



**RESOLUTION TO APPROVE PROPOSED HOUSING AND  
COURTYARD ROOM RATES AND OTHER CHANGES FOR FY 2027**

**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 17, 2025  
YR 2026-10**

## Housing & Residence Life Proposed Rate Changes, 2026-2027

As we look ahead to the 2026–2027 academic year, Housing & Residence Life is excited to share proposed updates that reflect our continued investment in creating a vibrant, comfortable, and future-ready living experience for our Penguins.

### Residence Hall Room & Board Rates

We propose continuing the rate adjustment for the incoming **Penguin Tuition Promise cohort**, with a room and board rate of **\$6,000 per semester** (\$12,000 per academic year). This reflects:

- A **3.05% increase in room revenue** to support operational needs
- A potential **6% increase in board costs**, aligned with CPI trends
- An overall **\$500 increase from last year, or 4.35% total**
- The single room upcharge will increase from \$1,500 to \$1,750 per semester

### Apartment Housing Options

To support both short- and long-term facility upgrades— including **roofing, gutter systems, and phased HVAC replacements**— we propose a **modest \$15/month increase** across all apartment types at both the University Courtyard Apartments and our Graduate and Family Community at Weller House.

### Summer Housing Options

To meet the increasing costs of doing business, our summer housing options for summer residents and summer camp groups will also slightly increase:

- **Summer room & board:** \$2,600/7-week term
- **Summer event standard rooms:** \$50/night
- **Summer event rooms with private bathrooms:** \$70/night

### Why this Matters

These adjustments are essential to keep pace with rising costs and to fund **strategic improvements** across our residence halls and campus dining hall, including:

- With increases to minimum wage and our commitment to 24/7 support, we're ensuring our large team of student employees is fairly compensated while maintaining the high level of service our residents deserve
- From replacing aging windows to upgrading HVAC systems, we're prioritizing essential facilities improvements that enhance comfort, energy efficiency, and long-term sustainability
- Strategic cosmetic updates help us remain an attractive housing option for current and future Penguins

YOUNGSTOWN STATE UNIVERSITY					
Housing Charges FY2027					
	AY 25-26	AY 26-27			
	FY2026	FY2027	FY2027	FY2027	FY2027
Fee Description	Actual	Proposed	\$ Change	%Change	
Room & Board (per academic year) F2027 Cohort and all non-Penguin Tuition Promise cohort students		\$12,000.00	\$500.00	4.35%	
Room		\$6,636.40	\$196.40	3.05%	
Board (12 meals plan)		\$5,363.60	\$303.60	6.00%	
Room & Board (per academic year) F2026 Cohort	\$11,500.00	\$11,500.00	\$0.00	0.00%	
Room	\$6,440.00	\$6,136.40	(\$303.60)	-4.71%	
Board (12 meals plan)	\$5,060.00	\$5,363.60	\$303.60	6.00%	
Room & Board (per academic year) F2025 Cohort	\$10,920.00	\$10,920.00	\$0.00	0.00%	
Room	\$5,860.00	\$5,556.40	-\$303.60	-5.18%	
Board (12 meals plan)	\$5,060.00	\$5,363.60	\$303.60	6.00%	
Room & Board (per academic year) F2024 Cohort	\$10,384.00	\$10,384.00	\$0.00	0.00%	
Room	\$5,324.00	\$5,020.40	-\$303.60	-5.70%	
Board (12 meals plan)	\$5,060.00	\$5,363.60	\$303.60	6.00%	
Room & Board (per academic year) F2023 Cohort	\$10,016.00	\$10,016.00	\$0.00	0.00%	
Room	\$4,956.00	\$4,652.40	-\$303.60	-6.13%	
Board (12 meals plan)	\$5,060.00	\$5,363.60	\$303.60	6.00%	
Room & Board (per academic year) F2022 Cohort	\$9,775.00	\$9,775.00	\$0.00	0.00%	
Room	\$4,715.00	\$4,411.40	-\$303.60	-6.44%	
Board (12 meals plan)	\$5,060.00	\$5,363.60	\$303.60	6.00%	
Room & Board (per academic year) F2021 Cohort	\$9,700.00	\$9,700.00	\$0.00	0.00%	
Room	\$4,640.00	\$4,336.40	-\$303.60	-6.54%	
Board (12 meals plan)	\$5,060.00	\$5,363.60	\$303.60	6.00%	
Residence Hall Application Fee (academic year and/or summer)	\$35.00	\$35.00	\$0.00	0.00%	
Residence Hall Pre-Payment (must be paid before room selection/assignment occurs and is ultimately deducted from bill)	\$250.00	\$250.00	\$0.00	0.00%	
Single Room Upcharge (per semester)	\$1,500.00	\$1,750.00	\$250.00	16.67%	
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%	
*Charged to student accounts for all incoming, new UG students each semester					
Weller House Rates *Inclusive of \$50 introductory meal plan (\$25 Pete's/\$25 Flex)					
Weller House One-Bedroom Apartment academic year, room only	\$6,750/AY or \$750/month (summer)	\$6,885/AY or \$765/month (summer)	\$15.00	2.00%	
Weller House Two-Bedroom Apartment academic year, room only	\$7,650/AY or \$850/month (summer)	\$7,785/AY or \$865/month (summer)	\$15.00	1.76%	
Weller House Three-Bedroom Apartment (academic year, room only)	\$8,550/AY or \$950/month (summer)	\$8,685/AY or \$965/month (summer)	\$15.00	1.58%	
Weller House Graduate Shared Apartment Rate (academic year, room only)	\$5,850/AY or \$650/month (summer)	\$5,985/AY or \$665/month (summer)	\$15.00	2.31%	
*Multi-bedroom apartments are available only to students (U/G or Grad) with a child(ren). Single-bedroom apartments available for Graduate student reservation.					
*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					
*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					
Expanded Housing Rate (overoccupied rooms)	\$4,850.00	\$5,000.00	\$150.00	3.09%	
Residence Hall Lockout Fee (charged to the student's account for each lockout beyond the initial four complimentary lockouts)	\$25.00	\$25.00	\$0.00	0.00%	
Student Housing Outside of Contracted Period					
Nightly room rate (no meals)	\$40.00	\$50.00	\$10.00	25.00%	
Flat fee room rate for winter break (no meals)	\$250.00	\$250.00	\$0.00	0.00%	
Cancellation Fee					
Before May 13 (academic year) or December 16 (spring only)	\$0.00	\$0.00	\$0.00	0.00%	
After May 13 (academic year) or December 16 (spring only)	\$250.00	\$250.00	\$0.00	0.00%	
Summer	Summer 2025	Summer 2026			
Room and Board (meals included)	\$2500 per 7-week term	\$2,600 per 7-week term	\$100.00	4.00%	
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	\$50/night, per room	\$10.00	25.00%	
Rooms with private or semi-private bathrooms (Cafaro, Wick)	\$60/night, per room	\$70/night, per room	\$10.00	16.67%	
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) *Inclusive of \$50 introductory meal plan (\$25 Pete's/\$25 Flex)					
1 Bed	\$910.00	\$925.00	\$15.00	1.65%	
2 Bed	\$780.00	\$795.00	\$15.00	1.92%	
4 Bed	\$685.00	\$700.00	\$15.00	2.19%	
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 FY2027

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
<b>Cleaning</b> (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
<b><u>Furniture Replacement cost</u></b>	
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 FY2027	
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