

BOARD OF TRUSTEES OF THE NEBRASKA STATE COLLEGES

CHANCELLOR INFORMATIONAL ITEMS

INFORMATION ONLY: **Spring Occupancy and Income Reports**

The Spring Occupancy and Income Reports from each of the Colleges are provided to the Board for information and can be used as an indicator for the financial health of the residential facilities. Board Policy 8050 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 taken off-line temporarily. Using "Current Bed Capacity" to compute the occupancy rates gives the best picture of what is possible any given term.

Spring occupancy tends to be lower than fall as some students will not be retained for the full year. 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 the fall of 2024. WSC has a one-year live-in requirement.

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 needed and the health of the Auxiliary System also depends on the annual debt service and total debt carried on the facilities.

The following table provides the historical spring occupancy rates:

Historical Spring Occupancy Rates			
<u>Term</u>	<u>CSC</u>	<u>PSC</u>	<u>WSC</u>
Spring 2010	62%	76%	76%
Spring 2011	64%	77%	77%
Spring 2012	65%	76%	76%
Spring 2013	60%	65%	76%
Spring 2014	62%	72%	73%
Spring 2015	60%	66%	72%
Spring 2016	59%	68%	70%
Spring 2017	57%	62%	58%
Spring 2018	48%	63%	64%
Spring 2019	47%	62%	70%
Spring 2020	46%	69%	73%
Spring 2021	47%	61%	79%
Spring 2022	51%	62%	82%
Spring 2023	48%	70%	82%

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

The following table shows the FY23 debt service, total outstanding debt, along with the spring occupancy rates.

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	48%	70%	82%%

Attached are the reports from each College with the details of their residence hall occupancy and revenue information.

ATTACHMENTS:

- CSC 2023 Spring Occupancy and Income Report (PDF)
- PSC Spring 2023 Occupancy and Income Report (PDF)
- WSC 2023 Spring Occupancy and Income Report (PDF)

Chadron State College
Auxiliary Residential System
Spring 2023 Occupancy and Income Report

AGENDA ITEM: 5.7
MEETING DATE: June 15, 2023

	Designed Bed Capacity (1)	Current Bed Capacity (2)	Beds Occupied Spring 2023	Percent Bed Occupancy
Residence Hall				
ANDREWS	292	282	141	50.0%
BROOKS	110	0	0	#DIV/0!
EDNA WING	88	82	34	41.5%
EDNA WORK	90	86	45	52.3%
HIGH RISE	433	423	227	53.7%
KENT HALL	292	282	92	32.6%
Subtotals	1,305	1,155	539	46.7%

	Designed Number of Apartments	Current Bed Capacity	Beds Occupied Spring 2023	Percent Bed Occupancy
Student Apartments/Suites				
EAGLE RIDGE #1	23	21	20	95.2%
EAGLE RIDGE #2	23	21	19	90.5%
Subtotals	46	42	39	92.86%

	Designed Number of Units	Current Number of Units	Units Occupied Spring 2023	Percent Units Occupied
Family Housing				
EDNA WORK WING	2	2	1	50.00%
EAGLE RIDGE #3 - FACULTY/STAFF	23	23	10	43.48%
Subtotals	25	25	11	44.00%

TOTALS	1,376	1,222	589	48.20%
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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 for the Spring Term

	Potential Designed Revenue (1)	Current Potential Revenue (2)	Actual Income (3)	Actual as a % of Potential Revenue
Residence Halls	\$2,644,548	\$2,305,323	\$1,170,393	
Student Apartments/Suites	\$121,590	\$107,025	\$92,570	
Family Housing	\$6,120	\$3,060	\$1,620	
Faculty Apartments	\$58,680	\$25,500	\$18,300	
Summer, Guest Housing & Rentals			\$900	
Other			\$0	
TOTALS	\$2,830,938	\$2,440,908	\$1,283,783	55.69%

(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.

**Peru State College
Auxiliary Residential System
Spring 2023 Occupancy and Income Report**

**AGENDA ITEM: 5.7
MEETING DATE: June 15, 2023**

	Designed Bed Capacity (1)	Current Bed Capacity (2)	Beds Occupied Spring 2023	Percent Bed Occupancy
Residence Hall				
ELIZA MORGAN	147	139	119	85.6%
DELZELL	151	141	91	64.5%
CLAYBURN/MATHEWS	120	110	63	57.3%
DAVIDSON/PALMER	119	109	79	72.5%
NICHOLAS/PATE	61	51	41	80.4%
Subtotals	598	550	393	71.5%

	Designed Number of Apartments	Current Bed Capacity	Beds Occupied Spring 2023	Percent Bed Occupancy
Student Apartments				
Oak Hill	9	32	11	34.4%

	Designed Number of Units	Current Number of Units	Units Occupied Spring 2023	Percent Units Occupied
Faculty Apartments				
Faculty	8	8	8	100.00%

TOTALS	615	590	412	69.83%
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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 for Spring

	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	\$718,118	
Student Apartments	\$66,944	\$66,944	\$29,288	
Family Housing	\$0	\$0	\$0	
Faculty Apartments	\$30,720	\$30,720	\$23,250	
Summer, Guest Housing & Rentals	\$2,975	\$2,975	\$0	
Other	\$0	\$0.00	\$0	
TOTALS	\$1,499,179	\$1,445,389	\$770,656	53.32%

(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
Spring 2023 Occupancy and Income Report**

	Designed Bed Capacity (1)	Current Bed Capacity (2)	Beds Occupied Spring 2023	Percent Bed Occupancy
Residence Hall				
Anderson Hall	164	156	80	51.28%
Berry Hall	316	305	238	78.03%
Bowen Hall	432	417	367	88.01%
Morey Hall	232	209	176	84.21%
Neihardt Hall	167	162	139	85.80%
Pile Hall	142	139	126	90.65%
Terrace Hall	143	141	126	89.36%
Subtotals	1,596	1,529	1,252	81.88%

	Designed Number of Apartments	Current Bed Capacity	Beds Occupied Spring 2023	Percent Bed Occupancy
Student Apartments				
NA	0	0	0	#DIV/0!

	Designed Number of Units	Current Number of Units	Units Occupied Spring 2023	Percent Units Occupied
Family Housing				
NA	0	0	0	#DIV/0!

TOTALS	1,596	1,529	1,252	81.88%
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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 for Spring

	Potential Designed Revenue (1)	Current Potential Revenue (2)	Actual Income (3)	Actual as a % of Potential Revenue
Residence Halls	\$3,242,548	\$3,091,588	\$2,513,508	
Student Apartments			\$0	
Family Housing			\$0	
Faculty Apartments			\$0	
Summer, Guest Housing & Rentals			\$0	
Other		21,544	\$21,544	
TOTALS	\$3,242,548	\$3,113,132	\$2,535,052	81.43%

(1) Potential revenue for current term using the maximum number of beds/units filled reduced by RA waiver

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

(3) Actual revenue for current term less waivers, refunds and receivables.