

## FY 2016-17 Room and Board Rate Recommendations

### Recommendation

It is recommended that the Board of Governors approve the FY 2017 room and board rates as shown in the tables below. In summary, the typical freshman resident room and board rate will increase 3.27% from \$9,054 in 2015-16 to \$9,350 in 2016-17. Room rates for a variety of accommodation types are proposed to increase varying amounts ranging from 3.00% to 3.51% and 2.80% to 4.98% for apartment rentals.

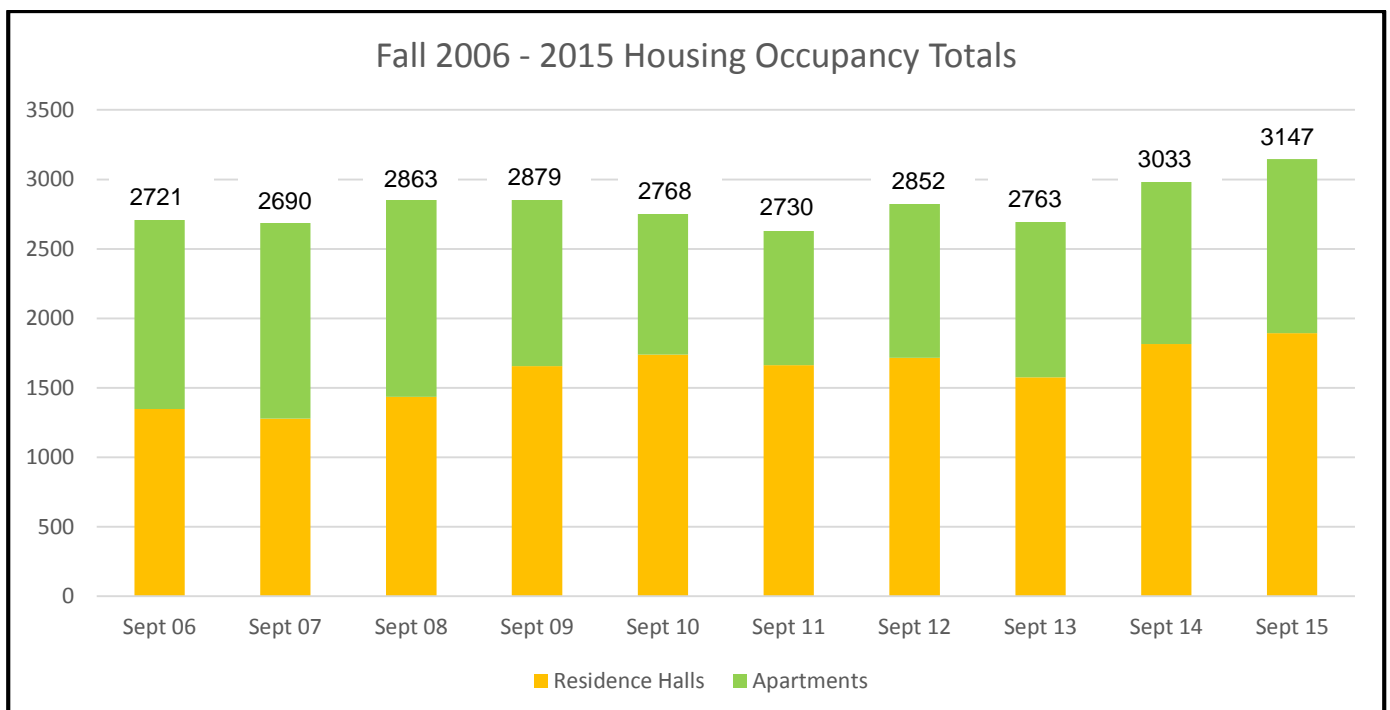
The major changes proposed as part of this room and board rate recommendation are:

- New typical freshman room and board package increase is \$296 (3.27%) to \$9,350.
- The typical returning resident room rate increase is 3.33% which equates to an increase of \$94 - \$145/semester depending on room type.
- The average apartment rate increase is 3.91% which equates to an increase of \$23 - \$80/month/unit depending on apartment type.
- The average Warrior Pass meal plan increase is 3.65% which equates to an increase of \$65 - \$75/semester depending on meal plan selection.

