

Contact: Brad Berg

**RESIDENCE SYSTEM GOVERNANCE REPORT**

**Actions Requested:**

1. Receive the university residence systems five-year plans for FY 2017 through FY 2021.
2. Consider the universities' preliminary FY 2017 residence system budgets, which are subject to further review and action when the Board approves the final FY 2017 institutional budgets.
3. Consider, with final approval scheduled for April, the universities' academic year 2016-2017 proposed rates for all residence halls, board options, and apartments as detailed in the tables in each university attachment.

**Executive Summary:** Residence Systems, which include dining services, are operated by each of Iowa's public universities.

The Residence System governance report includes three major components:

- Residence system five-year plans for FY 2017–FY 2021;
- Preliminary residence system budgets for FY 2017; and
- Proposed residence system rates for academic year 2016-2017.

Details pertinent to each university's five-year plan, preliminary budget, and proposed rates are included in the attachments.

This agenda item is the first reading of the residence system rates, with final approval scheduled for the April Board meeting. The Board will be requested to approve the final residence system budgets when action is taken on other university budgets during the summer.

**Five-Year Plans FY 2017-FY 2021**

Five-year enrollment and occupancy projections form the basis for residence system financial forecasts. The table on the following page contains current and projected enrollments, capacities, and occupancy demand for residence halls and apartments. Each university's detailed five-year plan also contains capital improvement plans, financial projections, and voluntary reserve forecasts.

Enrollment at the University of Iowa is projected to steadily increase from the FY 2016 enrollment of 32,150 students to 34,599 in FY 2021. The slight decline in residence system capacity in FY 2017 from the closing of Quadrangle Hall (site of the new Pharmacy Building) is offset by an increase in FY 2018 due to the opening of the new Madison Street Residence Hall. This capacity increase is partially offset by the expected decommissioning of the Hawkeye Drive Apartments. The University projects occupancy will meet or exceed capacity through FY 2021.

After significant enrollment growth in recent years, Iowa State University projects enrollment to gradually grow from the current year enrollment of 36,001 to 37,085 students in FY 2021. Room capacity is projected to grow in FY 2018 with the scheduled opening of the new 784 bed Buchanan II Residence Hall. Occupancy in the five-year plan includes students residing in temporary leased spaces only through FY 2017 when the existing leases expire. Occupancy is expected to be at full capacity through FY 2021. Beginning in FY 2017, den spaces will no longer be used as interim housing, providing community space for the students in all residence halls.

Enrollment at the University of Northern Iowa is also projected to gradually increase from the FY 2016 enrollment of 11,981 to 12,674 students by FY 2021. Total occupancy in the residence system is expected to gradually increase at a similar rate over the same five year period. The five-year plan reflects Lawther Hall being taken off-line in FY 2016 for renovations and re-opening again in FY 2018. No other significant capacity changes are currently planned for this time period.

**PROJECTED ENROLLMENT, HOUSING CAPACITY, AND OCCUPANCY**

	Actual		Forecast			
	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
<b>University of Iowa</b>						
Enrollment (Headcount)	32,150	32,593	33,326	33,896	34,325	34,599
Operating Capacity*	6,424	6,292	6,956	6,956	6,956	6,956
Total Occupancy	6,722	6,585	6,956	6,956	6,956	6,956
Occupancy Ratio	104.6%	104.7%	100.0%	100.0%	100.0%	100.0%
Occupancy as % of Enrollment	20.9%	20.2%	20.9%	20.5%	20.3%	20.1%
<b>Iowa State University</b>						
Enrollment (Headcount)	36,001	36,541	36,807	36,961	37,027	37,085
Operating Capacity*	11,018	11,013	11,797	11,797	11,797	11,797
Total Occupancy	12,733	12,401	11,797	11,797	11,797	11,797
Occupancy Ratio	115.6%	112.6%	100.0%	100.0%	100.0%	100.0%
Occupancy as % of Enrollment	35.4%	33.9%	32.1%	31.9%	31.9%	31.8%
<b>University of Northern Iowa</b>						
Enrollment (Headcount)	11,981	12,045	12,188	12,369	12,548	12,674
Operating Capacity	4,557	4,557	4,947	4,947	4,947	4,947
Total Occupancy	4,337	4,370	4,427	4,476	4,528	4,573
Occupancy Ratio	95.2%	95.9%	89.5%	90.5%	91.5%	92.4%
Occupancy as % of Enrollment	36.2%	36.3%	36.3%	36.2%	36.1%	36.1%

\*Capacity does not include leased spaces

Proposed Rates for Academic Year 2016-2017

The residence systems are self-supporting operations that do not receive state-appropriated funds for operations or capital improvements. Each residence system operates in a unique competitive environment with individual capital and operational needs; these contribute to rate variations for each system. The proposed rate increases are calculated based on estimated operating cost increases, proposed infrastructure improvements, and the debt service requirements of the system. The bond covenants for each system legally restrict the use of funds for purposes solely within each respective residence system.

The universities provide many different room and board options to students with varying rates based upon the style of accommodation (standard room, suite, apartment, etc.) and amenities (air-conditioning, private bathrooms, kitchen, etc.). Detailed FY 2016 room and board rate proposals for each university are contained in the attachments. While each university offers less expensive room and board options, the proposed combined percentage increase for each university's most popular double residence hall room and meal plan are as follows:

- Iowa State University 3.5%
- University of Iowa 2.9%
- University of Northern Iowa 3.5%

Preliminary FY 2017 Residence System Budget Summary

The FY 2017 budgets were developed considering the expected number of occupants, purchased meal plans, estimated operating cost increases, projected infrastructure improvements, and the debt service requirements of the systems. The following table compares revenues and expenditures from the preliminary FY 2017 budget to FY 2016 estimates and the Board-approved FY 2016 budget.

The SUI residence system's FY 2017 expenditures are expected to increase at a higher rate than gross revenues resulting in a decline in net revenues. The budgeted decline is largely the result of higher salary expenses from negotiated salary/fringe costs, new hires for vacant positions, and a significant increase in student wage rates. The additional debt service attributable to the new Madison Street Residence Hall also contributes to the expected decrease in net revenue.

ISU's FY 2017 revenues are forecasted to slightly increase from FY 2016 since the proposed rate increases are partially offset by a projected decline in total room and board contracts primarily from the decision to no longer use dens as interim housing. Inflationary expense increases coupled with a slight increase in annual debt service, result in a slight decrease in budgeted net revenues when compared to the current year.

For UNI, the slight increase in FY 2017 residence system revenues from FY 2016 estimates is from a small increase in projected occupancy and is offset by inflationary increases in operating expenses and the additional debt service projected from the anticipated February 2016 bond sale that will support the Lawther Hall renovation project.

Additional budget detail for each university is provided in the attachments.

	Current Year Approved Budget FY 2016	Current Year Revised Estimates FY 2016	Next Year Preliminary Budget FY 2017	FY 17 to FY 16 Est. \$ Change	FY 17 to FY 16 Bud. \$ Change
<b><i>SUI</i></b>					
Gross Revenue	\$ 78,680,179	\$ 78,434,551	\$ 79,738,691	\$ 1,304,140	\$ 1,058,512
Expenditures for Operations	\$ 56,868,222	\$ 54,998,628	\$ 59,134,228	\$ 4,135,600	\$ 2,266,006
Debt Service & Mand Transfers	\$ 10,267,910	\$ 10,106,256	\$ 11,306,513	\$ 1,200,257	\$ 1,038,603
Net Revenue	\$ 11,544,047	\$ 13,329,667	\$ 9,297,950	\$ (4,031,717)	\$ (2,246,097)
Net Rev as % of Gross Rev	14.7%	17.0%	11.7%		
<b><i>ISU</i></b>					
Gross Revenue	\$ 103,392,431	\$ 104,309,107	\$ 105,067,016	\$ 757,909	\$ 1,674,585
Expenditures for Operations	\$ 76,947,946	\$ 76,505,006	\$ 78,714,268	\$ 2,209,262	\$ 1,766,322
Debt Service & Mand Transfers	\$ 16,947,519	\$ 16,950,765	\$ 17,208,660	\$ 257,895	\$ 261,141
Net Revenue	\$ 9,496,966	\$ 10,853,336	\$ 9,144,088	\$ (1,709,248)	\$ (352,878)
Net Rev as % of Gross Rev	9.2%	10.4%	8.7%		
<b><i>UNI</i></b>					
Gross Revenue	\$ 40,826,596	\$ 39,686,822	\$ 41,300,523	\$ 1,613,701	\$ 473,927
Expenditures for Operations	\$ 27,805,986	\$ 27,429,688	\$ 28,632,127	\$ 1,202,439	\$ 826,141
Debt Service & Mand Transfers	\$ 7,078,065	\$ 7,211,900	\$ 7,871,393	\$ 659,493	\$ 793,328
Net Revenue	\$ 5,942,545	\$ 5,045,234	\$ 4,797,003	\$ (248,231)	\$ (1,145,542)
Net Rev as % of Gross Rev	14.6%	12.7%	11.6%		

