

Fiscal Year 2022 Student Housing and Dining Rates  
UM

Attached are rate recommendations for residence halls and family student housing for FY 2022. The rates would become effective for the Summer Session 2021. These recommendations are being presented as an action item for approval at the February 4, 2021 board meeting.

Many housing and dining opportunities are available to University of Missouri System students. On-campus living has been provided on our campuses for many years and continues to provide these valuable benefits:

- Improves student academic success
- Increases the likelihood of continuance and graduation
- Builds a sense of connection to other students from living in a community
- Provides better security and safety from campus police and security measures.

Room and board charges vary across the four universities and within each university are based on the residence facility and meal plan selected. The table below shows current and recommended rates for the predominant room and board plan on each university. The rates are driven by various factors that impact housing and dining and university operations such as debt service, future investments, food, labor, utility costs, and contractual arrangements with third-party vendors. The rates were set to achieve a balance between maintaining financial sustainability of the housing and dining auxiliary and affordability for students.

Summary of Predominant Room and Board Plans for an Academic Year

	FY 2021	FY 2022	Increase/ Decrease	Percent Change
MU	\$9,672	\$9,915	\$243	2.5%
UMKC	10,881	11,005	124	1.1%
S&T	10,360	10,570	210	2.0%
UMSL	10,411	10,606	195	1.9%

February 4, 2021

No. 2

Recommended Action - Fiscal Year 2022 Student Housing and Dining Rates, UM

It was recommended by the respective Chancellors, endorsed by President Choi, recommended by the Finance Committee, moved by Curator \_\_\_\_\_ and seconded by Curator \_\_\_\_\_, that the attached schedule of rates for the Residence Halls and Family Student Housing at MU, UMKC, Missouri S&T, and UMSL be approved effective beginning with the 2021 Summer Session.

Roll call vote Finance Committee	YES	NO
Curator Hoberock		
Curator Steelman		
Curator Wenneker		
Curator Williams		

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

Roll call vote Full Board:	YES	NO
Curator Brncic		
Curator Chatman		
Curator Graham		
Curator Hoberock		
Curator Layman		
Curator Snowden		
Curator Steelman		
Curator Wenneker		
Curator Williams		

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

February 4, 2021

Fiscal Year 2022 Student Housing and Dining Rates  
UM

Attached are rate recommendations for residence halls (housing and dining) and family student housing for FY 2022. The rates would become effective Summer Session 2021. These recommendations are being presented for approval.

Fee recommendations were prepared under the direction of the Vice Chancellors or Vice Provosts for Student Affairs at each university. Planning for fee changes are conducted using operating assumptions unique to each university and activity, within the context of general economic guidelines communicated by UM System Division of Finance. Rates seek to balance affordability of housing and dining for students with the financial and capital commitments necessary to maintain the housing and dining facilities in a competitive market environment.

**University of Missouri (MU)**

The recommended predominant room and board plan will cost \$9,915 per academic year for FY 2022 and consist of a weighted average cost of the traditional double room and the Tiger Plan Plus dining plan which offers dining anywhere on campus with an average of 12 meals per week.

While developing the pricing strategy for FY 2022 MU focused on three overarching goals.

- Maintaining low-cost options
- Providing safe, attractive and well-maintained housing facilities
- Increasing rates in select areas based on demand

Housing rates for FY 2022 in University owned housing range from a high of \$10,275 per academic year for a single suite open over breaks to a low of \$6,105 for a traditional double room in Hatch hall. In setting rates, MU segmented housing inventory into three different group by demand profile: low-cost, mid-range, and premium housing options and structured pricing accordingly.

- Low-cost and mid-range traditional double room will increase 1.8% to \$6,105 per academic year (\$678/month) and increase 2.4% to \$6,710 per academic year (\$746/month), respectively.
- Premium traditional double room (43% of traditional double room inventory) will increase to \$7,445 per academic year which is a 2.4% increase (\$175 per academic year).
- Rates will increase by 2.8% in select singles, suites and high-demand halls. This ensures responsible financial management while managing demand and keeping the rate structure as simple as possible.
- The weighted average cost included in the predominant room and board plan is \$6,876, which is 2.3% higher than prior year.

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Due to the increase in enrollment, MU has a three-year master lease (FY 2021-FY 2023) with an off-campus property. In addition, Responsibility (184 beds) and Discovery Hall (218 beds) is planned to go off-line starting in FY 2022 as MU is in negotiations with MU Healthcare to lease these facilities as Women's and Children's Hospital integrates into the University Hospital

Housing rates for off-campus housing units range from a high of \$10,605 per academic year for a single suite in a premium apartment to a low of \$4,895 for a single suite in a low-cost apartment. The rate at Mizzou at The Rise will be \$10,605 as well. However, in case there is an unexpected need to enter into an additional lease late in the spring, MU requests the ability to choose a rate within the recommended range in order to have the flexibility to effectively price rooms based on the terms of the lease and available amenities. All recommendations to the Board for approval for an off-campus lease will include a recommended room rate for that location.

