

**BOARD OF REGENTS**  
EASTERN MICHIGAN UNIVERSITY

SECTION: 23
DATE: February 19, 2013

**RECOMMENDATION**

**2013-14 RATES FOR ROOM, BOARD, AND APARTMENTS**

**ACTION REQUESTED**

It is recommended that the Board of Regents approve the 2013-14 rates for residence halls, meal plans, and apartments.

**STAFF SUMMARY**

This proposal requests:

- 3.75% rate increase for all meal plans and residence hall rooms
- 1.55% rate increase for apartments

With the increased food cost and supplies, benefits, and a significant amount of deferred maintenance expenses, 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 95% for Housing and Apartments
- Continue updates and renovations in the residence halls, apartments, and dining facilities
- Increase student recruitment and retention long term by enhancing competitiveness
- Expand residential capacity to continue absorbing projected growth of FTIAC students living and learning on campus

**ADMINISTRATIVE RECOMMENDATION**

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

\_\_\_\_\_  
University Executive Officer

\_\_\_\_\_  
Date

FY14 Rm-Board Rates 3.75

	FY13	FY14			FY14	FY14	FY14	FY14 Academic YR	FY14 Academic YR
Room/Board Code	Annual rate	Annual rate	\$ CHANGE	% CHANGE	Semester Total	Semester Room	Semester Board	Room	Board
<b>Valley</b>							3.75%	3.75%	
Double 18	8286	8597	\$311	3.75%	4298	2050	2248	4100	4497
Double 13	8032	8333	\$301	3.75%	4167	2050	2117	4100	4233
Double 8	7778	8070	\$292	3.75%	4035	2050	1985	4100	3969
Double Super	8286	8597	\$311	3.75%	4298	2050	2248	4100	4497
Double Basic	7200	7470	\$270	3.75%	3735	2050	1685	4100	3370
Single 18	10440	10832	\$392	3.75%	5416	3167	2248	6335	4497
Single 13	10186	10568	\$382	3.75%	5284	3167	2117	6335	4233
Single 8	9932	10304	\$372	3.75%	5152	3167	1985	6335	3969
Single Super	10440	10832	\$392	3.75%	5416	3167	2248	6335	4497
Single Basic	9354	9705	\$351	3.75%	4852	3167	1685	6335	3370
<b>Wise</b>									
Double 18	7584	7868	\$284	3.75%	3934	1686	2248	3372	4497
Double 13	7330	7605	\$275	3.75%	3802	1686	2117	3372	4233
Double 8	7076	7341	\$265	3.75%	3671	1686	1985	3372	3969
Double Super	7584	7868	\$284	3.75%	3934	1686	2248	3372	4497
Double Basic	6498	6742	\$244	3.75%	3371	1686	1685	3372	3370
<b>Towers</b>									
Single 18	10018	10394	\$376	3.75%	5197	2949	2248	5897	4497
Single 13	9764	10130	\$366	3.75%	5065	2949	2117	5897	4233
Single 8	9510	9867	\$357	3.75%	4933	2949	1985	5897	3969
Single Super	10018	10394	\$376	3.75%	5197	2949	2248	5897	4497
Single Basic	8932	9267	\$335	3.75%	4633	2949	1685	5897	3370
<b>Towers Dbl</b>									
Double 18	7854	8149	\$295	3.75%	4074	1826	2248	3652	4497
Double 13	7600	7885	\$285	3.75%	3943	1826	2117	3652	4233
Double 8	7346	7621	\$275	3.75%	3811	1826	1985	3652	3969
Double Super	7854	8149	\$295	3.75%	4074	1826	2248	3652	4497
Double Basic	6768	7022	\$254	3.75%	3511	1826	1685	3652	3370
<b>Village</b>									
No Meals	6544	6789	\$245	3.75%	3395	3395	0	6789	0
Village	7544	7827	\$283	3.75%	3913	3395	519	6789	1038
18	10878	11286	\$408	3.75%	5643	3395	2248	6789	4497
13	10624	11022	\$398	3.75%	5511	3395	2117	6789	4233
8	10370	10759	\$389	3.75%	5379	3395	1985	6789	3969
Super	10878	11286	\$408	3.75%	5643	3395	2248	6789	4497
Basic	9792	10159	\$367	3.75%	5080	3395	1685	6789	3370
<b>Village Dbl</b>									
No Meals	4540	4710	\$170	3.75%	2355	2355	0	4710	0
Village	5540	5748	\$208	3.75%	2874	2355	519	4710	1038
Double 18	8874	9207	\$333	3.75%	4603	2355	2248	4710	4497
Double 13	8620	8943	\$323	3.75%	4472	2355	2117	4710	4233
Double 8	8366	8680	\$314	3.75%	4340	2355	1985	4710	3969
Double Super	8874	9207	\$333	3.75%	4603	2355	2248	4710	4497
Double Basic	7788	8080	\$292	3.75%	4040	2355	1685	4710	3370
<b>Spring/Summer</b>									
Single	1432	1486	\$54	3.75%					
Double	716	743	\$27	3.75%					
Village	1523	1580	\$57	3.75%					
Village Dbl	762	791	\$29	3.75%					
			avg. increase ▶	3.75%					

