

Southeast Tech
Southeast Tech Student Housing Success and Future Direction
Update Report

EXECUTIVE SUMMARY

Purpose:

To provide the School Board an update on the success of Southeast Tech's Student Housing and an update on future direction.

Southeast Technical Institute's Student Housing has now been in operation for over 16 years. Starting in 2003 with one building for 100 students, the facility has grown to two buildings and now houses up to 202 students. The facility also has a link area that connects the two facilities and provides a gathering place for housing students.

Student Housing is managed by Southeast Tech, but it is under the guidance of the Southeast Tech Housing Foundation. Housing staff includes Andy VanZanten, Director of Housing, Tara Carruthers, Retention/Housing Coordinator, Kim Fuerstenburg, Retention/Housing Coordinator, and Rick Johnson, Security Officer.

Over the years, Southeast Tech has developed a strong housing community that engages students and provides them with a safe and secure home during the time students are attending Southeast Tech. The results of these efforts include student housing satisfaction, high retention rates of residents, high resident grade point averages, and strong support for students as well as peace of mind for parents.

The student demand for Southeast Tech housing continues to grow with the facility reaching capacity earlier every year. The Housing Foundation is currently working on a Housing Strategic Plan to set future direction in order to meet student demand as well as student needs for increased student engagement on and off campus. Meetings are currently taking place to develop the strategic plan with the goal of completing the development by summer 2019.

Administrative Recommendation to School Board:

Acknowledge the Student Housing Success and Future Direction Update Report.



SOUTHEAST
TECH *Housing*

About Us...

- Founded in 2003
 - Hummel-Nicolay Hall (100 residents)
- Expanded in 2005
 - Andera Hall (102 residents)
- 54 units housing 202 residents
 - 48 4 bedroom, 2 bathroom units (house 4 residents)
 - 5 2 bedroom, 1 bathroom units (house 2 residents)
 - 2 staff apartments
- Boyce-Marshman Center (“The Link”)
 - Common area for student activities



Governance

- Owned by Southeast Technical Institute Housing Foundation
 - 5 board members
 - Advised by Southeast Tech administrators and housing staff
 - Quarterly Meetings
- Operated by Southeast Technical Institute
 - All full-time staff members are Southeast Tech employees
- Separate entity from Southeast Technical Institute
 - Maintains own Budget
 - Hires own maintenance, custodial staff
- Why separate?
 - State law prohibits school boards from building student housing



Staffing

- Director of Housing
 - Andy VanZanten (11th year at Southeast Tech)
- 2 Housing Coordinators
 - Tara Carruthers (4th year at Southeast Tech)
 - Kim Fuerstenberg (1st year at Southeast Tech)
- Housing Security
 - Provided by Minnehaha County Sheriff's Office
 - Deputy Richard Johnson





Who are our Students?

