

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

AGENDA ITEM: 7 – D

DATE: April 2-3, 2025

SUBJECT

FY26 Housing and Food Service Rates

CONTROLLING STATUTE, RULE, OR POLICY

[BOR Policy 5.5.4](#) – Tuition and Fees: Fees

BACKGROUND / DISCUSSION

Residence Hall Rates

The residence hall rates are charged on a per semester basis to fund their ongoing operations as well as major repairs, renovations, and debt service. The proposed increase for FY26 is 2.4% which will provide the funds necessary to cover a salary policy of 1.25%, and an increase in health insurance of \$537 per benefit eligible employee, increases to building insurance, and inflation on maintenance and repair funding. Attachment I provides the recommended rates for FY26. Below are rate requests above the standard increase.

BHSU:

Black Hills State University (BHSU) is proposing uniform rates for all traditional-style residence halls. Currently, Wenona Cook Hall is approximately \$110 less expensive than the other traditional halls due to the lack of air conditioning, which justified the lower rate. Air conditioning is scheduled to be installed in Wenona Cook Hall this summer. The project, funded by room rental fees, will cost over \$3 million and will enhance the comfort of the living accommodations, making Wenona Cook comparable to other traditional halls. The additional revenue from the increased room rate will also cover the higher electricity costs. This change will simplify the residence hall fee structure.

DSU:

DSU is proposing a new summer housing rate of \$145 per week for students residing in single-room apartments with full kitchens. This rate reflects the additional amenities not available in traditional residence halls while remaining affordable for students. It is estimated that around 20 students will utilize apartment housing during the summer

(Continued)

DRAFT MOTION 20250402_7-D:

I move approval of the FY26 Housing and Food Service Plan rates as presented in Attachments I & II.

SDSMT:

For FY26, SDSMT is proposing a 3.41% increase for Rocker Square I and a 3.42% increase for Rocker Square II. The new lease on these facilities, approved by the Board in October 2023, mandates a minimum annual increase of 3.0% for FY26 and FY27 to accommodate higher lease payments. Additionally, the lease stipulates that SDSMT is responsible for appliance replacements and the first \$1,000 of each maintenance occurrence. Due to the considerable number of appliance and mattress replacements, an additional increase in housing costs for these facilities is necessary.

USD:

USD is requesting a restructuring of several summer housing rates. The proposal includes eliminating the existing 'summer term' rates and introducing new weekly rates for apartment and suite-style housing in Coyote Village and McFadden. This change aims to modernize USD's summer rates and align them with those of other Board of Regents institutions.

Below is a summary of the five current rates to be eliminated and the two proposed weekly rates. The weekly rates for traditional single and double rooms will remain unchanged, except for adjustments based on approved CPI inflation.

Coyote Village was initially opened with the expectation that students would prefer 12-month occupancy. However, students have continued to favor traditional academic year leases. Over the past five years, there has been a growing demand for summer-only occupancy for various weekly durations. A weekly rate structure that better accommodates student preferences and needs is being sought.

Fee Title	FY25 Rate	FY26 Rate
Summer – Coyote Village Super Suite 2BD	\$852	
Summer – Coyote Village Super Suite 4BD	\$710	
Summer – Coyote Village Apartment 2 BD	\$906	
Summer – Coyote Village Apartment 4 BD	\$750	
Summer – Single (Norton, Burgess, Beede, Mickelson, Richarson, Olson)	\$1,502	
Summer Suite – Week		\$170
Summer Apartment – Week		\$180

Food Service Plans

Food service rates are charged on a per semester basis to cover the costs of administering the food service plans on the university campus through contracted food service providers. There are numerous food service plans available to students.

In FY06, the Board approved guidelines to apply the 'Meals Away from Home' Consumer Price Index (CPI), used by the food service industry, to determine rate increases for food service plans. For FY25, the CPI is 4.4%, which is the proposed increase from the system's food service vendor, Sodexo.

First-year students are required to enroll in specific meal plans. Each institution has identified the minimum meal plan that all freshmen living on campus must purchase during their first semester.

	FY25 Required Plans		FY26 Required Plans	
BHSU	Yellow Jacket	\$1,897.00	Jacket 10	\$1,990.00
DSU	Dakota 145	\$1,757.00	Dakota 145	\$1,823.00
NSU	All Access or	\$2,268.00	All Access or	\$2,359.00
	Block 185	\$2,205.00	Block 185	\$2,291.00
SDSMT	Hardrocker 160	\$1,914.00	Hardrocker 160	\$1,987.00
SDSU	50 Block	\$1,745.00	50 Block	\$1,784.00
USD	Yote Pack 70	\$2,097.00	Yote Pack 70	\$2,140.00

Attachment II provides the recommended food service plan rates for FY26.

