

The University of Michigan
Regents Communication

Action Request

EXH	MOTION <i>Dinner</i>
	SECOND <i>Maynard</i>
	ACTION APPROVED BY THE REGENTS
NOTE:	MAY 19 2005

Subject: Approval of the 2005-2006 University Housing Residence Hall and Family Housing and Undergraduate Apartment Rates.

Action Requested: Approval of the proposed University Housing rates for Residence Hall room and board and Family Housing and Undergraduate Apartment rentals. The proposed average rate increases are 4.9% for Residence Hall room and board and 5.0% for Family Housing and Undergraduate Apartment rentals.

Background:

University Housing developed the proposed rate increases for 2005-2006 in collaboration with the Residence Halls Association and the Family Housing Rate Review Committee and appropriate administrative staff within the university.

Included with this Action Request are the following attachments:

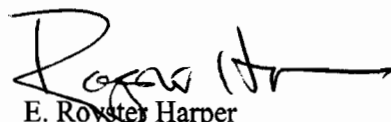
- The rate recommendations for Residence Halls and Family Housing and Undergraduate Apartments for 2005-2006 (Attachments A and B respectively)
- A peer institution room and board rate comparison for 2004-2005 (Attachment C)
- Big 10 Housing 2005-2006 rate increase forecast (Attachment D)

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

Recommended Family Housing and Undergraduate Apartment Rate Increase: The proposed average rate increase is 5.0%. Rate summary sheets are subdivided into three groups: Northwood I, II, & III; Northwood IV & V; and Undergraduate Apartments. The components of the increase include the general cost of operations including utilities and insurance, as well as an allocation for facilities renewal. A summary of the Family Housing and Undergraduate Apartment rate recommendations is delineated by apartment type and area, and is included as Attachment B.

I recommend the Regents approve the rate recommendations for Residence Halls and Family Housing and Undergraduate Apartments for FY 2006.

Respectfully Submitted,



E. Royster Harper
Vice President for Student Affairs

May 2005

University Housing University of Michigan

2005-2006 Residence Hall Room and Board Rate Recommendations

	<u>2004-05 Rate</u>	<u>2005-06 Rate</u>	<u>2005-06 Increase</u>
Traditional Halls			
Single	\$8,384.00	\$8,796.00	\$412.00
Double	\$7,030.00	\$7,374.00	\$344.00
Triple	\$6,210.00	\$6,516.00	\$306.00
Economy Double	\$5,924.00	\$6,214.00	\$290.00
Economy Triple	\$5,924.00	\$6,214.00	\$290.00
Fletcher Hall			
Single	\$8,120.00	\$8,520.00	\$400.00
Double	\$7,010.00	\$7,354.00	\$344.00
Triple Suite	\$5,800.00	\$6,084.00	\$284.00
Quad Apartment	\$6,868.00	\$7,206.00	\$338.00
Oxford Housing			
Suite Single	\$9,204.00	\$9,670.00	\$466.00
Single	\$8,018.00	\$8,420.00	\$402.00
Double	\$6,796.00	\$7,134.00	\$338.00
2 Person Apartment	\$8,376.00	\$8,798.00	\$422.00
3 Person Apartment	\$7,380.00	\$7,748.00	\$368.00
Baits Houses			
Single	\$8,026.00	\$8,430.00	\$404.00
Large Single	\$8,376.00	\$8,798.00	\$422.00
Double	\$6,812.00	\$7,150.00	\$338.00
Double Suite	\$6,850.00	\$7,192.00	\$342.00
Triple Suite (single)	\$7,520.00	\$7,896.00	\$376.00
Triple Suite (double)	\$6,812.00	\$7,150.00	\$338.00

