

Contact: Brad Berg

**PROPOSED RESIDENCE SYSTEM RATES FOR 2021-2022 ACADEMIC YEAR**

**Actions Requested:** Consider approval of the universities' academic year 2021-2022 proposed rates for all residence halls, apartments and board options as detailed in Attachments A, B and C.

**Executive Summary:** Residence Systems, which include dining services, are operated by each of the Regent universities. The residence systems are self-supporting operations and do not receive state-appropriated funds for operations or capital improvements. The bond covenants for each system legally restrict the use of funds for purposes solely within each respective residence system.

The docket for the Board's February 24, 2021 meeting included the comprehensive governance report on the university residence systems that contained five-year plans, preliminary FY 2022 budgets, and proposed room and board rates for the 2021-2022 academic year.

In March 2020, the residence systems closed as the campuses moved to virtual learning in response to the pandemic. The closure of the residence halls resulted in refunds to students of a pro rata share of their room and board contracts. In addition to the contract revenues, other income was also negatively impacted from lost conference, retail sales and catering revenues.

Reopening the residence systems for the Fall 2020 semester necessitated they operate under dramatically different conditions than prior years. In preparation for student arrival last fall, the residence systems implemented many safety protocols to reduce the transmission of COVID-19 across the campuses.

Complete listings of the proposed rates for residence halls, apartments, and board options are included in Attachments A, B and C and remain unchanged from those included in the February docket. Rate proposals for the summer of 2022 are also included in the attachments.

The universities provide many different room and board options to students with varying rates based upon the style of accommodation (standard room, suite, apartment, etc.) and amenities (air-conditioning, private bathrooms, kitchen, etc.).

The universities provide many different room and board options to students with varying rates based upon the style of accommodation (standard room, suite, apartment, etc.) and amenities (air-conditioning, private bathrooms, kitchen, etc.). Each residence system operates in a unique competitive environment with individual capital and operational needs which contribute to rate variations for each system. The proposed rate change from the current year for each university's most popular double residence hall room and meal plan are as follows:

- University of Iowa 2.69%
- Iowa State University - 1.14%
- University of Northern Iowa 0.00%

University of Iowa Housing & Dining  
Proposed Residence System Rates

<b>Room Type</b>	<b>Current FY2020-21 Rate</b>	<b>Proposed FY2021-22 Rate</b>	<b>Percent Change</b>
Single with Air	\$ 9,067	\$ 9,316	2.7%
Single with Air & Shared Bath	10,365	10,650	2.7%
Single with Bath & Air	11,880	12,207	2.8%
Double with Air	6,999	7,191	2.7%
Double with Air & Shared Bath	7,837	8,053	2.8%
Double with Bath & Air	8,674	8,913	2.8%
Double with Kitchen, Bath & Air	9,086	9,336	2.8%
Triple with Air	5,914	6,077	2.8%
Triple with Bath & Air	7,037	7,231	2.8%
Triple Suite with Kitchen, Bath & Air	8,109	8,332	2.8%
Quad with Air	5,143	5,284	2.7%
Quad with Bath & Air	5,984	6,149	2.8%
Quad Suite with Kitchen, Bath & Air	6,804	6,991	2.7%
Mayflower Single with Kitchen, Bath & Air	9,067	9,316	2.7%
Mayflower Double with Kitchen, Bath & Air	7,851	8,067	2.8%
Single with Air & Pod Configuration	10,148	10,427	2.7%
Double with Air & Pod Configuration	8,054	8,275	2.7%
Triple with Air & Pod Configuration	6,949	7,140	2.7%
Quad with Air & Pod Configuration	5,845	6,006	2.8%
Temporary Housing (Daily Rate)	10	10	0.0%
 Hawkeye Dollars (assessed to all room contractholders)	 200	 200	 0.0%
 Housing Application Fee (assessed to all 1st-time applicants only)	 75	 75	 0.0%
 <u>Board Rates</u>			
Gold (Unlimited)	3,850	3,955	2.7%
Black (220)	3,470	3,565	2.7%
Hawkeye (75)	1,490	1,530	2.7%
 <u>University-affiliated Guest Rates (monthly)</u>			
Studio apartment	700	700	0.0%
One-bedroom apartment	900	900	0.0%
Two-bedroom apartment	1,200	1,200	0.0%

Note: The Double with Air room rate, Black meal plan, and \$200 Hawkeye Dollars are considered to be the standard plans and were used for percentage calculation on page 1.

