**Budget and Finance**
**Consent**

**AGENDA ITEM:  5 – O**
**DATE:  April 3-4, 2024**

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**SUBJECT**
   Residence Hall Occupancy Report for Fall 2023 / Spring 2024

**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 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 2023, and in Attachment II for Spring 2024.

**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, except for 72 beds in the East and West 8-Plex Apartments at DSU as well as 249 beds in Rocker 1 and 2 at SDSMT.

| Table 1 | | |
|---|---|---|
| *South Dakota Board of Regents* | | |
| *Available Beds per Semester* | | |
| 2021 2022 | 2022 2023 | 2023 2024 |
| BHSU 854 | 864 | 869 |
| DSU 859 | 936 | 897 |
| NSU 788 | 855 | 767 |
| SDSMT 1,048 | 1,091 | 1,091 |
| SDSU 4,461 | 4,571 | 4,499 |
| USD 2,154 | 2,128 | 2,128 |
| System 10,164 | 10,445 | 10,251 |

(Continued)

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**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 in the 2021-2022 academic year due to COVID-19. Minor 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 in 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 2021-2022.

Table 2 shows the differences between the fall and spring occupancy rates for the last three years. Occupancy rates for Fall 2023/Spring 2024 are based upon rooms available for the general student population. The changes from fall to spring represent students who did not return to school for assorted reasons or graduated after the fall semester.

Most 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 94.78% at SDSMT to 62.84% at NSU.

**Table 2**
*South Dakota Board of Regents*
*Campus Housing Utilization*
*Fall, Spring and Average for Last Three Years*

| | Fall 2021 | Spring 2022 | Avg | | Fall 2022 | Spring 2023 | Avg | | Fall 2023 | Spring 2024 | Avg |
|---|---|---|---|---|---|---|---|---|---|---|---|
| BHSU | 87.24% | 76.00% | 81.62% | BHSU | 91.66% | 85.88% | 88.77% | BHSU | 91.71% | 83.08% | 87.39% |
| DSU | 89.85% | 81.49% | 85.67% | DSU | 86.65% | 84.37% | 85.51% | DSU | 96.32% | 87.85% | 92.08% |
| NSU | 69.42% | 68.02% | 68.72% | NSU | 61.40% | 57.08% | 59.24% | NSU | 64.67% | 61.02% | 62.84% |
| SDSMT | 95.61% | 92.37% | 93.99% | SDSMT | 99.27% | 92.48% | 95.88% | SDSMT | 96.43% | 93.13% | 94.78% |
| SDSU | 88.35% | 83.41% | 85.88% | SDSU | 87.60% | 82.89% | 85.25% | SDSU | 95.55% | 90.26% | 92.91% |
| USD | 93.18% | 83.94% | 88.56% | USD | 93.14% | 86.47% | 89.81% | USD | 93.89% | 87.22% | 90.55% |
| | | | | | | | | | | | |
| System | 87.28% | 80.87% | 84.07% | System | 88.04% | 83.03% | 85.54% | System | 92.73% | 86.93% | 89.83% |

Table 3 isolates the last four spring semesters:

| Table 3 | | | | |
|---|---|---|---|---|
| *South Dakota Board of Regents* | | | | |
| *Campus Housing Utilization* | | | | |
| *Spring Semester Only* | | | | |
| | Spring 2021 | Spring 2022 | Spring 2023 | Spring 2024 |
| BHSU | 73.93% | 76.00% | 85.88% | 83.08% |
| DSU | 82.38% | 81.49% | 84.37% | 87.85% |
| NSU | 61.29% | 68.02% | 57.08% | 61.02% |
| SDSMT | 83.02% | 92.37% | 92.48% | 93.13% |
| SDSU | 83.93% | 83.41% | 82.89% | 90.26% |
| USD | 85.32% | 83.94% | 86.47% | 87.22% |
| System | 78.31% | 80.87% | 83.03% | 86.93% |

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.

| Table 4 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| *South Dakota Board of Regents* | | | | | | | | | | |
| *Open Beds* | | | | | | | | | | |
| *Change from Fall to Spring Prior and Current Years* | | | | | | | | | | |
| | Fall 2021 | Spring 2022 | Change | | Fall 2022 | Spring 2023 | Change | | Fall 2023 | Spring 2024 | Change |
| BHSU | 109 | 205 | 96 | BHSU | 72 | 122 | 50 | BHSU | 72 | 147 | 75 |
| DSU | 89 | 159 | 70 | DSU | 125 | 132 | 7 | DSU | 33 | 109 | 76 |
| NSU | 241 | 252 | 11 | NSU | 330 | 367 | 37 | NSU | 271 | 299 | 28 |
| SDSMT | 47 | 80 | 33 | SDSMT | 8 | 82 | 74 | SDSMT | 39 | 75 | 36 |
| SDSU | 519 | 740 | 221 | SDSU | 567 | 782 | 215 | SDSU | 200 | 438 | 238 |
| USD | 142 | 346 | 204 | USD | 146 | 288 | 142 | USD | 130 | 272 | 142 |
| System | 1,147 | 1,782 | 635 | System | 1,248 | 1,773 | 525 | System | 745 | 1,340 | 595 |

