

**The University of Michigan  
Regents Communication**

Approved by the Regents  
April 19, 2007

**Action Request**

**Subject:** Approval of the 2007-2008 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 2.0% for Northwood Community Apartments.

**Background:**

University Housing developed the proposed rate increases for 2007-2008 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 2007-2008 (Attachments A and B respectively)
- A peer institution room and board rate comparison for 2006-2007 (Attachment C)
- Big 10 Housing 2007-2008 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: 2.1% for the general cost of operations, including funding for inflation; 0.8% for annual capital projects and 2.0% for RLI facilities renewal. 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 2.0%. The components of the increase include: 0.1% for the general cost of operations, including funding for inflation and 1.9% for annual capital projects. 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 2008.

Respectfully Submitted,



E. Royster Harper  
Vice President for Student Affairs

April 2007

# University Housing University of Michigan

## 2007 - 2008 Residence Hall Room and Board Rate Recommendations

	<b>2006-07 Rate</b>	<b>2007-08 Rate</b>	<b>2007-08 Increase</b>
<b>Traditional Halls</b>			
Single	\$9,314.00	\$9,770.00	\$456.00
Double	\$7,808.00	\$8,190.00	\$382.00
Triple	\$6,900.00	\$7,238.00	\$338.00
Economy Double	\$6,580.00	\$6,902.00	\$322.00
Economy Triple	\$6,580.00	\$6,902.00	\$322.00
<b>Fletcher Hall</b>			
Single	\$9,022.00	\$9,464.00	\$442.00
Double	\$7,788.00	\$8,170.00	\$382.00
Triple Suite	\$6,442.00	\$6,750.00	\$308.00
Quad Apartment	\$7,630.00	\$8,000.00	\$370.00
<b>Oxford Housing</b>			
Suite Single	\$10,240.00	\$10,740.00	\$500.00
Single	\$8,916.00	\$9,354.00	\$438.00
Double	\$7,554.00	\$7,924.00	\$370.00
2 Person Apartment	\$9,316.00	\$9,770.00	\$454.00
3 Person Apartment	\$8,206.00	\$8,608.00	\$402.00
<b>Baits Houses</b>			
Single	\$8,928.00	\$9,366.00	\$438.00
Large Single	\$9,318.00	\$9,780.00	\$462.00
Double	\$7,572.00	\$7,942.00	\$370.00
Double Suite	\$7,616.00	\$7,990.00	\$374.00
Triple Suite (single)	\$8,362.00	\$8,772.00	\$410.00
Triple Suite (double)	\$7,572.00	\$7,942.00	\$370.00

**University Housing**  
**University of Michigan**  
**Proposed 2007 - 2008 Apartment Rate Recommendations**  
**12-Month Family and Graduate Apartment Rates**

<u>Furnished</u>	<u>2006-2007 Rate</u>	<u>2007-2008 Rate</u>
<b>NORTHWOOD I</b>		
Efficiency	773.00	789.00
1 - Bedroom	906.00	925.00
2 - Bedroom	1014.00	1035.00
2 - Bedroom w/2 Occupants (Grad)	527.00	538.00
<b>NORTHWOOD II</b>		
Econ 1 Bedroom - Lower	787.00	804.00
Econ 1 Bedroom - Upper	802.00	820.00
1 - Bedroom	851.00	869.00
2 - Bedroom	983.00	1003.00
2 - Bedroom w/2 Occupants (Grad)	512.00	523.00
<b>NORTHWOOD III</b>		
1 - Bedroom	851.00	869.00
2 - Bedroom	932.00	951.00
<b>NORTHWOOD IV</b>		
2 - Bedroom	1092.00	1115.00
3 - Bedroom	1164.00	1188.00
<b>Unfurnished</b>		
<b>NORTHWOOD I</b>		
Efficiency	N/A	
1 - Bedroom	828.00	845.00
2 - Bedroom	926.00	945.00
2 - Bedroom w/2 Occupants (Grad)	483.00	493.00
<b>NORTHWOOD II</b>		
Econ 1 Bedroom - Lower	709.00	724.00
Econ 1 Bedroom - Upper	725.00	740.00
1 - Bedroom	773.00	789.00
2 - Bedroom	895.00	912.00
2 - Bedroom w/2 Occupants (Grad)	468.00	478.00
<b>NORTHWOOD III</b>		
1 - Bedroom	773.00	789.00
2 - Bedroom	844.00	860.00
<b>NORTHWOOD IV &amp; V</b>		
1 - Bedroom - Large	828.00	845.00
2 - Bedroom	1004.00	1024.00
2 - Bedroom w/2 occupants (Grad)	522.00	532.00
3 - Bedroom - Row	1066.00	1088.00
3 - Bedroom - Row w/ 2occupants (Grad)	553.00	564.00
3 - Bedroom - L-Shaped	1076.00	1098.00
3 - Bedroom/ 1 Shaped (includes Air)	1136.00	1158.00