**University Housing
University of Michigan
2005 - 2006 Apartment Rate Recommendations**

<u>Furnished</u>	<u>Student Rate</u>
NORTHWOOD I	
Efficiency	747.00
1 - Bedroom	875.00
2 - Bedroom	980.00
NORTHWOOD II	
Econ 1 Bedroom - Lower	760.00
Econ 1 Bedroom - Upper	775.00
1 - Bedroom	822.00
2 - Bedroom	950.00
NORTHWOOD III	
1 - Bedroom	822.00
2 - Bedroom	900.00
NORTHWOOD IV	
2 - Bedroom	1055.00
3 - Bedroom	1125.00
<u>Unfurnished</u>	<u>Student Rate</u>
NORTHWOOD I	
Efficiency	N/A
1 - Bedroom	800.00
2 - Bedroom	895.00
NORTHWOOD II	
Econ 1 Bedroom - Lower	685.00
Econ 1 Bedroom - Upper	700.00
1 - Bedroom	747.00
2 - Bedroom	865.00
NORTHWOOD III	
1 - Bedroom	747.00
2 - Bedroom	815.00
NORTHWOOD IV	
1 - Bedroom - Large	800.00
2 - Bedroom	970.00
3 - Bedroom - Row	1030.00
3 - Bedroom - L-Shaped	1040.00
NORTHWOOD V	
2 - Bedroom	970.00
3 - Bedroom - Row	1030.00
3 - Bedroom - Square	1040.00
3 - Bedroom/ I Shaped (includes Air)	1095.00

Rates include all utilities, phone line, and high speed DSL. Student apartments with air are \$50 higher for 1 & 2 bedroom apartments and \$55 higher for 3 bedroom. Academic non-student resident rates are 7% higher.

**University Housing
University of Michigan
Northwood II & III
2005 - 06 Apartment Rate Recommendations
9 Month Undergraduate Apartment Rates**

<u>Furnished Apartments</u>	<u>05/06 New Student Rate</u>
NORTHWOOD II	
Econ 1 Bedroom - Lower	7,685
Econ 1 Bedroom - Upper	7,828
NORTHWOOD III	
1 - Bedroom w/1 Occupant	8,268
1 - Bedroom w/2 Occupants	4,664
2 - Bedroom w/2 Occupants	6,700
2 - Bedroom Double w/3 Occupants	
1 - Occupant has private room	6,360
2 - Occupants have shared room	4,274

Note: Rates are per occupant

**University Housing
University of Michigan**

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

	<u>2003-2004</u>	<u>2004-2005</u>	<u>% Increase</u>
Wisconsin	\$5,170	\$5,381	4.1%
Michigan State	\$5,230	\$5,458	4.4%
Indiana	\$5,872	\$6,010	2.4%
Virginia	\$5,591	\$6,040	8.0%
Univ. of Washington	\$5,913	\$6,126	3.6%
Iowa	\$5,601	\$6,153	9.9%
Penn State	\$5,940	\$6,230	4.9%
Minnesota	\$6,044	\$6,298	4.2%
Purdue	\$6,024	\$6,324	5.0%
Ohio State	\$6,048	\$6,354	5.1%
Illinois	\$6,172	\$6,401	3.7%
North Carolina	\$6,516	\$6,756	3.7%
University of Michigan	\$6,720	\$7,100	5.6%
Notre Dame	\$6,930	\$7,590	9.5%
Maryland	\$7,468	\$7,791	4.3%
Princeton	\$7,925	\$8,387	5.8%
Duke	\$8,210	\$8,520	3.8%
Northwestern	\$8,410	\$8,910	5.9%
Yale	\$8,600	\$9,030	5.0%
Stanford	\$9,073	\$9,503	4.7%
Washington University	\$8,898	\$9,640	8.3%
Emory University	\$8,920	\$9,650	8.2%
Cornell	\$9,529	\$9,933	4.2%
UCLA	\$9,289	\$10,059	8.3%
Cal. Berkeley	\$9,995	\$10,510	5.2%

*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 2005-06

	<u>% Increase</u>
University of Iowa	3.5%
Indiana University	4.0%
University of Illinois	4.8%
Penn State University	4.8%
University of Michigan	4.9%
Purdue University	5.0%
Ohio State University	5.0%
University of Minnesota	5.1%
Michigan State University	5.2%
Northwestern University	N/A