

Board Meeting
January 24, 2013

APPROVE RATE CHANGES FOR UNIVERSITY-OPERATED HOUSING
FACILITIES, URBANA, CHICAGO, AND SPRINGFIELD,
ACADEMIC YEAR 2013-14

Action: Approve Rate Changes for University-Operated Housing Facilities, Urbana, Chicago, and Springfield, Academic Year 2013-14

Funding: No New Funding Required

The Vice Presidents, University of Illinois and Chancellors, University of Illinois at each campus have recommended rate changes for University-operated housing for Academic Year (AY) 13-14. 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 \$9,688 to \$9,979 (\$291 or 3.0 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: Weston, Taft-Van Doren, Barton-Lundgren, Lincoln Avenue, Allen, and Pennsylvania Avenue.

<u>Unit</u>	<u>2012-13</u>	<u>Proposed 2013-14</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single	\$11,070	\$11,402	\$332	3.0%
Double	9,688	9,979	291	3.0
Triple	9,146	9,420	274	3.0

Traditional Rooms (with air conditioning)

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

<u>Unit</u>	<u>2012-13</u>	<u>Proposed 2013-14</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single	\$11,378	\$11,719	\$341	3.0%
Double	9,996	10,296	300	3.0
Triple	9,454	9,738	284	3.0

Clustered Rooms (with air conditioning)

Residence Halls: Nugent Hall

<u>Unit</u>	<u>2012-13</u>	<u>Proposed 2013-14</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single	\$11,710	\$12,061	\$351	3.0%
Double	10,326	10,636	310	3.0

Semi-Private Rooms (with air conditioning)

Residence Halls: Residence Hall #2 (New)

<u>Unit</u>	<u>2012-13</u>	<u>Proposed 2013-14</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Double Shared Bath		\$11,142		NEW

Notes:

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 \$310 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>2012-13</u>	<u>Proposed 2013-14</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Sherman Hall (air conditioned)				
Single	\$4,950	\$5,099	\$149	3.0%
Double	4,738	4,880	142	3.0
Daniels Hall (air conditioned)				
Single/private bath	\$6,540	\$6,736	\$196	3.0%
Single/shared bath	6,276	6,464	188	3.0
Double	5,726	5,898	172	3.0

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

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

<u>Unit</u>	<u>2012-13</u>	<u>Proposed 2013-14</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Sleeping rooms	\$560	\$570	\$10	1.8%
Efficiency	710	720	10	1.4
One bedroom	810	820	10	1.2

Orchard Downs Apartments (monthly rates)

<u>Unit</u>	<u>2012-13</u>	<u>Proposed 2013-14</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
One bedroom-furnished	\$650	\$660	\$10	1.5%
One bedroom-unfurnished	600	610	10	1.7
One bedroom-REMODELED-furnished		810		NEW
One bedroom-REMODELED-unfurnished		710		NEW
Two bedroom-furnished	700	710	10	1.4
Two bedroom-unfurnished	650	660	10	1.5
Two bedroom-REMODELED-furnished		860		NEW
Two bedroom-REMODELED-unfurnished		760		NEW
Two bedroom-furnished at Orchard South	650	660	10	1.5
Two bedroom-unfurnished at Orchard South	550	550	0	0.0

Ashton Woods Apartments (monthly rates)

<u>Unit</u>	<u>2012-13</u>	<u>Proposed 2013-14</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Two bedroom-furnished	\$760	\$770	\$10	1.3%
Two bedroom-unfurnished	660	670	10	1.5
Two bedroom-furnished galley	810	820	10	1.2
Two bedroom-unfurnished galley	710	720	10	1.4
Two bedroom-furnished open	860	870	10	1.2
Two bedroom-unfurnished open	760	770	10	1.3

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 \$201 from \$10,060 to \$10,261, which is 2 percent. These rates reflect variable increases of 1 to 3 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), to provide for student program enhancements, and to provide for debt service and repair and replacement reserve requirements.

