

**BOARD OF REGENTS**  
EASTERN MICHIGAN UNIVERSITY

SECTION: 18
DATE: December 14, 2018

**RECOMMENDATION**

**2019-20 ROOM, APARTMENT AND BOARD RATES**

**ACTION REQUESTED**

It is recommended that the Board of Regents approve an average increase of 2.5% for all University housing and an increase of 2.7% for meal plan rates for FY19-20.

**STAFF SUMMARY**

This recommendation is for an increase of \$160/academic year or \$20/month for all Residence Halls double occupants. Single Occupants in Residence Halls will see a \$2,500/annual upcharge to the double occupant rate. This increase ranges from 0.8% to 3.6% depending on location. Apartment rates are recommended to also increase \$160/academic year or \$20/month. Upgraded apartments will have an additional annual charge of \$250. Furnished apartments will have an additional annual charge of \$450. The percent increase in apartments rates range from -0.2% to 3.8% depending on location and type of apartment. The overall average price increase in housing is 2.5%. The increase 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.

This recommendation also requests an increase of 2.7% on meal plans. This increase ranges from 2.0% to 3.0% depending on meal plan. 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.

These increases are all below the 5-year and 10-year average increase for the University, in the respective categories, with the residence hall increase being the lowest increase since the Fall 2011.

**FISCAL IMPLICATIONS**

These proposed rates will be reflected in the Housing and Dining sections of the FY19-20 Auxiliary budget recommendation that will be presented to the Board of Regents in June 2019.

**ADMINISTRATIVE RECOMMENDATION**

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

  
University Executive Officer

December 14, 2018  
Date

<b>Residence Halls</b>	<b>Academic Year 2018-2019</b>	<b>Recommended Increase \$</b>	<b>Academic Year 2019-2020</b>
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**Best, Buell, Downing, Phelps, Sellers,  
Walton, Wise, & Putnam**

Double Occupancy	\$4,930	\$160.00	\$5,090
Single Occupancy (\$2,500 upcharge)	\$7,532	\$58.00	\$7,590

**Hill, Hoyt, & Pittman**

Double Occupancy	\$4,390	\$160.00	\$4,550
Single Occupancy (\$2,500 upcharge)	\$6,994	\$56.00	\$7,050

**Village**

Double Occupancy	\$5,640	\$160.00	\$5,800
Single Occupancy (\$2,500 upcharge)	\$8,064	\$236.00	\$8,300

<b>On-Campus Apartments</b>	<b>Academic Year 2018-2019</b>	<b>Recommended Increase \$</b>	<b>Academic Year 2019-2020</b>
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**Brown/Munson**

**Single Occupancy**

Efficiency/Studio	\$6,348	\$160.00	\$6,508
Large Studio/Small One Bedroom	\$6,910	\$160.00	\$7,070
Regular One Bedroom	\$7,494	\$160.00	\$7,654

**Double Occupancy**

Large One Bedroom	\$4,974	\$160.00	\$5,134
Suite	\$4,974	\$160.00	\$5,134

**Cornell Courts/Westview**

**Single Occupancy**

One Bedroom - ST UF	\$6,152	\$160.00	\$6,312
One Bedroom - UP UF	\$6,576	(\$14.00)	\$6,562
One Bedroom - ST F	\$6,604	\$158.00	\$6,762
One Bedroom - UP F	\$6,778	\$234.00	\$7,012

**Double Occupancy**

Two Bedroom - ST UF	\$4,230	\$160.00	\$4,390
Two Bedroom - UP UF	\$4,572	\$68.00	\$4,640
Two Bedroom - ST F	\$4,682	\$158.00	\$4,840
Two Bedroom - UP F	\$5,012	\$78.00	\$5,090

**601 West Forest (all units)**

	\$4,916	\$160.00	\$5,076
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New Meal Plan	Class	Description	FY19 Current Meal Plan			FY20 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	\$ 5,237	\$ 100	75	\$ 5,395	\$ 100	75	\$ 158	3.0%
E-Style 3 per day	FR/SO/JR/SR	3 meals per day	\$ 5,237	\$ 100	0	\$ 5,395	\$ 100	0	\$ 158	3.0%
E-Style 2 per day	FR/SO/JR/SR	2 meals per day	\$ 5,026	\$ 100	0	\$ 5,125	\$ 100	0	\$ 99	2.0%
E-Style Freestyle	SO/JR/SR	1 meal per day + \$850 Flex				\$ 4,800	\$ 800	0	New Plan	New Plan

## Average Room and Board and Tuition Increase History

<u>Academic Year</u>	<u>Res. Halls</u>	<u>Apartments</u>	<u>Board</u>	<u>Tuition</u>
2019-20	2.37%	2.51%	2.67%	TBD
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>
9-year average	3.23%	3.07%	2.90%	3.81%
10-year (w/proposed)	3.14%	3.02%	2.88%	TBD