

BOARD OF REGENTS
EASTERN MICHIGAN UNIVERSITY

SECTION: 15
DATE: December 13, 2019

RECOMMENDATION

2020-21 ROOM, APARTMENT AND BOARD RATES

ACTION REQUESTED

It is recommended that the Board of Regents approve an average increase of 2.94% for all University housing and an average increase of 2.95% for meal plan rates for Academic Year 2020-21.

STAFF SUMMARY

This recommendation is for an increase of \$180/academic year or \$22.50/month for all Residence Halls, with the exception of the Village, which will not increase. The increases ranges from 0.0% to 3.96% depending on location. Single Occupants in the Residence Halls will continue to see a \$2,500 upcharge to the double occupant rate. This is the same upcharge as last year. Apartment rates are recommended to also increase \$180/academic year or \$22.50/month for double occupants and \$200/academic year or \$25/month for single occupants. The percent increase in apartments rates ranges from 2.61% to 4.10% depending on location. The overall average price increase in housing is 2.94%. The increases will continue to support the University's ongoing investment in improving the quality of residential facilities and also help address a portion of the deferred maintenance associated within these buildings.

The Residence Halls percentage increase is the lowest increase since the University did not raise room and board rates during the "0-0-0" campaign in 2010-11.

This recommendation also requests an increase of 2.95% on meal plans. This meal plan increase corresponds to the expected inflation rate for food services, and allows for the maintenance of high quality food offerings within our dining facilities.

The recommended Academic Year 2020-21 room, apartment, and board rates are attached.

FISCAL IMPLICATIONS

These proposed rates will be reflected in the Housing and Dining sections of the FY20-21 Auxiliary budget recommendation that will be presented to the Board of Regents in June 2020.

ADMINISTRATIVE RECOMMENDATION

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



University Executive Officer

Date *December 13, 2019*

Residence Halls	Academic Year 2019-2020	Recommended Increase \$	Academic Year 2020-2021	
Best, Buell, Downing, Phelps, Sellers, Walton, Wise, & Putnam				
Double Occupancy	\$5,090	\$180.00	\$5,270	3.54%
Single Occupancy (\$2,500 upcharge)	\$7,590	\$180.00	\$7,770	2.37%
Hill, Hoyt, & Pittman				
Double Occupancy	\$4,550	\$180.00	\$4,730	3.96%
Single Occupancy (\$2,500 upcharge)	\$7,050	\$180.00	\$7,230	2.55%
Village				
Double Occupancy	\$5,800	\$0.00	\$5,800	0.00%
Single Occupancy (\$2,500 upcharge)	\$8,300	\$0.00	\$8,300	0.00%

On-Campus Apartments	Academic Year 2019-2020	Recommended Increase \$	Academic Year 2020-2021	
Brown/Munson				
Single Occupancy				
Efficiency/Studio	\$6,508	\$200.00	\$6,708	3.07%
Large Studio/Small One Bedroom	\$7,070	\$200.00	\$7,270	2.83%
Regular One Bedroom	\$7,654	\$200.00	\$7,854	2.61%
Double Occupancy				
Large One Bedroom	\$5,134	\$180.00	\$5,314	3.51%
Suite	\$5,134	\$180.00	\$5,314	3.51%
Cornell Courts/Westview				
Single Occupancy				
One Bedroom - UF (Basic)	\$6,312	\$200.00	\$6,512	3.17%
One Bedroom - UF	\$6,562	\$200.00	\$6,762	3.05%
One Bedroom - F (Basic)	\$6,762	\$200.00	\$6,962	2.96%
One Bedroom - F	\$7,012	\$200.00	\$7,212	2.85%
Double Occupancy				
Two Bedroom - UF (Basic)	\$4,390	\$180.00	\$4,570	4.10%
Two Bedroom - UF	\$4,640	\$180.00	\$4,820	3.88%
Two Bedroom - F (Basic)	\$4,840	\$180.00	\$5,020	3.72%
Two Bedroom - F	\$5,090	\$180.00	\$5,270	3.54%
601 West Forest (all units)	\$5,076	\$180.00	\$5,256	3.55%
				2.94%

New Meal Plan	Class	Description	AY20 Current Meal Plan			AY21 Recommended Meal Plan			Recommended Annual Increase	
			Annual Cost	Flex/sem	Tfr/sem	Annual Cost	Flex/sem	Tfr/sem	Amount	Percent
E-Style Anytime	FR/SO/JR/SR	Unlimited at Commons	\$ 5,396	\$ 100	75	\$ 5,550	\$ 100	75	\$ 154	2.85%
E-Style 3 per day	FR/SO/JR/SR	3 meals per day	\$ 5,396	\$ 100	0	\$ 5,550	\$ 100	0	\$ 154	2.85%
E-Style 2 per day	FR/SO/JR/SR	2 meals per day	\$ 5,196	\$ 100	0	\$ 5,350	\$ 100	0	\$ 154	2.96%
E-Style Freestyle	SO/JR/SR	1 meal per day + \$850 Flex	\$ 4,800	\$ 850	0	\$ 4,950	\$ 850	0	\$ 150	3.13%

10-Year Room and Board and Tuition % Increase

<u>Academic Year</u>	<u>Res. Halls</u>	<u>Apartments</u>	<u>Board</u>	<u>Tuition</u>
20-21(Proposed)	2.07%	3.31%	2.95%	TBD
2019-20	2.37%	2.88%	2.67%	4.40%
2018-19	2.88%	2.97%	2.75%	3.88%
2017-18	3.33%	2.20%	2.00%	3.91%
2016-17	4.00%	4.00%	1.50%	4.10%
2015-16	4.00%	5.00%	5.00%	7.85%
2014-15	4.00%	4.00%	4.00%	3.20%
2013-14	3.75%	1.55%	3.75%	3.75%
2012-13	4.95%	4.95%	4.95%	3.95%
2011-12	2.15%	3.00%	2.15%	3.65%
2010-11	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>
10-year average	3.14%	3.06%	2.88%	3.87%