

The University of Michigan  
Regents Communication

Approved by the Regents  
May 14, 2009

Action Request

**Subject:** Approval of the 2009-2010 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 3.9% for Residence Hall room and board and 1.9% for Northwood Community Apartments.

**Background:**

University Housing developed the proposed rate increases for 2009-2010 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 2009-2010 (Attachments A and B respectively)
- A peer institution room and board rate comparison for 2008-09 (Attachment C)
- Big 10 Housing 2009-2010 rate increase forecast (Attachment D)

**Recommended Residence Hall Rate Increase:** The proposed room and board average rate increase is 3.9%. The components of the increase include: 1.9% for the general cost of operations (3.9% for operations, including funding for inflation, offset by 2.0% in cost containment) and 2.0% for Residential Life Initiatives 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 1.9% 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 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 FY2010.

Respectfully Submitted,



E. Royster Harper  
Vice President for Student Affairs

May 2009

## University Housing University of Michigan

### 2009-2010 Residence Hall Room and Board Rate Recommendations

	<u>2008-09 Rate</u>	<u>2009-10 Rate</u>	<u>2009-10 Increase</u>
<b>Traditional Halls</b>			
Single	\$10,250.00	\$10,650.00	\$400.00
Double	\$8,590.00	\$8,924.00	\$334.00
Triple	\$7,594.00	\$7,890.00	\$296.00
Economy Double	\$7,242.00	\$7,524.00	\$282.00
Economy Triple	\$7,242.00	\$7,524.00	\$282.00
<b>Fletcher Hall</b>			
Single	\$9,924.00	\$10,312.00	\$388.00
Double	\$8,572.00	\$8,908.00	\$336.00
Triple Suite	\$7,082.00	\$7,358.00	\$276.00
Quad Apartment	\$8,392.00	\$8,720.00	\$328.00
<b>Oxford Housing</b>			
Single	\$9,824.00	\$10,208.00	\$384.00
Double	\$8,332.00	\$8,658.00	\$326.00
Triple	\$8,590.00	\$8,926.00	\$336.00
Quad	\$9,030.00	\$9,384.00	\$354.00
2 Person Apartment	\$10,250.00	\$10,650.00	\$400.00
3 Person Apartment	\$9,030.00	\$9,382.00	\$352.00
<b>Baits Houses</b>			
Single	\$9,824.00	\$10,208.00	\$384.00
Large Single	\$10,250.00	\$10,650.00	\$400.00
Double	\$8,332.00	\$8,658.00	\$326.00
Double Suite	\$8,382.00	\$8,710.00	\$328.00
Triple Suite (single)	\$9,202.00	\$9,562.00	\$360.00
Triple Suite (double)	\$8,332.00	\$8,658.00	\$326.00
<b>Cambridge</b>			
Single	\$11,370.00	\$11,812.00	\$442.00
Deluxe Single	\$11,766.00	\$12,224.00	\$458.00
Double	\$9,622.00	\$9,998.00	\$376.00
Deluxe Double	\$10,594.00	\$11,008.00	\$414.00
Large Double	\$10,112.00	\$10,508.00	\$396.00
Double Suite	\$10,858.00	\$11,280.00	\$422.00

**University Housing**  
**University of Michigan**  
**2009 - 2010 Apartment Rate Recommendations**  
**12-Month Family and Graduate Apartment Rates**

