

Board Meeting
January 21, 2021

APPROVE RATE CHANGES FOR UNIVERSITY-OPERATED HOUSING
FACILITIES, URBANA, CHICAGO, AND SPRINGFIELD,
ACADEMIC YEAR 2021-2022

Action: Approve Rate Changes for University-Operated Housing Facilities, Urbana, Chicago, and Springfield, Academic Year 2021-2022

Funding: No New Funding Required

The Chancellors/Vice Presidents at each university have recommended modest rate changes for university-operated housing for Academic Year 2021-2022. 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 at Urbana-Champaign requests an increase in the basic double room with 12 meals and 15 café credits (for new students) from \$11,168 to \$11,392 (2.0 percent). All other residence hall facility rates will increase by 2.0 percent as well. It should be noted that these increases are for new students only; students who continuously live in University Housing residence halls will pay the same room and board rates from their time of entry, for up to four years. Modest increases between 0.81 and 2.74 percent are requested for individual apartment living rates.

Undergraduate Housing (room and board, academic year)

Undergraduate Traditional Rooms (without air conditioning)

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

Unit	AY 20-21	Proposed AY 21-22	Dollar Increase	Percent Increase
Single	\$12,758	\$13,014	\$256	2.0
Double	11,168	11,392	224	2.0
Triple	10,540	10,750	210	2.0

Undergraduate Traditional Rooms (with air conditioning)

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

Unit	AY 20-21	Proposed AY 21-22	Dollar Increase	Percent Increase
Single	\$13,114	\$13,376	\$262	2.0
Double	11,520	11,750	230	2.0
Triple	10,898	11,116	218	2.0

Undergraduate Clustered Rooms (with air conditioning)

Residence Halls: Nugent

Unit	AY 20-21	Proposed AY 21-22	Dollar Increase	Percent Increase
Single Cluster	\$13,496	\$13,766	\$270	2.0
Double Cluster	11,904	12,142	238	2.0

Undergraduate Semi-Private Rooms (with air conditioning)

Residence Halls: Bousfield

Unit	AY 20-21	Proposed AY 21-22	Dollar Increase	Percent Increase
Single Suite Shared Bath	\$14,614	\$14,906	\$292	2.0
Double Shared Bath	12,468	12,718	250	2.0

Undergraduate Pod Rooms (with air conditioning)

Residence Halls: Wassaja

Unit	AY 20-21	Proposed AY 21-22	Dollar Increase	Percent Increase
Single Pod	\$13,844	\$14,122	\$278	2.0
Double Pod	12,222	12,466	244	2.0

Notes:

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)

Unit	Hall	AY 20-21	Proposed AY 21-22	Dollar Increase	Percent Increase
Single	Sherman Hall (air conditioned)	\$5,708	\$5,822	\$114	2.0
Double	Sherman Hall (air conditioned)	5,462	5,572	110	2.0
Single/private bath	Daniels Hall (air conditioned)	7,538	7,690	152	2.0
Single Shared Bath	Daniels Hall (air conditioned)	7,236	7,380	144	2.0
Double	Daniels Hall (air conditioned)	6,600	6,732	132	2.0

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

Apartments

Goodwin-Green Apartments (monthly rates - includes heat)

Unit	AY 20-21	Proposed AY 21-22	Dollar Increase	Percent Increase
Sleeping rooms furnished	\$620	\$625	\$5	0.81
Efficiency furnished	785	795	10	1.27
One bedroom unfurnished	875	885	10	1.14

Orchard Downs Apartments (monthly rates)

Unit	AY 20-21	Proposed AY 21-22	Dollar Increase	Percent Increase
One bedroom- furnished	\$730	\$740	\$10	1.37
One bedroom- unfurnished	670	680	10	1.49
One bedroom- REMODELED- furnished	880	890	10	1.14
One bedroom- REMODELED- unfurnished	770	780	10	1.30
Two bedroom- furnished	780	790	10	1.28
Two bedroom- unfurnished	720	730	10	1.39
Two bedroom- REMODELED- furnished	930	940	10	1.08
Two bedroom- REMODELED- unfurnished	820	830	10	1.22
Two bedroom- furnished at Orchard South	730	740	10	1.37
Two bedroom- unfurnished at Orchard South	600	610	10	1.67

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

Ashton Woods Apartments (monthly rates)

Unit	AY 20-21	Proposed AY 21-22	Dollar Increase	Percent Increase
Two bedroom-furnished	\$840	\$860	\$20	2.38
Two bedroom-unfurnished	730	750	20	2.74
Two bedroom-furnished galley	890	910	20	2.25
Two bedroom-unfurnished galley	780	800	20	2.56
Two bedroom-furnished open	940	960	20	2.13
Two bedroom-unfurnished open	830	850	20	2.41

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

CHICAGO

Housing at Chicago recommends an increase in the standard basic double room and board rate from \$11,553 to \$11,833 (2.6 percent). All other residence hall facility rates will increase by 2.6 to 3.0 percent, varying by building and configuration.

