STEPHEN F. AUSTIN STATE UNIVERSITY
NACOGDOCHES, TEXAS

Lumberjack
Student Housing

Student Housing Facts

Fourteen (14) facilities

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5,067 beds

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Fourteen (14) facilities
5,067 beds
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216 beds assigned to student staff
1,215,137 sq. ft. total square footage
Oldest (Wisely Hall) built in 1935
Youngest (Landing) built in 2011

Student Housing History since 2005

Removed

2005-06	Sq. Ft.	Beds
Unit 3	11,312	98
Hall 13 - Wilson	43,515	239
Clark Apartments	14,312	16
New Raguet Apts.	89,000	99
Starr Apartment	45,500	68

2010-11	Sq. Ft.	Beds
Garner Apts.	89,000	131

2016-17	Sq. Ft.	Beds
Todd Hall	20,220	108
University Woods	32,535	104

Built

2005-06	Sq. Ft.	Beds
Lodge	126,327	318
Village	318,875	596

2010-11	Sq. Ft.	Beds
Landing	124,484	400

Student Housing History since 2005

Removed

345,394 sq. ft.

863 beds

Built

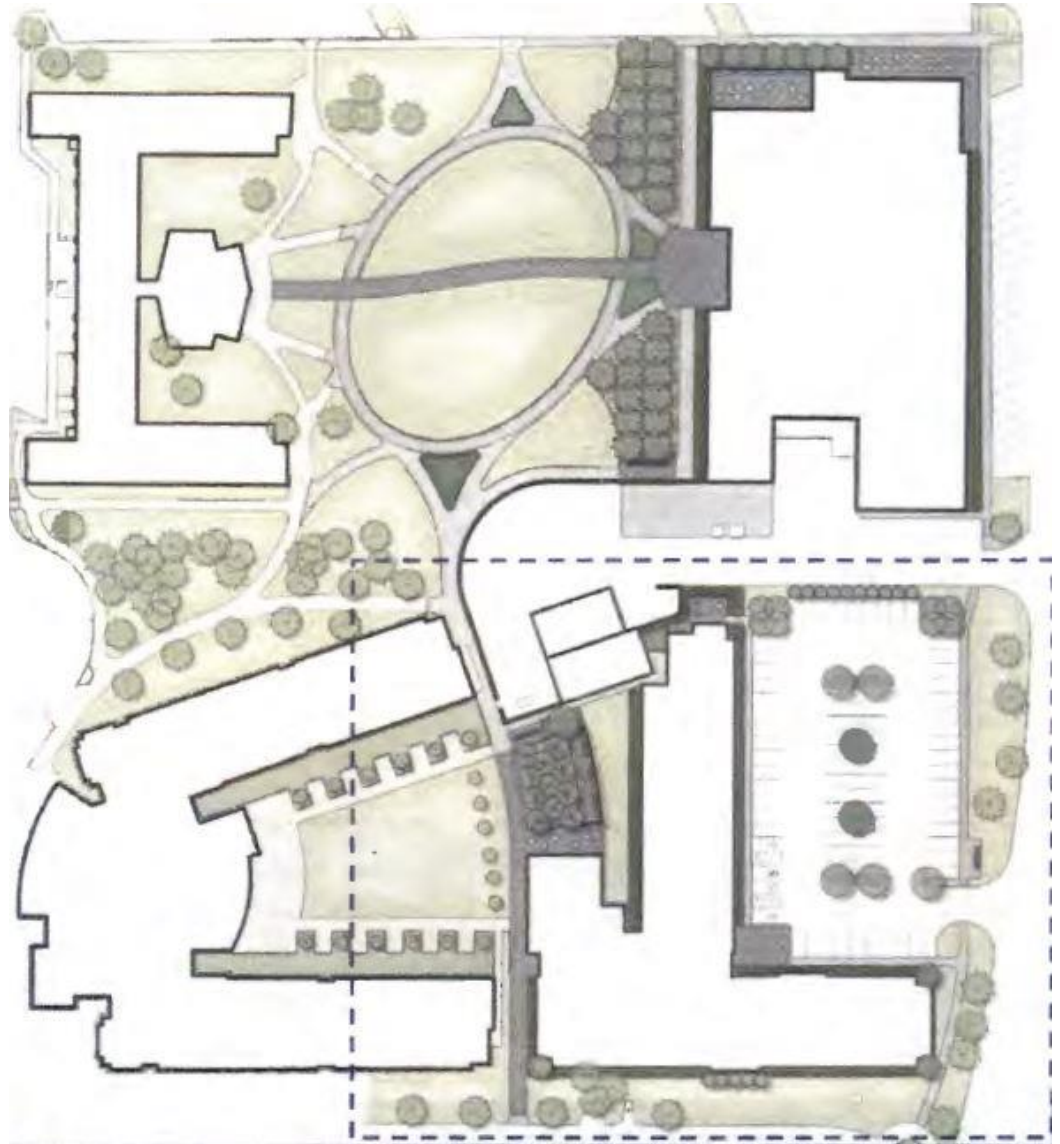569,686 sq. ft.

