

## **FY 2024-25 Campus Housing Room and Board Rate Recommendation**

### **Recommendation**

It is recommended that the Board of Governors approve the FY2025 board rates, as shown in the tables below. All meal and block plans increase by 3% or 5% as proposed.

Note that the Board of Governors delegated the authority to the Corvias-WSU Housing Partnership in 2017 to set annual room rates at 3.0% or less without further Board approval. 2024-2025 rates remain flat; therefore, no board action is required.

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

- Typical first-year room & board package increase is \$138 to \$11,746 (1.2%) based on Ghafari double room and Weekly 15 + \$400/semester meal plan.
- Typical upperclass room & board package increase is \$108 to \$11,987 (1%) based on a Towers Residential Suites single and Block 110 meal plan.

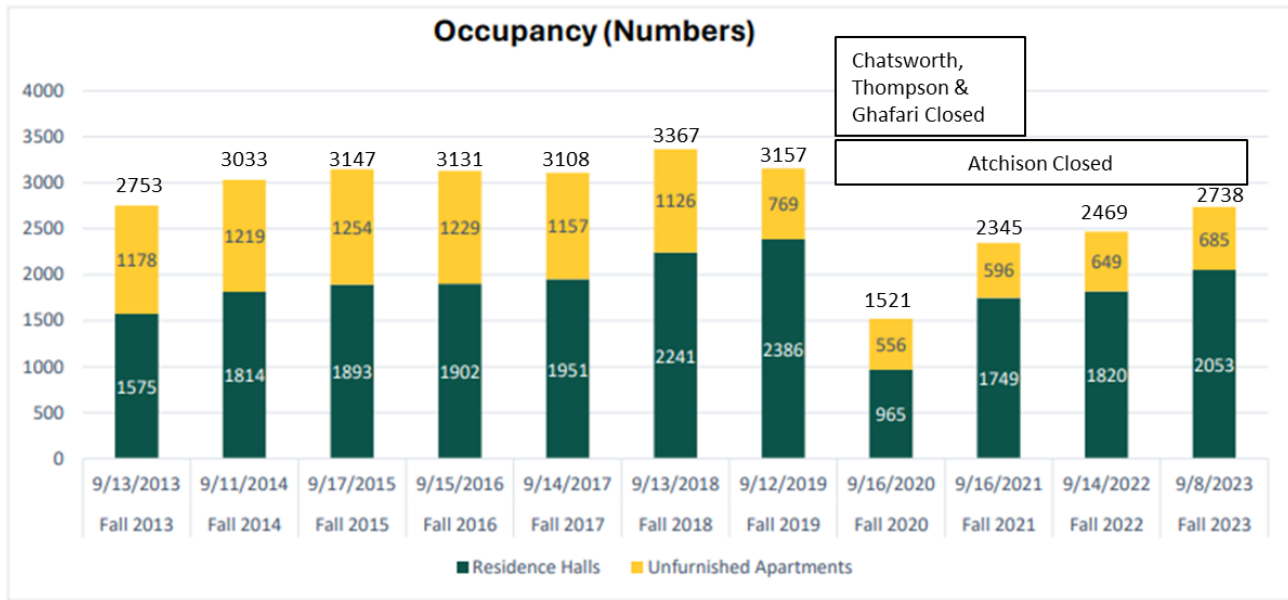
The tables at the end of this document detail the specific rates and changes for the residence halls, apartments, and meal plans for 2024-25.