Fire/Life Safety

The Residence Systems at Iowa's public universities are committed to providing safe and compliant facilities for students, staff, and guests. The universities have worked in conjunction with local fire safety officials, the State Fire Marshal's Office, university public safety offices, and internal health and safety units to train students and staff, establish policies, perform fire drills, and update, implement and maintain fire safety best practices. Specific fire safety information for each university is contained in the attachments.

Living Learning Communities

Living Learning Communities (LLC) connect students with common goals or interests and are part of each university's commitment to student success. Each of the three Regent universities offers numerous LLC options, many of which have a residential component, to students to enhance the college experience and to provide a network of peers within the university. Some LLCs have a connection to a specific major, while others focus on topics of interest. Research shows students participating in LLCs are more likely to stay in college, earn a higher GPA, and experience a greater degree of satisfaction with their overall college experience. Specific information regarding LLC activities on each university campus is available in the Board Office.

**UNIVERSITY OF IOWA  
UNIVERSITY HOUSING & DINING (UH&D)**

In March 2015, the Board approved the financing plan and budget (\$95 million) for the construction of the Madison Street Residence Hall to provide housing for 1,049 students and associated support spaces, including dining services. This new Residence Hall is now under construction with completion expected in Summer 2017. The impact of this project is included in the preliminary budget and the five-year plan.

Five-Year Plan – page 7

- Enrollment projections for Fall 2016 through Fall 2020 reflect consistent growth from approximately 32,593 to 34,599 students during the five year period. With the expected growth, UH&D plans to continue to provide off campus leased apartment space (288 beds in Fall 2016) until the Madison Street Residence Hall opens in FY 2018.
- Total planned operating capacity of the residence halls for Fall 2016 will be 6,126 beds (excludes leased space), which is 132 fewer beds than Fall 2015. The closure of Quadrangle Hall at the conclusion of the current academic year will remove 366 beds. The department has worked to partially offset the loss of those beds by increasing density elsewhere in the system. UH&D projects occupancy to be at full capacity through FY 2021.
- The University has partnered with Balfour Beatty Campus Solutions to replace Hawkeye Court apartments in two phases. Phase 1 (270 apartments with 444 beds) opened in Fall 2014 to house graduate students. Leases on the remaining 180 units in Hawkeye Court were terminated in June 2014 and the apartments were razed in January 2015, creating space for a second phase. Phase 2 (420 beds) is scheduled to open in August 2016. The Hawkeye Drive Apartments will continue to operate until Summer 2017.
- To keep up with the necessary replacements and repairs to minimize deferred maintenance and to fund projects included in the department's master plan, reserve spending on improvements and other costs will average \$10.5 million per year over the next five years. Voluntary reserve balances, expected to be \$18.9 million on June 30, 2016, are projected to gradually decline over the next five years as capital spending from reserves are made for system improvements and from the additional debt service's impact on net operating revenues.
- Improvement projects to be funded from reserves include installation of a fire suppression system in will conclude in Summer 2016 at Hillcrest (after which time all residence halls will be equipped with fire detection and suppression systems), a series of restroom renovations, piping system upgrades, improvements to lounge space and student living areas, and furniture replacement.

FY 2017 Preliminary Budget – page 8

- Based on admissions indicators and housing applications already received, an entering class of 5,441 new, first-time students from high school is planned for Fall 2016, 200 more than the current year class size and largest in history. With demand expected to exceed capacity in Fall 2106, the University may limit the number of returning students who will be allowed to return to the residence halls. Projected occupancy is expected to exceed operating capacity by approximately 290 students. UH&D will continue to provide off-campus leased space for returning students in non-traditional housing to prioritize on-campus traditional rooms for first-year students.
- All proposed FY 2017 rates for each room and board option are provided beginning on page 9. Generally, the proposed room rate increases are approximately 2.9% when compared to the current year. Proposed rate increases for the meal plan options range from approximately 2.1% to 3.2%. The combined increase for the most common double room (air conditioned) and meal plan (Black) is 2.9%. As previously presented to the Board, 0.5% of the rate adjustment is attributable to financing costs associated with Madison Street Residence Hall. No rate increases are planned for the unfurnished Hawkeye Drive apartments.
- The FY 2017 preliminary budget was compiled using the proposed rates, expected occupancy, and cost projections. The preliminary FY 2017 budget projects net revenues from operations of \$20.6 million, \$2.8 million less than FY 2016 estimates. Debt service for FY 2017 is projected to increase \$1.2 million attributable to the new Madison Street Residence Hall. Bond covenants establish a minimum debt service coverage ratio of 135%; net revenues must be at least 1.35 times the annual debt service. Including the additional debt service, the FY 2017 debt service coverage ratio is expected to be 192%.
- The current outstanding bond principal is \$115.7 million and includes a bond issue sold in August 2015 to finance a portion of the Madison Street Residence Hall project. Two additional bond sales are planned for the project. The annual debt service included in the FY 2017 preliminary budget is \$10.7 million.

**University of Iowa's Five-Year Plan Summary  
University Housing & Dining  
(Dollars in Thousands)**

	Actual	Estimated	Proposed	Constant Dollars			
	<u>FY 15</u>	<u>FY 16</u>	<u>FY 17</u>	<u>FY 18</u>	<u>FY 19</u>	<u>FY 20</u>	<u>FY 21</u>
<b>1 - ENROLLMENT &amp; OCCUPANCY</b>							
(a) Fall Enrollment Head Count	31,387	32,150	32,593	33,326	33,896	34,325	34,599
Residence Hall Housing							
(b) Current Operating Capacity (# of beds) <sup>1</sup>	5,672	6,258	6,126	6,956	6,956	6,956	6,956
(c) Occupancy	5,921	6,557	6,420	6,956	6,956	6,956	6,956
(d) Occupancy Ratio	104.4%	104.8%	104.8%	100.0%	100.0%	100.0%	100.0%
Apartment Housing							
(e) Current Operating Capacity (Units)	167	166	166				
(f) Units Occupied	166	165	165				
(g) Occupancy Ratio	99.4%	99.4%	99.4%				
<b>2 - CAPITAL IMPROVEMENTS &amp; REPAIRS</b>							
(a) Improvements from Bond Proceeds	\$ 17,365	\$ 36,000	\$ 50,000	\$ 12,000			
(b) Improvements from Voluntary Reserves	14,569	5,704	9,935	9,717	10,209	10,219	9,491
(c) Repairs from Current Revenues	6,068	6,395	6,724	7,291	7,291	7,291	7,291
(d) Gross Square Feet Maintained (000's)	1,968	2,145	2,007	2,120	2,120	2,120	2,120
<b>3 - OPERATING REVENUES &amp; EXPENDITURES</b>							
(a) Total Revenues	\$ 70,237	\$ 78,435	\$ 79,739	\$ 85,479	\$ 87,401	\$ 89,349	\$ 90,988
(b) Less Expenditures (Excluding Univ O.H.)	51,744	54,999	59,134	63,844	65,440	67,076	68,753
(c) Net Operating Revenues	18,493	23,436	20,605	21,635	21,961	22,273	22,235
(d) Less Mandatory Transfers	600	600	600	600	600	600	600
(e) Less Debt Service	8,581	9,506	10,707	12,137	12,778	13,480	13,492
(f) Net to Voluntary Reserves	\$ 9,312	\$ 13,330	\$ 9,298	\$ 8,898	\$ 8,583	\$ 8,193	\$ 8,143
<b>4 - VOLUNTARY (UNRESTRICTED) RESERVES</b>							
(a) Beginning Balance	\$ 16,454	\$ 11,173	\$ 18,861	\$ 18,235	\$ 17,383	\$ 15,710	\$ 13,626
(b) Add Mandatory Transfers from (3d)	600	600	600	600	600	600	600
(c) Add Net to Voluntary Reserves from (3f)	9,312	13,330	9,298	8,898	8,583	8,193	8,143
(d) Less Improvements (2b) & Other Costs	15,193	6,242	10,524	10,350	10,856	10,877	9,651
(e) Year-End Balance	\$ 11,173	\$ 18,861	\$ 18,235	\$ 17,383	\$ 15,710	\$ 13,626	\$ 12,718

