

FY 2023-24 Campus Housing Room and Board Rate Recommendation

Recommendation

It is recommended that the Board of Governors approve the FY 2024 board rates, as shown in the tables below. As proposed, all meal plans increase between 4.26 and 5.88%.

Note, the Board of Governors in 2017 delegated the authority to the Corvias-WSU Housing Partnership to set annual room rates at 3.0% or less without further Board approval. Because the 2023-24 rate increases range from 0% - 3%, no board action is required.

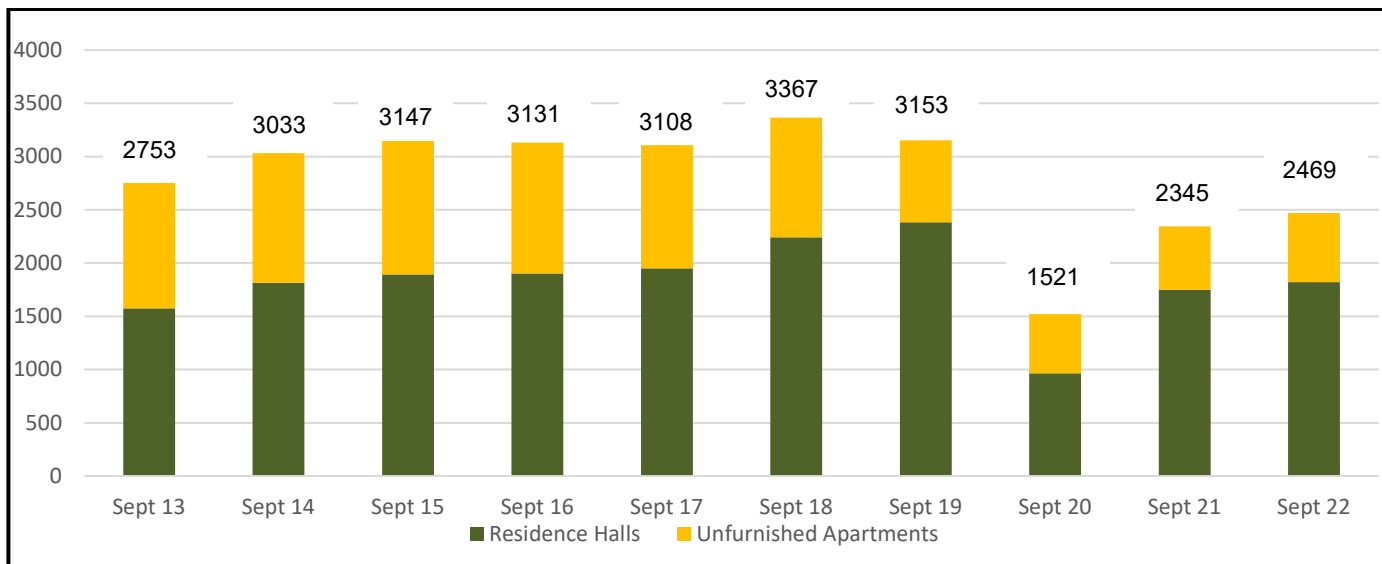
Based on the proposed board rates, along with approved room rates, typical increases are as follows:

- Typical first-year room and board benchmark package increases are \$188 to \$11,608 (1.65%) based on a semi-suite room and a Weekly 15 + \$400/semester meal plan.
- Typical upper-class room and board package increases are \$184 to \$11,987 (1.56%) based on a suite single and Block 110 + \$550/semester meal plan. Upper-class residents have other room and meal plan options to raise or lower their costs.

The tables at the end of this document detail the specific rates and changes for the residence halls, apartments, and meal plans for 2023-24.

