

**2021-2022 Campus Board Rate Recommendation**

**Recommendation**

It is recommended that the Board of Governors approve the 2021-2022 campus board rates as shown in the table below.

**Proposed 2021-22 Board Plans and Rates**

Meal Plans (per person)*	2020-21 Annual		
	2021-22	Annual	% Inc.
Warrior Pass 200 (unlimited + \$200/semester) **	\$ 4,180	\$ 4,280	2.39%
Weekly 15 + 400 (Fifteen swipes/week +\$400/semester) **	\$ 4,180	\$ 4,280	2.39%
Block 175 + 550 (175 blocks/semester + \$550/semester) **	\$ 4,180	\$ 4,280	2.39%
Block 110 + 550 (110 blocks/semester + \$550/semester)	\$ 3,200	\$ 3,294	2.94%
Block 75 + 300 (75 blocks/semester +\$300/semester)	\$ 1,930	\$ 1,986	2.90%
<b>Block Plans (non-residents, faculty and staff) ***</b>		<b>Single Purchase</b>	
15 Block Plan (fifteen swipes good fall & winter)	\$ 115	\$ 118	2.61%
30 Block Plan (thirty swipes good fall & winter)	\$ 218	\$ 224	2.75%
45 Block Plan (forty five swipes good fall & winter)	\$ 320	\$ 329	2.81%

\* 25% of Warrior Dollars indicated in each meal plan will be issued as One Card Dollars to provide more purchase opportunities at retail locations on and off campus.

\*\*All freshmen residents must select from among these three meal plan types.

\*\*\*Block plans are only for non-resident students/faculty/staff.

**New for fall 2021**

Significant changes to campus dining operations were made in July 2020 to provide more choice, convenience and value to students and the campus community in all areas of residential dining, catering and retail offerings. While many of the improvements planned were postponed due to the pandemic while most students, faculty and staff were remote from campus for the 2020-21 academic year, all changes will be implemented by fall 2021.

The meal plan offerings listed above were implemented in fall 2020 and well-received by residents. One change we will implement for fall 2021 is providing both Warrior Dollars (used exclusively at meal plan locations) and One Card Dollars (stored value on the WSU ID card) as part of each meal plan purchased. One Card Dollars can be used in a wide variety of retail locations on and off campus, giving meal plan holders more selection and convenience. The split of the total meal plan dollars provided with each plan as shown above will be 75% Warrior Dollars and 25% One Card Dollars.



**Campus Housing Updates  
Including FY22 Room Rates  
and  
Dining Updates and  
Campus Board Rate Resolution for FY22**