<sup>1</sup> Capacity does not include leased spaces. Occupancy includes students residing in leased spaces.

**University of Iowa  
University Housing & Dining Preliminary Budget 2016-17**

	<b>Actual 2014-15</b>	<b>Approved Budget 2015-16</b>	<b>Revised Estimate 2015-16</b>	<b>Proposed Budget 2016-17</b>
<b>OPERATIONS</b>				
Revenues	\$ 70,237,196	\$ 78,680,179	\$ 78,434,551	\$ 79,738,691
Expenditures for Operations	51,744,125	56,868,222	54,998,628	59,134,228
Net Revenues	18,493,071	21,811,957	23,435,923	20,604,463
% of Revenues	26.3%	27.7%	29.9%	25.8%
Debt Service (due July 1)	8,580,555	9,667,910	9,506,256	10,706,513
Mandatory Transfers	600,000	600,000	600,000	600,000
Net After Debt Service & Mandatory Transfers	\$ 9,312,516	\$ 11,544,047	\$ 13,329,667	\$ 9,297,950
% of Revenues	13.3%	14.7%	17.0%	11.7%
Debt Service Coverage Ratio	216%	226%	247%	192%
University Overhead Payment	\$ 623,700	\$ 537,552	\$ 537,552	\$ 589,516
<b>FUND BALANCES (June 30)</b>				
Operation & Maintenance Fund	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Improvement Fund	6,511,396	9,335,094	9,934,582	9,717,000
System Fund	3,661,807	6,843,786	7,926,586	7,518,020
Subtotal--Voluntary Reserves	11,173,203	17,178,880	18,861,168	18,235,020
Bond Reserve Fund	8,081,870	10,588,057	10,540,745	15,784,450
Bond Construction Fund	6,660,946	15,000,000	4,516,514	12,000,000
Subtotal--Mandatory Reserves	14,742,816	25,588,057	15,057,259	27,784,450
<b>Total Fund Balances (June 30)</b>	<b>\$ 25,916,019</b>	<b>\$ 42,766,937</b>	<b>\$ 33,918,427</b>	<b>\$ 46,019,470</b>
<b>REVENUES AND EXPENDITURES DETAIL</b>				
<b>Revenues</b>				
Contracts	\$ 57,362,134	\$ 65,024,576	\$ 65,483,323	\$ 66,320,027
Interest	715,068	700,699	522,247	529,629
Other Income	12,159,994	12,954,904	12,428,981	12,889,035
Total Revenues	\$ 70,237,196	\$ 78,680,179	\$ 78,434,551	\$ 79,738,691
<b>Expenditures for Operations</b>				
Salaries, Wages & Benefits	\$ 22,653,004	\$ 24,662,755	\$ 24,070,320	\$ 27,442,638
Cost of Food or Goods Sold	9,980,236	11,210,864	10,305,068	10,860,164
Other Operating Expense	10,047,557	10,763,770	10,771,927	10,950,975
Utilities	5,579,426	6,542,717	6,009,175	5,898,471
Repairs & Maintenance	3,483,902	3,688,116	3,842,138	3,981,980
Total Expenditures	\$ 51,744,125	\$ 56,868,222	\$ 54,998,628	\$ 59,134,228

**The University of Iowa  
Residence System Rates--Proposed Rate Schedule for 2016-17**

<b>Residence Halls Academic Year 2016-17</b>	<b>Current</b>	<b>Proposed</b>	<b>Proposed</b>	
	<b>(2015-16)</b>	<b>(2016-17)</b>	<b>Rate Increase</b>	
	<b>Rates</b>	<b>Rates</b>	<b>Amount</b>	<b>Percent</b>
Standard Single	\$7,079	\$7,282	203	2.87%
Single with Air	8,219	8,455	236	2.87%
Single with Air & Shared Bath	9,752	10,032	280	2.87%
Single with Bath	10,282	10,578	296	2.88%
Single with Bath & Air	11,287	11,611	324	2.87%
Standard Double	5,697	5,861	164	2.88%
Double with Air	6,345	6,527	182	2.87%
Double with Air & Shared Bath	7,104	7,308	204	2.87%
Double with Bath	7,404	7,617	213	2.88%
Double with Bath & Air	7,863	8,089	226	2.87%
Double with Kitchen, Bath & Air	8,236	8,473	237	2.88%
Standard Triple	4,898	5,039	141	2.88%
Triple with Air	5,361	5,515	154	2.87%
Triple with Bath & Air	6,379	6,562	183	2.87%
Triple Suite with Kitchen, Bath & Air	7,351	7,562	211	2.87%
Standard Quad	4,312	4,436	124	2.88%
Quad with Air	-	4,796	-	-
Quad Suite with Kitchen, Bath & Air	6,168	6,345	177	2.87%
Mayflower Single with Kitchen, Bath & Air	9,781	10,062	281	2.87%
Mayflower Double with Kitchen, Bath & Air	7,116	7,321	205	2.88%
Parklawn Double with Kitchen, Bath & Air	7,477	7,692	215	2.88%
Parklawn Suite with Kitchen, Bath & Air	8,086	8,318	232	2.87%
Centerstone Shared 1-Bedroom	7,941	8,338	397	5.00%
Centerstone 5-Bedroom	8,420	8,841	421	5.00%
CampusView 3- or 4-Bedroom	8,420	8,841	421	5.00%
Petersen Hall Single	9,200	9,464	264	2.87%
Petersen Hall Double	7,300	7,510	210	2.88%
Petersen Hall Triple	-	6,480	-	-
Temporary Housing (daily rate)	10	10	-	-
<b>Hawkeye Dollars</b>				
(assessed to all room contractholders)	\$200	\$200	-	-
<b>Housing Application Fee</b>				
(assessed to all 1st-time applicants only)	\$75	\$75	-	-
<b>Board Rates</b>				
Gold (Unlimited)	\$3,480	\$3,580	100	2.87%
Black (220 per semester) *	3,140	3,240	100	3.18%
Hawkeye (75 per semester)	1,400	1,430	30	2.14%
* Standard board plan				
<b>University Apartments (monthly rates effective 6/1/2015)</b>				
Hawkeye Drive 2 Bedroom	625	625	-	-
Hawkeye Drive 2 Bedroom (Faculty/Staff)	675	675	-	-
Hawkeye Drive Furnished 2 Bedroom (Guest Housing)	750	825	75	10.00%

