

Board Meeting
January 19, 2017

APPROVE RATE CHANGES FOR UNIVERSITY-OPERATED HOUSING
FACILITIES, URBANA, CHICAGO, AND SPRINGFIELD,
ACADEMIC YEAR 2017-2018

Action: Approve Rate Changes for University-Operated Housing Facilities, Urbana, Chicago, and Springfield, Academic Year 2017-2018

Funding: No New Funding Required

The Chancellors/Vice Presidents at each university have recommended rate changes for University-operated housing for Academic Year 2017-2018. 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 no increase in the basic double room with 12 meals and 15 café credits (for new students) of \$10,612, due to lower operating expenses and a recalculation of debt service. 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>2016-17</u>	<u>Proposed 2017-18</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single	\$12,124	\$12,124	\$0	0.0%
Double	10,612	10,612	0	0.0
Triple	10,016	10,016	0	0.0

Traditional Rooms (with air conditioning)

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

<u>Unit</u>	<u>2016-17</u>	<u>Proposed 2017-18</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single	\$12,462	\$12,462	\$0	0.0%
Double	10,948	10,948	0	0.0
Triple	10,356	10,356	0	0.0

Clustered Rooms (with air conditioning)

Residence Halls: Nugent

<u>Unit</u>	<u>2016-17</u>	<u>Proposed 2017-18</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single	\$12,826	\$12,826	\$0	0.0%
Double	11,312	11,312	0	0.0

Semi-Private Rooms (with air conditioning)

Residence Halls: Bousfield

<u>Unit</u>	<u>2016-17</u>	<u>Proposed 2017-18</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single Suite Shared Bath	\$13,888	\$13,888	\$0	0.0%
Double Shared Bath	11,848	11,848	0	0.0

Pod Rooms (with air conditioning)

Residence Halls: Wassaja

<u>Unit</u>	<u>2016-17</u>	<u>Proposed 2017-18</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single Pod	\$13,156	\$13,156	\$0	0.0%
Double Pod	11,616	11,616	0	0.0

Note:

The above rates are for new contracts only. Returning residents pay their original contract 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 \$350 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>2016-17</u>	<u>Proposed 2017-18</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Sherman Hall (air conditioned)				
Single	\$5,424	\$5,424	\$0	0.0%
Double	5,192	5,192	0	0.0
Daniels Hall (air conditioned)				
Single/private bath	\$7,164	\$7,164	\$0	0.0%
Single/shared bath	6,876	6,876	0	0.0
Double	6,272	6,272	0	0.0

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

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

<u>Unit</u>	<u>2016-17</u>	<u>Proposed 2017-18</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Sleeping rooms-furnished	\$600	\$600	\$0	0.0%
Efficiency-furnished	755	755	0	0.0
One bedroom-unfurnished	845	845	0	0.0

Orchard Downs Apartments (monthly rates)

<u>Unit</u>	<u>2016-17</u>	<u>Proposed 2017-18</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
One bedroom-furnished	\$700	\$700	\$0	0.0%
One bedroom-unfurnished	640		640	0.0
One bedroom-REMODELED-furnished	850	850	0	0.0
One bedroom-REMODELED-unfurnished	740	740	0	0.0
Two bedroom-furnished	750	750	0	0.0
Two bedroom-unfurnished	690	690	0	0.0
Two bedroom-REMODELED-furnished	900	900	0	0.0
Two bedroom-REMODELED-unfurnished	790	790	0	0.0
Two bedroom-furnished at Orchard South	700	700	0	0.0
Two bedroom-unfurnished at Orchard South	570	570	0	0.0

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>2016-17</u>	<u>Proposed 2017-18</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Two bedroom-furnished	\$810	\$810	\$0	0.0%
Two bedroom-unfurnished	700	700	0	0.0
Two bedroom-furnished galley	860	860	0	0.0
Two bedroom-unfurnished galley	750	750	0	0.0
Two bedroom-furnished open	910	910	0	0.0
Two bedroom-unfurnished open	800	800	0	0.0

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

CHICAGO

Campus Housing recommends no increase in the standard basic double room and board rate of \$10,960. All other residence hall facility rates will increase by 1.0 to 2.0 percent, varying by building and configuration.