### **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.

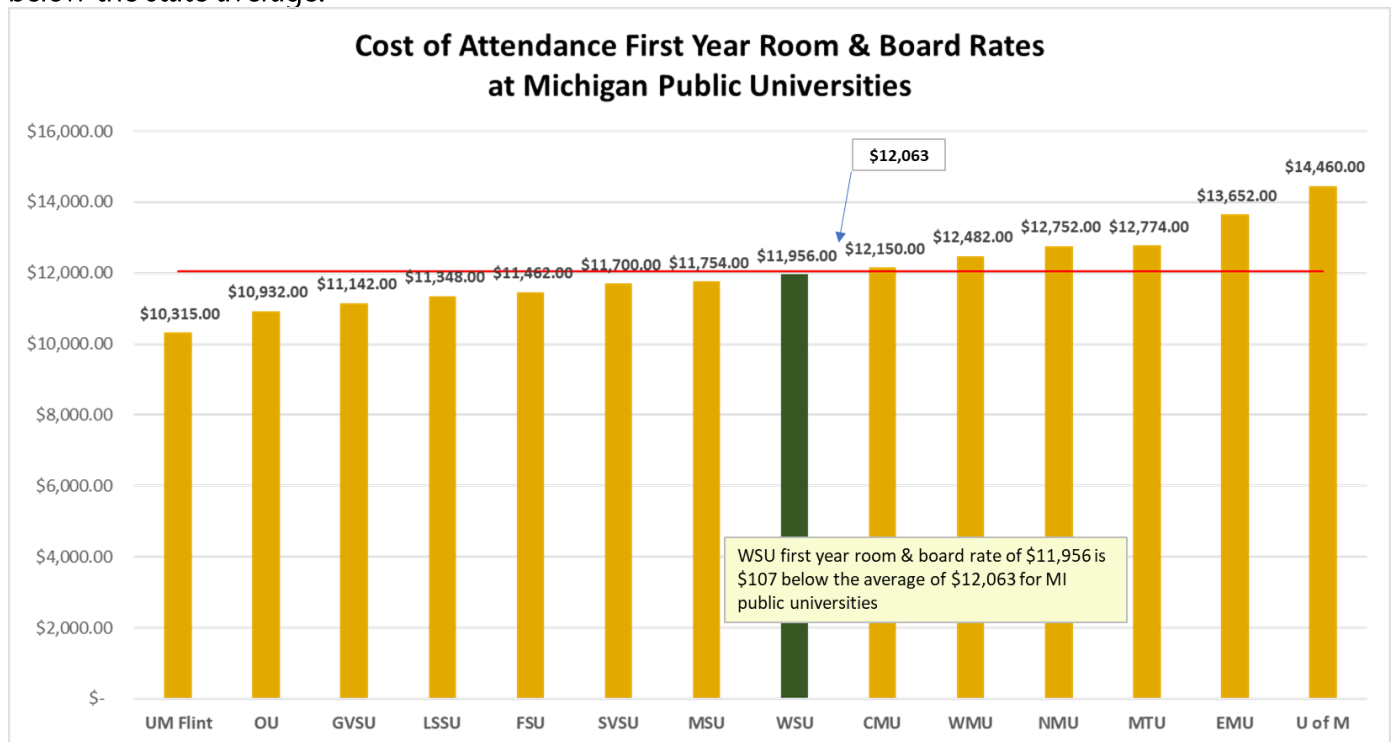
The University entered into the Corvias-WSU Housing Partnership in December 2017. It began construction on the Anthony Wayne Drive Apartment complex, which was completed in two phases in August 2018 and June 2019. DeRoy Apartments were razed in 2019, and the complete renovation of Chatsworth Apartments into Chatsworth Suites was opened in August 2021. The COVID-19 pandemic began in March 2020 and suppressed campus occupancy for the last four years, resulting in housing revenues well below typical occupancy totals. 2023-2024 housing incentives and other university initiatives drove higher occupancy.

Submitted by Laurie Lauzon Clabo, Provost and Senior Vice President for Academic Affairs, and Bethany Gielczyk, Interim Senior Vice President for Business Affairs; Chief Financial Officer; Treasurer



### Wayne State University First-Year Room and Board Rates vs. Other Michigan Public Universities

Wayne State University campus housing has always been competitively priced compared to other Michigan public universities. However, several of Michigan’s public universities slowed annual increases or reduced rates during the pandemic. With the past two years of flat or relatively flat room rate increases, WSU is again below the state average.



Data from the published cost of attendance as of 3/25/2024

Submitted by Laurie Lauzon Clabo, Provost and Senior Vice President for Academic Affairs, and Bethany Gielczyk, Interim Senior Vice President for Business Affairs; Chief Financial Officer; Treasurer

**2024-25 Room Rates**

Given continued lower-than-expected occupancy and student affordability concerns, the Executive Review Committee of the Corvias-WSU Housing Partnership voted on March 25, 2024, to a:

0% increase to residence hall rental rates for the second year in a row

0% increase to apartment type rental rates.

