

Board Meeting
January 31, 2019

APPROVE RATE CHANGES FOR UNIVERSITY-OPERATED HOUSING
FACILITIES, URBANA, CHICAGO, AND SPRINGFIELD,
ACADEMIC YEAR 2019-2020

Action: Approve Rate Changes for University-Operated Housing Facilities, Urbana, Chicago, and Springfield, Academic Year 2019-2020

Funding: No New Funding Required

The Chancellors/Vice Presidents at each university have recommended rate changes for university-operated housing for Academic Year 2019-2020. 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.

UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN

Housing at Urbana-Champaign requests a modest increase in the basic double room with 12 meals and 15 café credits (for new students) from \$10,612 to \$10,774 (1.5 percent). All other residence hall facility rates will increase by 1.5 percent, following two years of no increases. 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 0.82 percent to 1.72 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.

<u>Unit</u>	<u>AY18-19</u>	<u>Proposed AY19-20</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single	\$ 12,124	\$ 12,308	\$ 184	1.5 %
Double	10,612	10,774	162	1.5
Triple	10,016	10,168	152	1.5

Undergraduate Traditional Rooms (with air conditioning)

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

<u>Unit</u>	<u>AY18-19</u>	<u>Proposed AY19-20</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single	\$ 12,462	\$ 12,652	\$ 190	1.5 %
Double	10,948	11,114	166	1.5
Triple	10,356	10,514	158	1.5

Undergraduate Clustered Rooms (with air conditioning)

Residence Halls: Nugent

<u>Unit</u>	<u>AY18-19</u>	<u>Proposed AY19-20</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single – Cluster	\$ 12,826	\$ 13,020	\$ 194	1.5 %
Double – Cluster	11,312	11,484	172	1.5

Undergraduate Semi-Private Rooms (with air conditioning)

Residence Halls: Bousfield

<u>Unit</u>	<u>AY18-19</u>	<u>Proposed AY19-20</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single Suite Shared Bath	\$ 13,888	\$ 14,098	\$ 210	1.5 %
Double Shared Bath	11,848	12,028	180	1.5

Undergraduate Pod Rooms (with air conditioning)

Residence Halls: Wassaja

<u>Unit</u>	<u>AY18-19</u>	<u>Proposed AY19-20</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single – Pod	\$ 13,156	\$ 13,356	\$ 200	1.5 %
Double – Pod	11,616	11,792	176	1.5

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)

<u>Unit</u>	<u>AY18-19</u>	<u>Proposed AY19-20</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Sherman Hall (air conditioned)				
Single	\$ 5,424	\$ 5,506	\$ 82	1.5 %
Double	5,192	5,270	78	1.5
Daniels Hall (air conditioned)				
Single/private bath	\$ 7,164	\$ 7,272	\$ 108	1.5 %
Single/shared bath	6,876	6,980	104	1.5
Double	6,272	6,368	96	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>AY18-19</u>	<u>Proposed AY19-20</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Sleeping rooms-furnished	\$ 610	\$ 615	\$ 50.82	%
Efficiency-furnished	765	775	10	1.31
One bedroom-unfurnished	855	865	10	1.17

Orchard Downs Apartments (monthly rates)

<u>Unit</u>	<u>AY18-19</u>	<u>Proposed AY19-20</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
One bedroom-furnished	\$ 710	\$ 720	\$ 10	1.41%
One bedroom-unfurnished	650	660	10	1.54
One bedroom-REMODELED-furnished	860	870	10	1.16
One bedroom-REMODELED-unfurnished	750	760	10	1.33
Two bedroom-furnished	760	770	10	1.32
Two bedroom-unfurnished	700	710	10	1.43
Two bedroom-REMODELED-furnished	910	920	10	1.10
Two bedroom-REMODELED-unfurnished	800	810	10	1.25
Two bedroom-furnished at Orchard South	710	720	10	1.41
Two bedroom-unfurnished at Orchard South	580	590	10	1.72

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>AY18-19</u>	<u>Proposed AY19-20</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Two bedroom-furnished	\$ 820	\$ 830	\$ 10	1.22%
Two bedroom-unfurnished	710	720	10	1.41
Two bedroom-furnished galley	870	880	10	1.15
Two bedroom-unfurnished galley	760	770	10	1.32
Two bedroom-furnished open	920	930	10	1.09
Two bedroom-unfurnished open	810	820	10	1.23

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

CHICAGO

Housing at Chicago recommends a modest increase in the standard basic double room and board rate from \$11,070 to \$11,260 (1.7%). All other residence hall facility rates will increase by 1.3 to 2.5%, varying by building and configuration.

