

**BOARD OF REGENTS**  
EASTERN MICHIGAN UNIVERSITY

SECTION: 14

DATE:

April 21, 2009

**RECOMMENDATION**

**2009-10 RATES FOR ROOM, BOARD, AND APARTMENTS**

**ACTION REQUESTED**

It is recommended that the Board of Regents approve the 2009-10 rates for residence halls, meal plans, and apartments.

**STAFF SUMMARY**

This proposal requests a 3.65% average rate increase for all apartment units, along with a 5.9% rate increase for all meal plans and residence halls.

With the increased cost of energy, food and supplies, labor and benefits, and an ever growing deferred maintenance expense, this rate increase is required to meet all financial obligations and set aside funds for future investment in auxiliary facilities.

**FISCAL IMPLICATIONS**

The following outcomes will be achieved:

- Maintain an occupancy rate of 84% for Housing and 77% for Apartments
- Increase student recruitment and retention long term by reinvestment in auxiliary facilities
- Continue renovations in the residence halls
- Increase Dining reserves to maintain and upgrade facilities

**ADMINISTRATIVE RECOMMENDATION**

The proposed Board action has been reviewed and is recommended for Board approval.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# FY10 Room-Board Rates 5.9 prop

1	2	3	4	5	6	7	8	9	10	11	12
	Room	Board	FY09 Academic YR rate	FY10 Academic YR rate	\$ CHANGE	% CHANGE	(9) + (10) FY10 Semester Total	FY10 Semester Room	FY10 Semester Board	FY10 Academic YR Room	FY10 Academic YR Board
<u>Valley</u>	<u>Double</u>	Platinum 18	\$7,352	\$7,785	\$434	5.90%	\$3,893	\$1,828	\$2,065	\$3,856	\$4,129
	<u>Double</u>	Gold 13	\$7,017	\$7,431	\$414	5.90%	\$3,715	\$1,828	\$1,887	\$3,656	\$3,775
	<u>Double</u>	Silver 8	\$6,795	\$7,195	\$401	5.90%	\$3,598	\$1,828	\$1,770	\$3,539	\$3,539
	<u>Double</u>	Super Flex	\$7,352	\$7,785	\$434	5.90%	\$3,893	\$1,828	\$2,065	\$3,856	\$4,129
<u>Wise</u>	<u>Double</u>	Basic Flex	\$6,373	\$6,749	\$376	5.90%	\$3,375	\$1,828	\$1,547	\$3,656	\$3,093
	<u>Single</u>	Platinum 18	\$9,393	\$9,948	\$554	5.90%	\$4,974	\$2,909	\$2,065	\$5,818	\$4,129
	<u>Single</u>	Gold 13	\$9,059	\$9,593	\$534	5.90%	\$4,797	\$2,909	\$1,887	\$5,818	\$3,775
	<u>Single</u>	Silver 8	\$8,836	\$9,358	\$521	5.90%	\$4,679	\$2,909	\$1,770	\$5,818	\$3,539
<u>Hoyt/Pittman</u>	<u>Single</u>	Super Flex	\$9,393	\$9,948	\$554	5.90%	\$4,974	\$2,909	\$2,065	\$5,818	\$4,129
	<u>Single</u>	Basic Flex	\$8,415	\$8,911	\$496	5.90%	\$4,456	\$2,909	\$1,547	\$5,818	\$3,093
	<u>Double</u>	Platinum 18	\$6,738	\$7,135	\$398	5.90%	\$3,568	\$1,503	\$2,065	\$3,006	\$4,129
	<u>Double</u>	Gold 13	\$6,403	\$6,781	\$378	5.90%	\$3,391	\$1,503	\$1,887	\$3,006	\$3,775
<u>Hill</u>	<u>Double</u>	Silver 8	\$6,181	\$6,546	\$365	5.90%	\$3,273	\$1,503	\$1,770	\$3,006	\$3,539
	<u>Double</u>	Super Flex	\$6,738	\$7,135	\$398	5.90%	\$3,568	\$1,503	\$2,065	\$3,006	\$4,129
	<u>Double</u>	Basic Flex	\$5,759	\$6,099	\$340	5.90%	\$3,050	\$1,503	\$1,547	\$3,006	\$3,093
	<u>Single</u>	Platinum 18	\$8,729	\$9,244	\$515	5.90%	\$4,622	\$2,557	\$2,065	\$5,115	\$4,129
<u>Village</u>	<u>Single</u>	Gold 13	\$8,395	\$8,890	\$495	5.90%	\$4,445	\$2,557	\$1,887	\$5,115	\$3,775
	<u>Single</u>	Silver 8	\$8,172	\$8,654	\$482	5.90%	\$4,327	\$2,557	\$1,770	\$5,115	\$3,539
	<u>Single</u>	Super Flex	\$8,729	\$9,244	\$515	5.90%	\$4,622	\$2,557	\$2,065	\$5,115	\$4,129
	<u>Single</u>	Basic Flex	\$7,751	\$8,208	\$457	5.90%	\$4,104	\$2,557	\$1,547	\$5,115	\$3,093
<u>Hill</u>	<u>Single</u>	Platinum 18	\$9,014	\$9,546	\$532	5.90%	\$4,773	\$2,708	\$2,065	\$5,417	\$4,129
	<u>Single</u>	Gold 13	\$8,680	\$9,192	\$512	5.90%	\$4,596	\$2,708	\$1,887	\$5,417	\$3,775
	<u>Single</u>	Silver 8	\$8,457	\$8,956	\$499	5.90%	\$4,478	\$2,708	\$1,770	\$5,417	\$3,539
	<u>Single</u>	Super Flex	\$9,014	\$9,546	\$532	5.90%	\$4,773	\$2,708	\$2,065	\$5,417	\$4,129
<u>Village</u>	<u>Single</u>	Basic Flex	\$8,036	\$8,510	\$474	5.90%	\$4,255	\$2,708	\$1,547	\$5,417	\$3,093
	<u>Single</u>	No Meals	\$5,888	\$6,235	\$347	5.90%	\$3,118	\$3,118	\$0	\$6,235	\$0
	<u>Single</u>	Village Flex	\$7,006	\$7,420	\$413	5.90%	\$3,710	\$3,118	\$592	\$6,235	\$1,184
	<u>Single</u>	Platinum 18	\$9,787	\$10,365	\$577	5.90%	\$5,182	\$3,118	\$2,065	\$6,235	\$4,129
<u>Village</u>	<u>Single</u>	Gold 13	\$9,453	\$10,010	\$558	5.90%	\$5,005	\$3,118	\$1,887	\$6,235	\$3,775
	<u>Single</u>	Silver 8	\$9,230	\$9,775	\$545	5.90%	\$4,887	\$3,118	\$1,770	\$6,235	\$3,539
	<u>Single</u>	Super Flex	\$9,787	\$10,365	\$577	5.90%	\$5,182	\$3,118	\$2,065	\$6,235	\$4,129
	<u>Single</u>	Basic Flex	\$8,809	\$9,328	\$520	5.90%	\$4,664	\$3,118	\$1,547	\$6,235	\$3,093

