Food Service Spring Town Hall 2016: FY 2016

Academic Year: 2016-2017
Who are we?

- UHDS manages most food service locations on campus
  - 2 all-you-care-to eat residential restaurants
    - Fresh Food Company
    - Cougar Woods
  - 30+ retail locations
    - Student Center South Food Court
    - Student Center Satellite
    - Stadium Parking Garage
    - Multiple Convenience Store Locations
    - 14 Food Trucks
    - Multiple Locations across campus
  - Full-service Catering Department
    - Provide In-kind Catering Funds for departments and student organizations
  - Meal Plan Scholarships
    - Provide at least 20 scholarships per academic year
  - Food Insecurities
    - Working with campus to address the needs of campus population with food insecurities

- UHDS is a contracted partner under Auxiliary Services
  - Self Supported from program revenue
  - No state funding
  - Cannot use other University funds
  - Can enter into debt service
# Program Senior Management

## UH Dining Services

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Geoffrey Herbert</td>
<td>Resident District Manager</td>
<td><a href="mailto:Herbert-Geoffrey@aramark.com">Herbert-Geoffrey@aramark.com</a></td>
</tr>
<tr>
<td>Torik Banks</td>
<td>Director of Operations</td>
<td><a href="mailto:Banks-Torik@aramark.com">Banks-Torik@aramark.com</a></td>
</tr>
<tr>
<td>Timmi Chau</td>
<td>District Controller</td>
<td><a href="mailto:Chau-Tim@aramark.com">Chau-Tim@aramark.com</a></td>
</tr>
<tr>
<td>Emily Fahner</td>
<td>Marketing Manager</td>
<td><a href="mailto:Fahner-Emily@aramark.com">Fahner-Emily@aramark.com</a></td>
</tr>
<tr>
<td>Travis Ramirez</td>
<td>Registered Dietitian</td>
<td><a href="mailto:Ramirez-Travis@aramark.com">Ramirez-Travis@aramark.com</a></td>
</tr>
<tr>
<td>Jesse Singh</td>
<td>Human Resources Manager</td>
<td><a href="mailto:Singh-Jesse@aramark.com">Singh-Jesse@aramark.com</a></td>
</tr>
</tbody>
</table>

## UH Administration/Auxiliary Services

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emily Messa</td>
<td>AVC/AVP Administration</td>
<td><a href="mailto:eamessa@uh.edu">eamessa@uh.edu</a></td>
</tr>
<tr>
<td>Esmeralda Valdez</td>
<td>AVP University Services</td>
<td><a href="mailto:ecvaldez@uh.edu">ecvaldez@uh.edu</a></td>
</tr>
<tr>
<td>Devi Bala</td>
<td>AVP Business Services</td>
<td><a href="mailto:gdbala@uh.edu">gdbala@uh.edu</a></td>
</tr>
<tr>
<td>Deborah Davis</td>
<td>Director of Operations</td>
<td><a href="mailto:dadavis2@uh.edu">dadavis2@uh.edu</a></td>
</tr>
<tr>
<td>Rosie Ashley</td>
<td>Auxiliary Services Manager</td>
<td><a href="mailto:rgashley@uh.edu">rgashley@uh.edu</a></td>
</tr>
<tr>
<td>Maria Honey</td>
<td>Asst. Director Auxiliary Services Marketing</td>
<td><a href="mailto:mhoney@uh.edu">mhoney@uh.edu</a></td>
</tr>
</tbody>
</table>

[www.uh.edu/af-auxiliary-services/](http://www.uh.edu/af-auxiliary-services/)  
[www.univofhouston.campusdish.com](http://www.univofhouston.campusdish.com)
## Auxiliary Services Cash Flow - Dining

### University of Houston

#### Master Food Service

#### Financial Comparison

<table>
<thead>
<tr>
<th></th>
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<th></th>
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</thead>
<tbody>
<tr>
<td>In Kind (scholarships/catering)</td>
<td>$170,000</td>
<td>175,000</td>
<td>Aramark contribution - per contract</td>
<td>175,000 Aramark contribution - per contract</td>
</tr>
<tr>
<td>Maintenance/Replacement Funds</td>
<td>250,000</td>
<td>250,000</td>
<td>Aramark contribution - per contract</td>
<td>125,000 Aramark contribution - per contract</td>
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<tr>
<td>Lease</td>
<td>1,093,000</td>
<td>1,126,000</td>
<td>Fixed amount per contract</td>
<td>1,126,000 Fixed amount per contract</td>
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<tr>
<td>Capital</td>
<td>250,000</td>
<td>0</td>
<td>Fixed amount per contract</td>
<td>250,000 Fixed amount per contract</td>
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<tr>
<td>Commission</td>
<td>1,951,305</td>
<td>2,009,844</td>
<td>Actual rates from FY15. FY16 was increased by 3%</td>
<td>4,047,424 based on FY15 actuals</td>
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<tr>
<td><strong>Total Contract Revenue</strong></td>
<td>$3,714,305</td>
<td>$3,560,844</td>
<td></td>
<td>$5,723,424</td>
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</table>

