

**Contact: Brad Berg**

**RESIDENCE SYSTEM GOVERNANCE REPORT**

**Actions Requested:**

1. Receive the university residence systems five-year plans for FY 2013 through FY 2017.
2. Consider the universities' preliminary FY 2013 residence system budgets, which are subject to further review and action when the Board approves the final FY 2013 institutional budgets.
3. Consider, with final approval scheduled for April, the universities' academic year 2012-2013 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 2013–FY 2017;
- Preliminary residence system budgets for FY 2013; and
- Proposed residence system rates for academic year 2012-2013

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 2013-FY 2017**

Five-year enrollment and occupancy projections form the basis for residence system financial forecasts. The following table contains current and projected enrollments, capacities, and occupancies for residence halls and apartments. Each university's detailed five-year plan in the attachments also contain capital improvement plans, financial projections, and voluntary reserve forecasts. Residence system occupancy at SUI and UNI is expected to increase when new residence system housing is projected to come on-line; FY 2016 for SUI (Agenda Item 8) and FY's 2013 and 2014 for UNI. ISU currently projects a gradual decline in occupancy consistent with current enrollment forecasts and notes double occupancy rooms will be converted to "super singles" should occupancy projections in the out years become reality.

	Actual			Forecast		
	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
<b>University of Iowa</b>						
Enrollment (Headcount)	30,893	31,139	31,283	31,414	31,491	31,597
Operating Capacity	6,531	6,506	6,487	6,476	6,689	6,689
Total Occupancy	6,501	6,488	6,469	6,458	6,661	6,661
Occupancy Ratio	99.5%	99.7%	99.7%	99.7%	99.6%	99.6%
Occupancy as % of Enrollment	21.0%	20.8%	20.7%	20.6%	21.2%	21.1%
<b>Iowa State University</b>						
Enrollment (Headcount)	29,887	29,903	29,683	29,438	29,163	28,968
Operating Capacity	10,098	10,193	10,193	10,193	10,193	10,193
Total Occupancy	9,976	10,027	9,420	9,246	9,143	8,992
Occupancy Ratio	98.8%	98.4%	92.4%	90.7%	89.7%	88.2%
Occupancy as % of Enrollment	33.4%	33.5%	31.7%	31.4%	31.4%	31.0%
<b>University of Northern Iowa</b>						
Enrollment (Headcount)	13,168	13,254	13,397	13,539	13,603	13,759
Operating Capacity	4,929	4,952	5,198	5,198	5,198	5,198
Total Occupancy	4,625	4,838	5,175	5,175	5,175	5,175
Occupancy Ratio	93.8%	97.7%	99.6%	99.6%	99.6%	99.6%
Occupancy as % of Enrollment	35.1%	36.5%	38.6%	38.2%	38.0%	37.6%

Preliminary FY 2013 Residence System Budget Summary

The FY 2013 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 2013 budget to FY 2012 estimates and to the FY 2012 Board-approved budget. SUI's residence system FY 2013 budgeted net revenues are less than FY 2012 primarily due to the additional debt service from the proposed new residence hall. ISU's system net revenue is also expected to decline as expenses are budgeted to increase more than revenue given the low proposed rate increase. UNI budgets FY 2013 net revenue to exceed FY 2012 given the occupancy increase from Panther Village Phase 1 in Fall 2012.

	Current Year Approved Budget FY 2012	Current Year Revised Estimates FY 2012	Next Year Preliminary Budget FY 2013	FY 13 to FY 12 Est. \$ Change	FY 13 to FY 12 Bud. \$ Change
<b>SUI</b>					
Gross Revenue	\$ 63,108,956	\$ 63,362,229	\$ 64,777,160	\$ 1,414,931	\$ 1,668,204
Expenditures for Operations	\$ 49,140,441	\$ 48,454,423	\$ 50,519,729	\$ 2,065,306	\$ 1,379,288
Debt Service & Mand Transfers	\$ 5,316,930	\$ 5,303,627	\$ 7,134,453	\$ 1,830,826	\$ 1,817,523
Net Revenue	\$ 8,651,585	\$ 9,604,179	\$ 7,122,978	\$ (2,481,201)	\$ (1,528,607)
Net Rev as % of Gross Rev	13.7%	15.2%	11.0%		
<b>ISU</b>					
Gross Revenue	\$ 82,379,287	\$ 83,173,143	\$ 84,341,329	\$ 1,168,186	\$ 1,962,042
Expenditures for Operations	\$ 58,593,003	\$ 58,491,231	\$ 61,553,559	\$ 3,062,328	\$ 2,960,556
Debt Service & Mand Transfers	\$ 11,372,042	\$ 11,177,527	\$ 11,002,919	\$ (174,608)	\$ (369,123)
Net Revenue	\$ 12,414,242	\$ 13,504,385	\$ 11,784,851	\$ (1,719,534)	\$ (629,391)
Net Rev as % of Gross Rev	15.1%	16.2%	14.0%		
<b>UNI</b>					
Gross Revenue	\$ 37,675,032	\$ 37,111,733	\$ 38,995,051	\$ 1,883,318	\$ 1,320,019
Expenditures for Operations	\$ 27,226,376	\$ 26,565,129	\$ 28,029,498	\$ 1,464,369	\$ 803,122
Debt Service & Mand Transfers	\$ 6,102,924	\$ 5,202,938	\$ 5,317,986	\$ 115,048	\$ (784,938)
Net Revenue	\$ 4,345,732	\$ 5,343,666	\$ 5,647,567	\$ 303,901	\$ 1,301,835
Net Rev as % of Gross Rev	11.5%	14.4%	14.5%		

Proposed Rates for Academic Year 2012-2013

While the universities offer many room and board options, the Board has historically used the double occupancy room rate with full board as a measure to compare historical room and board rates among the universities. Detailed FY 2013 rate proposals for each university are contained in the attachments. The proposed FY 2013 double occupancy room with full board rates are as follows:

<b>Double Occupancy Rooms with Full Board</b>				
	Proposed			
	FY 2012	FY 2013	Increase Amt	Increase %
University of Iowa	\$8,042	\$8,343	\$301	3.74%
Iowa State University	\$7,621	\$7,722	\$101	1.33%
University of Northern Iowa	\$7,426	\$7,597	\$171	2.30%

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 which contribute to rate variations for each system. The bond covenants for each system legally restrict the use of funds for purposes solely within each respective residence system. The following table provides a ten-year average of rate increases for double occupancy rooms with full board; the proposed FY 2013 rate increase is substantially lower than the ten-year average at each university.

Ten-Year Average Rate Increase		
	FY 03-12	Proposed FY 13
SUI	5.6%	3.7%
ISU	5.1%	1.3%
UNI	5.4%	2.3%
Average	5.4%	2.4%

The university residence systems have presented the proposed residence system rates to representatives of their student residents. SUI's Associated Residence Hall executive board expressed no reservations with the proposed rates. ISU's three student housing councils support the proposed rates for FY 2013. UNI's student Residence Hall Association indicated the students were satisfied with the low rate increase.

Comparing the proposed room and board rates and the undergraduate tuition/fee rates for FY 2013 with those from FY 2012, results in incremental costs of \$593 (3.75%) at SUI, \$341 (2.26%) at ISU, and \$456 (3.09%) at UNI.

Combined Tuition and Fees, Double Occupancy with Full Board						
	FY 2013	Proposed FY 2013	FY2013	FY 2012	Incremental	Percent
	Tuition, Fees	Room and Board	Total	Total	Cost	Increase
University of Iowa	\$8,057	\$8,343	\$16,400	\$15,807	\$593	3.75%
Iowa State University	\$7,726	\$7,722	\$15,448	\$15,107	\$341	2.26%
University of Northern Iowa	\$7,635	\$7,597	\$15,232	\$14,776	\$456	3.09%

Improvement Fund Transfers

Voluntary reserves are comprised of the revenue, operations and maintenance, improvement, and system funds. The voluntary reserves of the residence systems are essential to provide working capital and security to bondholders should there be unanticipated events which would adversely affect occupancy levels or net revenues. Voluntary reserves are used to pay for capital expenditures and to provide cash flow for fixed expenses during the summer months.

