

Approved by the Board of Trustees  
January 16, 2020

Board Meeting  
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APPROVE RATE CHANGES FOR UNIVERSITY-OPERATED HOUSING  
FACILITIES, URBANA, CHICAGO, AND SPRINGFIELD,  
ACADEMIC YEAR 2020-2021

**Action:** Approve Rate Changes for University-Operated Housing Facilities, Urbana, Chicago, and Springfield, Academic Year 2020-2021

**Funding:** No New Funding Required

The Chancellors/Vice Presidents at each university have recommended rate changes for university-operated housing for Academic Year 2020-2021. 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 a modest increase in the basic double room with 12 meals and 15 café credits (for new students) from \$10,774 to \$11,168 (3.65 percent). All other residence hall facility rates will increase by 3.65 percent, following two years of no increases and a small increase of 1.5 percent last year. 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 1.69 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 19-20	Proposed AY 20-21	Dollar Increase	Percent Increase
Single	\$12,308	12,758	450	3.65
Double	10,774	11,168	394	3.65
Triple	10,168	10,540	372	3.65

## Undergraduate Traditional Rooms (with air conditioning)

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

Unit	AY 19-20	Proposed AY 20-21	Dollar Increase	Percent Increase
Single	\$12,652	13,114	462	3.65
Double	11,114	11,520	406	3.65
Triple	10,514	10,898	384	3.65

## Undergraduate Clustered Rooms (with air conditioning)

Residence Halls: Nugent

Unit	AY 19-20	Proposed AY 20-21	Dollar Increase	Percent Increase
Single Cluster	\$13,020	13,496	476	3.65
Double Cluster	11,484	11,904	420	3.65

## Undergraduate Semi-Private Rooms (with air conditioning)

Residence Halls: Bousfield

Unit	AY 19-20	Proposed AY 20-21	Dollar Increase	Percent Increase
Single Suite Shared Bath	\$14,098	14,614	516	3.65
Double Shared Bath	12,028	12,468	440	3.65

## Undergraduate Pod Rooms (with air conditioning)

Residence Halls: Wassaja

Unit	AY 19-20	Proposed AY 20-21	Dollar Increase	Percent Increase
Single Pod	\$13,356	13,844	488	3.65
Double Pod	11,792	12,222	430	3.65

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 19-20	Proposed AY 20-21	Dollar Increase	Percent Increase
Single	Sherman Hall (air conditioned)	\$5,506	5,708	202	3.65
Double	Sherman Hall (air conditioned)	5,270	5,462	192	3.65
Single/private bath	Daniels Hall (air conditioned)	7,272	7,538	266	3.65
Single Shared Bath	Daniels Hall (air conditioned)	6,980	7,236	256	3.65
Double	Daniels Hall (air conditioned)	6,368	6,600	232	3.65

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

Apartments

Goodwin-Green Apartments (monthly rates - includes heat)

Unit	AY 19-20	Proposed AY 20-21	Dollar Increase	Percent Increase
Sleeping rooms furnished	\$615	620	5	.81
Efficiency furnished	775	785	10	1.29
One bedroom unfurnished	865	875	10	1.16

Orchard Downs Apartments (monthly rates)

Unit	AY 19-20	Proposed AY 20-21	Dollar Increase	Percent Increase
One bedroom-furnished	720	730	10	1.39
One bedroom-unfurnished	660	670	10	1.52
One bedroom-REMODELED-furnished	870	880	10	1.15
One bedroom-REMODELED-unfurnished	760	770	10	1.32
Two bedroom-furnished	770	780	10	1.30
Two bedroom-unfurnished	710	720	10	1.41
Two bedroom-REMODELED-furnished	920	930	10	1.09
Two bedroom-REMODELED-unfurnished	810	820	10	1.23
Two bedroom-furnished at Orchard South	720	730	10	1.39
Two bedroom-unfurnished at Orchard South	590	600	10	1.69

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 19-20	Proposed AY 20-21	Dollar Increase	Percent Increase
Two bedroom-	830	840	10	1.20

Unit	AY 19-20	Proposed AY 20-21	Dollar Increase	Percent Increase
furnished				
Two bedroom-unfurnished	720	730	10	1.39
Two bedroom-furnished galley	880	890	10	1.14
Two bedroom unfurnished galley	770	780	10	1.30
Two bedroom-furnished open	930	940	10	1.08
Two bedroom-unfurnished open	820	830	10	1.22

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 \$11,260 to \$11,553 (2.6 percent). All other residence hall facility rates will increase by 2.5 to 3.0 percent, varying by building and configuration.

