

Board Meeting  
January 23, 2014

APPROVE RATE CHANGES FOR UNIVERSITY-OPERATED HOUSING  
FACILITIES, URBANA, CHICAGO, AND SPRINGFIELD,  
ACADEMIC YEAR 2014-15

**Action:** Approve Rate Changes for University-Operated Housing Facilities, Urbana, Chicago, and Springfield, Academic Year 2014-15

**Funding:** No New Funding Required

The Chancellors/Vice Presidents at each campus have recommended rate changes for University-operated housing for Academic Year 2014-15. 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 \$9,979 to \$10,180 (\$201 or 2.0 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: Allen, Barton-Lundgren, Lincoln Avenue, Pennsylvania Avenue, Taft-Van Doren.

<u>Unit</u>	<u>2013-14</u>	<u>Proposed 2014-15</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single	\$11,402	\$11,630	\$228	2.0%
Double	9,979	10,180	201	2.0
Triple	9,420	9,608	188	2.0

Traditional Rooms (with air conditioning)

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

<u>Unit</u>	<u>2013-14</u>	<u>Proposed 2014-15</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single	\$11,719	\$11,954	\$235	2.0%
Double	10,296	10,502	206	2.0
Triple	9,738	9,934	196	2.0

Clustered Rooms (with air conditioning)

Residence Halls: Nugent

<u>Unit</u>	<u>2013-14</u>	<u>Proposed 2014-15</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single	\$12,061	\$12,302	\$241	2.0%
Double	10,636	10,850	214	2.0

Semi-Private Rooms (with air conditioning)

Residence Halls: Bousfield

<u>Unit</u>	<u>2013-14</u>	<u>Proposed 2014-15</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single Suite Shared Bath	\$13,060	\$13,322	\$262	2.0%
Double Shared Bath	11,142	11,366	224	2.0

**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>2013-14</u>	<u>Proposed 2014-15</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Sherman Hall (air conditioned)				
Single	\$5,099	\$5,202	\$103	2.0%
Double	4,880	4,978	98	2.0
Daniels Hall (air conditioned)				
Single/private bath	\$6,736	\$6,872	\$136	2.0%
Single/shared bath	6,464	6,594	130	2.0
Double	5,898	6,016	118	2.0

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

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

<u>Unit</u>	<u>2013-14</u>	<u>Proposed 2014-15</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Sleeping rooms	\$570	\$570	\$0	0.00%
Efficiency	720	725	5	0.69
One bedroom	820	825	5	0.61

**Orchard Downs Apartments (monthly rates)**

<u>Unit</u>	<u>2013-14</u>	<u>Proposed 2014-15</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
One bedroom-furnished	\$660	\$670	\$10	1.52%
One bedroom-unfurnished	610	620	10	1.64
One bedroom-REMODELED-furnished	810	820	10	1.23
One bedroom-REMODELED-unfurnished	710	720	10	1.41
Two bedroom-furnished	710	720	10	1.41
Two bedroom-unfurnished	660	670	10	1.52
Two bedroom-REMODELED-furnished	860	870	10	1.16
Two bedroom-REMODELED-unfurnished	760	770	10	1.32
Two bedroom-furnished at Orchard South	660	670	10	1.52
Two bedroom-unfurnished at Orchard South	550	560	10	1.82

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

**Ashton Woods Apartments (monthly rates)**

<u>Unit</u>	<u>2013-14</u>	<u>Proposed 2014-15</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Two bedroom-furnished	\$770	\$780	\$10	1.30%
Two bedroom-unfurnished	670	680	10	1.49
Two bedroom-furnished galley	820	830	10	1.22
Two bedroom-unfurnished galley	720	730	10	1.39
Two bedroom-furnished open	870	880	10	1.15
Two bedroom-unfurnished open	770	780	10	1.30

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 \$257 from \$10,261 to \$10,518, which is a 2.5 percent increase. These rates reflect variable increases of 2 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), 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 \$2,761*

<u>Unit/Suites/Clusters</u>	<u>2013-14</u>	<u>Proposed 2014-15</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
<b><u>James Stukel Towers (JST)</u></b>				
Single	\$11,734	\$12,073	\$339	3.0%
Double	11,022	11,298	276	2.5
<b><u>Student Residence Hall (SRH)</u></b>				
Single	10,800	11,112	312	3.0
Double	9,815	10,026	211	2.0
<b><u>Polk Street Residence Hall (PSR)</u></b>				
Single	10,979	11,212	233	2.0
Double	10,300	10,520	220	2.0
<b><u>Student Residence and Commons (SRC)*</u></b>				
Double	10,261	10,518	257	2.5

\*Note: Rates for the Student Residence and Commons rooms will range from \$9,700 to \$12,180 depending on room configuration.