Dining plans will continue to offer flexibility and include low-cost options. Student can choose from three plans ranging from \$3,502 to a low of \$1,700 for a flexible dining plan option that works at all locations (including the Student Center). Students have options on the dining plan that include traditional all you care to eat locations and many a la carte residential and retail choices with hours ranging from 7:00 a.m. – 11:00 p.m. The dining plan anticipated to be selected most by students next year will be \$3,039, a flexible dining option, which is \$89, or 3% more expensive than the current year.

MU recognizes the cost to students and their families when student have to move out for breaks, Residential Life will continue to remain open for fall, winter and spring breaks. In addition, the popular "365 housing" option will continue for students who need housing year-round. Currently, many students are without housing the second half of May and first half of August, when apartment complexes are turning rooms over. Returning students who select 365 housing will be able to either stay in their room or move into a new room in May without any break in housing.

#### **University of Missouri Kansas City (UMKC)**

The predominant room and board plan for FY 2022 will cost \$11,005 per academic year and consists of a traditional double room and a 180 block meal plan with \$175 in Flex cash per semester. This is an increase of 1.1% over FY 2021.

UMKC is recommending the housing rates for Johnson and Oak Street Hall are to remain flat to the current rates. In addition to residence halls previously referenced, UMKC is proposing a 5% increase in its Hospital Hill Apartments, and an increase of 15% for housing leased from UMKC Homes. UMKC Homes includes University housing assets which are managed by a property management firm.

The recommended rates are a balance between meeting the financial needs of the housing auxiliary and affordability for students. First-time freshmen and lower-classmen are the

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typical residents of Johnson and Oak Street Halls. The flat rate proposal for these residence halls is a direct response to affordability issues for some of our most vulnerable students. The rate increase proposed for Hospital Hill apartments reflects the market demand for those apartments, as well as the amenities offered in the apartments. The increase of 15% for UMKC Homes is needed to cover the University's costs of leasing that space. Residential Life management is working to improve occupancy and market demand, while also balancing the financial viability of the housing function.

UMKC food service is outsourced to a third-party vendor, contracted rates will increase by 3.5%. Five different meal plans are available ranging from a high of \$3,906 per academic year for a 140 meal block with \$300 in Flex cash per semester to a low of \$3,489 for 12 meals per week with \$175 in Flex cash per semester.

### **University of Missouri Science & Technology (Missouri S&T)**

The predominant room and board plan at for FY 2022 will cost \$10,570 per academic year and consists of a renovated double room and 225 meals plus \$150 declining balance per semester. The increase in the predominant room and board plan at Missouri S&T is 2.0% or \$210 for the academic year.

The recommended rates are a balance between meeting the financial needs of the housing auxiliary and affordability for students. The rates were made with the objective of making minimal increases to rooms with the least demand and greater increases for rooms in more desirable halls. Room rates range from a high of \$9,600 per academic year (a 1.2% increase from prior year) for a single bedroom/apartment style room in University Commons, which is the newest facility, to \$5,500 per academic year (a flat from prior year) for a double basement room in Farrar Hall, which is the oldest residence hall.

Missouri S&T has five different meal plans available ranging from a high of \$3,840 for all access in Thomas Jefferson plus \$100 declining balance per year to a low of a \$1,990 declining balance per year. S&T is requesting an average 2.1% increase across the five options ranging from 2.1% to 2.2%, this decision was based on contracted obligations from the third-party provider and demand for the meals plans offered.

### **University of Missouri St. Louis (UMSL)**

The predominant room and board plan for FY 2022 will cost \$10,606 per academic year. The predominant plan consists of a single room in Oak Hall and a 100 block meal plan plus \$350 declining balance dollars per semester. The increase in the predominant room and board plan at UMSL is 1.9% or \$195 for the academic year.

UMSL strives to maintain affordability for students, 42.5% of the current residential population are Pell eligible students which depend on their education, campus experiences and housing to be financially accessible. In FY21, housing rates remained flat. Given the uncertainty surrounding employment and financial stability due to COVID UMSL recommends a minimal rate increase (1-2% depending on unit type) in FY22. Housing options range from a high of \$6,858 per academic year for a single room in Oak Hall to a

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low of \$4,800 per academic year for a small single room in Villa Hall. Summer rates will remain flat.

UMSL's food service is outsourced to a third-party vendor. Four meal plans are offered and range from a low of \$3,748 per academic year for a 100 meal block with a \$350 declining balance per semester to a high of \$4,328 for a 200 meal block with a \$150 declining balance per semester. Meal plan costs are still under negotiation but will not increase more than 3.5%.

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.

### **Housing and Dining Income Statements**

Each university provides an income statement with the rate submission to show the impact of the rates on the financial performance of housing and dining. Each University reviews the financial statements together with the rate schedules as a part of the rate setting process. The housing and dining auxiliaries remain an integral part of each campus, and their financial results contribute to each university's overall financial performance. Each Chancellor is responsible for the financial performance of their university.