1,314 beds

NET CHANGE

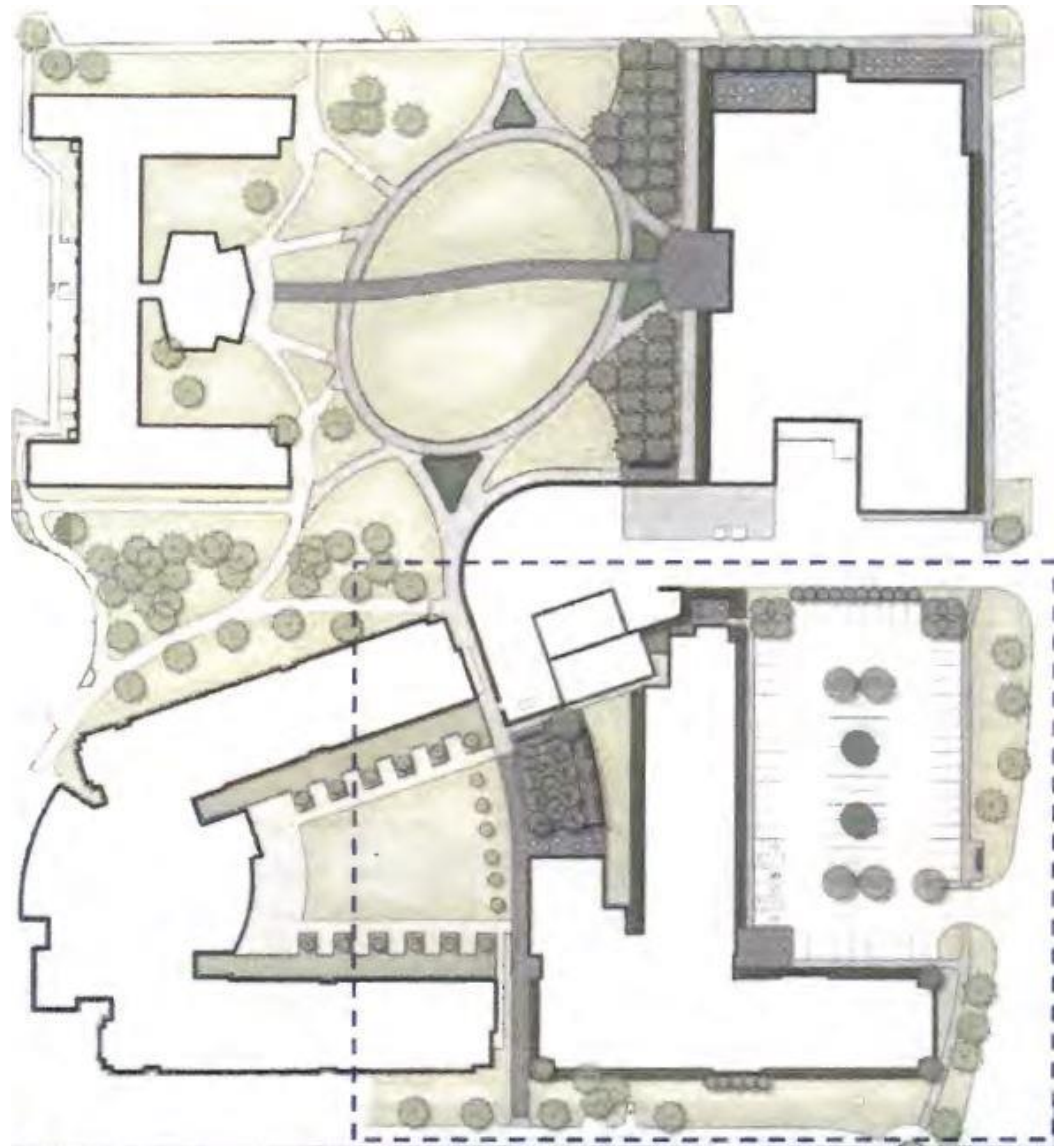+ 224,292 sq. ft.