**Proposed Rental Rate Scale**

**2013-2014**

**2012-2013**

**2013 vs. 2012**

	Standard	Upgraded	Standard	Upgraded	Standard \$ Diff	Upgraded \$ Diff	Standard % Diff	Upgraded % Diff
<b><u>Brown</u></b>								
Efficiency		\$ 640		\$ 640		\$ -		0.00%
Studio		\$ 695		\$ 693		\$ 2		0.29%
Large studio		\$ 715		\$ 714		\$ 1		0.14%
Small one bedroom		\$ 740		\$ 740		\$ -		0.00%
One bedroom		\$ 760		\$ 761		\$ (1)		-0.13%
Large one bedroom		\$ 790		\$ 787		\$ 3		0.38%
Suite (4 tenants)		\$ 1,435		\$ 1,433		\$ 2		0.14%
<b><u>Munson</u></b>								
Studio		\$ 695		\$ 687		\$ 8		1.16%
Small one bedroom		\$ 740		\$ 740		\$ -		0.00%
One bedroom		\$ 760		\$ 761		\$ (1)		-0.13%
Large one bedroom		\$ 790		\$ 777		\$ 13		1.67%
Executive one bedroom		\$ 845		\$ 845		\$ -		0.00%
<b><u>Cornell Courts</u></b>								
One bedroom, unfurnished	\$ 695	\$ 730	\$ 682	\$ 714	\$ 13	\$ 16	1.91%	2.24%
One bedroom, furnished	\$ 740	\$ 775	\$ 719	\$ 756	\$ 21	\$ 19	2.92%	2.51%
Two bedroom, unfurnished	\$ 765	\$ 800	\$ 745	\$ 782	\$ 20	\$ 18	2.66%	2.30%
Two bedroom, furnished	\$ 810	\$ 845	\$ 787	\$ 824	\$ 23	\$ 21	2.92%	2.55%
<b><u>Westview</u></b>								
One bedroom, unfurnished	\$ 700	\$ 740	\$ 687	\$ 719	\$ 13	\$ 21	1.89%	2.92%
One bedroom, furnished	\$ 745	\$ 780	\$ 724	\$ 761	\$ 21	\$ 19	2.90%	2.50%
Two bedroom, unfurnished	\$ 770	\$ 805	\$ 750	\$ 787	\$ 20	\$ 18	2.61%	2.29%
Two bedroom, furnished	\$ 810	\$ 850	\$ 792	\$ 829	\$ 18	\$ 21	2.27%	2.53%

average %▶ 1.55%  
WT Avg 1.53%