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>In Kind (scholarships/catering)</td>
<td>(170,000)</td>
<td>(175,000)</td>
<td>Aramark contribution - per contract</td>
<td>(175,000) Aramark contribution - per contract</td>
</tr>
<tr>
<td>Utilities</td>
<td>(705,831)</td>
<td>(739,407)</td>
<td>Calculated on FY15 actuals-3% increase</td>
<td>(739,407) Calculated on FY15 actuals-3% increase</td>
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<tr>
<td>On-Campus Dining Maintenance &amp; Equipment (FAMIS)</td>
<td>(1,230,984)</td>
<td>(1,267,913)</td>
<td>Calculated on FY15 actuals-3% increase</td>
<td>(1,267,913) Calculated on FY15 actuals-3% increase</td>
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<tr>
<td>On-Campus Dining Maintenance Support (SLA)</td>
<td>(794,811)</td>
<td>(200,000)</td>
<td>Calculated on removing contracted custodial from UH</td>
<td>(200,000) Calculated on removing contracted custodial from UH</td>
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<tr>
<td>Dining Rent - SC Locations</td>
<td>(43,497)</td>
<td>(43,497)</td>
<td>Fixed amount per contract</td>
<td>(41,393) Fixed amount per contract</td>
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<tr>
<td>Salaries</td>
<td>(996,597)</td>
<td>(1,026,495)</td>
<td>Calculated on FY15 actuals-3% increase</td>
<td>(1,026,495) Calculated on FY15 actuals-3% increase</td>
</tr>
<tr>
<td>Capital Investment (Earmarked for brand refreshes/facility)</td>
<td>(250,000)</td>
<td>0</td>
<td>Fixed amount per contract</td>
<td>(250,000) Fixed amount per contract</td>
</tr>
<tr>
<td><strong>Total Operating Expenses</strong></td>
<td>$(4,191,719)</td>
<td>$(3,452,312)</td>
<td></td>
<td>$(3,700,208)</td>
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</tbody>
</table>

**Debt Service:**

- Calhoun Lofts: $(55,000) (55,000)
- SC Project - Pro forma: $(400,000) (400,000)
- Stadium Garage (Food Service Contribution): $(150,000) (150,000)
- Fresh Food Company - Actual: $(875,464) (875,464)
- Cougar Woods - Actual: $(542,752) (542,752)

**Total Debt Service:** $(2,023,216) (2,023,216)

**Net Cash Flow:** $(2,500,630) (1,914,684) (0)
Challenges

- Operating costs continue to rise (CPI, wages, rent, social responsibility, etc.)
- Existing program does not generate enough revenue to be self-supporting.
  - 54.4% is subsidized from other Auxiliary Services programs
- Quadrangle to go offline in Dec. 2017 (800 beds ~24 months)
- Current condition of SC Satellite
- Request for more and/or new retail locations, e.g. Law Center, Vietnamese Sandwich Shop
- Expansion of service for religious, vegan, and other dietary restrictions
- Upkeep of equipment and facilities
The Future of the Program

- Enrollment projected to continue to rise at about 3% per year
- Increased number of retail locations on campus causing increase of debt service
- Quadrangle to go offline in Dec. 2017
- Upgrades to the SC Satellite
- Capacity of Fresh Food Company
- Increase of visitors on campus
- MarketMATCH in Spring 2016
- Increase usage will continue to contribute to wear and tear
FSAC-Food Service Advisory Committee

Works with various constituent groups in a proactive way, to ensure there is support for future food service offerings, operational plans, and new program. In addition advises on items which could affect satisfaction and the quality of service being offered.
FSAC Members 2015/2016

