

Board Meeting
January 15, 2015

APPROVE RATE CHANGES FOR UNIVERSITY-OPERATED HOUSING
FACILITIES, URBANA, CHICAGO, AND SPRINGFIELD, ACADEMIC YEAR
2015-16

Action: Approve Rate Changes for University-Operated Housing Facilities, Urbana, Chicago, and Springfield, Academic Year 2015-16

Funding: No New Funding Required

The Chancellors, University of Illinois at each campus, and Vice Presidents, University of Illinois have recommended rate changes for University-operated housing for Academic Year 2015-16. The increases are required to meet operational costs (salaries and wages, utilities, and general price increases including food costs), to provide for student program enhancements, and to provide for debt service and repair and replacement reserve requirements.

URBANA-CHAMPAIGN

Housing requests an increase in the basic double room with 12 meals and 15 café credits (for new students) from \$10,180 to \$10,332 (\$152 or 1.5 percent increase), to cover increased debt service as a result of new buildings in the Champaign area (Stanley O. Ikenberry Commons development). Housing maintains the same rate from year to year for returning students.

Undergraduate Housing (room and board, academic year)

Traditional Rooms (without air conditioning)

Residence Halls: Allen, Barton-Lundgren, Lincoln Avenue, Pennsylvania Avenue, Taft-Van Doren.

<u>Unit</u>	<u>2014-15</u>	<u>Proposed 2015-16</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single	\$11,630	\$11,804	\$174	1.5%
Double	10,180	10,332	152	1.5
Triple	9,608	9,752	144	1.5

Traditional Rooms (with air conditioning)

Residence Halls: Busey-Evans, Florida Avenue, Hopkins, Illinois Street, Scott, Snyder, Weston.

<u>Unit</u>	<u>2014-15</u>	<u>Proposed 2015-16</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single	\$11,954	\$12,134	\$180	1.5%
Double	10,502	10,660	158	1.5
Triple	9,934	10,084	150	1.5

Clustered Rooms (with air conditioning)

Residence Halls: Nugent

<u>Unit</u>	<u>2014-15</u>	<u>Proposed 2015-16</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single	\$12,302	\$12,488	\$186	1.5%
Double	10,850	11,014	164	1.5

Semi-Private Rooms (with air conditioning)

Residence Halls: Bousfield

<u>Unit</u>	<u>2014-15</u>	<u>Proposed 2015-16</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single Suite Shared Bath	\$13,322	\$13,522	\$200	1.5%
Double Shared Bath	11,366	11,536	170	1.5

Note:

The above rates are for new contracts only. Returning residents pay their original rate.

The above undergraduate rates include a traditional board plan of 12 classic meals plus 15 café credits. All undergraduate housing contracts must include one of four meal plans.

Rates in halls with learning communities will be up to \$320 higher than the above rates.

Residential Fund Council (RFC) student government dues of \$16 per year will be added to the above rates.

Graduate Housing (room only, academic year)

<u>Unit</u>	<u>2014-15</u>	<u>Proposed 2015-16</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Sherman Hall (air conditioned)				
Single	\$5,202	\$5,280	\$78	1.5%
Double	4,978	5,054	76	1.5
Daniels Hall (air conditioned)				
Single/private bath	\$6,872	\$6,976	\$104	1.5%
Single/shared bath	6,594	6,694	100	1.5
Double	6,016	6,106	90	1.5

Note: Rates quoted do not include the \$8 student government dues.

Apartments**Goodwin-Green Apartments (monthly rates - includes heat)**

<u>Unit</u>	<u>2014-15</u>	<u>Proposed 2015-16</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Sleeping rooms	\$570	\$580	\$10	1.80%
Efficiency	725	735	10	1.38
One bedroom	825	835	10	1.21

Orchard Downs Apartments (monthly rates)

<u>Unit</u>	<u>2014-15</u>	<u>Proposed 2015-16</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
One bedroom-furnished	\$670	\$680	\$10	1.49%
One bedroom-unfurnished	620	630	10	1.61
One bedroom-REMODELED-furnished	820	830	10	1.22
One bedroom-REMODELED-unfurnished	720	730	10	1.39
Two bedroom-furnished	720	730	10	1.39
Two bedroom-unfurnished	670	680	10	1.49
Two bedroom-REMODELED-furnished	870	880	10	1.15
Two bedroom-REMODELED-unfurnished	770	780	10	1.30
Two bedroom-furnished at Orchard South	670	680	10	1.49
Two bedroom-unfurnished at Orchard South	560	560	0	0.00

Note: Rates in Orchard Downs include a special assessment for an intergovernmental agreement with the City of Urbana.

Ashton Woods Apartments (monthly rates)

<u>Unit</u>	<u>2014-15</u>	<u>Proposed 2015-16</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Two bedroom-furnished	\$780	\$790	\$10	1.28%
Two bedroom-unfurnished	680	690	10	1.47
Two bedroom-furnished galley	830	840	10	1.20
Two bedroom-unfurnished galley	730	740	10	1.37
Two bedroom-furnished open	880	890	10	1.14
Two bedroom-unfurnished open	780	790	10	1.28

Note: Open and galley refer to the kitchen style and level of updates in the apartment.

