



**RESOLUTION TO APPROVE PROPOSED HOUSING AND
COURTYARD ROOM RATES AND OTHER CHANGES**

WHEREAS, Ohio law provides that each Board of Trustees of state-assisted institutions of higher education may establish special purpose fees, service charges, and fines and penalties; and

WHEREAS, University Housing is seeking to adjust certain housing rates and charges;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of Youngstown State University does hereby approve the proposed adjustments to rates, attached hereto.

**Board of Trustees Meeting
September 19, 2024
YR 2025-08**

Housing & Residence Life Proposed Rate Changes, 2025-2026

In looking ahead, Housing & Residence Life proposes the following changes for consideration:

- Continuation of increase to the residence hall room & board rate for the incoming Penguin Tuition Promise cohort (\$5,750/semester and \$11,500/academic year). This rate reflects a board plan that will increase up to 6.08% per the CPI, in addition to room revenue increasing by 4.72% from the previous year. Overall, this new rate is a \$580 increase from last year, or overall increase of 5.31%.
 - Continuation of increase to room and board rates allow us meet increasing operational costs, as well as fiscally support strategic efforts to address significant maintenance and facilities-based deficiencies in our aging residence halls.
 - Included in our facilities master plan are efforts to continue to replace Kilcawley House windows (\$50,000 per floor), planned flooring upgrades to Lyden and Cafaro House (\$350,000) and continuation of savings allocated for room furniture upgrades in both Lyden and Cafaro Houses.
- In an effort to accommodate an increasing number of students who want to live on campus (driven significantly by our international student population), the number of singles offered into the 2025-2026 year will continue to be reduced. In addition, the single room upcharge will increase from \$1,250/semester to \$1,500/semester.
- In order to meet increasing operational costs and to support the value of the summer resident meal plan, our summer 2025 rate will increase 3.48% to \$2,500 per 7-week term.

International incoming student early arrival meal plan

Note: This meal plan was approved by the Board of Trustees at a previous meeting, but this is the first time it is included on the annual Housing Rates proposal worksheet.

- In order to welcome and support the basic nutritional needs of our incoming undergraduate international student population who arrive to campus earlier than other students for international student orientation, an early arrival international student meal plan has been established.
- This meal plan is charged directly to the student's account and information about it is shared by the Housing & Residence Life and International Student Scholar Services teams over the months leading up to these student's arrival on campus.
- Students are able to utilize this plan at Christman Dining, any on or off campus retail location, as well as Grub Hub food delivery and Giant Eagle, to purchase groceries and basic necessity items. Unused points from this plan roll into the following academic year (for Fall-arriving students) or Spring semester (for Spring-arriving students), so that students are able to fully maximize the value of these plans.
- Plan types are as follows:
 - Fall-arriving students early arrival meal plan cost is \$140, which includes \$70 Pete's and \$70 Flex
 - Spring-arriving students early arrival meal plan cost is \$100, which includes \$75 Pete's & \$25 Flex

University Courtyard Proposed Rate Changes, 2025-2026

- In order to support the increase in debt service payment and increasing operational costs as we continue to plan fiscally for many facilities-based upgrades, both short and longer-term (gutter and roofing systems replacement; phased in-unit HVAC replacement), monthly rates will increase by \$15 for each apartment type. FY26 rates will be as follows:
 - 1-BR apartment: \$910/month
 - 2-BR apartment: \$780/month
 - 4-BR apartment: \$685/month
- We will continue to provide a meal plan (\$25 Pete's Points and \$25 Flex Dollars) included in the 2025-2026 rates to showcase the dining options on/close to campus and to market the convenience that a campus meal plan provides.

