

**The University of Michigan
Regents Communication**

Approved by the Regents
May 15, 2008

Action Request

Subject: Approval of the 2008-2009 University Housing Residence Hall and Northwood Community Apartments Rates

Action Requested: Approval of the proposed University Housing rates for Residence Hall room and board and Northwood Community Apartments rentals. The proposed average rate increases are 4.9% for Residence Hall room and board and 3.1% for Northwood Community Apartments.

Background:

University Housing developed the proposed rate increases for 2008-2009 in collaboration with and support of the Residence Halls Association and the Northwood Community Apartments Rate Review Committee, as well as appropriate administrative staff within the University.

Included with this Action Request are the following attachments:

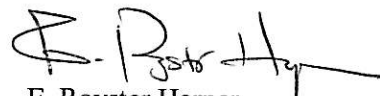
- The rate recommendations for Residence Halls and Northwood Community Apartments for 2008-2009 (Attachments A and B respectively)
- A peer institution room and board rate comparison for 2007-08 (Attachment C)
- Big 10 Housing 2008-2009 rate increase forecast (Attachment D)

Recommended Residence Hall Rate Increase: The proposed room and board average rate increase is 4.9%. The components of the increase include: 1.6% for the general cost of operations, including funding for inflation; 2% for RLI facilities renewal, and 1.3% for utilities. A summary of the Residence Hall rate recommendations is delineated by room type and is included as Attachment A.

Recommended Northwood Community Apartments Rate Increase: The proposed average rate increase is 3.1%. The components of the increase include: 1.4% for the general cost of operations, including funding for inflation; .8% for capital renewal, and .9% for utilities. A summary of the Northwood Community Apartments rate recommendations is delineated by apartment type and area: 12-month family/graduate and 8 ½ -month undergraduate, and is included as Attachment B.

I recommend the Regents approve the rate recommendations for Residence Halls and Northwood Community Apartments for FY 2009.

Respectfully Submitted,



E. Royster Harper
Vice President for Student Affairs

May 2008

University Housing University of Michigan

2008 - 2009 Residence Hall Room and Board Rate Recommendations

	2007-08 Rate	2008-09 Rate	2008-09 Increase
Traditional Halls			
Single	\$9,770.00	\$10,250.00	\$480.00
Double	\$8,190.00	\$8,590.00	\$400.00
Triple	\$7,238.00	\$7,594.00	\$356.00
Economy Double	\$6,902.00	\$7,242.00	\$340.00
Economy Triple	\$6,902.00	\$7,242.00	\$340.00
Fletcher Hall			
Single	\$9,464.00	\$9,924.00	\$460.00
Double	\$8,170.00	\$8,572.00	\$402.00
Triple Suite	\$6,750.00	\$7,082.00	\$332.00
Quad Apartment	\$8,000.00	\$8,392.00	\$392.00
Oxford Housing			
Single	\$9,354.00	\$9,824.00	\$470.00
Double	\$7,924.00	\$8,332.00	\$408.00
Triple	\$8,190.00	\$8,590.00	\$400.00
Quad	\$8,608.00	\$9,030.00	\$422.00
2 Person Apartment	\$9,770.00	\$10,250.00	\$480.00
3 Person Apartment	\$8,608.00	\$9,030.00	\$422.00
Baits Houses			
Single	\$9,366.00	\$9,824.00	\$458.00
Large Single	\$9,780.00	\$10,250.00	\$470.00
Double	\$7,942.00	\$8,332.00	\$390.00
Double Suite	\$7,990.00	\$8,382.00	\$392.00
Triple Suite (single)	\$8,772.00	\$9,202.00	\$430.00
Triple Suite (double)	\$7,942.00	\$8,332.00	\$390.00
Cambridge			
Single	\$10,838.00	\$11,370.00	\$532.00
Deluxe Single	\$11,216.00	\$11,766.00	\$550.00
Double	\$9,172.00	\$9,622.00	\$450.00
Deluxe Double	\$10,098.00	\$10,594.00	\$496.00
Large Double	\$9,638.00	\$10,112.00	\$474.00
Double Suite	\$10,350.00	\$10,858.00	\$508.00

University Housing
University of Michigan
2008 - 2009 Apartment Rate Recommendations
12-Month Family and Graduate Apartment Rates

