

Fiscal Year 2020 Student Housing and Dining Rates
MU

In order to communicate new affordability initiatives and avoid being at a competitive disadvantage, MU is presenting FY2020 Student Housing and Dining rate proposals as an action item for approval at the November 15-16, 2018 board meeting. Recommendations for UMKC, S&T and UMSL will be presented for approval at the February, 2019 board meeting as in prior years.

Included in this document are rate proposals for MU residence halls (housing and dining) and family student housing for FY2020. The rates would become effective for Summer Session 2019. With the new innovative pricing structure, MU predicts more than 83% of students who live and dine on campus will pay less next year.

Benefits of living on campus are proven across the nation and by our own data, which shows students who live in our residence halls are more likely to stay enrolled and graduate in four years than their peers who do not. Housing rates support MU's nationally-recognized living and learning programs which have significantly increased students' academic achievement, retention, and graduation for many years. In addition, rates support in-hall programming and early alert programs.

No. 3

Recommended Action - Fiscal Year 2020 Student Housing and Dining Rates, MU

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 MU be approved effective beginning with the 2019 Summer Session.

Roll call vote of the Committee: YES NO

Curator Brncic
Curator Chatman
Curator Layman
Curator Snowden
Curator Sundvold

The motion _____.

Roll call vote of Board of Curators: 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 MU

Attached are rate proposals for MU residence halls (housing and dining) and family student housing for FY2020. Rates will be effective Summer Session 2019. These recommendations are being presented for approval.

Fee proposals were prepared under direction of the Vice Chancellor for Student Affairs at MU. Planning for fee changes is conducted using operating assumptions unique to the campus and activity within the context of general economic guidelines communicated by UM System Office of Finance. Through an emphasis on customer service and strategic marketing, Residential Life attained a 94% occupancy rate this fall, with students currently living in all but one residence hall, which is leased by MU Health.

While developing pricing strategy for 2020, the leadership team focused on three overarching goals.

- Further developing low-cost options
- Keeping prices competitive with market
- Increasing rates in select areas based on demand

For the second year in a row, room rates will be reduced in more than one-third of available rooms. Housing rates for FY2020 range from a high of \$9,995 per academic year for a single suite to a low of \$5,999 for a traditional double room in Hatch & Schurz halls. Because of price differentiation driven by the goal to develop a true, low cost option within the traditional double and most common room type, the “predominant” plan no longer exists. It has been split into three demand-driven price points. The weighted average cost of the traditional double room type is \$6,653, which is 1.1% lower than prior year. The low cost option (15% of housing inventory) will be \$5,999 per year (\$667/month), for a total savings of \$430 compared to lowest rates for current academic year. Over a two-year period, these rates have decreased 11.4%. Base rates will also be lowered 1.1% to \$6,550 in an additional 19% of our inventory. To offset these decreases, rates will increase 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.

Board plans will be changed to make them easier for students to understand, offer more flexibility and provide lower-cost options. Previously, dining plan options varied based on whether a student lived on or off campus. Next year, lower-cost options will be added, students will be able to use all but one board plan at any dining location, and students will be able to purchase any plan regardless of where they live. The board plan anticipated to be selected most by students will be \$3,000 which is \$100, or 3.2%, less expensive than the current year. Four dining plans will be available ranging from \$3,760 for 275 meals per semester to a low of \$1,650 for a flexible dining plan option that works at all locations (including the Student Center).

November 15-16, 2018

With the new, innovative pricing structure, MU predicts more than 83% of students who live and dine on campus will pay less next year. Students will have the option to live and dine on campus for less than \$850/month — a total savings of nearly \$150 per month compared to the lowest-priced option for the current academic year.

MU recognizes the cost to students and their families when students have to move out for breaks. Residential Life staff have worked creatively so that next year, for the first time, all halls will 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.

In addition, in partnership with Admissions, the first-time college student room assignment process was overhauled this past year to reduce anxiety and stress for incoming students and their families. As a result, Residential Life experienced a significant decrease in phone calls and emails. In 2017, Residential Life staffed 15 people from 7 a.m. to midnight for 6 straight days to answer questions about the housing process. This year, Residential Life was able to respond to all inquiries with 1.5 FTE working 2.5 days. For Fall 2019 incoming freshmen, we are adding the option to preference price over any other variable, followed by academic success and roommate selection.