<b>Residence Halls Daily Summer Rates</b>	<b>Current Summer 2021 Rates</b>	<b>Proposed Summer 2022 Rates</b>	<b>Percent Change</b>
Single with Air	\$ 53.34	\$ 54.81	2.8%
Single with Air & Shared Bath	58.62	60.23	2.7%
Single with Bath & Air	66.52	68.35	2.8%
Double with Air	37.80	38.84	2.8%
Double with Air & Shared Bath	41.54	42.68	2.7%
Double with Bath & Air	45.31	46.56	2.8%
Double with Kitchen, Bath & Air	47.18	48.48	2.8%
Triple with Air	30.77	31.62	2.8%
Triple with Bath & Air	35.76	36.74	2.7%
Triple Suite with Kitchen, Bath & Air	40.55	41.67	2.8%
Quad with Air	26.69	27.42	2.7%
Quad with Bath & Air	27.20	27.95	2.8%
Quad Suite with Kitchen, Bath & Air	33.59	34.51	2.7%
Mayflower Single with Kitchen, Bath & Air	52.04	53.47	2.7%
Mayflower Double with Kitchen, Bath & Air	42.05	43.21	2.8%
Single with Air & Pod Configuration	56.47	58.02	2.7%
Double with Air & Pod Configuration	44.80	46.03	2.7%
Triple with Air & Pod Configuration	38.67	39.73	2.7%
Quad with Air & Pod Configuration	32.52	33.41	2.7%
<b>Summer Board Rates</b>			
200 Meal Block	\$1,513	\$1,555	2.8%
150 Meal Block	1,214	1,247	2.7%
100 Meal Block	870	894	2.8%
50 Meal Block	463	476	2.8%