# Agenda

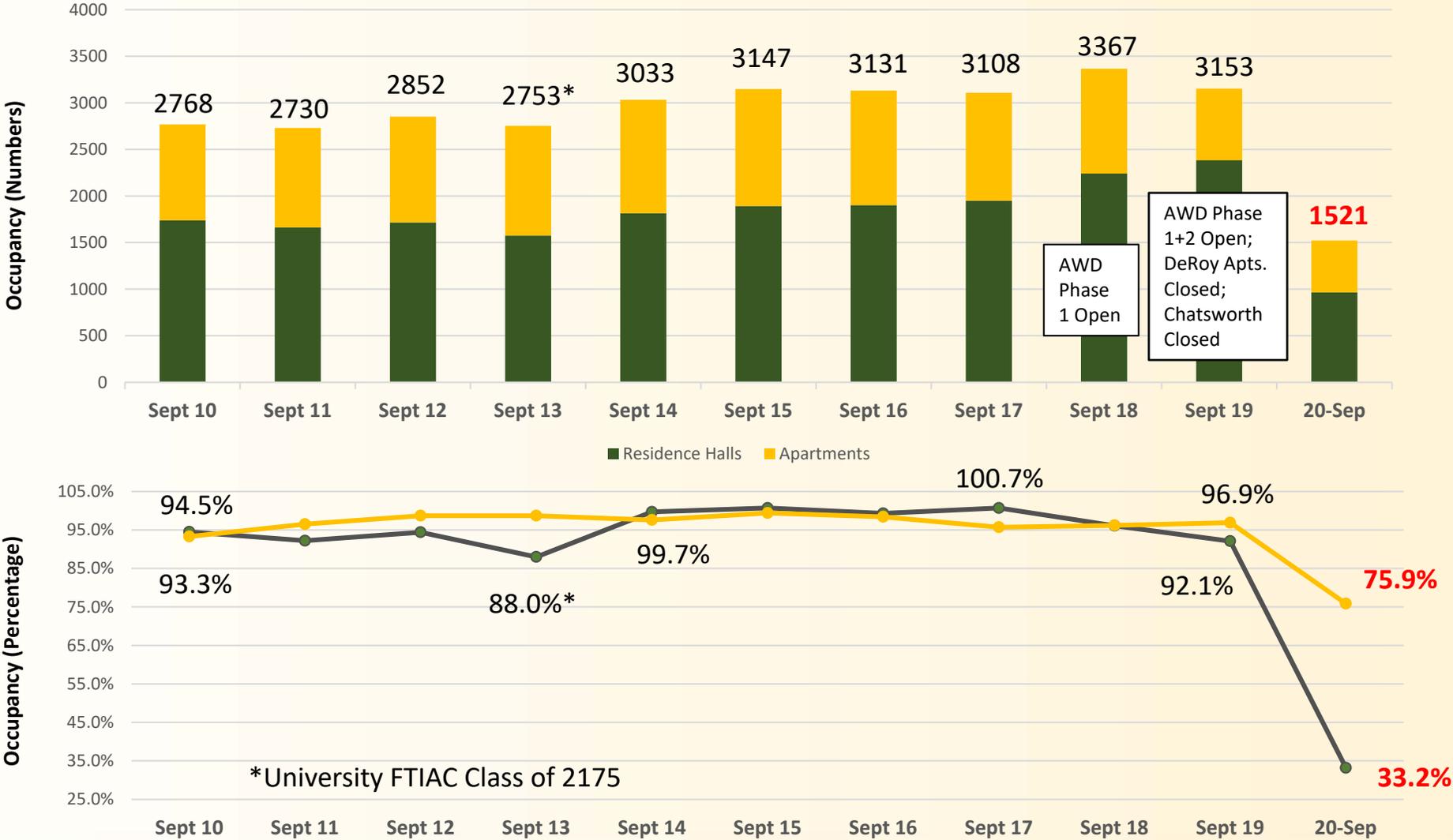
- Review current campus housing during the pandemic.
- Present WSU-Corvias Partnership room rates for 2021-22.
- Review highlights of dining retail, catering, and residential dining new launches for fall 2021.
- Present recommendation for campus board rates for 2021-22 and request approval.