+ 451 beds

Lumberjack Crossing coming in 2021

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Hall 16
- 69,595 sq ft
- 409 beds

Crossing
+ 94,880 sq ft
+336 beds

Student Housing History since 2005

NET CHANGE POST-CROSSING

+ 249,497 sq. ft.
+ 378 beds

Lumberjack Housing

How do we stack up across the state?

Top 10 Housing Systems in 🚩

University	Available	2018 Occupancy
1. Texas A&M – College Station	11,575	95.63%
2. University of Texas at Arlington	8,955	88.83%
3. Texas Tech	8,178	98.25%
4. University of Texas at Austin	8,100	100.27%
5. University of Houston	7,136	97.45%
6. Texas State	6,725	99.82%
7. University of North Texas	6,205	100%
8. University of Texas at Dallas	5,543	91.12%
9. SFA	4,851	93.3%
10. Prairie View A&M	4,336	99.65%

Source: THECB

Among 56 institutions surveyed

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Lumberjack Housing

Lumberjack Housing

Two Key Interrelated Challenges:

- **Regular Renovation/Renewal and System Upgrades**
- **Revenue/Occupancy**

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Revenue / Occupancy

Original FY20 Projected Revenue

$22,895,827

FY20 Housing Revenue Projection

Fall 2018

93.1%   4,401 beds

Spring 2019

81.9%   3,872 beds

Revised
FY20 Housing Revenue Projection

Actual Fall 2018

88.3%   4,174 beds   (227)

