



Academic/Student Affairs, Enrollment and Technology Committee Northeastern Illinois University

NEST Housing Updates

Dr. Terry C. Mena

*Vice President for Student Affairs
& Dean of Students*

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NEST Transition Plan Update

- **Management Agreement:** A nine month agreement with **American Campus Communities (ACC)** to support a 9-month operational transition
- **The Director of Housing & Residence Life** is posted for a national search process, hired by Jan. 2026
- Scheduled housing **management software presentation for new housing CRM** to product by Dec. 2025
- Kick-off meeting with UTS, Security, Facilities, and Human Resources was held in October 2025. **Enrollment Management and Marketing Coordination Meeting** in Nov. 2025
- Revised **FY2026 Operational Budget** for 9-month ACC Management Services



	Restricted Fund (320040-41650)	Unrestricted Fund (110010-41650)	Total FY2026 Budget	FY2025 Actuals (supported by NEIU)
Revenues				
Housing - Student	\$ 3,800,000	\$ -	\$ 3,800,000	\$ -
Less: Allowance for Bad Debts @10%	(380,000)	-	(380,000)	-
Net Housing Revenue	3,420,000		3,420,000	
Expenses				
Personnel Costs	76,100	80,000	156,100	9,875
Contractual	1,055,900	1,123,100	2,179,000	1,831,300 ***
Permanent Improvement	281,000	-	281,000	-
Awards and Grants (Housing and Peer Mentor Scholarships)	-	573,000	573,000	532,595
Debt Service	2,007,000	-	2,007,000	-
Total Expenses	3,420,000	1,776,100	5,196,100	2,373,770
Excess (Deficiency) of Revenues over Expenses	\$ -	\$ (1,776,100)	\$ (1,776,100)	\$ (2,373,770)

*** Includes Occupancy contribution (\$1.8 million) and Operations and Programming Cost (\$60.5K).



Fall 2025 Paid Report Summary as of October 14, 2025						
Cohort	# of Students	Total Charges	Scholarships	GRANT/OTHER	Paid	Balance
General NEST Residents	247	\$1,375,158.00			\$555,027.40	\$820,130.60
Afghan Transition Prgm 21-22	1	\$6,486.00			\$	\$6,486.00
Afghan Transition Prgm 23-24	6	\$38,916.00			\$	\$38,916.00
CASEP Housing Awd Fall 2024	2	\$10,810.00	\$3,513.40			\$7,296.60
CASEP Housing Awd Fall 2025	7	\$38,916.00	\$25,798.00			\$13,118.00
CBT Housing Awd Fall 2023	1	\$5,405.00	\$493.00			\$4,912.00
CBT Housing Awd Fall 2024	2	\$12,972.00	\$2,454.04			\$10,517.96
CBT Housing Awd Fall 2025	6	\$32,430.00	\$19,903.15			\$12,526.85
Discover Yourself Fall 2024	3	\$15,134.00	\$1,101.33			\$14,032.67
Discover Yourself Fall 2025	14	\$76,751.00	\$52,457.51			\$24,293.49
Future Teachers Fall 2021	1	\$5,405.00	\$1,215.42			\$4,189.58
Future Teachers Fall 2023	1	\$6,486.00	\$6,443.45			\$42.55
Future Teachers Fall 2025	3	\$16,215.00	\$13,214.65			\$3,000.35
Honors Housing Awd Fall 2024	3	\$16,215.00	\$13,947.80			\$2,267.20
Honors Housing Awd Fall 2025	6	\$32,430.00	\$19,651.80			\$12,778.20
HOPE Scholarship	51	\$283,986.00		\$17,707.64		\$266,278.40
Soc. Justice Housing Awd Fa20	1	\$2,702.50	\$2,702.50			\$ -
Soc. Justice Housing Awd Fa21	2	\$11,891.00	\$4,717.72			\$7,173.28
Soc. Justice Housing Awd Fa24	2	\$8,648.00	\$381.60			\$8,266.40
Soc. Justice Housing Awd Fa25	11	\$59,455.00	\$38,802.46			\$20,652.54
STEM Housing Awd Fall 2022	1	\$6,486.00	\$ -			\$6,486.00
STEM Housing Awd Fall 2025	6	\$33,511.00	\$22,599.55			\$10,911.45
Total	377	\$2,096,408.50	\$229,397.38	\$17,707.64	\$555,027.40	\$1,294,276.12

Questions?