avg. increase 5.90%

## Proposed Rental Rate Scale

2009-2010

2008-2009

2009 vs. 2008

	Standard	Upgraded	Standard	Upgraded	Standard \$ Diff	Upgraded \$ Diff	Standard % Diff	Upgraded % Diff
<b>Brown</b>								
Efficiency	\$ 560.00	\$ 590.00	\$ 535.00	\$ 560.00	\$ 25.00	\$ 30.00	4.46%	5.08%
Studio	\$ 610.00	\$ 640.00	\$ 580.00	\$ 610.00	\$ 30.00	\$ 30.00	4.92%	4.69%
Large studio	\$ 630.00	\$ 660.00	\$ 610.00	\$ 640.00	\$ 20.00	\$ 20.00	3.17%	3.03%
Small one bedroom	\$ 655.00	\$ 690.00	\$ 635.00	\$ 665.00	\$ 20.00	\$ 25.00	3.05%	3.62%
One bedroom	\$ 675.00	\$ 710.00	\$ 655.00	\$ 690.00	\$ 20.00	\$ 20.00	2.96%	2.82%
Large one bedroom	\$ 690.00	\$ 725.00	\$ 690.00	\$ 655.00	-	\$ 70.00	0.00%	9.66%
Suite	\$ 1,260.00	\$ 1,325.00	\$ 1,200.00	\$ 1,260.00	\$ 60.00	\$ 65.00	4.76%	4.91%
<b>Munson</b>								
Studio	\$ 610.00	\$ 640.00	\$ 610.00	\$ 640.00	-	-	0.00%	0.00%
Small one bedroom	\$ 655.00	\$ 690.00	\$ 635.00	\$ 665.00	\$ 20.00	\$ 25.00	3.05%	3.62%
One bedroom	\$ 675.00	\$ 710.00	\$ 655.00	\$ 690.00	\$ 20.00	\$ 20.00	2.96%	2.82%
Large one bedroom	\$ 690.00	\$ 725.00	\$ 670.00	\$ 705.00	\$ 20.00	\$ 20.00	2.90%	2.76%
Executive one bedroom	\$ 750.00	\$ 790.00	\$ 750.00	\$ 790.00	-	-	0.00%	0.00%
<b>Cornell Courts</b>								
One bedroom, unfurnished	\$ 620.00	\$ 650.00	\$ 605.00	\$ 635.00	\$ 15.00	\$ 15.00	2.42%	2.31%
One bedroom, furnished	\$ 655.00	\$ 690.00	\$ 645.00	\$ 680.00	\$ 10.00	\$ 10.00	1.53%	1.45%
Two bedroom, unfurnished	\$ 680.00	\$ 715.00	\$ 665.00	\$ 700.00	\$ 15.00	\$ 15.00	2.21%	2.10%
Two bedroom, furnished	\$ 720.00	\$ 755.00	\$ 705.00	\$ 740.00	\$ 15.00	\$ 15.00	2.08%	1.99%
<b>Westview*</b>								
One bedroom, unfurnished	\$ 640.00	\$ 670.00	\$ 595.00	\$ 625.00	\$ 45.00	\$ 45.00	7.03%	6.72%
One bedroom, furnished	\$ 675.00	\$ 710.00	\$ 630.00	\$ 660.00	\$ 45.00	\$ 50.00	6.67%	7.04%
Two bedroom, unfurnished	\$ 700.00	\$ 735.00	\$ 650.00	\$ 685.00	\$ 50.00	\$ 50.00	7.14%	6.80%
Two bedroom, furnished	\$ 740.00	\$ 775.00	\$ 690.00	\$ 724.00	\$ 50.00	\$ 51.00	6.76%	6.58%
						aggregate %▲	3.40%	3.90%

\* piloting inclusive internet access