Bond covenants require the Board to approve the transfer of funds to the improvement fund from the system funds. The Regent universities currently anticipate requesting transfers of the following amounts at the April 2012 meeting:

- University of Iowa                   \$ 9,429,796
- Iowa State University               \$12,300,000
- University of Northern Iowa       \$ 2,557,000

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. All of these entities contribute to and play a significant role in the success and implementation of fire safety related programs. Specific fire safety information for each university is contained in the attachments.

**UNIVERSITY OF IOWA  
UNIVERSITY HOUSING & DINING**

Two strategic imperatives drive residence system planning at the University of Iowa:

- Increasing enrollments. Fall 2010 and Fall 2011 year student enrollments set new records and Fall 2012 projections suggest that the next entering class will be comparable. The University continues to aspire to offer on campus housing to all entering students, because student outcomes are demonstrably better for entering students who live on campus than for those that live off campus.
- Commitment to student success. With 91.4% of students beginning their college experience living on campus, the residence halls provide a favorable venue for initiatives designed to support the success of first year students. The University also seeks to house a greater proportion of sophomores, juniors, and seniors, because the on campus living environment has the potential to contribute to their success as well.

Agenda Item 8 requests approval of the schematic design and project description and budget for the proposed new West Campus Residence Hall. The project would construct a new residence hall to provide housing for 501 freshman and returning students within a ten-floor structure. The project also includes a two-story public area with gathering space, study/teamwork space and a grab & go food service to serve not only the students residing in the new hall, but also residents in the other halls on the west side of the river. The impact of the proposed new residence hall is included in the five-year plan and the preliminary budget.

Five-Year Plan – page 6

- Based on admissions indicators and housing application numbers received to date, a class size of 4,500-4,700 new first-time freshmen is currently projected for Fall 2012. Projections for Fall 2013 through Fall 2016 indicate that total enrollment for the next five years will gradually increase from 31,139 to 31,597 students. Based on these enrollment projections, the residence halls are expected to be fully occupied through FY 2017 and the apartments are projected to remain 97% occupied during this time.
- The University is continuing to develop a long-range plan for the future of University Apartments. In the meantime, the University attempts to maintain affordable rates for the apartments, committing the necessary financial resources to keep the apartments safe, secure, and functional for its tenants, but not investing significant amounts of capital to renovate the existing structures. Future accommodation of University apartment demand includes consideration of a University and private developer partnership.
- As the first year class has grown and is projected to remain consistent in size with the past two years, University Housing & Dining (UH&D) continues to provide off campus space for returning students so that the main campus traditional rooms can be utilized by first year students. UH&D currently leases 171 beds at the Lodge (now named Hawks Ridge) to house transfer and older first year students, and Centerstone Apartments, which provides 117 beds for returning honors students. This arrangement will likely continue through July of 2015, when the new residence hall is scheduled to come on line.
- Voluntary reserve balances, are expected to be \$12.5 million on June 30, 2012, and remain relatively stable through the end of FY 2017. To keep up with necessary replacements and repairs, minimize deferred maintenance, and fund projects included in the department's master plan (excluding new construction), spending from reserves will average \$9 million per year. This excludes major capacity increase projects. Improvement projects to be funded from reserves include fire suppression improvements for remaining "low-rise" buildings (all high-rise residence halls are equipped with fire suppression), a series of restroom renovations, and improvements to lounge space and student living areas.

- UH&D assumed responsibility for all dining operations (other than UIHC) at the University on July 1, 2011. The new dining organization includes the dining facilities at Burge and Hillcrest, campus convenience stores, retail dining at the Iowa Memorial Union and satellite operations across campus, and catering services on campus as well as at Kinnick Stadium and Carver-Hawkeye Arena. Students have benefitted from the portability of their meal plans at campus retail outlets. The consolidated operation better utilizes resources and has eliminated duplication of effort.
- The flood of 2008 greatly impacted Mayflower Residence Hall and severely damaged 76 Hawkeye Court apartments. While the majority of Mayflower was re-opened, the department continues to work with State Homeland Security (SUI's FEMA grantee), University Risk Management, and Facilities Management to mitigate future flooding. Agenda Item 10 contains a timetable related to flood mitigation efforts. The Board approved an abandonment resolution to raze the 76 Hawkeye Court apartments and the University is working with State Homeland Security to finalize demolition of the damaged units, anticipated in the latter part of 2012.

FY 2013 Preliminary Budget – page 7

- First-time freshmen from high school remain the primary occupants of the residence halls. Consistent with the past two years, the Fall 2012 new first-time freshmen from high school class is projected to be 4,500-4,700 students. Based on that projection and the expected number of current residents reapplying for housing, the residence hall occupancy will briefly exceed operating capacity in Fall 2012. As in the past, some students will be accommodated in temporary space until permanent beds become available.
- Total planned operating capacity of the residence halls for Fall 2012 is 5,910 beds, a slight decrease from the current year due to the continuation of system-wide restroom renovation projects. Apartment housing capacity and occupancy are expected to remain stable in Fall 2012 with 578 of the 596 units being occupied. Although families and students with children are given priority for the apartments, approximately 60% of the apartments are currently occupied by single students with no children.
- The preliminary budget for FY 2013 projects net revenues of \$14.3 million, slightly less than FY 2012 estimates largely due to additional debt service related to the proposed new residence hall. Bond covenants establish a minimum debt service coverage ratio of 135%, i.e. net revenues must be at least 1.35 times the annual debt service. Including the debt service for the proposed new residence hall, the FY 2013 debt service coverage ratio is expected to be 218%.
- For FY 2013, a 3.75% overall rate increase is proposed to cover projected increases in operating costs and to fund the department's ongoing capital plan. All proposed FY 2013 room and board rates are provided on page 8. The proposed FY 2013 rate for the traditional double room with full board of \$8,343 represents a 3.74% increase when compared to FY 2012 rates. All room rates include \$200 Hawkeye Dollars, which can be used in any laundry facility, dining hall, convenience store, or other retail outlet on campus operated by UH&D. There is no proposed increase (0%) in the FY 2013 rate for University Apartments when compared to FY 2012.
- The only fee currently for residential students is a one-time \$50 administrative fee charged the first time a student applies for housing. UH&D proposes increasing the one-time fee to \$75 beginning with the Fall 2012 semester which will allow all students who choose to participate in the summer orientation program to stay in the residence halls without charge. The orientation program is a central element of the University's plans to support student success at the University.
- The outstanding bond principal was \$45.8 million as of June 30, 2011. The annual debt service included in the FY 2013 preliminary budget is \$6.5 million. Refunding bonds sold in March 2011 resulted in a net present value savings of approximately \$0.6 million and an annual cash flow savings of approximately \$115,000.

