

**BOARD OF REGENTS**  
EASTERN MICHIGAN UNIVERSITY

SECTION: 19

DATE:

April 14, 2011

**RECOMMENDATION**

**2011-12 RATES FOR ROOM, BOARD AND APARTMENTS**

**ACTION REQUESTED**

It is recommended that the Board of Regents approve the 2011-12 rates for residence halls, meal plans, and apartments.

**STAFF SUMMARY**

The overall aggregate rate request for all Housing and Dining is 2.15%. This proposal requests a 3% rate increase for all university apartments, Gold 13 and Silver 8 meal plans, along with Wise and Valley residence halls. The contract price for the Platinum 18 meal plan as well as the rates for The Village and Towers (Hill, Pittman), will remain at prior year rates.

The cost of food, labor and benefits continue to increase, deferred maintenance needs continue to rise and capital projects are planned. However, we are intentionally keeping the room and board rates low this year in order to maintain affordability for students and their families and competitiveness in the marketplace.

**FISCAL IMPLICATIONS**

The following outcomes will be achieved:

- Increase the occupancy rate to 90% for residence halls and 90% for apartments
- Increase student recruitment and retention long term by reinvestment in auxiliary facilities
- 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

4/4/2011

# FY12 Rm-Board Rates 3.0 Dining

	Room/Board Code	FY11 Annual rate	FY12 Annual rate	\$ CHANGE	% CHANGE
<u>Valley</u>					
	Double 18	7785	7895	\$110	1.41%
	Double 13	7431	7654	\$223	3.00%
	Double 8	7195	7411	\$216	3.00%
	Double Super	7785	7895	\$110	1.41%
	Double Basic	6749	6859	\$110	1.63%
	Single 18	9948	9948	\$0	0.00%
	Single 13	9593	9706	\$113	1.18%
	Single 8	9358	9464	\$106	1.13%
	Single Super	9948	9948	\$0	0.00%
	Single Basic	8911	8911	\$0	0.00%
<u>Wise</u>					
	Double 18	7135	7226	\$90	1.26%
	Double 13	6781	6984	\$203	3.00%
	Double 8	6546	6742	\$196	3.00%
	Double Super	7135	7226	\$90	1.26%
	Double Basic	6099	6189	\$90	1.48%
<u>Hoyt</u>					
	Single 18	9244	9244	\$0	0.00%
	Single 13	8890	9003	\$113	1.27%
	Single 8	8654	8761	\$106	1.23%
	Single Super	9244	9244	\$0	0.00%
	Single Basic	8208	8208	\$0	0.00%
<u>Hill/Pittman</u>					
	Single 18	9546	9546	\$0	0.00%
	Single 13	9192	9305	\$113	1.23%
	Single 8	8956	9062	\$106	1.19%
	Single Super	9546	9546	\$0	0.00%
	Single Basic	8510	8510	\$0	0.00%
<u>Village</u>					
	No Meals	6235	6235	\$0	0.00%
	Village	7420	7235	-\$184	-2.48%
	18	10365	10365	\$0	0.00%
	13	10010	10124	\$113	1.13%
	8	9775	9881	\$106	1.09%
	Super	10365	10365	\$0	0.00%
	Basic	9328	9328	\$0	0.00%
<u>Spring/Summer</u>					
	Single	650	670	\$20	3.00%
	Double	325	335	\$10	3.00%

## Proposed Rental Rate Scale

2011-2012

2010-2011

2012 vs. 2011

	Standard	Upgraded	Standard	Upgraded	Standard \$ Diff	Upgraded \$ Diff	Standard % Diff	Upgraded % Diff
<b>Brown</b>								
Efficiency	\$ 580.00	\$ 610.00	\$ 560.00	\$ 590.00	\$ 20.00	\$ 20.00	3.57%	3.39%
Studio	\$ 630.00	\$ 660.00	\$ 610.00	\$ 640.00	\$ 20.00	\$ 20.00	3.28%	3.13%
Large studio	\$ 650.00	\$ 680.00	\$ 630.00	\$ 660.00	\$ 20.00	\$ 20.00	3.17%	3.03%
Small one bedroom	\$ 675.00	\$ 705.00	\$ 655.00	\$ 690.00	\$ 20.00	\$ 15.00	3.05%	2.17%
One bedroom	\$ 695.00	\$ 725.00	\$ 675.00	\$ 710.00	\$ 20.00	\$ 15.00	2.96%	2.11%
Large one bedroom	\$ 715.00	\$ 750.00	\$ 690.00	\$ 725.00	\$ 25.00	\$ 25.00	3.62%	3.45%
Suite (4 tenants)	\$ 1,300.00	\$ 1,365.00	\$ 1,260.00	\$ 1,325.00	\$ 40.00	\$ 40.00	3.17%	3.02%
<b>Funson</b>								
Studio	\$ 630.00	\$ 655.00	\$ 610.00	\$ 640.00	\$ 20.00	\$ 15.00	3.28%	2.34%
Small one bedroom	\$ 675.00	\$ 705.00	\$ 655.00	\$ 690.00	\$ 20.00	\$ 15.00	3.05%	2.17%
One bedroom	\$ 695.00	\$ 725.00	\$ 675.00	\$ 710.00	\$ 20.00	\$ 15.00	2.96%	2.11%
Large one bedroom	\$ 710.00	\$ 740.00	\$ 690.00	\$ 725.00	\$ 20.00	\$ 15.00	2.90%	2.07%
Executive one bedroom	\$ 770.00	\$ 805.00	\$ 750.00	\$ 790.00	\$ 20.00	\$ 15.00	2.67%	1.90%
<b>Jornell Courts *</b>								
One bedroom, unfurnished	\$ 650.00	\$ 680.00	\$ 620.00	\$ 650.00	\$ 30.00	\$ 30.00	4.84%	4.62%
One bedroom, furnished	\$ 685.00	\$ 720.00	\$ 655.00	\$ 690.00	\$ 30.00	\$ 30.00	4.58%	4.35%
Two bedroom, unfurnished	\$ 710.00	\$ 745.00	\$ 680.00	\$ 715.00	\$ 30.00	\$ 30.00	4.41%	4.20%
Two bedroom, furnished	\$ 750.00	\$ 785.00	\$ 720.00	\$ 755.00	\$ 30.00	\$ 30.00	4.17%	3.97%
<b>Westview</b>								
One bedroom, unfurnished	\$ 655.00	\$ 685.00	\$ 640.00	\$ 670.00	\$ 15.00	\$ 15.00	2.34%	2.24%
One bedroom, furnished	\$ 690.00	\$ 725.00	\$ 675.00	\$ 710.00	\$ 15.00	\$ 15.00	2.22%	2.11%
Two bedroom, unfurnished	\$ 715.00	\$ 750.00	\$ 700.00	\$ 735.00	\$ 15.00	\$ 15.00	2.14%	2.04%
Two bedroom, furnished	\$ 755.00	\$ 790.00	\$ 740.00	\$ 775.00	\$ 15.00	\$ 15.00	2.03%	1.94%

Added inclusive internet access

average %▲ 3.02%