The tables at the end of this document detail the specific rates and changes for the residence halls, apartments, and meal plans for 2016-17.

### Background

Wayne State University has operated university-owned apartment housing for several decades. In 2001 the university began to build undergraduate residence halls, opening Ghafari Hall and Warrior Dining in 2002, Atchison Hall in 2003, and The Towers Residential Suites and Towers' Café in 2005. Since 2006 the average number of students (and affiliated staff, faculty and families) living on campus has been 2845, as shown by the graph below with the last two fall occupancies representing record on-campus numbers.



**FY 2016-17 Room and Board Rate Recommendation**

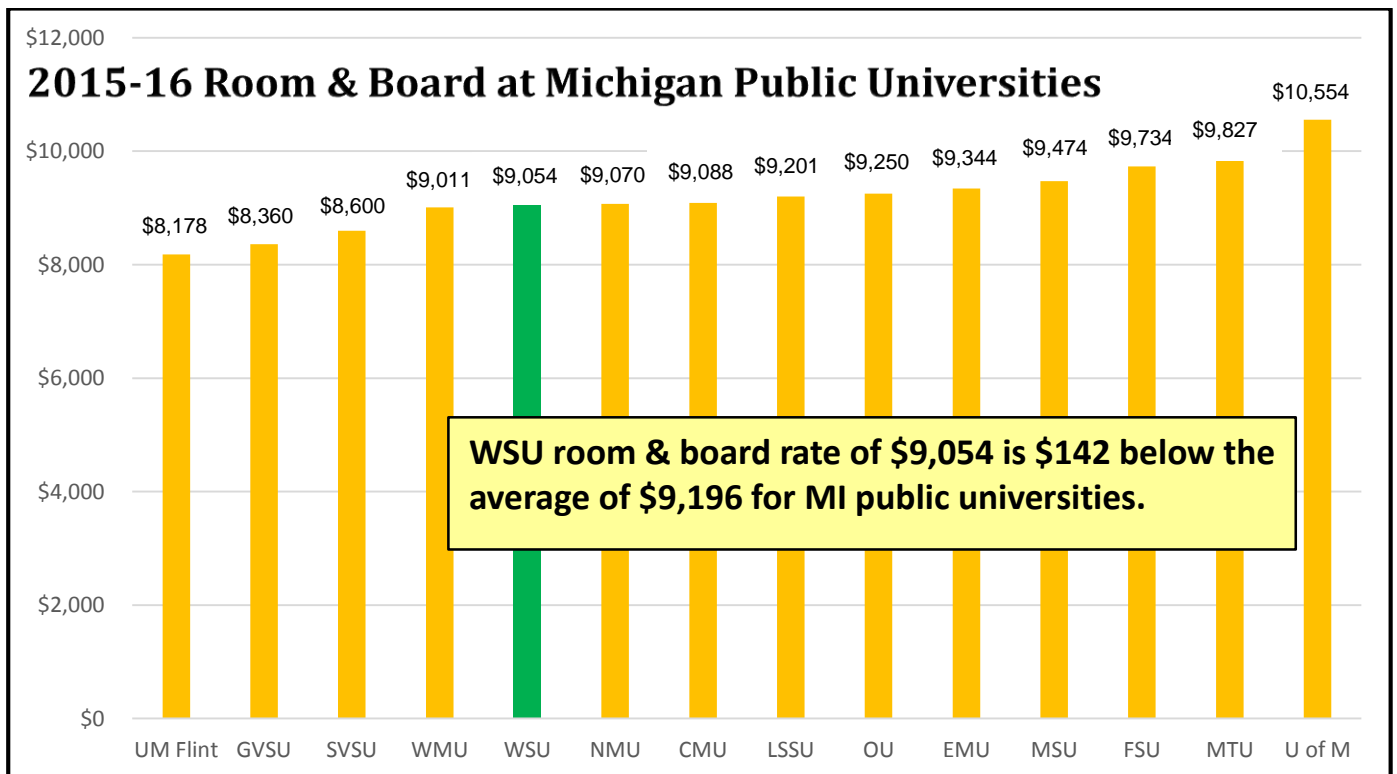
**April 1, 2016**

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Since The Towers opened in 2005, there has also been a trend of increasing undergraduate resident numbers, and all three residence halls were full for the first time in fall 2009. In fall 2010 a new undergraduate furnished apartment option was added. Since 2001 when the resident population was mostly graduate and professional students, the composition of the resident population has changed substantially. By fall 2015, 71% of all campus residents are undergraduates. The trend over the last four years has been an increasing demand from undergraduates for apartment-style living which currently surpasses the total number of available units.