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

	Actual	Estimated	Proposed	Constant Dollars			
	<u>FY 11</u>	<u>FY 12</u>	<u>FY 13</u>	<u>FY 14</u>	<u>FY 15</u>	<u>FY 16</u>	<u>FY 17</u>
<b>1 - ENROLLMENT &amp; OCCUPANCY</b>							
(a) Fall Enrollment Head Count	30,825	30,893	31,139	31,283	31,414	31,491	31,597
Residence Hall Housing*							
(b) Current Operating Capacity (# of beds)	5,799	5,934	5,910	5,891	5,880	6,083	6,083
(c) Occupancy (permanent beds)	5,827	5,923	5,910	5,891	5,880	6,083	6,083
(d) Occupancy Ratio	100.5%	99.8%	100.0%	100.0%	100.0%	100.0%	100.0%
Apartment Housing							
(e) Current Operating Capacity (Units)	597	597	596	596	596	596	596
(f) Units Occupied	584	578	578	578	578	578	578
(g) Occupancy Ratio	97.8%	96.8%	97.0%	97.0%	97.0%	97.0%	97.0%
<b>2 - CAPITAL IMPROVEMENTS &amp; REPAIRS</b>							
(a) Improvements from Bond Proceeds	\$ -	\$ -	\$ 14,000	\$ 14,000	\$ 14,000	\$ 10,000	\$ -
(b) Improvements from Voluntary Reserves	8,681	11,527	6,625	8,624	8,999	8,877	8,990
(c) Repairs from Current Revenues	5,080	5,671	5,834	5,834	5,834	6,259	6,259
(d) Gross Square Feet Maintained (000's)	2,284	2,284	2,284	2,284	2,284	2,461	2,461
<b>3 - OPERATING REVENUES &amp; EXPENDITURES</b>							
(a) Total Revenues	\$ 53,622	\$ 63,362	\$ 64,777	\$ 65,866	\$ 66,997	\$ 69,274	\$ 69,285
(b) Less Expenditures (Excluding Univ O.H.)	37,808	48,454	50,520	50,505	50,497	50,597	50,597
(c) Net Operating Revenues	15,814	14,908	14,257	15,361	16,500	18,677	18,688
(d) Less Mandatory Transfers	600	600	600	600	600	600	600
(e) Less Debt Service	4,788	4,704	6,556	6,577	8,595	8,589	8,606
(f) Net to Voluntary Reserves	\$ 10,426	\$ 9,604	\$ 7,101	\$ 8,184	\$ 7,305	\$ 9,488	\$ 9,482
<b>4 - VOLUNTARY (UNRESTRICTED) RESERVES</b>							
(a) Beginning Balance	\$ 12,579	\$ 14,442	\$ 12,543	\$ 13,021	\$ 12,570	\$ 10,853	\$ 11,427
(b) Add Mandatory Transfers from (3d)	600	600	600	600	600	600	600
(c) Add Net to Voluntary Reserves from (3f)	10,426	9,604	7,101	8,184	7,305	9,488	9,482
(d) Less Improvements (2b) & Other Costs	9,163	12,103	7,223	9,235	9,622	9,514	9,639
(e) Year-End Balance	\$ 14,442	\$ 12,543	\$ 13,021	\$ 12,570	\$ 10,853	\$ 11,427	\$ 11,870

\*includes leased space

**University of Iowa  
University Housing Preliminary Budget 2012-13**

	<b>Actual</b>	<b>Approved</b>	<b>Revised</b>	<b>Proposed</b>
	<b>2010-11</b>	<b>Budget</b>	<b>Estimate</b>	<b>Budget</b>
	<b>2010-11</b>	<b>2011-12</b>	<b>2011-12</b>	<b>2012-13</b>
<b>OPERATIONS</b>				
Revenues	\$ 53,622,260	\$ 63,108,956	\$ 63,362,229	\$ 64,777,160
Expenditures for Operations	37,808,037	49,140,441	48,454,423	50,519,729
Net Revenues	15,814,223	13,968,515	14,907,806	14,257,431
% of Revenues	29.5%	22.1%	23.5%	22.0%
Debt Service (due July 1)	4,788,061	4,716,930	4,703,627	6,534,453
Mandatory Transfers	600,000	600,000	600,000	600,000
Net After Debt Service & Mandatory Transfers	\$ 10,426,162	\$ 8,651,585	\$ 9,604,179	\$ 7,122,978
% of Revenues	19.4%	13.7%	15.2%	11.0%
Debt Service Coverage Ratio	330%	296%	317%	218%
University Overhead Payment	\$ 482,052	\$ 469,476	\$ 575,676	\$ 598,934
<b>FUND BALANCES (June 30)</b>				
Revenue Fund	\$ -	\$ -	\$ -	\$ -
Operation & Maintenance Fund	1,000,000	1,000,000	1,000,000	1,000,000
Improvement Fund	10,122,146	8,974,980	8,625,000	8,455,000
System Fund	3,319,671	648,263	2,918,378	3,587,422
Subtotal--Voluntary Reserves	14,441,817	10,623,243	12,543,378	13,042,422
Sinking Fund	-	-	-	-
Bond Reserve Fund	4,583,971	4,754,560	4,583,971	6,376,306
Bond Construction Fund	-	-	-	14,000,000
Subtotal--Mandatory Reserves	4,583,971	4,754,560	4,583,971	20,376,306
<b>Total Fund Balances (June 30)</b>	<b>\$ 19,025,788</b>	<b>\$ 15,377,803</b>	<b>\$ 17,127,349</b>	<b>\$ 33,418,728</b>
<b>REVENUES AND EXPENDITURES DETAIL</b>				
<b>Revenues</b>				
Contracts	\$ 48,634,165	\$ 51,334,383	\$ 51,639,808	\$ 53,097,262
Interest	624,462	570,952	604,721	594,012
Other Income	4,363,633	11,203,621	11,117,700	11,085,886
Total Revenues	\$ 53,622,260	\$ 63,108,956	\$ 63,362,229	\$ 64,777,160
<b>Expenditures for Operations</b>				
Salaries, Wages & Benefits	\$ 16,293,205	\$ 19,136,684	\$ 20,824,602	\$ 22,318,802
Cost of Food or Goods Sold	4,894,216	8,123,260	8,095,439	8,324,082
Other Operating Expense	8,003,934	10,455,147	7,193,896	7,291,406
Utilities	5,603,166	5,971,935	8,989,582	9,167,986
Repairs & Maintenance	3,013,516	5,453,415	3,350,904	3,417,453
Total Expenditures	\$ 37,808,037	\$ 49,140,441	\$ 48,454,423	\$ 50,519,729

The University of Iowa  
Residence System Rates--Proposed Rate Schedule for 2012-13

	Current	Proposed	Proposed	
	(2011-12)	(2012-13)	Rate Increase	
	Rates	Rates	Amount	Percent
<b>Residence Halls Academic Year 2012-13</b>				
<b>Basic Room Rates (per person) **</b>				
Single	\$6,389	\$6,634	\$245	3.83%
Double	5,242	5,443	201	3.83%
Triple	4,531	4,705	174	3.84%
Multiple	4,005	4,158	153	3.82%
<b>Additional Rate Per Room For:</b>				
Rooms with air conditioning	\$768	\$797	\$29	3.78%
Rooms with private bath	2,608	2,708	100	3.83%
Rooms with kitchen units	663	688	25	3.77%
Suites	1,839	1,909	70	3.81%
<b>Additional Room Rates (per person) **</b>				
Parklawn Efficiency (Double Occupancy)	\$6,609	\$6,862	253	3.83%
Parklawn One-Bedroom (Double Occupancy)	7,134	7,407	273	3.83%
Hawks Ridge One-Bedroom (Private Bedroom)	9,862	10,240	378	3.83%
Hawks Ridge Two-Bedroom/One Bath (Private Bedroom)	N/A	6,987	new	new
Hawks Ridge Two-Bedroom/Two Bath (Private Bedroom)	6,987	7,255	268	3.84%
Hawks Ridge Four-Bedroom (Private Bedroom)	5,823	6,046	223	3.83%
Centerstone One-Bedroom (Double Occupancy)	6,800	7,060	260	3.82%
Centerstone Five-Bedroom (Private Bedroom)	7,200	7,476	276	3.83%
<b>Temporary Housing (daily rate)</b>	\$10	\$10	-	-
** All room rates include \$200 Hawkeye Dollars (\$100 per semester)				
<b>Board Rates</b>				
Full Board (20 meals per week)	\$2,800	\$2,900	100	3.57%
Any 14 meals per week	2,700	2,800	100	3.70%
Any 10 meals per week	2,490	2,575	85	3.41%
Any 5 meals per week	1,255	1,300	45	3.59%
<b>Administrative Fee (One time)</b>	50	75	25	50.0%
<b>Residence Halls Summer Session 2013</b>				
<b>Basic Room Rates (per person)</b>				
Single	\$1,547	\$1,606	\$59	3.81%
Double	1,261	1,309	48	3.81%
Triple	1,083	1,124	41	3.79%
Multiple	951	987	36	3.79%
<b>Additional Rate Per Room For:</b>				
Rooms with air conditioning	\$768	\$797	\$29	3.78%
Rooms with private bath	652	677	25	3.83%
Rooms with kitchen units	166	172	6	3.61%
Suites	460	478	18	3.91%
<b>Additional Room Rates (per person) **</b>				
Parklawn Efficiency (Double Occupancy)	\$1,602	\$1,663	61	3.81%
Parklawn One-Bedroom (Double Occupancy)	1,734	1,800	66	3.81%
Hawks Ridge One-Bedroom (Private Bedroom)	2,416	2,509	93	3.85%
Hawks Ridge Two-Bedroom/One Bath (Private Bedroom)	N/A	1,697	new	new
Hawks Ridge Two-Bedroom/Two Bath (Private Bedroom)	1,697	1,762	65	3.83%
Hawks Ridge Four-Bedroom (Private Bedroom)	1,406	1,460	54	3.84%
Centerstone One-Bedroom (Double Occupancy)	1,650	1,713	63	3.82%
Centerstone Five-Bedroom (Private Bedroom)	1,750	1,817	67	3.83%
<b>Board Rates</b>				
Full Board (20 meals per week)	\$700	\$725	25	3.57%
Any 14 meals per week	675	700	25	3.70%
Any 10 meals per week	623	644	21	3.37%
Any 5 meals per week	314	325	11	3.50%
<b>University Apartments (monthly rates effective 6/1/2012)</b>				
<b>Hawkeye Court</b>				
1 Bedroom	\$435	\$435	-	0.00%
2 Bedroom	480	480	-	0.00%
<b>Hawkeye Drive</b>				
2 Bedroom	600	600	-	0.00%
<b>Staff &amp; Faculty (Additional)</b>	50	50	-	0.00%

