

To: Members of the Finance Committee  
Mike Klipsch, Chair  
Sonny Beck  
Malcolm DeKryger  
Shawn Taylor

Fr: Beth McCuskey, Vice Provost for Student Life  
Christopher A. Ruhl, Chief Financial Officer and Treasurer

Date: December 8, 2023

Re: Approval of 2024-25 Student Housing Rates

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Purdue worked in partnership with Brailsford & Dunlavey to review West Lafayette University Residences Housing (URH), survey students about preferred living location, unit typology, and pricing, and develop proposed 2024-25 URH rates. Student feedback indicated strong demand for on-campus URH housing, interest in increased capacity to accommodate more returning students, and the need for reinvestment in existing rooms and common spaces. Rate increases are proposed in order to reinvest in existing assets, increase capacity, and ensure long-term sustainability of Purdue URH. Student housing affordability remains a core tenet and Purdue West Lafayette's 2024-25 URH predominant room and board rates will remain the lowest in the Big Ten by a significant margin.

#### West Lafayette

The proposed 2024-25 rates are simplified to twelve room typologies with up to three tiered rates per typology. Rate tiers are based on factors including facility age, amenities, size, and level of privacy. URH rates will increase, on average, about \$33 per month for residents based on 10 monthly payments. Aspire rates will not increase for 2024-25. Increases for approximately 1,700 URH beds are being limited to a level less than the targeted room typology and tier rate for 2024-25 to preserve student affordability. The rates for those beds will move toward the standard pricing in coming years. Rate tier/typology pricing and the number of beds in each category is summarized in the appendix.

#### Indianapolis

URH will expand operations to Indianapolis in 2024-25. Student housing will be provided through 468 on-campus residence hall beds at North Hall leased from Indiana University and 400 near-campus apartment beds at Lux on Capitol master leased from Scion Group. The Lux on Capitol apartments are within walking distance to campus.

Bed price points range from \$8,192 to \$8,730 at North Hall. Per agreement, the rooms will be priced consistently with Indiana University's North Hall rates. Indiana University's rates were approved November 10, 2024. Rates at Lux on Capitol will range from \$12,500 to \$22,000 based on room type and amenities. Over 90% of the Lux on Capitol beds are in the \$12,500 to \$13,500 price range. The rates are inclusive of resident utilities, university resident assistants, and residential life programming costs.

Meal plans will be required for Purdue Indianapolis North Hall residents. Students living at Lux on Capitol will have the option to purchase a meal plan. The plans will be priced consistently with Indiana University's meal plan options and based on the number of meals per week and dining dollars provided.

#### Purdue Northwest

The Hammond campus provides 751 beds in two bedroom one bathroom or four bedroom two bathroom apartment-style configurations. With the proposed 4.0% rate increase, the four-bedroom units are priced at \$6,423, with an average monthly increase of \$25 and the two bedroom units are priced at \$7,477, with an average monthly increase of \$29 for the academic year. Campus housing continues to manage expenses sufficient to support operations costs that are increasing due to demand and inflationary pressures.

#### Purdue Fort Wayne

The Fort Wayne campus currently provides 1,368 on-campus and master leased beds for student housing. The beds are a part of the one, two, three, and four bedroom apartment-style configurations. The campus housing rates will be increased by 5.0% for 2024-25, with increases ranging from \$26 to \$50 per month based on room typology. The increased revenue will be used for ongoing maintenance and support of the housing facilities due to the age and high utilization of the facilities and enhanced student programming for residents.

#### Rate Flexibility

As each campus prepares for the Fall 2024 semester, we are recommending flexibility in the rate setting process to help meet temporary housing needs for 2024-25. Specifically, we are recommending that if 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 setup.

c: Chairman Mike Berghoff  
President Mung Chiang  
Provost Patrick Wolfe  
Vice Chancellor Steve Turner  
Vice Chancellor Glen Nakata  
Legal Counsel Steve Schultz  
Corporate Secretary Cindy Ream



## Proposed 2024-25 Student Housing Rates

### Purdue West Lafayette 2024-25 University Residences AY Rates

Room Typology	Bed Counts			Tier/Typology Rates		
	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3
Traditional - Single	432	470	648	\$ 5,633	\$ 7,335	\$ 10,130
Traditional - Double	2,547	3,599	1,230	\$ 3,875	\$ 5,250	\$ 7,060
Traditional - Triple	69	45	171	\$ 2,582	\$ 4,016	\$ 5,447
Traditional - Quad	32	144		\$ 4,328	\$ 4,792	
Semi-Suite - Single	54		33	\$ 5,848		\$ 9,744
Full-Suite - Double	204		164	\$ 5,590		\$ 7,233
Semi-Suite - Double	1,257	582		\$ 6,212	\$ 6,938	
Studio Apt	308			\$ 5,733		
1 BR Apt	540	76	5	\$ 5,138	\$ 7,248	\$ 9,887
2 BR Apt	52			\$ 7,430		
3 BR Apt						
4 BR Apt	84			\$ 9,494		
Densified	662	438	36	Densified Pricing		
Aspire	1,128 Aspire Beds			\$8,900 - \$15,900		

### Purdue Indianapolis 2024-25 Lux on Capitol AY Rates

Room Typology	# Beds	Rate
4x4	320	\$12,500
4x4 XL	40	\$13,500
3x3	9	\$17,500
2x2	2	\$18,000
2x2 (Penthouse)	2	\$21,500
Studio	3	\$20,000
1x1	24	\$22,000

### Purdue Indianapolis 2024-25 North Hall AY Rates

Room Typology	# Beds	Rate
Single w Bath	12	\$8,729
Single	24	\$8,401
Double	432	\$8,191



## Proposed 2024-25 Regional Campus Student Housing Rates

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### Purdue Northwest 2024-25 AY Rates

Room Typology	# Beds	Rate
4 Bedroom Suites	663	\$6,423
2 Bedroom Suites	24	\$7,477
4 Bedroom Single	32	\$5,777
4 Bedroom Double	32	\$4,493

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### Purdue Fort Wayne 2024-25 AY Rates

Room Typology	# Beds	Rate
1 Bed/1 Bath	20	\$10,580
2 Bed/1 Bath	192	\$6,774
2 Bed/2 Bath	144	\$7,560
2 Bed/2 Bath - Deluxe	64	\$8,926
4 Bed/2 Bath - Private (K, L)	128	\$5,642
4 Bed/2 Bath - Shared (K, L)	128	\$5,388
4 Bed/2 Bath (C, D, F, H)	400	\$5,642
4 Bed/4 Bath - Deluxe	128	\$7,876
4 Bed/4 Bath - Deluxe St Joe	164	\$7,876

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