

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: October 4, 2024

Re: Approval of 2025-26 Student Housing Rates

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 for 2025-26 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 2025-26 URH predominant room and board rates will remain the lowest in the Big Ten by a significant margin.

West Lafayette

The proposed 2025-26 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 \$35 per month for residents based on 10 monthly payments. Increases for approximately 1,700 URH beds are being limited to a level less than the targeted room typology and tier rate for 2025-26 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

In 2024-25, URH is providing Student housing 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. Master leased beds may be added for 2025-26 to meet student demand.

2024-25 bed price points range from \$8,192 to \$8,730 at North Hall. Per agreement, the beds will again be priced consistently with Indiana University's North Hall rates for 2025-26. Indiana University's rates are expected to be approved later this year. 2025-26 rates at Lux on Capitol will range from \$12,900 to \$22,500 based on room type and amenities. Over 90% of the Lux on Capitol beds are in the \$12,900 to \$13,900 price range. The rates are inclusive of resident utilities, university resident assistants, and residential life programming costs.

Meal plans will be required for Purdue in 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

Purdue Northwest (PNW) provides 780 student beds in two-bedroom or four bedroom configurations. With the proposed 7.0% rate increase, the four-bedroom suite units are priced at \$6,873 with an average monthly increase of \$45 and the two bedroom suite units are priced at \$8,000, with an average monthly increase of \$52 for the academic year. The four bedroom single units are priced at \$6,181 with an average monthly increase of \$40 and the four bedroom double units are priced at \$4,808 with an average monthly increase of \$32 for the academic year. The rate increase will support operating cost inflation and debt service needs.

Purdue Fort Wayne

The Purdue Fort Wayne (PFW) campus 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 from traditional full-time students, PFW is also master leasing 372 beds in the surrounding community. For the first time, a 2 meals per week plan, priced at \$408 per year, will be required with PFW housing. Excluding the new meal plan, the campus housing rates will increase by 3.7% for 2025-26, with increases ranging from \$10 to \$107 per month for the academic year based on room typology. The increased revenue will be used to cover increasing costs for ongoing maintenance and operations and to build reserves for future renovations. The master leased housing rates will increase by 6.2% for 2025-26.

With the proposed increases for 2025-2026, the on-campus room rates will range in price from \$5,900 for a four-bedroom two bath unit to \$12,062 for a small number of one bedroom one bath units for the academic year. The master lease beds will range in price from \$5,454 to \$11,178.

Rate Flexibility

As each campus prepares for the Fall 2025 semester, we are recommending flexibility in the rate setting process to help meet temporary housing needs for 2025-26. 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 2025-26 Student Housing Rates

Purdue West Lafayette 2025-26 University Residences AY Rates

| Tier/Typology Rates | | | |
|----------------------|--------------------|----------|----------|
| Room Typology | Tier 1 | Tier 2 | Tier 3 |
| Traditional - Single | \$ 5,750 | \$ 8,024 | \$11,000 |
| Traditional - Double | \$ 4,250 | \$ 5,476 | \$ 7,700 |
| Traditional - Triple | \$ 2,750 | \$ 4,376 | \$ 5,876 |
| Traditional - Quad | | \$ 4,776 | |
| Semi-Suite - Single | | | \$10,500 |
| Full-Suite - Double | \$ 5,800 | | \$ 7,750 |
| Semi-Suite - Double | \$ 6,600 | \$ 7,616 | |
| Studio Apt | \$ 6,250 | | |
| 1 BR Apt | \$ 5,500 | \$ 8,000 | \$10,500 |
| 2 BR Apt | \$ 8,142 | | |
| 3 BR Apt | | | |
| 4 BR Apt | \$ 9,500 | | |
| Densified | Densified Pricing | | |
| Aspire | \$8,580 - \$16,600 | | |

Purdue in Indianapolis 2025-26 Lux on Capitol AY Rates

| Room Typology | # Beds | Rate |
|----------------------|--------|----------|
| 4x4 | 320 | \$12,900 |
| 4x4 XL | 40 | \$13,900 |
| 3x3 | 9 | \$15,900 |
| 2x2 | 4 | \$17,900 |
| 1x1 | 16 | \$22,500 |
| Studio | 3 | \$19,900 |
| Residence Life Staff | 8 | N/A |

Purdue in Indianapolis 2025-26 North Hall AY Rates

| Room Typology | # Beds | Rate |
|----------------------|--------|------|
| Single with Bath | 12 | TBD* |
| Single | 28 | TBD* |
| Double | 420 | TBD* |
| Residence Life Staff | 9 | N/A |

* Pending Indiana University 2025-26 rates approval

Proposed 2025-26 Regional Campus Student Housing Rates

Purdue Northwest 2025-26 AY Rates

| Room Typology | # Beds | Rate |
|------------------|--------|---------|
| 4 Bedroom Suites | 566 | \$6,873 |
| 2 Bedroom Suites | 22 | \$8,000 |
| 4 Bedroom Single | 64 | \$6,181 |
| 4 Bedroom Double | 128 | \$4,808 |

Purdue Fort Wayne 2025-26 AY Rates

| Room Typology | # Beds | Rate |
|-------------------------------|--------|----------|
| 1 Bed/1 Bath | 20 | \$11,654 |
| 2 Bed/1 Bath | 192 | \$7,010 |
| 2 Bed/2 Bath | 144 | \$7,994 |
| 2 Bed/2 Bath - Deluxe | 64 | \$9,412 |
| 4 Bed/2 Bath - Private (K, L) | 128 | \$5,784 |
| 4 Bed/2 Bath - Shared (K, L) | 128 | \$5,492 |
| 4 Bed/2 Bath (C, D, F, H) | 400 | \$5,784 |
| 4 Bed/4 Bath - Deluxe | 128 | \$8,374 |
| 4 Bed/4 Bath - Deluxe St. Joe | 164 | \$8,374 |