The Double Basic Room rate with full board is used for comparative purposes.



**IOWA STATE UNIVERSITY  
DEPARTMENT OF RESIDENCE**

The Department of Residence (DoR) strives to enhance student achievement and retention at ISU. Programs used to improve academic success and retention of its students include:

- Implementation of MAP-Works (Making Achievement Possible) for all freshmen the third week of their first semester. MAP-Works is a web-based self assessment that identifies areas of strength and concern for students transitioning to ISU. In its third year, MAP-Works is an important retention tool for the University.
- Hall Directors serving as instructors for Psychology 131, an academic skills building course offered through the Academic Success Center. The Hall Directors conduct mid-term intervention with residents receiving two or more mid-term grades of C- or lower.
- A partnership with Enrollment Services to serve students enrolled in the Admissions Partnership Program (APP). APP offers students enrolled at Iowa community colleges the opportunity to contract for a variety of student services, including on-campus housing and meal plans.

Five-Year Plan – page 11

- Enrollment projections provided by the Admissions Office, forecast a gradual decline in enrollment over the next five years due to a decrease in the number of college aged individuals from Iowa. Occupancy percentages are based upon enrollment projections, historical capture rates of new direct from high school students, and the five year historical average retention rates for currently contracted students. By Fall 2016, occupancy is projected at approximately 9,000 – a decrease of roughly 980 occupants compared to current numbers. External market competition from numerous off-campus housing options complicates occupancy projections and also highlights the need for the DoR to maintain competitive rates.
- Funding for major capital improvements in the residence halls and apartments is projected at \$36.5 million for FY 2013 through FY 2017, and will come from annual net revenues deposited into system funds. No new bonding is included in the five-year plan.
- Improvement projects to be funded from reserves include fire suppression systems for Wilson and Friley Hall beginning in FY 2013 (the last residence halls needing sprinklers), upgrades for heat/smoke detection systems, kitchenette remodels and additions, fan coil units and windows replacement, multiple dining facility projects, and a possible conversion of current office space in Friley Hall to student rooms. Additional information related to the planned projects is available in the Board Office. 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.
- Voluntary reserve balances at June 30, 2012, are expected to be \$14.8 million, and are presently projected to gradually increase to \$21.8 million by the end of FY 2017. Even with this financial improvement, DoR has over \$45 million in identified needed improvements in windows, HVAC systems, student room furniture, and restroom renovations.

FY 2013 Preliminary Budget - page 12

- Due to a record freshman class size and solid retention rates, the Department of Residence opened the Fall 2011 semester with 9,976 residents - the highest occupancy since 1989. From Fall 2005 to present, enrollment has increased 17.4% and on-campus occupancy has grown 23.0%. The projected enrollment for Fall 2012 is 29,903 students, slightly higher than current enrollment.
- FY 2013 residence system occupancy is forecasted to be 10,027 students, slightly greater than the current year. The projected occupancy is based on past capture rates of new direct from high school students as well as historical retention rates. The budgeted overall occupancy-to-capacity ratio is 98.4%. Note: Apartment occupancy slightly exceeds designed capacity in FY 2013 due to the conversion of three 2-bedroom private units to shared bedrooms resulting in a net gain of 6 beds.
- The FY 2013 preliminary budget was developed using room and board contract projections based on the proposed rates, expense inflation, temporary closures, and the absence of large summer conferences. The preliminary budget for FY 2013 projects net revenues of \$22.8 million, slightly less than the FY 2012 estimates and budget primarily due to the proposed low rate increases as compared to incremental inflationary costs. The preliminary budget reflects a debt service coverage ratio of 217%, which exceeds the required 135% established by bond covenants.
- Proposed detailed FY 2013 room and board rates are provided beginning on page 13. The proposed FY 2013 rate for the traditional double room with full board of \$7,722 represents a 1.3% increase when compared to FY 2012 rates. Generally, the proposed room rates reflect an increase of 2.5% for residence halls and 1.5% for apartments. As outlined below, all proposed board rates remain flat when compared to FY 2012.
- ISU Dining continues to focus on meal plans and retail services that meet student needs for value, choice, flexibility, and convenience. Student input was received from surveys, focus groups, staff, suggestion boxes, and residence hall and student body governments. Based on input received, students requested a 0.0% meal plan rate increase for FY 2013. Students then received expense projections and provided input on service changes to achieve a flat rate increase without a significant impact to ISU Dining financials.
- Buchanan Hall and Frederiksen Court summer rates are being adjusted beginning with FY 2013. Currently the summer rates are dramatically lower than the academic year rates, despite static operating costs for these buildings during the summer. Summer rates are planned to increase in annual phases until the summer rate (3 month) reaches the prorated equivalent of the academic year (9 month) rate. The proposed summer rates in Buchanan and Frederiksen result in increases of \$76 - \$123.
- The DoR portion of the Admission Acceptance fee remains unchanged from FY 2012. This includes a \$10 contracting fee and a \$125 housing prepayment. The \$135 is applied as a credit on the student's account if the student contracts for housing. If the student cancels prior to the May 1 deadline, the entire amount is refunded. After the deadline, the student is refunded the \$125 if they leave the university or participate in an ISU sponsored program, internship, or study abroad experience. Re-contracting students do not pay any fees to contract for subsequent years.
- The outstanding bond principal was \$123.2 million as of June 30, 2011. The annual debt service included in the FY 2013 preliminary budget is \$10.5 million. The Board approved refunding bond issues in April and June 2011 that resulted in present value savings of approximately \$2.8 million and an annual cash flow savings of approximately \$240,000.