Residence Halls (room and board, academic year)

<u>Unit/Suites/Clusters</u>	<u>2016-17</u>	<u>Proposed 2017-18</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
<u>James Stukel Towers</u>				
Single	\$12,712	\$12,966	\$254	2.0%
Double	11,898	12,018	120	1.0
<u>Polk Street Residence Hall</u>				
Single	8,685	8,685	0	0.0
Double	7,933	7,933	0	0.0
<u>Student Residence and Commons</u>				
Single	11,877	11,877	0	0.0
Double	10,960	10,960	0	0.0

Note: Rates for the Student Residence and Commons rooms will range from \$10,960 to \$12,773 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)

		Proposed	Dollar	Percent
<u>Single Student Residence Hall</u>	<u>2016-17</u>	<u>2017-18</u>	<u>Increase</u>	<u>Increase</u>
Two-person apartment	\$ 9,451	\$ 9,451	\$0	0.0%
Three-person apartment	9,262	9,262	0	0.0
Four-person apartment	9,369	9,369	0	0.0
Two/Three person suite	8,077	8,077	0	0.0
Studio apartment	11,712	11,712	0	0.0

Thomas Beckham and Marie Robinson Halls

		Proposed	Dollar	Percent
	<u>2016-17</u>	<u>2017-18</u>	<u>Increase</u>	<u>Increase</u>
Two-person apartment	\$10,723	\$10,830	\$107	1.0%
Four-person apartment	10,476	10,581	105	1.0
Studio apartment	12,675	12,929	254	2.0

SPRINGFIELD

Housing requests an increase in the basic double room for new students from \$7,400 to \$7,460 (\$60 or 0.8 percent increase), to cover utility increases; and, requests increases for apartment and townhouse room rates to align with residence hall rates and to address maintenance issues.

Apartments (room only, academic year)

		Proposed	Dollar	Percent
<u>Family Apartments</u>	<u>2016-17</u>	<u>2017-18</u>	<u>Increase</u>	<u>Increase</u>
Two bedroom/Furnished	\$10,230	\$10,900	\$670	6.5%
Two bedroom/Unfurnished	8,980	9,500	520	5.8
One bedroom/Furnished	8,400	9,000	600	7.1
One bedroom/Unfurnished	N/A	---	---	---

Single Student Apartments (all fully furnished)

Four bedroom/Private/Townhouse	\$6,550	\$7,000	\$450	6.9%
2-3-5 bedroom/Private/Clover Premium	6,550	7,000	450	6.9
2-3-5 bedroom/Private/Clover Standard	5,770	6,000	230	4.0
2-3-5 bedroom/Clover Shared	N/A	---	---	---
Four bedroom/Private/Flat	6,550	7,000	450	6.9
One bedroom/Private/Flat	8,400	9,000	600	7.1
Two bedroom/Shared/Flat (4 people)	4,100	4,400	300	7.3

Residence Halls (furnished room only, academic year)

	<u>2016-17</u>	<u>Proposed 2017-18</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
<u>Lincoln Residence Hall</u>				
Shared room	\$ 7,400	\$ 7,460	\$60	0.8%
Private room (double-single as available)	10,000	10,200	200	2.0
	<u>2016-17</u>	<u>Proposed 2017-18</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
<u>Founders Hall</u>				
Shared room	\$ 7,400	\$ 7,460	\$60	0.8%
Private room (designed single)	10,000	10,200	200	2.0

Notes:

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 are 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 hall resident is required to select will not increase this year for any of three standard plans offered each semester (\$1,150 / \$1,675 / \$2,100), which remains unchanged, but Board choice will increase total costs accordingly. This will increase total package accordingly. Second-Year Residential Initiative apartment community students are required to purchase a basis apartment meal plan of \$375 per semester. No meal plan is required of upper division apartment residents, but such residents may purchase any of the four meal plans noted above.

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 Executive Vice President and Vice President for Academic Affairs concur with these recommendations.

The President of the University recommends approval.