<u>Furnished</u>	<u>2008-2009 Rate</u>	<u>2009-2010 Rate</u>
<b>NORTHWOOD I</b>		
Efficiency	813.00	828.00
1 - Bedroom	954.00	972.00
2 - Bedroom	1067.00	1087.00
2 - Bedroom w/2 Occupants (Grad)	554.00	566.00
<b>NORTHWOOD II</b>		
Econ 1 Bedroom - Lower	829.00	845.00
Econ 1 Bedroom - Upper	845.00	861.00
1 - Bedroom	896.00	913.00
2 - Bedroom	1034.00	1054.00
2 - Bedroom w/2 Occupants (Grad)	537.00	549.00
<b>NORTHWOOD III</b>		
1 - Bedroom	896.00	913.00
2 - Bedroom	980.00	999.00
<b>NORTHWOOD IV</b>		
2 - Bedroom	1150.00	1172.00
3 - Bedroom - Row	1225.00	1248.00
<b>Unfurnished</b>		
<b>NORTHWOOD I</b>		
Efficiency		
1 - Bedroom	871.00	888.00
2 - Bedroom	974.00	993.00
2 - Bedroom w/2 Occupants (Grad)	507.00	519.00
<b>NORTHWOOD II</b>		
Econ 1 Bedroom - Lower	746.00	760.00
Econ 1 Bedroom - Upper	763.00	778.00
1 - Bedroom	813.00	828.00
2 - Bedroom	940.00	958.00
2 - Bedroom w/2 Occupants (Grad)	490.00	501.00
<b>NORTHWOOD III</b>		
1 - Bedroom	813.00	828.00
2 - Bedroom	887.00	904.00
<b>NORTHWOOD IV &amp; V</b>		
1 - Bedroom - Large	871.00	888.00
2 - Bedroom	1056.00	1076.00
2 - Bedroom w/2 occupants (Grad)	548.00	560.00
3 - Bedroom - Row	1122.00	1143.00
3 - Bedroom - Row w/ 2occupants (Grad)	581.00	594.00
3 - Bedroom - L-Shaped	1132.00	1154.00
3 - Bedroom/ I Shaped (includes Air)	1194.00	1217.00

*Note: 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**  
**2009 - 2010 Apartment Rate Recommendations**  
*8 1/2 -Month Undergraduate Apartment Rates*

<b>Furnished Apartments</b>	<b>08/09 Student Rate</b>	<b>09/10 Student Rate</b>
<b>NORTHWOOD II</b>		
Econ 1 Bedroom - Lower	7,700	7,845
Econ 1 Bedroom - Upper	7,900	8,050
<b>NORTHWOOD III</b>		
1 - Bedroom w/1 Occupant	8,350	8,510
1 - Bedroom w/2 Occupants	4,500	4,585
2 - Bedroom w/2 Occupants	6,500	6,625
2 - Bedroom Double w/3 Occupants	4,800	4,890

*Note: Rates are per occupant.*



## University Housing University of Michigan

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

	<u>2007-2008</u>	<u>2008-2009</u>	<u>%Increase</u>
Wisconsin	\$6,650	\$6,909	3.9%
Iowa	\$6,590	\$6,984	6.0%
Michigan State	\$6,676	\$7,026	5.2%
Indiana	\$6,676	\$7,138	6.9%
Minnesota	\$7,062	\$7,280	3.1%
North Carolina	\$7,090	\$7,360	3.8%
Ohio State	\$7,035	\$7,440	5.8%
Univ. of Washington	\$7,227	\$7,488	3.6%
Penn State	\$7,180	\$7,670	6.8%
Virginia	\$7,400	\$7,709	4.2%
Purdue	\$7,388	\$7,788	5.4%
Illinois	\$7,666	\$8,198	6.9%
<b>Michigan</b>	<b>\$8,190</b>	<b>\$8,590</b>	<b>4.9%</b>
Maryland	\$8,856	\$9,109	2.9%
Notre Dame	\$9,290	\$9,828	5.8%
Emory University	\$10,220	\$10,572	3.4%
Northwestern	\$10,107	\$10,592	4.8%
Yale	\$9,735	\$10,700	9.9%
Duke	\$10,620	\$11,090	4.4%
Stanford	\$10,808	\$11,182	3.5%
UCLA	\$11,027	\$11,397	3.4%
Princeton	\$10,980	\$11,405	3.9%
Washington University	\$11,254	\$11,558	2.7%
Cornell	\$11,190	\$11,672	4.3%
Cal. Berkeley	\$12,555	\$13,170	4.9%

*\*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 2009 - 2010**

	<u><b>% Increase</b></u>	
University of Minnesota	1.54%	Approved
University of Wisconsin	3.50%	Approved
Northwestern University	3.60%	Approved
<b>University of Michigan</b>	<b>3.90%</b>	<b>Projected</b>
University of Iowa	4.25%	<b>Projected</b>
Purdue University	4.89%	Approved
Michigan State University	5.25%	Approved
Indiana University	5.72%	Approved
Penn State University	5.87%	Approved
University of Illinois	5.90%	Approved
Ohio State University	6.00%	Approved