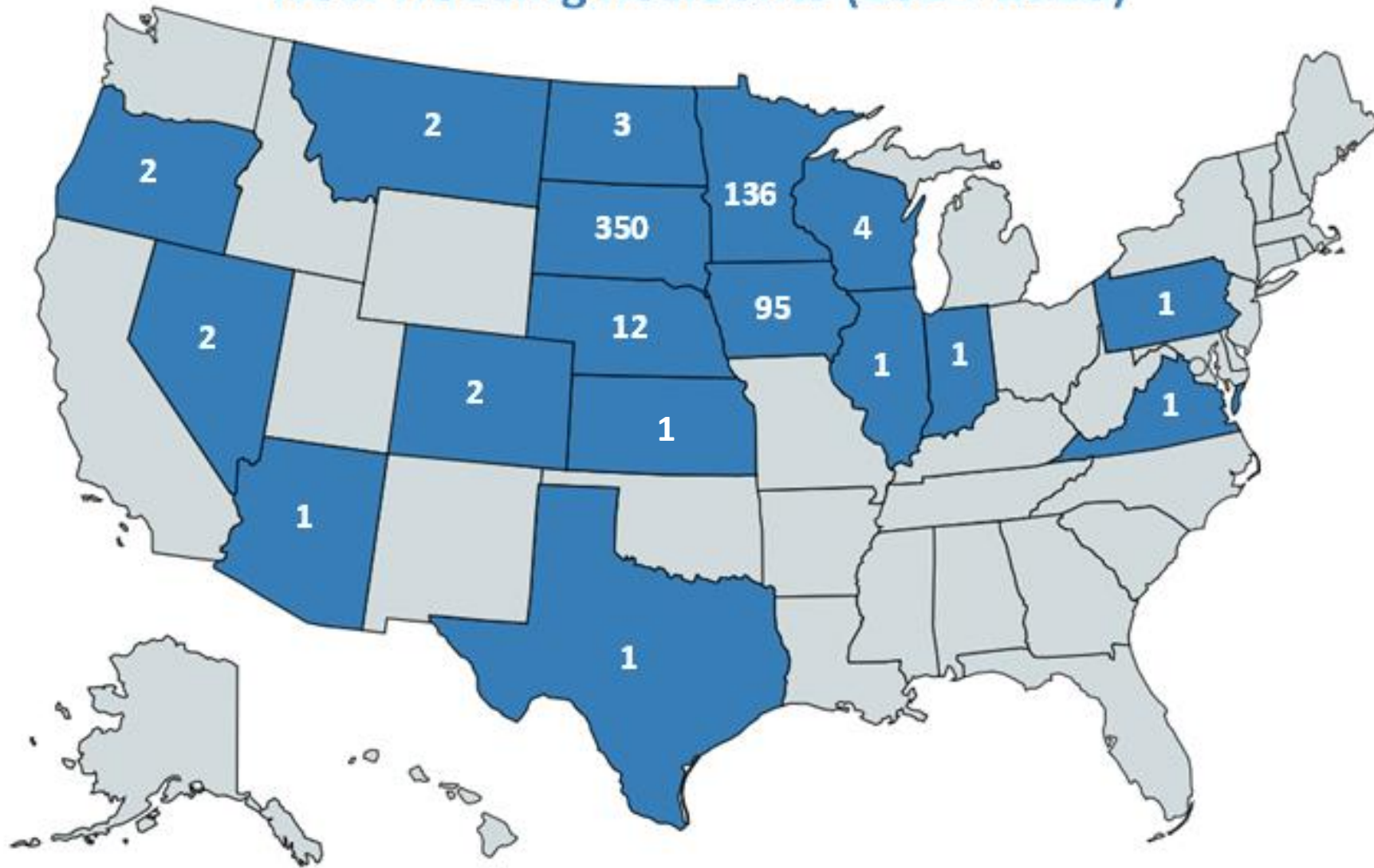
DISTANCE FROM SIOUX FALLS



Distance from SF (miles)	2013	2014	2015	2016	2017	2018	TOTAL	%
0 to 25	12	14	8	11	9	10	64	8.4%
26 to 50	20	30	22	20	19	15	126	16.5%
51 to 100	45	40	36	48	57	42	268	35.1%
101 to 150	23	26	17	16	17	14	113	14.8%
151 to 200	10	10	8	8	10	7	53	6.9%
201 to 250	16	11	18	13	10	9	77	10.1%
251 to 500	8	5	11	12	6	6	48	6.3%
500 plus	1	2	4	1	6	1	15	2.0%

Where We're From

New Housing Residents (2014-2018)



Demographic Information

Housing Residents (2013-2017)

<u>Ethnicity</u>	2013	%	2014	%	2015	%	2016	%	2017	%	Total	%
White	183	91.0%	170	85.9%	175	87.1%	171	87.2%	173	88.3%	872	87.9%
Race/Ethnicity Unknown	7	3.5%	4	2.0%	2	1.0%	7	3.6%	9	4.6%	29	2.9%
Hispanic	3	1.5%	8	4.0%	7	3.5%	7	3.6%	4	2.0%	29	2.9%
American Indian/Alaska Native	2	1.0%	6	3.0%	5	2.5%	3	1.5%	2	1.0%	18	1.8%
Black or African American	3	1.5%	4	2.0%	2	1.0%	3	1.5%	3	1.5%	15	1.5%
Asian	1	0.5%	1	0.5%	4	2.0%	3	1.5%	4	2.0%	13	1.3%
Two or more Races	2	1.0%	2	1.0%	5	2.5%	1	0.5%	1	0.5%	11	1.1%
Native Hawaiian/Pacific Islander	0	0.0%	1	0.5%	1	0.5%	1	0.5%	0	0.0%	3	0.3%
Non-Resident Alien	0	0.0%	2	1.0%	0	0.0%	0	0.0%	0	0.0%	2	0.2%

<u>Age</u>	2013	%	2014	%	2015	%	2016	%	2017	%	Total	%
17-18	64	31.8%	64	32.3%	65	32.3%	67	34.2%	74	37.8%	334	33.7%
19-20	111	55.2%	104	52.5%	114	56.7%	98	50.0%	103	52.6%	530	53.4%
21-22	14	7.0%	19	9.6%	16	8.0%	18	9.2%	11	5.6%	78	7.9%
23-25	9	4.5%	3	1.5%	3	1.5%	9	4.6%	5	2.6%	29	2.9%
26+	3	1.5%	5	2.5%	3	1.5%	0	0.0%	3	1.5%	14	1.4%
Unknown	0	0.0%	3	1.5%	0	0.0%	4	2.0%	0	0.0%	7	0.7%

<u>Received Financial Aid</u>	2013	%	2014	%	2015	%	2016	%	2017	%	Total	%
Yes	N/A	N/A	173	87.4%	189	94.0%	174	88.8%	171	87.2%	707	89.4%
No	N/A	N/A	25	12.6%	12	6.0%	22	11.2%	25	12.8%	84	10.6%

Demographic Information Housing Residents (2013-2017)

