



## Board of Trustees of the Nebraska State Colleges

Meeting Date: **June 11, 2026**

Agenda Item: **5.5**

### ITEMS FOR DISCUSSION AND ACTION:

Committee: **Chancellor Informational Items**

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Information **Spring Occupancy and Income Reports**  
Only:

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Policy 9400 - Student Housing Operations requires the Colleges to ensure maximum occupancy and/or an adequate flow of revenue to support the operations of the residential system.

The Spring Occupancy and Income Reports from each College are provided to the Board for information and can serve as an indicator of the financial health of the residential facilities. Room occupancy and revenues are reported for each fall and spring term. The Board is to monitor this information according to the bond indentures to understand the health of the Auxiliary System.

The reports reflect 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 in any given term.

Spring occupancy tends to be lower than fall as some students will not be retained for the full year. Currently, PSC and CSC have a two-year live-in requirement. 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 depend on the annual debt service and total debt associated with the facilities.

The following tables summarize historical spring occupancy rates, annual debt service, and total debt outstanding by college.

Informational item

### ATTACHMENTS:

- Historical Spring Occupancy and Debt Tables
- CSC Spring 2026 Occupancy and Income Report
- PSC Spring 2026 Occupancy and Income Report
- WSC Spring 2026 Occupancy and Income Report

**Historical Occupancy Rates**

<b>Term</b>	<b>CSC</b>	<b>PSC</b>	<b>WSC</b>
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%
Spring 2024	44%	79%	78%
Spring 2025	42%	83%	83%
Spring 2026	38%	80%	85%
<b>Ten -year Average</b>	47%	69%	75%

**FY26 Debt Service, Total Outstanding Debt, and Spring Occupancy Rates**

	<b>CSC</b>	<b>PSC</b>	<b>WSC</b>
FY26 Annual Debt Service	\$884,630	\$94,026	\$2,939,350
Total Outstanding Debt	\$6,026,660	\$12,964,906	\$61,144,415
Spring 2026 Occupancy Rates	38%	80%	85%

**Chadron State College  
Auxiliary Residential System  
Spring 2026 Occupancy and Income Report**

	Designed Bed Capacity	Current Bed Capacity	Beds Occupied Spring 2026	Percent Bed Occupancy
Residence Hall	(1)	(2)		
Andrews Hall	292	282	134	47.5%
Brooks Hall	110	0	0	N/A
Edna Work Wing	88	82	33	40.2%
Edna Work Hall	90	86	51	59.3%
High Rise	433	423	194	45.9%
Kent Hall	292	282	1	0.4%
Subtotals	1,305	1,155	413	35.8%

	Designed Number of Apartments	Current Bed Capacity	Beds Occupied Spring 2026	Percent Bed Occupancy
Student Apartments				
Eagle Ridge #1	23	21	15	71.4%
Eagle Ridge #2	23	21	19	90.5%
Eagle Ridge #3	23	21	17	81.0%
Subtotals	69	63	51	81.0%

	Designed Number of Units	Current Number of Units	Units Occupied Spring 2026	Percent Units Occupied
Staff/Faculty Housing				
Edna Work Wing	2	2	0	0.00%
Subtotals	2	2	0	0.00%

<b>TOTALS</b>	<b>1,376</b>	<b>1,220</b>	<b>464</b>	<b>38.03%</b>
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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	\$ 3,138,075	\$ 2,766,825	\$ 946,678	
Student Apartments	224,400	204,000	170,159	
Staff/Faculty Housing	8,500	8,500	-	
Summer, Guest Housing & Rentals			-	
Other			-	
<b>TOTALS</b>	<b>\$ 3,370,975</b>	<b>\$ 2,979,325</b>	<b>\$ 1,116,837</b>	<b>40.37%</b>

(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

**Peru State College  
Auxiliary Residential System  
Spring 2026 Occupancy and Income Report**

	Designed Bed Capacity	Current Bed Capacity	Beds Occupied Spring 2026	Percent Bed Occupancy
Residence Hall	(1)	(2)		
Eliza Morgan Hall	147	141	123	87.2%
Delzell Hall	151	138	117	84.8%
Clayburn/Mathews	120	115	88	76.5%
Davidson/Palmer	119	115	80	69.6%
Nicholas/Pate	61	55	44	80.0%
Subtotals	598	564	452	80.1%

	Designed Number of Apartments	Current Bed Capacity	Beds Occupied Spring 2025	Percent Bed Occupancy
Student Apartments				
NA	0	0	0	N/A

	Designed Number of Units	Current Number of Units	Units Occupied Spring 2025	Percent Units Occupied
Staff/Faculty Housing				
Birch/Cottonwood Apartments	8	8	6	75.00%
Subtotals	8	8	6	75.00%

<b>TOTALS</b>	<b>606</b>	<b>572</b>	<b>458</b>	<b>80.07%</b>
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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	\$ 1,554,043	\$ 1,459,150	\$ 985,351	
Student Apartments	-	-	-	
Staff/Faculty Housing	33,552	33,552	30,233	
Summer, Guest Housing & Rentals			-	
Other			-	
<b>TOTALS</b>	<b>\$ 1,587,595</b>	<b>\$ 1,492,702</b>	<b>\$ 1,015,584</b>	<b>68.04%</b>

(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 2026 Occupancy and Income Report**

	Designed Bed Capacity	Current Bed Capacity	Beds Occupied Spring 2026	Percent Bed Occupancy
Residence Hall	(1)	(2)		
Anderson Hall	164	158	126	79.75%
Bowen Hall	432	416	323	77.64%
Morey Hall	216	211	186	88.15%
Neihardt Hall	167	168	149	88.69%
Pile Hall	142	139	122	87.77%
Stearns Hall	279	271	249	91.88%
Terrace Hall	145	143	119	83.22%
Subtotals	1,545	1,506	1,274	84.59%

	Designed Number of Apartments	Current Bed Capacity	Beds Occupied Spring 2026	Percent Bed Occupancy
Student Apartments				
NA	0	0	0	N/A

	Designed Number of Units	Current Number of Units	Units Occupied Spring 2026	Percent Units Occupied
Staff/Faculty Housing				
NA	0	0	0	N/A

<b>TOTALS</b>	<b>1,545</b>	<b>1,506</b>	<b>1,274</b>	<b>84.59%</b>
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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	\$ 3,844,395	\$ 3,809,320	\$ 3,100,425	
Student Apartments	-	-	-	
Staff/Faculty Housing	-	-	-	
Summer, Guest Housing & Rentals			-	
Other			26,918	
<b>TOTALS</b>	<b>\$ 3,844,395</b>	<b>\$ 3,809,320</b>	<b>\$ 3,127,343</b>	<b>82.10%</b>

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

(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.