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

	Actual	Estimated	Proposed	Constant Dollars			
	<u>FY 11</u>	<u>FY 12</u>	<u>FY 13</u>	<u>FY 14</u>	<u>FY 15</u>	<u>FY 16</u>	<u>FY 17</u>
<b>1 - ENROLLMENT &amp; OCCUPANCY</b>							
(a) Fall Enrollment Head Count	28,682	29,887	29,903	29,683	29,438	29,163	28,968
Residence Hall Housing							
(b) Current Operating Capacity (# of beds)	6,523	7,085	7,179	7,179	7,179	7,179	7,179
(c) Occupancy (permanent beds)	6,443	6,997	6,907	6,489	6,369	6,298	6,194
(d) Occupancy Ratio	98.8%	98.8%	96.2%	90.4%	88.7%	87.7%	86.3%
Apartment Housing							
(e) Current Operating Capacity (Units)	3,096	3,013	3,014	3,014	3,014	3,014	3,014
(f) Units Occupied	2,960	2,979	3,120	2,931	2,877	2,845	2,798
(g) Occupancy Ratio	95.6%	98.9%	103.5%	97.2%	95.5%	94.4%	92.8%
<b>2 - CAPITAL IMPROVEMENTS &amp; REPAIRS</b>							
(a) Improvements from Bond Proceeds							
(b) Improvements from Voluntary Reserves	16,226	20,850	11,016	8,195	7,221	5,877	4,231
(c) Repairs from Current Revenues	2,189	2,188	2,263	2,263	2,263	2,263	2,263
(d) Gross Square Feet Maintained (000's)	3,253	3,253	3,253	3,253	3,253	3,253	3,253
<b>3 - OPERATING REVENUES &amp; EXPENDITURES</b>							
(a) Total Revenues	\$ 77,385	\$ 83,173	\$ 84,341	\$ 82,109	\$ 81,632	\$ 81,404	\$ 80,870
(b) Less Expenditures (Excluding Univ O.H.)	54,417	58,491	61,554	62,061	61,991	61,875	61,829
(c) Net Operating Revenues	22,968	24,682	22,787	20,048	19,641	19,529	19,041
(d) Less Mandatory Transfers	395	605	500	500	500	500	500
(e) Less Debt Service	10,713	10,573	10,503	10,540	10,545	10,535	10,518
(f) Less Voluntary Transfers	1,649	1,738	1,649	1,649	1,649	1,649	1,650
(g) Net to Voluntary Reserves	\$ 10,211	\$ 11,766	\$ 10,135	\$ 7,359	\$ 6,947	\$ 6,845	\$ 6,373
<b>4 - VOLUNTARY (UNRESTRICTED) RESERVES</b>							
(a) Beginning Balance	\$ 14,207	\$ 15,085	\$ 14,796	\$ 15,612	\$ 15,824	\$ 16,690	\$ 18,933
(b) Add Mandatory Transfers from (3d)	395	605	500	500	500	500	500
(c) Add Net to Voluntary Reserves from (3g)	10,211	11,766	10,135	7,359	6,947	6,845	6,373
(d) Add Transfer from Plant & Other Revenues	239	221	221	221	221	221	221
(e) Less Improvements (2b) & Other Costs	9,967	12,881	10,040	7,868	6,802	5,323	4,199
(f) Year-End Balance	\$ 15,085	\$ 14,796	\$ 15,612	\$ 15,824	\$ 16,690	\$ 18,933	\$ 21,828

**Iowa State University  
Residence System Proposed Budget 2012-13**

	<b>Actual</b>	<b>Approved</b>	<b>Estimates</b>	<b>Proposed</b>
	<b>2010-11</b>	<b>Budget</b>	<b>2011-12</b>	<b>Budget</b>
		<b>2011-12</b>	<b>2011-12</b>	<b>2012-13</b>
<b>OPERATIONS</b>				
Revenues	\$ 77,385,073	\$ 82,379,287	\$ 83,173,143	\$ 84,341,329
Expenditures for Operations	54,416,612	58,593,003	58,491,231	61,553,559
Net Revenues	22,968,461	23,786,284	24,681,912	22,787,770
% of Revenues	29.7%	28.9%	29.7%	27.0%
Debt Service (due July 1)	10,713,228	10,872,042	10,572,527	10,502,919
Mandatory Transfers	395,000	500,000	605,000	500,000
Net After Debt Service & Mandatory Transfers	\$ 11,860,233	\$ 12,414,242	\$ 13,504,385	\$ 11,784,851
% of Revenues	15.3%	15.1%	16.2%	14.0%
Debt Service Coverage Ratio	214%	219%	233%	217%
University Overhead Payment	\$ 1,649,618	\$ 1,649,618	\$ 1,738,618	\$ 1,649,618
<b>FUND BALANCES (June 30)</b>				
Revenue Fund	\$ 4,881	\$ -	\$ -	\$ -
Operation & Maintenance Fund	-	-	-	-
Improvement Fund	16,238,134	13,915,346	15,444,411	13,104,324
System Fund	15,084,487	13,995,390	14,795,895	15,611,855
Subtotal--Voluntary Reserves	31,327,502	27,910,736	30,240,306	28,716,179
Sinking Fund	59,607			
Bond Reserve Fund	10,872,041	10,872,041	10,545,176	10,545,176
Bond Construction Fund	-			
Subtotal--Mandatory Reserves	10,931,648	10,872,041	10,545,176	10,545,176
<b>Total Fund Balances (June 30)</b>	<b>\$ 42,259,150</b>	<b>\$ 38,782,777</b>	<b>\$ 40,785,482</b>	<b>\$ 39,261,355</b>
<b>REVENUES AND EXPENDITURES DETAIL</b>				
<b>Revenues</b>				
Contracts	\$ 60,917,624	\$ 65,057,754	\$ 64,927,560	\$ 66,669,704
Interest	226,994	315,951	161,000	170,000
Other Income	16,240,455	17,005,582	18,084,583	17,501,625
Total Revenues	\$ 77,385,073	\$ 82,379,287	\$ 83,173,143	\$ 84,341,329
<b>Expenditures for Operations</b>				
Salaries, Wages & Benefits	\$ 26,281,073	\$ 28,811,640	\$ 28,480,063	\$ 30,847,805
Cost of Food or Goods Sold	9,818,231	10,017,694	10,632,833	10,786,040
Other Operating Expense	9,474,191	10,483,007	10,420,059	10,699,558
Utilities	6,654,149	7,062,161	6,770,470	6,957,458
Repairs & Maintenance	2,188,968	2,218,501	2,187,806	2,262,698
Total Expenditures	\$ 54,416,612	\$ 58,593,003	\$ 58,491,231	\$ 61,553,559

IOWA STATE UNIVERSITY  
Department of Residence - Proposed Rate Schedule for 2012-2013  
(effective May 6, 2012)

Residence Halls - Meal plans required in all residence halls except Wallace and Wilson.

Traditional Style Rooms		FY12 Rate	FY13 Rate	\$ Increase	% Increase
No AC Room	Quad <sup>1</sup>	-	\$ 3,684	-	-
	Triple	\$ 3,793	\$ 3,888	\$ 95	2.50%
	Double	\$ 3,993	\$ 4,093	\$ 100	2.50%
	Single	\$ 5,191	\$ 5,321	\$ 130	2.50%
	Triple as Double <sup>2</sup>	\$ 4,592	\$ 4,707	\$ 115	2.50%
	Double as Single <sup>2</sup>	\$ 5,790	\$ 5,935	\$ 145	2.50%
AC Room	Quad <sup>1</sup>	-	\$ 3,710	-	-
	Triple	\$ 3,827	\$ 3,923	\$ 96	2.51%
	Double	\$ 4,053	\$ 4,146	\$ 93	2.29%
	Single	\$ 5,291	\$ 5,426	\$ 135	2.55%
	Triple as Double <sup>2</sup>	\$ 4,642	\$ 4,760	\$ 118	2.54%
	Double as Single <sup>2</sup>	\$ 5,890	\$ 6,040	\$ 150	2.55%
Linden Hall - Plus Break	Quad <sup>1</sup>	-	\$ 3,972	-	-
	Triple	\$ 4,074	\$ 4,176	\$ 102	2.50%
	Double	\$ 4,274	\$ 4,381	\$ 107	2.50%
	Single	\$ 5,472	\$ 5,609	\$ 137	2.50%
	Triple as Double <sup>2</sup>	\$ 4,873	\$ 4,995	\$ 122	2.50%
	Double as Single <sup>2</sup>	\$ 6,071	\$ 6,223	\$ 152	2.50%
Maple Hall	Quad <sup>1</sup>	-	\$ 4,192	-	-
	Triple	\$ 4,779	\$ 4,899	\$ 120	2.51%
	Double	\$ 4,569	\$ 4,683	\$ 114	2.50%
	Double as Single <sup>2</sup>	\$ 6,395	\$ 6,555	\$ 160	2.50%
Wallace and Wilson Halls	Quad <sup>1</sup>	-	\$ 3,500	-	-
	Double <sup>3</sup>	\$ 3,993	\$ 3,915	\$ (78)	-1.95%
	Single	\$ 4,844	\$ 4,965	\$ 121	2.50%
Residence Hall Suite Style Rooms		FY12 Rate	FY13 Rate	\$ Increase	% Increase
Buchanan Hall	Double	\$ 5,169	\$ 5,298	\$ 129	2.50%
	Single	\$ 5,942	\$ 6,093	\$ 151	2.54%
	Double as Single <sup>2</sup>	\$ 6,462	\$ 6,623	\$ 161	2.49%
Eaton and Martin Halls	Double	\$ 5,675	\$ 5,675	\$ -	0.00%
	Single <sup>4</sup>	\$ 7,308	\$ 6,526	\$ (782)	-10.70%
	Double as Single <sup>2,4</sup>	\$ 7,987	\$ 7,094	\$ (893)	-11.18%
	Corner Double	\$ 6,607	\$ 6,607	\$ -	0.00%
	Lofted Double	\$ 7,540	\$ 7,540	\$ -	0.00%