ACT Score	2013	%	2014	%	2015	%	2016	%	2017	%	Total	%
9-13	3	1.5%	2	1.0%	3	1.5%	3	1.5%	3	1.5%	14	1.4%
14-16	19	9.5%	20	10.1%	23	11.4%	25	12.8%	16	8.2%	103	10.4%
17-20	69	34.3%	64	32.3%	61	30.3%	61	31.1%	57	29.1%	312	31.5%
21-24	47	23.4%	46	23.2%	54	26.9%	47	24.0%	55	28.1%	249	25.1%
25-27	7	3.5%	9	4.5%	10	5.0%	16	8.2%	15	7.7%	57	5.7%
28+	2	1.0%	4	2.0%	4	2.0%	7	3.6%	5	2.6%	22	2.2%
Unknown	54	26.9%	53	26.8%	46	22.9%	37	18.9%	45	23.0%	230	23.2%

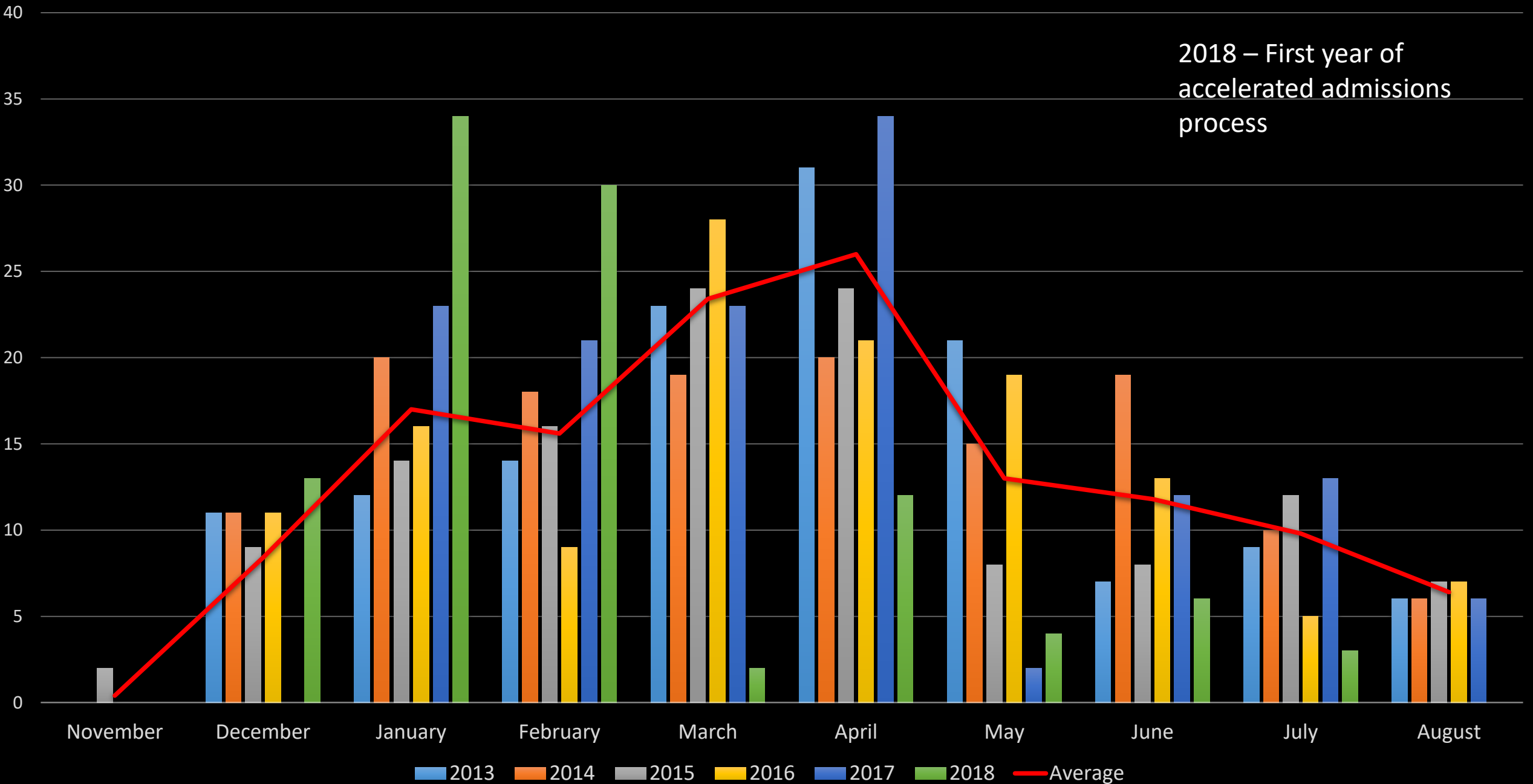
Received Pell Grant	2013	%	2014	%	2015	%	2016	%	2017	%	Total	%
Yes	91	45.3%	90	45.5%	81	40.3%	65	33.2%	65	33.2%	392	39.5%
No	110	54.7%	108	54.5%	120	59.7%	131	66.8%	131	66.8%	600	60.5%