**IOWA STATE UNIVERSITY  
Department of Residence - Proposed Rates for Fiscal Year 2022**

Application / Contracting Fees			FY21 Rate	FY22 Rate	\$ Increase	% Increase
One-time, new admit Contracting Fee <sup>1</sup>			\$ 10	\$ 10	\$ -	0.00%
One-time, new admit Housing Prepayment <sup>2</sup>			\$ 125	\$ 125	\$ -	0.00%
Academic Year Traditional Style Residence Hall Rates <sup>3</sup>		New Rate Title/Category	FY21 Rate	FY22 Rate	\$ Increase	% Increase
Richardson Court and Union Drive **Includes Maple Double non-suite rooms <sup>4</sup>	Quad - No AC	Double - No AC	\$ 4,305	\$ 4,590	\$ 285	6.62%
	Triple - No AC	Double - No AC	\$ 4,544	\$ 4,590	\$ 46	1.01%
	Double - No AC	Double - No AC	\$ 4,783	\$ 4,590	\$ (193)	-4.04%
	Triple - with AC	Double - with AC	\$ 4,587	\$ 4,950	\$ 363	7.91%
	Double - with AC	Double - with AC	\$ 4,847	\$ 4,950	\$ 103	2.13%
	Maple Double	Double - with AC	\$ 5,472	\$ 4,950	\$ (522)	-9.54%
	Single - No AC	Single - No AC	\$ 6,218	\$ 5,490	\$ (728)	-11.71%
	Single - with AC	Single - with AC	\$ 6,346	\$ 5,850	\$ (496)	-7.82%
	Double as Single <sup>5</sup>	n/a	n/a	\$ 1,500	n/a	n/a
Wallace/Wilson <sup>6</sup>	Double	WW Double	\$ 4,050	\$ 4,050	\$ -	0.00%
	Single	WW Single	\$ 4,500	\$ 4,950	\$ 450	10.00%
	XL Single	WW XL Single	\$ 4,815	\$ 5,175	\$ 360	7.48%
Academic Year Suite Style Residence Hall Rates <sup>3</sup>		New Rate Title/Category	FY21 Rate	FY22 Rate	\$ Increase	% Increase
Suite Style Residence Halls and Geoffroy Hall **Includes Martin, Eaton, Buchanan, Maple Suites, and Geoffroy Hall <sup>4</sup>	Geoffroy Double	Double Suite	\$ 6,344	\$ 6,075	\$ (269)	-4.24%
	Maple Double Suite	Double Suite	\$ 5,724	\$ 6,075	\$ 351	6.13%
	Buchanan Double Suite	Double Suite	\$ 6,190	\$ 6,075	\$ (115)	-1.86%
	Martin/Eaton Double Suite	Double Suite	\$ 6,537	\$ 6,075	\$ (462)	-7.07%
	Martin Corner Suite	Double Suite	\$ 7,459	\$ 6,075	\$ (1,384)	-18.55%
	Martin Lofted Double	Double Suite	\$ 8,513	\$ 6,075	\$ (2,438)	-28.64%
	Geoffroy Single	Single Suite	\$ 8,248	\$ 6,975	\$ (1,273)	-15.43%
	Buchanan Single Suite	Single Suite	\$ 7,119	\$ 6,975	\$ (144)	-2.02%
	Martin/Eaton Single Suite	Single Suite	\$ 7,518	\$ 6,975	\$ (543)	-7.22%
	Double as Single <sup>5</sup>	n/a	n/a	\$ 1,500	n/a	n/a
Academic Year Apartment Rates <sup>7</sup>		New Rate Title/Category	FY21 Rate	FY22 Rate	\$ Increase	% Increase
Frederiksen Court	2 Bedroom Shared		\$ 4,848	\$ 4,950	\$ 102	2.10%
	4 Bedroom Single		\$ 6,084	\$ 5,400	\$ (684)	-11.24%
	2 Bedroom Private		\$ 7,434	\$ 5,850	\$ (1,584)	-21.31%
	2 Bedroom Private - Pet	2 Bedroom Private - Pet <sup>8</sup>	n/a	\$ 6,120	n/a	n/a
Schilletter Village <sup>9</sup>	2 Bedroom		\$ 5,933	\$ 6,120	\$ 187	3.15%
	2 Bedroom Pet		\$ 6,204	\$ 6,390	\$ 186	3.00%
University Village <sup>9</sup>	1 Bedroom		\$ 5,124	\$ 5,265	\$ 141	2.75%
	1 Level - 2 Bedroom		\$ 5,503	\$ 5,670	\$ 167	3.03%
	Townhouse		\$ 5,854	\$ 6,030	\$ 176	3.01%
	Townhouse Pet/Furnished		\$ 6,204	\$ 6,390	\$ 186	3.00%

Summer Residence Hall Rates <sup>10</sup>		New Rate Title/Category	Summer 2021 Rate	Summer 2022 Rate	\$ Increase	% Increase
Suite Style Residence Halls and Geoffroy Hall <sup>4</sup>	Buchanan Double Suite	Suite Double Summer	\$ 1,318	\$ 1,305	\$ (13)	-0.99%
	Eaton Double Suite	Suite Double Summer	\$ 1,223	\$ 1,305	\$ 82	6.70%
	Geoffroy Double	Suite Double Summer	\$ 1,397	\$ 1,305	\$ (92)	-6.59%
	Buchanan Single Suite	Suite Single Summer	\$ 1,581	\$ 1,500	\$ (81)	-5.12%
	Eaton Single Suite	Suite Single Summer	\$ 1,527	\$ 1,500	\$ (27)	-1.77%
	Geoffroy Single	Suite Single Summer	\$ 1,675	\$ 1,500	\$ (175)	-10.45%
Richardson Ct and Union Dr Neighborhoods <sup>4</sup>	Friley Double AC	Double with AC Summer	\$ 1,067	\$ 1,065	\$ (2)	-0.19%
	Friley Single AC	Single with AC Summer	\$ 1,280	\$ 1,260	\$ (20)	-1.56%

