

Board Meeting  
January 15, 2026

APPROVE RATE CHANGES FOR UNIVERSITY-OPERATED HOUSING  
FACILITIES, URBANA, CHICAGO, AND SPRINGFIELD,  
ACADEMIC YEAR 2026-2027

**Action:** Approve Rate Changes for University-Operated Housing Facilities, Urbana, Chicago, and Springfield, Academic Year 2026-2027

**Funding:** No new funding required

The chancellors/vice presidents at each university have recommended moderate rate changes for university-operated housing for Academic Year 2026-2027. The increases are required to meet operational costs (salaries and wages, utilities, and general price increases including food costs), to provide for student program enhancements, to make debt service payments, and to fulfill other debt service covenants. These increases are necessary to maintain the quality of services provided to students and to maintain housing facilities.

**UNIVERSITY OF ILLINOIS URBANA-CHAMPAIGN**

Housing at Urbana-Champaign requests an increase in the basic double room (with air conditioning) and 12 classic meals and 15 café credits from \$13,848 to \$14,542 (5.0 percent). All other residence hall facility rates will increase by 5.0 percent as well. It should be noted that the new rates are applicable for entering students only.

Students who continuously live in University Housing residence halls will pay the same room and board rates from their time of entry, for up to four years. Modest increases between 1.1 percent and 3.0 percent are requested for individual apartment living rates.

Undergraduate Housing (room and board, academic year)

Undergraduate Traditional Rooms (with air conditioning)

Residence Halls: Allen, Barton-Lundgren, Busey-Evans, Florida Avenue, Hopkins, Illinois Street, Pennsylvania Avenue, Scott, Snyder, Weston

Unit	AY 25-26	Proposed AY 26-27	Dollar Increase	Percent Increase
Single	\$15,758	\$16,548	\$790	5.0
Double	13,848	14,542	694	5.0
Triple	13,100	13,758	658	5.0

Undergraduate Traditional Rooms (without air conditioning)

Residence Halls: Lincoln Avenue, Taft-Van Doren

Unit	AY 25-26	Proposed AY 26-27	Dollar Increase	Percent Increase
Single	\$15,336	\$16,106	\$770	5.0
Double	13,426	14,100	674	5.0
Triple	12,668	13,304	636	5.0

Undergraduate Clustered Rooms (with air conditioning)

Residence Hall: Nugent

Unit	AY 25-26	Proposed AY 26-27	Dollar Increase	Percent Increase
Single Cluster	\$16,220	\$17,034	\$814	5.0
Double Cluster	14,308	15,026	718	5.0

Undergraduate Semi-Private Rooms (with air conditioning)

Residence Hall: Bousfield

Unit	AY 25-26	Proposed AY 26-27	Dollar Increase	Percent Increase
Single Suite Shared Bath	\$17,562	\$18,442	\$880	5.0
Double Shared	14,986	15,738	752	5.0

Unit	AY 25-26	Proposed AY 26-27	Dollar Increase	Percent Increase
Bath				

Undergraduate Pod Rooms (with air conditioning)

Residence Hall: Wassaja

Unit	AY 25-26	Proposed AY 26-27	Dollar Increase	Percent Increase
Single Pod	\$16,638	\$17,472	\$834	5.0
Double Pod	14,688	15,424	736	5.0

*Notes:* The above rates are for new contracts only. Returning residents pay their original contract rate.

The above undergraduate rates include a traditional board plan of 12 classic meals plus 15 café credits. All undergraduate housing contracts must include one of four meal plans.

Rates in halls with learning communities will be up to \$350 more than the above rates.

Residential Fund Council (RFC) student government dues of \$16 per year will be added to the above rates.

#### Graduate Housing (room only, academic year)

Unit	Hall	AY 25-26	Proposed AY 26-27	Dollar Increase	Percent Increase
Single	Sherman Hall (air conditioned)	\$6,860	\$7,204	\$344	5.0
Double	Sherman Hall (air conditioned)	6,568	6,898	330	5.0
Single/private bath	Daniels Hall (air conditioned)	9,060	9,514	454	5.0
Single Shared Bath	Daniels Hall (air conditioned)	8,696	9,132	436	5.0
Double	Daniels Hall (air conditioned)	7,934	8,332	398	5.0

*Note:* Rates quoted do not include the \$8 student government dues.