Reported Disability	2013	%	2014	%	2015	%	2016	%	2017	%	Total	%
Yes	24	11.9%	21	10.6%	19	9.5%	15	7.7%	6	3.1%	85	8.6%
No	177	88.1%	177	89.4%	182	90.5%	181	92.3%	190	96.9%	907	91.4%

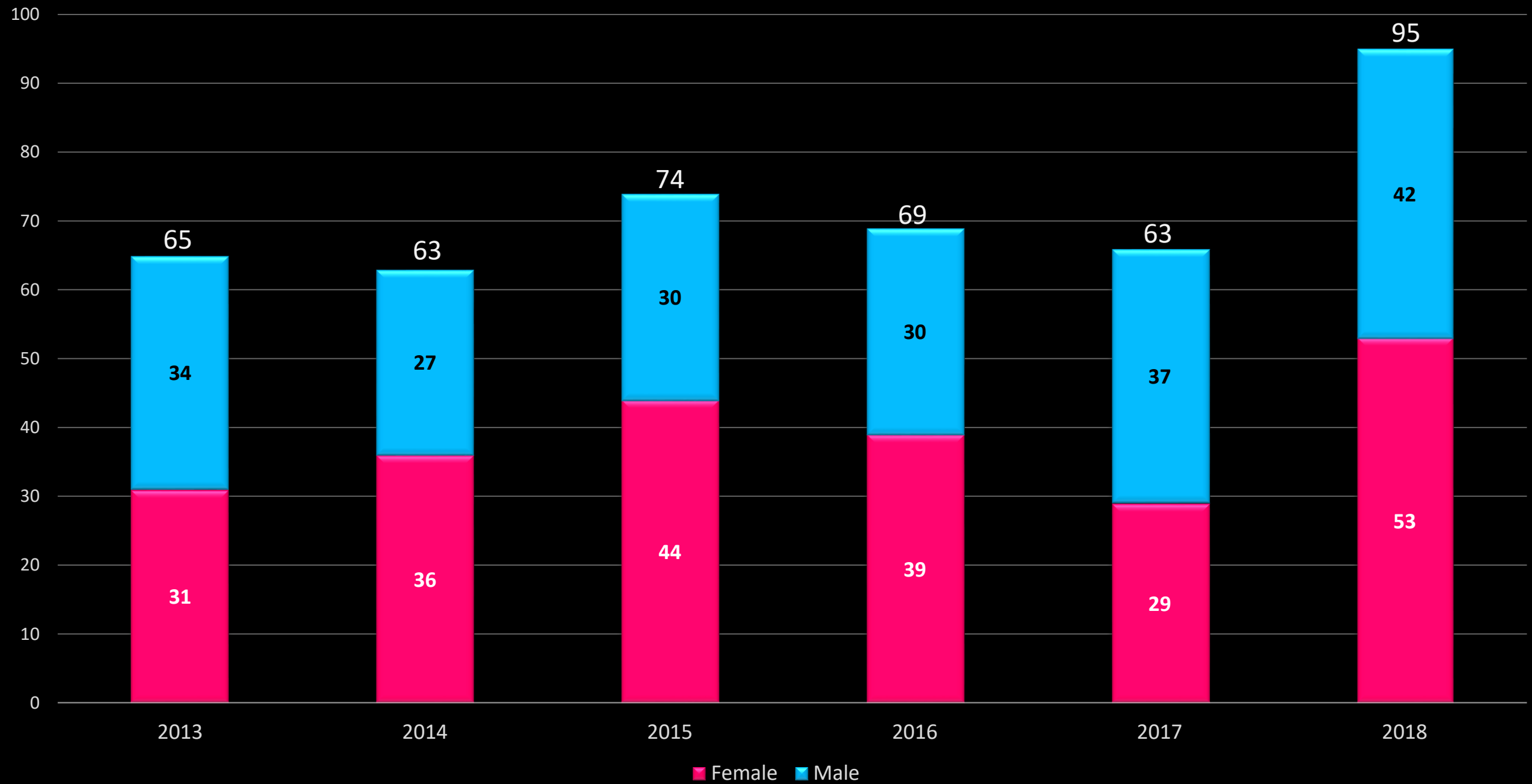
First Generation Student	2013	%	2014	%	2015	%	2016	%	2017	%	Total	%
Yes	41	20.4%	35	17.7%	31	15.4%	29	14.8%	25	12.8%	161	16.2%
No	160	79.6%	163	82.3%	170	84.6%	166	84.7%	171	87.2%	831	83.8%