<b>Residence Halls Summer 2016</b>	<b>Summer</b>	<b>Summer</b>	<b>Proposed</b>	
	<b>2015</b>	<b>2016</b>	<b>Rate Increase</b>	
	<b>Rates</b>	<b>Rates</b>	<b>Amount</b>	<b>Percent</b>
Single	\$1,686	\$1,734	48	2.85%
Single with Air	2,607	2,682	75	2.88%
Single with Air & Shared Bath	2,974	3,059	85	2.86%
Single with Bath	2,476	2,547	71	2.87%
Single with Bath & Air	3,341	3,437	96	2.87%
Double	1,370	1,409	39	2.85%
Double with Air	1,848	1,901	53	2.87%
Double with Air & Shared Bath	2,031	2,089	58	2.86%
Double with Bath	1,783	1,834	51	2.86%
Double with Bath & Air	2,214	2,278	64	2.89%
Double with Kitchen, Bath & Air	2,306	2,372	66	2.86%
Triple	1,177	1,211	34	2.89%
Triple with Air	1,504	1,547	43	2.86%
Triple with Bath & Air	1,748	1,798	50	2.86%
Triple Suite with Kitchen, Bath & Air	1,982	2,039	57	2.88%
Quad	1,033	1,063	30	2.90%
Quad Suite with Kitchen, Bath & Air	1,642	1,689	47	2.86%
Mayflower Single with Kitchen, Bath & Air	3,027	3,114	87	2.87%
Mayflower Double with Kitchen, Bath & Air	2,056	2,115	59	2.87%
Parklawn Double with Kitchen, Bath & Air	1,799	1,851	52	2.89%
Parklawn Suite with Kitchen, Bath & Air	1,947	2,003	56	2.88%
Centerstone Shared 1-Bedroom	1,885	1,979	94	4.99%
Centerstone 5-Bedroom	1,999	2,099	100	5.00%
CampusView 3- or 4-Bedroom	1,999	2,099	100	5.00%
<b>Summer 2016 Board Rates</b>				
200 Meal Block	1,340	1,380	40	2.99%
150 Meal Block	1,080	1,110	30	2.78%
100 Meal Block	770	795	25	3.25%
50 Meal Block	410	425	15	3.66%

**IOWA STATE UNIVERSITY  
DEPARTMENT OF RESIDENCE (DOR)**

The Buchanan Residence Hall – Building #2 project is currently under construction and will add 784 beds and community space to the DOR beginning with the Spring 2017 semester. In addition, construction recently began on the “Friley Windows” dining renovation project and is scheduled to open in Fall 2017. The impact of these projects is included in the FY 2017 preliminary budget and the five-year plan.

Five-Year Plan – page 13

- The University projects enrollment to gradually increase to over 37,000 students by FY 2021. The five-year plan reflects occupancy in the residence halls to also increase beginning in FY 2018 with the opening of the new residence hall. Existing leases for off-campus apartment space expire at the end of FY 2017 so occupancy projections from the leased spaces are not included past this date. Total occupancy is expected to be at full capacity through FY 2021.
- Projected FY 2018 contract revenues include an additional \$1.1 million due to a commitment from the Odyssey of the Mind organization to hold its world competition at ISU every two years. If the contract is renewed for future years, additional projected revenues will be added as appropriate.
- Capital improvements funded from voluntary reserves are currently budgeted to average approximately \$11.8 million per year from FY 2017 to FY 2021. Planned projects include restroom renovations, window and roof replacement, student room furniture additions, and HVAC upgrades, fire safety projects, and dining improvements. A listing of specific projects is available from the Board Office.
- Installation of a sprinkler system in Friley began in 2013 and was scheduled in four phases. Following the completion of phase four in Fall 2016, all residence halls will contain sprinkler systems. Fire alarm upgrades are also scheduled in several residence halls.
- Voluntary reserve balances at June 30, 2016, are expected to be \$37.0 million, and are presently projected to gradually decline to \$28.0 million by the end of FY 2021 as improvement and fire safety projects are completed. The DOR will continue to evaluate and prioritize uses for these funds to address capacity and building improvement needs. Funds will be committed as revenue is earned and adjustments will be made to the planned projects as necessary to maintain adequate reserves and a favorable debt service coverage ratio.

FY 2017 Preliminary Budget - page 14

- DOR opened the Fall 2015 semester (FY 2016) with 12,733 students, its highest occupancy on record and 496 more than the previous year. In addition, requests for on-campus housing exceeded permanent capacity by over 1,700 beds. To meet the demand, 348 residence hall den spaces and 1,505 leased spaces were utilized by the DOR.
- The FY 2017 preliminary budget is based on student occupancy of 12,320, approximately 400 students less than the current year due to the elimination of interim den spaces. To accommodate the FY 2017 demand for housing beyond existing permanent space, the Department has leased 1,454 beds off campus through July 31, 2017. Consideration is being given whether leases should be extended beyond that date, pending Board approval.
- The FY 2017 preliminary budget was developed using room and board contract projections based on the proposed rates and inflationary expense estimates. The preliminary budget projects net revenues of \$26.4 million before debt service and mandatory transfers – approximately the same as the FY 2016 budget and slightly less than estimates. While net revenues before debt service and mandatory transfers are expected to remain relatively flat, the budgeted debt service coverage ratio of 158% is slightly less than FY16 primarily from a small increase in annual debt service. The coverage ratio exceeds the required 135% established by bond covenants.
- Proposed detailed FY 2017 room and board rates are provided beginning on page 15. The DOR offers many different accommodation styles and amenities. The proposed price increase for the most common double room (no air) and meal plan (Gold) is 3.5%. The proposed increases for Schilletter / University Village are 2% with rates increasing 3.5% at Frederiksen Court and the leased apartments. The off-campus apartments are leased by the DOR for a twelve-month period, but the University only collects rent from students for the academic year. The proposed rates for the academic year are competitive with the marketplace and will reduce the net loss from the leased properties.
- The current outstanding bond principal is \$184.0 million and the annual debt service included in the FY 2017 preliminary budget is \$16.7 million.

**Iowa State University's Five-Year Plan Summary  
Department of Residence  
(Dollars in Thousands)**

	Actual	Estimated	Proposed	Constant Dollars			
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21
<b>1 - ENROLLMENT &amp; OCCUPANCY</b>							
(a) Fall Enrollment Head Count	34,732	36,001	36,541	36,807	36,961	37,027	37,085
Residence Hall Housing							
(b) Current Operating Capacity (# of beds) <sup>1</sup>	7,169	7,173	7,173	7,957	7,957	7,957	7,957
(c) Occupancy	7,458	7,430	7,173	7,957	7,957	7,957	7,957
(d) Occupancy Ratio	104.0%	103.6%	100.0%	100.0%	100.0%	100.0%	100.0%
Apartment Housing							
(e) Current Operating Capacity <sup>2</sup>	3,786	3,845	3,840	3,840	3,840	3,840	3,840
(f) Occupancy	4,779	5,303	5,228	3,840	3,840	3,840	3,840
(g) Occupancy Ratio	126.2%	137.9%	136.1%	100.0%	100.0%	100.0%	100.0%
<b>2 - CAPITAL IMPROVEMENTS &amp; REPAIRS</b>							
(a) Improvements from Bond Proceeds	\$ 1,765	\$ 26,524	\$ 25,634	\$ 1,600	\$ 400	\$ -	\$ -
(b) Improvements from Voluntary Reserves	11,564	12,367	9,353	10,204	11,783	13,198	14,742
(c) Repairs from Current Revenues	3,435	3,346	3,399	3,453	3,495	3,513	3,513
(d) Gross Square Feet Maintained (000's)	3,468	3,468	3,468	3,655	3,655	3,655	3,655
<b>3 - OPERATING REVENUES &amp; EXPENDITURES</b>							
(a) Total Revenues	\$ 102,922	\$ 104,309	\$ 105,067	\$ 101,154	\$ 100,361	\$ 100,368	\$ 100,374
(b) Less Expenditures (Excluding Univ O.H.)	73,752	76,505	78,714	71,043	71,012	71,038	71,065
(c) Net Operating Revenues	29,170	27,804	26,353	30,111	29,349	29,330	29,309
(d) Less Mandatory Transfers	500	500	500	500	500	500	500
(e) Less Debt Service	12,550	16,451	16,709	16,712	16,694	16,041	16,110
(f) Less Voluntary Transfers	2,302	2,445	2,447	2,447	2,447	2,447	2,447
(g) Net to Voluntary Reserves	\$ 13,818	\$ 8,408	\$ 6,697	\$ 10,452	\$ 9,708	\$ 10,342	\$ 10,252
<b>4 - VOLUNTARY (UNRESTRICTED) RESERVES</b>							
(a) Beginning Balance	\$ 36,901	\$ 40,405	\$ 37,011	\$ 34,920	\$ 35,733	\$ 34,223	\$ 31,932
(b) Add Mandatory Transfers from (3d) <sup>3</sup>	395	605	500	500	500	500	500
(c) Add Net to Voluntary Reserves from (3g)	13,818	8,408	6,697	10,452	9,708	10,342	10,252
(d) Add Transfer from Plant & Other Revenues	65	65	65	65	65	65	65
(e) Less Improvements (2b) & Other Costs	10,774	12,472	9,353	10,204	11,783	13,198	14,742
(f) Year-End Balance	\$ 40,405	\$ 37,011	\$ 34,920	\$ 35,733	\$ 34,223	\$ 31,932	\$ 28,007

<sup>1</sup>Capacity does not include den spaces assigned as temporary housing. Occupancy includes students residing in the dens.

