

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 Meal Plan Rates

Purdue offered new meal plans in 2024-25 tailored to student feedback. The plans are simple and flexible to meet student needs and preferences. The plans shifted retail meal swipes to dining dollar balances. The plans allow flexibility to use dining dollars at any campus retail outlet at any time of day. They provide more options with respect to student food portion/value preferences and meal selections. Meal plan swipes are used exclusively at residential dining facilities and allow for residential dining swipe volume predictability. These plans will continue in 2025-26.

Meal plans continue to be required for students living in University Residences (UR) Housing or University Residences Boiler Apartments. The two block plan options that include a combination of meal swipes and dining dollars will be made available to former UR students not currently living in UR to the extent that there is available dining capacity. The 2025-26 proposed meal plan rates will increase between \$60/year and \$199/year with the pricing reflected in the following table.

2025-26 Purdue Dining & Culinary Meal Plans	
Meal Plan	Contract Price¹
50 Block + 500 DD ²	\$ 1,760
80 Block + 500 DD ²	\$ 2,450
7 MP + 600 DD	\$ 3,456
10 MP + 1,100 DD	\$ 4,894
14 MP + 850 DD	\$ 5,530
Unlimited MP + 500 DD	\$ 5,894
¹ Contract pricing shown is per academic year.	
² University Residences Boiler Apartments (incl. Aspire) and former UR residents not currently living in University Residences can purchase these plans.	

c: Chairman Mike Berghoff
 President Mung Chiang
 Provost Patrick Wolfe
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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

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Re: Approval of 2025-26 Student URBA Master Leased Housing Rates

The proposed 2025-26 student housing rates for West Lafayette master leased University Residences Boiler Apartments (URBA) are summarized below. These rates reflect the University's continued focus and effort to maintain student affordability and housing capacity.

The increase in student enrollment and demand for University Residence Halls (URH) has resulted in the continued need for university housing beyond the capacity limits of traditional residence halls. Additional capacity has been provided by master leasing apartments and other actions to increase the number of URH beds available. Consistent with past years, URBA's are priced at market-based rates inclusive of operational costs. Local market apartment rates have increased significantly in recent years and are increasing again for 2025-26. The master lease renewal rates that Purdue was able to secure are increasing at rates similar to the local market. A new master lease, 3rd and West, was approved for 2025-26. It includes 984 beds, replacing several master leases that are ending at the conclusion of 2024-25.

Through the master leases, apartment capacity is reserved for Purdue students and URBA prices would remain moderately below those charged in the private market if students procured the beds directly from the landlord. Advertised rates are not directly comparable because Purdue pays for resident utility costs, provides university resident assistants, and delivers programming for URBA students.

Across all University Residences beds, proposed room prices range from \$2,750 to \$16,600 for URH and from \$9,840 to \$20,894 for URBA's based on room type and amenities. 71% of the proposed URBA rates are less than or equal to \$11,500. Meal plan options range from \$1,760 to \$5,894 per academic year based on the number of meals and dining dollars provided.

Rate Flexibility

As University Residences prepares for the Fall 2025 semester, we are recommending flexibility in the rate setting process to help meet housing needs for 2025-26. 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.

2025-26 Master Leased University Residences Boiler Apartments (URBA) AY Rates

Locations	Room Types	Beds	FY25 Rate Range	FY26 Rate Range
Fuse	Apt Configurations: Studio to 4 Bedrooms 1 to 4 Students 1 to 4 Bathroom(s)	175	\$13,874 - \$18,170 (AY Rate)	\$15,954 - \$20,894 (AY Rate)
3rd and West (New for FY26)	Apt Configurations: Studio to 4 Bedrooms 1 to 4 Students 1 to 4 Bathroom(s)	984	N/A	\$10,500 - \$17,368 (AY Rate)
Waldron 125 Waldron 19 Locations To Be Finalized	Apt Configurations: 1 to 4 Bedrooms 1 to 4 Students 1 to 3 Bathroom(s)	554	\$8,180 - \$11,385 (AY Rate)	\$9,840 - \$15,200 (AY Rate)
Total (Master Leased)		1,713		

- University owned apartments (Aspire, etc.) are reflected in the core portfolio
- Pricing based on negotiated market prices, configuration and amenities
- Meal plans are required
- All URBA locations include air conditioning

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