- Shane Smith (Chair), SGA
- Tanzeem Chowdhury, SGA
- Jason Wipf, SC Policy Board
- Murietta Flores, SC Policy Board
- Mark Laney, Staff Council
- Terence Turner, Staff Council
- Swati Basu, Faculty Senate
- Lars Grabow, Faculty Senate
- Taylor Archer (Vice Chair), RHA
- Henri Jreji, RHA
- Jamison Carson, At-Large General
- Hejal Soni, At-Large Residential
- Kayla Fischer, At-Large Residential
Meal Plan Structure Goals

- PROGRAM
  - Financially sustainable
  - Affordable
- COMMITTEE
  - Lower point of entry
  - Fewer unused meals
  - Bulk discounting
  - Shift from board to declining balance
  - Commuters to bear more
Continuing the Dining Vision

Accomplishments of 2015-2016

• Extended hours at the Student Center on nights and weekends
• Fresh Food Company will be open for lunch during Spring Break
• Food truck program continues to grow with new trucks added to the rotation and new late night pad
• Extended breakfast at Fresh Food Company during the week
• New Cougar Xpress location at Law Center to open in late Spring 2016
• New Halal and Kosher snacks added at Calhoun Lofts, Cougar Village and SC Cougar Xpress marts
• Continued enhancements to the SC Satellite Starbucks
• Partnership with Campus Kitchens
• Partnership with Urban Experience Program to address food insecurity on campus
• Increased number of student employees
• Increased Voice of the Consumer score by 40 points
Continuing the Dining Vision

Looking ahead..

- New meal plan options for residential and commuter students
- Continue to enhance residential menus to meet student requests
- Continue to enhance the nutritional program
- Expanding religious offerings
- Growing campus partnerships
- Introduction of Tapingo- Online ordering system
- New meal swipe donation program
Meal Plan Structure Discussion

Based on:
- Student Feedback
- FSAC Committee feedback
- FSAC Subcommittee feedback
- SGA Proposal
- Need for fewer unused meals
- Competitive research
- Financial Analysis
- Building a new sustainable program
Key Research Findings

- Desire for lower point of entry for residential students
- Opportunity for students to give back
- Additional Cougar Cash with meal plans
- Decrease the number of commuter plans
Meal Plan Proposal

Key Changes:
• Fewer plans overall
• Tiered plan pricing
• Board rates address inflation
• Unrestricted guest pass usage on Cougar Choice plans
• Cougar Cash discount removed
• Increased Door Rates
  – Breakfast: $7.50
  – Lunch: $8.50
  – Dinner: $9.50
# Residential Pricing

<table>
<thead>
<tr>
<th>Plan Name</th>
<th>Number of Meals</th>
<th>Cougar Cash</th>
<th>* Board Rate</th>
<th>Total Price</th>
<th>Cost/Meal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shasta Pass</td>
<td>Unlimited</td>
<td>$100</td>
<td>$1,850</td>
<td>$1,950</td>
<td>$5.18</td>
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<tr>
<td></td>
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</tr>
<tr>
<td>Cougar Choice 225</td>
<td>225/semester</td>
<td>$225</td>
<td>$1,550</td>
<td>$1,775</td>
<td>$6.89</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
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</tr>
<tr>
<td>Cougar Choice 150</td>
<td>150/semester</td>
<td>$500</td>
<td>$1,150</td>
<td>$1,650</td>
<td>$7.67</td>
</tr>
<tr>
<td></td>
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<td></td>
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<tr>
<td>Cougar Cash 1650</td>
<td>NA</td>
<td>$1,650</td>
<td>NA</td>
<td>$1,650</td>
<td>NA</td>
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* Does not include taxes
# Commuter/Voluntary Residents

<table>
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<th>Plan</th>
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<th>Total Price</th>
<th>Cost/Meal</th>
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<tbody>
<tr>
<td>Block 100</td>
<td>100/semester</td>
<td>$250</td>
<td>$750</td>
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<td>$7.50</td>
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<tr>
<td>Block 50</td>
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<td>$400</td>
<td>$500</td>
<td>$8.00</td>
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<tr>
<td>Cougar Cash 1000</td>
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<td>NA</td>
<td>$1,000</td>
<td>NA</td>
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<tr>
<td>Cougar Cash 500</td>
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<td>$500</td>
<td>NA</td>
<td>$500</td>
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<tr>
<td>Cougar Cash 250</td>
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</table>

* Does not include taxes
<table>
<thead>
<tr>
<th>Plan</th>
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<td>$250</td>
<td>NA</td>
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</tbody>
</table>
QUESTIONS?
MISSION STATEMENT:
A diverse community of students, staff, and faculty who foster student success in living-learning environments by building relationships, promoting engagement, and leading with an ethic of care.