Contracted New Housing Residents by Month

2018 – First year of accelerated admissions process

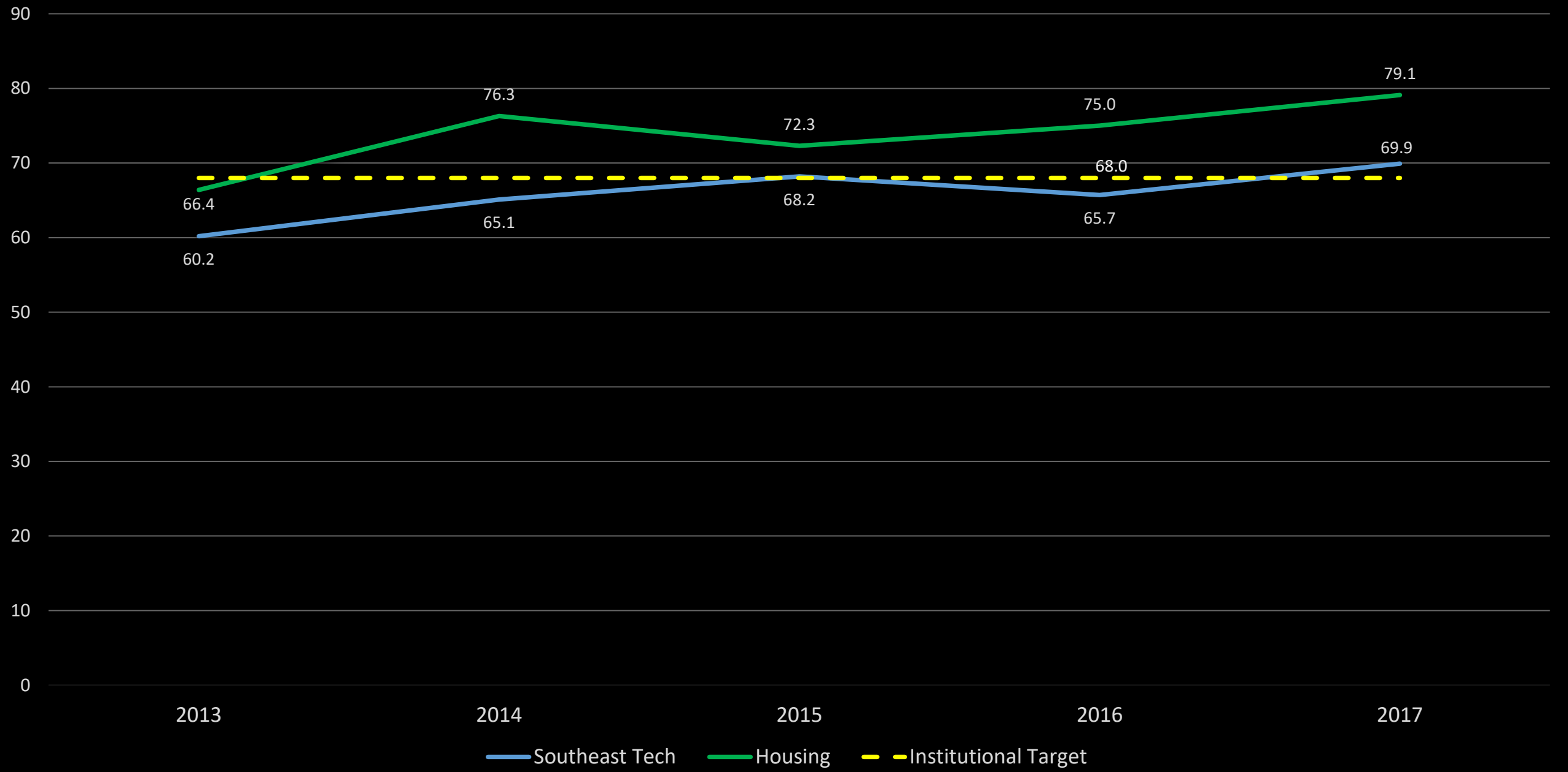


Contracted Returning Students



Fall to Fall Retention Rate

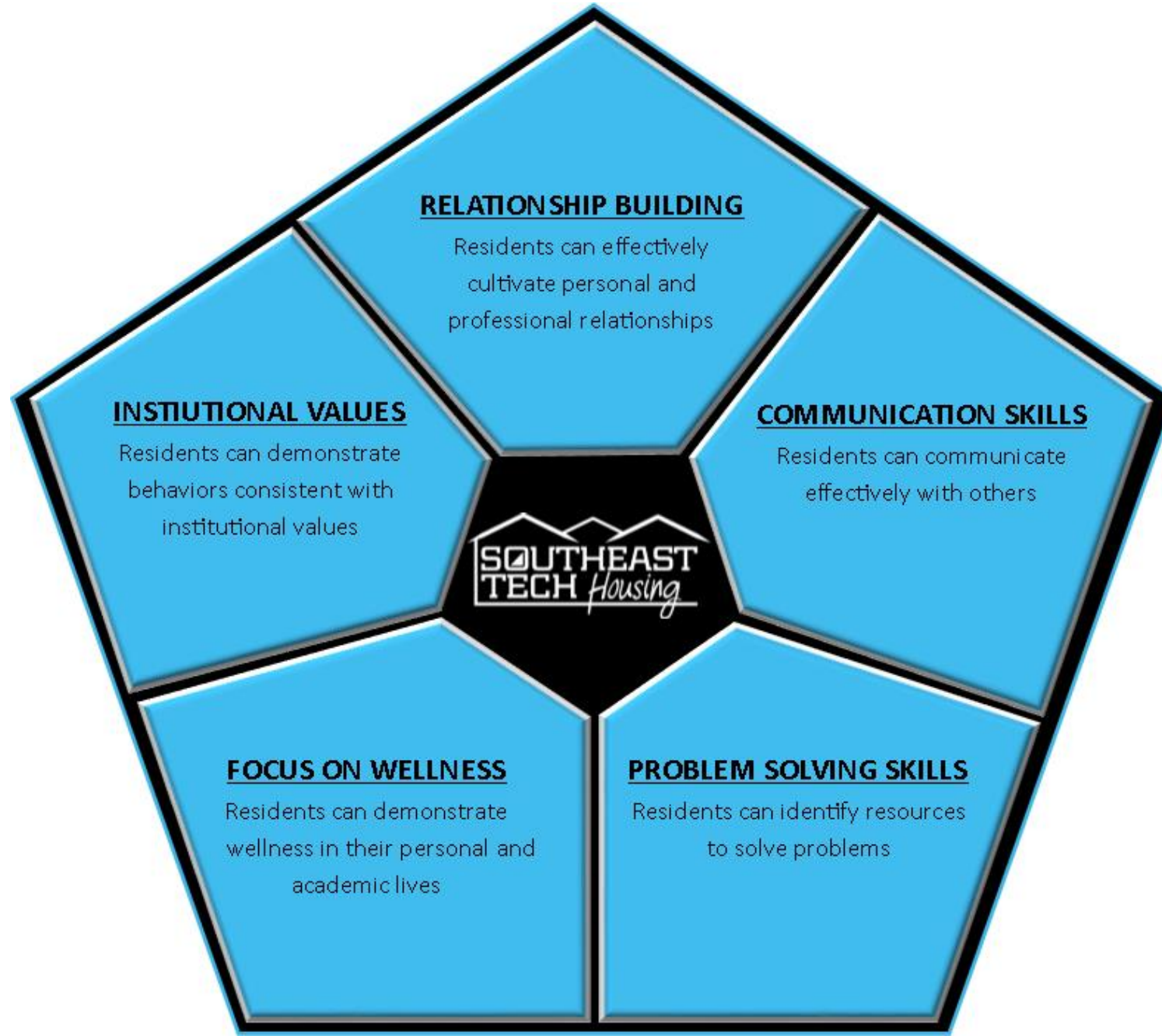
(percentage)





Working With Students

Our Goals...



Relationship Building

“ Residents can effectively cultivate personal and professional relationships.”

- Roommate Relationship Assistance
 - Roommate Resource Guide
- Partnering w/ Student Activities
 - Backyard Bash
- Building Student/Staff Relationships
 - Move-in
 - Floor Meetings
 - 1-on-1 meetings
- Passive Programming
 - Bulletin Boards (campus resources, relationship tips, etc.)



Communication Skills

“ Residents can communicate effectively with others.”

- Conflict Resolution/Mediation
 - Roommate Mediation Guide
 - 1-on-1 meetings
- Tips for Communicating Effectively
 - Roommate Resource Guide
 - Tips on Meeting with Instructors
 - Tips on Communicating with Employers
