

APPROVE RATE CHANGES FOR UNIVERSITY-OPERATED HOUSING  
FACILITIES, URBANA, CHICAGO, AND SPRINGFIELD,  
ACADEMIC YEAR 2016-17

**Action:** Approve Rate Changes for University-Operated Housing Facilities, Urbana, Chicago, and Springfield, Academic Year 2016-17

**Funding:** No New Funding Required

The Chancellors/Vice Presidents at each campus have recommended rate changes for University-operated housing for Academic Year 2016-17. 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 \$10,332 to \$10,612 (\$280 or 2.7 percent increase), to cover increased debt service on a project to renovate one of the two residential halls at Illinois Street Residence Halls. 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>2015-16</u>	<u>Proposed 2016-17</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single	\$11,804	\$12,124	\$320	2.7%
Double	10,332	10,612	280	2.7
Triple	9,752	10,016	264	2.7

Traditional Rooms (with air conditioning)

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

<u>Unit</u>	<u>2015-16</u>	<u>Proposed 2016-17</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single	\$12,134	\$12,462	\$328	2.7%
Double	10,660	10,948	288	2.7
Triple	10,084	10,356	272	2.7

Clustered Rooms (with air conditioning)

Residence Halls: Nugent

<u>Unit</u>	<u>2015-16</u>	<u>Proposed 2016-17</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single	\$12,488	\$12,826	\$338	2.7%
Double	11,014	11,312	298	2.7

Semi-Private Rooms (with air conditioning)

Residence Halls: Bousfield

<u>Unit</u>	<u>2015-16</u>	<u>Proposed 2016-17</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single Suite Shared Bath	\$13,522	\$13,888	\$366	2.7%
Double Shared Bath	11,536	11,848	312	2.7

Pod Rooms (with air conditioning)

Residence Halls: Wassaja

<u>Unit</u>	<u>2015-16</u>	<u>Proposed 2016-17</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Single Pod		\$13,156	new option	
Double Pod		11,616	new option	

Note:

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 \$328 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>2015-16</u>	<u>Proposed 2016-17</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Sherman Hall (air conditioned)				
Single	\$5,280	\$5,424	\$144	2.7%
Double	5,054	5,192	138	2.7
Daniels Hall (air conditioned)				
Single/private bath	\$6,976	\$7,164	\$188	2.7%
Single/shared bath	6,694	6,876	182	2.7
Double	6,106	6,272	166	2.7

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

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

<u>Unit</u>	<u>2015-16</u>	<u>Proposed 2016-17</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Sleeping rooms-furnished	\$580	\$600	\$20	3.45%
Efficiency-furnished	735	755	20	2.72
One bedroom-unfurnished	835	845	10	1.20

**Orchard Downs Apartments (monthly rates)**

<u>Unit</u>	<u>2015-16</u>	<u>Proposed 2016-17</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
One bedroom-furnished	\$680	\$700	\$20	2.94%
One bedroom-unfurnished	630	640	10	1.59
One bedroom-REMODELED-furnished	830	850	20	2.41
One bedroom-REMODELED-unfurnished	730	740	10	1.37
Two bedroom-furnished	730	750	20	2.74
Two bedroom-unfurnished	680	690	10	1.47
Two bedroom-REMODELED-furnished	880	900	20	2.27
Two bedroom-REMODELED-unfurnished	780	790	10	1.28
Two bedroom-furnished at Orchard South	680	700	20	2.94
Two bedroom-unfurnished at Orchard South	560	570	10	1.79

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>2015-16</u>	<u>Proposed 2016-17</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Two bedroom-furnished	\$790	\$810	\$20	2.53%
Two bedroom-unfurnished	690	700	10	1.45
Two bedroom-furnished galley	840	860	20	2.38
Two bedroom-unfurnished galley	740	750	10	1.35
Two bedroom-furnished open	890	910	20	2.25
Two bedroom-unfurnished open	790	800	10	1.27

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 \$232 from \$10,728 to \$10,960, which is 2.2 percent. These rates reflect variable increases of 1.0 to 3.2 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)**

<u>Unit/Suites/Clusters</u>	<u>2015-16</u>	<u>Proposed 2016-17</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
<u>James Stukel Towers</u>				
Single	\$12,314	\$12,712	\$398	3.2%
Double	11,566	11,898	332	2.9
<u>Polk Street Residence Hall*</u>				
Single	8,599	8,685	86	1.0
Double	7,854	7,933	79	1.0
*Prior year re-stated to exclude board plans.				
<u>Student Residence and Commons</u>				
Single	11,588	11,877	289	2.6
Double	10,728	10,960	232	2.2

Note: Rates for the Student Residence and Commons rooms will range from \$10,960 to \$12,777 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 five-day plan.

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

<u>Single Student Residence Hall</u>	<u>2015-16</u>	<u>Proposed 2016-17</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Two-person apartment	\$ 9,357	\$ 9,451	\$ 94	1.0%
Three-person apartment	9,170	9,262	92	1.0
Four-person apartment	9,276	9,369	93	1.0
Two/Three person suite	7,997	8,077	80	1.0
Studio apartment	11,371	11,712	341	3.0

**Thomas Beckham and Marie Robinson Halls**

	<u>2015-16</u>	<u>Proposed 2016-17</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
Two-person apartment	\$10,461	\$10,723	\$262	2.5%
Four-person apartment	10,220	10,476	256	2.5
Studio apartment	12,306	12,675	369	3.0

**SPRINGFIELD**

Housing requests an increase in the basic double room for new students from \$7,350 to \$7,400 (\$50 or 0.7 percent increase), to cover operational costs.

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

	<u>2015-16</u>	<u>Proposed 2016-17</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
<b><u>Family Apartments</u></b>				
Two bedroom/Furnished	\$9,470	\$10,230	\$760	8.0%
Two bedroom/Unfurnished	8,320	8,980	660	7.9
One bedroom/Furnished	7,650	8,400	750	9.8
One bedroom/Unfurnished	N/A	---	---	---
<b><u>Single Student Apartments (all fully furnished)</u></b>				
Four bedroom/Private/Townhouse	\$6,060	\$6,550	\$490	8.1%
2-3-5 bedroom/Private-Premium	6,060	6,550	490	8.1
2-3-5 bedroom/Private-Standard	5,340	5,770	430	8.1
2-3-5 bedroom/Shared	N/A	---	---	---
Four bedroom/Private/Flat	6,060	6,550	490	8.1
One bedroom/Private/Flat	7,650	8,400	750	9.8
Two bedroom/Shared/Flat (4 people)	3,800	4,100	300	7.9

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

	<u>2015-16</u>	<u>Proposed 2016-17</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
<b><u>Lincoln Residence Hall</u></b>				
Shared room	\$ 7,350	\$ 7,400	\$ 50	0.7%
Private room (double-single as available)	10,000	10,000	0	0.0
<b><u>Founders Hall</u></b>				
Shared room	\$ 7,350	\$ 7,400	\$ 50	0.7%
Private room (designed single)	10,000	10,000	0	0.0

## Note:

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. The Board rate each hall resident is required to select will not increase this year for any of three standard plans offered each semester (\$1150 / \$1675 / \$2100). This will increase total package 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 Vice President for Academic Affairs concur with these recommendations.

The President of the University recommends approval.