

Fiscal Year 2020 Student Housing and Dining Rates  
UMKC, Missouri S&T, and UMSL

Attached are rate proposals for residence halls and family student housing for UMKC, Missouri S&T, and UMSL for FY2020. The rates would become effective for the Summer Session 2019. These recommendations are being presented as an action item for approval at the February 7, 2019 board meeting. MU’s proposal was approved at the November 15-16, 2018 board meeting.

Many housing and dining opportunities are available to UMKC, Missouri S&T, and UMSL students. On-campus living has been provided on our campuses for many years and continues to provide these valuable benefits:

- Improves student academic success
- Improves the likelihood of continuance and graduation
- Improves connection to other students by living in a community
- And includes better security and safety from campus police and security measures.

Room and board charges vary across the campuses and within each campus based on the residence facility and meal plan selected. The table below shows current and proposed rates for the predominant room and board plan on each campus. The proposed increases are driven by various factors that impact housing and dining and campus operations such as utility costs, debt service, future plant investments, food costs, labor costs, and contractual arrangements with third party vendors. The proposed increases balance these cost drivers with new or revised opportunities for attracting students.

Summary of Predominant Room and Board Plans for an Academic Year

	FY2019	FY2020	Increase/ Decrease	Percent Change
UMKC	\$10,334	\$10,628	\$294	2.8%
S&T	\$9,987	\$10,210	\$223	2.2%
UMSL	\$10,140	\$10,340	\$200	2.0%

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No. 1

Recommended Action - Fiscal Year 2020 Student Housing and Dining Rates,  
UMKC, Missouri S&T, and UMSL

It was recommended by the respective Chancellors, endorsed by President Choi,  
moved by Curator \_\_\_\_\_ and seconded by Curator \_\_\_\_\_,  
that the attached schedule of rates for the Residence Halls and Family Student Housing at  
UMKC, Missouri S&T, and UMSL be approved effective beginning with the 2019  
Summer Session.

Roll call vote Finance Committee	YES	NO
Curator Brncic		
Curator Chatman		
Curator Layman		
Curator Steelman		

The motion \_\_\_\_\_.

Roll call vote Full Board:	YES	NO
Curator Brncic		
Curator Chatman		
Curator Farmer		
Curator Graham		
Curator Layman		
Curator Phillips		
Curator Snowden		
Curator Steelman		
Curator Sundvold		

The motion \_\_\_\_\_.

Fiscal Year 2020 Student Housing and Dining Rates  
UMKC, Missouri S&T, and UMSL

Attached are rate proposals for UMKC, Missouri S&T, and UMSL residence halls (housing and dining) and family student housing for FY2020. The rates would become effective Summer Session 2019. These recommendations are being presented for approval.

Fee proposals were prepared under the direction of the Vice Chancellors or Vice Provosts for Student Affairs on each campus. Planning for fee changes is conducted using operating assumptions unique to each campus and activity, within the context of general economic guidelines communicated by UM System Office of Finance. Student housing and dining rate proposals were developed with input from affected students and Residence Hall Associations. These groups had the opportunity to review, ask questions, and provide comments as proposed room and board rates and plans were developed.

- The predominant room and board plan at **UMKC** for FY2020 will cost \$10,628 per academic year, which is a 2.8% increase over FY2019. The predominant plan consists of a traditional double room and a 180 block meal plan with \$175 in Flex cash per semester.

Specifically, UMKC is proposing a 3% rate increase for the two residence halls, Johnson Hall and Oak Street. This includes approximately 65 units leased through a third party, JP II, to accommodate for rooms impacted by water damage at Oak Street Hall. Approximately 200 beds were taken offline in Fall 2018 due to water damage to Oak Street Hall. Repairs are projected to be complete in mid-Fall of 2019. The rate increases for these halls are lower as an attempt to defer the rising cost of education, as first-time college students primarily occupy these halls.