<sup>2</sup>Capacity does not include leased apartment spaces. Occupancy includes students residing in leased apartments.

<sup>3</sup>Full funding was not done for FY15 due to incorrect journal entry. The balance of \$105,000 will be transferred during FY16.

**Iowa State University  
Residence System Proposed Budget 2016-17**

	<b>Actual</b>	<b>Approved</b>	<b>Estimates</b>	<b>Proposed</b>
	<b>2014-15</b>	<b>Budget</b>	<b>2015-16</b>	<b>Budget</b>
		<b>2015-16</b>		<b>2016-17</b>
<b>OPERATIONS</b>				
Revenues	\$ 102,922,105	\$ 103,392,431	\$ 104,309,107	\$ 105,067,016
Expenditures for Operations	73,751,821	76,947,946	76,505,006	78,714,268
Net Revenues	29,170,284	26,444,485	27,804,101	26,352,748
% of Revenues	28.3%	25.6%	26.7%	25.1%
Debt Service (due July 1)	12,549,502	16,447,519	16,450,765	16,708,660
Mandatory Transfers	500,000	500,000	500,000	500,000
Net After Debt Service & Mandatory Transfers	\$ 16,120,782	\$ 9,496,966	\$ 10,853,336	\$ 9,144,088
% of Revenues	15.7%	9.2%	10.4%	8.7%
Debt Service Coverage Ratio	232%	161%	169%	158%
University Overhead Payment	\$ 2,302,504	\$ 2,411,685	\$ 2,445,319	\$ 2,446,803
<b>FUND BALANCES (June 30)</b>				
Improvement Fund	\$ 21,425,331	\$ 14,085,812	\$ 18,411,770	\$ 19,262,711
System Fund	18,979,771	9,236,358	18,599,704	15,657,965
Subtotal--Voluntary Reserves	40,405,102	23,322,170	37,011,474	34,920,676
Sinking Fund				
Bond Reserve Fund	12,755,790	16,551,186	16,551,186	16,572,630
Bond Construction Fund	654,406	10,300,000	27,634,288	2,000,000
Subtotal--Mandatory Reserves	13,410,196	26,851,186	44,185,474	18,572,630
<b>Total Fund Balances (June 30)</b>	<b>\$ 53,815,298</b>	<b>\$ 50,173,356</b>	<b>\$ 81,196,948</b>	<b>\$ 53,493,306</b>
<b>REVENUES AND EXPENDITURES DETAIL</b>				
<b>Revenues</b>				
Contracts	\$ 82,328,517	\$ 85,052,767	\$ 86,097,202	\$ 87,793,450
Interest	612,338	306,000	306,000	325,000
Other Income	19,981,250	18,033,664	17,905,905	16,948,566
Total Revenues	\$ 102,922,105	\$ 103,392,431	\$ 104,309,107	\$ 105,067,016
<b>Expenditures for Operations</b>				
Salaries, Wages & Benefits	\$ 32,102,996	\$ 33,777,265	\$ 33,241,854	\$ 34,546,930
Cost of Food or Goods Sold	13,646,962	12,598,627	12,598,626	12,460,817
Other Operating Expense	17,166,899	18,932,551	19,432,717	19,931,626
Utilities	7,400,243	8,240,675	7,885,664	8,238,425
Repairs & Maintenance	3,434,721	3,398,828	3,346,145	3,536,470
Total Expenditures	\$ 73,751,821	\$ 76,947,946	\$ 76,505,006	\$ 78,714,268

IOWA STATE UNIVERSITY

Department of Residence - Proposed Residence System Rates for Fiscal Year 2017

Academic Year Residence Hall Rates - Meal plans are required in all residence halls except Wallace

Traditional Style Rooms		FY16 Rate	FY17 Rate	\$ Increase	% Increase
No AC Room	Quad	\$ 3,851	\$ 3,986	\$ 135	3.51%
	Triple	\$ 4,064	\$ 4,208	\$ 144	3.54%
	Double	\$ 4,279	\$ 4,429	\$ 150	3.51%
	Single	\$ 5,563	\$ 5,758	\$ 195	3.51%
	Triple as Double <sup>4</sup>	\$ 4,921	\$ 5,093	\$ 172	3.50%
	Double as Single <sup>4</sup>	\$ 6,205	\$ 6,422	\$ 217	3.50%
AC Room	Quad	\$ 3,879	\$ 4,015	\$ 136	3.50%
	Triple	\$ 4,101	\$ 4,246	\$ 145	3.54%
	Double	\$ 4,334	\$ 4,487	\$ 153	3.53%
	Single	\$ 5,672	\$ 5,873	\$ 201	3.54%
	Triple as Double <sup>4</sup>	\$ 4,975	\$ 5,151	\$ 176	3.54%
	Double as Single <sup>4</sup>	\$ 6,315	\$ 6,537	\$ 222	3.52%
Maple Hall	Triple	\$ 5,121	\$ 5,299	\$ 178	3.48%
	Double	\$ 4,896	\$ 5,067	\$ 171	3.49%
	Double as Single <sup>4</sup>	\$ 6,853	\$ 7,093	\$ 240	3.50%
Wallace - Wilson Halls	Double	\$ 4,093	\$ 4,236	\$ 143	3.49%
	Single	\$ 5,190	\$ 5,373	\$ 183	3.53%
Residence Hall Suite Style Rooms		FY16 Rate	FY17 Rate	\$ Increase	% Increase
Buchanan Hall	Double	\$ 5,538	\$ 5,732	\$ 194	3.50%
	Single	\$ 6,370	\$ 6,592	\$ 222	3.49%
	Double as Single <sup>4</sup>	\$ 6,924	\$ 7,165	\$ 241	3.48%
Buchanan 2 Hall (opening spring 2017)	Double	-	\$ 5,875	-	-
	Single	-	\$ 7,637	-	-
	Double as Single <sup>4</sup>	-	\$ 8,518	-	-
Eaton and Martin Halls	Double	\$ 5,933	\$ 6,052	\$ 119	2.01%
	Single	\$ 6,823	\$ 6,960	\$ 137	2.01%
	Double as Single <sup>4</sup>	\$ 7,416	\$ 7,565	\$ 149	2.01%
	Corner Double	\$ 6,907	\$ 6,907	\$ -	0.00%
	Lofted Double	\$ 7,883	\$ 7,883	\$ -	0.00%

Academic Year Student Apartment Rates - Meal plans are encouraged in student apartments.