YOUNGSTOWN STATE UNIVERSITY					
Housing Charges FY2026					
	AY 24-25	AY 25-26			
	FY2025	FY2026	FY2026	FY2026	FY2026
Fee Description	Actual	Proposed	\$ Change	%Change	
Room & Board (per academic year) F2026 Cohort		\$11,500.00	\$580.00	5.31%	
<i>Room</i>		\$6,440.00	\$290.00	4.72%	
<i>Board (12 meals plan)</i>		\$5,060.00	\$290.00	6.08%	
Room & Board (per academic year) F2025 Cohort	\$10,920.00	\$10,920.00			
<i>Room</i>	\$6,150.00	\$5,860.00	-\$290.00	-4.72%	
<i>Board (12 meals plan)</i>	\$4,770.00	\$5,060.00	\$290.00	6.08%	
Room & Board (per academic year) F2024 Cohort	\$10,384.00	\$10,384.00			
<i>Room</i>	\$5,614.00	\$5,324.00	-\$290.00	-5.17%	
<i>Board (12 meals plan)</i>	\$4,770.00	\$5,060.00	\$290.00	6.08%	
Room & Board (per academic year) F2023 Cohort	\$10,016.00	\$10,016.00			
<i>Room</i>	\$5,246.00	\$4,956.00	-\$290.00	-5.53%	
<i>Board (12 meals plan)</i>	\$4,770.00	\$5,060.00	\$290.00	6.08%	
Room & Board (per academic year) F2022 Cohort	\$9,775.00	\$9,775.00			
<i>Room</i>	\$5,005.00	\$4,715.00	-\$290.00	-5.79%	
<i>Board (12 meals plan)</i>	\$4,770.00	\$5,060.00	\$290.00	6.08%	
Room & Board (per academic year) F2021 Cohort	\$9,700.00	\$9,700.00			
<i>Room</i>	\$4,930.00	\$4,640.00	-\$290.00	-5.88%	
<i>Board (12 meals plan)</i>	\$4,770.00	\$5,060.00	\$290.00	6.08%	
Residence Hall Application Fee (academic year and/or summer)	\$35	\$35.00	\$0.00	0.00%	
Residence Hall Pre-Payment (must be paid before room selection/assignment occurs and is ultimately deducted from bill)	\$250	\$250.00	\$0.00	0.00%	
Single Room Upcharge (per semester)	\$1,250.00	\$1,500.00	\$250.00	20.00%	
International Early Arrival Meal Plan					
Fall Arriving Students (\$70 Pete's & \$70 Flex)	\$140.00	\$140.00	\$0.00	0.00%	
Spring Arriving Students (\$75 Pete's & \$25 Flex)	\$100.00	\$100.00	\$0.00	0.00%	
<i>*Charged to student accounts for all incoming, new UG students each semester</i>					
Weller House Rates <i>*Inclusive of \$50 introductory meal plan (\$25 Pete's/\$25 Flex)</i>					
Weller House One-Bedroom Apartment academic year, room only	\$6,750/AY or \$750/month (summer)	\$6,750/AY or \$750/month (summer)	\$0.00	0.00%	
Weller House Two-Bedroom Apartment academic year, room only	\$7,650/AY or \$850/month (summer)	\$7,650/AY or \$850/month (summer)	\$0.00	0.00%	
Weller House Three-Bedroom Apartment (academic year, room only)	\$8,550/AY or \$950/month (summer)	\$8,550/AY or \$950/month (summer)	\$0.00	0.00%	
Weller House Graduate Shared Apartment Rate (academic year, room only)	\$5,850/AY or \$650/month (summer)	\$5,850/AY or \$650/month (summer)	\$0.00	0.00%	
<i>*Multi-bedroom apartments are available only to students (U/G or Grad) with a child(ren). Single-bedroom apartments available for Graduate student reservation.</i>					
<i>*Academic year contract (charge per AY = 9 months (4 months in Fall and 5 months of Spring)) Opportunity to extend into summer for 3 months at the monthly charge</i>					
<i>*If multi-bedroom units are still available come August of each year, occupancy will be opened up to Grad Students, who will be able to pay the Graduate shared apartment rate to secure one bedroom</i>					
Expanded Housing Rate (overoccupied rooms)	\$4,850	\$4,850.00	\$0.00	0.00%	
Student Housing Outside of Contracted Period					
Nightly room rate (no meals)	\$30	\$40.00	\$10.00	33.33%	
Flat fee room rate for winter break (no meals)	\$250	\$250.00	\$0.00	0.00%	