**Summary of Housing Contracts, Effective Beginning with the 2021 Summer Session**

<b>Room and Board Plans</b>		<b>MU</b>			
		<b>FY2021</b>	<b>FY2022</b>	<b>Increase/ Decrease</b>	<b>Percent Change</b>
<b>Academic Year - 2 Semesters</b>					
Room and Board - Predominant Plan		\$9,672	\$9,915	\$243	2.5%
Traditional double room (average)		6,722	6,876	154	2.3%
Tiger Plan Plus		2,950	3,039	89	3.0%
Range of Plan Options					
Housing Options	High	\$9,995	\$10,275	Single/Double suite open over breaks	
Housing Options	Low	5,999	6,105	Double (low cost)	
Meal Plan Options	High	3,400	3,502	Tiger Plan Platinum	
Meal Plan Options	Low	1,650	1,700	Tiger Plan	

<b>Room and Board Plans</b>		<b>UMKC</b>			
		<b>FY2021</b>	<b>FY2022</b>	<b>Increase/ Decrease</b>	<b>Percent Change</b>
<b>Academic Year - 2 Semesters</b>					
Room and Board - Predominant Plan		10,881	\$11,005	\$124	1.1%
Traditional Double A/C		7,378	7,378	-	0.0%
180 Meal Block w/\$175 Flex per semester		3,504	3,627	123	3.5%
Range of Plan Options					
Housing Options	High	\$11,629	\$12,210	Single room apartment	
Housing Options	Low	7,378	7,378	Double A/C	
Meal Plan Options	High	3,774	3,906	140 block with \$300 flex/sem	
Meal Plan Options	Low	3,371	3,489	12 Meal Plan - \$175 flex/sem	

<b>Room and Board Rates</b>		<b>S&amp;T</b>			
		<b>FY2021</b>	<b>FY2022</b>	<b>Increase/ Decrease</b>	<b>Percent Change</b>
<b>Academic Year - 2 Semesters</b>					
Room and Board - Predominant Plan		\$10,360	\$10,570	\$210	2.0%
Renovated Double		6,960	7,100	140	2.0%
225 Meals plus \$150 DBD/semester		3,400	3,470	70	2.1%
Range of Plan Options					
Housing Options	High	\$9,490	\$9,600	Single University Commons	
Housing Options	Low	5,500	5,500	Double Basement	
Meal Plan Options	High	3,760	3,840	All Access plus \$100 DBD/sem	
Meal Plan Options	Low	1,950	1,990	Declining Balance Dollars	

<b>Room and Board Plans</b>		<b>UMSL</b>			
		<b>FY2021</b>	<b>FY2022</b>	<b>Increase/ Decrease</b>	<b>Percent Change</b>
<b>Academic Year - 2 Semesters</b>					
Room and Board - Predominant Plan		\$10,411	\$10,606	\$195	1.9%
Single Room		6,790	6,858	68	1.0%
100 Block Meals - DBD \$350/semester		3,621	3,748	127	3.5%
Range of Plan Options (1)					
Housing Options	High	\$6,790	\$6,858	Oak Hall Single	
Housing Options	Low	4,750	4,800	Villa Honors & Optometry only	
Meal Plan Options	High	4,182	4,328	200 Block Meals DBD \$150/sem	
Meal Plan Options	Low	3,621	3,748	100 Block Meals DBD \$350/sem	

(1) Meal plan costs are still under negotiation with third-party vendor but will not increase more than stated rate on following tables





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

<b>Family Student Housing (Per Month)</b>	<b>FY2021</b>	<b>FY2022</b>	<b>Increase/ Decrease</b>	<b>Percent Change</b>
Manor House Apartments				
1 Bedroom Efficiency	\$ 550	\$ 565	\$ 15	2.7%
1 Bedroom	640	655	15	2.3%
2 Bedroom	770	790	20	2.6%
Tara Apartments				
1 Bedroom (Basic)	\$ 590	\$ 605	\$ 15	2.5%
1 Bedroom (Basic with Laundry)	630	645	15	2.4%
2 Bedroom (Basic)	635	650	15	2.4%
2 Bedroom (Basic with Laundry)	640	655	15	2.3%
2 Bedroom (Large)	665	670	5	0.8%
2 Bedroom (Large with Laundry)	710	730	20	2.8%
2 Bedroom (Large furnished, utilities included)	850	870	20	2.4%

**University of Missouri - Kansas City, Proposed Changes in Housing & Dining Contract Rates for FY2022  
Effective Beginning with the 2021 Summer Session**