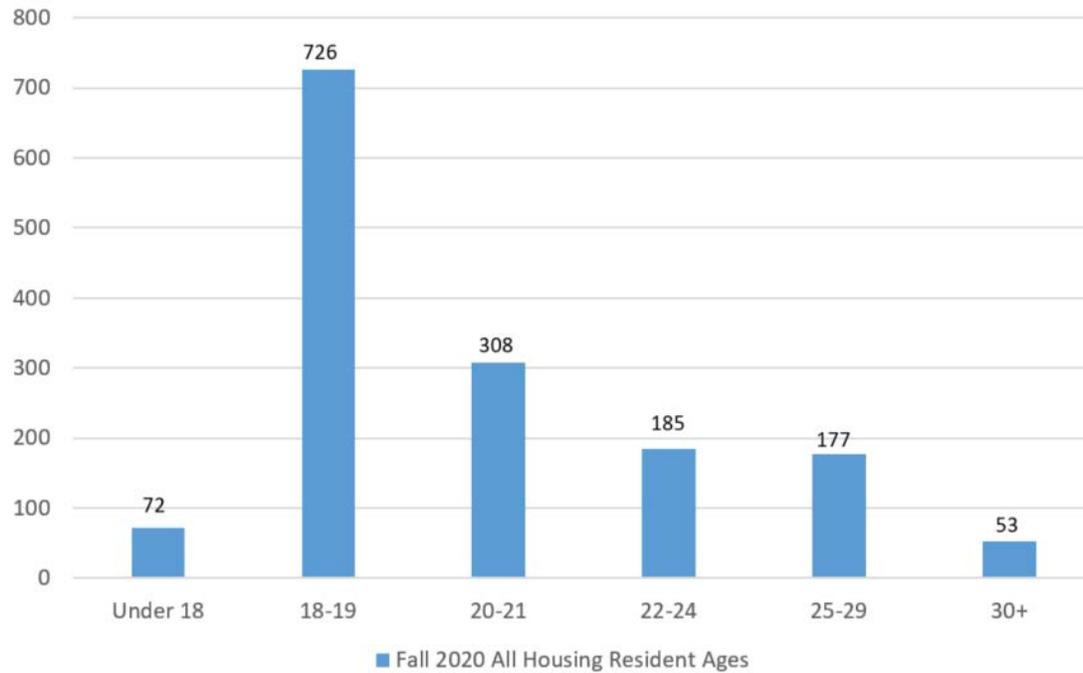
# Current Housing Highlights



# Campus Housing Occupancy Fall 2010 to Fall 2020



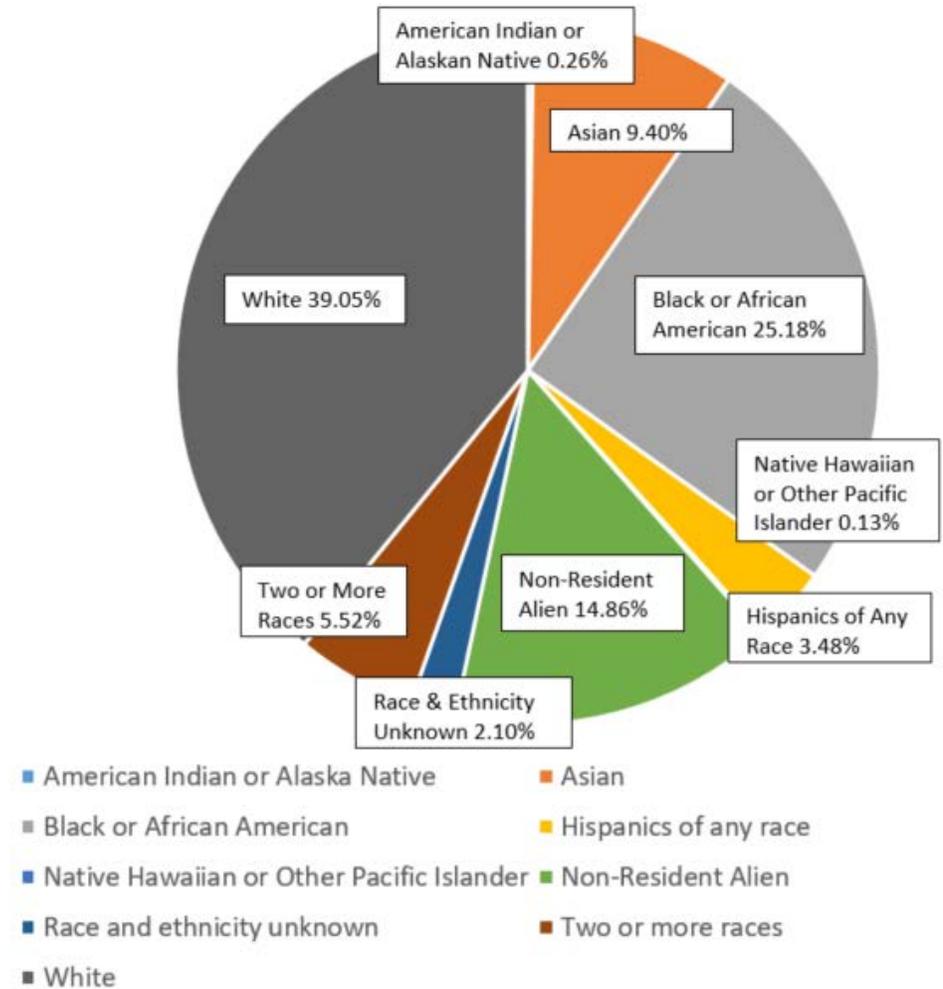
### Fall 2020 All Housing Resident Ages



- 1,521 campus residents at September 2020 Census Day (1318 at January census)
- 52.47% residence hall students are 19 years old or younger
- Fall 2020 housing was 14.86% international students (226/1,521)