UMKC is proposing a 4% for the Hospital Hill apartments and 5% for the master lease properties at Union Hill and 3% for UMKC Homes. The Union Hill and UMKC Homes master lease agreements address displaced housing from the Oak Place Apartments. Approximately 500 beds were taken offline due to extensive water damage at the apartment complex; the complex is now closed and the future of that facility is under review. These rate increases compare favorably to the Kansas City market for apartments.

UMKC food service is outsourced to a third party vendor. Meal plan rates will increase by 2.5% per adjustment clauses in the third party contract. The increase is based on the consumer price index for “food away from home” and other inflationary factors cited by the third party provider. Five different meal plans are available ranging from a high of \$3,657 to a low of \$3,267.

- The predominant room and board plan at **Missouri S&T** for FY2020 will cost \$10,210 per academic year and consists of a renovated double room and 225 meals plus \$150

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declining balance per semester. The increase in the predominant room and board plan at Missouri S&T is 2.2% or \$223 for the academic year. Housing rate increases for the regular academic year range from 1.0% - 2.0% except for single room in Thomas Jefferson South. The FY2020 rate for a single room in Thomas Jefferson South will remain unchanged. Room rates range from a high of \$9,540 for a double as a single suite, to a low of \$5,425 for a double basement room. The lease for Buehler building will be terminated in FY2020.

The proposed 2.8% increase in the S&T Meal Plan Rates represents an inflationary adjustment. This adjustment generates the additional revenue equal to the contracted provider's inflationary increases as allowed by contractual agreement. Five different meal plans are available ranging from a high of \$3,775 for all access plus \$100 declining balance per semester to a low of \$1,886 for declining balance dollars. The \$1,886 declining balance dollars plan is to replace meal plan of 80 meals plus \$300 declining balance per semester.

- The predominant room and board plan at **UMSL** for FY2020 will cost \$10,340 per academic year and consists of a single room in Oak Hall and a 100 block meal plan with a declining balance of \$350 per semester. The increase in the predominant room and board plan is 2% or \$200 for the academic year.

All room rates will increase by 2% for the academic year. Room rates range from \$6,790 for single room in Oak Hall to \$4,750 for the portion of Villa Hall that is not offline for Honors and Optometry. The rest of Villa Hall was taken offline in FY2019 and will remain offline in FY2020.

UMSL's meal plans are contracted with a third party food service provider. Four meal plans are offered and range from a high of \$4,100 for a 200 meal block with a \$150 declining balance per semester to a low of \$3,550 per academic year for a 100 meal block with a \$350 declining balance per semester. Meal plans will increase by 2%.

### **Changes for Next Year's Approval Process**

For the housing and dining rate approval next year, UM Finance is working with the University residential life and finance functions to evaluate moving the approval process up to a fall board meeting. By moving the approval of rates to an earlier date, the residential life offices gain the opportunity to market the costs and types of plans earlier in the student recruitment cycle. With this change, the schedules provided to the board will likely move to the range of options approval outlined below instead of the detailed hall by hall schedule currently approved by the board.

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**University of Missouri, Proposed Changes in Housing & Dining Contracts Rates for FY2020  
Effective Beginning with the 2019 Summer Session**

<b>Academic Year - 2 Semesters</b>		<b>UMKC</b>	<b>S&amp;T</b>	<b>UMSL</b>
Room and Board - Predominant Plan		\$10,628	\$10,210	\$10,340
Housing		7,233	6,855	6,790
Meal Plan		3,395	3,355	3,550
Range of Plan Options				
Housing Options		High	\$11,510	\$9,540
Housing Options		Low	6,147	5,425
Meal Plan Options		High	3,657	3,775
Meal Plan Options		Low	3,267	1,886

The range of options approach allows the residential life functions to adapt to demands as the exact size of the first time freshman class comes into view in the late spring and early summer. Any changes to the approach will be discussed with the current finance committee chair before implementation.

The table on the next page summarizes the room and board predominant plan for each campus as well as the range of plan options. Campus specific tables detailing contract rates for housing and dining options follow.