<b>Room and Board Plans</b>				
<b>Academic Year - 2 Semesters</b>	FY2021	FY2022	Increase/ Decrease	Percent Change
<b>Predominant Plan</b>				
Room and Board	\$ 10,881	\$ 11,005	\$ 124	1.1%
Traditional Double - A/C	7,378	7,378	0	0.0%
Meal Plan Block 180 Meal w/\$175 Flex per sem	3,504	3,627	123	3.5%
<b>Meal Plans Defined</b>				
Meal Plan 1 - 15 meal - w/\$125 Flex/sem	\$ 3,522	\$ 3,645	\$ 123	3.5%
Meal Plan 2 - 12 meal - w/\$175 Flex/sem	3,371	3,489	118	3.5%
Meal Plan 3 - 180 Block Meal w/ \$175 Flex/sem	3,503	3,626	123	3.5%
Meal Plan 4 - 160 Block Meal w/\$200 Flex/sem	3,503	3,626	123	3.5%
Meal Plan 5 - 140 Block Meal w/\$300 Flex/sem	3,774	3,906	132	3.5%
<b>Housing Options - Regular Academic Year (Two Semesters)</b>				
Johnson Hall				
Double A/C	\$ 7,378	\$ 7,378	\$ -	0.0%
Single Private Bath A/C	9,325	9,326	1	0.0%
Single Shared Bath A/C	9,121	9,122	1	0.0%
Oak Street				
Double A/C	\$ 7,378	\$ 7,378	\$ -	0.0%
Single Private Bath A/C	9,325	9,326	1	0.0%
Single Shared Bath A/C	9,121	9,122	1	0.0%
Hospital Hill Apts				
Quad Apts	\$ 9,240	\$ 9,702	\$ 462	5.0%
Double Apt	10,530	11,056	526	5.0%
Single Apt	11,629	12,210	581	5.0%
UMKC Homes Rockhill (3rd Party)				
Double Apt	\$ 9,303	\$ 10,698	\$ 1,395	15.0%
<b>Summer Session</b>				
Oak Street East - Room Only				
Double A/C	\$ 1,752	\$ 1,752	\$ -	0.0%
Single Private Bath A/C	2,214	2,214	-	0.0%
Single Shared Bath A/C	2,166	2,166	-	0.0%
Johnson Hall - Room Only				
Double A/C	\$ 1,752	\$ 1,752	\$ -	0.0%
Single Private Bath A/C	2,215	2,215	-	0.0%
Single Shared Bath A/C	2,166	2,166	-	0.0%
Hospital Hill Apts				
Quad Apt	\$ 1,908	\$ 2,003	\$ 95	5.0%
Double Apt	2,175	2,284	109	5.0%
Single Apt	2,402	2,522	120	5.0%
UMKC Homes Rockhill				
Double Apt	\$ 1,861	\$ 2,140	\$ 279	15.0%

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**Missouri S&T, Proposed Changes in Housing & Dining Contract Rates for FY2022**  
**Effective Beginning with the 2021 Summer Session**

<b>Room and Board Rates</b>			Increase/ Decrease	Percent Change
<b>Academic Year - 2 Semesters</b>	FY2021	FY2022		
<b>Predominant Plan</b>				
Room and Board	\$ 10,360	\$ 10,570	\$ 210	2.0%
Thomas Jefferson North Renovated Double	6,960	7,100	140	2.0%
Meal Plan 3 225 Meals plus \$150 DBD	3,400	3,470	70	2.1%
<b>Meal Plans Defined</b>				
Meal Plan 1 Declining Balance Dollars	\$ 2,760	\$ 2,820	\$ 60	2.2%
Meal Plan 2 All Access plus \$100 DBD	3,760	3,840	80	2.1%
Meal Plan 3 225 Meals plus \$150 DBD	3,400	3,470	70	2.1%
Meal Plan 4 150 Meals plus \$280 DBD	2,920	2,980	60	2.1%
Meal Plan 5 Declining Balance Dollars	1,950	1,990	40	2.1%
<b>Housing Options - Regular Academic Year (Two Semesters)</b>				
Farrar Hall Co-op				
Double	\$ 6,730	\$ 6,730	\$ -	0.0%
Single	8,100	8,100	-	0.0%
Double Basement	5,500	5,500	-	0.0%
Residential College Suites				
Double Suite	\$ 7,970	\$ 8,150	\$ 180	2.3%
Double Deluxe Suite	8,320	8,320	-	0.0%
Single Deluxe Suite	9,480	9,570	90	0.9%
Triple	5,980	6,100	120	2.0%
Single Bed in Triple Room	8,730	8,930	200	2.3%
Double as a Single	9,680	9,570	(110)	-1.1%
Thomas Jefferson North				
Double Room	\$ 6,960	\$ 7,100	\$ 140	2.0%
Thomas Jefferson South				
Double Room	\$ 7,100	\$ 7,270	\$ 170	2.4%
Large Double Room	7,350	7,520	170	2.3%
Single Room	8,000	8,210	210	2.6%
Triple Room	5,630	5,760	130	2.3%
Miner Village Apartments				
4 Bedroom Apartments	\$ 8,220	\$ 8,400	\$ 180	2.2%
2 Bedroom Apartments	8,840	8,900	60	0.7%
University Commons				
Double	\$ 8,000	\$ 8,210	\$ 210	2.6%
Single	9,490	9,600	110	1.2%
Rolla Suites				
Single Efficiency	\$ 8,130	\$ 8,370	\$ 240	3.0%
Single Studio	8,880	8,880	-	0.0%

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

<b>Summer Session Combined Room and Board Rates</b>	<b>FY2021</b>	<b>FY2022</b>	<b>Increase/ Decrease</b>	<b>Percent Change</b>
University Commons--rate includes 100 Miner Bucks				
Single	\$ 1,030	\$ 1,040	\$ 10	1.0%
Double	770	775	5	0.6%

**University of Missouri - St. Louis, Proposed Changes in Housing & Dining Contract Rates for FY2022**  
**Effective Beginning with the 2021 Summer Session**

