

**The University of Michigan
Regents Communication**

Approved by the Regents
April 21, 2006

Action Request

Subject: Approval of the 2006-2007 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 5.9% for Residence Hall room and board and 3.5% for Northwood Community Apartments.

Background:

University Housing developed the proposed rate increases for 2006-2007 in collaboration with and support of the Residence Halls Association and the Northwood Community Apartments Rate Review Committee and 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 2006-2007 (Attachments A and B respectively)
- A peer institution room and board rate comparison for 2005-2006 (Attachment C)
- Big 10 Housing 2006-2007 rate increase forecast (Attachment D)

Recommended Residence Hall Rate Increase: The proposed room and board average rate increase is 5.9%. The components of the increase include: general cost of operations including inflation, utilities, and funding for the next phase of 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 3.5%. The components of the increase include the general cost of operations including utilities. A summary of the Northwood Community Apartments rate recommendations is delineated by apartment type and area: 12-month family/graduate and 9-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 2007.

Respectfully Submitted,



E. Royster Harper
Vice President for Student Affairs

University Housing University of Michigan

2006 - 2007 Residence Hall Room and Board Rate Recommendations

	<u>2005-06 Rate</u>	<u>2006-07 Rate</u>	<u>2006-07 Increase</u>
Traditional Halls			
Single	\$8,796.00	\$9,314.00	\$518.00
Double	\$7,374.00	\$7,808.00	\$434.00
Triple	\$6,516.00	\$6,900.00	\$384.00
Economy Double	\$6,214.00	\$6,580.00	\$366.00
Economy Triple	\$6,214.00	\$6,580.00	\$366.00
Fletcher Hall			
Single	\$8,520.00	\$9,022.00	\$502.00
Double	\$7,354.00	\$7,788.00	\$434.00
Triple Suite	\$6,084.00	\$6,442.00	\$358.00
Quad Apartment	\$7,206.00	\$7,630.00	\$424.00
Oxford Housing			
Suite Single	\$9,670.00	\$10,240.00	\$570.00
Single	\$8,420.00	\$8,916.00	\$496.00
Double	\$7,134.00	\$7,554.00	\$420.00
2 Person Apartment	\$8,798.00	\$9,316.00	\$518.00
3 Person Apartment	\$7,748.00	\$8,206.00	\$458.00
Baits Houses			
Single	\$8,430.00	\$8,928.00	\$498.00
Large Single	\$8,798.00	\$9,318.00	\$520.00
Double	\$7,150.00	\$7,572.00	\$422.00
Double Suite	\$7,192.00	\$7,616.00	\$424.00
Triple Suite (single)	\$7,896.00	\$8,362.00	\$466.00
Triple Suite (double)	\$7,150.00	\$7,572.00	\$422.00

University Housing
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2006 - 2007 Apartment Rate Recommendations
12-Month Family and Graduate Apartment Rates

Furnished	Student Rate
NORTHWOOD I	
Efficiency	773.00
1 - Bedroom	906.00
2 - Bedroom	1014.00
NORTHWOOD II	
Econ 1 Bedroom - Lower	787.00
Econ 1 Bedroom - Upper	802.00
1 - Bedroom	851.00
2 - Bedroom	983.00
NORTHWOOD III	
1 - Bedroom	851.00
2 - Bedroom	932.00
NORTHWOOD IV	
2 - Bedroom	1092.00
3 - Bedroom	1164.00
Unfurnished	
NORTHWOOD I	
Efficiency	N/A
1 - Bedroom	828.00
2 - Bedroom	926.00
NORTHWOOD II	
Econ 1 Bedroom - Lower	709.00
Econ 1 Bedroom - Upper	725.00
1 - Bedroom	773.00
2 - Bedroom	895.00
NORTHWOOD III	
1 - Bedroom	773.00
2 - Bedroom	844.00
NORTHWOOD IV	
1 - Bedroom - Large	828.00
2 - Bedroom	1004.00
2 - Bedroom w/2 occupants (Grad)	522.00
3 - Bedroom - Row	1066.00
3 - Bedroom - Row w/ 3 occupants (Grad)	375.00
3 - Bedroom - L-Shaped	1076.00
NORTHWOOD V	
2 - Bedroom	1004.00
2 - Bedroom w/2 occupants (Grad)	522.00
3 - Bedroom - Row	1066.00
3 - Bedroom - Row w/3 occupants (Grad)	375.00
3 - Bedroom - Square	1076.00
3 - Bedroom/ I Shaped <i>(includes Air)</i>	1136.00

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. Academic non-student resident rates are 7% higher.

**University Housing
University of Michigan
2006 - 2007 Apartment Rate Recommendations**

9-Month Undergraduate Apartment Rates

Furnished Apartments	06/07 New Student Rate
NORTHWOOD II	
Econ 1 Bedroom - Lower	7,388
Econ 1 Bedroom - Upper	7,568
NORTHWOOD III	
1 - Bedroom w/1 Occupant	7,930
1 - Bedroom w/2 Occupants	4,664
2 - Bedroom w/2 Occupants	6,742
2 - Bedroom Double w/3 Occupants	4,798

Note: Rates are per occupant

University Housing University of Michigan

Peer Institution Double Room and Board Comparison*

	<u>2004-2005</u>	<u>2005-2006</u>	<u>% Increase</u>
Wisconsin	\$5,381	\$5,730	6.5%
Michigan State	\$5,458	\$5,744	5.2%
Iowa	\$5,882	\$6,073	3.2%
Indiana	\$6,010	\$6,244	3.9%
Virginia	\$6,040	\$6,464	7.0%
Penn State	\$6,230	\$6,530	4.8%
Minnesota	\$6,298	\$6,556	4.1%
Ohio State	\$6,354	\$6,638	4.5%
Purdue	\$6,324	\$6,642	5.0%
Illinois	\$6,401	\$6,708	4.8%
North Carolina	\$6,756	\$7,066	4.6%
Univ. of Washington	\$6,126	\$7,164	16.9%
Michigan	\$7,030	\$7,374	4.9%
Notre Dame	\$7,590	\$8,180	7.8%
Maryland	\$7,791	\$8,215	5.4%
Princeton	\$8,387	\$8,763	4.5%
Duke	\$8,520	\$8,970	5.3%
Yale	\$9,030	\$9,540	5.6%
Emory University	\$9,650	\$9,740	0.9%
Northwestern	\$8,910	\$9,862	10.7%
Stanford	\$9,503	\$9,932	4.5%
UCLA	\$10,059	\$10,289	2.3%
Cornell	\$9,933	\$10,300	3.7%
Washington University	\$9,640	\$10,754	11.6%
Cal. Berkeley	\$10,510	\$11,345	7.9%

**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 2006-07*

	<u>% Increase</u>
University of Iowa	4.2%
Indiana University	1.8%
University of Illinois	7.5%
Penn State University	4.8%
University of Michigan	5.9%
Purdue University	5.4%
Ohio State University	1.2%
University of Minnesota	4.3%
Michigan State University	5.2%
Northwestern University	N/A

**Based on preliminary information provided by the institution.*