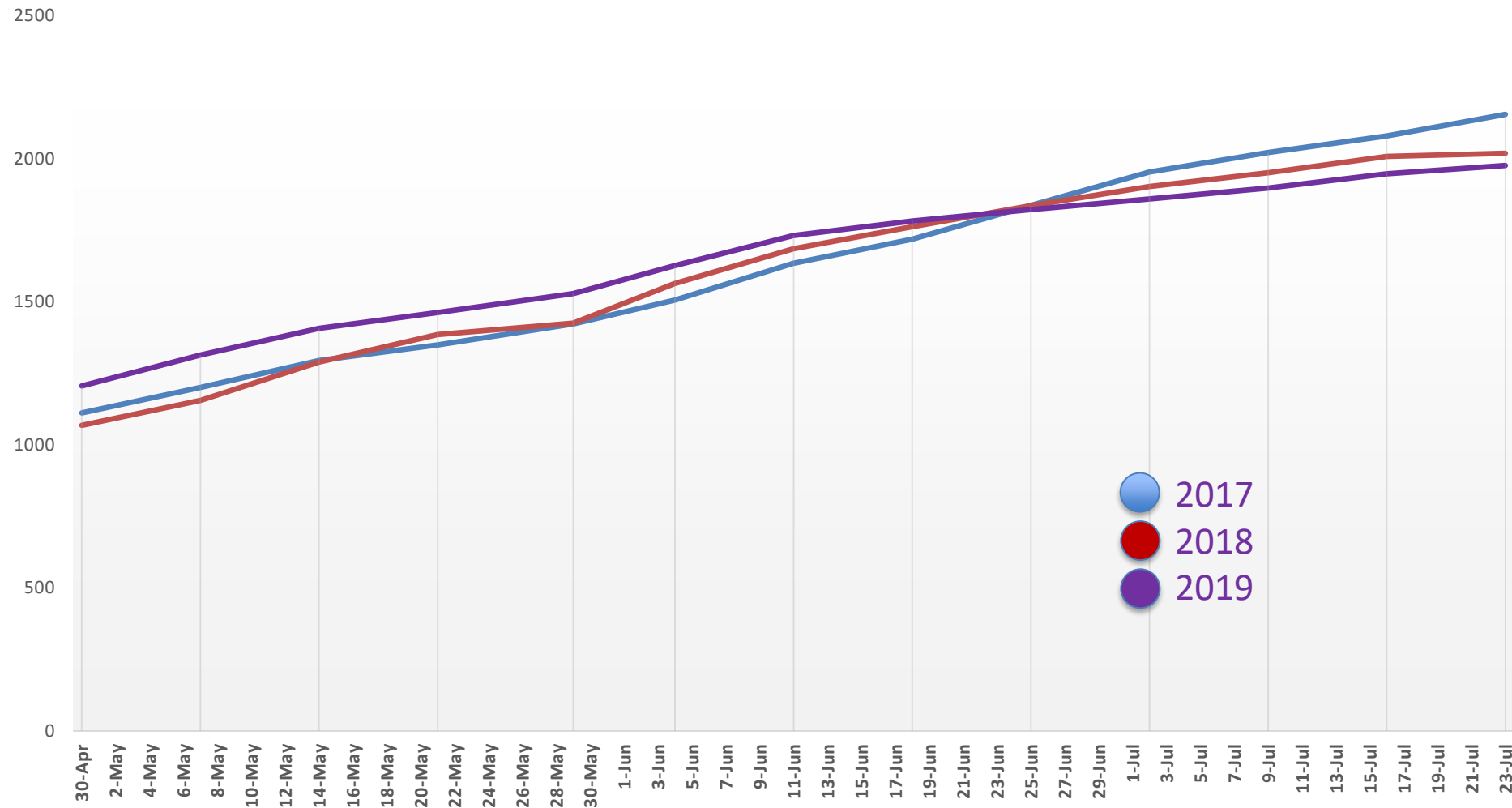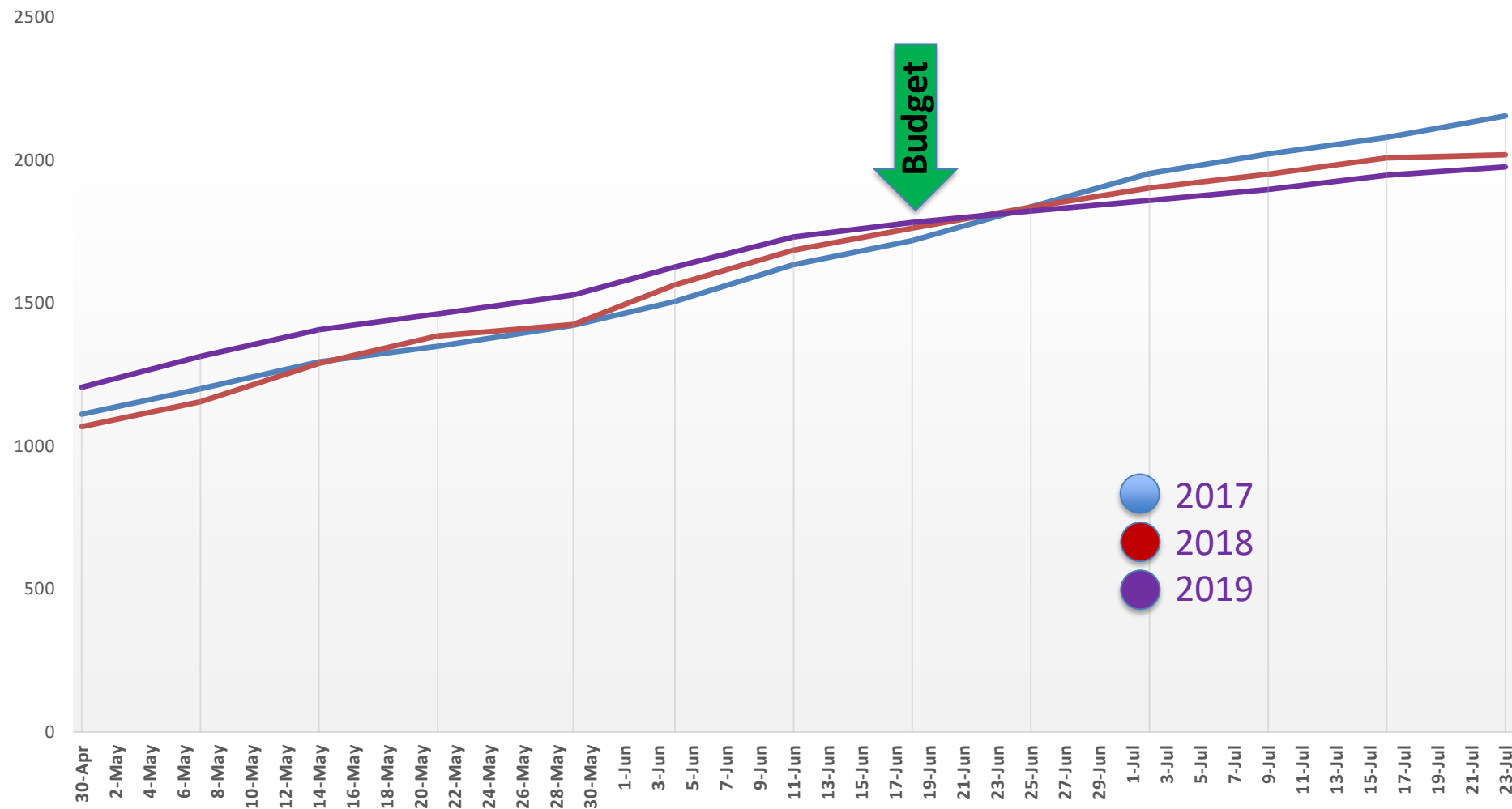## Revised Projection for Spring 2019