<b>Room and Board Plans</b>					
<b>Academic Year - 2 Semesters</b>	FY2021	FY2022	Increase/ Decrease	Percent Change	
<b>Predominant Plan</b>					
Room and Board	\$ 10,411	\$ 10,606	\$ 195	1.9%	
Oak Single Room	6,790	6,858	68	1.0%	
100 Block Meals - \$350 declining balance/sem	3,621	3,748	127	3.5%	
<b>Meal Plans Defined (1)</b>					
100 Block Meals - DBD \$350/sem	\$ 3,621	\$ 3,748	\$ 127	3.5%	
150 Block Meals - DBD \$250/sem	4,070	4,212	142	3.5%	
200 Block Meals - DBD \$150/sem	4,182	4,328	146	3.5%	
All Declining Balance Dollars (DBD)	3,641	3,768	127	3.5%	
<b>Housing Options - Regular Academic Year (Two Semesters)</b>					
Oak Hall					
Double Room	\$ 5,450	\$ 5,505	\$ 55	1.0%	
Double Room Dept and Student Leader	4,900	4,950	50	1.0%	
Single Room	6,790	6,858	68	1.0%	
Single Room Dept and Student Leader	6,110	6,172	62	1.0%	
Villa Honors & Optometry only	\$ 4,750	\$ 4,800	\$ 50	1.1%	
<b>Summer Session - Room Only</b>					
Oak Hall Double Room - LL	\$ 1,230	\$ 1,230	\$ -	0.0%	
Oak Hall Single Room	1,540	1,540	-	0.0%	
Villa Honors & Optometry only	1,080	1,080	-	0.0%	
<b>Family Student Housing (Per Month)</b>					
Mansion Hill 1 Bedroom Furnished	\$ 876	\$ 885	\$ 9	1.0%	
Mansion Hill 1 Bedroom Unfurnished	715	722	7	1.0%	
Mansion Hill 2 Bedroom Individual Furnished	1,076	1,098	22	2.0%	
Mansion Hill 2 bedroom Individual Unfurnished	914	933	19	2.0%	
Mansion Hill 2 Bedroom Furnished	537	548	11	2.0%	
Mansion Hill 2 Bedroom Unfurnished	459	468	9	2.0%	
Mansion Hill Student Leader 1 Bedroom Furnished	806	814	8	1.0%	
Mansion Hill Student Leader 1 Bedroom Unfurnished	644	651	7	1.0%	
Mansion Hill Student Leader 2 Bedroom Indiv. Furnished	996	1,016	20	2.0%	
Mansion Hill Student Leader 2 Bedroom Indiv. Unfurnished	817	834	17	2.0%	
Mansion Hill Student Leader 2 Bedroom Furnished	498	508	10	2.0%	
Mansion Hill Student Leader 2 Bedroom Unfurnished	417	426	9	2.0%	
Mansion Hill Efficiency Unit	570	576	6	1.1%	
Mansion Hill Loft Unit	660	667	7	1.1%	

(1) Meal plan costs are still under negotiation with third-party vendor but will not increase more than 3.5% (CPI Food Away from Home increase). Food Service Provider will go out on RFP June 2021

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University of Missouri-Columbia  
Housing System Income Statements

