

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance
Consent

AGENDA ITEM: 5 – W
DATE: April 2-3, 2025

SUBJECT

Residence Hall Occupancy Report for Fall 2024 / Spring 2025

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 2024, and in Attachment II for Spring 2025.

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			
<i>South Dakota Board of Regents</i>			
<i>Available Beds per Semester</i>			
	2022	2023	2024
	2023	2024	2025
BHSU	864	869	870
DSU	936	897	897
NSU	855	767	684
SDSMT	1,091	1,091	1,091
SDSU	4,571	4,499	4,754
USD	2,128	2,128	2,128
System	10,445	10,251	10,424

(Continued)

INFORMATIONAL ITEM

Major changes in the numbers between years represent new housing coming online or housing being taken out of the system. 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.

Table 2 shows the differences between the fall and spring occupancy rates for the last three years. Occupancy rates for Fall 2024/Spring 2025 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 92.94% at SDSMT to 78.74% at NSU.

Table 2											
<i>South Dakota Board of Regents</i>											
<i>Campus Housing Utilization</i>											
<i>Fall, Spring and Average for Last Three Years</i>											
	Fall 2022	Spring 2023	Avg		Fall 2023	Spring 2024	Avg		Fall 2024	Spring 2025	Avg
BHSU	91.66%	85.88%	88.77%	BHSU	91.71%	83.08%	87.39%	BHSU	90.36%	79.77%	85.06%
DSU	86.65%	84.37%	85.51%	DSU	96.32%	87.85%	92.08%	DSU	95.09%	85.84%	90.47%
NSU	61.40%	57.08%	59.24%	NSU	64.67%	61.02%	62.84%	NSU	82.04%	75.44%	78.74%
SDSMT	99.27%	92.48%	95.88%	SDSMT	96.43%	93.13%	94.78%	SDSMT	93.86%	92.03%	92.94%
SDSU	87.60%	82.89%	85.25%	SDSU	95.55%	90.26%	92.91%	SDSU	95.60%	89.92%	92.76%
USD	93.14%	86.47%	89.81%	USD	93.89%	87.22%	90.55%	USD	95.77%	87.92%	91.85%
System	88.04%	83.03%	85.54%	System	92.73%	86.93%	89.83%	System	94.08%	87.59%	90.83%

Table 3 isolates the last four spring semesters:

Table 3				
<i>South Dakota Board of Regents</i>				
<i>Campus Housing Utilization</i>				
<i>Spring Semester Only</i>				
	Spring 2022	Spring 2023	Spring 2024	Spring 2025
BHSU	76.00%	85.88%	83.08%	79.77%
DSU	81.49%	84.37%	87.85%	85.84%
NSU	68.02%	57.08%	61.02%	75.44%
SDSMT	92.37%	92.48%	93.13%	92.03%
SDSU	83.41%	82.89%	90.26%	89.92%
USD	83.94%	86.47%	87.22%	87.92%
System	80.87%	83.03%	86.93%	87.59%

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												
<i>South Dakota Board of Regents</i>												
<i>Open Beds</i>												
<i>Change from Fall to Spring Prior and Current Years</i>												
	Fall 2022	Spring 2023	Change		Fall 2023	Spring 2024	Change		Fall 2024	Spring 2025	Change	
BHSU	72	122	50	BHSU	72	147	75	BHSU	84	176	92	
DSU	125	132	7	DSU	33	109	76	DSU	44	127	83	
NSU	330	367	37	NSU	271	299	28	NSU	123	168	45	
SDSMT	8	82	74	SDSMT	39	75	36	SDSMT	67	87	20	
SDSU	567	782	215	SDSU	200	438	238	SDSU	209	479	270	
USD	146	288	142	USD	130	272	142	USD	90	257	167	
System	1,248	1,773	525	System	745	1,340	595	System	617	1,294	677	