Frederiksen Court	FY16 Rate	FY17 Rate	\$ Increase	% Increase
2 Bedroom Shared	\$ 4,380	\$ 4,533	\$ 153	3.49%
4 Bedroom Single	\$ 5,496	\$ 5,688	\$ 192	3.49%
2 Bedroom Private / Double as Single	\$ 6,719	\$ 6,951	\$ 232	3.45%
Schilleter / University Village <sup>5</sup>	FY16 Rate	FY17 Rate	\$ Increase	% Increase
SV - 2 Bedroom	\$ 5,492	\$ 5,602	\$ 110	2.00%
UV - 1 Level - 1 Bedroom	\$ 4,743	\$ 4,838	\$ 95	2.00%
UV - 1 Level - 2 Bedroom	\$ 5,094	\$ 5,196	\$ 102	2.00%
UV - Townhouse - 2 Bedroom	\$ 5,419	\$ 5,527	\$ 108	1.99%
SUV - Furnished / Pet - 2 Bedroom	\$ 5,743	\$ 5,857	\$ 114	1.99%

Application / Contracting Fees

Contracting Fees	Contracting Fees	FY16 Rate	FY17 Rate	\$ Increase	% Increase
These one-time fees are charged to all newly admitted students as part of their Admissions	Contracting Fee <sup>1</sup>	\$ 10	\$ 10	\$ -	0.00%
	Housing Prepayment <sup>2</sup>	\$ 125	\$ 125	\$ -	0.00%

**Leased Apartment Rates** - Meal plans are encouraged in student apartments.

Interim Housing Rooms		FY16 Rate	FY17 Rate	\$ Increase	% Increase
Leased Apartments	2-5 Bedroom West	\$ 6,264	\$ 6,483	\$ 219	3.50%
	1 Bedroom West	\$ 7,695	\$ 7,964	\$ 269	3.50%
	2-5 Bedroom Campus	\$ 6,480	\$ 6,707	\$ 227	3.50%
	1 Bedroom Campus	\$ 7,911	\$ 8,188	\$ 277	3.50%
	140 Lynn	\$ 4,334	-	-	-

**Summer Rates** - Meal plans are encouraged, but not required during the summer.

Residence Halls		FY16 Rate	FY17 Rate	\$ Increase	% Increase
Buchanan Hall <sup>7</sup>	Double	\$ 1,179	\$ 1,220	\$ 41	3.48%
	Single	\$ 1,415	\$ 1,464	\$ 49	3.46%
	Double as Single <sup>1</sup>	\$ 1,534	\$ 1,586	\$ 52	3.39%
Eaton Hall	Double	\$ 1,094	\$ 1,132	\$ 38	3.47%
	Single	\$ 1,367	\$ 1,415	\$ 48	3.51%
	Double as Single <sup>1</sup>	\$ 1,585	\$ 1,642	\$ 57	3.60%

Frederiksen Court		FY16 Rate	FY17 Rate	\$ Increase	% Increase
2 Bedroom Shared		\$ 945	\$ 978	\$ 33	3.49%
4 Bedroom Single		\$ 1,181	\$ 1,222	\$ 41	3.47%
2 Bedroom Private / Double as Single		\$ 1,417	\$ 1,467	\$ 50	3.53%

Schilletter / University Village <sup>5</sup>		FY16 Rate	FY17 Rate	\$ Increase	% Increase
SV - 2 Bedroom		\$ 1,707	\$ 1,742	\$ 35	2.05%
UV - 1 Level - 1 Bedroom		\$ 1,474	\$ 1,504	\$ 30	2.04%
UV - 1 Level - 2 Bedroom		\$ 1,583	\$ 1,615	\$ 32	2.02%
UV - Townhouse - 2 Bedroom		\$ 1,684	\$ 1,718	\$ 34	2.02%
SUV - Furnished / Pet - 2 Bedroom		\$ 1,784	\$ 1,820	\$ 36	2.02%

Leased Apartments		FY15 Rate	FY17 Rate	\$ Increase	% Increase
Leased Apartments	2-5 Bedroom West	\$ 1,253	\$ 1,297	\$ 44	3.51%
	1 Bedroom West	\$ 1,539	\$ 1,593	\$ 54	3.51%
	2-5 Bedroom Campus	\$ 1,296	\$ 1,341	\$ 45	3.47%
	1 Bedroom Campus	\$ 1,582	\$ 1,637	\$ 55	3.48%

**Guest Apartment Daily Rates**

Schilletter Village		FY16 Rate	FY17 Rate	\$ Increase	% Increase
Furnished Guest		\$ 45	\$ 47	\$ 2	4.44%
Non-Furnished Guest		\$ 35	\$ 36	\$ 1	2.86%

1 - This fee is refundable prior to the cancellation deadline. After the cancellation deadline, this fee is non-refundable.

2 - This fee is refundable prior to the cancellation deadline. After the cancellation deadline, if a student cancels their housing contract the prepayment is forfeited. If a student remains contracted for housing, the prepayment is applied to spring room fees.

3 - Bed information is representative of Program Capacity as of Fall Count Day.

4 - These options are not offered as standard. Availability is based on resident demand and space constraints.

5 - All Schilletter/UV rates are per unit. In a two-bedroom unit occupied by two residents each resident pays one half.

6 - Bed information is representative of Program Capacity as of Summer Count Day.

7 - Buchanan Hall was offline summer 2015 due to project work. It will be offline summer 2016 as well.

IOWA STATE UNIVERSITY  
ISU Dining - Proposed Residence System Rates for Fiscal Year 2017

**Academic Year Rates**

<b>Semester Meal Plans</b>	<b>FY16 Rate</b>	<b>FY17 Rate</b>	<b>\$ Increase</b>	<b>% Increase</b>
Cyclone (304 meals and \$125 DD\$)	\$ 4,178	\$ 4,335	\$ 157	3.76%
Cardinal (275 meals and \$150 DD\$)	\$ 4,149	\$ 4,303	\$ 154	3.71%
Gold (225 meals and \$200 DD\$)	\$ 3,791	\$ 3,927	\$ 136	3.59%
Silver (175 meals and \$250 DD\$)	\$ 3,703	\$ 3,831	\$ 128	3.46%
Bronze (125 meals and \$300 DD\$)	\$ 3,027	\$ 3,124	\$ 97	3.20%
<b>Meal Blocks</b>	<b>FY16 Rate</b>	<b>FY17 Rate</b>	<b>\$ Increase</b>	<b>% Increase</b>
25 Meal Block	\$ 254	\$ 264	\$ 10	3.94%
50 Meal Block	\$ 501	\$ 521	\$ 20	3.99%
75 Meal Block	\$ 743	\$ 773	\$ 30	4.04%
100 Meal Block	\$ 980	\$ 1,019	\$ 39	3.98%
<b>Dining Dollar\$ - rates listed are per dollar.</b>	<b>FY16 Rate</b>	<b>FY17 Rate</b>	<b>\$ Increase</b>	<b>% Increase</b>
\$10-\$190 Dining Dollars (Face Value)	\$ 1.00	\$ 1.00	\$ -	0.00%
\$200-390 Dining Dollars (5.00% discount)	\$ 0.95	\$ 0.95	\$ -	0.00%
\$400-590 Dining Dollars (7.50% discount)	\$ 0.93	\$ 0.93	\$ -	0.00%
\$600 Plus Dining Dollars (10.00% discount)	\$ 0.90	\$ 0.90	\$ -	0.00%

**Summer Rates**

<b>Meal Blocks</b>	<b>FY16 Rate</b>	<b>FY17 Rate</b>	<b>\$ Increase</b>	<b>% Increase</b>
25 Meal Block	\$ 254	\$ 264	\$ 10	3.94%
50 Meal Block	\$ 501	\$ 521	\$ 20	3.99%
75 Meal Block	\$ 743	\$ 773	\$ 30	4.04%
100 Meal Block	\$ 980	\$ 1,019	\$ 39	3.98%
<b>Dining Dollar\$ Range</b>	<b>FY16 Rate</b>	<b>FY17 Rate</b>	<b>\$ Increase</b>	<b>% Increase</b>
\$10-\$190 Dining Dollars (Face Value)	\$ 1.00	\$ 1.00	\$ -	0.00%
\$200-390 Dining Dollars (5.00% discount)	\$ 0.95	\$ 0.95	\$ -	0.00%
\$400-590 Dining Dollars (7.50% discount)	\$ 0.93	\$ 0.93	\$ -	0.00%
\$600 Plus Dining Dollars (10.00% discount)	\$ 0.90	\$ 0.90	\$ -	0.00%

**Dining Center Door Rate**

	<b>FY16 Rate</b>	<b>FY17 Rate</b>	<b>\$ Increase</b>	<b>% Increase</b>
Breakfast	\$ 9.00	\$ 9.25	\$ 0.25	2.78%
Lunch / Dinner	\$ 11.00	\$ 11.25	\$ 0.25	2.27%

UNIVERSITY OF NORTHERN IOWA  
DEPARTMENT OF RESIDENCE (DOR)

The Board approved the schematic design, and project description and budget for the Lawther Hall Renovation project at its October 2015 meeting. The renovation project includes re-designing student rooms to suite-style with semi-private bathrooms and asbestos removal, Americans with Disabilities Act accessibility, air conditioning, fire suppression, electrical and mechanical system improvements. Agenda Item 12a of this docket contains a pending bond issue to finance the project. Lawther Hall was taken off-line in Fall 2015 for the renovation and is scheduled to re-open in Fall 2017.