	Actual			Projection	Forecast	
	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
<b>Revenues</b>						
Meal Contracts	\$ 17,871,081	\$ 18,537,194	\$ 14,525,229	\$ 18,647,353	\$ 17,300,001	\$ 19,349,609
Room Contracts	34,936,539	38,262,407	45,688,866	47,278,498	45,557,554	46,240,917
Apartment Rental	2,283,028	2,218,044	2,018,998	2,097,048	2,314,656	2,349,376
Other	6,549,832	6,949,963	3,462,478	4,637,025	9,515,827	10,165,686
<b>Total Revenues</b>	<b>61,640,480</b>	<b>65,967,608</b>	<b>65,695,571</b>	<b>72,659,924</b>	<b>74,688,038</b>	<b>78,105,588</b>
Scholarships/Waivers	(2,462,447)	(4,308,812)	(3,138,113)	(3,449,498)	(2,890,452)	(2,933,209)
One-Time CARES reimbursement			4,458,894	3,334,068		
<b>Net Revenue</b>	<b>\$ 59,178,033</b>	<b>\$ 61,658,796</b>	<b>\$ 67,016,352</b>	<b>\$ 72,544,494</b>	<b>\$ 71,797,586</b>	<b>\$ 75,172,379</b>
<b>Expenditures &amp; Transfers</b>						
Salaries & Wages	9,199,069	8,401,190	9,222,828	8,876,098	9,266,508	9,398,465
Staff Benefits	2,215,777	2,076,337	2,938,285	3,100,690	3,192,209	3,237,427
<b>Total Compensation</b>	<b>11,414,846</b>	<b>10,477,527</b>	<b>12,161,113</b>	<b>11,976,788</b>	<b>12,458,717</b>	<b>12,635,891</b>
COGS	6,727,068	7,042,685	6,144,449	7,268,582	6,414,509	7,566,035
Utilities	5,513,333	5,861,101	5,675,866	5,887,086	5,914,000	6,045,139
Maintenance	3,302,221	3,994,827	4,132,137	4,257,540	4,329,730	4,423,824
Rent/Lease Equipment & Space	273,288	460,943	4,033,367	5,283,634	3,972,436	3,976,436
Other	9,820,578	9,618,823	13,133,481	13,305,768	13,022,111	13,331,147
<b>Total Expenditures</b>	<b>37,051,334</b>	<b>37,455,905</b>	<b>45,280,414</b>	<b>47,979,398</b>	<b>46,111,502</b>	<b>47,978,474</b>
<b>Net Operating Income</b>	<b>\$ 22,126,699</b>	<b>\$ 24,202,891</b>	<b>\$ 21,735,938</b>	<b>\$ 24,565,096</b>	<b>\$ 25,686,084</b>	<b>\$ 27,193,905</b>
Debt Service	(22,574,177)	(22,658,900)	(22,960,975)	(22,956,187)	(22,956,187)	(23,223,824)
<b>Change in Net Position before Transfers</b>	<b>\$ (447,478)</b>	<b>\$ 1,543,991</b>	<b>\$ (1,225,037)</b>	<b>\$ 1,608,909</b>	<b>\$ 2,729,897</b>	<b>\$ 3,970,081</b>
Debt Service Coverage	0.98	1.07	0.95	1.07	1.12	1.17
Transfers for Capital Investment	(3,811)	(1,533,538)	(1,946,095)	(1,308,909)	(2,429,897)	(3,670,081)
Other Transfers	451,289	(10,453)	3,171,132	(300,000)	(300,000)	(300,000)
<b>Change in Net Position</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Occupancy Statistics</b>						
Residence Hall Occupancy	4,543	5,454	6,686	6,463	5,922	5,922
Residence Hall Capacity	4,962	5,896	6,965	7,182	6,580	6,580
Percent of Capacity	91.6%	92.5%	96.0%	90.0%	90.0%	90.0%
Apartment Occupancy	346	288	282	282	282	282
Apartment Capacity	386	296	296	296	296	296
Percent of Capacity	89.6%	97.3%	95.3%	95.3%	95.3%	95.3%

**Missouri S&T**  
Housing System Income Statements

	Actual			Projection	Forecast	
	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
<b>Revenues</b>						
Meal Contracts	\$ 5,437,584	\$ 5,399,651	\$ 4,847,998	\$ 4,700,000	\$ 4,794,000	\$ 5,043,288
Room Contracts	15,713,535	14,504,326	11,108,588	13,350,000	13,617,000	14,325,084
Apartment Rental						
Other	1,222,419	1,062,264	993,649	500,000	750,000	950,000
<b>Total Revenues</b>	<b>22,373,537</b>	<b>20,966,240</b>	<b>16,950,235</b>	<b>18,550,000</b>	<b>19,161,000</b>	<b>20,318,372</b>
Scholarships/Waivers	(708,572)	(716,780)	(919,953)	(930,000)	(948,600)	(967,572)
One-Time Pandemic Impact				(500,000)		
<b>Net Revenue</b>	<b>\$ 21,664,965</b>	<b>\$ 20,249,461</b>	<b>\$ 16,030,282</b>	<b>\$ 17,120,000</b>	<b>\$ 18,212,400</b>	<b>\$ 19,350,800</b>
<b>Expenditures &amp; Transfers</b>						
Salaries & Wages	2,984,148	2,756,075	1,924,073	1,550,000	1,650,750	1,683,765
Staff Benefits	881,131	839,629	801,595	575,000	612,375	624,623
<b>Total Compensation</b>	<b>3,865,279</b>	<b>3,595,704</b>	<b>2,725,669</b>	<b>2,125,000</b>	<b>2,263,125</b>	<b>2,308,388</b>
COGS	5,194,054	4,919,077	4,098,421	4,454,640	4,543,733	4,780,007
Utilities	1,557,713	1,499,030	1,257,527	1,457,640	1,486,793	1,516,529
Maintenance	517,764	810,415	1,032,794	1,060,000	1,365,000	1,392,300
Rent/Lease Equipment & Space	499,526	270,035	9,491	-	-	-
Other	1,784,234	1,533,490	1,452,165	1,800,000	1,836,000	1,872,720
<b>Total Expenditures</b>	<b>13,418,571</b>	<b>12,627,750</b>	<b>10,576,066</b>	<b>10,897,280</b>	<b>11,494,651</b>	<b>11,869,943</b>
<b>Net Operating Income</b>	<b>\$ 8,246,394</b>	<b>\$ 7,621,711</b>	<b>\$ 5,454,216</b>	<b>\$ 6,222,720</b>	<b>\$ 6,717,749</b>	<b>\$ 7,480,857</b>
Debt Service	(6,439,039)	(6,434,843)	(6,435,100)	(6,435,100)	(6,436,293)	(6,510,480)
<b>Change in Net Assets before Transfers</b>	<b>\$ 1,807,354</b>	<b>\$ 1,186,867</b>	<b>\$ (980,884)</b>	<b>\$ (212,380)</b>	<b>\$ 281,456</b>	<b>\$ 970,377</b>
Debt Service Coverage	1.28	1.18	0.85	0.97	1.04	1.15
Transfers for Capital Investment	(1,000,000)	(683,346)	(500,000)	-	(100,000)	(650,000)
Other Transfers	(46,400)	(20,400)	25,000	-	-	-
<b>Change in Net Position</b>	<b>760,954</b>	<b>483,121</b>	<b>(1,455,884)</b>	<b>(212,380)</b>	<b>181,456</b>	<b>320,377</b>
<b>Occupancy Statistics</b>						
Residence Hall Occupancy	2,195	2,069	1,850	1,800	1,800	1,875
Residence Hall Capacity	2,451	2,385	2,300	2,300	2,300	2,300
Percent of Capacity	89.6%	86.8%	80.4%	78.3%	78.3%	81.5%
Apartment Occupancy	n/a	n/a	n/a	n/a	n/a	n/a
Apartment Capacity	n/a	n/a	n/a	n/a	n/a	n/a
Percent of Capacity	n/a	n/a	n/a	n/a	n/a	n/a

