Approved by the Board of Trustees

January 23, 2025

**09**

Board Meeting

January 23, 2025

# APPROVE RATE CHANGES FOR UNIVERSITY-OPERATED HOUSING FACILITIES, URBANA, CHICAGO, AND SPRINGFIELD,

# ACADEMIC YEAR 2025-2026

**Action:** Approve Rate Changes for University-Operated Housing Facilities, Urbana,

Chicago, and Springfield, Academic Year 2025-2026

**Funding:** No New Funding Required

The chancellors/vice presidents at each university have recommended moderate rate changes for university-operated housing for Academic Year 2025-2026. 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, to make debt service payments, and fulfill other debt service covenants. These increases are necessary to maintain the quality of services provided to students and to maintain housing facilities.

UNIVERSITY OF ILLINOIS URBANA-CHAMPAIGN

Housing at Urbana-Champaign requests an increase in the basic double room (with air conditioning) and 12 classic meals and 15 café credits from $13,188 to $13,848 (5.0 percent). All other residence hall facility rates will increase by 5.0 percent as well. It should be noted that the new rates are applicable for entering 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 2.0 percent and 3.1 percent are requested for individual apartment living rates.

Undergraduate Housing (room and board, academic year)

Undergraduate Traditional Rooms (with air conditioning)

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

| Unit | AY 24-25 | Proposed  AY 25-26 | Dollar Increase | Percent Increase |
| --- | --- | --- | --- | --- |
| Single | $15,008 | $15,758 | $750 | 5.0 |
| Double | 13,188 | 13,848 | 660 | 5.0 |
| Triple | 12,476 | 13,100 | 624 | 5.0 |

Undergraduate Traditional Rooms (without air conditioning)

Residence Halls: Lincoln Avenue, Taft-Van Doren

| Unit | AY 24-25 | Proposed  AY 25-26 | Dollar Increase | Percent Increase |
| --- | --- | --- | --- | --- |
| Single | $14,606 | $15,336 | $730 | 5.0 |
| Double | 12,786 | 13,426 | 640 | 5.0 |
| Triple | 12,064 | 12,668 | 604 | 5.0 |

Undergraduate Clustered Rooms (with air conditioning)

Residence Hall: Nugent

| Unit | AY 24-25 | Proposed  AY 25-26 | Dollar Increase | Percent Increase |
| --- | --- | --- | --- | --- |
| Single Cluster | $15,448 | $16,220 | $772 | 5.0 |
| Double Cluster | 13,626 | 14,308 | 682 | 5.0 |

Undergraduate Semi-Private Rooms (with air conditioning)

Residence Hall: Bousfield

| Unit | AY 24-25 | Proposed  AY 25-26 | Dollar Increase | Percent Increase |
| --- | --- | --- | --- | --- |
| Single Suite Shared Bath | $16,726 | $17,562 | $836 | 5.0 |
| Double Shared Bath | 14,272 | 14,986 | 714 | 5.0 |

Undergraduate Pod Rooms (with air conditioning)

Residence Hall: Wassaja

| Unit | AY 24-25 | Proposed  AY 25-26 | Dollar Increase | Percent Increase |
| --- | --- | --- | --- | --- |
| Single Pod | $15,846 | $16,638 | $792 | 5.0 |
| Double Pod | 13,988 | 14,688 | 700 | 5.0 |

*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 24-25 | Proposed  AY 25-26 | Dollar Increase | Percent Increase |
| --- | --- | --- | --- | --- | --- |
| Single | Sherman Hall (air conditioned) | $6,532 | $6,860 | $328 | 5.0 |
| Double | Sherman Hall (air conditioned) | 6,254 | 6,568 | 314 | 5.0 |
| Single/private bath | Daniels Hall (air conditioned) | 8,628 | 9,060 | 432 | 5.0 |
| Single Shared Bath | Daniels Hall (air conditioned) | 8,282 | 8,696 | 414 | 5.0 |
| Double | Daniels Hall (air conditioned) | 7,556 | 7,934 | 378 | 5.0 |