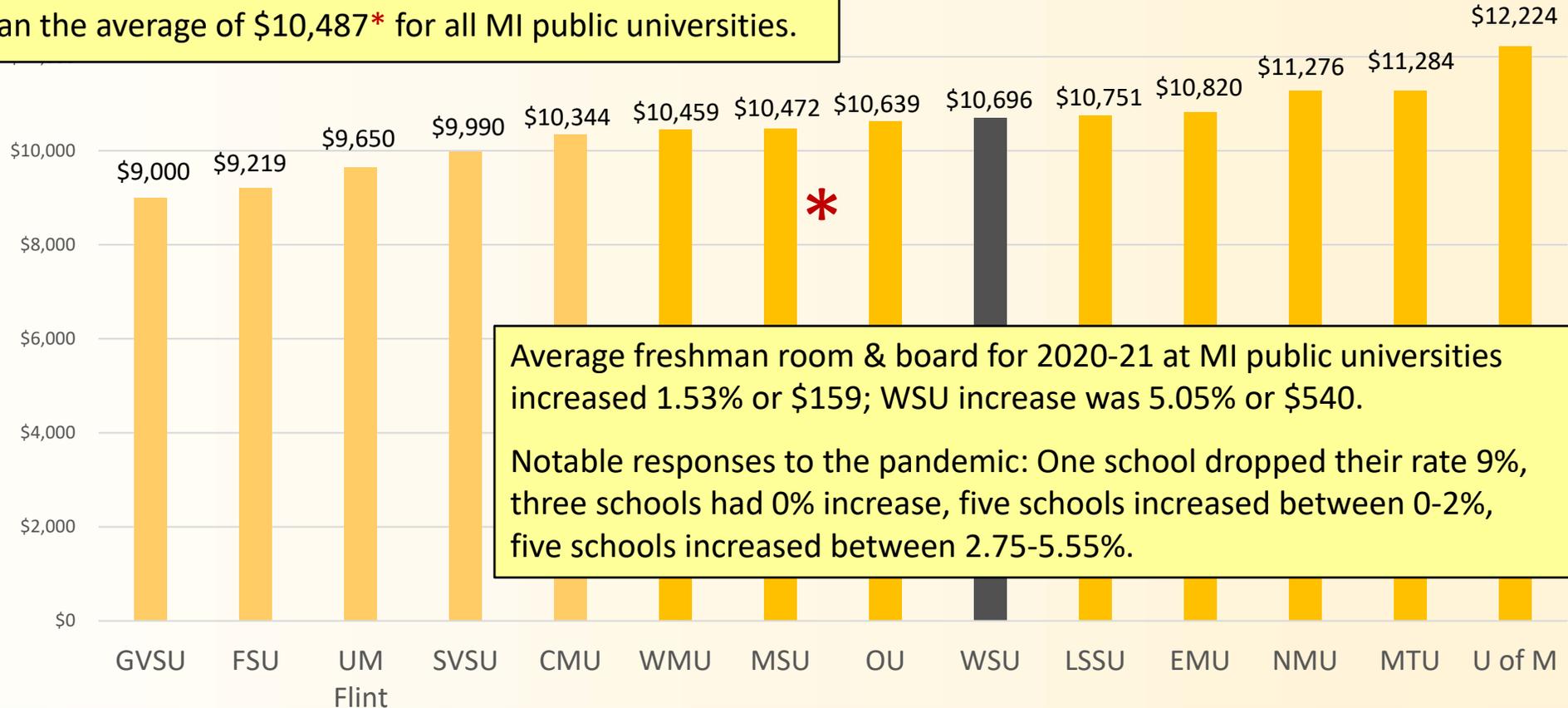


### Fall 2020 All Housing Residents Race/Ethnicity



# Current 20-21 FTIAC/First Year Room & Board Rates of Michigan Public Universities

WSU freshman room & board rate of \$10,696 is \$209 more than the average of \$10,487\* for all MI public universities.



Average freshman room & board for 2020-21 at MI public universities increased 1.53% or \$159; WSU increase was 5.05% or \$540.

Notable responses to the pandemic: One school dropped their rate 9%, three schools had 0% increase, five schools increased between 0-2%, five schools increased between 2.75-5.55%.



# 2020-21 Housing and Dining Noteworthy

- For the 2020-21 academic year, Ghafari Hall, Gold 'n' Greens dining room, The Thompson CFPCA Learning Community, and the recently completed Chatsworth Suites are closed. A dedicated partnership of campus resources of which we can be proud has allowed 1500 students to live on campus successfully during the pandemic.
- For fall 2021 the new Chatsworth Suites will be the home of the new First Year Residential Experience – FYRE. FYRE will bring together supports from across campus to help residents connect, build strong relationships with campus resources, and successfully launch their WSU academic careers.
- The new dining room addition to Towers Café is ready to open for fall 2021.