Student Success & Satisfaction:
Students feel good about their housing experience. Retention rates, GPA, and graduation rates are strong.

Whole Person Development:
Theory to practice. Healthy challenge and support with purpose toward whole person success.

Community Development:
Purposeful, Open, Disciplined, Just, Caring, & Celebrative (Boyer). Learning Community Development.

Relationship:
Meaningful connections with and between students, faculty, and staff. We invest in a sense of membership and mattering.

Ethic of Care:
We react quickly and appropriately to issues and concerns. People feel heard, valued and cared about.

Vision Statement: Student Housing & Residential Life is the unrivaled residential experience in student success!
96% Current Occupancy

Occupancy increased from 78% in 2013 to 94% in 2014. Even with added beds we are at 96% in Fall 2015.

ODR 2015: 7368 Bookings
297 more than last fall and 2611 more than in 2009

<table>
<thead>
<tr>
<th>Fall 09</th>
<th>Fall 10</th>
<th>Fall 11</th>
<th>Fall 12</th>
<th>Fall 13</th>
<th>Fall 14</th>
<th>Fall 15</th>
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<tr>
<td>4757</td>
<td>5729</td>
<td>5750</td>
<td>5845</td>
<td>6256</td>
<td>7071</td>
<td>7368</td>
</tr>
</tbody>
</table>

Numbers are from occupancy the week following the Official Day of Record with the University.
Good Stuff!

The 4 year graduation rate for FTIC residents that started in 2010 was 3.5% higher than commuters!

The retention rate for last year’s FTIC residents rose by 1.6% to 84.8%, double the increase from the previous year, which was a 0.8% increase, and the year before that, at a 0.3% increase!

Average Cumulative GPA for all residence hall students was 2.97. We will keep working to make it higher.

SHRL STUDENT STAFF GPAs averaged well over a 3.0!
Student Housing Rate Increase Process

Market Research

- C.H.O. informal rate survey
  - 36 regional Universities reported (18 in Texas)
- Residence hall comparison with schools in Texas
- Partnership property & local apartment research

Student Housing & Residential Life Advisory Board

- Student leaders (nominated by SGA, RHA, and RA Staff)
- Staff members (appointed by Staff Council)
- Faculty members (appointed by Faculty Senate)

Vice President of Student Affairs & Enrollment Services

Town Hall Meetings

Board of Regents
Why Rates Go Up

Student Housing & Residential Life is self supporting. Housing does not receive state funding and typically relies *only* on housing fees as revenue.

It is typical that housing rates increase on average between 3 and 5 percent a year...

- **Operation costs**
- **Facility repairs and improvements**
- **Program Improvements**
- **Debt Service**
Why Our UH Rates Need To Go Up

No state funding. Housing fees are only source of revenue.

• Operation costs:
  – Security Services: $400,000.00 increased this year and increases to $800,000.00 next year
  – Possible preparation for minimum wage increase for student workers.
  – Anticipated university merit increases/Staffing needs.
  – Meal plan costs may increase, which will increase our operating cost for RAs, RLCs, and FIRs.
  – Our custodial contract is going out to bid this year. This potentially means higher costs.

• Facility repairs/improvements: Deferred maintenance in “vintage” buildings and unexpected emergency repairs. Facilities Management costs difficult to predict.
  – SHRL and FPC to create a plan to address deficiencies in older buildings. Project budget increased from 500k to 1M. FPC have given the indication that more funds will be needed going forward.
  – Plant Ops has provided SHRL with a planned preventative maintenance program, which requires full funding.
  – As new buildings are going on year 3, yearly room turnover costs are expected to increase with room wear and tear. For example, appliances in Bayou Oaks and Calhoun Lofts have become increasingly more problematic.
    – Furniture and flooring in Bayou Oaks is a projected 1.4 million dollar project.
    – Cougar Village I: unexpected building envelop issue expected to be $200,000.00 to $600,000.00.
Why Our UH Rates Need To Go Up

No state funding. Housing fees are only source of revenue.

• I.T. Cost Increases
  – IT staffing costs and material are expected to increase.
  – Need for infrastructure upgrades (TBD).

• Debt Service: FY16 $19,694,306.00 and FY17 $19,691,756.00
  – Debt service continues to be a majority of the operating budget.
  – Sustaining future increase in debt for the rebuilding of the Quadrangle.