**University of Missouri Kansas City**  
Housing System Income Statements

	Actual			Projection	Forecast	
	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
<b>Revenues</b>						
Meal Contracts	\$ 3,360,536	\$ 3,434,524	\$ 2,910,471	\$ 2,100,000	\$ 2,732,412	\$ 2,987,577
Room Contracts	5,633,582	5,397,455	5,988,910	4,609,351	5,350,536	5,805,208
Apartment Rental	5,171,622	3,725,652	3,556,187	2,023,005	2,613,459	2,893,578
Other	688,794	577,774	388,459	171,785	272,800	438,660
<b>Total Revenues</b>	<b>14,854,534</b>	<b>13,135,405</b>	<b>12,844,027</b>	<b>8,904,141</b>	<b>10,969,207</b>	<b>12,125,023</b>
Scholarships/Waivers	(473,122)	(483,932)	(516,630)	(400,074)	(422,369)	(433,001)
One-Time Pandemic Impact						
<b>Net Revenue</b>	<b>\$ 14,381,412</b>	<b>\$ 12,651,473</b>	<b>\$ 12,327,397</b>	<b>\$ 8,504,067</b>	<b>\$ 10,546,838</b>	<b>\$ 11,692,023</b>
<b>Expenditures &amp; Transfers</b>						
Salaries & Wages	1,108,591	858,721	710,687	745,719	809,657	840,538
Staff Benefits	292,805	217,013	220,372	218,292	239,668	250,380
<b>Total Compensation</b>	<b>1,401,396</b>	<b>1,075,734</b>	<b>931,058</b>	<b>964,011</b>	<b>1,049,325</b>	<b>1,090,918</b>
COGS	3,471,762	3,098,699	2,662,884	2,067,962	2,662,884	2,911,556
Utilities	1,230,259	1,000,776	812,747	624,506	675,702	689,216
Maintenance	2,286,744	528,977	932,000	934,162	965,438	1,260,507
Rent/Lease Equipment & Space	181,331	2,163,534	2,248,722	235,818	235,440	240,149
Other	747,347	671,809	737,214	872,230	1,093,422	1,201,094
<b>Total Expenditures</b>	<b>9,318,839</b>	<b>8,539,529</b>	<b>8,324,626</b>	<b>5,698,690</b>	<b>6,682,211</b>	<b>7,393,440</b>
<b>Net Operating Income</b>	<b>\$ 5,062,573</b>	<b>\$ 4,111,944</b>	<b>\$ 4,002,771</b>	<b>\$ 2,805,378</b>	<b>\$ 3,864,627</b>	<b>\$ 4,298,583</b>
Debt Service	(6,439,039)	(6,434,843)	(6,435,100)	(6,435,100)	(6,436,293)	(6,510,480)
<b>Change in Net Assets before Transfers</b>	<b>\$ (1,376,466)</b>	<b>\$ (2,322,899)</b>	<b>\$ (2,432,329)</b>	<b>\$ (3,629,723)</b>	<b>\$ (2,571,667)</b>	<b>\$ (2,211,897)</b>
Debt Service Coverage	0.79	0.64	0.62	0.44	0.60	0.66
Transfers for Capital Investment	-	-	-	-	-	-
Other Transfers	270,119	131	192,192	(79,117)	(86,131)	(87,854)
<b>Change in Net Position</b>	<b>(1,106,347)</b>	<b>(2,322,768)</b>	<b>(2,240,137)</b>	<b>(3,708,840)</b>	<b>(2,657,798)</b>	<b>(2,299,751)</b>

**Occupancy Statistics**

Residence Hall Occupancy	786	729	778	566	715	759
Residence Hall Capacity	884	945	958	862	862	862
Percent of Capacity	88.9%	77.1%	81.2%	65.7%	82.9%	88.1%
Apartment Occupancy	557	357	338	201	230	241
Apartment Capacity	722	376	376	268	268	268
Percent of Capacity	77.1%	94.9%	89.9%	75.0%	85.8%	89.9%



