

Senior Vice President and Assistant Treasurer

To: Members of the Finance Committee  
Don Thompson, Chair  
Sonny Beck  
Vanessa Castagna  
Mike Klipsch

Fr: James S. Almond, Senior Vice President and Assistant Treasurer

Date: November 25, 2019

Re: Approval of 2020-21 Student Housing Rates

The proposed 2020-21 student housing rates for each campus are summarized below. These rates continue to reflect the University's focus and effort to maintain student affordability.

West Lafayette

The West Lafayette campus is recommending a continuation of current room and board rates for the 2020-21 year. This will be the eighth consecutive year students on the West Lafayette campus will not see an increase in rates. Room and board rates will be lower for 2020-21 than they were in 2012-13 due to several reductions in the cost of dining plans and holding the cost of room rates flat over this period. A more comprehensive rate review will be conducted during the current fiscal year to determine what changes, if any, should be considered in the offerings or rate structures for 2021-22.

The division of Student Life will provide a total of 14,995 beds across various price points and amenities for undergraduate students, graduate students and families on or near campus. This is an increase of 513 available beds, or 3.5%, over the previous academic year. This increase is predominantly the result of the opening of the Third Street North and Meredith South residence halls, the reconfiguration of master leases with off campus properties, the closing of a portion of Purdue Village and minor room reconfigurations. The recommended rates for the 1,273 revenue beds associated with the new Third Street North and Meredith South residence halls are outlined in Attachment A.

For all of the beds provided by Student Life, room price points range from \$2,446 to \$9,500 based on room type and amenities. The five meal plan options range from \$2,998 to \$5,398 based on the number of meals per week and dining dollars provided.

Regional Campus Housing

Purdue Northwest and Purdue Fort Wayne are recommending an average increase of 2.0% and 2.9% respectively for student housing. This increase follows four years with no increases in the average cost of housing on each campus. The rate increase will enable each campus to cover

operating costs, increased debt service and target a margin for future investment in facilities. The Regional Campus housing rates are provided in Attachment B. A description of the housing provided by each campus is outlined below.

#### Purdue Northwest

The Hammond campus provides 744 beds in two bedroom one bathroom or four bedroom two bathroom apartment-style configurations. With the proposed rate increase, the four bedroom units are priced at \$5,707 and the two bedroom units are priced at \$6,644 for the academic year

#### Purdue Fort Wayne

The Fort Wayne campus currently provides 1,204 beds for on-campus housing. The beds are a part of the one, two, three, and four bedroom apartment-style configurations. With increased demand for housing, the PFW campus is also leasing 31 units or 124 beds in the community to help meet demand as it is recruiting students from a broader geographical area.

With the proposed increase, the room rates for the units range in price points from \$4,930 for a four bedroom two bathroom unit to \$9,876 for a limited number of one bedroom one bathroom units for the academic year.

#### Rate Flexibility

As each campus prepares for the Fall 2020 semester, we are recommending flexibility in the rate setting process to help meet temporary or permanent housing for 2020-21. Specifically, we are recommending that if additional off-campus housing or temporary reconfiguration of existing rooms is required to meet demand, the campus may price the new options relative to the approved pricing structure taking into consideration similar amenities and costs associated with contracting or setup.

#### Attachments

c: Chairman Mike Berghoff  
President Mitch Daniels  
Treasurer Bill Sullivan  
Provost Jay Akridge  
Senior Vice President Chris Ruhl  
Vice Provost for Student Life Beth McCuskey  
Vice Chancellor Steve Turner  
Vice Chancellor David Wesse  
Legal Counsel Steve Schultz  
Corporate Secretary Janice Indrutz

**West Lafayette  
University Residences  
2020-21**

<b>Room type</b>	<b>Room</b>	<b>Beds</b>	<b>Current Rates</b>
Third Street Suites North	Suite AC	100	\$6,870
Third Street Suites North	Semi-suite AC	460	\$6,614
Meredith - South	Triple AC	108	\$4,958
Meredith - South	Double AC	568	\$6,614
Meredith - South	Single w/bath AC	32	\$9,500
Meredith - South	Single AC	5	\$9,134
		1,273	

**Note:**

A total of 1,300 beds will be opening with 1,273 allocated to students and 27 for Residence Education Assistants (REA) and Residence Assistants (RA).

## Regional Campus Housing Rates - 2020-21

**Purdue Fort Wayne****2.9% INCREASE**

Unit	ACADEMIC				
	Available Beds	Approved 2019-2020	Proposed 2020-2021	Dollar Change	Percent Change
1 Bed/1 Bath	20	\$9,826	\$9,876	\$ 50	0.5%
2 Bed/1Bath	192	\$5,990	\$6,250	\$ 260	4.3%
2 Bed/2 Bath	144	\$6,642	\$7,000	\$ 358	5.4%
2 Bed/2 Bath - Deluxe *	64	\$8,300	\$8,300	\$ -	0.0%
4 Bed/2 Bath - Private (Building K,L)	128	\$5,420	\$5,171	\$ (249)	-4.6%
4 Bed/2 Bath - Shared (Building K, L) **	128	\$4,930	\$4,930	\$ -	0.0%
4 Bed/2 Bath (Building C, D, F, H)	400	\$4,930	\$5,171	\$ 241	4.9%
4 Bed/4 Bath - Deluxe ***	128	\$6,990	\$7,300	\$ 310	4.4%
<b>TOTAL</b>	<b>1,204</b>			Weighted Average increase	2.9%

\* Larger floor plan with washer and dryer in unit

\*\* Bedrooms separated by a screened wall

\*\*\* Rate utilized for off-campus housing (124 beds)

**Purdue Northwest****2% INCREASE**

Unit	ACADEMIC				
	Available Beds	Approved 2019-2020	Proposed 2020-2021	Dollar Change	Percent Change
4 Bedroom Suites	720	\$ 5,595	\$ 5,707	\$ 112	2.0%
2 Bedroom Suites	24	\$ 6,514	\$ 6,644	\$ 130	2.0%
<b>TOTAL</b>	<b>744</b>			Weighted Average increase	2.0%