Residence Halls (room and board, academic year)

Unit/Suites/Clusters

James Stukel Towers

Unit	AY 20-21	Proposed AY 21-22	Dollar Increase	Percent Increase
Single	\$13,996	\$14,395	\$399	2.85
Double	12,920	13,288	368	2.85

Student Residence and Commons

Unit	AY 20-21	Proposed AY 21-22	Dollar Increase	Percent Increase
Single	\$12,517	\$12,842	\$325	2.60
Double	11,533	11,833	300	2.60

Notes: Rates for the Student Residence and Commons rooms will range from \$11,554 to \$13,834 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 for James Stukel Towers and Student Residence and Commons include the cost of the minimum 15 meal plan.

Polk Street Residence Hall (room only-no board plan, academic year, per person)

Unit	AY 20-21	Proposed AY 21-22	Dollar Increase	Percent Increase
Single	\$9,123	\$9,360	\$237	2.60
Double	8,337	8,554	217	2.60

Single Student Residence (room only-no board plan, academic year, per person)

Unit	AY 20-21	Proposed AY 21-22	Dollar Increase	Percent Increase
Two-person apartment	\$9,927	\$10,185	\$258	2.60
Three-person apartment	9,726	9,979	253	2.60
Four-person apartment	9,840	10,096	256	2.60
Two/Three- person suite	8,469	8,689	220	2.60
Studio apartment	12,428	12,751	323	2.60

Thomas Beckham and Marie Robinson Halls

Unit	AY 20-21	Proposed AY 21-22	Dollar Increase	Percent Increase
Two-person apartment	\$11,634	\$11,966	\$332	2.85
Four-person apartment	11,366	11,690	324	2.85
Studio apartment	13,957	14,355	398	2.85

Academic & Residential Complex

Unit	AY 20-21	Proposed AY 21-22	Dollar Increase	Percent Increase
Single	\$14,579	\$15,016	\$437	3.00
Double	13,106	13,499	393	3.00
Semi Suite Single	17,236	17,753	517	3.00
Semi Suite Double	14,950	15,399	449	3.00

Note: Rates for Academic & Residential Complex include the additional cost of the minimum 15 meal plan.

SPRINGFIELD

Housing at Springfield recommends an increase in the standard basic double room rate from \$7,460 to \$7,610 (2.0 percent), the first increase since fall 2017. All other rates will increase by 2.0 to 3.0 percent, varying by building and configuration. In addition, the silver meal plan option will increase from \$1,150 to \$1,400 per semester (21.7 percent) to provide adequate funds for students who rely on dining services for virtually all meals. Meal plans have not increased since 2014, and the Gold and Signature meal plans will not increase.

Apartments (room only, academic year)

Family Apartments

Unit	AY 20-21	Proposed AY 21-22	Dollar Increase	Percent Increase
Two bedroom/ Furnished	\$10,900	\$11,226	\$326	3.0
Two bedroom/ Unfurnished	9,500	9,784	284	3.0
One bedroom/ Furnished	9,000	9,270	270	3.0

Single Student Apartments (all fully furnished)

Unit	AY 20-21	Proposed AY 21-22	Dollar Increase	Percent Increase
West Campus Townhouse Private Bedroom	\$7,000	\$7,210	\$210	3.0
East Campus Apartment Private Bedroom	7,000	7,210	210	3.0
Standard Townhouse Private Bedroom	6,000	6,180	180	3.0
Premium Townhouse Private Bedroom	7,000	7,210	210	3.0
East Campus Apartment Shared Bedroom	4,400	4,532	132	3.0

Residence Halls (furnished room only, academic year)Lincoln Residence Hall

Unit	AY 20-21	Proposed AY 21-22	Dollar Increase	Percent Increase
Shared room	\$7,460	\$7,610	\$150	2.0
Private room (double-single as available)	10,200	10,404	204	2.0

Founders Hall

Unit	AY 20-21	Proposed AY 21-22	Dollar Increase	Percent Increase
Shared room	\$7,460	\$7,610	\$150	2.0
Private room (double-single as available)	10,200	10,404	204	2.0

Notes: Two-bedroom furnished option is available only to visiting staff and 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, laundry, 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. Each hall resident is required to select one of three standard meal plans offered each semester (Silver \$1,400, Gold \$1,675, and Signature \$2,100) that will increase total costs accordingly. Second-Year Residential Initiative

apartment community students are required to purchase a basic 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.

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 U of I System recommends approval.