IMPACT AND RECOMMENDATIONS

The proposed housing rates for FY26 allow the universities to address the inflationary increase on operating expenses, the 2% maintenance and repair requirement, and funding adjustments to salary policy and employee healthcare costs.

The meal plan rates reflect the third year of the new contract with Sodexo for food operations and any related institutional administrative costs.

When including the tuition and mandatory fee rates, the total weighted average cost increase is \$520.15, or 2.8%. The impact on students within the system will range from an increase of \$443 to \$680 per year.

Proposed FY26 Resident Undergraduate Total Cost Increase				
	<u>FY25 Total</u>	<u>FY26 Total</u>		
	<u>Cost</u>	<u>Cost</u>	<u>\$ Increase</u>	<u>% Increase</u>
BHSU	\$16,679.00	\$17,213.50	\$534.50	3.2%
DSU	\$17,892.50	\$18,443.50	\$551.00	3.1%
NSU	\$17,584.00	\$18,110.50	\$526.50	3.0%
SDSMT	\$18,353.00	\$19,033.00	\$680.00	3.7%
SDSU	\$17,330.50	\$17,773.50	\$443.00	2.6%
USD	\$18,516.00	\$18,975.00	\$459.00	2.5%
System Average Cost	\$18,419.78	\$18,939.92	\$520.15	2.8%

ATTACHMENTS

Attachment I – FY26 Proposed Housing Rates

Attachment II – FY26 Proposed Food Service Rates

FY26 Proposed Housing Rates

	FY26 Rate	\$ Incr	% Incr	FY26 Rate
BHSU				
Traditional Halls				
Single (Heidepreim, Thomas, Humbert, Wenona Cook)	\$2,692.00	\$65.00	2.41%	\$2,757.00
Single (Bordeaux Hall)	\$4,171.00	\$100.00	2.40%	\$4,271.00
Double as a Single (Bordeaux Hall)	\$4,209.00	\$101.00	2.40%	\$4,310.00
Double Occupancy (Heidepreim, Thomas, Humbert, Wenona Cook)	\$2,061.00	\$49.00	2.38%	\$2,110.00
Double Occupancy (Bordeaux Hall)	\$2,945.00	\$71.00	2.41%	\$3,016.00
Double Room - Single Occupancy (Heidepreim, Thomas, Humbert, Wenona Cook)	\$3,014.00	\$72.00	2.39%	\$3,086.00
Yellow Jacket Apartments				
Apartment - Single Occupancy	\$3,495.00	\$84.00	2.40%	\$3,579.00
Apartment - Double Occupancy	\$2,670.00	\$64.00	2.40%	\$2,734.00
Apartment- Suite Double - Single Occupancy	\$3,920.00	\$94.00	2.40%	\$4,014.00
Family 2BD/Month	\$890.00	\$21.00	2.36%	\$911.00
Summer				
Summer Double Occupancy- Week	\$133.00	\$3.00	2.26%	\$136.00
Summer Single Occupancy - Week	\$198.00	\$5.00	2.53%	\$203.00
DSU				
Traditional Halls				
Single Occupancy (Emry, Higbie, Richardson, and Zimmermann, Girton House and Van Eps)	\$2,972.00	\$71.00	2.39%	\$3,043.00
Double Occupancy (Emry, Higbie, Richardson, and Zimmermann, Girton House and Van Eps)	\$2,373.00	\$57.00	2.40%	\$2,430.00