**Summary of Housing Contracts, Effective Beginning with the 2019 Summer Session**

		<b>UMKC</b>			
<b>Room and Board Plans</b>				Increase/	Percent
<b>Academic Year - 2 Semesters</b>		FY2019	FY2020	Decrease	Change
Room and Board - Predominant Plan		\$10,334	\$10,628	\$294	2.8%
Traditional Double - A/C		7,022	7,233	211	3.0%
Meal Plan Block 180 Meal w/\$175 Flex per sem		3,312	3,395	83	2.5%
Range of Plan Options					
Housing Options	High	\$10,962	\$11,510	Single room apartment	
Housing Options	Low	5,968	6,147	6-Person suite	
Meal Plan Options	High	3,568	3,657	140 block with \$300 flex/sem	
Meal Plan Options	Low	3,187	3,267	12 Meal Plan - \$175 flex/sem	
		<b>S&amp;T</b>			
<b>Room and Board Rates</b>				Increase/	Percent
<b>Academic Year - 2 Semesters</b>		FY2019	FY2020	Decrease	Change
Room and Board - Predominant Plan		\$9,987	\$10,210	\$223	2.2%
Thomas Jeffers on North Renovated Double		6,722	6,855	133	2.0%
Meal Plan 3 - 225 Meals plus \$150 DBD		3,265	3,355	90	2.8%
Range of Plan Options					
Housing Options	High	\$9,355	\$9,540	Double as a Single	
Housing Options	Low	5,320	5,425	Double Basement	
Meal Plan Options	High	3,675	3,775	All Access plus \$100 DBD/sem	
Meal Plan Options	Low	1,835	n/a	80 Meals plus \$300 DBD/sem	
Meal Plan Options	Low	n/a	1,886	Declining Balance Dollars	
		<b>UMSL</b>			
<b>Room and Board Plans</b>				Increase/	Percent
<b>Academic Year - 2 Semesters</b>		FY2019	FY2020	Decrease	Change
Room and Board - Predominant Plan		\$10,140	\$10,340	\$200	2.0%
Single Room		6,660	6,790	130	2.0%
100 Block Meals - DBD \$350/semester		3,480	3,550	70	2.0%
Range of Plan Options					
Housing Options	High	\$6,660	\$6,790	Oak Hall Single	
Housing Options	Low	4,500	\$4,750	Villa Honors & Optometry only	
Meal Plan Options	High	4,023	4,100	200 Block Meals DBD \$150/sem	
Meal Plan Options	Low	3,480	3,550	100 Block Meals DBD \$350/sem	

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**University of Missouri - Kansas City, Proposed Changes in Housing & Dining Contracts Rates for FY2020**  
**Effective Beginning with the 2019 Summer Session**

<b>Room and Board Plans</b>				
<b>Academic Year - 2 Semesters</b>	FY2019	FY2020	Increase/ Decrease	Percent Change
<b>Predominant Plan</b>				
Room and Board	\$10,334	\$10,628	\$294	2.8%
Traditional Double - A/C	7,022	7,233	211	3.0%
Meal Plan Block 180 Meal w/\$175 Flex per sem	3,312	3,395	83	2.5%
<b>Meal Plans Defined</b>				
Meal Plan 1 - 15 meal - w/\$125 Flex/sem	\$3,330	\$3,413	\$83	2.5%
Meal Plan 2 - 12 meal - w/\$175 Flex/sem	3,187	3,267	80	2.5%
Meal Plan 3 - 180 Block Meal w/ \$175 Flex/sem	3,312	3,395	83	2.5%
Meal Plan 4 - 160 Block Meal w/\$200 Flex/sem	3,312	3,395	83	2.5%
Meal Plan 5 - 140 Block Meal w/\$300 Flex/sem	3,568	3,657	89	2.5%
<b>Housing Options - Regular Academic Year (Two Semesters)</b>				
Johnson Hall				
Double A/C	\$7,022	\$7,233	\$211	3.0%
Single Private Bath A/C	8,876	9,142	266	3.0%
Single Shared Bath A/C	8,682	8,942	260	3.0%
Oak Street East				
6-Person suite	\$5,968	\$6,147	\$179	3.0%
Double A/C	7,022	7,233	211	3.0%
Single Private Bath A/C	8,876	9,142	266	3.0%
Single Shared Bath A/C	8,682	8,942	260	3.0%
JPII				
all room types	\$7,022	\$7,233	\$211	3.0%
Oak Place Apts*				
Quad Apt	\$8,550	n/a	n/a	n/a
Double Apt	9,924	n/a	n/a	n/a
Single Apt	10,949	n/a	n/a	n/a
Hospital Hill Apts				
Quad Apts	\$8,711	\$9,059	\$348	4.0%
Double Apt	9,927	10,324	397	4.0%
Single Apt	10,962	11,401	438	4.0%
Union Hill Apts				
Double Apt	\$9,927	\$10,423	\$496	5.0%
Single Apt	10,962	11,510	548	5.0%
UMKC Homes Rockhill				
Double Apt	\$9,927	\$10,225	\$298	3.0%