Background

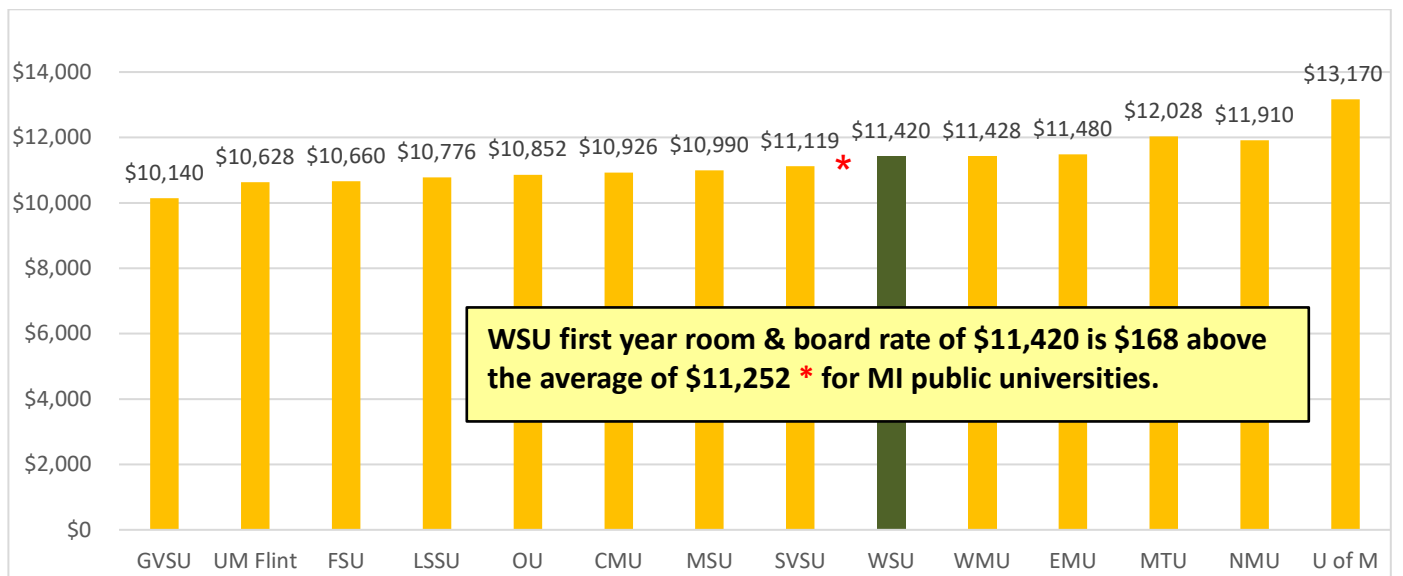
Wayne State University has operated university-owned apartment housing for several decades. In 2001 the university began to build undergraduate residence halls, opening Ghafari Hall and Warrior Dining (now Gold 'n' Greens) in 2002, Atchison Hall in 2003, and The Towers Residential Suites and Towers' Café in 2005. The Thompson Home on Cass Avenue was converted from the School of Social Work home into a living/learning community for the College of Fine, Performing, and Communication Arts in 2016. The University entered into the Corvias-WSU Housing Partnership in December 2017. It began construction on the Anthony Wayne Drive Apartment complex, which was completed in two phases in August 2018 and June 2019. DeRoy Apartments were razed in 2019, and the complete renovation of Chatsworth Apartments into Chatsworth Suites was opened in August 2021. The COVID-19 pandemic began in March 2020 and suppressed campus occupancy for the last three years, resulting in housing revenues well below typical occupancy totals.



Wayne State University First-Year 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 for many years remained below the statewide average. However, several of Michigan’s public universities slowed annual increases or reduced rates during the pandemic. For 2022-2023, WSU’s benchmark first-year rate is \$168 (1.5%) above the average for all 14 MPUs.

2022-2023 First-Year Room & Board at Michigan Public Universities



2023-24 Room Rates

Given both continued low occupancy and affordability concerns of our student population, the Executive Review Committee of the Corvias-WSU Housing Partnership voted to maintain all residence hall rental rates at the current year levels and to increase rates for apartment types between 1.5% - 3.0% at their April 13, 2023 meeting.

