

BOARD OF TRUSTEES OF THE NEBRASKA STATE COLLEGES

CHANCELLOR INFORMATIONAL ITEMS

INFORMATION ONLY: Fall Occupancy and Income Reports

Room occupancy and revenues are reported following each fall and spring term according to Board policy 6801.

The fall 2022 occupancy and income report for each College is attached. 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 taken off-line temporarily. Using the 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 and Occupancy Rates

	<u>CSC</u>	<u>PSC</u>	<u>WSC</u>
FY23 Annual Debt Service	\$885,690	\$948,431	\$1,386,123
Total Outstanding Debt	\$8,669,900	\$15,796,766	\$20,553,222
Occupancy Rates	54.1%	79.5%	88.8%

Currently, PSC has a two year live-in requirement. CSC will move to a two-year requirement starting with the fall 2023 class, which means the housing system will see the impact in fall of 2024. WSC has 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%
Fall 2022	54.1%	79.5%	88.8%

Notes:

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

ATTACHMENTS:

- CSC 2022 Fall Occupancy and Income Report (PDF)
- PSC Fall 2022 Occupancy and Income Report (PDF)
- WSC 2022 Fall Occupancy and Income Report (PDF)

**Chadron State College
Auxiliary Residential System
Fall 2022 Occupancy and Income Report**

**AGENDA ITEM: 5.9
MEETING DATE: March 23, 2023**

	Designed Bed Capacity (1)	Current Bed Capacity (2)	Beds Occupied Fall 2022	Percent Bed Occupancy
Residence Hall				
ANDREWS	292	282	143	50.7%
BROOKS	110	0	0	#DIV/0!
EDNA WING	88	82	39	47.6%
EDNA WORK	90	86	48	55.8%
HIGH RISE	433	423	258	61.0%
KENT HALL	292	282	119	42.2%
Subtotals	1,305	1,155	607	52.6%

	Designed Number of Apartments	Current Bed Capacity	Beds Occupied Fall 2021	Percent Bed Occupancy
Student Apartments/Suites				
EAGLE RIDGE #1	23	21	19	90.5%
EAGLE RIDGE #2	23	21	18	85.7%
Subtotals	46	42	37	88.10%

	Designed Number of Units	Current Number of Units	Units Occupied Fall 2021	Percent Units Occupied
Family Housing				
EDNA WORK WING	2	2	2	100.00%
EAGLE RIDGE #3 - FACULTY/STAFF	23	23	15	65.22%
Subtotals	25	25	17	68.00%

TOTALS	1,376	1,222	661	54.09%
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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 Potential Revenue
Residence Halls	\$2,602,314	\$2,263,089	\$1,268,764	
Student Apartments/Suites	\$121,590	\$110,010	\$91,283	
Family Housing	\$6,120	\$6,120	\$2,052	
Faculty Apartments	\$58,680	\$38,250	\$20,335	
Summer, Guest Housing & Rentals			\$840	
Other			\$0	
TOTALS	\$2,788,704	\$2,417,469	\$1,383,274	61.12%

(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 2022 Occupancy and Income Report

	Designed Bed Capacity (1)	Current Bed Capacity (2)	Beds Occupied Fall 2022	Percent Bed Occupancy
Residence Hall				
ELIZA MORGAN	147	139	128	92.1%
DELZELL	151	141	116	82.3%
CLAYBURN/MATHEWS	120	110	62	56.4%
DAVIDSON/PALMER	119	109	89	81.7%
NICHOLAS/PATE	61	51	48	94.1%
Subtotals	598	550	443	80.5%

	Designed Number of Apartments	Current Bed Capacity	Beds Occupied Fall 2022	Percent Bed Occupancy
Student Apartments				
Oak Hill	9	32	18	56.3%

	Designed Number of Units	Current Number of Units	Units Occupied Fall 2022	Percent Units Occupied
Faculty Apartments				
Faculty	8	8	8	100.00%

TOTALS	615	590	469	79.49%
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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	\$1,398,540	\$1,344,750	\$795,802	
Student Apartments	\$66,944	\$66,944	\$46,276	
Family Housing	\$0	\$0	\$0	
Faculty Apartments	\$30,720	\$30,720	\$22,465	
Summer, Guest Housing & Rentals	\$2,975	\$2,975	\$3,465	
Other	\$0	\$0.00	\$0	
TOTALS	\$1,499,179	\$1,445,389	\$868,008	60.05%

(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 2022 Occupancy and Income Report

	Designed Bed Capacity (1)	Current Bed Capacity (2)	Beds Occupied Fall 2022	Percent Bed Occupancy
Residence Hall				
Anderson Hall	164	156	128	82.05%
Berry Hall	316	305	269	88.20%
Bowen Hall	432	417	378	90.65%
Morey Hall	232	209	188	89.95%
Neihardt Hall	167	162	139	85.80%
Pile Hall	142	139	129	92.81%
Terrace Hall	143	141	127	90.07%
Subtotals	1,596	1,529	1,358	88.82%

	Designed Number of Apartments	Current Bed Capacity	Beds Occupied Fall 2022	Percent Bed Occupancy
Student Apartments				
NA	0	0	0	#DIV/0!

	Designed Number of Units	Current Number of Units	Units Occupied Fall 2022	Percent Units Occupied
Family Housing				
NA	0	0	0	#DIV/0!

TOTALS	1,596	1,529	1,358	88.82%
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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 Potential Revenue
Residence Halls	\$3,265,692	\$3,114,732	\$2,636,825	
Student Apartments			\$0	
Family Housing			\$0	
Faculty Apartments			\$0	
Summer, Guest Housing & Rentals			\$0	
Other		44,942	\$44,942	
TOTALS	\$3,265,692	\$3,159,674	\$2,681,767	84.87%

(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.