

Item: <u>AF: A-1</u>

AUDIT AND FINANCE COMMITTEE

Wednesday, June 17, 2009

SUBJECT: REQUEST APPROVAL TO INCREASE HOUSING RENTAL RATES.

PROPOSED BOARD ACTION

Provide approval to increase Florida Atlantic University's housing rental rates for fiscal year 2009-2010.

BACKGROUND INFORMATION

The Department of Housing and Residential Life is proposing housing increases ranging from 2 - 5 percent for the 2009-2010 fiscal year. Housing operates as an auxiliary operation at Florida Atlantic University and must maintain a positive cash flow and meet minimum debt service coverage ratio as required under bond covenants. The proposed increases are necessary to meeting these requirements and the increase will support:

Utilities (natural gas, water & sewer)	\$171,292
Personnel Costs (salary & benefits)	\$191,531
OPS (minimum wage & summer staff)	\$ 79,508
RA Meal Plans	\$ 68,408

IMPLEMENTATION PLAN/DATE

The rate changes requested would become effective July 2009.

FISCAL IMPLICATIONS

The increases in rental rates will produce an additional income of \$496,414.

Supporting Documentation: Power Point Presentation: Housing Rate Increase Proposal.

Presented by: Jill Eckardt, Director, Housing and Residential Life Phone: 561-297-3907

HOUSING RENTAL RATES PROPOSED RATE INCREASES FY 2009 - 2010 FLORIDA ATLANTIC UNIVERSITY

NAME AND DESCRIPTION OF RENTAL UNITS	Current	Proposed	Rental	Percent
	Rental	Rental	Rate	Increase
BOCA RATON CAMPUS - RESIDENCE HALLS	Rate	Rate	Increase	morease
BOCA RATON CAMIFOS - RESIDENCE HALES	08-09	09-10	liiciease	
	00-09	09-10		
HERITAGE PARK & GLADES PARK TOWERS - DOUBLE BEDROOM				
(Two residents per bedroom, four per suite)				
a. Fall or Spring Semester	\$2,655.50	\$2,712.00	\$56.50	2.1%
b. Summer Term 2 and 3	\$1,049.40	\$1,104.00	\$54.60	5.2%
c. Summer Term 1	\$2,098.80	\$2,098.80	\$0.00	0.0%
HERITAGE PARK & GLADES PARK TOWERS - SINGLE BEDROOM				
(One resident per bedroom, four per suite)	_		-	
a. Fall or Spring Semester	\$3,164.00	\$3,305.25	\$141.25	4.5%
b. Summer Term 2 and 3	\$1,218.80	\$1,338.60	\$119.80	9.8%
c. Summer Term 1	\$2,437.60	\$2,515.50	\$77.90	3.2%
HERITAGE PARK & GLADES PARK TOWERS - SUPER DOUBLE BEDI	ROOM			
(Two residents per bedroom, two per suite)				
a. Fall or Spring Semester	\$2,938.00	\$3,051.00	\$113.00	3.8%
b. Summer Term 2 and 3	\$1,049.40	\$1,104.00	\$54.60	5.2%
c. Summer Term 1	\$2,098.80	\$2,098.80	\$0.00	0.0%
INDIAN RIVER TOWERS - DOUBLE BEDROOM				
(Two residents per bedroom, four per suite)				
a. Fall or Spring Semester	\$2,881.50	\$2,994.50	\$113.00	3.9%
b. Summer Term 2 and 3	\$1,000.00	\$1,097.10	\$97.10	9.7%
c. Summer Term 1	\$2,000.00	\$2,197.30	\$197.30	9.9%
INDIAN RIVER TOWERS - SINGLE BEDROOM				
(One resident per bedroom, four per suite)				
a. Fall or Spring Semester	\$3,418.25	\$3,616.00	\$197.75	5.8%
b. Summer Term 2 and 3	\$1,160.00	\$1,274.20	\$114.20	9.8%
c. Summer Term 1	\$2,320.00	\$2,545.60	\$225.60	9.7%
ALGONQUIN HALL - SINGLE BEDROOM				
12 MONTH CONTRACT				
(One resident per bedroom, four per suite)				
a. Fall/Spring Semester	\$2,260.00	\$2,373.00	\$113.00	5.0%
c. Summer Term 1	\$1,558.00	\$1,711.40	\$153.40	9.8%

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HOUSING RENTAL RATES PROPOSED RATE INCREASES FY 2009 - 2010 FLORIDA ATLANTIC UNIVERSITY