**ATTACHMENTS**
Attachment I – Fall 2023 Residence Hall Occupancy Report
Attachment II – Spring 2024 Residence Hall Occupancy Report

# Campus Housing Utilization
## Fall 2023

### Black Hills State University - Current Capacity  869

| Room Type | Singles | Doubles | Triples | Quads | Quints | Other | Students | Utilization % |
|---|---|---|---|---|---|---|---|---|
| Traditional | 78 | 205 | 0 | 0 | 0 | 0 | 453 | 92.83% |
| Suite-Style | 4 | 96 | 0 | 0 | 0 | 0 | 184 | 93.88% |
| Apartments | 62 | 61 | 0 | 0 | 0 | 0 | 159 | 86.41% |
| Leased Property* | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| Overflow † | | | | | | | 0 | |
| **Total** | 144 | 362 | 0 | 0 | 0 | 0 | 796 | **91.71%** |

### Dakota State University - Current Capacity  897‡

| Room Type | Singles | Doubles | Triples | Quads | Quints | Other | Students | Utilization % |
|---|---|---|---|---|---|---|---|---|
| Traditional | 92 | 294 | 1 | 0 | 0 | 0 | 651 | 95.31% |
| Suite-Style | 0 | 0 | 0 | 19 | 0 | 0 | 76 | 100.00% |
| Apartments | 0 | 0 | 0 | 8 | 8 | 11 | 137 | 99.28% |
| Leased Property* | | | | | | | | 0.00% |
| Overflow † | | | | | | | | |
| **Total** | 92 | 294 | 1 | 27 | 8 | 11 | 864 | **96.32%** |

### Northern State University - Current Capacity  767

| Room Type | Singles | Doubles | Triples | Quads | Quints | Other | Students | Utilization % |
|---|---|---|---|---|---|---|---|---|
| Traditional | 97 | 108 | 2 | 0 | 0 | 0 | 131 | 41.07% |
| Suite-Style | 7 | 33 | 9 | 86 | 0 | 0 | 365 | 82.21% |
| Apartments | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| Leased Property* | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| Overflow † | | | | | | | 0 | |
| **Total** | 108 | 141 | 11 | 86 | 0 | 0 | 496 | **64.67%** |

### South Dakota School of Mines and Technology - Current Capacity  1091

| Room Type | Singles | Doubles | Triples | Quads | Quints | Other | Students | Utilization % |
|---|---|---|---|---|---|---|---|---|
| Traditional | 35 | 198 | 15 | 0 | 0 | 0 | 457 | 96.01% |
| Suite-Style | 94 | 56 | 0 | 40 | 0 | 0 | 348 | 95.08% |
| Apartments | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| Leased Property* | 249 | 0 | 0 | 0 | 0 | 0 | 247 | 99.20% |
| Overflow † | | | | | | | 0 | |
| **Total** | 378 | 254 | 15 | 40 | 0 | 0 | 1,052 | **96.43%** |

### South Dakota State University - Current Capacity  4499‡

| Room Type | Singles | Doubles | Triples | Quads | Quints | Other | Students | Utilization % |
|---|---|---|---|---|---|---|---|---|
| Traditional | 273 | 1,572 | 3 | 0 | 0 | 0 | 3,291 | 96.06% |
| Suite-Style | 0 | 233 | 0 | 0 | 0 | 0 | 444 | 95.28% |
| Apartments | 26 | 17 | 10 | 128 | 1 | 0 | 564 | 92.92% |
| Leased Property* | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| Overflow † | | | | | | | 0 | |
| **Total** | 299 | 1,822 | 13 | 128 | 1 | 0 | 4,299 | **95.55%** |