Summer Apartment Rates <sup>10</sup>		New Rate Title/Category	Summer 2021 Rate	Summer 2022 Rate	\$ Increase	% Increase
Frederiksen Court	2 Bedroom Shared		\$ 1,045	\$ 1,065	\$ 20	1.91%
	4 Bedroom Single		\$ 1,307	\$ 1,155	\$ (152)	-11.63%
	2 Bedroom Private		\$ 1,569	\$ 1,260	\$ (309)	-19.69%
	2 Bedroom Private Pet	2 Bedroom Private Pet <sup>8</sup>	n/a	\$ 1,320	n/a	n/a
Schilletter Village <sup>9</sup>	2 Bedroom		\$ 1,844	\$ 1,905	\$ 61	3.31%
	2 Bedroom Pet		\$ 1,927	\$ 1,980	\$ 53	2.75%
University Village <sup>9</sup>	1 Bedroom		\$ 1,593	\$ 1,625	\$ 32	2.01%
	1 Level - 2 Bedroom		\$ 1,710	\$ 1,744	\$ 34	1.99%
	Townhouse		\$ 1,819	\$ 1,855	\$ 36	1.98%
	Townhouse Pet/Furnished		\$ 1,927	\$ 1,966	\$ 39	2.02%

Guest Apartment Daily Rates		FY21 Rate	FY22 Rate	\$ Increase	% Increase
Furnished		\$ 48	\$ 48	\$ -	0.00%
Non-Furnished		\$ 37	\$ 37	\$ -	0.00%

- 1 - This fee is refundable prior to the cancellation deadline. After the cancellation deadline, this fee is non-refundable.
- 2 - This fee is refundable prior to the cancellation deadline. After the cancellation deadline, the prepayment is forfeited. If the student remains contracted for housing, the prepayment is applied to spring room fees.
- 3 - Meal plans are required in all residence halls except Wallace and Wilson.
- 4 - Prior to this year, different rates existed for similar room types across both of these communities. The proposed rates combine and simplify these multiple rates. Summer rates have, in the past, only been advertised for certain buildings. These proposed rates will apply to neighborhoods, so that we can be flexible when identifying where summer student housing will be located.
- 5 - These options are not offered as standard and availability is based on resident demand and space constraints. There will be a \$1500 charge above the standard rate for students who request and are contracted for these spaces.
- 6 - Although Wallace and Wilson are planned to be closed for Fall 2021 and Spring 2022, rates will be published in the event that either or both buildings are re-opened.
- 7 - Meal plans are encouraged, but not required in on-campus apartments.
- 8 - Pet friendly apartments (48) will be added in Frederiksen Court for Fall 2021.
- 9 - All Schilletter / University Village rates are per unit. In a two-bedroom unit occupied by two residents each resident pays half.
- 10 - Meal plans are encouraged, but not required in any location during the summer.

**IOWA STATE UNIVERSITY  
ISU Dining - Proposed Residence System Rates for Fiscal Year 2022**

Dining Center Door Rate	FY21 Rate	FY22 Rate	\$ Increase	% Increase
Breakfast	\$ 10.60	\$ 10.81	\$ 0.21	2.00%
Lunch / Dinner	\$ 13.65	\$ 13.92	\$ 0.27	2.00%

Early Move In Plans	FY21 Rate	FY22 Rate	\$ Increase	% Increase
3 Meal Plan	\$ 30.30	\$ 30.91	\$ 0.61	2.00%
6 Meal Plan	\$ 60.60	\$ 61.81	\$ 1.21	2.00%
9 Meal Plan	\$ 90.90	\$ 92.72	\$ 1.82	2.00%

**Purchased Dining Dollars<sup>1</sup>**

Available during the summer and the academic year. Rates listed are per dollar.

Dining Dollars can be used in all ISU Dining locations. Unused Dining Dollars expire at the end of the spring semester.

Dining Dollars (DD)	FY20 Rate	FY21 Rate	\$ Increase	% Increase
\$10-\$190 Dining Dollars (Face Value)	\$ 1.00	\$ 1.00	\$ -	0.00%
\$200-390 Dining Dollars (5% discount)	\$ 0.95	\$ 0.95	\$ -	0.00%
\$400-590 Dining Dollars (7.5% discount)	\$ 0.93	\$ 0.93	\$ -	0.00%
\$600 Plus Dining Dollars (10% discount)	\$ 0.90	\$ 0.90	\$ -	0.00%

**Purchased Flex Meals<sup>1</sup>**

Available during the summer and the academic year. Rates listed are per the amount of meals purchased.