77.1%   3,640 beds

So, why didn't we recognize the decline in enrollment in time to address the revenue estimates during budget development?
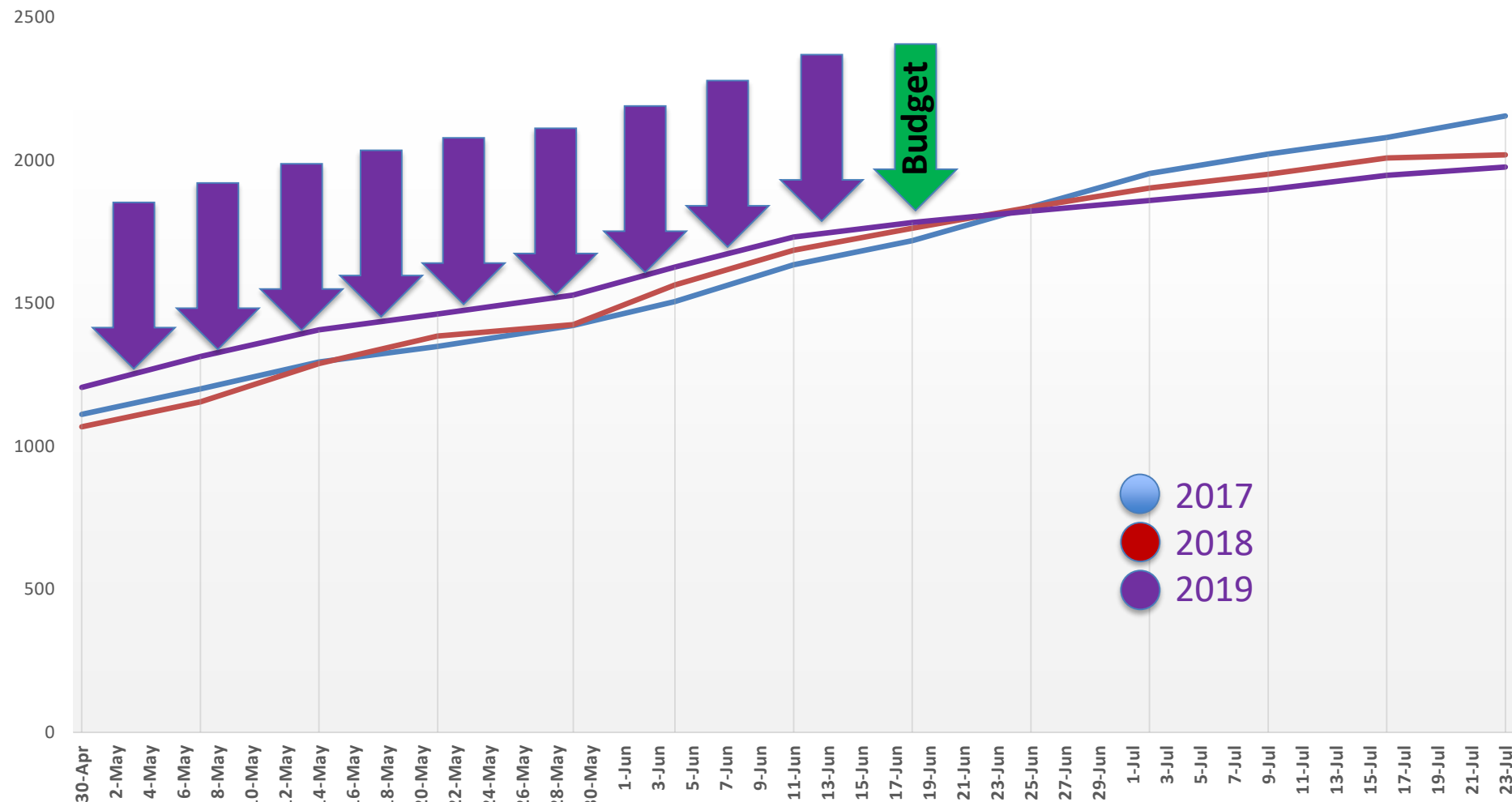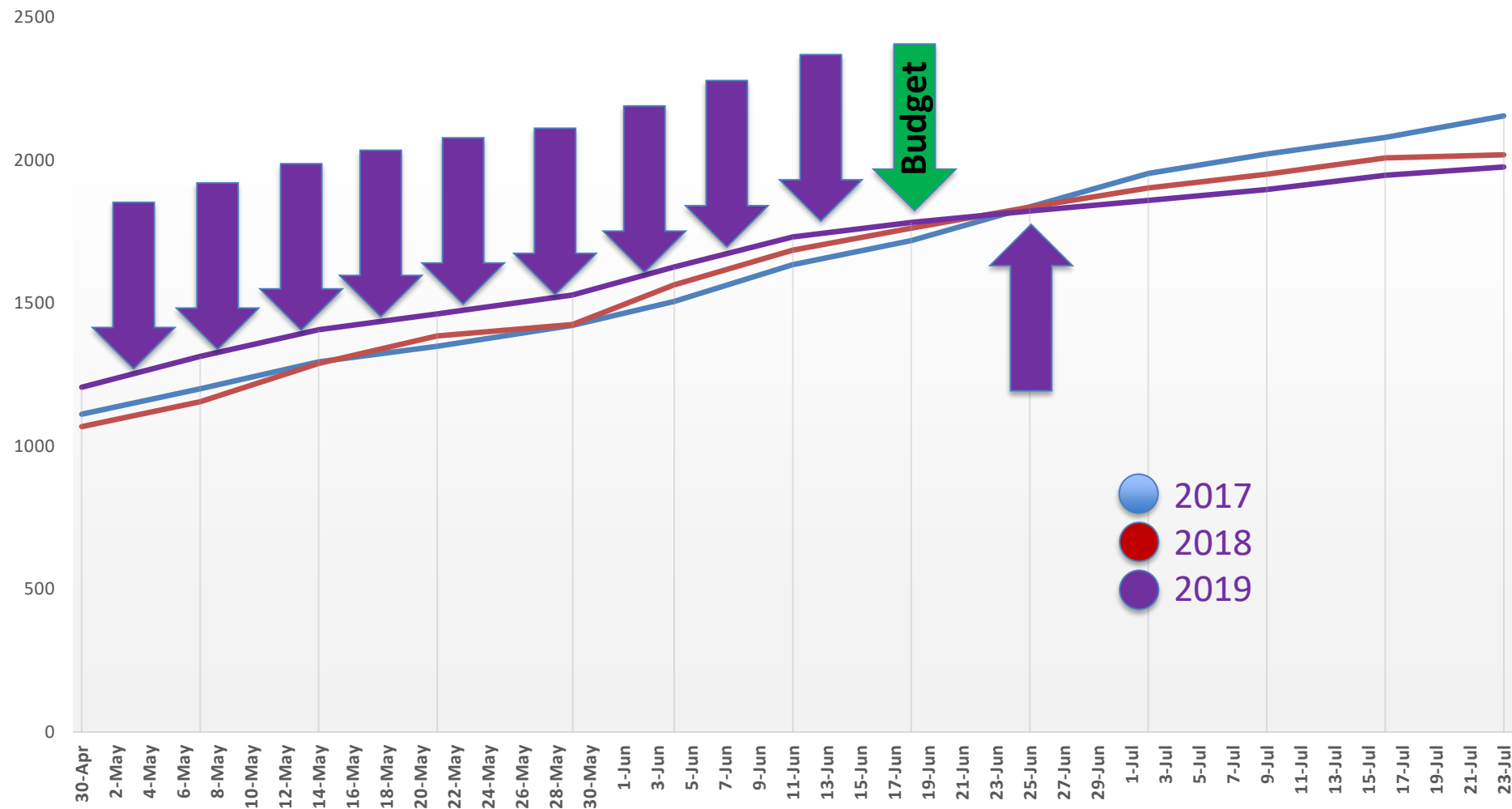
New Student Orientation Registrations