Residence Halls (room and board, academic year)

These rates include a board charge of \$2,598

<u>Unit/Suites/Clusters</u>	<u>2012-13</u>	<u>Proposed 2013-14</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
<u>Student Residence Hall (SRH)</u>				
Single	\$10,588	\$10,800	\$212	2.0%
Double	9,718	9,815	97	1.0
<u>Polk Street Residence Hall (PSR)</u>				
Single	10,764	10,979	215	2.0
Double	10,198	10,300	102	1.0
<u>Student Residence and Commons (SRC)*</u>				
Double	10,060	10,261	201	2.0
<u>James Stukel Towers (JST)</u>				
Single	11,504	11,734	230	2.0
Double	10,806	11,022	216	2.0

*Note: Rates for the Student Residence and Commons rooms will range from \$9,462 to \$11,882 depending on room configuration.

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

		Proposed	Dollar	Percent
<u>Single Student Residence Hall (SSR)</u>	<u>2012-13</u>	<u>2013-14</u>	<u>Increase</u>	<u>Increase</u>
Two-person apartment	\$8,774	\$ 8,949	\$175	2.0%
Three-person apartment	8,598	8,770	172	2.0
Four-person apartment	8,698	8,872	174	2.0
Two/Three person suite	7,498	7,648	150	2.0
Studio apartment	10,354	10,665	311	3.0

Thomas Beckham (TBH) and Marie Robinson Halls (MRH)

		Proposed	Dollar	Percent
	<u>2012-13</u>	<u>2013-14</u>	<u>Increase</u>	<u>Increase</u>
Two-person apartment	\$ 9,572	\$ 9,859	\$287	3.0%
Four-person apartment	9,398	9,680	282	3.0
Studio apartment	11,318	11,544	226	2.0

SPRINGFIELD

Housing requests an increase in the basic double room (LRH) for new students from \$6,720 to \$7,000 (\$280 or 4.2 percent increase), to cover operational costs.

Apartments (room only, academic year)

		Proposed	Dollar	Percent
<u>Family Apartments</u>	<u>2012-13</u>	<u>2013-14</u>	<u>Increase</u>	<u>Increase</u>
Two bedroom/Unfurnished	\$7,750	\$8,060	\$310	4.0%
One bedroom/Furnished	7,000	7,300	300	4.3
One bedroom/Unfurnished	5,900	6,000	100	1.7
<u>Single Student Apartments (all fully furnished)</u>				
Four bedroom/Private/Townhouse	\$5,550	\$5,700	\$150	2.7%
2-3-5 bedroom/Private-Premium	4,950	5,400	450	9.1
2-3-5 bedroom/Private-Standard	5,200	5,200	0	0.0
2-3-5 bedroom/Shared	3,440	3,600	160	4.7
Four bedroom/Private/Flat	4,950	5,400	450	9.1
One bedroom/Private/Flat	7,000	7,300	300	4.3

Residence Halls (furnished room only, academic year)

		Proposed	Dollar	Percent
	<u>2012-13</u>	<u>2013-14</u>	<u>Increase</u>	<u>Increase</u>
<u>Lincoln Residence Hall (LRH)</u>				
Shared room	\$6,720	\$7,000	\$280	4.2%
Private room (double-single as available)	9,410	9,900	490	5.2

	<u>2012-13</u>	<u>Proposed 2013-14</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
<u>Founders Hall</u>				
Shared room	\$6,800	\$7,000	\$200	2.9%
Private room (designed single)	9,500	9,900	400	4.2

Notes:

Renovations in the east campus apartment flats are nearing completion, prompting reconfiguration of some rates applicable to prior renovations from 2004 which do not match current amenities or standards in newly renovated units in 2012. We are moving toward standardized rates for townhouses and renovated flats. With Family Housing phase closed for remodeling during Fall Semester 2012, a furnished option will no longer exist in 2-bedroom units when reopened.

The rate for residents of LRH and Founders Hall includes proposed increases in room only. Room rates for both halls will be standardized from this point forward. The board rate each student is required to select (\$1,150 or \$1,675 per semester) will increase the total package accordingly.

The apartment rate is for a selected bedroom style only. The number of units per respective rate varies greatly by area. Projected rate increases in newly-renovated units are consistent with pre-renovation pro-formas. No meal plan is required of apartment residents, but residents may purchase either of the two plans noted above, or one for \$375 per semester.

All rates are fully inclusive of all utility charges, including electricity/heat/AC, cable TV. Technology/telecommunication costs are passed along to residents.

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.