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**UMKC Changes in Housing & Dining Contract Rates (continued)**

<b>Summer Session</b>	<b>FY2019</b>	<b>FY2020</b>	<b>Increase/ Decrease</b>	<b>Percent Change</b>
Oak Street East - Room Only				
6-Person suite	\$0	\$1,460	\$1,460	n/a
Double A/C	1,668	1,718	50	3.0%
Single Private Bath A/C	2,108	2,171	63	3.0%
Single Shared Bath A/C	2,062	2,124	62	3.0%
JPII				
all room types	n/a	\$1,703	n/a	n/a
Johnson Hall - Room Only				
Double A/C	\$1,668	\$1,718	\$50	3.0%
Single Private Bath A/C	2,108	2,171	63	3.0%
Single Shared Bath A/C	2,062	2,124	62	3.0%
Oak Place Apts*				
Quad Apt	\$1,812	n/a	n/a	n/a
Double Apt	2,103	n/a	n/a	n/a
Single Apt	2,320	n/a	n/a	n/a
Hospital Hill Apts				
Quad Apt	\$1,846	\$1,871	\$25	1.4%
Double Apt	2,104	2,132	29	1.4%
Single Apt	2,323	2,355	32	1.4%
Union Hill Apts				
Double Apt	\$2,104	\$2,153	\$49	2.3%
Single Apt	2,323	2,377	54	2.3%
UMKC Homes Rockhill				
Double Apt	\$1,846	\$2,112	\$266	14.4%

\* Oak Place is closed due to water damage and the future of this facility is under review.



**Missouri S&T, Proposed Changes in Housing & Dining Contract Rates for FY2020**  
**Effective Beginning with the 2019 Summer Session**

<b>Room and Board Rates</b>				
<b>Academic Year - 2 Semesters</b>	FY2019	FY2020	Increase/ Decrease	Percent Change
<b>Predominant Plan</b>				
Room and Board	\$9,987	\$10,210	\$223	2.2%
Thomas Jefferson North Renovated Double	6,722	6,855	133	2.0%
Meal Plan 3 225 Meals plus \$150 DBD	3,265	3,355	90	2.8%
<b>Meal Plans Defined</b>				
Meal Plan 1 Declining Balance Dollars	\$2,600	\$2,670	\$70	2.7%
Meal Plan 2 All Access plus \$100 DBD	3,675	3,775	100	2.7%
Meal Plan 3 225 Meals plus \$150 DBD	3,265	3,355	90	2.8%
Meal Plan 4 150 Meals plus \$280 DBD	2,805	2,880	75	2.7%
Meal Plan 5 80 Meals plus \$300 DBD	1,835	n/a	n/a	n/a
Meal Plan 5 Declining Balance Dollars	n/a	1,886	n/a	n/a
<b>Housing Options - Regular Academic Year (Two Semesters)</b>				
Farrar Hall Co-op				
Double	\$6,505	\$6,635	\$130	2.0%
Single	8,025	8,185	160	2.0%
Double Basement	5,320	5,425	105	2.0%
Residential College Suites				
Double Suite	\$7,700	\$7,855	\$155	2.0%
Double Deluxe Suite	8,325	8,490	165	2.0%
Single Deluxe Suite	9,200	9,385	185	2.0%
Triple	5,800	5,915	115	2.0%
Single Bed in Triple Room	8,430	8,600	170	2.0%
Double as a Single	9,355	9,540	185	2.0%
Thomas Jefferson North				
Double Room	\$6,722	\$6,855	\$133	2.0%