*Rates include all utilities, phone line, and high speed DSL. Student apartments with air are \$50 higher for a 1 bedroom, \$55 higher for a 2 bedroom and \$60 higher for a 3 bedroom. Graduate rates are per occupant. Non-student resident rates are 7% higher.*

**University Housing  
University of Michigan  
Proposed 2007 - 2008 Apartment Rate Recommendations  
8 1/2 -Month Undergraduate Apartment Rates**

<b>Furnished Apartments</b>	<b>06/07 Student Rate</b>	<b>07/08 Student Rate</b>
<b>NORTHWOOD II</b>		
Econ 1 Bedroom - Lower	7,388	7,536
Econ 1 Bedroom - Upper	7,568	7,720
<b>NORTHWOOD III</b>		
1 - Bedroom w/1 Occupant	7,930	8,090
1 - Bedroom w/2 Occupants	4,664	4,758
2 - Bedroom w/2 Occupants	6,742	6,876
2 - Bedroom Double w/3 Occupants	4,798	4,894

*Note: Rates are per occupant*

**University Housing  
University of Michigan**

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

	<u>2005-2006</u>	<u>2006-2007</u>	<u>%Increase</u>
Michigan State	\$5,744	\$6,044	5.2%
Wisconsin	\$5,730	\$6,180	7.9%
Indiana	\$6,244	\$6,356	1.8%
Iowa	\$6,073	\$6,573	8.2%
Ohio State	\$6,638	\$6,720	1.2%
Minnesota	\$6,556	\$6,828	4.1%
Penn State	\$6,530	\$6,850	4.9%
North Carolina	\$6,430	\$6,910	7.5%
Purdue	\$6,642	\$7,002	5.4%
Illinois	\$6,708	\$7,232	7.8%
Virginia	\$6,464	\$7,240	12.0%
Univ. of Washington	\$7,164	\$7,522	5.0%
<b>Michigan</b>	<b>\$7,374</b>	<b>\$7,808</b>	<b>5.9%</b>
Maryland	\$8,215	\$8,562	4.2%
Notre Dame	\$8,180	\$8,730	6.7%
Duke	\$8,540	\$8,870	3.9%
Princeton	\$8,763	\$9,200	5.0%
Yale	\$8,036	\$9,270	15.4%
Emory University	\$9,740	\$9,922	1.9%
Northwestern	\$9,873	\$10,266	4.0%
Stanford	\$9,932	\$10,367	4.4%
Cornell	\$10,300	\$10,726	4.1%
UCLA	\$10,289	\$10,824	5.2%
Washington University	\$10,754	\$10,958	1.9%
Cal. Berkeley	\$11,345	\$11,970	5.5%

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

**Big 10 Institutions**  
**Residence Hall Rate Increases:**  
**Forecast for 2007- 08**

	<u><b>% Increase</b></u>	
University of Minnesota	3.5%	Projected
Ohio State University	4.7%	Approved
University of Michigan	4.9%	Projected
Northwestern University	5.0%	Projected
Indiana University	5.0%	Projected
University of Iowa	5.1%	Projected
Purdue University	5.8%	Approved
University of Illinois	6.2%	Projected
University of Wisconsin	7.6%	Projected
Penn State University	8.0%	Approved
Michigan State University	10.5%	Projected