 - Tips on Communicating with Law Enforcement
 - 1-on-1 meetings
- E-mail Correspondence



Problem-Solving Skills

“ Residents can identify resources to solve problems.”

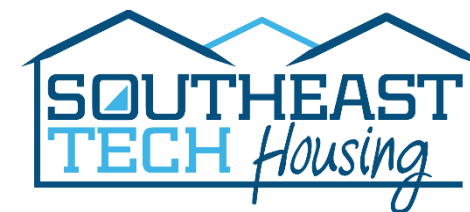
- Academic & Personal Concerns
 - E-mail communications
 - 1-on-1 meetings
 - Southeast Cares
 - Housing Contract Appeal Form
 - Non-student Status Agreement



Focus on Wellness

“ Residents can demonstrate wellness in their personal & academic lives.”

- Physical & Emotional Wellness
 - Communicating with students who are ill
 - Students w/ family emergencies
- Personal Safety
 - Floor Meetings
 - E-mail Communications
 - Title IX
- Mental Health Issues
 - Partnering with Southeast Tech Counseling Staff
 - Wellness Checks
- Passive Programming/Bulletin Boards
 - Winter Driving Tips
 - Effects of Alcohol
 - Benefits of Sleep
 - Healthy Recipes



Institutional Values

“ Residents can demonstrate behaviors consistent with institutional values.”