Triple Occupancy (Emry, Higbie, Richardson, and Zimmermann, Girton House and Van Eps)	\$1,969.00	\$47.00	2.39%	\$2,016.00
University Apartments				
University Apartments Single Occupancy (8Plex, The 2-1-2)	\$3,245.00	\$78.00	2.40%	\$3,323.00
University Apartments Double Occupancy (8Plex, The 2-1-2)	\$2,872.00	\$69.00	2.40%	\$2,941.00
Summer				
Summer Double Occupancy- Week	\$104.00	\$2.00	1.92%	\$106.00
Summer Single Occupancy - Week	\$128.00	\$3.00	2.34%	\$131.00
Summer Apartment - Week (NEW)				\$145.00
Courtyard				
Courtyard Single Occupancy	\$3,101.00	\$74.00	2.39%	\$3,175.00
Courtyard Double Occupancy	\$2,503.00	\$60.00	2.40%	\$2,563.00
Courtyard Single Suite Occupancy	\$3,147.00	\$76.00	2.41%	\$3,223.00
Courtyard Double Suite Occupancy	\$2,790.00	\$67.00	2.40%	\$2,857.00
Residence Village				
Residence Village Suite	\$3,218.00	\$77.00	2.39%	\$3,295.00
Residence Village Apartment	\$3,448.00	\$83.00	2.41%	\$3,531.00
NSU				
Traditional Halls				
Single Occupancy (Briscoe and McArthur-Welsh Halls)	\$2,752.00	\$66.00	2.40%	\$2,818.00
Single Occupancy - McArthur-Welsh (air conditioned)	\$2,805.00	\$67.00	2.39%	\$2,872.00
Double Occupancy (Briscoe and McArthur-Welsh Halls)	\$2,165.00	\$52.00	2.40%	\$2,217.00
Suites				
Wolves Memorial 2 Person Suite	\$3,506.00	\$84.00	2.40%	\$3,590.00
Wolves Memorial 2 Person Suite - Single Occupancy	\$4,026.00	\$97.00	2.41%	\$4,123.00
Wolves Memorial 4 Person Suite	\$3,388.00	\$81.00	2.39%	\$3,469.00
Wolves Memorial 4 Person Suite - Single Occupancy	\$3,908.00	\$94.00	2.41%	\$4,002.00
Wolves Memorial 4 Person Semi-Suite	\$3,031.00	\$73.00	2.41%	\$3,104.00
Wolves Memorial 4 Person Semi-Suite - Single Occupancy	\$3,549.00	\$85.00	2.40%	\$3,634.00
Great Plains East - Double Occupancy	\$2,687.00	\$64.00	2.38%	\$2,751.00
Great Plains East - Singles	\$3,269.00	\$78.00	2.39%	\$3,347.00
Great Plains West - 4 Bedroom Suite	\$3,445.00	\$83.00	2.41%	\$3,528.00
Great Plains West - 4 Person Suite	\$3,269.00	\$78.00	2.39%	\$3,347.00
Great Plains West - 2 Person Semi-Suite	\$3,386.00	\$81.00	2.39%	\$3,467.00
Great Plains West - 4 Person Semi-Suite	\$3,007.00	\$72.00	2.39%	\$3,079.00
Kramer Hall and Steele Hall - Single Occupancy	\$3,620.00	\$87.00	2.40%	\$3,707.00
Kramer Hall and Steele Hall - Double Occupancy	\$2,909.00	\$70.00	2.41%	\$2,979.00
Kramer Hall and Steele Hall - Semi Suite - Double Occupancy	\$2,768.00	\$66.00	2.38%	\$2,834.00
Summer				