Flex meals may be used for the contracted student or a guest in all dining centers, C-Stores, and the following locations: MU Food Court, Clyde's, Hawthorn, Design Café, Fruits, and Lance & Ellie's.

Flex Meals	FY21 Rate	FY22 Rate	\$ Increase	% Increase
25 Meals	\$ 290.00	\$ 295.80	\$ 5.80	2.00%
50 Meals	\$ 566.00	\$ 577.32	\$ 11.32	2.00%
85 Meals	\$ 942.00	\$ 960.84	\$ 18.84	2.00%
105 Meals	\$ 1,135.00	\$ 1,157.70	\$ 22.70	2.00%

**Academic Year Meal Plans**

Meal quantities and Dining Dollar values are per semester. Plan rates are per academic year.

Dining Center meals may be used by the contracted student in any of ISU Dining's five Residential Dining Centers.

Unused dining center and flex meals expire at the end of each semester. Unused Dining Dollars expire at the end of the spring semester.

Plan Name	FY21 Rate	FY22 Rate	\$ Increase	% Increase
Flex Plan w/220 Meals & \$75 DD per semester <sup>2 3</sup>	\$ 4,830	\$ 4,928	\$ 98.00	2.03%
Cyclone Plan w/ UNLIMITED Dining Center Meals, 20 Flex Meals, and \$300 Dining Dollars per semester <sup>2</sup>	\$ 4,830	\$ 4,928	\$ 98.00	2.03%
Cardinal Plan w/ UNLIMITED Dining Center Meals, 14 Flex Meals, and \$100 Dining Dollars per semester	\$ 4,410	\$ 4,498	\$ 88.00	2.00%
Gold Plan w/ 200 Dining Center Meals, 15 Flex Meals, and \$200 Dining Dollars per semester <sup>2</sup>	\$ 4,143	\$ 4,226	\$ 83.00	2.00%
Silver Plan w/150 meals & \$300 DD per semester <sup>4</sup>	\$ 3,788	\$ 3,864	\$ 76.00	2.01%
Bronze Plan w/125 meals & \$275 DD per semester <sup>4</sup>	\$ 3,218	\$ 3,282	\$ 64.00	1.99%

1. These options are available to all ISU students regardless of residency.

2. These options are available to all ISU students regardless of residency. Residents of required participation areas must select one of these

3. Flex Plan is 220 meals per semester, 10 per week available as flex meals.

4. These options are only available to residents of voluntary areas.

5. Cardinal Plan increase from \$50 dining dollars to \$100 dining dollars for FY21

Note: The Double-No AC room rate and Cardinal meal plan were used for the rate comparison on page 1.