Five-Year Plan – page 19

- The University expects enrollment to gradually increase from 12,045 in Fall 2016 to 12,674 by Fall 2020. Consistent with enrollment, the DOR projects occupancy to gradually increase from the budgeted 4,370 students in FY 2017 to 4,573 students in FY 2021. Capacity decreased in Fall 2015 with the Lawler Hall renovation and will increase again in Fall 2017 when it re-opens.
- The Department currently forecasts spending from voluntary reserves to peak in FY 2017 to fund the Southwest Campus Storm Water Management project approved by the Board in October 2015. Additional projects included in the five-year plan include bathroom upgrades in Noehren Hall, roof replacements on Hagemann Hall and the Towers Dining Center, and plumbing improvements to Rider Hall. Funds will be committed as revenue is earned and adjustments will be made to the planned projects as necessary to maintain adequate reserves and a favorable debt coverage ratio.
- Master planning is underway to determine future renovation and construction needs beyond the five years and includes Campbell Hall modernization.
- Continued progress has been made on residence hall sprinkler installations with nine of the eleven halls having fire suppression systems. Fire suppression at Lawther Hall will be installed as part of the renovation project and to be followed by an installation at Campbell Hall.

FY 2017 Preliminary Budget – page 20

- The preliminary FY 2017 budget includes incremental revenue of \$1.6 million, primarily from additional contract revenue, when compared to FY 2016 estimates. The contract revenue increase results from the proposed rate increases, and a slight increase (33 beds) in projected occupancy. The budget also includes projected increases in salaries and fringes, cost of food, and utilities.
- Net revenues for FY 2016 are estimated to be \$0.76 million under budget primarily due to 76 fewer contracts than budgeted. The preliminary budget for FY 2017 projects net revenues of \$12.7 million, up \$0.4 million from FY 2016 estimates but less than the FY 2016 budget.
- The FY 2017 includes additional debt service resulting from the pending February 2016 bond issue that will fund the Lawther Hall renovation. The expected debt service coverage ratio of 168% for FY 2017 exceeds the required 135% established by bond covenants.
- All proposed FY 2017 room and board rates are provided beginning on page 21. The proposed FY 2017 rate increase for the traditional double room with the Purple Meal Plan is 3.5%. Apartment housing rate increases range from 2.0% in Panther Village to 4.6% for a one-bedroom apartment at Hillside. Meal plans will increase between 1.4% for the 100 Meal Deal to 3.1% for the Basic Block Meal Plan, which now includes \$50 dining dollars per semester.
- While students in the second year of the Two-Year Advantage Plan will realize no increase in FY 2017 and will continue to pay current room and board rates due to their two year commitment, the Plan will be discontinued in FY 2017 due to its overall ineffectiveness.
- Summer rates in Panther Village and Roth Hall are being converted to a weekly rate that is equivalent to the prorated academic year rate that result in higher summer percentage increases.
- The current outstanding bond principal is \$54.4 million (does not include the bond issue in Agenda Item 12a for the Lawther Hall renovation). The annual debt service payment budgeted for FY 2017 is \$7.5 million.

**University of Northern Iowa's Five-Year Plan Summary  
Department of Residence  
(Dollars in Thousands)**

	Actual	Estimated	Proposed	Constant Dollars			
	<u>FY 15</u>	<u>FY 16</u>	<u>FY 17</u>	<u>FY 18</u>	<u>FY 19</u>	<u>FY 20</u>	<u>FY 21</u>
<b>1 - ENROLLMENT &amp; OCCUPANCY</b>							
(a) Fall Enrollment Head Count	11,928	11,981	12,045	12,188	12,369	12,548	12,674
Residence Hall Housing							
(b) Current Operating Capacity (# of beds)	3,938	3,483	3,483	3,873	3,873	3,873	3,873
(c) Occupancy (permanent beds)	3,367	3,353	3,376	3,424	3,460	3,502	3,537
(d) Occupancy Ratio	85.5%	96.3%	96.9%	88.4%	89.3%	90.4%	91.3%
Apartment Housing							
(e) Current Operating Capacity	1,073	1,074	1,074	1,074	1,074	1,074	1,074
(f) Occupancy	1,019	984	994	1,003	1,016	1,026	1,036
(g) Occupancy Ratio	95.0%	91.6%	92.6%	93.4%	94.6%	95.5%	96.5%
<b>2 - CAPITAL IMPROVEMENTS &amp; REPAIRS</b>							
(a) Improvements from Bond Proceeds		\$ 4,000	\$ 15,000	\$ 3,000			
(b) Improvements from Voluntary Reserves	\$ 3,525	\$ 2,802	\$ 4,360	\$ 2,835	\$ 2,835	\$ 2,835	\$ 2,835
(c) Repairs from Current Revenues	\$ 1,599	\$ 1,548	\$ 1,544	\$ 1,544	\$ 1,544	\$ 1,544	\$ 1,544
(d) Gross Square Feet Maintained (000's)	1,572	1,572	1,572	1,572	1,572	1,572	1,572
<b>3 - OPERATING REVENUES &amp; EXPENDITURES</b>							
(a) Total Revenues	\$ 39,054	\$ 39,687	\$ 41,300	\$ 41,786	\$ 42,203	\$ 42,646	\$ 43,029
(b) Less Expenditures (Excluding Univ O.H.)	26,601	27,430	28,632	28,678	28,717	28,759	28,795
(c) Net Operating Revenues	12,453	12,257	12,668	13,108	13,486	13,887	14,234
(d) Less Mandatory Transfers	330	330	330	330	330	330	330
(e) Less Debt Service	6,750	6,882	7,541	8,768	8,267	8,250	7,727
(f) Net to Voluntary Reserves	\$ 5,373	\$ 5,045	\$ 4,797	\$ 4,010	\$ 4,889	\$ 5,307	\$ 6,177
<b>4 - VOLUNTARY (UNRESTRICTED) RESERVES</b>							
(a) Beginning Balance	\$ 12,489	\$ 14,171	\$ 16,009	\$ 16,010	\$ 16,749	\$ 18,365	\$ 20,398
(b) Add Mandatory Transfers from (3d)	330	330	330	330	330	330	330
(c) Add Net to Voluntary Reserves from (3f)	5,373	5,045	4,797	4,010	4,889	5,307	6,177
(d) Less Improvements (2b) & Other Costs	4,021	3,537	5,126	3,601	3,603	3,604	3,605
(e) Year-End Balance	\$ 14,171	\$ 16,009	\$ 16,010	\$ 16,749	\$ 18,365	\$ 20,398	\$ 23,300