• Financial Viability Plan and Operation Debt Repayment is scheduled out until 2020 – 2022 and includes a 3% annual increase projected until FY2020.
# SHRL Debt Service

## Debt Service

<table>
<thead>
<tr>
<th>Debt Service</th>
<th>FY16</th>
<th>FY17</th>
<th>FY18</th>
<th>FY19</th>
<th>FY20</th>
<th>FY21</th>
<th>FY22</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAYOU OAKS</td>
<td>$1,201,100</td>
<td>$1,197,875</td>
<td>$1,196,000</td>
<td>$1,197,750</td>
<td>$1,198,000</td>
<td>$1,196,750</td>
<td>$1,198,875</td>
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<tr>
<td>CALHOUN LOFTS</td>
<td>$7,275,813</td>
<td>$7,277,863</td>
<td>$7,276,313</td>
<td>$7,278,219</td>
<td>$7,277,925</td>
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<tr>
<td>COUGAR PLACE</td>
<td>$2,982,625</td>
<td>$2,979,000</td>
<td>$2,983,375</td>
<td>$2,980,625</td>
<td>$2,980,750</td>
<td>$2,983,500</td>
<td>$2,978,875</td>
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<tr>
<td>COUGAR VILLAGE 2</td>
<td>$3,071,125</td>
<td>$3,071,375</td>
<td>$3,074,500</td>
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<tr>
<td>MOODY TOWERS</td>
<td>$668,250</td>
<td>$668,000</td>
<td>$666,250</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
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<tr>
<td>QUADRANGLE</td>
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<td>$374,125</td>
<td>$ -</td>
<td>$1,750,000</td>
<td>$4,000,000</td>
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<td>$1,000,000</td>
<td>$1,000,000</td>
<td>$1,032,304</td>
</tr>
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</table>

**Total:** $19,694,306

**Next Year's Debt Service:** $19,691,756.00
C.H.O. Rate Increase Comparison
36 universities in the region (18 in Texas)

*Chief Housing Officers in the region asked:*

“Are you considering a housing rate increase for next year?”
Approximately 33 responded yes
Indicating 0-10% Increase
Average increase expected was 3.1%

*Informal survey at the CHO Meeting, UT Dallas, November 5, 2015*
<table>
<thead>
<tr>
<th>Apartment Name</th>
<th>Efficiency</th>
<th>One Bedroom</th>
<th>Two Bedroom</th>
<th>Three Bedroom</th>
<th>Four Bedroom</th>
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<tbody>
<tr>
<td>2111 Holly Hall</td>
<td>n/a</td>
<td>$5,765</td>
<td>$4,431</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>7100 Alemda</td>
<td>n/a</td>
<td>$6,568</td>
<td>$4,810</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Monarch Medical Center</td>
<td>n/a</td>
<td>$7,292</td>
<td>$5,312</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Takara So Apartments</td>
<td>n/a</td>
<td>$6,395</td>
<td>$4,500</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Villas at Corondao</td>
<td>n/a</td>
<td>$6,837</td>
<td>$5,185</td>
<td>$4,356</td>
<td>n/a</td>
</tr>
<tr>
<td>Catalina Village</td>
<td>n/a</td>
<td>$6,695</td>
<td>$4,597</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Cambridge Oaks</td>
<td>$5,745</td>
<td>$6,095</td>
<td>$3,370</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Cullen Oaks</td>
<td>$4,340</td>
<td>$4,550</td>
<td>$3,884</td>
<td>n/a</td>
<td>$3,485</td>
</tr>
<tr>
<td>Vue on MacGregor</td>
<td>$5,120</td>
<td>$6,458</td>
<td>$5,108</td>
<td>$4,465</td>
<td>$4,173</td>
</tr>
<tr>
<td>Campus Vue</td>
<td>$4,975</td>
<td>$6,475</td>
<td>$4,975</td>
<td>n/a</td>
<td>$4,075</td>
</tr>
<tr>
<td>Savoy Apartments</td>
<td>n/a</td>
<td>$5,370</td>
<td>$4,595</td>
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<td>n/a</td>
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<tr>
<td>UH Housing</td>
<td>$4,645</td>
<td>$5,711</td>
<td>$3,884</td>
<td>$3,540</td>
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</tr>
</tbody>
</table>
Apt. Housing Comparison to UH Housing

2111 Holly Hall, 7100 Almeda, Cambridge Oaks, Catalina Village, Cullen Oaks, Monarch Medical Center, Savoy Apartments, Takara So Apartments, UH Apts, Villas @ Coronado, Vue on MacGregor, Campus Vue