		<b>2023-24</b>	<b>2024-25</b>	
		<b>Annual</b>	<b>Annual</b>	<b>Increase</b>
<b>Ghafari &amp; Atchison Halls</b>				
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%
<b>The Towers Residential Suites</b>				
	<b>Suite Types</b>			
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%
<b>The Thompson Suites</b>				
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%
<b>Chatsworth Suites</b>				
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%
<b>Anthony Wayne Drive Furnished Apartments</b>				
Studio apartment single		\$13,387	\$13,387	0.0%
One-bedroom apartment single		\$13,934	\$13,934	0.0%
Two-bedroom apartment single per room		\$12,363	\$12,363	0.0%
Four-bedroom apartment single per room		\$10,655	\$10,655	0.0%
<b>University Towers Unfurnished Apartments</b>				
One-bedroom unfurnished (can be shared by 2)		\$11,187	\$11,187	0.0%
Two-Bedroom unfurnished (can be shared by up to 4)		\$12,857	\$12,857	0.0%
Three Bedroom unfurnished (can be shared by up to 6)		\$17,289	\$17,289	0.0%

Submitted by Laurie Lauzon Clabo, Provost and Senior Vice President for Academic Affairs, and Bethany Gielczyk, Interim Senior Vice President for Business Affairs; Chief Financial Officer; Treasurer

A Furnished Shared Unit pilot program will be initiated in Fall 2024 at University Towers in response to graduate student feedback. University Towers is currently unfurnished and rented by the unit rather than the bedroom like other campus housing properties. The individuals renting the unit are responsible for the full rent regardless of whether one roommate vacates prior to the other, allowing for a variable monthly cost. Two floors of University Towers will be furnished and rented by the bedroom. This provides rent stability for the graduate students living there and allows Housing & Residential Life to aid in roommate matching. A new rate structure for the pilot was approved by the Corvias/WSU Partnership.

<b>University Towers Apartments – Furnished Shared (per bed)</b>	<b>2023-24 Annual</b>	<b>2024-25 Annual</b>	<b>Increase</b>
One-bedroom	-	\$12,865	-
Two-Bedroom	-	\$7,394	-
Three Bedroom	-	\$6,628	-

**Proposed 2024-25 Board Plans and Rates**

The food component of CPI increased 2.2% in February 2024 over the prior year. The food sub-component Food Away from Home increased by 4.5%, while Food at Home increased by 1.0% during the same period last year. Food commodity inflation outlooks indicate an overall increase of 4% to 5% for 2024, with the highest projected increase of 7% to 9% on groceries.

WSU and Aramark continue to work closely together to contain costs and mitigate meal plan increases while maximizing customer service and choice. Changes visible to campus beginning in August 2024 include Taco Bell and Subway brand refreshes and increased meal variety in residential dining, including vegetarian, vegan, allergen-free, and ethnic options. Meal plans start three days earlier versus 2023. A new lower-cost meal plan is available to First-year residents. Gold ‘n’ Greens cafeteria remains closed unless the number of residence hall meal plans sold exceeds 1,800. The economics can support operating two cafeterias with this number of meal plan sales.

<b>Meal Plans</b>	<b>2023-24 Annual</b>	<b>2024-25 Annual</b>	<b>Increase</b>	<b>Increase per Semester</b>
Warrior Pass + \$150 Warrior + \$50 One Card Dollars	\$4,600	\$4,738	3%	\$69
Weekly 15 + \$300 Warrior + \$100 One Card Dollars	\$4,600	\$4,738	3%	\$69
Block 175 + \$425 Warrior + \$125 One Card Dollars	\$4,600	\$4,738	3%	\$69
Weekly 14 (new plan)	-	4,000	-	-
Block 110 + \$425 Warrior + \$125 One Card Dollars	\$3,580	\$3,687	3%	\$54
Block 75 + \$225 Warrior + \$75 One Card Dollars	\$2,160	\$2,225	3%	\$32
<b>Block Plans</b>				
15 Block (carry over Fall to Winter)	\$129	\$135	5%	\$6
30 Block (carry over Fall to Winter)	\$245	\$257	5%	\$12
45 Block (carry over Fall to Winter)	\$360	\$378	5%	\$18