

ACTION ITEM #3

WSU Pullman, Housing and Dining Rates for Academic Year 2025-2026 (Leslie Brunelli/Dave Cillay/Romando Nash/Sean Greene)

March 7, 2025

TO ALL MEMBERS OF THE BOARD OF REGENTS

SUBJECT: WSU Pullman, Housing and Dining Rates for Academic Year 2025-2026

PROPOSED: That the Board of Regents approves the proposed Housing & Dining Rates for the academic year 2025-2026.

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

BACKGROUND

INFORMATION: The Pullman Housing and Dining System (H&D System) is a self-sustaining auxiliary unit that must establish room and board rates sufficient to cover all operational costs, bond obligations, and support the university's strategic goals and objectives. Each year, recommended rates are presented to the Board of Regents, based on projected operational costs and reviewed by the Pullman Campus Living on Campus Advisory Board (Advisory Board). The Advisory Board, which includes student representatives from the Residence Hall Association, Associated Students of Washington State University, Graduate and Professional Students Association, as well as residence hall and apartment students at large and Student Affairs staff, began meeting in the fall of 2024 to review and discuss operational changes anticipated for the coming year and to address the long-term stability of the H&D System.

The H&D system's rate structure categorizes Residence Halls and Apartments into four tiers, with prices adjusted based on specific amenities (e.g., private bath, single room, etc.). The structure includes a semester-based base rate and a declining spendable balance. These spendable dining dollars give students the flexibility to use them at any WSU Dining location.

During the fall semester of 2024, student representatives on the Advisory Board emphasized that any rate increases should prioritize enhanced amenities, reflecting the growing demand for them. They also stressed the need for improvements to the H&D System facilities, ultimately supporting the need for additional revenue to fund these upgrades. In alignment with these objectives, the proposed rate increase for the

lowest-priced Residence Halls is 6.7%, with a 4.6% increase for university-owned apartments. For the highest-priced inventory, the proposed increase is 7.5% for Residence Halls and 4.2% for apartments. The lowest Dining buy-in plan would increase by 4.6%, the mid-level plan by 4.4%, and the highest meal plan level by 4.2% (\$35-\$55 per semester). The Dining Base rate would rise by 6.5% (\$60 per semester). The rates outlined in Attachment A are for academic year 2025-2026 and, if approved, would result in monthly housing increases ranging from \$55 to \$90.

For academic year 2025-2026, H&D System occupancy is projected at 4,500 in the Residence Halls and 1,800 in university-owned apartments. The proposed adjustments to the housing and dining rates are designed to address anticipated increases in operational costs, including personnel, food, utilities, facility maintenance, and general inflation. These changes were unanimously approved by the Living on Campus Advisory Board student representatives during their meeting on November 20, 2024. The rate adjustments for Residence Halls, dining plans, and university-owned apartments are recommended for the 2025-2026 academic year.

Please find additional supporting documentation here:
https://budget.wsu.edu/documents/2024/12/ay25-26-fee-change-supporting-documents_hd.pdf

ATTACHMENT: Attachment A – Housing & Dining System Rates

Attachment A – Housing & Dining System Rates

Housing & Dining System Residence Hall Pricing Structure Academic Year 2025-2026					
Pricing Tier	Tier 1	Tier 2	Tier 3	Tier 4	
Base Cost	\$11,765	\$10,069	\$9,243	\$8,119	
Percentage Increase	7.5%	7.3%	6.8%	6.7%	
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					
	2024-2025	2025-2026	Dollar Increase	Percent Increase	Monthly Increase
Tier 1 Room, double room, community bath	\$10,794	\$11,765	\$971	8.9%	\$108
Tier 1 Room, Single with private bath	\$12,394	\$13,665	\$1,271	10.2%	\$141
Tier 2 Room, Suite single with shared bath	\$10,852	\$12,069	\$1,217	11.2%	\$135
Tier 3 Room, Suite double, community bath	\$8,732	\$9,643	\$911	10.4%	\$101
Tier 4 Room, Double, community bath	\$7,504	\$8,119	\$615	8.2%	\$68

Housing & Dining System Rates Academic Year 2025-2026

Dining Plan Rates Academic Years 2024-25 and 2025-2026			
	Level 1	Level 2	Level 3
Base Cost	\$995	\$995	\$995
Residential Dining Dollars (spendable)	\$1,155	\$1,520	\$1,850
Total: Semester	\$2,150	\$2,515	\$2,845
Dollar Increase Per Semester	\$95	\$105	\$115
Percent Increase Per Semester	4.6%	4.4%	4.2%
Total: Academic Year, 2025-2026	\$4,300	\$5,030	\$5,690
Total: Academic Year, 2024-2025	\$4,110	\$4,820	\$5,460

Housing & Dining System, Academic Year 2025-2026 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, 2 bdr	\$739	\$624	\$567
Percentage Increase	4.2%	4.5%	4.6%

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	Steptoe	Kamiak Terrace
Base Cost, per unit, 3 bdr	\$1,129	\$1,129	\$1,012	\$862
Percentage Increase	5.3%	6.4%	4.8%	5.3%

Sample Apartment Rate Comparisons (Monthly)				
	2024-2025	2025-2026	Dollar Increase	Percent Increase

SSA, Tier 1, 2 Bedroom, Furnished	\$1,518	\$1,578	\$60	3.9%
SSA, Tier 3, 2 Bedroom, Unfurnished	\$1,084	\$1,134	\$50	4.6%
Fam/Grad, Tier 1, 2 Bedroom	\$972	\$1,012	\$40	4.1%