

UW Board of Trustees Budget Committee  
Open Session Agenda  
February 12, 2026, at 11:00 am – 12:00 pm

**Closed Session:** If necessary, a separate agenda and materials for the Closed Session.

Agenda #	Description	Page #
1.	Consideration and Action: Proposal to Incentivize Upperclassmen Housing Options	2
2.	Other?	

**AGENDA ITEM TITLE: Proposal to Incentivize Upperclassmen Housing Options, Kean**

**SESSION TYPE:**

- Work Session
- Information Session
- Other
- [Committee of the Whole – Items for Approval]

**APPLIES TO STRATEGIC GOALS:**

- Yes (select below):
  - Institutional Excellence
  - Student Success
  - Service to the State
  - Financial Growth and Stability
- No [Regular Business]

*Attachments are provided with the narrative.*

**EXECUTIVE SUMMARY:** For several years, the university has had excess capacity in the legacy residence halls, which have historically been used for first-year students. The university currently provides no incentives for students to continue living on campus or for upperclassmen to use campus housing. Administration recommends the Board approve a plan to reopen Orr Hall as an upperclassmen housing option. This will better serve older students by providing greater privacy, flexibility, and independence while still maintaining adequate residential life support and generating additional revenue for the University. The core tenet of the plan is to offer rooms in Orr Hall as single rooms, at a rate of \$3,225 per semester. This is the same rate as the Board of Trustees approved in January 2026 for double occupancy in the new halls. Administration recommends that eligibility criteria be established for this incentive as outlined in Attachment A. In addition, the Administration recommends that all students who return to live in the legacy halls receive an additional \$150.00 in Dining Dollars per semester, marketed as Returner Bonus Bucks. These additional Dining Dollars would provide greater meal flexibility, allowing students to dine at locations closer to the academic facilities where they spend their time.

**PRIOR RELATED BOARD DISCUSSIONS/ACTIONS:**

The Board approved the Student Fee Book at the January 2026 board meeting.

**WHY THIS ITEM IS BEFORE THE BOARD:**

UW Regulation 7-2 requires Board approval for agreements regarding matters involving the University's real property.

**ACTION REQUIRED AT THIS BOARD MEETING:**

Board approval or disapproval for the University to consider requests for long-term uses by third parties of the University's residence halls.

**PROPOSED MOTION:** Move to recommend to the Board of Trustees that the administration move forward with the implementation of an upperclassmen housing incentive plan as presented in Attachment A.

**PRESIDENT'S RECOMMENDATION:**

## Attachment A

### Upperclassmen Housing Incentive Plan

**Concept:** Utilize Orr Hall to better serve the needs of older students by offering increased privacy, flexibility, and independence while still maintaining adequate residential life support and generating additional revenue for the University.

**Plan:** Offer Orr Hall as an upperclassmen housing option. All current double rooms in Orr Hall would be offered as single rooms, at a rate of \$3,225.00 per semester. This is the same rate as a double in the new halls. All students who return to live in the halls must purchase at least a 5-Day Unlimited meal plan, but will receive an additional \$150.00 per semester in Dining Dollars, marketed as Returner Bonus Bucks. These additional Dining Dollars would provide greater meal flexibility, allowing students to dine at locations closer to the academic facilities where they spend their time. Alternatives to a full meal plan may include:

225 Meal Plan Block + \$500 Dining Dollars \$3,479/semester

200 Meal Block + \$750 Dining Dollars/semester \$3,479/semester

175 Meal Block + \$750 Dining Dollars/semester \$3,150/semester

**Eligibility Criteria:** Student must meet **one** of the following criteria to qualify:

- Previously lived in the UW Residence Halls for at least one full academic year
- Junior status in Banner
- 21 years of age or older

After completing a UW Housing application, the UW Housing Office will review student eligibility and issue an approval.

**Community:** The goal is to collocate these students in Orr Hall by status, including sections for students 21 and over, transfer students, and returners.

**Value:** This provides returning students with annual housing savings of \$2,578.00 and an additional \$300.00 in Dining Dollars, for a total incentive value of \$2,878.00.

**Estimated Cost of operating this program:**

<b>Additional facility costs</b>	
Additional custodian to:	
	Clean residential floors, community bathrooms, lobbies, stairwells, etc.
	Clean first floor lobby and public restrooms
	Clean and service the laundry room and the lower-level tunnel
	Shovel exterior walkways and remove trash inside and outside the building
\$31,968.00	One dedicated full-time custodian
\$15,376.00	Benefits
\$20,663.00	Potential increase in utility expense
\$5,556.00	The cost of operating the second elevator – the plan was to close one elevator to reduce the monthly cost of service fees. If occupied, both elevators will need to be operational.
\$1,200.00	Desk telephone and data
\$2,400.00	Res Life desk/rounds support
\$10,000.00	Plumbing/electrical and other maintenance-related costs
<b>\$87,163.00</b>	

**This assumes both the North and South Halls fill with incoming students and that there is a slight shift of students from McIntyre Hall; we would need about 25 additional contracts in this program to cover the marginal costs.**