CHICAGO

The standard basic double room and board annual rate will increase by \$210 from \$10,518 to \$10,728, which is 2.0 percent. These rates reflect variable increases of 1.6 to 3.5 percent depending on room configuration with consideration of bathroom to student ratio. Campus Housing has consulted with students and they support this moderate increase in rates. The increases are required to meet operational costs (salaries and wages, utilities, general price increases including food), and to provide for debt service and repair and replacement reserve requirements.

Residence Halls (room and board, academic year)

<u>Unit/Suites/Clusters</u>	<u>2014-15</u>	<u>Proposed 2015-16</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
<u>James Stukel Towers</u>				
Single	\$12,073	\$12,314	\$241	2.0%
Double	11,298	11,566	268	2.4
<u>Polk Street Residence Hall</u>				
Single	11,212	11,436	224	2.0
Double	10,520	10,691	171	1.6
<u>Student Residence and Commons</u>				
Single	11,316	11,588	272	2.4
Double	10,518	10,728	210	2.0

Note: Rates for the Student Residence and Commons rooms will range from \$10,728 to \$12,468 depending on room configuration. Facilities above do not include cooking facilities so all residents are required to be on one of the board plans. Rates above include the cost of the minimum five day plan.

Apartments (room only-no board plan, academic year, per person)

<u>Single Student Residence Hall</u>	<u>2014-15</u>	<u>Proposed 2015-16</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Two-person apartment	\$9,174	\$9,357	\$183	2.0%
Three-person apartment	8,990	9,170	180	2.0
Four-person apartment	9,094	9,276	182	2.0
Two/Three person suite	7,840	7,997	157	2.0
Studio apartment	10,986	11,371	385	3.5

Thomas Beckham and Marie Robinson Halls

	<u>2014-15</u>	<u>Proposed 2015-16</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Two-person apartment	\$10,156	\$10,461	\$305	3.0%
Four-person apartment	9,970	10,220	250	2.5
Studio apartment	11,890	12,306	416	3.5

SPRINGFIELD

Housing requests an increase in the basic double room for new students from \$7,300 to \$7,350 (\$50 or 0.7 percent increase), to cover operational costs.

Apartments (room only, academic year)

	<u>2014-15</u>	<u>Proposed 2015-16</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
<u>Family Apartments</u>				
Two bedroom/Furnished	\$9,200	\$9,470	270	2.9%
Two bedroom/Unfurnished	8,200	8,320	120	1.5
One bedroom/Furnished	7,500	7,650	150	2.0
One bedroom/Unfurnished	N/A	---	---	---

Single Student Apartments (all fully furnished)

Four bedroom/Private/Townhouse	\$5,800	\$6,060	\$260	4.5%
2-3-5 bedroom/Private-Premium	5,800	6,060	260	4.5
2-3-5 bedroom/Private-Standard	5,300	5,340	40	0.8
2-3-5 bedroom/Shared	N/A	---	---	---
Four bedroom/Private/Flat	5,800	6,060	260	4.5
One bedroom/Private/Flat	7,500	7,650	150	2.0
Two bedroom/Shared/Flat (4 people)	3,760	3,800	40	1.1

Residence Halls (furnished room only, academic year)

	<u>2014-15</u>	<u>Proposed 2015-16</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
<u>Lincoln Residence Hall</u>				
Shared room	\$7,300	\$7,350	\$50	0.7%
Private room (double-single as available)	10,000	10,000	0	0.0
		<u>Proposed 2015-16</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
<u>Founders Hall</u>	<u>2014-15</u>			
Shared room	\$7,300	\$7,350	\$50	0.7%
Private room (designed single)	10,000	10,000	0	0.0

Note:

Two bedroom furnished option available only to visiting staff or international exchange faculty. Shared rate option is offered primarily for international students seeking to live on-campus at a cost-effective/competitive local market rate for accommodations not readily preferred by most domestic students. Rates for townhouses and renovated flats will be standardized. All rates are fully inclusive of utility charges, including

electricity/heat/AC, cable TV, and technology/telecommunication costs passed along to residents.

The standardized rate for residents of Lincoln Residence Hall and Founders Hall includes proposed increases in room only. The Board rate each residence hall or second-year living community apartment student is required to select will not increase this year for any of three standard plans offered each semester (\$1150 / \$1675 / \$2100). This will increase total package accordingly. No meal plan is required of upper division apartment residents, but residents may purchase any of the plans noted above, or one for \$375 per semester.

The Apartment rate is for a selected bedroom style only. Number of units per respective rate varies greatly, by Court area. Projected rate increases in newly-renovated units are consistent with pre-renovation pro-forma.

The Board action recommended in this item complies in all material respects with applicable State and federal laws, University of Illinois *Statutes, The General Rules Concerning University Organization and Procedure*, and Board of Trustees policies and directives.

The Vice President/Chief Financial Officer and Comptroller and the Vice President for Academic Affairs concur with these recommendations.

The President of the University recommends approval.