DEPARTMENT OF RESIDENCE LIFE

Housing Rate Proposal 2027–2028

Fayetteville State University

Division of Student Affairs

Executive Summary

Balancing affordability and housing sustainability

Residence Life is an auxiliary-financed operation supported primarily by student housing fees and service charges.

The proposed housing rate adjustment will:

- Address rising personnel, insurance, utilities, and operational costs.
- Strengthen the financial sustainability of University Housing.
- Support continued maintenance and reinvestment in residential facilities.
- Prioritize student-identified concerns involving bathrooms, flooring, and furniture.
- Maintain lower percentage increases for students living in older residence halls

Recommended rate adjustments

2.5%–4.0%

Projected additional annual revenue

Approximately $466,000

Proposed Housing Rate Increase

Differentiated annual rates by accommodation type

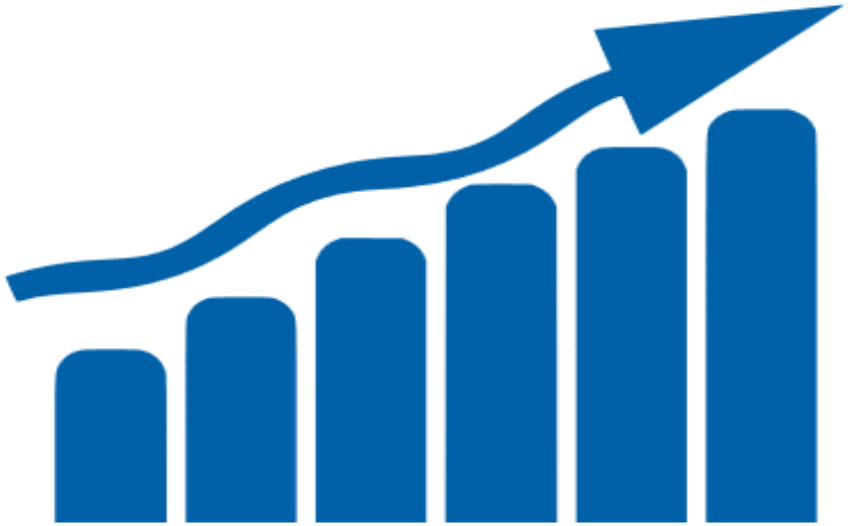
Residence hall / accommodation	Current annual rate	Proposed annual rate	Increase	Semester difference
Carter, Leary, Lomax, Simmons	$5,230	$5,361	2.5%	$65.50
Hackley / McLeod Double	$5,840	$5,986	2.5%	$73.00
McLeod Single	$6,560	$6,724	2.5%	$82.00
Grange	$6,360	$6,519	2.5%	$79.50
Bryant Double	$7,210	$7,426	3.0%	$108.00
Bryant Single	$7,730	$7,962	3.0%	$116.00
Bronco Pride Hall	$7,490	$7,790	4.0%	$150.00
UPA Shared Bath	$8,240	$8,487	3.0%	$123.50
UPA Private Bath	$8,650	$8,910	3.0%	$130.00

Semester difference = (proposed annual rate – current annual rate) ÷ 2.

Purpose of Proposed Increase

Rising Operational Expenses

Personnel and salary benefits 3% increase
Property insurance increases exceeding 10%
Utility cost increase, excepting 5%
Increase in contractual services and technology costs



Financial Sustainability

Maintain essential housing operations and services
Strengthen housings cash reserves and financial position
Support future capital planning and debt financing
Minimize the risk of larger rate increases in subsequent years.

Facility Maintenance

Address critical and deferred maintenance
Preserve the condition and functionality of residential facilities
Support ongoing reinvestment in the residential environment

Facility Needs and Funding Priorities

Long-term repair and replacement needs

Approximately $15.9 million

The facilities condition assessment identified needs across multiple residence halls and prioritized a phased approach.

Demonstrated investment $698, 672

Summer 2026 renovations: Hackley Hall $159,850 and Bryant Hall $538,822.

Phased approach

University Housing operates as an integrated residential system. Housing revenue supports shared costs, including personnel, insurance, utilities, technology, maintenance, and building operations. Every residence hall benefits from these essential services. At the same time, the University recognizes differences in facility conditions. The projected $466,000 in added annual revenue must also cover increasing operating costs and strengthen Housing's financial position. Specific improvement projects require assessments, cost estimates, funding, and University approval.

2027-2028 Student Focused Residential Improvements

Responding to student priorities

Bathrooms and showers

Address aging showers, fixtures, partitions, ventilation, and finishes.

Flooring

Replace deteriorated carpet and flooring in rooms, corridors, and common areas.

