numbers, but the “Current Potential Revenue” excludes resident hall assistants as they typically do not pay rent as a part of their compensation. The higher the occupancy rate and the higher the percent of current potential income collected, the healthier the Auxiliary System and the greater the ability to improve and maintain the facilities. The level of occupancy and the health of the Auxiliary System also depends on the annual debt service and total debt carried on the facilities.

Debt Schedule as of June 30, 2021				
		CSC	PSC	WSC
FY22 Annual Debt Service		\$888,044	\$944,488	\$1,391,184
Total Outstanding Debt		\$9,557,944	\$16,741,254	\$21,944,406

Currently, PSC has a two year live-in requirement and CSC and WSC have a one-year live-in requirement.

The following table provides the historical occupancy rates:

Historical Fall Occupancy Rates

<u>Term</u>	<u>CSC</u>	<u>PSC</u>	<u>WSC</u>
Fall 2010	71.4%	90.6%	87.9%
Fall 2011	75.5%	82.8%	88.1%
Fall 2012	84.7%	79.0%	88.2%
Fall 2013	73.5%	82.3%	84.9%
Fall 2014	73.9%	81.6%	85.0%
Fall 2015	71.2%	77.7%	81.6%
Fall 2016	65.3%	77.0%	89.2%
Fall 2017	60.9%	73.4%	67.9%
Fall 2018	51.4%	75.2%	77.5%
Fall 2019	53.9%	87.4%	80.2%
Fall 2020	57.7%	75.9%	86.3%
Fall 2021	58.5%	74.5%	89.5%

Notes:

Starting Fall 2020 CSC Brooks Hall is off-line due to Math Science renovation.

ATTACHMENTS:

- CSC 2021 Fall Occupancy and Income Report (PDF)
- PSC Fall Occupancy and Income Report (PDF)
- WSC 2021 Fall Occupancy and Income Report (PDF)

**Chadron State College
Auxiliary Residential System
Fall 2021 Occupancy and Income Report**

Residence Hall	Designed Bed Capacity (1)	Current Bed Capacity (2)	Beds Occupied Fall 2021	Percent Bed Occupancy
ANDREWS	292	282	136	48.2%
BROOKS	110	0	0	NA
EDNA WING	88	82	49	59.8%
EDNA WORK	90	86	47	54.7%
HIGH RISE	433	423	272	64.3%
KENT HALL	292	282	167	59.2%
Subtotals	1,305	1,155	671	58.1%

Student Apartments/Suites	Designed Number of Apartments	Current Bed Capacity	Beds Occupied Fall 2021	Percent Bed Occupancy
EAGLE RIDGE #1	23	21	18	85.7%
EAGLE RIDGE #2	23	21	18	85.7%
Subtotals	46	42	36	85.71%

Family Housing	Designed Number of Units	Current Number of Units	Units Occupied Fall 2021	Percent Units Occupied
EDNA WORK WING	2	2	2	100.00%
EAGLE RIDGE #3 - FACULTY/STAFF	23	23	6	26.09%
Subtotals	25	25	8	32.00%

TOTALS	1,376	1,222	715	58.51%
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(1) Reflects the current maximum capacity taking into account any permanent changes made to the facility since it was built.

(2) Reflects adjustments for resident assistant rooms currently occupied by one student or rooms temporarily taken off-line.

Potential versus Actual Income

	Potential Designed Revenue (1)	Current Potential Revenue (2)	Actual Income (3)	Actual as a % of Current Potential Revenue
Residence Halls	\$2,415,402	\$2,096,202	\$1,241,531	
Student Apartments/Suites	\$116,550	\$105,450	\$98,931	
Family Housing	\$4,080	\$4,080	\$2,520	
Faculty Apartments	\$46,920	\$12,240	\$7,595	
Summer, Guest Housing & Rentals			\$4,341	
Other			\$0	
TOTALS	\$2,582,952	\$2,217,972	\$1,354,918	64.64%

(1) Potential revenue using the maximum number of beds/units filled reduced by RA waivers.

(2) Potential revenue based on beds/units available reduced by RA waivers.

