

The University of Michigan
Regents Communication

Approved by the Regents
May 20, 2010

Action Request

Subject: Approval of the 2010-2011 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 3.0% for Residence Hall room and board and 1.0% for Northwood Community Apartments.

Background:

University Housing developed the proposed rate increases for 2010-2011 in collaboration with and with the support of the Residence Halls Association and the Northwood Community Apartments Rate Review Committees, 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 2010-2011 (Attachments A and B respectively)
- A peer institution room and board rate comparison for 2009-10 (Attachment C)
- Big 10 Housing 2010-2011 rate increase forecast (Attachment D)

Recommended Residence Hall Rate Increase: The overall proposed room and board average rate increase is 3.0%. The components of the proposed increase include: 1.0% for support of operations and 2.0% for Alice Lloyd Hall facility deep renovation. 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 1.0% for the general cost of operations. A summary of the Northwood Community Apartments rate recommendations is delineated by apartment type and area: 12-month family/graduate and academic year undergraduate, and is included as Attachment B.

I recommend the Regents approve the rate recommendations for Residence Halls and Northwood Community Apartments for FY2011.

Respectfully Submitted,



E. Royster Harper
Vice President for Student Affairs

May 2010

**University Housing
University of Michigan**

2010-2011 Residence Hall Room and Board Rate Recommendations

| <u>Residence Halls</u> | <u>2009-10 Rate</u> | <u>2010-11 Rate</u> | <u>2010-11 Increase</u> |
|-------------------------------|--------------------------------|--------------------------------|------------------------------------|
| Single | \$10,650 | \$10,970 | \$320.00 |
| Double | \$8,924 | \$9,192 | \$268.00 |
| Triple | \$7,890 | \$8,126 | \$236.00 |
| Single W/Private Bath | \$11,812 | \$12,166 | \$354.00 |
| Double W/Private Bath | \$9,998 | \$10,298 | \$300.00 |
| Double in a Suite | \$10,650 | \$10,970 | \$320.00 |
| Triple in a Suite | \$9,998 | \$10,298 | \$300.00 |

University Housing
University of Michigan
2010 - 2011 Apartment Rate Recommendations
12-Month Family and Graduate Apartment Rates

| <u>Furnished (Monthly Rental Rate)</u> | <u>2009-2010 Rate</u> | <u>2010-2011 Rate</u> |
|--|---------------------------|---------------------------|
| NORTHWOOD I | | |
| Efficiency | 828.00 | 837.00 |
| 1 - Bedroom | 972.00 | 982.00 |
| 2 - Bedroom | 1087.00 | 1098.00 |
| 2 - Bedroom w/2 Occupants (Grad) | 566.00 | 571.00 |
| NORTHWOOD II | | |
| Econ 1 Bedroom - Lower | 845.00 | 854.00 |
| Econ 1 Bedroom - Upper | 861.00 | 870.00 |
| 1 - Bedroom | 913.00 | 923.00 |
| 2 - Bedroom | 1054.00 | 1064.00 |
| 2 - Bedroom w/2 Occupants (Grad) | 549.00 | 554.00 |
| NORTHWOOD III | | |
| 1 - Bedroom | 913.00 | 922.00 |
| 2 - Bedroom | 999.00 | 1009.00 |
| NORTHWOOD IV | | |
| 2 - Bedroom | 1172.00 | 1184.00 |
| 3 - Bedroom - Row | 1248.00 | 1261.00 |
| <u>Unfurnished (Monthly Rental Rate)</u> | | |
| NORTHWOOD I | | |
| 1 - Bedroom | 888.00 | 896.00 |
| 2 - Bedroom | 993.00 | 1004.00 |
| 2 - Bedroom w/2 Occupants (Grad) | 519.00 | 524.00 |
| NORTHWOOD II | | |
| Econ 1 Bedroom - Lower | 760.00 | 767.00 |
| Econ 1 Bedroom - Upper | 778.00 | 785.00 |
| 1 - Bedroom | 828.00 | 837.00 |
| 2 - Bedroom | 958.00 | 968.00 |
| 2 - Bedroom w/2 Occupants (Grad) | 501.00 | 506.00 |
| NORTHWOOD III | | |
| 1 - Bedroom | 828.00 | 837.00 |
| 2 - Bedroom | 904.00 | 914.00 |
| NORTHWOOD IV & V | | |
| 1 - Bedroom - Large | 888.00 | 896.00 |
| 2 - Bedroom | 1076.00 | 1086.00 |
| 2 - Bedroom w/2 occupants (Grad) | 560.00 | 565.00 |
| 3 - Bedroom - Row | 1143.00 | 1154.00 |
| 3 - Bedroom - Row w/ 2occupants (Grad) | 594.00 | 599.00 |
| 3 - Bedroom - L-Shaped | 1154.00 | 1166.00 |
| 3 - Bedroom/ I Shaped (includes Air) | 1217.00 | 1229.00 |