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

<u>Single Student Residence Hall (SSR)</u>	<u>2013-14</u>	<u>Proposed 2014-15</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Two-person apartment	\$8,949	\$ 9,174	\$225	2.5%
Three-person apartment	8,770	8,990	220	2.5
Four-person apartment	8,872	9,094	222	2.5
Two/Three person suite	7,648	7,840	192	2.5
Studio apartment	10,665	10,986	321	3.0

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

	<u>2013-14</u>	<u>Proposed 2014-15</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Two-person apartment	\$ 9,859	\$10,156	\$297	3.0%
Four-person apartment	9,680	9,970	290	3.0
Studio apartment	11,544	11,890	346	3.0

**SPRINGFIELD**

Housing requests an increase in the basic double room (LRH) for new students from \$7,000 to \$7,300 (\$300 or 4.3 percent increase), to cover operational costs.

**Apartments (room only, academic year)**

	<u>2013-14</u>	<u>Proposed 2014-15</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
<u>Family Apartments</u>				
Two bedroom/Furnished	N/A	\$9,200	---	---
Two bedroom/Unfurnished	8,060	8,200	140	1.7
One bedroom/Furnished	7,300	7,500	200	2.7
One bedroom/Unfurnished	6,000	N/A	---	---

**Single Student Apartments (all fully furnished)**

Four bedroom/Private/Townhouse	\$5,700	\$5,800	\$100	1.8%
2-3-5 bedroom/Private-Premium	5,400	5,800	400	7.4
2-3-5 bedroom/Private-Standard	5,200	5,300	100	1.9
2-3-5 bedroom/Shared	N/A	---	---	---
Four bedroom/Private/Flat	5,400	5,800	400	7.4
One bedroom/Private/Flat	7,300	7,500	200	2.7
Two bedroom/Shared/Flat (4 people)	N/A	4,400	---	---

**Residence Halls (furnished room only, academic year)**

	<u>2013-14</u>	<u>Proposed 2014-15</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
<u>Lincoln Residence Hall (LRH)</u>				
Shared room	\$7,000	\$7,300	\$300	4.3%
Private room (double-single as available)	9,900	10,000	100	1.0

	<u>2013-14</u>	<u>Proposed 2014-15</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
<u>Founders Hall</u>				
Shared room	\$7,000	\$7,300	\$300	4.3%
Private room (designed single)	9,900	10,000	100	1.0

**Notes:**

Select options/rates eliminated during FYs 2012-2014, as previously planned and reported, have resurfaced to fulfill student demand or valid administrative needs for FY '15. Two bedroom furnished option has been reinstated to reflect accommodations for primarily visiting staff or exchange faculty. Shared rate option has been reinstated primarily for international students seeking to return to live on-campus at a cost-effective rate for accommodations not readily preferred by most domestic students. Recently completed renovations in east campus apartment flats prompted rate reconfiguration for older previously renovated Clover units which do not match current amenities or standards. Rates for townhouses and renovated flats will be 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 LRH and Founders Hall includes proposed increases in room only. The Board rate each student is required to select will not increase this year for standard plans (\$1,150 or \$1,675 per semester), but a new third plan of \$2,200 per semester is being implemented to better respond to student usage patterns and demand. This will increase total package accordingly. No meal plan is required of apartment residents, but residents may purchase any of the plans noted above, or one for \$375 per semester.

The Apartment rate is for a selected bedroom style only. Number of units per respective rate varies greatly, by area. Projected rate increases in newly-renovated units are largely 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 Vice President for Academic Affairs concur with these recommendations.

The President of the University recommends approval.