**University of Northern Iowa  
Residence System Preliminary Budget 2016-17**

	<b>Actual</b>	<b>Approved</b>	<b>Estimates</b>	<b>Proposed</b>
	<b>2014-15</b>	<b>Budget</b>	<b>2015-16</b>	<b>Budget</b>
		<b>2015-16</b>	<b>2015-16</b>	<b>2016-17</b>
<b>OPERATIONS</b>				
Revenues	\$ 39,054,010	\$ 40,826,596	\$ 39,686,822	\$ 41,300,523
Expenditures for Operations	26,600,776	27,805,986	27,429,688	28,632,127
Net Revenues	12,453,234	13,020,610	12,257,134	12,668,396
% of Revenues	31.9%	31.9%	30.9%	30.7%
Debt Service (due July 1)	6,749,590	6,748,065	6,881,900	7,541,393
Mandatory Transfers	330,000	330,000	330,000	330,000
Net After Debt Service & Mandatory Transfers	\$ 5,373,644	\$ 5,942,545	\$ 5,045,234	\$ 4,797,003
% of Revenues	13.8%	14.6%	12.7%	11.6%
Debt Service Coverage Ratio	185%	193%	178%	168%
University Overhead Payment	\$ 713,949	\$ 745,150	\$ 735,742	\$ 765,803
<b>FUND BALANCES (June 30)</b>				
Improvement Fund	2,395,431	1,796,002	2,923,392	2,393,392
System Fund	11,776,379	11,848,816	13,085,872	13,617,072
Subtotal--Voluntary Reserves	14,171,810	13,644,818	16,009,264	16,010,464
Sinking Fund				
Bond Reserve Fund	6,115,951	6,115,951	8,143,958	8,143,958
Bond Construction Fund		-	18,000,000	3,000,000
Subtotal--Mandatory Reserves	6,115,951	6,115,951	26,143,958	11,143,958
<b>Total Fund Balances (June 30)</b>	<b>\$ 20,287,761</b>	<b>\$ 19,760,769</b>	<b>\$ 42,153,222</b>	<b>\$ 27,154,422</b>
<b>REVENUES AND EXPENDITURES DETAIL</b>				
<b>Revenues</b>				
Contracts	\$ 33,061,860	\$ 35,245,769	\$ 33,959,231	\$ 35,358,672
Interest	219,525	350,000	350,000	350,000
Other Income	5,772,625	5,230,827	5,377,591	5,591,851
Total Revenues	\$ 39,054,010	\$ 40,826,596	\$ 39,686,822	\$ 41,300,523
<b>Expenditures for Operations</b>				
Salaries, Wages & Benefits	\$ 15,030,633	\$ 15,540,687	\$ 15,398,149	\$ 15,958,665
Cost of Food or Goods Sold	4,637,031	4,954,466	4,802,901	4,935,253
Other Operating Expense	2,724,735	2,583,690	2,564,557	2,638,610
Utilities	2,609,445	3,193,943	3,116,350	3,555,399
Repairs & Maintenance	1,598,932	1,533,200	1,547,731	1,544,200
Total Expenditures	\$ 26,600,776	\$ 27,805,986	\$ 27,429,688	\$ 28,632,127

UNIVERSITY OF NORTHERN IOWA  
PROPOSED RESIDENCE RATES  
ACADEMIC YEAR 2016-17

Residence Halls - Academic Year	Room and Board Combined			
	2015-16 Rate	2016-17 Proposed rate (a)	\$ Increase	% Increase
<b>Residence Halls - Academic Year</b>				
Double Room w/meal plan (37 weeks 8/19/16 - 5/5/17)				
Gold Plan (Unlimited access \$250 DD per semester) (b)	8,740	9,029	289	3.3%
Silver Plan (Unlimited access \$150 DD per semester) (b)	8,540	8,829	289	3.4%
Purple Plan (Unlimited access \$50 DD per semester) (b)	8,340	8,629	289	3.5%
Panther Block (200 meals and \$250 DD per semester)	8,482	8,765	283	3.3%
Basic Block (160 meals per semester)	7,408	7,697	289	3.9%
Single room additional charge	964	1,007	43	4.5%
Double room contracted as a single room additional charge	1,375	1,437	62	4.5%
<i>(a) Students participating in the 2-Year Advantage Plan will continue to pay 2015-16 rates.</i>				
<i>(b) Plans required for freshmen.</i>				
Overflow housing credit		\$50 plus \$25 for each week beginning the third week		
Residence Hall activity fee - included in room costs	20	-	(20)	-100.0%
Per day early arrival	37	38	1	2.7%
<b>ROTH (Room only option) (37 weeks 8/19/16-5/5/17)</b>				
12 Person Apt. Double	3,752	3,846	94	2.5%
12 Person Apt. Single	4,967	5,091	124	2.5%
6 Person Apt. Double	4,365	4,474	109	2.5%
6 Person Apt. Single	5,782	5,927	145	2.5%
4 Person Apt. Double	4,365	4,474	109	2.5%
4 Person Apt. Single	5,782	5,927	145	2.5%
2 Person Apt. Double	5,343	5,477	134	2.5%
2 Person Apt. Single	7,083	7,260	177	2.5%
<b>Panther Village (Room only option) (38 weeks 8/13/16-5/5/17)</b>				
4 Person/4 Bedroom	6,336	6,463	127	2.0%
2 Person/2 Bedroom	6,969	7,108	139	2.0%
Studio	7,601	7,753	152	2.0%
<b>Hillside-Jennings Apartment Rates (effective June 1, 2016) August 1 - May 31</b>				
One Bedroom	4,866	5,088	222	4.6%
Two Bedroom	5,967	6,116	149	2.5%
Four Bedroom		9,174		
Townhouse	6,487	6,649	162	2.5%
Jennings Dr.	6,471	6,633	162	2.5%

UNIVERSITY OF NORTHERN IOWA  
PROPOSED RESIDENCE RATES  
ACADEMIC YEAR 2016-17

	Room and Board Combined			
	2015-16 Rate	2016-17 Proposed rate (a)	\$ Increase	% Increase
<b>Meals Plans for Panther Village, ROTH, Hillside-Jennings and Off-Campus Students (effective 5/8/16)</b>				
Gold Plan (All access \$250 DD per semester)	4,544	4,644	100	2.2%
Silver Plan (All access \$150 DD per semester)	4,344	4,444	100	2.3%
Purple Plan (All access \$50 DD per semester)	4,144	4,244	100	2.4%
Panther Block (200 meals and \$250 DD per semester)	4,286	4,380	94	2.2%
Basic Block (160 meals per semester and \$50 DD per semester)	3,212	3,312	100	3.1%
Any 5 (includes \$100 DD per semester)	1,743	1,782	39	2.2%
Any 100 Meal Deal	967	981	14	1.4%
Any 60 Meal Deal	590	599	9	1.5%
Any 20 Meal Deal	201	204	3	1.5%
	<b>Monthly</b>	<b>Monthly</b>		
<b>Guest Room</b> (furnished Single with private bath)	632	660	28	4.5%
<b>Graduate Apartment</b> (furnished 1 bedroom, living area, kitchen, bath)	685	716	31	4.5%
<b>Graduate Apartment</b> (furnished 2 bedroom, living area, kitchen, bath)	764	798	34	4.5%
<b>Application Fee</b>	25	25	-	0.0%
<b>Summer Weekly Rates - Students Only</b>				
	<b>Summer 2015</b>	<b>Summer 2016 (effective 5/8/16)</b>		
<b>ROTH (1/37 of academic year)</b>				
12 Person Apt. Double	96	104	8	8.3%
12 Person Apt. Single	127	138	11	8.3%
6 Person Apt. Double	111	121	10	8.9%
6 Person Apt. Single	148	160	12	8.2%
4 Person Apt. Double	111	121	10	8.9%
4 Person Apt. Single	148	160	12	8.2%
2 Person Apt. Double	136	148	12	8.8%
2 Person Apt. Single	181	196	15	8.4%
<b>Panther Village (1/38 of academic year)</b>				
4 Person Bedroom	162	170	8	5.0%
2 Person Bedroom	178	187	9	5.1%
Studio	194	204	10	5.2%
<b>Shull Hall (1/37 of academic year)</b>				
Double room (air conditioned)	118	124	6	5.0%
Double room contracted as a single room (air conditioned)	155	163	8	5.0%