

**RESOLUTION: Student Apartment Rates 2021-22**

Background

All on-campus housing options continue to support and assist WMU in recruitment, retention, and student success efforts. Apartment complexes operated at 91% occupancy for the fall 2020 semester.

Arcadia Flats, located in Hilltop Village, opened in January 2021. It is WMU’s newest housing complex for upper-level and graduate students and combines the convenience of living on campus with a contemporary housing design. The innovative apartment-style units and common spaces reflect the needs of students today and into the future. The complex has 5 different unit types, social and study lounges, fireplaces, and a fitness room. Because Arcadia Flats is newly opened, we are recommending that the rates remain flat through 2021/22.

Students living at Arcadia Flats, Western View, and Stadium Drive Apartments benefit from the convenience of on campus living, including easy access to classes, events, and services. Except as otherwise noted, approval is being sought for standard, unfurnished units. Furnished and expanded units may also be available, depending on the housing option selected. The recommended rates for all complexes include laundry, water/sewer services, trash removal, and security features. The Arcadia Flats and WMU Apartments rates include all utilities.

This year’s request aligns our rates with external competitors as well as provides an opportunity for the operation to address rising operational costs. Recommended Rates – per resident:

	<b>2020/21 Monthly Rates</b>	<b>Change %</b>	<b>Proposed 2021/22 Monthly Rates</b>	<b>Change \$</b>
<b>Arcadia Flats</b>				
Loft*	\$1,200	0.00%	\$1,200	\$0
Studio	\$950	0.00%	\$950	\$0
2 Bedroom Flat	\$800	0.00%	\$800	\$0
2 Bedroom Studio	\$750	0.00%	\$750	\$0
2 Bedroom Flat 4-Person*	\$585	0.00%	\$585	\$0
<b>Western View</b>				
1 Bedroom	\$817	2.50%	\$837	\$20
2 Bedroom	\$605	2.50%	\$620	\$15
3 Bedroom	\$525	2.50%	\$538	\$13
4 Bedroom	\$515	2.50%	\$528	\$13
<b>Stadium Drive</b>				
2 Bedroom	\$418	2.50%	\$428	\$10

\*Rate includes furnishings.

Recommended Action

It is recommended the administration be authorized to implement the Arcadia Flats, Western View, and Stadium Drive Apartments rates for 2021/22, effective fall 2021.