(3) Actual revenue is less waivers, refunds and receivables.

**Brooks is currently offline due to Math Science renovation

**Peru State College
Auxiliary Residential System
Fall 2021 Occupancy and Income Report**

	Designed Bed Capacity (1)	Current Bed Capacity (2)	Beds Occupied Fall 2021	Percent Bed Occupancy
Residence Hall				
ELIZA MORGAN	147	143	110	76.9%
DELZELL	151	147	123	83.7%
CLAYBURN/MATHEWS	120	116	79	68.1%
DAVIDSON/PALMER	119	115	87	75.7%
NICHOLAS/PATE	61	55	39	70.9%
Subtotals	598	576	438	76.0%

	Designed Number of Apartments	Current Bed Capacity	Beds Occupied Fall 2021	Percent Bed Occupancy
Student Apartments				
Oak Hill	9	36	16	44.4%

	Designed Number of Units	Current Number of Units	Units Occupied Fall 2021	Percent Units Occupied
Faculty Apartments				
Faculty	7	7	7	100.00%

TOTALS	614	619	461	74.47%
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(1) Reflects the current maximum capacity taking into account any permanent changes made to the facility since it was built.

(2) Reflects adjustments for resident assistant rooms currently occupied by one student or rooms temporarily taken off-line.

Potential verses Actual Income

	Potential Designed Revenue (1)	Current Potential Revenue (2)	Actual Income (3)	Actual as a % of Current Potential Revenue
Residence Halls	\$1,418,456	\$1,366,272	\$1,053,762	
Student Apartments	\$72,756	\$72,756	\$31,578	
Family Housing	\$0	\$0	\$0	
Faculty Apartments	\$25,914	\$25,914	\$27,218	
Summer, Guest Housing & Rentals	\$1,375	\$1,375	\$1,375	
Other	\$0	\$0.00	\$0	
TOTALS	\$1,518,501	\$1,466,317	\$1,113,933	75.97%

(1) Potential revenue using the maximum number of beds/units filled reduced by RA waivers.

(2) Potential revenue based on beds/units available reduced by RA waivers.

(3) Actual revenue is less waivers, refunds and receivables.

**Wayne State College
Auxiliary Residential System
Fall 2021 Occupancy and Income Report**

	Designed Bed Capacity (1)	Current Bed Capacity (2)	Beds Occupied Fall 2021	Percent Bed Occupancy
Residence Hall				
Anderson Hall	164	155	131	84.52%
Berry Hall	316	305	265	86.89%
Bowen Hall	432	417	388	93.05%
Morey Hall	238	214	195	91.12%
Neihardt Hall	167	163	139	85.28%
Pile Hall	142	139	126	90.65%
Terrace Hall	143	141	129	91.49%
Subtotals	1,602	1,534	1,373	89.50%

	Designed Number of Apartments	Current Bed Capacity	Beds Occupied Fall 2021	Percent Bed Occupancy
Student Apartments				
NA	0	0	0	NA

	Designed Number of Units	Current Number of Units	Units Occupied Fall 2021	Percent Units Occupied
Family Housing				
NA	0	0	0	NA

TOTALS	1,602	1,534	1,373	89.50%
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(1) Reflects the current maximum capacity taking into account any permanent changes made to the facility since it was built.

(2) Reflects adjustments for resident assistant rooms currently occupied by one student or rooms temporarily taken off-line.

Potential versus Actual Income

	Potential Designed Revenue (1)	Current Potential Revenue (2)	Actual Income (3)	Actual as a % of Current Potential Revenue
Residence Halls	\$3,249,510	\$3,099,115	\$2,656,990	
Student Apartments			\$0	
Family Housing			\$0	
Faculty Apartments			\$0	
Summer, Guest Housing & Rentals			\$0	
Other		48,523	\$48,523	
TOTALS	\$3,249,510	\$3,147,638	\$2,705,513	85.95%

(1) Potential revenue using the maximum number of beds/units filled reduced by RA waivers.

(2) Potential revenue based on beds/units available reduced by RA waivers.

(3) Actual revenue is less waivers, refunds and receivables.