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

Apartments

Goodwin-Green Apartments (monthly rates - includes heat)

| Unit | AY 24-25 | Proposed  AY 25-26 | Dollar Increase | Percent Increase |
| --- | --- | --- | --- | --- |
| Sleeping rooms furnished | $645 | $665 | $20 | 3.1 |
| Efficiency furnished | 820 | 840 | 20 | 2.4 |
| One bedroom unfurnished | 920 | 940 | 20 | 2.2 |

Orchard Downs Apartments (monthly rates)

| Unit | AY 24-25 | Proposed  AY 25-26 | Dollar Increase | Percent Increase |
| --- | --- | --- | --- | --- |
| One bedroom-furnished | $770 | $790 | $20 | 2.6 |
| One bedroom-unfurnished | 710 | 730 | 20 | 2.8 |
| One bedroom-REMODELED-furnished | 920 | 940 | 20 | 2.2 |
| One bedroom-REMODELED-unfurnished | 810 | 830 | 20 | 2.5 |
| Two bedroom-furnished | 820 | 840 | 20 | 2.4 |
| Two bedroom-unfurnished | 760 | 780 | 20 | 2.6 |
| Two bedroom-REMODELED-furnished | 970 | 990 | 20 | 2.1 |
| Two bedroom-REMODELED-unfurnished | 860 | 880 | 20 | 2.3 |
| Two bedroom-furnished at Orchard South | 770 | 790 | 20 | 2.6 |
| Two bedroom-unfurnished at Orchard South | 640 | 660 | 20 | 3.1 |

*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 24-25 | Proposed  AY 25-26 | Dollar Increase | Percent Increase |
| --- | --- | --- | --- | --- |
| Two bedroom-furnished | $890 | $910 | $20 | 2.3 |
| Two bedroom-unfurnished | 780 | 800 | 20 | 2.6 |
| Two bedroom- furnished galley | 940 | 960 | 20 | 2.1 |
| Two bedroom- unfurnished galley | 830 | 850 | 20 | 2.4 |
| Two bedroom-furnished open | 990 | 1,010 | 20 | 2.0 |
| Two bedroom-unfurnished open | 880 | 900 | 20 | 2.3 |

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

UNIVERSITY OF ILLINOIS CHICAGO

Housing at Chicago recommends an increase in the standard basic double room and board rate from $13,457 to $14,130 (5.0 percent). All other residence hall facility rates will increase by 5.0 percent, varying by building and configuration.

Residence Halls (room and board, academic year)

Unit/Suites/Clusters

James Stukel Towers

| Unit | AY 24-25 | Proposed  AY 25-26 | Dollar Increase | Percent Increase |
| --- | --- | --- | --- | --- |
| Single | $16,352 | $17,170 | $818 | 5.0 |
| Double | 15,101 | 15,856 | 755 | 5.0 |

Student Residence and Commons

| Unit | AY 24-25 | Proposed  AY 25-26 | Dollar Increase | Percent Increase |
| --- | --- | --- | --- | --- |
| Single | $14,598 | $15,328 | $730 | 5.0 |
| Double | 13,457 | 14,130 | 673 | 5.0 |

*Notes*: Rates for the Student Residence and Commons rooms will range from $14,130 to $16,482 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.

