

FUTURE ACTION ITEM #2

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

(Leslie Brunelli/Dave Cillay/Romando Nash/Sean Greene)

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 | Step toe | 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% |