Cancellation Fee				
Before May 13 (academic year) or December 16 (spring only)	\$0	\$0.00	\$0.00	0.00%
After May 13 (academic year) or December 16 (spring only)	\$250	\$250.00	\$0.00	0.00%
Summer	Summer 2024	Summer 2025		
Room and Board (meals included)	\$2416 per 7-week term	\$2,500 per 7-week term	\$84.00	3.48%
Weller House (prorated for current tenants, monthly, no meals)	See monthly Weller rates above	See monthly Weller rates above	\$0.00	0.00%
Summer Event Rates				
Rooms with community bathrooms (Lyden, Cafaro, Kilcawley)	\$40/night, per room	\$40/night, per room	\$0.00	0.00%
Rooms with private or semi-private bathrooms (Cafaro, Wick)	\$60/night, per room	\$60/night, per room	\$0.00	0.00%
Linens (for rental by summer event groups only)	\$25.00	\$25.00	\$0.00	0.00%
Bed Adjustment Fee	\$10.00	\$10.00	\$0.00	0.00%
Additional Staffing Fee (for groups with minors, or at request of group)	\$120/night/desk	\$120/night/desk	\$0.00	0.00%
Late Check-In or Check-Out Fee (price per hour beyond pre-arranged check-in or check-out time)	\$50/hour	\$50/hour	\$0.00	0.00%
Short Term Housing Rates (availability dependent upon overall occupancy)				
Weekly housing cost	\$250.00	\$250.00	\$0.00	0.00%
Monthly housing cost	\$900.00	\$900.00	\$0.00	0.00%
University Courtyard Rates (Per Month) <i>*Inclusive of \$50 introductory meal plan (\$25 Pete's/\$25 Flex)</i>				
1 Bed	\$895.00	\$910.00	\$15.00	1.68%
2 Bed	\$765.00	\$780.00	\$15.00	1.96%
4 Bed	\$670.00	\$685.00	\$15.00	2.24%
Courtyards Pre-Payment (must be paid before apartment bedroom selection/assignment occurs and is ultimately deducted from bill)	\$250.00	\$250.00	\$0.00	0.00%

UNIVERSITY COURTYARD DAMAGE AND CLEANING CHARGES FY2026

Following is a non-exclusive list of common damages/cleaning issues and the associated dollar amount that will be charged to the tenant. It is not a complete list because some incidents must be handled on a case-by-case basis. All amounts for charges assessed to tenants are due with the following months rent payment. If charges are assessed at move-out, fees will be deducted from the security deposit. No charges will be assessed without fully considering "reasonable wear and tear".

All prices subject to change at anytime without notification - Major repairs will be handled on a case-by-case basis.

Apartment Swipe Card	\$55.00
Mail Box / Bedroom Key Replacement	\$55.00 each key
Laundry Key	\$55.00
Screen Replacement	\$30.00
Fire Extinguisher Replacement	\$65.00 approx
Smoke Alarm Tampering	\$100.00 (plus replacement cost, if applicable)
Door Repair only (Minor niches-fill and paint)	\$45.00
Interior Door Replacement (door jamb replacement may be extra	\$120.00 approx.
Exterior (unit) Door Repair (Replacement)	\$350
Window Glass Replacement	\$50.00
Blind Bracket Replacement - large blind	\$20.00
Blind Bracket Replacement - small blind	\$10.00
Carpet Stains, tears or burns needing a replacement section	\$75.00-\$2,000 depending on damage
Carpet Deodorize	\$40.00-\$200.00 depending on damage
Carpet Cleaned (Bedroom only)	\$40.00
Carpet Cleaned in entire apartment	\$130.00- 150.00 (depending on unit type)
Vinyl flooring (kitchen/bath)	Vendor replacement costs
Removal of sticky or double-sided tape	\$10.00 per room
Pin holes (quantity over 8 pin holes)	\$10.00 per room
Cleaning (This fee will be charged for the following if they are not cleaned upon move-out; appliances (inside/outside), cabinets (inside/outside), counter tops, sinks, toilets, tub, floors swept/mopped, carpets, vacuumed, blinds dusted/wiped down, ceiling fan blades windows, bedroom and closets.	\$25.00 each room
Garbage Disposal Replacement due to resident neglect/damage	\$85.00 approx.
Drain Cleaning (due to resident neglect or failure to comply with maintenance	\$45.00
Garbage Removal (Per Bag)	\$30.00
Replace Door Knob (Interior)	\$20.00
Replace /rekey Dead Bolt (bedroom door)	\$35.00
Replace Door Stop	\$10.00
Clean Furniture	\$75.00
<u>Furniture Replacement cost</u>	
TV Stand	\$250.00 or vendor replacement costs
Coffee Table	\$260.00 or vendor replacement costs
Entertainment Stand	\$160.00 or vendor replacement costs
End Table	\$140.00 or vendor replacement costs
Livingroom Couch	\$450.00 or vendor replacement costs
Livingroom Chair	\$450.00 or vendor replacement costs
Mattress	\$250.00 or vendor replacement costs
Bed Frame	\$150.00 or vendor replacement costs
4-drawer chest	\$300.00 or vendor replacement costs
Desk Chair	\$100.00 or vendor replacement costs
Bar Stools	\$90.00 or vendor replacement costs
Computer Desk	\$250.00 or vendor replacement costs
Nightstand	\$140.00 or vendor replacement costs
Ceiling Fan	\$100.00 or vendor replacement costs
All light Fixtures/towel bars/toilet paper holder/toilet/faucets/ shower head	\$25.00/hr plus manufacturer replacement costs