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New Student Orientation Registrations

Budget

2017
2018
2019

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New Student Orientation Registrations

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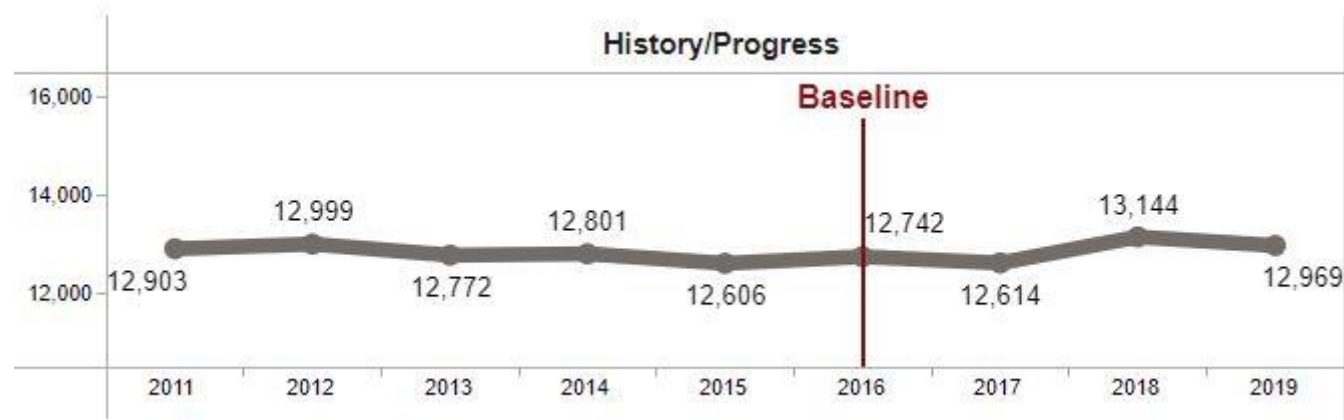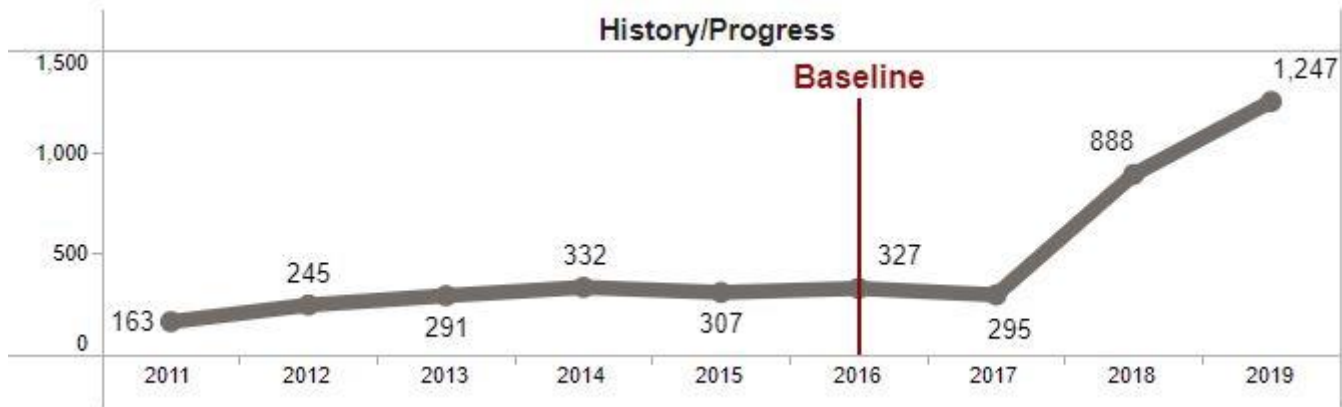