1 bedroom, 2 bedroom, 3 bedroom, 4 bedroom, Efficiency, Average
Efficiency Room Type Comparison

- Cambridge Oaks
- Cullen Oaks
- UH Apts
- Vue on MacGregor
- Campus Vue
Three Bedroom Room Type Comparison

- UH Apts
- Villas @ Coronado
- Vue on MacGregor
Student Housing Comparison Cost Per Semester*

Just leases to students – Not Multi-family

*Student Housing Rates compiled by:
    Cambridge Oaks rates include $750 additional for semester utilities
    Savoy Apartments rates include $1250 additional for semester utilities
Average was used for multiple room types per community

Utility calculation: https://www.expatistan.com/cost-of-living/houston
**UH Housing Comparison to Other Multi-family Housing**

**Other Housing Rates compiled by:**
- Rates include additional $1,500 for cost of utilities per a semester
- Two bedroom apartment types are at per person cost with assumption of 2 people
- Average used for multiple room types per community
- Rates were multiplied by 5 to equal semester value

### Semester Room Rates for Air-conditioned Residence Halls and Apartments Fall 2015

<table>
<thead>
<tr>
<th>Institution</th>
<th>Suite/Private Bath</th>
<th>Community Bath</th>
<th>Apartment Private Bed/Bath</th>
<th>Two Bedroom One Bath</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Most Expensive</td>
<td>Most Common</td>
<td>Least Expensive</td>
<td>Most Expensive</td>
</tr>
<tr>
<td>Texas A&amp;M University</td>
<td>$3,717.00</td>
<td>$3,047.00</td>
<td>$1,627.00</td>
<td>$2,970.00</td>
</tr>
<tr>
<td>Texas Southern University</td>
<td>$3,399.00</td>
<td>$3,399.00</td>
<td>$3,399.00</td>
<td>$2,221.00</td>
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<tr>
<td>Texas Tech University</td>
<td>$3,220.00</td>
<td>$2,915.00</td>
<td>$2,610.00</td>
<td>$2,255.00</td>
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<tr>
<td>University of North Texas</td>
<td>$3,110.00</td>
<td>$2,980.00</td>
<td>$2,810.00</td>
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<tr>
<td>UT - Arlington</td>
<td>$2,286.00</td>
<td>$2,169.00</td>
<td>$1,428.00</td>
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<tr>
<td>UT - Austin</td>
<td>$5,179.00</td>
<td>$4,429.00</td>
<td>$4,429.00</td>
<td>$4,129.00</td>
</tr>
<tr>
<td>UT - Dallas (3 person suite)</td>
<td>$3,168.00</td>
<td>$3,168.00</td>
<td>$3,168.00</td>
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</tr>
<tr>
<td>UT - El Paso</td>
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<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>UT - San Antonio (CLV)</td>
<td>$3,494.00</td>
<td>$3,494.00</td>
<td>$3,494.00</td>
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<tr>
<td>University of Houston</td>
<td>$3,804.00</td>
<td>$2,924.00</td>
<td>$2,924.00</td>
<td>$2,390.00</td>
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<tr>
<td><strong>Mean</strong></td>
<td>$3,486.33</td>
<td>$3,169.44</td>
<td>$2,876.56</td>
<td>$2,738.33</td>
</tr>
</tbody>
</table>

2014 - 2015 Rates
*Room Type comparison compiled using same method but only utilizing:

Cost of most expensive, most common, least expensive suite/private bath

Cost of most expensive, most common, least expensive community bath

Then divide the sum of these figures by 3 (which is the number of figures in each category)
**Room Type Comparison**

- **Apartment Private Bed/Bath**: $3,541 (Texas Universities), $4,968 (University of Houston)
- **Community Bath**: $2,924 (Texas Universities), $2,390 (University of Houston)
- **Suite/Private Bath**: $3,172 (Texas Universities), $3,217 (University of Houston)

**University Comparison** graph compiled by adding:
- Cost of most expensive, most common, least expensive suite/private bath
- Cost of most expensive, most common, least expensive community bath
- Cost of most expensive, most common, least expensive apartment private bed/bath

Then divide the sum of these figures by 9 (which is the number of figures in each row)
The student housing rate increase of 3% will offset deferred maintenance costs, operating costs, and debt service.

Partnership properties: Cullen Oaks 3.9% increase and Cambridge Oaks 1.3% increase for full year and .3 for Academic year.