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

Frederiksen Court	FY12 Rate	FY13 Rate	\$ Increase	% Increase
2 Bedroom Shared	\$ 4,127	\$ 4,189	\$ 62	1.50%
4 Bedroom Single	\$ 5,179	\$ 5,257	\$ 78	1.51%
2 Bedroom Private / Double as Single	\$ 6,329	\$ 6,424	\$ 95	1.50%
Schilleter / University Village <sup>4</sup>	FY12 Rate	FY13 Rate	\$ Increase	% Increase
SV - 2 Bedroom	\$ 585	\$ 594	\$ 9	1.54%
UV - 1 Level - 1 Bedroom	\$ 505	\$ 513	\$ 8	1.58%
UV - 1 Level - 2 Bedroom	\$ 543	\$ 551	\$ 8	1.47%
UV - Townhouse - 2 Bedroom	\$ 577	\$ 586	\$ 9	1.56%
SUV - Furnished / Pet - 2 Bedroom	\$ 612	\$ 621	\$ 9	1.47%

**Department of Residence Summer 2012 Rates**

Meal plans required in Buchanan and Eaton halls and encouraged in student apartments.

Residence Halls		FY12 Rate	FY13 Rate	\$ Increase	% Increase
Buchanan Hall <sup>6</sup>	Double	\$ 946	\$ 1,041	\$ 95	10.04%
	Single	\$ 1,136	\$ 1,251	\$ 115	10.12%
	Double as Single <sup>2</sup>	\$ 1,230	\$ 1,353	\$ 123	10.00%
Eaton Hall	Double	\$ 965	\$ 965	\$ -	0.00%
	Single <sup>4</sup>	\$ 1,241	\$ 1,206	\$ (35)	-2.82%
	Double as Single <sup>2,4</sup>	\$ 1,380	\$ 1,399	\$ 19	1.38%
Frederiksen Court <sup>6</sup>		FY12 Rate	FY13 Rate	\$ Increase	% Increase
2 Bedroom Shared		\$ 758	\$ 834	\$ 76	10.03%
4 Bedroom Single		\$ 947	\$ 1,042	\$ 95	10.03%
2 Bedroom Private / Double as Single		\$ 1,137	\$ 1,251	\$ 114	10.03%
Schilleter / University Village <sup>4</sup>		FY12 Rate	FY13 Rate	\$ Increase	% Increase
SV - 2 Bedroom		\$ 585	\$ 594	\$ 9	1.54%
UV - 1 Level - 1 Bedroom		\$ 505	\$ 513	\$ 8	1.58%
UV - 1 Level - 2 Bedroom		\$ 543	\$ 551	\$ 8	1.47%
UV - Townhouse - 2 Bedroom		\$ 577	\$ 586	\$ 9	1.56%
SUV - Furnished / Pet - 2 Bedroom		\$ 612	\$ 621	\$ 9	1.47%

**Guest Apartment Daily Rates**

Schilleter Village <sup>5</sup>	FY12 Rate	FY13 Rate	\$ Increase	% Increase
Furnished Guest	\$ 35	\$ 36	\$ 1	2.86%
Non-Furnished Guest	\$ 25	\$ 26	\$ 1	4.00%

**Application / Contracting Fees**

One-Time Contracting Fees	FY12 Rate	FY13 Rate	\$ Increase	% Increase
Contracting Fee <sup>7</sup>	\$ 10	\$ 10	\$ -	0.00%
Housing Prepayment <sup>8</sup>	\$ 125	\$ 125	\$ -	0.00%

1 - Quads, located in converted dens, are available only in times of increased occupancy when interim housing is used.

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

3 - For FY13, the Wallace-Wilson double room rate is being lowered in keeping with the discount offered on the WW single room (as compared to other non-AC single rooms) and to increase the perceived value of this community.

4 - Eaton Hall Single and Double as Single suite room rates are being lowered to keep the logic used to develop traditional single and double as single rates.

5 - All Schilleter / University Village rates are per unit.

6 - Beginning FY13, Buchanan Hall and Frederiksen Court summer rates will be increased in annual phases until the summer (3 month) rate is reaches the prorated equivalent of the academic year (9 month) rate.

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

8 - 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.

**ISU Dining Rates**

**Academic Year Rates**

<b>Semester Meal Plans</b>	<b>FY12 Rate</b>	<b>FY13 Rate</b>	<b>\$ Increase</b>	<b>% Increase</b>
Cyclone (304 meals and \$125 DD\$)	\$ 3,989	\$ 3,989	\$ -	0.00%
Cardinal (275 meals and \$150 DD\$)	\$ 3,964	\$ 3,964	\$ -	0.00%
Gold (225 meals and \$200 DD\$)	\$ 3,629	\$ 3,629	\$ -	0.00%
Silver (175 meals and \$250 DD\$)	\$ 3,549	\$ 3,549	\$ -	0.00%
Bronze (125 meals and \$300 DD\$)	\$ 2,906	\$ 2,906	\$ -	0.00%
<b>Meal Blocks</b>	<b>FY12 Rate</b>	<b>FY13 Rate</b>	<b>\$ Increase</b>	<b>% Increase</b>
25 Meal Block	\$ 241	\$ 241	\$ -	0.00%
50 Meal Block	\$ 477	\$ 477	\$ -	0.00%
75 Meal Block	\$ 707	\$ 707	\$ -	0.00%
100 Meal Block	\$ 933	\$ 933	\$ -	0.00%
<b>Dining Dollar\$ - rates listed are per dollar.</b>	<b>FY12 Rate</b>	<b>FY13 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>FY12 Rate</b>	<b>FY13 Rate</b>	<b>\$ Increase</b>	<b>% Increase</b>
25 Meal Block	\$ 241	\$ 241	\$ -	0.00%
50 Meal Block	\$ 477	\$ 477	\$ -	0.00%
75 Meal Block	\$ 707	\$ 707	\$ -	0.00%
100 Meal Block	\$ 933	\$ 933	\$ -	0.00%
<b>Dining Dollar\$ Range</b>	<b>FY12 Rate</b>	<b>FY13 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>FY12 Rate</b>	<b>FY13 Rate</b>	<b>\$ Increase</b>	<b>% Increase</b>
Breakfast	\$ 8.50	\$ 8.50	\$ -	0.00%
Lunch / Dinner	\$ 10.50	\$ 10.50	\$ -	0.00%

The double room in Richardson Court (no AC) with the "Gold" meal plan is used for comparative purposes.

**UNIVERSITY OF NORTHERN IOWA  
DEPARTMENT OF RESIDENCE**

The Apartment Housing – Phase 1 construction project (Panther Village) is underway and will provide housing for 204 students beginning with the Fall 2012 semester (FY 2013). The facility will include a mix of two and four-person apartments with single occupancy bedrooms, in addition to single occupant studio apartments for physically disabled students. In December 2011, the Board approved the sale of \$24.9 million of dormitory revenue bonds for Phase 2a of Panther Village. The Phase 2a project will provide 246 beds in a mix of four, two, and single studio bedroom apartments beginning in FY 2014. The impact of these projects is included in the five-year plan and the preliminary FY 2013 budget.