Academic and Residential Complex

| Unit | AY 24-25 | Proposed  AY 25-26 | Dollar Increase | Percent Increase |
| --- | --- | --- | --- | --- |
| Single | $17,115 | $17,971 | $856 | 5.0 |
| Double | 15,392 | 16,162 | 770 | 5.0 |
| Semi Suite Single | 20,223 | 21,234 | 1,011 | 5.0 |
| Semi Suite Double | 17,549 | 18,426 | 877 | 5.0 |

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

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

| Unit | AY 24-25 | Proposed  AY 25-26 | Dollar Increase | Percent Increase |
| --- | --- | --- | --- | --- |
| Single | $10,566 | $11,094 | $528 | 5.0 |
| Double | 9,657 | 10,140 | 483 | 5.0 |

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

| Unit | AY 24-25 | Proposed  AY 25-26 | Dollar Increase | Percent Increase |
| --- | --- | --- | --- | --- |
| Two-person apartment | $11,452 | $12,025 | $573 | 5.0 |
| Three-person apartment | 11,221 | 11,782 | 561 | 5.0 |
| Four-person apartment | 11,353 | 11,921 | 568 | 5.0 |
| Two/Three-person suite | 9,770 | 10,259 | 489 | 5.0 |
| Studio apartment | 14,408 | 15,128 | 720 | 5.0 |

Thomas Beckham and Marie Robinson Halls (room only-no board plan, academic year, per person)

| Unit | AY 24-25 | Proposed  AY 25-26 | Dollar Increase | Percent Increase |
| --- | --- | --- | --- | --- |
| Two-person apartment | $13,522 | $14,198 | $676 | 5.0 |
| Four-person apartment | 13,210 | 13,871 | 661 | 5.0 |
| Studio apartment | 16,221 | 17,032 | 811 | 5.0 |

UNIVERSITY OF ILLINOIS SPRINGFIELD

Housing at Springfield recommends increases in the rates for room and meal plans. The rate for a standard double room in a residence hall will increase from $7,916 to $8,312 (5.0 percent). All other room rates, which vary by building and configuration, will increase 5.0 percent. Meal plans will increase between 2.0 and 3.0 percent.

Residence Halls (furnished room only, academic year)

# Lincoln Residence Hall

| Unit | AY 24-25 | Proposed  AY 25-26 | Dollar Increase | Percent Increase |
| --- | --- | --- | --- | --- |
| Shared room | $7,916 | $8,312 | $396 | 5.0 |
| Private room (double-single as available) | 10,824 | 11,366 | 542 | 5.0 |

Founders Hall

| Unit | AY 24-25 | Proposed  AY 25-26 | Dollar Increase | Percent Increase |
| --- | --- | --- | --- | --- |
| Shared room | $7,916 | $8,312 | $396 | 5.0 |
| Private room (double-single as available) | 10,824 | 11,366 | 542 | 5.0 |

*Notes*: 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 $1,485, Gold $1,777, and Signature $2,206) that will increase the total costs accordingly.

Apartments (room only, academic year)

Family Apartments

| Unit | AY 24-25 | Proposed  AY 25-26 | Dollar Increase | Percent Increase |
| --- | --- | --- | --- | --- |
| Two bedroom/ Furnished | $11,908 | $12,504 | $596 | 5.0 |
| Two bedroom/ Unfurnished | 10,380 | 10,900 | 520 | 5.0 |
| One bedroom/ Furnished | 9,834 | 10,326 | 492 | 5.0 |

Single Student Apartments (all fully furnished)

| Unit | AY 24-25 | Proposed  AY 25-26 | Dollar Increase | Percent Increase |
| --- | --- | --- | --- | --- |
| West Campus Townhouse Private Bedroom | $7,648 | $8,030 | $382 | 5.0 |
| East Campus Apartment Private Bedroom | 7,648 | 8,030 | 382 | 5.0 |

*Notes*: All apartment and townhouse rates are fully inclusive of utility charges, including electricity/heat/AC, laundry, and technology/telecommunication.

No meal plan is required of upperclassmen or graduate students in apartments or townhomes, but such residents may purchase any of the four meal plans (Apartment-Bronze $398, Silver $1,485, Gold $1,777, or Signature $2,206).

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 executive vice president and vice president for academic affairs and the vice president/chief financial officer and comptroller concur with these recommendations.

The president of the University of Illinois System recommends approval.