ApartmentsGoodwin-Green Apartments (monthly rates - includes heat)

Unit	AY 25-26	Proposed AY 26-27	Dollar Increase	Percent Increase
Sleeping rooms furnished	\$665	\$685	\$20	3.0
Efficiency furnished	840	860	20	2.4
One bedroom unfurnished	940	950	10	1.1

Orchard Downs Apartments (monthly rates)

Unit	AY 25-26	Proposed AY 26-27	Dollar Increase	Percent Increase
One bedroom furnished	\$790	\$810	\$20	2.5
One bedroom unfurnished	730	750	20	2.7
One bedroom REMODELED furnished	940	960	20	2.1
One bedroom REMODELED unfurnished	830	850	20	2.4
Two bedroom furnished	840	860	20	2.4
Two bedroom unfurnished	780	800	20	2.6
Two bedroom REMODELED furnished	990	1,010	20	2.0
Two bedroom REMODELED unfurnished	880	900	20	2.3
Two bedroom furnished at Orchard South	790	810	20	2.5
Two bedroom unfurnished at Orchard South	660	680	20	3.0

*Note:* Rates in Orchard Downs include a special assessment for an intergovernmental agreement with the City of Urbana.

Ashton Woods Apartments (monthly rates)

Unit	AY 25-26	Proposed AY 26-27	Dollar Increase	Percent Increase
Two bedroom furnished	\$910	\$930	\$20	2.2
Two bedroom unfurnished	800	820	20	2.5
Two bedroom furnished galley	960	980	20	2.1
Two bedroom unfurnished galley	850	870	20	2.4
Two bedroom furnished open	1,010	1,030	20	2.0
Two bedroom unfurnished open	900	920	20	2.2

*Note:* Open and galley refer to the kitchen style and level of updates in the apartment.

## **UNIVERSITY OF ILLINOIS CHICAGO**

Housing at Chicago recommends an increase in the standard basic double room and board rate from \$14,130 to \$14,831 (5.0 percent). All other residence hall facility rates will increase by 5.0 percent, varying by building and configuration.

### **Residence Halls (room and board, academic year)**

#### **Unit/Suites/Clusters**

##### **James Stukel Towers**

Unit	AY 25-26	Proposed AY 26-27	Dollar Increase	Percent Increase
Single	\$17,170	\$18,023	\$853	5.0
Double	15,856	16,644	788	5.0

#### **Student Residence and Commons**

Unit	AY 25-26	Proposed AY 26-27	Dollar Increase	Percent Increase
Single	\$15,328	\$16,089	\$761	5.0
Double	14,130	14,831	701	5.0

*Notes:* Rates for the Student Residence and Commons rooms will range from \$14,831 to \$17,300 depending on room configuration. Facilities above do not include cooking facilities, so all residents are required to be on one of the board plans. Rates for James Stukel Towers and Student Residence and Commons include the cost of the Ignite 15 meal plan with the increase calculated on the base plan. The cost for the Flames Fare, which is a dollar-for-dollar declining balance added to the meal plan, is unchanged.

#### **Academic and Residential Complex**

Unit	AY 25-26	Proposed AY 26-27	Dollar Increase	Percent Increase
Single	\$17,971	\$18,865	\$894	5.0
Double	16,162	16,965	803	5.0
Semi Suite Single	21,234	22,291	1,057	5.0
Semi Suite Double	18,426	19,343	917	5.0

*Note:* Rates for Academic and Residential Complex include the additional cost of the Ignite 15 meal plan with the increase calculated on the base plan. The cost for the Flames Fare, which is a dollar-for-dollar declining balance added to the meal plan, is unchanged.