		2022-23	2022-23	
		Annual	Annual	Increase
Ghafari & Atchison Halls				
Single Occupancy room with private bath		\$9,259	\$9,259	0.0%
Large Single Occupancy room with private bath		\$10,232	\$10,232	0.0%
Double Occupancy room with private bath		\$7,008	\$7,008	0.0%
Triple Occupancy room with private bath		\$5,968	\$5,968	0.0%
The Towers Residential Suites				
	Suite Types			
Double Occupancy room with shared bath	A	\$7,340	\$7,340	0.0%
Single Occupancy room with private bath	E and G	\$9,860	\$9,860	0.0%
Double Occupancy room within a suite	B and C	\$8,146	\$8,146	0.0%
Single Occupancy room within a regular suite	C, D and F	\$8,407	\$8,407	0.0%
The Thompson Suites				
Single Occupancy room with shared bath		\$9,562	\$9,562	0.0%
Double Occupancy room with shared bath		\$7,156	\$7,156	0.0%
Triple Occupancy room with shared bath		\$6,171	\$6,171	0.0%
Chatsworth Suites				
Single Suite with private bath		\$9,679	\$9,679	0.0%
Double Occupancy room in 4-person suite w/shared bath		\$8,712	\$8,712	0.0%
Double Occupancy room in 6-person suite w/shared bath		\$8,388	\$8,388	0.0%
Anthony Wayne Drive Furnished Apartments				
Studio apartment single		\$13,189	\$13,387	1.5%
One-bedroom apartment single		\$13,728	\$13,934	1.5%
Two-bedroom apartment single per room		\$12,061	\$12,363	2.5%
Four-bedroom apartment single per room		\$10,395	\$10,655	2.5%
University Towers Unfurnished Apartments				
One-bedroom unfurnished (can be shared by 2)		\$10,861	\$11,187	3.0%
Two-Bedroom unfurnished (can be shared by up to 4)		\$12,483	\$12,857	3.0%
Three Bedroom unfurnished (can be shared by up to 6)		\$16,785	\$17,289	3.0%

Proposed 2023-24 Board Plans and Rates

The food component of CPI increased 9.5% in February 2023 over the prior year. The food sub-component called Food Away from Home increased by 8.4%, while Food at Home increased 10.2% during the same period last year. Specific food commodities used in our dining facilities increased by an average of 10+%, with notable increases being 16-18% for groceries, 10-12% for baked goods, 16-18% for produce, 10-12% for dairy products, and 8-10% for cleaning and ware washing driven by higher demand. WSU Dining Services provided by Aramark also had wage increases across all five categories of dining employees, 8.4% in the last twelve months and 20.2% in the previous two years. Notable also is that WSU Dining Services has increased all student minimum wages to \$13/hour necessary to attract and retain a dependable student workforce.

WSU and Aramark continue to work closely together to contain costs and mitigate needed meal plan increases while still maximizing service and choice for our customers. Changes visible to campus beginning in August 2023 will be the closure of Gold 'n' Greens cafeteria unless the number of residence hall meal plans sold exceeds 1800, at which point the economics can support operating two cafeterias.

Meal Plans	2022-23 Annual	2023-24 Annual	Increase	Increase per Semester
Warrior Pass + \$150 Warrior + \$50 One Card Dollars	\$4,412	\$4,600	4.26%	\$94
Weekly 15 + \$300 Warrior + \$100 One Card Dollars	\$4,412	\$4,600	4.26%	\$94
Block 175 + \$425 Warrior + \$125 One Card Dollars	\$4,412	\$4,600	4.26%	\$94
Block 110 + \$425 Warrior + \$125 One Card Dollars	\$3,396	\$3,580	5.42%	\$92
Block 75 + \$225 Warrior + \$75 One Card Dollars	\$2,046	\$2,160	5.57%	\$57
Block Plans				
15 Block (suitable for both semesters)	\$122	\$129	5.74%	\$7
30 Block (suitable for both semesters)	\$232	\$245	5.60%	\$13
45 Block (suitable for both semesters)	\$340	\$360	5.88%	\$20