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Fall 2019 Enrollment: 12,969
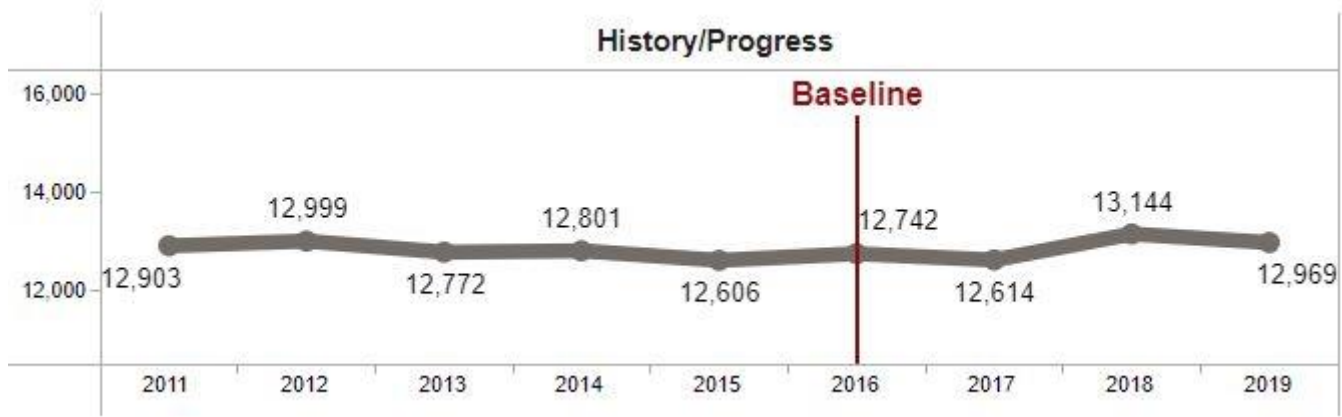
Decline of 175 students

Even then, enrollment is still higher than it was in 2017, (12,614) so what gives with the decline in new student occupancy?

History/Progress

Year	Value
2011	12,903
2012	12,999
2013	12,772
2014	12,801
2015	12,606
2016	12,742 (Baseline)
2017	12,614
2018	13,144
2019	12,969

History/Progress

16,000
14,000 — 12,999 — 12,801 — 12,742 — 13,144
12,000 — 12,903 — 12,772 — 12,606 — 12,614 — 12,969

Baseline

2011 2012 2013 2014 2015 2016 2017 2018 2019

History/Progress

1,500 — 1,247
1,000 — 888
500 — 245 — 332 — 327
0 — 163 — 291 — 307 — 295

Baseline

2011 2012 2013 2014 2015 2016 2017 2018 2019

Projected Housing Revenue
Fall 2019 + Spring 2020

Original - $22,895,827

Projected Housing Revenue
Fall 2019 + Spring 2020

Original - $22,895,827

Revised - $21,667,836

Projected Housing Revenue
Fall 2019 + Spring 2020

Original - $22,895,827

Revised - $21,667,836

($ 1,227,991)

What about meal plans?

The # of residents directly correlates to the number of meal plans purchased

Projected Food Service Revenue
Fall 2019 + Spring 2020

Original - $15,526,947

Projected Food Service Revenue
Fall 2019 + Spring 2020

Original - $15,526,947

Revised - $14,537,202

Projected Food Service Revenue
Fall 2019 + Spring 2020

Original - $15,526,947

Revised - $14,537,202

($ 989,745)

Projected Food Service Revenue
Fall 2019 + Spring 2020

($ 989,745)

Offset - $ 665,081

($ 327,664)

Combined Projected Housing and Food Service Revenue

Fall 2019 + Spring 2020

Original - $38,422,774

Revised - $36,870,119

($ 1,552,655)

$ 1,552,655

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