FY26 Proposed Housing Rates

	FY26 Rate	\$ Incr	% Incr	FY26 Rate
Summer Double Occupancy- Week	\$123.00	\$3.00	2.44%	\$126.00
Summer Single Occupancy - Week	\$137.00	\$3.00	2.19%	\$140.00
Summer Single Occupancy - Week (McArther-Welsh A/C)	\$175.00	\$4.00	2.29%	\$179.00
Summer Double Occupancy - Suite - Week	\$166.00	\$4.00	2.41%	\$170.00
Summer Single Occupancy - Suite - Week	\$187.00	\$4.50	2.67%	\$192.00
<u>SDSM&T</u>				
Traditional Halls				
Single	\$2,604.00	\$62.00	2.38%	\$2,666.00
Double Occupancy	\$2,179.00	\$52.00	2.39%	\$2,231.00
Triple Occupancy	\$2,179.00	\$52.00	2.39%	\$2,231.00
Quad	\$2,438.00	\$59.00	2.42%	\$2,497.00
Deluxe/Study Quad	\$2,617.00	\$63.00	2.41%	\$2,680.00
Graduate/Upperclass & Double-as-Single - Single Occupancy	\$3,075.00	\$74.00	2.41%	\$3,149.00
Rocker Square Apartments				
Rocker Square II Apartment Single - Semester	\$3,671.00	\$125.00	3.41%	\$3,796.00
Rocker Square I Apartment - Semester	\$3,806.00	\$130.00	3.42%	\$3,936.00
Placer Hall				
Placer Hall Single	\$3,232.00	\$78.00	2.41%	\$3,310.00
Placer Hall Double	\$2,812.00	\$67.00	2.38%	\$2,879.00
Summer				
Apartment Style - Week	\$231.00	\$6.00	2.60%	\$237.00
Suite Style - Week	\$184.00	\$4.00	2.17%	\$188.00
Traditional Style - Week	\$147.00	\$4.00	2.72%	\$151.00
<u>SDSU</u>				
Traditional Halls				
Single - Tier One (Hansen, Waneta)	\$2,965.00	\$71.00	2.39%	\$3,036.00
Single - Tier One (Brown)	\$3,411.00	\$82.00	2.40%	\$3,493.00
Single - Tier Two (Binnewies, Pierson, Young)	\$3,029.00	\$73.00	2.41%	\$3,102.00
Single - Tier Three (Mathews)	\$3,240.00	\$78.00	2.41%	\$3,318.00
Single - Tier Four (Caldwell, Jackrabbit Village [Spencer, Thorne, Abbott])	\$4,003.00	\$96.00	2.40%	\$4,099.00
Single - Tier Five (Jackrabbit Grove [Ben Reifel, Hyde, Honors, Schultz])	\$3,965.00	\$95.00	2.40%	\$4,060.00
Designed Single - Tier Four (Jackrabbit Village)	\$3,447.00	\$83.00	2.41%	\$3,530.00
Double (Hansen, Waneta)	\$2,061.00	\$49.00	2.38%	\$2,110.00
Double (Brown)	\$2,657.00	\$64.00	2.41%	\$2,721.00
Double (Binnewies, Pierson, Young)	\$2,271.00	\$55.00	2.42%	\$2,326.00
Double (Mathews)	\$2,427.00	\$58.00	2.39%	\$2,485.00
Double (Caldwell, Jackrabbit Village [Spencer, Thorne, Abbott])	\$3,203.00	\$77.00	2.40%	\$3,280.00
Double (Jackrabbit Grove [Ben Reifel, Hyde, Honors, Schultz])	\$3,357.00	\$81.00	2.41%	\$3,438.00
Triple (Ben Reifel)	\$2,760.00	\$66.00	2.39%	\$2,826.00
University Apartments				
Meadows North & Meadows South	\$3,203.00	\$77.00	2.40%	\$3,280.00
Skylight/Huggins 2&3Bedrooms/Month	\$508.00	\$12.00	2.36%	\$520.00
Skylight 1.5 Bedroom	\$672.00	\$16.00	2.38%	\$688.00
Garden Square 2 Bedroom/Month	\$520.00	\$12.00	2.31%	\$532.00
Garden Square 3 Bedroom/Month	\$563.00	\$14.00	2.49%	\$577.00
Southeast 1 Bedroom/Month	\$988.00	\$24.00	2.43%	\$1,012.00
Southeast 2 Bedroom/Month	\$762.00	\$18.00	2.36%	\$780.00
Southeast 3 Bedroom/Month	\$670.00	\$16.00	2.39%	\$686.00
Southeast 4 Bedroom/Month	\$615.00	\$15.00	2.44%	\$630.00
Southeast Town House/Month	\$680.00	\$16.00	2.35%	\$696.00
Thornbers Studios/Month - 1303 7th St.	\$400.00	\$10.00	2.50%	\$410.00
Thornbers Studios/Month - 1311 7th St.	\$432.00	\$10.00	2.31%	\$442.00
Thornbers Studios/Month - 710 13th Ave.	\$229.00	\$5.00	2.18%	\$234.00
Sundal Studio/Month	\$432.00	\$10.00	2.31%	\$442.00
Sundal 1 Bedroom/Month	\$508.00	\$12.00	2.36%	\$520.00
Sundal 2 Bedroom/Month	\$728.00	\$17.00	2.34%	\$745.00
Summer				
Summer Double Occupancy- Week	\$87.00	\$2.00	2.30%	\$89.00
Summer Single Occupancy - Week	\$114.00	\$3.00	2.63%	\$117.00
Summer Apartment - Week	\$169.00	\$4.00	2.37%	\$173.00