<u>Furnished</u>	<u>2007-2008 Rate</u>	<u>2008-2009 Rate</u>
NORTHWOOD I		
Efficiency	789.00	814.00
1 - Bedroom	925.00	954.00
2 - Bedroom	1035.00	1068.00
2 - Bedroom w/2 Occupants (Grad)	538.00	555.00
NORTHWOOD II		
Econ 1 Bedroom - Lower	804.00	829.00
Econ 1 Bedroom - Upper	820.00	846.00
1 - Bedroom	869.00	896.00
2 - Bedroom	1003.00	1035.00
2 - Bedroom w/2 Occupants (Grad)	523.00	540.00
NORTHWOOD III		
1 - Bedroom	869.00	896.00
2 - Bedroom	951.00	981.00
NORTHWOOD IV		
2 - Bedroom	1115.00	1150.00
3 - Bedroom	1188.00	1225.00
<u>Unfurnished</u>		
NORTHWOOD I		
Efficiency		
1 - Bedroom	845.00	872.00
2 - Bedroom	945.00	975.00
2 - Bedroom w/2 Occupants (Grad)	493.00	509.00
NORTHWOOD II		
Econ 1 Bedroom - Lower	724.00	747.00
Econ 1 Bedroom - Upper	740.00	763.00
1 - Bedroom	789.00	814.00
2 - Bedroom	912.00	941.00
2 - Bedroom w/2 Occupants (Grad)	478.00	491.00
NORTHWOOD III		
1 - Bedroom	789.00	814.00
2 - Bedroom	860.00	887.00
NORTHWOOD IV & V		
1 - Bedroom - Large	845.00	872.00
2 - Bedroom	1024.00	1056.00
2 - Bedroom w/2 occupants (Grad)	532.00	548.00
3 - Bedroom - Row	1088.00	1122.00
3 - Bedroom - Row w/ 2occupants (Grad)	564.00	581.00
3 - Bedroom - L-Shaped	1098.00	1133.00
3 - Bedroom/ 1 Shaped <i>(includes Air)</i>	1158.00	1194.00

Rates include all utilities, phone line, and high speed DSL. Student apartments with air are \$55 higher for a 1 bedroom, \$60 higher for a 2 bedroom and \$65 higher for a 3 bedroom. Graduate rates are per occupant. Non-student resident rates are 7% higher.

University Housing
University of Michigan
2008 - 2009 Apartment Rate Recommendations
8 1/2 -Month Undergraduate Apartment Rates

<u>Furnished Apartments</u>	<u>07/08 Student Rate</u>	<u>08/09 Student Rate</u>
NORTHWOOD II		
Econ 1 Bedroom - Lower	7,536	7,700
Econ 1 Bedroom - Upper	7,720	7,900
NORTHWOOD III		
1 - Bedroom w/1 Occupant	8,090	8,350
1 - Bedroom w/2 Occupants	4,758	4,500
2 - Bedroom w/2 Occupants	6,876	6,500
2 - Bedroom Double w/3 Occupants	4,894	4,800

Note: Rates are per occupant

**University Housing
University of Michigan**

**Peer Institution
Double Room and Board Comparison***

	<u>2006-2007</u>	<u>2007-2008</u>	<u>%Increase</u>
Iowa	\$6,274	\$6,590	5.0%
Wisconsin	\$6,180	\$6,650	7.6%
Indiana	\$6,356	\$6,676	5.0%
Michigan State	\$6,044	\$6,676	10.5%
Ohio State	\$6,720	\$7,035	4.7%
Minnesota	\$6,828	\$7,062	3.4%
North Carolina	\$6,910	\$7,090	2.6%
Penn State	\$6,850	\$7,180	4.8%
Univ. of Washington	\$7,125	\$7,227	1.4%
Purdue	\$7,002	\$7,388	5.5%
Illinois	\$7,216	\$7,666	6.2%
Virginia	\$7,240	\$7,790	7.6%
Michigan	\$7,808	\$8,190	4.9%
Maryland	\$8,562	\$8,856	3.4%
Notre Dame	\$8,730	\$9,290	6.4%
Princeton	\$9,200	\$9,660	5.0%
Yale	\$9,270	\$9,735	5.0%
Duke	\$8,870	\$9,920	11.8%
Northwestern	\$9,628	\$10,107	5.0%
Emory University	\$9,922	\$10,220	3.0%
Stanford	\$10,367	\$10,808	4.3%
UCLA	\$10,824	\$11,027	1.9%
Cornell	\$10,726	\$11,190	4.3%
Washington University	\$10,958	\$11,254	2.7%
Cal. Berkeley	\$11,970	\$12,555	4.9%

**There are variations in levels of services provided and types of costs charged by each campus housing department.*

Based on Double Room w/Meal Plan that is comparative to 14 meals a week.

Big 10 Institutions
Residence Hall Rate Increases:
Forecast for 2008- 09

	<u>% Increase</u>	
University of Minnesota	3.1%	Projected
University of Wisconsin	3.9%	Projected
Northwestern University	4.8%	Approved
University of Michigan	4.9%	Projected
Michigan State University	5.2%	Approved
Purdue University	5.4%	Approved
Ohio State University	5.8%	Projected
University of Iowa	6.0%	Approved
Penn State University	6.8%	Approved
Indiana University	6.9%	Approved
University of Illinois	6.9%	Approved