# Factors Influencing Annual Room & Board Rates

- **Cost of Attendance:** Awareness of the impact of housing and dining costs on the total cost of attendance for campus residents.
- **Competition and Value:** All campus housing/dining is voluntary, WSU has no requirements for students to live on campus, and our costs and services must stay competitive and offer value for both housing and meals.
- **Housing Partnership:** The WSU-Corvias Housing Partnership approved an increase of 3.0% for all room rates on March 9, 2021. (The first 5 years of the partnership require room rate increases of at least 3.0% through FY23.)
- **Expense Increases:** The 2021-22 dining rate proposal includes inflationary increases across expense categories based on specific commodities, general staples and supplies, and wages.



# Residence Hall & Furnished Apartment Rates Set By Housing Partnership for 2021-22

The terms of the Housing Partnership approved by the Board of Governors in September 2016 permit the Housing Partnership to directly approve room rate increases of 3.0% or less per year. Rate increases above 3.0% continue to require Board approval.

	Academic Year	Fall	Winter	
<b>Ghafari &amp; Atchison Halls</b>				
Single Occupancy rooms with private bath	\$8,868	\$4,434	\$4,434	3.0%
Large Single Occupancy rooms with private bath*	\$9,800	\$4,900	\$4,900	
Double Occupancy rooms with private bath	\$6,712	\$3,356	\$3,356	3.0%
Triple Occupancy rooms with private bath	\$5,716	\$2,858	\$2,858	3.0%
<b>Towers Residential Suites</b>				
	<b>Suite Types</b>			
Double Occupancy room with shared bath	A	\$7,030	\$3,515	\$3,515 3.0%
Single Occupancy room with private bath	E and G	\$9,444	\$4,722	\$4,722 3.0%
Double Occupancy room within a suite	B and C	\$7,802	\$3,901	\$3,901 3.0%
Single Occupancy room within a regular suite	C, D and F	\$8,052	\$4,026	\$4,026 3.0%
<b>The Thompson Suites</b>				
Single Occupancy rooms with shared bath		\$9,158	\$4,579	\$4,579 3.0%
Double Occupancy rooms with shared bath		\$6,854	\$3,427	\$3,427 3.0%
Triple Occupancy rooms with shared bath		\$5,910	\$2,955	\$2,955 3.0%
<b>Chatsworth Suites</b>				
Single Suite with private bath		\$9,270	\$4,635	\$4,635 3.0%
Double Occupancy room in 4-person suite w/ shared bath		\$8,344	\$4,172	\$4,172 3.0%
Double Occupancy room in 6-person suite w/ shared bath		\$8,034	\$4,017	\$4,017 3.0%
<b>Anthony Wayne Drive Furnished Apartments</b>				
Studio apartment single		\$12,632	\$6,316	\$6,316 3.0%
One bedroom apartment single		\$13,148	\$6,574	\$6,574 3.0%
Two bedroom apartment single per room		\$11,552	\$5,776	\$5,776 3.0%
Four bedroom apartment single per room		\$ 9,956	\$4,978	\$4,978 3.0%

\*pilot for 2021-22



## Unfurnished Apartment Rates Set By Housing Partnership for 2021-22

The terms of the Housing Partnership approved by the Board of Governors in September 2016 permit the Housing Partnership to directly approve room rate increases of 3.0% or less per year. Rate increases above 3.0% continue to require Board approval.

# University Tower Apartments

	Academic				
	Monthly	Year	Fall	Winter	
One Bedroom unfurnished	\$1,300	\$10,402	\$5,201	\$5,201	3.00%
Two Bedroom unfurnished	\$1,495	\$11,956	\$5,978	\$5,978	3.00%
Three Bedroom unfurnished	\$2,009	\$16,076	\$8,038	\$8,038	3.00%

*From the December 2019 Housing Market Demand Study:*

***Nationally, WSU's unfurnished apartments are \$400-\$880/month cheaper than our urban peers.***

***Locally, University Towers Apartments monthly rents are over 25% below the average monthly rent off-campus for similar facilities for all three unit types.***

***The 2016-26 Housing Master Plan assumes graduate and family occupancy at University Tower Apartments will grow over time as undergraduate housing focuses in the Anthony Wayne Drive corridor.***



# WSU Dining Services



# Implementing Changes in Campus Dining Services Delayed by the Pandemic

In July 2020 a new vision for campus dining emerged with dozens of changes in all three areas of campus dining requested by students and patrons. Many of the changes planned for fall 2020 were **delayed** by the pandemic's impacts and will be rolled out beginning in fall 2021. Highlights include:

***Retail:*** New retail dining locations to meet assessed campus demand:

- Replace Freshii with a sushi concept;
- Replace Wing Stop in the Student Center with a new chicken concept;
- Close Einstein's Bagels on AWD and expand seating for adjoining Starbucks;
- Add a new food service concept in State Hall (part of future renovation planning).