NAME AND DESCRIPTION OF RENTAL UNITS	Current	Proposed	Rental	Percent
	Rental	Rental	Rate	Increase
BOCA RATON CAMPUS - APARTMENTS	Rate	Rate	Increase	
	08-09	09-10		
STUDIO APARTMENT - DOUBLE				
(University Village Apartments)				
(Two residents per bedroom/per apartment)				
a. Fall or Spring Semester	\$2,712.00	\$2,768.50	\$56.50	2.1%
b. Summer Term 2 and 3	\$1,005.40	\$1,104.00	\$98.60	9.8%
c. Summer Term 1	\$2,010.80	\$2,107.00	\$96.20	4.8%
4-BEDROOM APARTMENT				
(University Village Apartments)				
(One resident per bedroom, four per apartment)				
a. Fall or Spring Semester	\$3,107.50	\$3,248.75	\$141.25	4.5%
b. Summer Term 2 and 3	\$1,130.80	\$1,242.00	\$111.20	9.8%
c. Summer Term 1	\$2,261.60	\$2,472.50	\$210.90	9.3%
BPWSH (During and Durface in all Warrania Cabalarakin Hayas)				
(Business and Professional Women's Scholarship House)	I			
(Two residents per bedroom)	¢245.00	¢225.00	¢10.00	2 20/
a. Fall/Spring Semester b. Summer Term 1	\$315.00 \$305.00	\$325.00 \$325.00	\$10.00 \$20.00	3.2% 6.6%
STUDIO APARTMENT - DOUBLE 12 MONTH CONTRACT				
(University Village Apartments)				
(Two residents per bedroom/per apartment)				
a. Fall/Spring Semester	\$2,712.00	\$2,768.50	\$56.50	2.1%
b. Summer Term 1	\$1,968.00	\$2,158.60	\$190.60	9.7%
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4-BEDROOM APARTMENT				
12 MONTH CONTRACT				
(University Village Apartments)				
(One resident per bedroom/per apartment)		[.	<u> </u>	
a. Fall/Spring Semester	\$ 3,107.50	\$ 3,248.75	\$141.25	4.5%
b. Summer Term 1	\$ 2,255.00	\$ 2,472.50	\$217.50	9.6%
NAME AND DESCRIPTION OF RENTAL UNITS	Current	Proposed	Rental	Percent
	Rental	Rental	Rate	Increase
JUPITER CAMPUS - RESIDENCE HALLS	Rate	Rate	Increase	2300
	08-09	09-10		
4-BEDROOM SUITE				
(One resident per bedroom, four per suite)	ФС 222 2 -	Φο ποι σ=	<u></u>	4.50:
a. Fall or Spring Semester	\$3,390.00	\$3,531.25	\$141.25	4.2%
b. Summer Term 2 and 3	\$1,049.40	·	\$102.90	9.8%
c. Summer Term 1	\$2,098.80	\$2,304.80	\$206.00	9.8%



Division of Student Affairs
Department of Housing & Residential Life
Board of Trustees Presentation—April 2009

RATE INCREASE REQUEST UNIVERSITY HOUSING

June 10, 2009



Division of Student Affairs
Department of Housing & Residential Life
Board of Trustees Presentation—April 2009

HOUSING DEMAND INCREASING

Waiting list for Fall 2008: 600+

Waiting list for Spring 2009: 50+

Returning students for 2009: 1300+



Division of Student Affairs
Department of Housing & Residential Life
Board of Trustees Presentation—April 2009

2008-2009 Facility Projects

- •\$2.3 million renovation to University Village Apartments
 - Security improvements
 - Shower repairs
 - Wireless access in Jupiter
 - Roof repairs



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2009-2010 Reserve Projects Cost: \$1 million

- Energy conservation
 - Shower repairs
- Replacement of chillers
 - Carpet replacement
 - Lighting upgrades
- Technology infrastructure upgrades



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Proposed Rates for 2009-2010 Fall/Spring Semesters

Heritage Park and Glades Park Towers

•\$2,712 - double*

•\$3,305.25 – single

•\$3,051 – super double

Indian River Towers

•\$2,994.50 - double

•\$3,616 – single

*Florida Prepaid Dormitory Plan



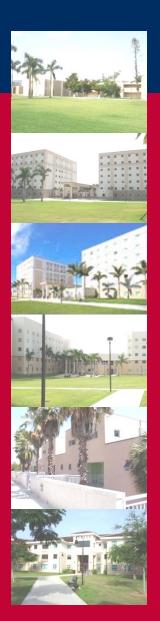
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Proposed Rates (Continued)

Algonquin Hall (12 month) \$2,373 – single

\$2,768.50 – studio double \$3,248.75 – single

Business & Professional Women's Scholarship House \$325 - double



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Proposed Rates (Continued)

Jupiter Residence Halls \$3,531.25 – single



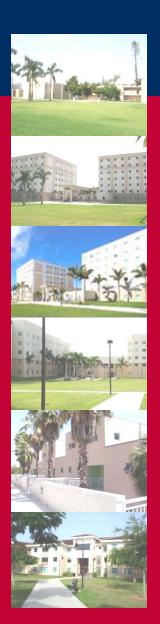
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Rate Increase Yields \$496,414

Utilities: natural gas and water/waste \$171,292

Personnel Costs: salaries and benefits \$191,531

OPS – Student Personnel Costs \$79,508 RA Meal Plans \$68,408



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Department of Housing & Residential Life
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Thank you for your time and interest in University Housing