

ACTION ITEM #2
WSU Pullman, Housing and Dining Rates
Academic Year 2024-2025
(Leslie Brunelli/Elizabeth Chilton/Jenna Hyatt/Sean Greene)

March 8, 2024

TO ALL MEMBERS OF THE BOARD OF REGENTS

SUBJECT: WSU Pullman, Academic Year 2024-2025 Housing & Dining Rates

PROPOSED: The Board of Regents authorizes the Housing & Dining Rates beginning the academic year 2024-2025.

SUBMITTED BY: Leslie Brunelli, Executive Vice President, Finance & Administration/CFO

BACKGROUND
INFORMATION:

The Pullman Housing and Dining System (H&D System) is a self-sustaining auxiliary unit that is required to establish room and board rates sufficient to cover all operational costs, bond covenants, and support university strategic goals and objectives. Rates are recommended annually to the Board of Regents based on forecasted operational costs and reviewed by the Pullman Campus Housing and Dining Advisory Board (Advisory Board). The Advisory Board, comprised of student representatives from the Residence Hall Association, Associated Students of Washington State University, Graduate and Professional Students Association, at-large students, and Student Affairs staff representatives, began meeting in the fall of 2023 to review and discuss operational changes anticipated for the ensuing year, and to address the future stability of the H&D System.

Last year, the H&D System changed the rate structure of the system inventory, reflecting the recommendation and observation from an outside consultant that pricing for our newer inventory was too low. The new rate structure placed the Residence Halls and Apartments into four tiers, and the associated prices for specific amenities were factored in (private bath, single room, etc.).

Throughout the meetings in the fall semester of 2023, the students on the board emphasized that any rate increases in our lowest-priced inventory should reflect the lowest increases for AY24-25. In accordance with this objective, the recommendation is for the rate at lowest-priced Residence Halls and Apartments to increase by 5% and 1% respectively. Our highest-

priced inventory is proposed to increase by 7% in the Residence Halls and 3.5% in our apartments. Similarly, the lowest Dining buy-in plan is proposed to increase by 2%, 3.7% for the mid-plan, and 5.8% for the highest meal plan level (\$40-\$150 per semester). The rates provided in Attachment A are for Academic Year 24-25 and, if approved, would reflect monthly housing increases ranging from \$50-\$80.

The occupancy of the H&D System for the academic year 2024-2025 is estimated at 4,500 in the residence halls and 1,800 in university-owned apartments. The new housing pricing model and adjustments to existing dining rates address estimated increases in operational costs (e.g., personnel, food, utilities, facility maintenance, and general inflation). The proposed changes were unanimously approved by the Housing and Dining Advisory Board student representatives in their meeting on November 16th, 2023. The rate adjustments for residence halls, dining plans, and university-owned apartments are recommended for the academic year 2024-2025.

We are requesting that the Board approve these rates. This action item was presented to the Regents as a future action item at the January 2024 meeting.

ATTACHMENT: Attachment A – Housing & Dining System Rates

Attachment A – Housing & Dining System Rates

Housing & Dining System Residence Hall Pricing Structure Academic Year 2024-2025					
Pricing Tier	Tier 1	Tier 2	Tier 3	Tier 4	
Base Cost	\$10,794	\$9,252	\$8,532	\$7,504	
Percentage Increase	7%	6%	5%	5%	
Hall Characteristics	Location, demand, amenities, age of construction or refurbishment	Room size/room type, location, demand, age of refurbishment	Semi-private bath, single, minifridge and external entrance	Room size, age of facility, lack of amenities, size, minimal refurbishment	
Tier Assignments	Community Duncan Dunn, Global Scholars Hall, Northside, Olympia	Honors, McCroskey, Stimson	McEachern	Coman, Gannon Goldsworthy, Orton, Regents, Rogers, Scott, Stephenson, Stevens, Streit/Perham, Waller, Wilmer Davis	
Sample Residence Hall Rate Comparisons Price increases vary by room type / amenities selected					
	2023-2024	2024-2025	Dollar Increase	Percent Increase	Monthly Increase
Tier 1 Room, double room, community bath	\$10,087	\$10,794	\$707	7%	\$79
Tier 1 Room, Single with private bath	11,278	12,394	1,116	9.9%	124
Tier 2 Room, Suite single with shared bath	9,817	10,852	1,035	10.5%	115
Tier 3 Room, Suite double, community bath	7,709	8,732	1,023	13.3%	114
Tier 4 Room, Double, community bath	7,146	7,504	358	5%	40

Housing & Dining System Rates Academic Year 2024-2025

Dining Plan Rates Academic Years 2023-24 and 2024-2025			
	Level 1	Level 2	Level 3
Base Cost	\$935	\$935	\$935
Residential Dining Account (RDA)	1,120	1,475	1,795
Total, Semester	2,055	2,410	2,730
Dollar Increase Per Semester	\$40	\$85	\$150
Percent Increase Per Semester	2.0%	3.7%	5.8%
Total, Academic Year, 2024-2025	4,110	4,820	5,460
Total Academic Year, 2023-2024	4,030	4,650	5,160

Housing & Dining System, Academic Year 2024-2025 Single Student Apartment Pricing Structure			
	Tier 1	Tier 2	Tier 3
Single Student Apartments (SSA) – Price per Occupant Monthly	Chief Joseph	Nez Perce Chinook - Remodeled	Chinook Columbia
Base Cost, per unit	\$ 692	\$ 588	\$ 519
Percentage Increase	3.5%	2.5%	1.5%

Apartment Pricing Structure and Rates Family / Graduate Apartments				
	Tier 1	Tier 2	Tier 3	Tier 4
Family / Graduate Apartments (Fam/Grad) – Price Per Unit Monthly	Yakama	Valley Crest	Stephoe	Kamiak Terrace
Base Cost, per unit	\$ 1061	\$ 1,050	\$ 966	\$ 819
Percentage Increase	2%	2%	1%	1%

Sample Apartment Rate Comparisons (Monthly)				
	2023-2024	2024-2025	Dollar Increase	Percent Increase
SSA, Tier 1, 2 Bedroom, Furnished	\$ 1,470	\$ 1,518	\$ 48	3.3%
SSA, Tier 3, 2 Bedroom, Unfurnished	1,068	1,084	16	1.5%
Fam/Grad, Tier 1, 2 Bedroom	940	972	32	3.4%
Fam/Grad, Tier 4, 3 Bedroom	811	819	8	1%