**Residential Dining:** Address student demand for more flexibility and choice:

- Warrior Dollars (WD) will be able to be used at more locations on campus by removing the monopoly on use of WD at Aramark-operated locations. **For fall 2021, we will tweak last year's new meal plans to now include a combination of Warrior Dollars and One Card Dollars** to allow diners to use their meal plans at more locations on campus and in the community.
- **Implement Family Table special served dinners for groups of students, and create special opportunities for new FYRE community to dine together.**
- Guest Meal Donation Program for meal plan holders to assist other WSU students in need; ~25% of meal plan holders have donated at least one meal for use by another student in 2020-21.

**Catering:** Provide more competition and choice to campus:

- **Add a dozen+ pre-approved caterers, providing campus more choice and variety while preserving campus facilities and assuring food safety.**
- **Remove campus requirement to use WSU Catering for events under \$1,000.**
- Remove requirement for the medical campus and Ilitch School of Business to use WSU catering service.



# Campus Board Plan Rate Recommendations for 2021-22

## Meal Plans

(25% of dining \$ indicated in each plan will be provided as One Card \$)

	Semester	Academic Year	% Increase
Warrior Pass 200 (unlimited + \$200/sem)	\$ 2,140	\$ 4,280	2.39%
Weekly 15 + 400 (Fifteen swipes/wk +\$400/sem)	\$ 2,140	\$ 4,280	2.39%
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## Block Plans

15 Block Plan (fifteen swipes good fall & winter)	\$ 118	2.61%
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Cost drivers for campus dining: CPI (Food Away From Home-Urban Areas) which increased **3.6%** in 2020, particularly in high-use commodities like meats (+4.6%), dairy (+4.4%) and beverages (+4.4%); Labor wage increases in accommodations/food service of **4.9%** in 2020. (Source U.S. Bureau of Labor Statistics CPI and U.S. Bureau of Labor Statistics Employment Survey) (For Aramark nationally: market basket +3.75% and hourly wages +6.3%)



# The Value of WSU Meal Plans

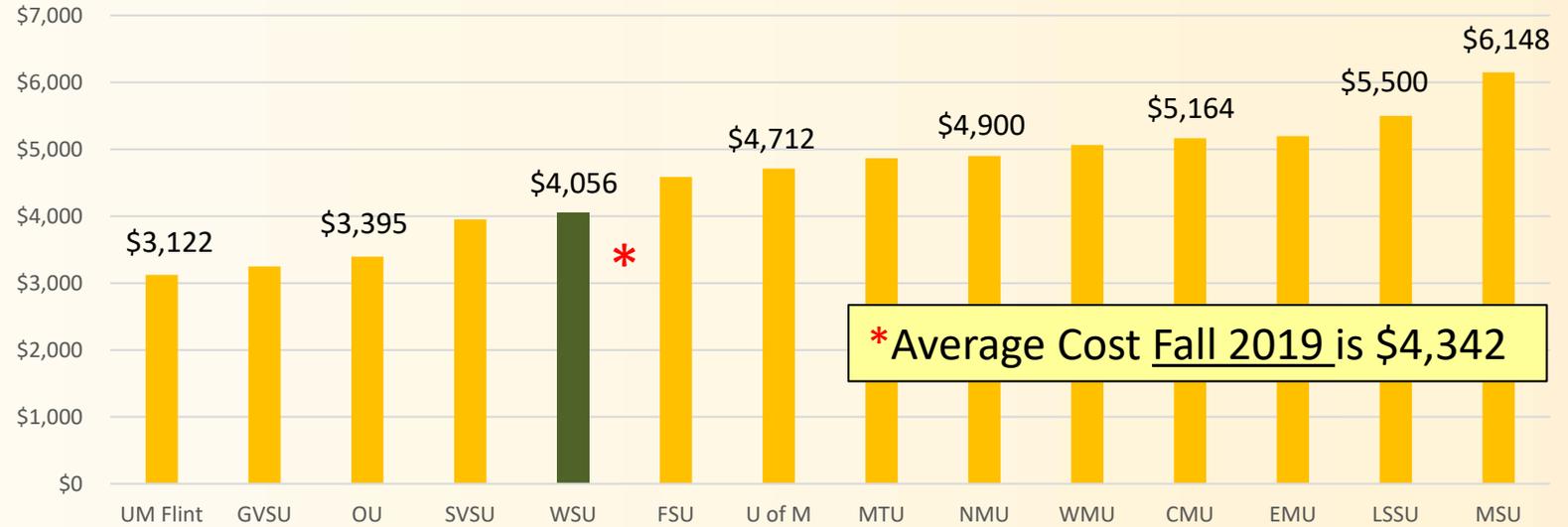
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# Other Michigan Public Universities

