

2023/2024

**Room and Board Rate Proposal
Housing and Food Services**

- Budget Planning Factors
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Budget Planning for 2023/24

Housing and Food Services is a self-supporting auxiliary enterprise. Neither state funds nor tuition are used for construction, maintenance, or operations of the housing and dining program. Housing and food revenues must cover all operating expenses, debt, interest, major maintenance, and facility renewal.

Housing and Food Services (HFS) is committed to providing quality living experiences for students in well-maintained facilities while minimizing increases to students.

This past year we have seen a return to more of the norm, compared to before the pandemic. We continue to try to recover from the losses of income and the increases in the cost of goods and utilities. We regularly update the retail rates of products, as we monitor price increases.

Over the past year, we resumed our capital plan with phase 2B of East Halls, all while concentrating on deferred maintenance in some of our oldest buildings across the Commonwealth. We also made innovations with our mobile ordering, Penn State Eats. The need-based LiveOn Grant will be entering its third year.

HFS requests a 3.56% increase for a standard double room (3.25%) and a mid-level meal plan (4%) at University Park, a 2.15% increase for a standard double room (2.25%) and a mid-level meal plan (2%) at Abington, Altoona, Beaver, Berks, Brandywine, and Harrisburg, and a 1.41% increase for a standard double room (1%) and a mid-level meal plan (2%) at Behrend, Greater Allegheny, Hazleton, Mont Alto, and Schuylkill. Proposed rates by room and apartment begin on page three.

EXPENSES

Payroll includes an increase of 2.0% for salaries and a decrease in fringe benefits from 59.3% to 36.44% (offset by an adjustment in the administrative fee).

Food Costs include an increase of 21.7% to the current year's budget due to higher occupancy and high inflationary costs. Cost containment initiatives continue and include reducing inventory turnover and food waste.

Operating Expenses include an overall increase of 10.3% to the current year budget due to higher occupancy.

Residence Life includes an increase of \$11.75 to \$405.00 total per student per semester to cover increases in operating costs, anticipated salary increases, and room and board changes for resident assistants at all campuses.

Deferred Maintenance & Capital includes \$24M for annual maintenance for roof replacement, plumbing repair, elevator maintenance, furniture, painting, equipment, technology, and security. We continue to work on our backlog of deferred maintenance from the COVID years.

Scheduled debt service will increase overall by \$5.9M to \$52.3M due to new debt coming online with the resumption of the capital plan.

Proposed Residence Hall Room Rates and Undergraduate Apartment Rates*Rate/Person/Semester*

Room Description	Number of Occupants	2022/23 Approved Rate for full semester	2023/24 Proposed Rate Increase	2023/24 Proposed Rate	Rate of Increase
Double, traditional residence hall	2	\$3,687	\$120	\$3,807	3.25%
Double with bath, traditional residence hall	2	3,889	295	4,184	7.59%
Double, renovated residence hall	2	4,160	212	4,372	5.10%
Double with bath, renovated residence hall	2			4,808	New
Small Double, traditional residence hall	2	2,763	90	2,853	3.25%
Triple, traditional residence hall	3	3,321	108	3,429	3.25%
Triple with bath, traditional residence hall	3	3,687	120	3,807	3.25%
Triple, renovated residence hall	3	3,794	123	3,917	3.25%
Quad, traditional residence hall	4	3,321	108	3,429	3.25%
Quad with bath, traditional residence hall	4	3,687	120	3,807	3.25%
Single, traditional residence hall	1	5,046	-101	4,945	-2.00%
Single with bath, traditional residence hall	1	5,150	288	5,438	5.59%
Single, renovated residence hall	1	5,222	461	5,683	8.83%
Single with bath, renovated residence hall				6,251	New
Eastview, single with bath	1	6,100	0	6,100	0.00%
Eastview, large single with bath	1	6,500	0	6,500	0.00%
RA Rate	1	2,324	76	2,400	3.25%
Suite 2-bedroom/4-person	2	4,362	142	4,504	3.25%
Standard Double Suite as Triple	3	3,687	120	3,807	3.25%
Standard Single Suite, 1/bedroom	4	5,113	166	5,279	3.25%
Suite 2-bedroom/4-person	2	4,684	152	4,836	3.25%
Suite 2-bedroom/2-person	1	6,050	197	6,247	3.25%
Single Suite at Altoona, Berks	1	5,993	135	6,128	2.25%
Single Suite at Behrend	1	5,993	60	6,053	1.00%
University Park Undergraduate Apartments					
Nittany Apt, 2-bedroom/4-person garden	4	4,477	146	4,623	3.25%
Nittany Apt, 4-bedroom/4-person garden	4	5,020	163	5,183	3.25%
Nittany Apt, 4-bedroom/4-person townhouse	4	5,217	170	5,387	3.25%
White Course Apt, 4-bedroom/4-person	4	5,250	171	5,421	3.25%

Proposed Residence Hall Room Rates and Undergraduate Apartment Rates - continued*Rate/Person/Semester*