Polk Street Residence Hall (room only-no board plan, academic year, per person)

Unit	AY 25-26	Proposed AY 26-27	Dollar Increase	Percent Increase
Single	\$11,094	\$11,649	\$555	5.0
Double	10,140	10,647	507	5.0

Single Student Residence (room only-no board plan, academic year, per person)

Unit	AY 25-26	Proposed AY 26-27	Dollar Increase	Percent Increase
Two-person apartment	\$12,025	\$12,626	\$601	5.0
Three-person apartment	11,782	12,371	589	5.0
Four-person apartment	11,921	12,517	596	5.0
Two/Three-person suite	10,259	10,772	513	5.0
Studio apartment	15,128	15,884	756	5.0

Thomas Beckham and Marie Robinson Halls (room only-no board plan, academic year, per person)

Unit	AY 25-26	Proposed AY 26-27	Dollar Increase	Percent Increase
Two-person apartment	\$14,198	\$14,908	\$710	5.0
Four-person apartment	13,871	14,565	694	5.0
Studio apartment	17,032	17,884	852	5.0

## **UNIVERSITY OF ILLINOIS SPRINGFIELD**

Housing at Springfield recommends increases in the rates for room and meal plans. The rate for a standard double room in a residence hall will increase from \$8,312 to \$8,728 (5.0 percent). All other room rates, which vary by building and configuration, will increase 5.0 percent. There will not be any increase in the meal plans.

### **Residence Halls (furnished room only, academic year)**

#### **Lincoln Residence Hall**

Unit	AY 25-26	Proposed AY 26-27	Dollar Increase	Percent Increase
Shared room	\$8,312	\$8,728	\$416	5.0
Private room (double-single, as available)	11,366	11,934	568	5.0

#### **Founders Hall**

Unit	AY 25-26	Proposed AY 26-27	Dollar Increase	Percent Increase
Shared room	\$8,312	\$8,728	\$416	5.0
Private room (double-single, as available)	11,366	11,934	568	5.0

*Notes:* The standardized rate for residents of Lincoln Residence Hall and Founders Hall includes proposed increases in room only. Each hall resident is required to select one of three standard meal plans offered each semester (Silver \$1,485, Gold \$1,777, and Signature \$2,206) that will increase the total costs accordingly.

Apartments (room only, academic year)

Family Apartments

Unit	AY 25-26	Proposed AY 26-27	Dollar Increase	Percent Increase
Two bedroom furnished	\$12,504	\$13,150	\$646	5.0
Two bedroom unfurnished	10,900	11,450	550	5.0
One bedroom furnished	10,326	10,842	516	5.0

*Notes:* Two-bedroom furnished option is available only to visiting staff and international exchange faculty. Shared rate option is offered primarily for international students seeking to live on campus at a cost-effective/competitive local market rate for accommodations not readily preferred by most domestic students.

Single Student Apartments (all fully furnished)

Unit	AY 25-26	Proposed AY 26-27	Dollar Increase	Percent Increase
West Campus Townhouse Private Bedroom	\$8,030	\$8,432	\$402	5.0
East Campus Apartment Private Bedroom	8,030	8,432	402	5.0
Standard Townhouse Private Bedroom	6,884	7,228	344	5.0
Premium Townhouse Private Bedroom	8,030	8,432	402	5.0

*Notes:* Rates for townhouses and renovated flats are standardized. All rates are fully inclusive of utility charges, including electricity/heat/AC, laundry, and technology/telecommunication costs passed along to residents.

Second-Year Residential Initiative apartment community students are required to purchase a basic (Bronze) apartment meal plan of \$398 per semester. No meal plan is required of upper division apartment residents, but such residents may purchase any of the four meal plans (Apartment-Bronze \$398, Silver \$1,485, Gold \$1,777, or Signature \$2,206).

The apartment rate is for a selected bedroom style only. Number of units per respective rate varies greatly depending on the court area.

The Board action recommended in this item complies in all material respects with applicable State and federal laws, University of Illinois *Statutes, The General Rules Concerning University Organization and Procedure*, and Board of Trustees policies and directives.

The executive vice president and vice president for academic affairs and the vice president/chief financial officer and comptroller concur with these recommendations.

The president of the University of Illinois System recommends approval.