FY26 Proposed Housing Rates

	FY26 Rate	\$ Incr	% Incr	FY26 Rate
<u>USD</u>				
Traditional Halls				
Single Occupancy - (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$2,977.00	\$71.00	2.38%	\$3,048.00
Double Occupancy - (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$2,445.00	\$59.00	2.41%	\$2,504.00
Triple Occupancy - (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$2,098.00	\$50.00	2.38%	\$2,148.00
Double Room - Single Occupancy (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$3,179.00	\$76.00	2.39%	\$3,255.00
Triple Room - Double Occupancy (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$2,728.00	\$65.00	2.38%	\$2,793.00
University Apartments				
McFadden Apartment 2BD	\$4,367.00	\$105.00	2.40%	\$4,472.00
McFadden Apartment 4BD	\$3,616.00	\$87.00	2.41%	\$3,703.00
Coyote Village Apartment 2BD	\$4,531.00	\$109.00	2.41%	\$4,640.00
Coyote Village Apartment 4BD	\$3,753.00	\$90.00	2.40%	\$3,843.00
Suites				
Single Suite 2BD - (Coyote Village Super Suite)	\$4,255.00	\$102.00	2.40%	\$4,357.00
Single Suite 4BD (Coyote Village Super Suite)	\$3,545.00	\$85.00	2.40%	\$3,630.00
Summer				
Summer Double Occupancy- Week	\$128.00	\$3.00	2.34%	\$131.00
Summer Single Occupancy - Week	\$158.00	\$4.00	2.53%	\$162.00
Summer Suite - Week (NEW)				\$170.00
Summer Apartment - Week (NEW)				\$180.00

FY26 Proposed Food Service Rates

	FY25 Rate	\$ Increase	% Increase	FY26 Plan Rate
BHSU (OLD)				
Yellow Jacket	\$1,897.00			
Swarm 180	\$2,125.00			
Suite Deal	\$1,026.00			
20 Block	\$198.00			
40 Block	\$348.00			
BHSU (NEW)				
Swarm 19				\$2,377.00
Jacket 10				\$1,990.00
Hive 5				\$1,076.00
Block 40				\$362.00
Block 20				\$206.00
DSU				
Big Blue	\$2,160.00	\$91.00	4.21%	\$2,251.00
Trojan Basic	\$1,526.00	\$50.00	3.28%	\$1,576.00
Dakota 225	\$2,067.00	\$84.00	4.06%	\$2,151.00
Dakota 145	\$1,757.00	\$66.00	3.76%	\$1,823.00
Trojan Upper Class	\$1,120.00	\$27.00	2.41%	\$1,147.00
Little Blue - Apartment	\$402.00	\$0.00	0.00%	\$402.00
Resident Assistant Plan	\$1,757.00	\$0.00	0.00%	\$1,757.00
Apartment Managers	\$1,120.00	\$0.00	0.00%	\$1,120.00
Resident Director Plan	\$1,689.00	\$107.00	6.34%	\$1,796.00
NSU				
All Access	\$2,268.00	\$91.00	4.01%	\$2,359.00
Block 185	\$2,205.00	\$86.00	3.90%	\$2,291.00
Block 160	\$2,051.00	\$79.00	3.85%	\$2,130.00
Jr/Sr Block 75	\$600.00	\$0.00	0.00%	\$600.00
All DCB	\$1,681.00	\$0.00	0.00%	\$1,681.00
Faculty/Staff	\$210.00	\$0.00	0.00%	\$210.00
SDSM&T				
Gold Rush	\$2,161.00	\$91.00	4.21%	\$2,252.00
Hardrocker 160	\$1,914.00	\$73.00	3.81%	\$1,987.00
Hardrocker 125	\$1,914.00	\$60.00	3.13%	\$1,974.00
Hardrocker 75	\$1,105.00	\$31.00	2.81%	\$1,136.00
Hardrocker Flex	\$1,216.00	\$1.00	0.08%	\$1,217.00
Rocker Square Flex	\$573.00	\$1.00	0.17%	\$574.00
50/50	\$508.00	\$20.00	3.94%	\$528.00
25/25	\$263.00	\$10.00	3.80%	\$273.00
SDSU				
Premier	\$2,237.00	\$95.00	4.25%	\$2,332.00
100 Block	\$1,745.00	\$39.00	2.23%	\$1,784.00
50 Block	\$1,745.00	\$39.00	2.23%	\$1,784.00
Silver Flex	\$1,745.00	\$39.00	2.23%	\$1,784.00
Bronze Flex	\$1,500.00	\$85.00	5.67%	\$1,585.00
West Flex	\$873.00	\$50.00	5.73%	\$923.00
USD				
Yote Pack 55	\$1,856.00	\$36.00	1.94%	\$1,892.00
Yote Pack 70	\$2,097.00	\$43.00	2.05%	\$2,140.00
Yote Pack 120	\$1,998.00	\$56.00	2.80%	\$2,054.00
Coyote 10	\$1,856.00	\$64.00	3.45%	\$1,920.00
Coyote 17	\$2,309.00	\$84.00	3.64%	\$2,393.00
Paw Pleaser (Flex A)	\$1,856.00	\$36.00	1.94%	\$1,892.00
Paw Pride (Flex B)	\$1,027.00	\$34.00	3.31%	\$1,061.00
Paw Print (Flex C)	\$515.00	\$20.00	3.88%	\$535.00