**University of Missouri St. Louis**  
Housing System Income Statements

	Actual			Projection	Forecast	
	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
<b>Revenues</b>						
Meal Contracts	\$ 1,201,780	\$ 1,318,106	\$ 992,781	\$ 801,891	\$ 1,170,728	\$ 1,346,311
Room Contracts	3,283,034	3,460,810	2,931,806	2,646,555	3,675,327	4,101,879
Apartment Rental						
Other	266,720	297,552	285,385	305,000	70,000	76,000
<b>Total Revenues</b>	<b>4,751,534</b>	<b>5,076,468</b>	<b>4,209,972</b>	<b>3,753,446</b>	<b>4,916,055</b>	<b>5,524,190</b>
Scholarships/Waivers	(236,583)	(676,532)	(650,006)	(416,823)	(350,177)	(380,432)
One-Time Pandemic Impact						
<b>Net Revenue</b>	<b>\$ 4,514,951</b>	<b>\$ 4,399,937</b>	<b>\$ 3,559,966</b>	<b>\$ 3,336,623</b>	<b>\$ 4,565,878</b>	<b>\$ 5,143,758</b>
<b>Expenditures &amp; Transfers</b>						
Salaries & Wages	326,345	364,356	303,630	253,678	266,644	270,729
Staff Benefits	69,680	84,526	95,949	97,898	89,280	90,255
<b>Total Compensation</b>	<b>396,025</b>	<b>448,882</b>	<b>399,579</b>	<b>351,576</b>	<b>355,924</b>	<b>360,984</b>
COGS	1,222,147	1,325,548	1,068,644	801,891	1,170,728	1,346,311
Utilities	240,686	248,836	242,272	124,858	127,355	129,902
Maintenance	1,008,929	1,245,843	1,245,843	650,585	-	-
Rent/Lease Equipment & Space	-	-	-	-	-	-
Other	556,058	665,180	665,180	714,783	1,339,283	1,339,283
<b>Total Expenditures</b>	<b>3,423,845</b>	<b>3,934,289</b>	<b>3,621,518</b>	<b>2,643,693</b>	<b>2,993,290</b>	<b>3,176,480</b>
<b>Net Operating Income</b>	<b>\$ 1,091,106</b>	<b>\$ 465,648</b>	<b>\$ (61,552)</b>	<b>\$ 692,930</b>	<b>\$ 1,572,588</b>	<b>\$ 1,967,278</b>
Debt Service	(1,398,487)	(1,397,406)	(1,399,531)	(1,400,006)	(1,400,006)	(1,400,006)
<b>Change in Net Assets before Transfers</b>	<b>\$ (307,381)</b>	<b>\$ (931,758)</b>	<b>\$ (1,461,083)</b>	<b>\$ (707,076)</b>	<b>\$ 172,582</b>	<b>\$ 567,272</b>
Debt Service Coverage	0.78	0.33	(0.04)	0.49	1.12	1.41
Transfers for Capital Investment	(362,100)	(373,000)	454,437	(373,000)	(350,000)	(350,000)
Other Transfers	103,742	845,979	286,919	-	-	-
<b>Change in Net Position</b>	<b>(565,739)</b>	<b>(458,779)</b>	<b>(719,727)</b>	<b>(1,080,076)</b>	<b>(177,418)</b>	<b>217,272</b>

**Occupancy Statistics**

Residence Hall Occupancy	360	370	356	223	319	359
Residence Hall Capacity	448	455	447	421	421	447
Percent of Capacity	80.4%	81.3%	79.6%	53.0%	75.8%	80.3%
Apartment Occupancy	197	190	216	257	273	275
Apartment Capacity	222	222	257	283	290	290
Percent of Capacity	88.7%	85.6%	84.0%	90.8%	94.1%	94.8%

# Fiscal Year 2022 Student Housing and Dining Rates

-- February 2021 --



# FY2022 Housing & Dining Rates

- The rates were set to achieve a balance between maintaining financial sustainability of the housing and dining auxiliary and affordability for students.
- The rates are driven by various factors
  - Debt service
  - Future plant investments
  - Food, labor, and utility costs, and contractual arrangements with third-party vendors

# FY2022 Housing & Dining Rates

## MU

Predominant Plan

**\$9,915 2.5%**

R - \$6,876 2.3%

B - \$3,039 3.0%

### Range

R - High \$10,275

R - Low \$6,105

B - High \$3,502

B - Low \$1,700

## UMKC

Predominant Plan

**\$11,005 1.1%**

R - \$7,378 0.0%

B - \$3,627 3.5%

### Range

R - High \$12,210

R - Low \$7,378

B - High \$3,906

B - Low \$3,489

## Missouri S&T

Predominant Plan

**\$10,570 2.0%**

R - \$7,100 2.0%

B - \$3,470 2.1%

### Range

R - High \$9,600

R - Low \$5,500

B - High \$3,840

B - Low \$1,990

## UMSL

Predominant Plan

**\$10,606 1.9%**

R - \$6,858 1.0%

B - \$3,748 3.5%

### Range

R - High \$6,858

R - Low \$4,800

B - High \$4,328

B - Low \$3,748

**R-Room B-Board**

# Questions?