B. COSTS AND USER CHARGES

An analysis of 148 projects financed under the Federal college hous- ram placed under construction during fiscal year 1965 reflects following information on unit costs of college housing facilities:

Structural costs per square foot, college housing program projects placed under construction, fiscal year 1965

f projects	148
	$41.25
	$17.01
	$8.29
rtile	$19.70
tile	$14.78

Median costs for the same projects by regions were as follows:

Region	Number of projects	Median square foot structural costs
Northeast	17	$19.70
tic	19	18.36
	29	14.22
	31	16.24
	27	16.41
Far West	25	19.57
Total	148	

Historically, colleges have attempted to operate housing facilities a break-even basis and only rarely have charges been so regulated duce an operating profit. It has been customary to segregate me from housing facilities and to employ that income to pay all of the services attendent to the occupancy and use of such .

The revenue bond concept under which most college housing loans made developed as a method of financing under which a facility produce sufficient income to pay all operating costs plus a debt requirement which would amortize the cost of the facility, rest, during the term of the loan. While this objective may n attainable during the early years of the college housing loan , it is difficult of attainment now with current student charges construction costs.

The latest *Information for Applicants* published by the Department ng and Urban Development (August 1962) contains illustrations M. & O. expense ranging from $70 to $140 per student per year. g the current college housing 3-percent interest rate, a per construction cost of $4,650, and a 48-year-loan term with percent coverage, the annual debt service requirement is $230. ie addition of the M. & O. expenses above produces required income from $300 to $370 per student per year. Contrasted to this are the dormitory rates actually charged during 1963–64 as