**Wayne State University Freshman Room and Board Rates vs. Other Michigan Public Universities**

Wayne State University campus housing has always been competitively priced relative to the local market and has also been below the average of the other Michigan public universities' campus housing since the residence halls opened in 2002. For fall 2015, our freshman room and board combined rate of \$9,054 was \$142 less than the average of those universities.



The rate increases recommended for FY 2017, coupled with continued financial and occupancy management consistent with implementation of the new Housing Master Plan 2016-26, move Housing and Residential Life forward in continuing to improve our facilities and the educational program in campus housing in support of student success.

**Proposed 2016-17 Room Rates:**

		<b>15-16</b>	<b>16-17</b>	
		<b>Annual</b>	<b>Annual</b>	<b>Increase</b>
<b>Ghafari &amp; Atchison Halls</b>				
Single Occupancy rooms with private bath		\$7,250	\$7,504	3.50%
Double Occupancy rooms with private bath		\$5,534	\$5,680	2.64%
Triple Occupancy rooms with private bath		\$4,672	\$4,836	3.51%
<b>The Towers Residential Suites</b>				
	Suite Types			
Double Occupancy room with shared bath	A	\$5,760	\$5,948	3.26%
Single Occupancy room with private bath	E and G	\$7,720	\$7,990	3.50%
Double Occupancy room within a suite	B and C	\$6,410	\$6,602	3.00%
Single Occupancy room within a suite	C, D and F	\$6,600	\$6,814	3.24%
<b>Deroy Furnished Apartments (sophomores/juniors/seniors only)</b>				
Efficiency apartment single		\$8,270	\$8,560	3.51%
One bedroom apartment double		\$6,580	\$6,794	3.25%
Two bedroom apartment single per room		\$7,888	\$8,164	3.50%
<b>Deroy Apartments</b>				
		<b>Monthly</b>	<b>Monthly</b>	
Efficiency unfurnished		\$802	\$825	2.87%
One Bedroom unfurnished		\$880	\$908	3.18%
Two Bedroom unfurnished		\$1,020	\$1,070	4.90%
<b>Chatsworth Apartments</b>				
Efficiency unfurnished		\$756	\$780	3.17%
One Bedroom unfurnished		\$880	\$910	3.41%
Two Bedroom unfurnished		\$1,120	\$1,175	4.91%
<b>University Towers</b>				
One Bedroom unfurnished		\$1,070	\$1,100	2.80%
Two Bedroom unfurnished		\$1,204	\$1,264	4.98%
Three Bedroom unfurnished		\$1,620	\$1,700	4.94%

## Proposed 2016-17 Board Plans and Rates

<b>Meal Plans</b>	<b>15-16 Annual</b>	<b>16-17 Annual</b>	<b>Increase</b>
Warrior Pass 50 (Unlimited + \$50/sem)	\$3,520	\$3,670	4.26%
Warrior Pass 250 (Unlimited + \$250/sem)	\$3,920	\$4,050	3.32%
Warrior Pass 400 (Unlimited + \$400/sem)	\$4,160	\$4,300	3.37%
Weekly 12 + 350 (Twelve Swipes/wk + \$350/sem)	\$3,450	\$3,590	4.06%
Weekly 5 + \$150 (Five Swipes/wk + \$150/sem)	\$1,590	\$1,660	4.40%
Block 15 (15 Swipes/sem)	\$105	\$110	4.76%
Block 30 (30 Swipes/sem)	\$200	\$208	4.00%
Block 45 (45 Swipes/sem)	\$295	\$308	4.41%

**Any WSU community member can buy Warrior Dollars in \$50 increments.  
All freshmen must select a Warrior Pass Plan**