- Judicial/Adjudication Process
 - 1-on-1 meetings
 - 1st time violations
 - 2nd time violations
 - 3rd time violations/removal
- Housing Policies & Procedures
 - Housing Handbook





Eligibility & Contracts

Application Process/Contracts

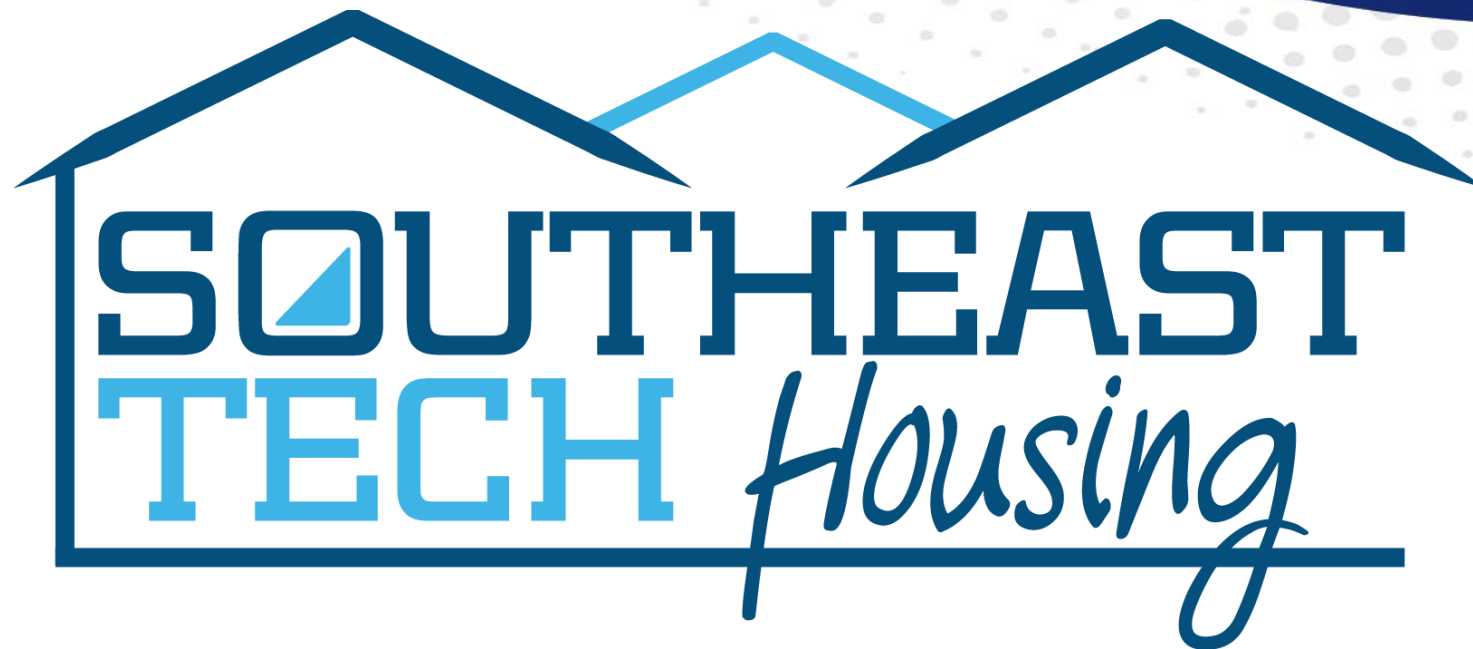
- Application Process/Eligibility
- New Students
 - New Student Contract
 - Roommate Preference Sheets
- Returning Students
 - Returning Student Contract
- Contract Buyouts



Rent History

Academic Year	Fall, Spring per semester	Summer (3 months)	12 month rental period)	over previous year
2018-2019*	2400	900	5700	2.70
2017-2018*	2350	850	5550	----
2016-2017*	2350	850	5550	----
2015-2016*	2350	850	5550	----
2014-2015*	2350	850	5550	1.65
2013-2014*	2325	810	5460	0.92
2012-2013*	2300	810	5410	0.19
2011-2012*	2300	800	5400	0.75
2010-2011*	2280	800	5360	2.29
2009-2010*	2220	800	5240	3.97
2008-2009*	2120	800	5040	3.07
2007-2008*	2070	750	4890	10.13
2006-2007^	1665	1110	4440	2.78
2005-2006^	1620	1080	4320	2.86
2004-2005^	1575	1050	4200	0.00
2003-2004^	1575	1050	4200	NA





A Year in Housing

August

- Move-in Week
 - Move-in packet
 - Door Decorations
- Floor Meetings
- Backyard Bash



September – November

- Housing Activities
 - Attendance Challenge
 - Students who attend all of their classes for the first 30 days in the semester are recognized by housing staff
 - Fall 2019: Students who completed the 30 day challenge – 3.21 GPA
All other students – 2.72 GPA
 - Thanksgiving Dinner
 - Birthday Signs
 - Door Decorating Contests (Halloween, Christmas)
- Individual Resident Meetings
 - Academic Concerns (attendance, grades)
 - Roommate Concerns
 - Personal Concerns
 - Policy Violations
- Managing Vacancies
 - Mid-semester move-ins
 - Seek out new spring residents (current and new students)