ATTACHMENTS

Attachment I – Fall 2024 Residence Hall Occupancy Report

Attachment II – Spring 2025 Residence Hall Occupancy Report

Campus Housing Utilization
Fall 2024

Black Hills State University - Current Capacity 871								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	75	208	0	0	0	0	443	90.22%
Suite-Style	4	96	0	0	0	0	183	93.37%
Apartments	62	61	0	0	0	0	161	87.50%
Leased Property*	0	0	0	0	0	0	0	0.00%
Overflow †								
Total	141	365	0	0	0	0	787	90.36%

Dakota State University - Current Capacity 897								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	92	294	1	0	0	0	640	93.70%
Suite-Style	0	0	0	19	0	0	75	98.68%
Apartments	0	0	0	8	8	11	138	100.00%
Leased Property*								0.00%
Overflow †								
Total	92	294	1	27	8	11	853	95.09%

Northern State University - Current Capacity 685								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	92	70	2	0	0	0	214	89.92%
Suite-Style	7	33	9	86	0	0	348	78.38%
Apartments	3	0	0	0	0	0	0	0.00%
Leased Property*	0	0	0	0	0	0	0	0.00%
Overflow †							0	
Total	102	103	11	86	0	0	562	82.04%

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	435	91.39%
Suite-Style	94	56	0	40	0	0	344	93.99%
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	1,024	93.86%

South Dakota State University - Current Capacity 4754								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	280	1,702	3	0	0	0	3,528	95.53%
Suite-Style	0	227	0	0	0	0	440	96.92%
Apartments	26	17	10	128	1	0	577	95.06%
Leased Property*	0	0	0	0	0	0	0	0.00%
Overflow †							0	
Total	306	1,946	13	128	1	0	4,545	95.60%

University of South Dakota - Current Capacity 2128								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	56	687	16	0	0	0	1,401	94.79%
Suite-Style	0	53	0	77	0	0	410	99.03%
Apartments	0	22	0	48	0	0	227	96.19%
Leased Property*	0	0	0	0	0	0	0	0.00%
Overflow †							0	
Total	56	762	16	125	0	0	2,038	95.77%

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

* 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.

Campus Housing Utilization
Spring 2025

Black Hills State University - Current Capacity 870								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	76	207	0	0	0	0	392	80.00%
Suite-Style	4	96	0	0	0	0	164	83.67%
Apartments	62	61	0	0	0	0	138	75.00%
Leased Property*	0	0	0	0	0	0	0	0.00%
Overflow †								
Total	142	364	0	0	0	0	694	79.77%
Dakota State University - Current Capacity 897								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	92	294	1	0	0	0	573	83.89%
Suite-Style	0	0	0	19	0	0	71	93.42%
Apartments	0	0	0	8	8	11	126	91.30%
Leased Property*								0.00%
Overflow †								
Total	92	294	1	27	8	11	770	85.84%
Northern State University - Current Capacity 684								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	92	70	2	0	0	0	193	81.09%
Suite-Style	7	33	9	86	0	0	322	72.52%
Apartments	2	0	0	0	0	0	1	50.00%
Leased Property*	0	0	0	0	0	0	0	0.00%
Overflow †							0	
Total	101	103	11	86	0	0	516	75.44%
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	423	88.87%
Suite-Style	94	56	0	40	0	0	336	91.80%
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	1,004	92.03%
South Dakota State University - Current Capacity 4754								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	280	1,702	3	0	0	0	3,313	89.71%
Suite-Style	0	227	0	0	0	0	407	89.65%
Apartments	26	17	10	128	1	0	555	91.43%
Leased Property*	0	0	0	0	0	0	0	0.00%
Overflow †							0	
Total	306	1,946	13	128	1	0	4,275	89.92%
University of South Dakota - Current Capacity 2128								
Room Type	Singles	Doubles	Triples	Quads	Quints	Other	Students	Utilization %
Traditional	56	687	16	0	0	0	1,249	84.51%
Suite-Style	0	53	0	77	0	0	399	96.38%
Apartments	0	22	0	48	0	0	223	94.49%
Leased Property*	0	0	0	0	0	0	0	0.00%
Overflow †							0	
Total	56	762	16	125	0	0	1,871	87.92%

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

* 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.