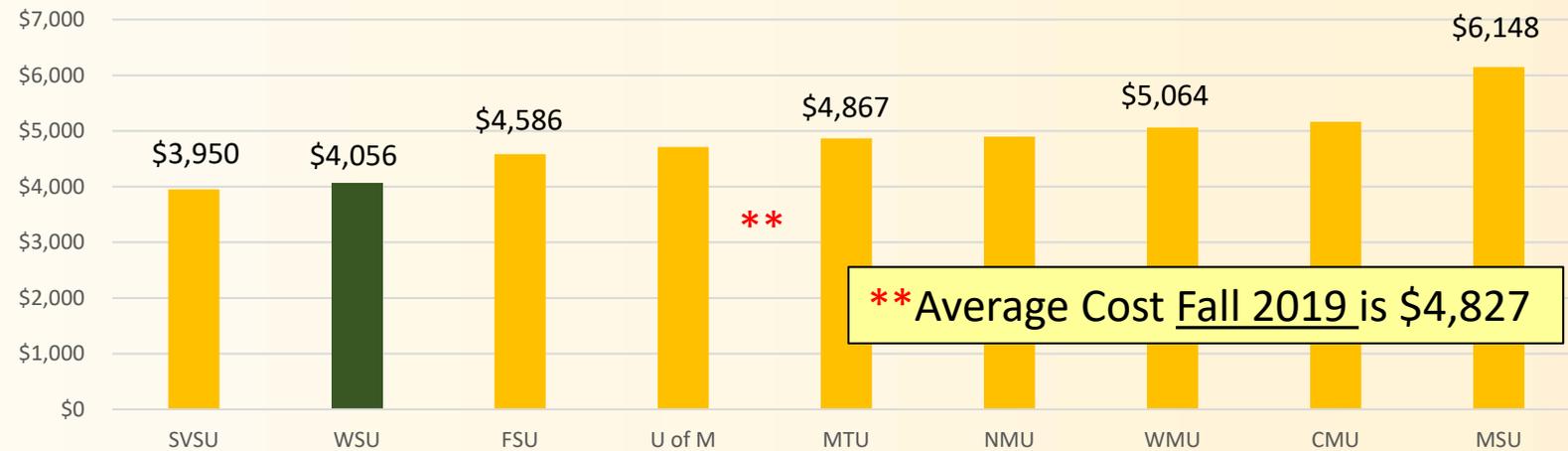
Proposed **Fall 2021**  
WSU Base Dining  
Rate of \$4,280  
**is still less than**  
**Fall 2019** MPU  
average.



## Fall 2019 MPU FTIAC/First Year Dining Rates



## Fall 2019 MPU Unlimited Access Dining



# Housing & Dining 2021 – 2022 Rate Proposal Summary

- Typical **freshman room and board package increase is \$296 to \$10,992 (2.77%)**  
*based on semH-suite and Weekly 15 + \$400/semester meal plan.*
- Typical **upperclass room and board package increase is \$335 to \$12,332 (2.78%)**  
*based on suite single and Block 175 + \$550/semester meal plan. Upper class residents have other room and meal plan options to lower their costs.*
- All **room rates for campus residence halls and apartments increase 3.0%**  
as set by the WSU-Corvias Housing Partnership

➤ ***Request Adoption of Resolution recommended 2021-2022  
Campus Board Rates***