December

- Check-out Week
 - Mid-year cleaning sheet included in folder
- Determine Spring Vacancies
 - Unregistered Students
 - Graduates
 - Clinicals/Internships
 - Policy Violations
- Prepare for New Spring Residents
 - Room Placement (Roommate Preference Sheet)
 - Cleaning/Maintenance
- Safety/Maintenance Checks
 - Check Smoke Detectors/Replace batteries
 - Identify needed maintenance



January – April

- Move-in for spring start residents/January
- Housing Activities
- Individual Resident Meetings
 - Academic Concerns (attendance, grades)
 - Roommate Concerns
 - Personal Concerns
 - Policy Violations
- Managing Vacancies
 - Mid-semester move-ins
 - Seek out new fall residents (current and new students)
- New Fall Contracts
 - Usually reach 100% occupancy late February – end of April



May

- Move-out Week
- Apartment Walkthroughs
- Begin Summer Cleaning/Maintenance
- Summer Resident Communication
 - Rent
 - When we will be entering apartments



June – July

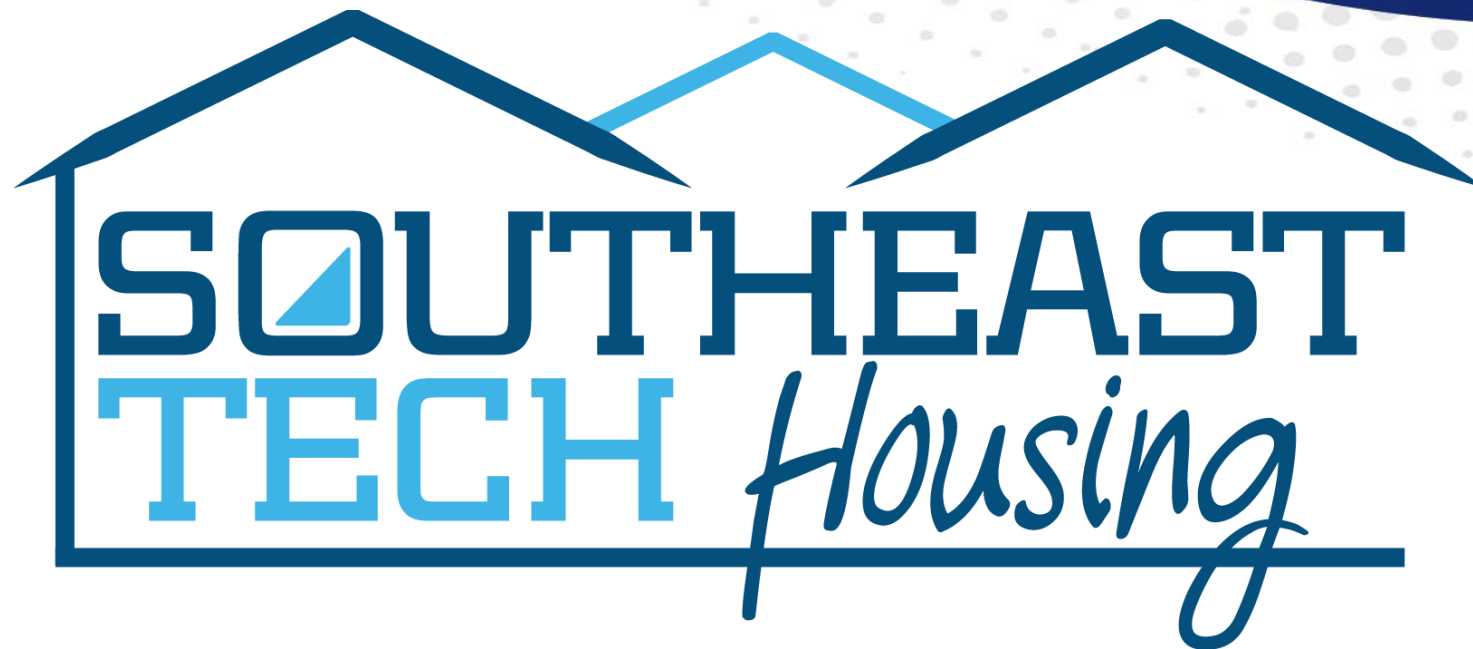
- Roommate Placement
 - Roommate Preference Sheet
 - Goal is to have roommate info out right after July 4
 - “Before You Move In...” Sheet
- Complete Summer Cleaning/Maintenance
- Furniture/Appliance/Flooring Replacement



Year Round

- Housing Tours
 - Family Tours
 - Group Tours
- Visitation/Registration Days
- Committee Membership
- Collaboration w/ Southeast Tech Staff on Special Projects
 - Title IX
 - ESA/Service Animal Policy





Looking to the Future

Strategic Planning

- Housing Foundation Board began strategic planning process Fall 2018
- Exploring options for possible expansion
 - Supported by Student Government Association
- Enhancing the Campus Community
- More details to come (Summer 2019)



Thank You!

- Questions?