At its February 2012 meeting, the Board approved the project description and budget for Phase 1 of the Redeker Center Expansion project. Agenda Item 15 requests approval of the project description and budget for Phase 2 of the project, which will provide additional dining seating, the expansion of the bakery/commissary, additional office support space, and a student computer and lounge area by constructing additions on the east and west corners of Redeker Center. The estimated cost of \$4,350,000 would be financed by proceeds from the sale of Dormitory Revenue Bonds.

Five-Year Plan – page 18

- The Department of Residence's occupancy ratio has increased from 78.7% in FY 2005 to 93.8% in FY 2012. Occupancy projections are consistent with past trends, which continue to show increases in each undergraduate classification. Occupancy is projected to be close to full capacity beginning in FY 2014 and remaining through FY 2017. The new apartment complex reflects an increase in occupancy beginning in FY 2013 and again in FY 2014 based on research completed by the Department that off campus students will elect to reside on-campus given the addition of the Panther Village apartments. Students have signed contracts for all of the Panther Village Phase I apartments.
- In its ninth year, the University's Two-Year Advantage Plan allows students to commit to a two-year contract which keeps room and board rates at the same level for both years. Slightly more than half of the residents participate in the Plan.
- The University plans to spend approximately \$35.6 million from reserves from FY 2013 through FY 2017 on capital projects/improvements and fire/life safety projects. After several years of planned increases in reserve balances, they are projected to decline from the FY 2012 estimate of \$12.3 million to \$2.4 million by the end of FY 2017 as capital projects are completed. 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.
- Installation of fire sprinklers in the residence halls continues to be a high priority. Fire sprinklers were installed during the summers in Hagemann Hall (2008), Dancer Hall (2009), Bender Hall (2010), and Shull Hall (2011). The project in Rider Hall will be completed this summer. The five-year plan includes completion of sprinkling all residence halls by FY 2016.

FY 2013 Preliminary Budget – page 19

- Estimated FY 2012 revenues are \$0.6 million less than the budget due to a decrease in contract revenue from lower than budgeted occupancy partially offset by an increase in retail sales. Estimated FY 2012 expenses are also less than budget largely due to unfilled positions and modest reductions in utility usage. Thus, net revenues from operations for FY 2012 (before debt service and mandatory transfers) are estimated to be \$10.5 million, slightly higher than budget.
- The Department projects an increase in occupancy of 213 students in FY 2013 when compared to FY 2012 estimates due to the occupancy of Panther Village apartments, a continued increase in the class capture rate, and a projected enrollment increase.



- In August 2011, the Board approved the Bartlett Hall Renovation project. Bartlett Hall, currently used as a residence facility, will be renovated into faculty offices, seminar rooms, and laboratories. Bartlett Hall (368 beds) have been removed from capacity beginning in FY 2013.
- Shull Hall was reopened in FY 2006 consisting of “super single” rooms. With Bartlett Hall being taken off-line in FY 2013 and occupancy approaching capacity, Shull Hall will return to double occupancy in FY 2013 and will accommodate up to an additional 207 students.
- The preliminary budget for FY 2013 projects net revenues of \$11.0 million, slightly greater than FY 2012 estimates. The preliminary budget reflects a debt service coverage ratio of 220%, which exceeds the required 135% established by bond covenants.
- Proposed FY 2013 room and board rates are provided beginning on page 20. The proposed FY 2013 rate for the traditional double room with full board of \$7,597 represents a 2.3% increase when compared to FY 2012. Students in the second year of the Two-Year Advantage Plan will realize no increase in FY 2013 and will continue to pay FY 2012 room and board rates. A 0% increase is recommended for Hillside-Jennings University Apartments.
- The residence hall activity fee (\$20) pays for programming and activities in the residence halls. There is no proposed increase in the activity fee for FY 2013; it is listed separately on the proposed rate schedule.
- The Department of Residence currently charges students new to the Residence System a one-time \$25 nonrefundable application fee. Current residents that remain in the System do not pay the application fee to contract for subsequent years. There is no proposed change to the application fee.
- The outstanding bond principal was \$42.6 million as of June 30, 2011. This amount is currently \$66.1 million with the bond sale for Panther Village-Phase 2a in December 2011. The annual debt service included in the FY 2013 preliminary budget is \$5.0 million, substantially less than the FY 2012 budget due true interest costs on the December 2011 bond sale being approximately 1.1% less than budgeted. Also, the FY 2012 budget assumed a full year’s interest expense as compared to seven months from the time of the actual bond issue.

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

	Actual <u>FY 11</u>	Estimated <u>FY 12</u>	Proposed <u>FY 13</u>	Constant Dollars			
				<u>FY 14</u>	<u>FY 15</u>	<u>FY 16</u>	<u>FY 17</u>
<b>1 - ENROLLMENT &amp; OCCUPANCY</b>							
(a) Fall Enrollment Head Count	13,201	13,168	13,254	13,397	13,539	13,603	13,759
Residence Hall Housing							
(b) Current Operating Capacity (# of beds)	4,612	4,334	4,153	4,153	4,153	4,153	4,153
(c) Occupancy (permanent beds)	4,428	4,060	4,059	4,139	4,139	4,139	4,139
(d) Occupancy Ratio	96.0%	93.7%	97.7%	99.7%	99.7%	99.7%	99.7%
Apartment Housing							
(e) Current Operating Capacity (Units)	365	595	799	1,045	1,045	1,045	1,045
(f) Units Occupied	349	565	779	1,045	1,045	1,045	1,045
(g) Occupancy Ratio	95.6%	95.0%	97.5%	100.0%	100.0%	100.0%	100.0%
<b>2 - CAPITAL IMPROVEMENTS &amp; REPAIRS</b>							
(a) Improvements from Bond Proceeds	\$ 9,808	\$ 24,300	\$ 18,140	\$ 2,790			
(b) Improvements from Voluntary Reserves	7,105	5,050	3,625	4,605	5,000	5,400	5,600
(c) Repairs from Current Revenues	1,511	1,919	1,900	1,900	1,900	1,900	1,900
(d) Gross Square Feet Maintained (000's)	1,456	1,424	1,419	1,534	1,534	1,534	1,534
<b>3 - OPERATING REVENUES &amp; EXPENDITURES</b>							
(a) Total Revenues	\$ 37,511	\$ 37,112	\$ 38,995	\$ 41,784	\$ 41,784	\$ 41,784	\$ 41,784
(b) Less Expenditures (Excluding Univ O.H.)	24,906	26,565	28,029	30,034	30,034	30,034	30,034
(c) Net Operating Revenues	12,605	10,547	10,966	11,750	11,750	11,750	11,750
(d) Less Mandatory Transfers	330	330	330	330	330	330	330
(e) Less Debt Service	4,317	4,873	4,988	6,809	6,794	6,794	6,795
(f) Net to Voluntary Reserves	\$ 7,958	\$ 5,344	\$ 5,648	\$ 4,611	\$ 4,626	\$ 4,626	\$ 4,625
<b>4 - VOLUNTARY (UNRESTRICTED) RESERVES</b>							
(a) Beginning Balance	\$ 11,836	\$ 12,349	\$ 12,258	\$ 6,166	\$ 5,751	\$ 4,956	\$ 3,761
(b) Add Mandatory Transfers from (3d)	330	330	330	330	330	330	330
(c) Add Net to Voluntary Reserves from (3f)	7,958	5,344	5,648	4,611	4,626	4,626	4,625
(d) Less Improvements (2b) & Other Costs	7,775	5,765	12,070	5,356	5,751	6,151	6,351
(e) Year-End Balance	\$ 12,349	\$ 12,258	\$ 6,166	\$ 5,751	\$ 4,956	\$ 3,761	\$ 2,365