Room Description	Number of Occupants	2022/23 Approved Rate for full semester	2023/24 Proposed Rate Increase	2023/24 Proposed Rate	Rate of Increase
Behrend Apartment					
Apartment, 2-bedroom/4-person garden	4	4,500	45	4,545	1.00%
Abington Apartment					
Apartments-Bedroom Single	4	5,512	124	5,636	2.25%
Apartments-Bedroom Double	6	4,847	109	4,956	2.25%
Harrisburg Apartment					
Apartments-single occupancy bedroom	4	5,486	123	5,609	2.25%
Apartments-double occupancy bedroom	6	4,823	109	4,932	2.25%
Apartments-triple occupancy bedroom	9	4,347	98	4,445	2.25%
Greater Allegheny, Hazleton, & Mont Alto, Schuylkill					
Double, traditional residence hall	2	3,322	33	3,355	1.00%
Standard Double Suite	2	3,933	39	3,972	1.00%
Beaver					
Double, traditional residence hall	2	3,322	75	3,397	2.25%
Altoona, Berks, Brandywine					
Double, renovated residence hall	2	4,160	94	4,254	2.25%
Standard Double Suite	2	4,362	98	4,460	2.25%
Behrend					
Double, renovated residence hall	2	4,160	42	4,202	1.00%
Standard Double Suite	2	4,362	44	4,406	1.00%
Standard Single Suite, 1/bedroom	4	5,113	51	5,164	1.00%

Supplemental assignments will be priced at a 20 percent discount from the applicable suite or room rate. Requests for single occupancy of rooms intended for double occupancy will be priced at 25 percent more than the double occupancy rate for that room type.

Approved University Park Graduate Apartment Rates

2023/24 Rates - no change from the 2022/23 rates

Room Description	2022/23 Rate	2023/24 Rate
University Park, Graduate Family Apartment		
<i>Rate/Month*</i>		
White Course 1 Bedroom	\$1,168	\$1,168
White Course 2 Bedroom	1,321	1,321
White Course 3 Bedroom	1,459	1,459
White Course 3 Bedroom w/2 Bath	1,474	1,474
University Park, Graduate Apartment		
<i>Rate/Person/Month*</i>		
White Course 4 Bedroom	\$938	\$938

**Apartment rate includes utilities*

**Proposed Board Plan
Rates/Semester**

University Park Meal Plan	2022/23 Current Rate	2023/24 Proposed Rate	2023/24 Proposed Increase	2023/24 Rate Increase	2023/24 Dining Dollars
Plan 1	\$2,385	\$2,480	\$95	4.0%	\$860
Plan 2	2,604	2,708	104	4.0%	1,088
Plan 3	2,805	2,917	112	4.0%	1,297

Commonwealth Campus Meal Plan	2022/23 Current Rate	2023/24 Proposed Rate	2023/24 Proposed Increase	2023/24 Rate Increase	2023/24 Dining Dollars
Plan 1	\$2,385	\$2,433	\$48	2.0%	\$843
Plan 2	2,604	2,656	52	2.0%	1,066
Plan 3	2,805	2,861	56	2.0%	1,271

History of Double Room and Mid-Level Meal Plan Rates 2015 through 2024

Year	Semester Rate	Semester Increase	Percent Increase
UP - 2023/24	\$6,515	\$224	3.56%
CWC1 - 2023/24	6,426	135	2.15%
CWC2 - 2023/24	6,380	89	1.41%
2022/23	6,291	212	3.50%
2021/22	6,079	203	3.45%
2020/21	5,876	200	3.52%
2019/20	5,676	146	2.64%
2018/19	5,530	135	2.50%
2017/18	5,395	165	3.15%
2016/17	5,230	155	3.05%
2015/16	5,075	190	3.89%
2014/15	4,885	200	4.27%

UP - University Park

CWC1 – Abington, Altoona, Beaver, Berks, Brandywine, Harrisburg

CWC2 – Behrend, Greater Allegheny, Hazleton, Mont Alto, Schuylkill

HERSHEY MEDICAL CENTER UNIVERSITY MANOR APARTMENTS

CURRENT vs. PROPOSED MONTHLY RENTAL RATES

<u>Type Occupancy</u>	<u>No. Units</u>	<u>Current Rates Per Apt.</u>	<u>Proposed Rates Per Apt.</u>	<u>Amount Increase</u>	<u>Rate Increase</u>
University Manor East					
1 Bedroom (with Washer/Dryer)	24	\$1,025	\$1,045	\$20	1.95%
2 Bedroom (with Washer/Dryer)	208	\$1,230	\$1,262	\$32	2.60%
3 Bedroom (with Washer/Dryer)	16	\$1,382	\$1,412	\$30	2.17%
University Manor West					
4 Bedroom (furnished) *	31	\$2,552	\$2,620	\$68	2.66%

* NOTE: Proposed monthly increase per bedroom is \$17.