

BOARD OF REGENTS
EASTERN MICHIGAN UNIVERSITY

SECTION: 12
DATE: February 18, 2021

RECOMMENDATION

2021-22 ROOM, BOARD AND APARTMENT RATES

ACTION REQUESTED

It is recommended that the Board of Regents approve an average increase of 0.1% in the average rate for occupancy in Residence Halls and Apartments depending on location when compared to the Board approved rates from Academic Year 2020-21. It is also recommended that the Board of Regents approve a 3.0% average increase for meal plan rates for Academic Year 2021-22.

STAFF SUMMARY

This recommendation is for an increase of \$180/academic year or \$22.50/month for all double occupants in the Residence Halls. The percent increase in double occupant Residence Hall rates ranges from 3.1% to 3.8%, depending on location. Currently, there is an additional charge to have a single room. The current "upcharge" is \$2,500/year. This recommendation is to lower that additional charge to \$1,000/year for all single occupants. This will lower the Residence Halls single rates by -15.9% to -18.3% depending on location. Apartment rates are recommended to increase \$120 or \$15/month up to \$200/academic year or \$25/month, depending on location. The percent increase in apartment rates ranges from 2.3% to 3.9%. These price increases and decreases will continue to support the University's ongoing investment in improving the quality of residential facilities, at the same time, try and make housing rates affordable for Eastern Michigan University students.

This recommendation also requests an increase of 3.0% on meal plans. The Dine away from Home CPI increased 3.9% during the twelve months ending December 2020. This meal plan increase allows for the maintenance of high quality food offerings within our dining facilities.

The recommended Academic Year 2021-22 room, apartment, and board rates are attached.

FISCAL IMPLICATIONS

These proposed rates will be reflected in the Housing and Dining sections of the FY21-22 Auxiliary budget recommendation that will be presented to the Board of Regents in June 2021.

ADMINISTRATIVE RECOMMENDATION

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



University Executive Officer

February 18, 2021

Date

Residence Halls	Academic Year 2020-2021	Recommended Price change \$	Academic Year 2021-2022	
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**Best, Buell, Downing, Phelps, Sellers,
Walton, Wise, & Putnam**

Double Occupancy	\$5,270	\$180.00	\$5,450	3.42%
Single Occupancy	\$7,770	(\$1,320)	\$6,450	-16.99%

Hill, Hoyt, & Pittman

Double Occupancy	\$4,730	\$180.00	\$4,910	3.81%
Single Occupancy	\$7,230	(\$1,320)	\$5,910	-18.26%

Village

Double Occupancy	\$5,800	\$180.00	\$5,980	3.10%
Single Occupancy	\$8,300	(\$1,320)	\$6,980	-15.90%

Recommendation is to lower the Single Occupancy upcharge from \$2,500/year to \$1,000/year

On-Campus Apartments	Academic Year 2020-2021	Recommended Price change \$	Academic Year 2021-2022	
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Brown/Munson

Single Occupancy

Efficiency/Studio	\$6,708	\$180.00	\$6,888	2.68%
Large Studio/Small One Bedroom	\$7,270	\$180.00	\$7,450	2.48%
Regular One Bedroom	\$7,854	\$180.00	\$8,034	2.29%

Double Occupancy

Large One Bedroom	\$5,314	\$180.00	\$5,494	3.39%
Suite	\$5,314	\$180.00	\$5,494	3.39%

Cornell Courts/Westview

Single Occupancy

One Bedroom - UF (Basic)	\$6,512	\$200.00	\$6,712	3.07%
One Bedroom - UF	\$6,762	\$200.00	\$6,962	2.96%
One Bedroom - F (Basic)	\$6,962	\$200.00	\$7,162	2.87%
One Bedroom - F	\$7,212	\$200.00	\$7,412	2.77%

Double Occupancy

Two Bedroom - UF (Basic)	\$4,570	\$180.00	\$4,750	3.94%
Two Bedroom - UF	\$4,820	\$180.00	\$5,000	3.73%
Two Bedroom - F (Basic)	\$5,020	\$180.00	\$5,200	3.59%
Two Bedroom - F	\$5,270	\$180.00	\$5,450	3.42%

601 West Forest (all units)

	\$5,256	\$120.00	\$5,376	2.28%
				0.10%

New Meal Plan	Class	Description	AY21 Current Meal Plan			AY22 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	\$ 5,550	\$ 100	75	\$ 5,725	\$ 100	75	\$ 175	3.15%
E-Style 3 per day	FR/SO/JR/SR	3 meals per day	\$ 5,550	\$ 100	0	\$ 5,725	\$ 100	0	\$ 175	3.15%
E-Style 2 per day	FR/SO/JR/SR	2 meals per day	\$ 5,350	\$ 100	0	\$ 5,500	\$ 100	0	\$ 150	2.80%
E-Style Freestyle	SO/JR/SR	1 meal per day + \$850 Flex	\$ 4,950	\$ 850	0	\$ 5,100	\$ 850	0	\$ 150	3.03%

(2)

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>
*2021-22	-6.80%	3.06%	3.04%	TBD%
2020-21	2.07%	3.31%	2.95%	4.23%
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	<u>2.15%</u>	<u>3.00%</u>	<u>2.15%</u>	<u>3.65%</u>
10-year average	3.35%	3.39%	3.17%	4.29%

***AY 2021-22 Recommended Rates –**

Residence Halls range from -18.3% to +3.8%

Apartments range from +2.3% to +3.9%