Graduate and family student apartments rates will remain unchanged.

The table below summarizes the room and board options for MU. Table detailing contract rates for housing and dining options follow.

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

Room and Board Plans Academic Year - 2 Semesters	MU			
	FY2019	FY2020	Increase/ Decrease	Percent Change
Room and Board - Predominant Plan	\$9,826	\$9,653	(\$173)	-1.8%
Traditional double room (weighted average)	6,726	6,653	(73)	-1.1%
200 Meal Block	3,100	n/a	n/a	n/a
Tiger Plan Plus	n/a	3,000	n/a	n/a
Range of Plan Options				
Housing Options	High	\$9,995	\$9,995	Single Suite
Housing Options	Low	6,430	5,999	Double (low cost)
Meal Plan Options	High	3,760	3,760	275 Meal Block per semester
Meal Plan Options	Low	2,550	n/a	150 Meal Block per semester
Meal Plan Options	Low	n/a	1,650	Tiger Plan

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

Room and Board Plans			Increase/ Decrease	Percent Change
Academic Year - 2 Semesters	FY2019	FY2020		
Predominant Plan				
Room and Board	\$9,826	\$9,653	(\$173)	-1.8%
Traditional double room (weighted average)	6,726	6,653	(73)	-1.1%
200 Meal Block	3,100	n/a	n/a	n/a
Tiger Plan Plus	n/a	3,000	n/a	n/a
Meal Plans Options*				
Regular Academic Year (Two Semesters)				
275 Meal Block per semester	\$3,760	\$3,760	\$0	0.0%
Tiger Plan Platinum	3,400	3,400	\$0	0.0%
Tiger Plan Plus	n/a	3,000	n/a	n/a
Tiger Plan	n/a	1,650	n/a	n/a
200 Meal Block per semester	3,100	n/a	\$0	0.0%
150 Meal Block per semester	2,550	n/a	\$0	0.0%
Summer Session (Eight Weeks)				
Tiger Plan	n/a	\$825	n/a	n/a
Unlimited 7 plan	955	n/a	0	0.0%
Unlimited 5 plan	835	n/a	0	0.0%

** Tiger Plans offer flex dollars that work at all dining locations instead of at residential locations only.*

Housing Options

Regular Academic Year (Two Semesters)					% of	
Suite Style					Capacity	Total
Single Suite	\$9,995	\$9,995	\$0	0.0%	646	10%
Single	8,805	8,805	0	0.0%	435	7%
Single - Hatch and Schurz Hall	7,425	7,425	0	0.0%	112	2%
Semi-Suite Double	8,275	8,275	0	0.0%	1,170	19%
Double Suite	8,805	9,275	470	5.3%	248	4%
Double (premium)	7,035	7,125	90	1.3%	1,541	25%
Double (mid-range)	6,620	6,550	(70)	-1.1%	1,176	19%
Double (low cost)	6,430	5,999	(431)	-6.7%	928	15%
					<u>6,256</u>	<u>100%</u>

MU Changes in Housing & Dining Contract Rates (continued)

	FY2019	FY2020	Increase/ Decrease	Percent Change
Summer Housing				
Single	\$1,755	\$1,755	\$0	0.0%
Double	1,255	1,255	0	0.0%
Summer Session (Per Month)				
Single	900	585	(\$315)	-35.0%
Double	750	418	(332)	-44.2%
Family Student Housing (Per Month)				
Manor House Apartments				
1 Bedroom Efficiency	\$540	\$540	\$0	0.0%
1 Bedroom	630	630	0	0.0%
2 Bedroom	755	755	0	0.0%
Tara Apartments				
1 Bedroom (Basic)	\$580	\$580	\$0	0.0%
1 Bedroom (Basic with Laundry)	620	620	0	0.0%
2 Bedroom (Basic)	625	625	0	0.0%
2 Bedroom (Basic with Laundry)	630	630	0	0.0%
2 Bedroom (Large)	655	655	0	0.0%
2 Bedroom (Large with Laundry)	695	695	0	0.0%
2 Bedroom (Large furnished, utilities included)	850	850	0	0.0%