***2022-23 Proposed Residence Hall Room and Board Rates and Family Housing and University Apartments Rates***

***Residence Hall Room and Board Rates***

* Base line 4% increase
	+ Similar rate structure to previous years
	+ Proformas have been modeled on a 4% annual rate increase
	+ Primary rate increase drivers:
		- Labor and OPE (Other Personnel Expenses) increases:
			* Officers of Administration (61)– 4% increase
			* Classified (296)– over a 10% increase for most employees
				+ COLA (Cost-of-Living Adjustment)increases: 3.1% Jan. 1, 2022 & 2.5% July 1, 2022
				+ Step Increases: 4.75%
				+ Eliminate steps below $15 an hour
			* Minimum Wage increase (850 students) – 5.9%
		- Construction maintenance inflation costs estimated at 4.5% for 2022
		- Food commodity increases – estimated to rise 3 to 4%
		- Utility increases – estimated to rise 2 to 4%
		- Continued necessary capital investment in our existing buildings
		- Debt Service increases are significant due to recent renovations, as well as continued development of the Hamilton/Walton Replacement Project
		- Our FY23 operating budget is not yet finalized.  However, these are the primary drivers that are known at this time.
* Additional increases on top of the 4% increase
	+ Additional daily cost to cover the operational expenses of increasing the fall term by one day to cover two days of move in
	+ Additional cost of $78 per student to cover the additional costs estimated providing professional assisted move in for two days (Professional Unloading and Luggage Check Service)
* In total, the increase to RH room and board rates varies in percentages across the various combinations of room rates and meal plans
	+ For the Carson meal plan the room and board rates increase right around a 5% increase
	+ For most other meal plan combinations, the increase is less than 5%
* There will be a returner rate discount of $420 for any students who lived in the residence halls at least one term of the previous year
* There will be a $550 rate discount offer extended to those residents most directly impacted by the proximity of construction of the new residence halls.

***Family Housing Apartment Rates***

* Rate increase of $15/month across the board for the various units (this is a 1.3% - 2.3% increase depending upon individual unit rates).
* Rent for Veteran’s House is on a per/bed basis, and includes furnishings and utilities. The rate increase is $5/month per person (this is a 0.75% increase).
* Rates for Family Housing and University Apartments are below the rental market for stock immediately adjacent to the University of Oregon campus.
	+ A comprehensive review will need to be done of all apartment rates prior to the 2023-24 rate proposal to align with the new upper-division focused residence hall (Hamilton and Walton Residence Hall Transformation Project “Building C”) rates.