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**S&T Changes in Housing & Dining Contract Rates (continued)**

<b>Housing Options (continued)</b>	<b>FY2019</b>	<b>FY2020</b>	<b>Increase/ Decrease</b>	<b>Percent Change</b>
Thomas Jefferson South				
Double Room	\$6,865	\$7,000	\$135	2.0%
Large Double Room	7,100	7,240	140	2.0%
Single Room	8,450	8,450	0	0.0%
Triple Room	5,460	5,570	110	2.0%
Miner Village Apartments				
4 Bedroom Apartments	\$7,820	\$7,900	\$80	1.0%
2 Bedroom Apartments	8,415	8,500	85	1.0%
University Commons				
Double	\$7,735	\$7,890	\$155	2.0%
Single	9,090	9,270	180	2.0%
Rolla Suites				
Single Efficiency	\$7,600	\$7,750	\$150	2.0%
Single Studio	8,300	8,465	165	2.0%
Single	7,600	n/a	n/a	n/a
Buehler Building				
Double	\$7,165	n/a	n/a	n/a
Single	8,340	n/a	n/a	n/a
<b>Summer Session</b>				
<b>Combined Room and Board Rates</b>	<b>FY2019</b>	<b>FY2020</b>	<b>Increase/ Decrease</b>	<b>Percent Change</b>
University Commons--rate includes 100 Miner Bucks				
Single	1,000	\$1,020	\$20	2.0%
Double	750	765	15	2.0%

**UMSL, Proposed Housing & Dining Contract Rates for FY2020**  
**Effective Beginning with the 2019 Summer Session**

<b>Room and Board Plans</b>			Increase/	Percent
<b>Academic Year - 2 Semesters</b>	FY2019	FY2020	Decrease	Change
<b>Predominant Plan</b>				
Room and Board	\$10,140	\$10,340	\$200	2.0%
Oak Single Room	6,660	6,790	130	2.0%
100 Block Meals - \$350 declining balance/sem	3,480	3,550	70	2.0%
<b>Meal Plans Defined</b>				
100 Block Meals - DBD \$350/sem	\$3,480	\$3,550	\$70	2.0%
150 Block Meals - DBD \$250/sem	3,907	3,990	83	2.0%
200 Block Meals - DBD \$150/sem	4,023	4,100	77	2.0%
All Declining Balance Dollars (DBD)	3,500	3,570	70	2.0%
<b>Housing Options - Regular Academic Year (Two Semesters)</b>				
Oak Hall				
Double Room	\$5,340	\$5,450	\$110	2.0%
Double Room Dept and Student Leader	4,806	4,900	94	2.0%
Single Room	6,660	6,790	130	2.0%
Single Room Dept and Student Leader	5,994	6,110	116	2.0%
Villa Honors & Optometry only	\$4,652	\$4,750	\$98	2.0%
LeGras Hall *				
Standard	\$5,390	n/a	n/a	n/a
Shared Full Bath	5,520	n/a	n/a	n/a
Private Full Bath	5,580	n/a	n/a	n/a

\* LeGras Hall is no longer viable for use as a residential hall.