Bedroom furniture

Plan phased replacement of aging beds, mattresses, desks, dressers, and chairs.

Initial planning focus: Carter, Leary, Lomax, and Simmons Halls (294 beds)

Room Flooring and Furniture Upgrades

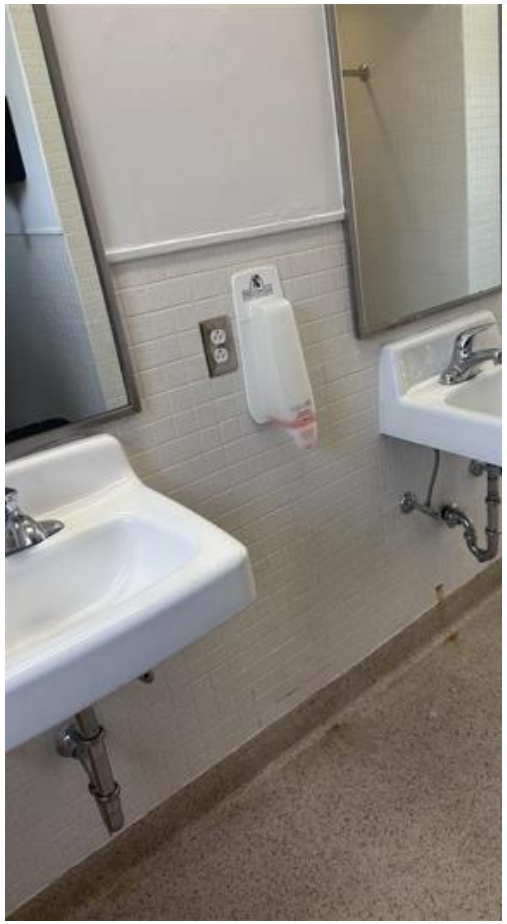


Original traditional hall – current condition



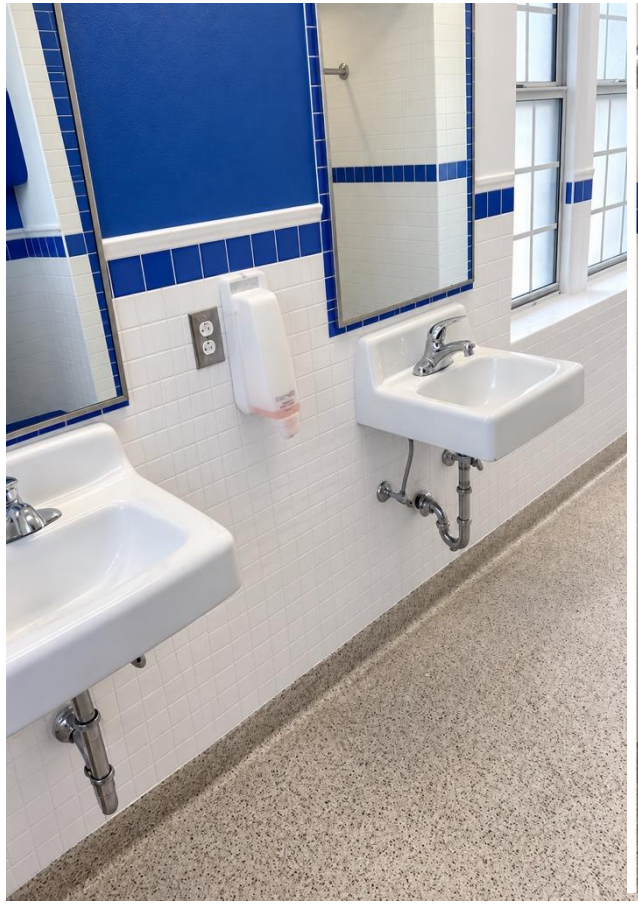
This is a draft rendering; actual colors may vary

Generic Restroom Updates





Original traditional bathroom– current condition





Draft rendering; pending contractor recommendations

Impact and Summary

Expected Impact

- Improve the condition, comfort, and functionality of residential facilities.
- Respond directly to student concerns about their living environments.
- Support student satisfaction, engagement, and retention.
- Strengthen the long-term financial sustainability of University Housing.

If the Proposed Increase Is Not Approved

- Increased financial pressure from rising operational costs.
- Potential delays in addressing deferred maintenance and residential improvements.
- Reduced flexibility to support future facility investments.

Summary:

Our commitment is to balance housing affordability with financial sustainability while prioritizing the basic residential needs students have identified—safe, functional bathrooms, quality flooring, and appropriate furnishings.

Follow up and Contact Information

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