

Approved by the Board of Trustees,  
January 20, 2005

Board Meeting  
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RATE CHANGES FOR UNIVERSITY-OPERATED HOUSING FACILITIES,  
CHICAGO, SPRINGFIELD, AND URBANA, FISCAL YEAR 2006

**Action:** Housing Rental Rates for Chicago, Springfield, and Urbana Campuses

**Funding:** No Funding Required

The Chancellors at each campus have recommended rate changes for University-operated housing for Fiscal Year 2006. The increases are required to meet operational costs (salaries and wages, utilities, general price increases, including food), to provide for student program enhancements, and to provide for debt service and repair and replacement reserve requirements.

CHICAGO

Residence Halls (room and board, academic year)

<u>Unit</u>	<u>2004-05</u>	<u>Proposed 2005-06</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
<u>Student Residence Hall</u>				
Single	\$7,248	\$7,538	\$290	4.0%
Double	6,650	6,916	266	4.0
<u>Polk Residence Hall</u>				
Suite Double	6,978	7,258	280	4.0
<u>Student Residence and Commons</u>				
Double	6,884	7,160	276	4.0

Note: Rates for the Student Residence and Commons will range from \$6,626 to \$8,220 depending on room configuration. These rates include a board charge of \$2,126.

Apartments (room only, academic year)

Percent		Proposed	Dollar	
<u>Single Student Residence Hall</u>	<u>2004-05</u>	<u>2005-06</u>	<u>Increase</u>	<u>Increase</u>
Two-person apt. (per person)	\$5,918	\$6,184	\$266	4.5%
Three-person apt. (per person)	5,800	6,060	260	4.5
Four-person apt. (per person)	5,868	6,132	264	4.5
2/3 person suite (per person)	5,058	5,286	228	4.5

Thomas Beckham and Marie Robinson Halls

Two-person apt. (per person)	6,366	6,684	318	5.0
Four-person apt. (per person)	6,252	6,564	312	5.0

SPRINGFIELDApartments (room only, academic year)Family Apartments

Two bdrm/Furnished	5,676	6,200	524	9.2
Two bdrm/Furnished/Renovated #	5,996	6,520	524	8.7
Two bdrm/Unfurnished	5,192	5,690	498	9.6
One bdrm/Furnished	4,446	4,940	494	11.1
One bdrm/Unfurnished	4,080	4,570	490	12.0

Single Student Apartments

Four bdrm/Private/Townhouse	3,170	3,660	490	15.5
2-3-5 bdrm/Private/Renovated	2,920	3,360	440	15.1
2-3-5 bdrm/Shared/Renovated #	1,800	2,150	350	19.4
Four bdrm/Private/Flat	2,878	3,270	392	13.6
One bdrm/Private/Flat	4,446	4,940	494	11.1
Two bdrm/Shared/Flat (4 people)	1,630	1,860	230	14.1

#Rate established for Fiscal Year 2005 reflects occupancy reconfiguration resulting from planned renovated units ultimately producing units as described. Rate reflects premium established to distinguish renovated from non-renovated units within same apartment complex.

Note: The requested Fiscal Year 2006 apartment rate increases may appear highly inflated compared to prior year. These new rates are predicated on the **future assumption of all electricity and cable TV costs by Housing and subsequently passed along to the student by incorporation in general rates.** Both utility costs are calculated on the same "flat rate" basis at the rate of \$18/month/resident for cable, and \$20-\$30/month/resident for electricity (depending on Court location and unit type chosen). **This calculation has not occurred or been included in previous rate requests (except in Lincoln Residence Hall).**

Note: Apartment rate is for selected bedroom rate only. No meal plan is required of apartment residents, although one option exists for these residents in the amount of \$350 per semester.

<u>Unit</u>	<u>2004-05</u>	<u>Proposed 2005-06</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
<u>Lincoln Residence Hall*</u>	\$4,616	\$4,760	\$144	3.1%

\*Rate for Capital Scholars in LRH reflects the proposed **room increase only**. The board rate a student is required to select (\$900 or \$1,175 per semester) will increase the total room and board package accordingly to \$6,560 - \$7,110 annually.

### URBANA-CHAMPAIGN

#### Undergraduate Housing (room and board, academic year)

<u>Unit</u>	<u>2004-05</u>	<u>Proposed 2005-06</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single	\$7,321	\$7,672	\$351	4.8%
Double	6,401	6,710	309	4.8
Triple	6,045	6,336	291	4.8

#### Notes:

- (1) The above rates include the 14-meals-per-week classic (traditional) board plan. All undergraduate contracts must include one of six meal plans: 14 meals classic, 20 meals classic, 12 meals classic + 1,500 café credits, 10 meals classic + 4,500 café credits, 10 meals classic + 6,000 café credits, or all café credits (11,500).
- (2) Rates in halls with air conditioning will be \$100 more than the above rates.
- (3) Rates in halls with learning communities will be up to \$290 higher than the above rates.
- (4) The rates quoted do not include the \$16 Residence Hall Association dues.

#### Graduate Housing (room only, academic year)

<u>Unit</u>	<u>2004-05</u>	<u>Proposed 2005-06</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
<u>Sherman Hall</u> (air conditioned)				
Single	\$3,713	\$3,896	\$183	4.9%
Double	3,553	3,728	175	4.9
<u>Daniels Hall</u> (remodeled)				
Large Single	4,685	4,914	229	4.9
Large Double	4,273	4,482	209	4.9
Standard Double	3,553	3,728	175	4.9
<u>Unit</u>				
Board Contract (optional)				
14 meals classic	3,570	3,740	170	4.8
20 meals classic	4,000	4,190	190	4.8
12 classic + 1,500 credits	3,570	3,740	170	4.8
10 classic + 4,500 credits	4,000	4,190	190	4.8

<u>Unit</u>	<u>2004-05</u>	<u>Proposed 2005-06</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
10 classic + 6,000 credits	\$4,400	\$4,610	\$210	4.8%
All café credits (11,500)	4,232	4,436	204	4.8

Note: Rates quoted do not include the \$8 Graduate Hall Association dues.

Unit

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

Sleeping rooms	452	474	22	4.9
Efficiency	529	555	26	4.9
Efficiency with dining	546	573	27	4.9
One bedroom	627	658	31	4.9
One bedroom with dining	643	675	32	4.9

**Orchard Downs** (monthly rates)

One bedroom	523	549	26	4.9
One bedroom- unfurnished	435	456	21	4.9
Two bedrooms	585	614	29	4.9
Two bedrooms- unfurnished at Orchard South	468	491	23	4.9
Two bedrooms- unfurnished	549	576	27	4.9

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

**Beckwith Living Center** (room and board, 19 meal plan, academic year)

Single room <sup>1</sup>	22,300	23,400	1,100	4.9
Single room <sup>2</sup>	11,200	11,600	400	3.6

<sup>1</sup>Room and board with full assistance with Activities of Daily Living (ADL – showering, dressing, personal care, etc.)

<sup>2</sup>Room and board without full assistance with Activities of Daily Living.

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 for Administration concurs in these recommendations.

The President of the University recommends approval.