**UMSL Changes in Housing & Dining Contract Rates (continued)**

<b>Summer Session - Room Only</b>	<b>FY2019</b>	<b>FY2020</b>	<b>Increase/ Decrease</b>	<b>Percent Change</b>
Oak Hall Double Room	\$1,210	\$1,230	\$20	2.0%
Oak Hall Single Room	1,510	1,540	30	2.0%
Small Single Room	1,020	1,040	20	2.0%
Private Full Bath	1,083	1,100	17	2.0%
Private Half Bath	1,056	1,080	24	2.0%
Standard Single Room	1,184	1,210	26	2.0%
Shared Half Bath	1,251	1,280	29	2.0%
Shared Full Bath	1,265	1,290	25	2.0%
Private Half Bath	1,274	1,300	26	2.0%
Private Full Bath	1,297	1,320	23	2.0%
Super Single Room	1,337	1,360	23	2.0%
Shared Half Bath	1,360	1,390	30	2.0%
Private Full Bath	1,401	1,430	29	2.0%
Shared Full Bath	1,374	1,400	26	2.0%
Villa Honors & Optometry only	1,054	1,080	26	2.0%
<b>Family Student Housing (Per Month)</b>	<b>FY2019</b>	<b>FY2020</b>	<b>Increase/ Decrease</b>	<b>Percent Change</b>
Mansion Hill 1 Bedroom	\$664	\$680	\$16	2.0%
Mansion Hill 2 Bedroom	865	880	15	2.0%
Mansion Hill Dept & Student Leader 1 Bedroom	598	610	12	2.0%
Mansion Hill Dept & Student Leader 2 Bedroom	780	800	20	2.0%
Mansion Hill Efficiency Unit	555	570	15	2.0%
Mansion Hill Loft Unit	645	660	15	2.0%

# Fiscal Year 2020 Student Housing and Dining Rates

UMKC, Missouri S&T, UMSL

-- February 2019 --



# FY2020 Housing & Dining Rates

## UMKC

### Predominant Plan

**\$10,628 2.8%**

R - \$7,233 3.0%

B - \$3,395 2.5%

### Range

R - High \$11,510

R - Low \$6,147

B - High \$3,657

B - Low \$3,267

## Missouri S&T

### Predominant Plan

**\$10,210 2.2%**

R - \$6,855 2.0%

B - \$3,355 2.8%

### Range

R - High \$9,540

R - Low \$5,425

B - High \$3,775

B - Low \$1,886

## UMSL

### Predominant Plan

**\$10,340 2.0%**

R - \$6,790 2.0%

B - \$3,550 2.0%

### Range

R - High \$6,790

R - Low \$4,750

B - High \$4,100

B - Low \$3,550

# FY2020 Housing & Dining Rates - UMKC

## UMKC

### Predominant Plan

**\$10,628 2.8%**

R - \$7,233 3.0%

B - \$3,395 2.5%

### Range

R – High \$11,510

R - Low \$6,147

B - High \$3,657

B – Low \$3,267

R-Room B-Board

- UMKC is proposing 3% rate increase for two residence halls Johnson Hall and Oak Street. The lower increases apply to the halls primarily occupied by first time college students.
- Rate increases range from 3-5% for apartments and leased homes. These increases reflect market rates and prices.
- Board rates will increase by 2.5% to reflect the increasing cost of providing the plans.

# FY2020 Housing & Dining Rates – S&T

## Missouri S&T Predominant Plan

**\$10,210 2.2%**

R - \$6,855 2.0%

B - \$3,355 2.8%

### Range

R - High \$9,540

R - Low \$5,425

B - High \$3,775

B - Low \$1,886

R-Room B-Board

- All housing rates are increasing by 2% except for Miner Village Apartments. Rates for Miner Village will increase by 1%.
- Lease for Buehler building will be terminated in FY20.
- Meal plans are increasing by 2.8% to reflect the increasing cost of providing the plans.



# FY2020 Housing & Dining Rates – UMSL

## UMSL

### Predominant Plan

**\$10,340 2.0%**

R - \$6,790 2.0%

B - \$3,550 2.0%

### Range

R - High \$6,790

R - Low \$4,750

B - High \$4,100

B - Low \$3,550

R-Room B-Board

- All housing rates will increase by 2%.
- Villa Hall was taken offline in FY2019 and will remain offline in FY2020 except for the Honors & Optometry portion.
- LeGras Hall is no longer viable for use as a residential hall.
- Meal Plans increase by 2% to reflect the increase in cost from the food service vendor.