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
2010 - 2011 Apartment Rate Recommendations
*Academic Year Undergraduate Apartment Rates***

| <u>Furnished Apartments</u> | <u>09/10 Student Rate</u> | <u>10/11 Student Rate</u> |
|------------------------------------|--------------------------------------|--------------------------------------|
| NORTHWOOD II | | |
| Econ 1 Bedroom - Lower | 7,845 | 7,923 |
| Econ 1 Bedroom - Upper | 8,050 | 8,131 |
| NORTHWOOD III | | |
| 1 - Bedroom w/1 Occupant | 8,510 | 8,595 |
| 1 - Bedroom w/2 Occupants | 4,585 | 4,631 |
| 2 - Bedroom w/2 Occupants | 6,625 | 6,691 |
| 2 - Bedroom Double w/3 Occupants | 4,890 | 4,939 |

Note: Rates are per occupant

**University Housing
University of Michigan**

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

| | <u>2008-2009</u> | <u>2009-2010</u> | <u>%Increase</u> |
|---------------------|------------------|------------------|------------------|
| Virginia | \$7,709 | \$8,220 | 6.6% |
| North Carolina | \$7,360 | \$7,820 | 6.3% |
| Illinois | \$8,198 | \$8,700 | 6.1% |
| Penn State | \$7,670 | \$8,114 | 5.8% |
| Indiana | \$7,138 | \$7,546 | 5.7% |
| Iowa | \$6,984 | \$7,376 | 5.6% |
| Cal. Berkeley | \$13,170 | \$13,900 | 5.5% |
| Notre Dame | \$9,828 | \$10,368 | 5.5% |
| Michigan State | \$7,026 | \$7,395 | 5.3% |
| Ohio State | \$7,410 | \$7,785 | 5.1% |
| Purdue | \$7,788 | \$8,274 | 5.0% |
| Duke | \$11,090 | \$11,600 | 4.6% |
| Univ. of Washington | \$7,488 | \$7,800 | 4.2% |
| UCLA | \$11,397 | \$11,852 | 4.0% |
| Michigan | \$8,590 | \$8,924 | 3.9% |
| Cornell | \$11,672 | \$12,110 | 3.8% |
| Northwestern | \$10,592 | \$10,976 | 3.6% |
| Wisconsin | \$6,909 | \$7,157 | 3.6% |
| Emory University | \$10,572 | \$10,896 | 3.1% |
| Maryland | \$9,109 | \$9,377 | 2.9% |
| Yale | \$10,700 | \$11,000 | 2.8% |
| Stanford | \$11,182 | \$11,463 | 2.5% |
| Princeton | \$11,405 | \$11,680 | 2.4% |
| Minnesota | \$7,280 | \$7,392 | 1.5% |

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

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

Big 10 Institutions
Residence Hall Rate Increases:
Forecast for 2010 - 2011

| | <u>Rate</u> | <u>% Increase</u> | |
|-------------------------------|-----------------|-------------------|------------------|
| Ohio State University | \$ 8,205 | 5.4% | Projected |
| Michigan State University | \$ 7,770 | 5.1% | Approved |
| Indiana University | \$ 7,918 | 4.9% | Projected |
| University of Illinois | \$ 9,086 | 4.6% | Approved |
| Northwestern University | \$ 11,700 | 4.6% | Approved |
| Purdue University | \$ 9,388 | 4.3% | Projected |
| University of Iowa | \$ 7,567 | 3.9% | Approved |
| University of Wisconsin | \$ 7,435 | 3.9% | Approved |
| Penn State University | \$ 8,370 | 3.1% | Projected |
| University of Michigan | \$ 9,192 | 3.0% | Projected |
| University of Minnesota | \$ 7,576 | 2.5% | Projected |