### Residence Halls (room and board, academic year)

<u>Unit/Suites/Clusters</u>	<u>AY19-20</u>	<u>Proposed AY20-21</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
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### James Stukel Towers

Unit	AY 19-20	Proposed AY 20-21	Dollar Increase	Percent Increase
Single	13,617	13,996	379	2.78
Double	12,570	12,920	350	2.78

### Student Residence and Commons

Unit	AY 19-20	Proposed AY 20-21	Dollar Increase	Percent Increase
Single	12,200	12,517	317	2.60
Double	11,260	11,553	293	2.60

Notes: Rates for the Student Residence and Commons rooms will range from \$11,271 to \$13,496 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)

Unit	AY 19-20	Proposed AY 20-21	Dollar Increase	Percent Increase
Single	8,900	9,123	223	2.51
Double	8,134	8,337	203	2.50

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

Unit	AY 19-20	Proposed AY 20-21	Dollar Increase	Percent Increase
Two-person apartment	9,685	9,927	242	2.50
Three-person apartment	9,489	9,726	237	2.50
Four-person apartment	9,600	9,840	240	2.50
Two/Three-person suite	8,262	8,469	207	2.51
Studio apartment	12,125	12,428	303	2.50

Thomas Beckham and Marie Robinson Halls

Unit	AY 19-20	Proposed AY 20-21	Dollar Increase	Percent Increase
Two-person apartment	11,323	11,634	311	2.75
Four-person apartment	11,062	11,366	304	2.75
Studio apartment	13,583	13,957	374	2.75

Academic & Residential Complex

Unit	AY 19-20	Proposed AY 20-21	Dollar Increase	Percent Increase
Single	14,158	14,579	421	2.97
Double	12,728	13,106	378	2.97
Semi Suite Single	16,738	17,236	498	2.98
Semi Suite Double	14,518	14,950	432	2.98

Note: AY19-20 rates above are slightly lower than approved by the board due to rate refinements from our P3 partners and those savings were passed on to the students. 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)

#### Family Apartments

Unit	AY 19-20	Proposed AY 20-21	Dollar Increase	Percent Increase
Two bedroom/ Furnished	10,900	10,900	0	0
Two bedroom/ Unfurnished	9,500	9,500	0	0
One bedroom/ Furnished	9,000	9,000	0	0
One bedroom/ Unfurnished	N/A			

AY19-20      AY20-21      Increase      Increase

### Single Student Apartments (all fully furnished)

Unit	AY 19-20	Proposed AY 20-21	Dollar Increase	Percent Increase
Four bedroom/Private/Townhouse	7,000	7,000	0	0
2-3-5 bedroom/Private/Clover Premium	7,000	7,000	0	0
2-3-5 bedroom/Private/Clover Standard	6,000	6,000	0	0
2-3-5 bedroom/Clover Shared	N/A			
Four bedroom/Private/Flat	7,000	7,000	0	0
One bedroom/Private/Flat	9,000	9,000	0	0
Two bedroom/Shared/Flat (4 people)	4,400	4,400	0	0

Residence Halls (furnished room only, academic year)

Lincoln Residence Hall

Unit	AY 19-20	Proposed AY 20-21	Dollar Increase	Percent Increase
Shared room	7,460	7,460	0	0
Private room (double-single as available)	10,200	10,200	0	0

Founders Hall

Unit	AY 19-20	Proposed AY 20-21	Dollar Increase	Percent Increase
Shared room	7,460	7,460	0	0
Private room (double-single as available)	10,200	10,200	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.

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.