H&RL Damage Billing Charge List FY2026	
Beds	
Bed (replacement cost)	240
Loft kits (replacement cost)	\$180.00
Rebunk beds	10.00/person
Mattress (replacement cost)	180
Carpet	
Clean Stain (Cleaning contractor)	35
Room clean (Steam Action)	75
Ceiling	
Plastic light cover	20
2'x2' tile	20
4'x2' tile	20
1'x1' tile	10
Paint ceiling (Lyden/Cafaro House 4th floor rooms)	\$65.00
Closets/Wardrobes	
Door Repair (chips)	20
Door Replacement	50
Shelf Replacement	20
Closet handle	10
Mirror	15
Towel rack	20
Desks	
Recover desk chair	90
Desk chair (replacement cost)	150
Desk top	35
Walls	
Baseboard damage	5.00 per foot
Small hole (ie nail hole, tack hole)	3.00 per hole
Paint 1 wall	50
Paint room	200
Patch Hole	65
Cable jack	10
Utility Cover	10
Doors	
Adhesive Removal	2.00 per sticker
Door stop	20
Lost keys	55
Number plate (replacement cost)	30
Refinish	50.00/side
Peep holes	10
Door knob (replacement cost)	20
Door Frame (paint)	35
Door (replacement cost)	250
Windows	
Broken window	75
Broken lock (replacement cost)	10
Repair Screen	15
Replace Screen	40
Replace Security Screen	125
Repair blinds (Lyden House)	25
Replace blinds (Lyden House)	65
Replace blind slat (Lyden House)	5
Restrooms	
Faucet aerators	5
Intentional clogging(includes cleaning fee)	60
Mirror	100
Paper towel dispenser (replacement cost)	50
Shower curtains	10

Soap Dispenser	25
Toilet tissue dispenser	25
Wastebasket	30
Stall doors	100
Emergency Equipment	
Fire alarm indicator	100
Refill/Replace 5lb CO2 Extinguisher	130
Refill/Replace Water pressure	80
Refill/Replace 10lb Dry Extinguisher	60
Smoke Sensor Damage (replacement cost)	180
Smoke Detector	100
Fire bubble	50
Heater/Air Conditioning Units	
Unit Switch	60
Radiator Cover Damage	40
Common Areas	
Wall lights	100
Round lights	100
Chrome defusers	85
Broken window	200
Large bulletin board	100
Ceiling light (2'x2')	125
Coffee Table (replacement cost)	260
Lobby Chair (replacement cost)	400
Lobby Chair (recover)	300
Lobby Couch (replacement cost)	800
Lobby Couch (recover)	600
Tables (repair)	35
Exit Sign (replacement cost)	100
Recover pool table	250
Trash can (replacement cost)	100
Miscellaneous	
Room Clean	50
Improper Checkout	35
Packing up room (includes Improper checkout)	60
Clean up vomit	65
Room waste basket	10
Mailbox key replacement	5
Replace vacuum	100
Toilet seat	25
Water fountain (replacement cost)	360
Pool Stick	15
Ping pong paddle	5
Motion sensors	75
Labor rate	20.00 per hour