Residence Halls (room and board, academic year)

<u>Unit/Suites/Clusters</u>	<u>AY18-19</u>	<u>Proposed AY19-20</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
<u>James Stukel Towers</u>				
Single	\$ 13,290	\$ 13,617	\$ 327	2.5 %
Double	12,258	12,570	312	2.5
<u>Student Residence and Commons</u>				
Single	\$ 11,996	\$ 12,200	\$ 204	1.7 %
Double	11,070	11,260	190	1.7

Notes: Rates for the Student Residence and Commons rooms will range from \$11,097 to \$13,385 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 15 meal plan.

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

<u>Unit</u>	<u>AY18-19</u>	<u>Proposed AY19-20</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single	\$ 8,772	\$ 8,900	\$ 128	1.5 %
Double	8,012	8,134	122	1.5

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

		Proposed	Dollar	Percent
<u>Single Student Residence</u>	<u>AY18-19</u>	<u>AY19-20</u>	<u>Increase</u>	<u>Increase</u>
Two-person apartment	\$ 9,546	\$ 9,685	\$ 139	1.5 %
Three-person apartment	9,355	9,489	134	1.4
Four-person apartment	9,463	9,600	137	1.4
Two/Three person suite	8,158	8,262	104	1.3
Studio apartment	11,829	12,125	296	2.5

Thomas Beckham and Marie Robinson Halls

		Proposed	Dollar	Percent
	<u>AY18-19</u>	<u>AY19-20</u>	<u>Increase</u>	<u>Increase</u>
Two-person apartment	\$ 11,047	\$ 11,323	\$ 276	2.5 %
Four-person apartment	10,792	11,062	270	2.5
Studio apartment	13,252	13,583	331	2.5

Academic & Residential Complex (Opens August 2019)

		Proposed	Dollar	Percent
	<u>AY18-19</u>	<u>AY19-20</u>	<u>Increase</u>	<u>Increase</u>
Single		\$ 14,180		
Double		12,750		
Semi-Suite Single		16,760		
Semi-Suite Double		14,540		

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

SPRINGFIELD

Housing at Springfield requests no increase to the basic double room rate of \$7,460 for the second consecutive year. All other rates also are unchanged.

Apartments (room only, academic year)

		Proposed	Dollar	Percent
	<u>AY18-19</u>	<u>AY19-20</u>	<u>Increase</u>	<u>Increase</u>
<u>Family Apartments</u>				
Two bedroom/Furnished	\$ 10,900	\$ 10,900	\$ 0	0.0%
Two bedroom/Unfurnished	9,500	9,500	0	0.0
One bedroom/Furnished	9,000	9,000	0	0.0
One bedroom/Unfurnished	N/A	---	---	

Single Student Apartments (all fully furnished)

Four bedroom/Private/Townhouse	\$ 7,000	\$ 7,000	\$ 0	0.0%
2-3-5 bedroom/Private/Clover Premium	7,000	7,000	0	0.0
2-3-5 bedroom/Private/Clover Standard	6,000	6,000	0	0.0
2-3-5 bedroom/Clover Share	N/A	---	---	
Four bedroom/Private/Flat	7,000	7,000	0	0.0
One bedroom/Private/Flat	9,000	9,000	0	0.0
Two bedroom/Shared/Flat (4 people)	4,400	4,400	0	0.0

Residence Halls (furnished room only, academic year)

		Proposed	Dollar	Percent
	<u>AY18-19</u>	<u>AY19-20</u>	<u>Increase</u>	<u>Increase</u>
<u>Lincoln Residence Hall</u>				
Shared room	\$ 7,460	\$ 7,460	\$ 0	0.0%
Private room (double-single as available)	10,200	10,200	0	0.0
	<u>AY18-19</u>	<u>AY19-20</u>	<u>Increase</u>	<u>Increase</u>
<u>Founders Hall</u>				
Shared room	\$ 7,460	\$ 7,460	\$ 0	0.0%
Private room (designed single)	10,200	10,200	0	0.0

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. Each hall resident is required to select one of three standard meal plans offered each semester (\$1,150 / \$1,675 / \$2,100), which remains unchanged, but Board choice 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. 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.