**University of Northern Iowa  
Residence System Preliminary Budget 2012-13**

	<b>Actual</b>	<b>Approved</b>	<b>Estimates</b>	<b>Proposed</b>
	<b>2010-11</b>	<b>Budget</b>	<b>2011-12</b>	<b>Budget</b>
		<b>2011-12</b>	<b>2011-12</b>	<b>2012-13</b>
<b>OPERATIONS</b>				
Revenues	\$ 37,510,653	\$ 37,675,032	\$ 37,111,733	\$ 38,995,051
Expenditures for Operations	24,906,265	27,226,376	26,565,129	28,029,498
Net Revenues	12,604,388	10,448,656	10,546,604	10,965,553
% of Revenues	33.6%	27.7%	28.4%	28.1%
Debt Service (due July 1)	4,317,379	5,772,924	4,872,938	4,987,986
Mandatory Transfers	330,000	330,000	330,000	330,000
Net After Debt Service & Mandatory Transfers	\$ 7,957,009	\$ 4,345,732	\$ 5,343,666	\$ 5,647,567
% of Revenues	21.2%	11.5%	14.4%	14.5%
Debt Service Coverage Ratio	292%	181%	216%	220%
University Overhead Payment	\$ 669,640	\$ 730,659	\$ 714,128	\$ 750,737
<b>FUND BALANCES (June 30)</b>				
Revenue Fund	\$ 514,386	\$ -	\$ -	\$ -
Operation & Maintenance Fund				
Improvement Fund	4,899,222	3,603,889	3,886,222	3,603,222
System Fund	6,935,115	842,156	8,372,039	2,562,718
Subtotal--Voluntary Reserves	12,348,723	4,446,045	12,258,261	6,165,940
Sinking Fund	-	-	-	-
Bond Reserve Fund	4,850,711	6,979,924	4,850,711	6,979,924
Bond Construction Fund	5,375,849	3,202,300	5,945,849	
Subtotal--Mandatory Reserves	10,226,560	10,182,224	10,796,560	6,979,924
<b>Total Fund Balances (June 30)</b>	<b>\$ 22,575,283</b>	<b>\$ 14,628,269</b>	<b>\$ 23,054,821</b>	<b>\$ 13,145,864</b>
<b>REVENUES AND EXPENDITURES DETAIL</b>				
<b>Revenues</b>				
Contracts	\$ 31,090,652	\$ 31,956,476	\$ 31,007,361	\$ 32,939,679
Interest	437,198	200,000	200,000	200,000
Other Income	5,982,803	5,518,556	5,904,372	5,855,372
Total Revenues	\$ 37,510,653	\$ 37,675,032	\$ 37,111,733	\$ 38,995,051
<b>Expenditures for Operations</b>				
Salaries, Wages & Benefits	\$ 13,940,516	\$ 14,882,769	\$ 14,562,060	\$ 15,582,088
Cost of Food or Goods Sold	4,633,501	5,052,178	5,012,170	5,053,355
Other Operating Expense	2,830,023	2,958,869	3,019,084	3,090,370
Utilities	1,991,241	2,415,192	2,145,180	2,338,743
Repairs & Maintenance	1,510,984	1,917,368	1,826,635	1,964,942
Total Expenditures	\$ 24,906,265	\$ 27,226,376	\$ 26,565,129	\$ 28,029,498

UNIVERSITY OF NORTHERN IOWA  
PROPOSED RESIDENCE RATES  
ACADEMIC YEAR 2012-13

Residence Halls - Academic Year	Room and Board Combined			
	2011-12 Rate	2012-13 Proposed rate (a)	\$ Increase	% Increase
<b>Double Room w/meal plan</b>				
Premium Plan (b)	\$8,416	\$8,599	\$183	2.2%
<b>Any 19 (b) - Full Board</b>	<b>\$7,426</b>	<b>\$7,597</b>	<b>\$171</b>	<b>2.3%</b>
19 Plus (b)	\$7,751	\$7,925	\$174	2.2%
14 Plus (b)	\$7,701	\$7,872	\$171	2.2%
Any 14 (b)	\$7,376	\$7,544	\$168	2.3%
Any 150	\$7,054	\$7,208	\$154	2.2%
150 Basic	\$6,453	\$6,607	\$154	2.4%
Any 125	\$6,335	\$6,481	\$146	2.3%
10 Plus	\$6,903	\$7,061	\$158	2.3%
Any 10	\$6,775	\$6,932	\$157	2.3%
Single room additional charge	\$825	\$825	\$0	0%
Double room contracted as a single room additional charge	\$1,200	\$1,200	\$0	0%
Lawther suite additional charge	NA	\$300		
<i>(a) Students participating in the 2-Year Advantage Plan will continue to pay 2011-12 rates.</i>				
<i>(b) Plans available to freshmen.</i>				
Overflow housing credit	\$50 plus \$25 for each week beginning the third week			
Residence Hall activity fee	\$20	\$20	\$0	0%
Per day early arrival	\$30	\$30	\$0	0%
<b>ROTH (Room only option)</b>				
8 Person Suite Double	\$3,206	\$3,280	\$74	2.3%
8 Person Suite Single	\$4,438	\$4,540	\$102	2.3%
6 Person Apt. Double	\$3,776	\$3,863	\$87	2.3%
6 Person Apt. Single	\$5,283	\$5,405	\$122	2.3%
4 Person Apt. Double	\$3,776	\$3,863	\$87	2.3%
4 Person Apt. Single	\$5,283	\$5,405	\$122	2.3%
2 Person Apt. Double	\$4,636	\$4,743	\$107	2.3%
2 Person Apt. Single	\$6,130	\$6,271	\$141	2.3%
<b>Panther Village (Room only option) *new rates</b>				
4 Person Bedroom		\$5,940		
2 Person Bedroom		\$6,540		
Studio		\$7,140		
<b>Panther Village, ROTH, Hillside-Jennings and Off-Campus Meal Plans</b>				
Any 10 meals per week	\$3,169	\$3,229	\$60	1.9%
Any 150 block meal plan	\$3,448	\$3,505	\$57	1.7%
Any 125 block meal plan	\$2,729	\$2,778	\$49	1.8%
150 Basic block plan	\$2,847	\$2,904	\$57	2.0%
Any 5	\$1,629	\$1,658	\$29	1.8%
Any 100 Meal Deal	\$886	\$904	\$18	2.0%
Any 60 Meal Deal	\$543	\$554	\$11	2.0%
Any 20 Meal Deal	\$184	\$188	\$4	2.2%
<b>Application Fee</b>	<b>\$25</b>	<b>\$25</b>	<b>\$0</b>	<b>0.0%</b>

UNIVERSITY OF NORTHERN IOWA  
PROPOSED RESIDENCE RATES  
ACADEMIC YEAR 2012-13

	2011-12 Rate	2012-13 Proposed rate (a)	\$ Increase	% Increase
<b>Hillside-Jennings Apartment Rates (effective July 1, 2012)</b>				
One Bedroom	\$3,850	\$3,850	\$0	0.0%
Two Bedroom	\$4,915	\$4,915	\$0	0.0%
Townhouse	\$5,416	\$5,416	\$0	0.0%
Jennings Dr.	\$5,400	\$5,400	\$0	0.0%
<b>Summer Weekly Rates</b>				
	<b>Summer 2012</b>	<b>Summer 2013</b>		
<b>ROTH</b>				
8 Person Suite Double	\$101.98	\$104.37	\$2.39	2.3%
8 Person Suite Single	\$141.18	\$144.48	\$3.30	2.3%
6 Person Apt. Double	\$120.32	\$123.08	\$2.76	2.3%
6 Person Apt. Single	\$168.74	\$172.62	\$3.88	2.3%
4 Person Apt. Double	\$120.15	\$122.92	\$2.77	2.3%
4 Person Apt. Single	\$168.07	\$171.98	\$3.91	2.3%
2 Person Apt. Double	\$147.48	\$150.92	\$3.44	2.3%
2 Person Apt. Single	\$195.01	\$199.53	\$4.52	2.3%
<b>Panther Village *new rates</b>				
4 Person Bedroom		\$183.17		
2 Person Bedroom		\$207.67		
Studio		\$220.18		

The double room with "Any 19 (b) – Full Board" meal plan is used for comparative purposes.