**UNIVERSITY OF NORTHERN IOWA  
PROPOSED HOUSING AND DINING RATES  
ACADEMIC YEAR 2021-22**

<b>Residence Halls - Academic Year</b>	<b>2020-21 Rate</b>	<b>2021-22 Proposed</b>	<b>\$ Increase</b>	<b>% Increase</b>
<b>Traditional Halls (Bender, Campbell, Dancer, Hagemann, Noehren, Rider, Shull)-All-Access Meal Plan required</b>				
<b>Double</b>	<b>4,699</b>	<b>4,699</b>	-	0.0%
Single	5,639	5,639	-	0.0%
Super Single	5,874	5,874	-	0.0%
Dancer & Shull Hall Super Single	5,874	5,874	-	0.0%
Lawther Double	4,949	4,949	-	0.0%
Lawther Double Suite with private/semi-private bath	5,402	5,402	-	0.0%
Lawther Single	5,939	5,939	-	0.0%
Lawther Single Suite with private/semi-private bath	6,482	6,482	-	0.0%
Lawther Double-as-Single w/community bath - aka Lawther Super Single	6,186	6,186	-	0.0%
Lawther Double-as-Single Suite w/ private/semi-private bath - aka Lawther Super Single Suite	6,753	6,753	-	0.0%
<b>Roth - Meal plans are encouraged</b>				
8 Bedroom Apt. Single	5,443	5,443	-	0.0%
2 or 3 Bedroom Apt Single	6,379	6,379	-	0.0%
1 Bedroom Apt Single	7,495	7,495	-	0.0%
<b>Panther Village - Meal plans are encouraged</b>				
4 Bedroom Single	6,593	6,593	-	0.0%
2 Bedroom Single	7,251	7,251	-	0.0%
Studio	7,909	7,909	-	0.0%
<b>Jennings Apartments - Meal plans are encouraged</b>				
Jennings - Two Bedroom Furnished - Double	6,379	6,379	-	0.0%
Jennings - Two Bedroom Unfurnished - Single	7,974	7,974	-	0.0%
	<b>Monthly</b>	<b>Monthly</b>		
<b>Guest Room</b> (furnished Super Single with community bath)	663	663	-	0.0%
<b>Guest Suite</b> (furnished Super Single with private bath)	730	730	-	0.0%
<b>Graduate Apartment</b> (furnished 1 bedroom, living area, kitchen, bath)	773	773	-	0.0%
<b>Graduate Apartment</b> (furnished 2 bedroom, living area, kitchen, bath)	858	858	-	0.0%
<b>Meal Plans</b>				
<u>Traditional Residence Halls</u>				
<b>** All-Access (\$100 Dining Dollars, 5 Flex+ per semester)</b>	<b>4,461</b>	<b>4,461</b>	-	<b>0.0%</b>
<u>Apartment &amp; Off Campus</u>				
All-Access (\$100 Dining Dollars, 5 Flex+ per semester)	4,461	4,461	-	0.0%
All-Access Weekday (\$75 Dining Dollars, 4 Flex+ per semester)	4,101	4,101	-	0.0%
Block 120 (120 meals, \$175 Dining Dollars per semester)	2,745	2,745	-	0.0%
Weekly 5 (5 meals/week, \$250 Dining Dollars per semester)	2,165	2,165	-	0.0%
Block 15 (15 meals, \$400 Dining Dollars per semester)	1,102	1,102	-	0.0%
<u>Optional Booster Packs (requires purchase of meal plan)-Pricing is per pack - per semester</u>				
Purple (\$75 Dining Dollars, 3 Flex+)	95	95	-	0.0%
Gold (\$150 Dining Dollars, 7 Flex+)	195	195	-	0.0%
Panther (10 Dining Center Meals)	106	106	-	0.0%
Flex+ (8 Flex+)	54	54	-	0.0%
Housing Application Fee	25	25	-	0.0%
Overflow housing credit	\$50 plus \$25 for each week beginning the third			
Early arrival (daily rate) - Traditional Residence Halls	40	40	-	0.0%
Early arrival (daily rate) - Panther Village/ROTH/Jennings - includes dining in Fall 2020	40	40	-	0.0%
Faculty/Staff - additional per month	10%	10%	-	0.0%

Note: The Double Room rate and All-Access Dining Plan were used for the rate comparison on page 1.

**UNIVERSITY OF NORTHERN IOWA  
PROPOSED SUMMER RATES**

<b>Summer *Weekly* Rates - Students Only - 20% off AY Rate</b>	<b>Summer 2021 Summer 2022</b>	
<b>Roth (1/37 of academic year)</b>		
8 Bedroom Apt. Single	118	118 - 0.0%
2 or 3 Bedroom Apt Single	138	138 - 0.0%
1 Bedroom Apt Single	162	162 - 0.0%
<b>Jennings (1/37 of academic year)</b>		
Jennings - Two Bedroom Furnished	138	138 - 0.0%
Jennings - Two Bedroom Unfurnished	172	172 - 0.0%
<b>Panther Village (1/37 of academic year)</b>		
4 Person Bedroom	143	143 - 0.0%
2 Person Bedroom	157	157 - 0.0%
Studio	171	171 - 0.0%
<b>Traditional Halls - community bath</b>		
Double, No AC	102	102 - 0.0%
Single, No AC	122	122 - 0.0%
Double, AC-Lawther	107	107 - 0.0%
Single, AC-Lawther	128	128 - 0.0%