### University of South Dakota - Current Capacity  2128‡

| Room Type | Singles | Doubles | Triples | Quads | Quints | Other | Students | Utilization % |
|---|---|---|---|---|---|---|---|---|
| Traditional | 56 | 687 | 16 | 0 | 0 | 0 | 1,378 | 93.23% |
| Suite-Style | 0 | 53 | 0 | 77 | 0 | 0 | 398 | 96.14% |
| Apartments | 0 | 22 | 0 | 48 | 0 | 0 | 222 | 94.07% |
| Leased Property* | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| Overflow † | | | | | | | 0 | |
| **Total** | 56 | 762 | 16 | 125 | 0 | 0 | 1,998 | **93.89%** |

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

* 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 wi

# Campus Housing Utilization
## Spring 2024

### Black Hills State University - Current Capacity  869

| Room Type | Singles | Doubles | Triples | Quads | Quints | Other | Students | Utilization % |
|---|---|---|---|---|---|---|---|---|
| Traditional | 77 | 206 | 0 | 0 | 0 | 0 | 419 | 85.69% |
| Suite-Style | 4 | 96 | 0 | 0 | 0 | 0 | 164 | 83.67% |
| Apartments | 62 | 61 | 0 | 0 | 0 | 0 | 139 | 75.54% |
| Leased Property* | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| Overflow † | | | | | | | 0 | |
| **Total** | 143 | 363 | 0 | 0 | 0 | 0 | 722 | **83.08%** |

### Dakota State University - Current Capacity  897‡

| Room Type | Singles | Doubles | Triples | Quads | Quints | Other | Students | Utilization % |
|---|---|---|---|---|---|---|---|---|
| Traditional | 92 | 294 | 1 | 0 | 0 | 0 | 589 | 85.65% |
| Suite-Style | 0 | 0 | 0 | 19 | 0 | 0 | 71 | 93.42% |
| Apartments | 0 | 0 | 0 | 8 | 8 | 11 | 128 | 92.75% |
| Leased Property* | | | | | | | | 0.00% |
| Overflow † | | | | | | | | |
| **Total** | 92 | 294 | 1 | 27 | 8 | 11 | 788 | **87.85%** |

### Northern State University - Current Capacity  767

| Room Type | Singles | Doubles | Triples | Quads | Quints | Other | Students | Utilization % |
|---|---|---|---|---|---|---|---|---|
| Traditional | 97 | 108 | 2 | 0 | 0 | 0 | 118 | 36.99% |
| Suite-Style | 7 | 33 | 9 | 86 | 0 | 0 | 350 | 78.83% |
| Apartments | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| Leased Property* | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| Overflow † | | | | | | | 0 | |
| **Total** | 108 | 141 | 11 | 86 | 0 | 0 | 468 | **61.02%** |

### South Dakota School of Mines and Technology - Current Capacity  1091

| Room Type | Singles | Doubles | Triples | Quads | Quints | Other | Students | Utilization % |
|---|---|---|---|---|---|---|---|---|
| Traditional | 35 | 198 | 15 | 0 | 0 | 0 | 440 | 92.44% |
| Suite-Style | 94 | 56 | 0 | 40 | 0 | 0 | 331 | 90.44% |
| Apartments | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| Leased Property* | 249 | 0 | 0 | 0 | 0 | 0 | 245 | 98.39% |
| Overflow † | | | | | | | 0 | |
| **Total** | 378 | 254 | 15 | 40 | 0 | 0 | 1,016 | **93.13%** |

### South Dakota State University - Current Capacity  4499‡

| Room Type | Singles | Doubles | Triples | Quads | Quints | Other | Students | Utilization % |
|---|---|---|---|---|---|---|---|---|
| Traditional | 273 | 1,572 | 3 | 0 | 0 | 0 | 3,134 | 91.48% |
| Suite-Style | 0 | 233 | 0 | 0 | 0 | 0 | 400 | 85.84% |
| Apartments | 26 | 17 | 10 | 128 | 1 | 0 | 527 | 86.82% |
| Leased Property* | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| Overflow † | | | | | | | 0 | |
| **Total** | 299 | 1,822 | 13 | 128 | 1 | 0 | 4,061 | **90.26%** |

### University of South Dakota - Current Capacity  2128‡

| Room Type | Singles | Doubles | Triples | Quads | Quints | Other | Students | Utilization % |
|---|---|---|---|---|---|---|---|---|
| Traditional | 56 | 687 | 16 | 0 | 0 | 0 | 1,261 | 85.32% |
| Suite-Style | 0 | 53 | 0 | 77 | 0 | 0 | 379 | 91.55% |
| Apartments | 0 | 22 | 0 | 48 | 0 | 0 | 216 | 91.53% |
| Leased Property* | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| Overflow † | | | | | | | 0 | |
| **Total** | 56 | 762 | 16 | 125 | 0 | 0 | 1,856 | **87.22%** |

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

* 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 wi