



Item: **BF: A-2**

Tuesday, November 18, 2025

SUBJECT: APPROVAL OF RENTAL RATE OF TALON HALL

PROPOSED BOARD ACTION

Approve the Rental Rates for Talon Hall Opening Fall 2026.

BACKGROUND INFORMATION

The Student Housing project that was approved by the FAU Finance Corporation, approved by the FAU Board of Trustees and approved by the Florida Board of Governors, included a Housing Feasibility Assessment Report which discussed rental rate guidelines based on feedback from students as to unit type and existing rates of current housing inventory that was similar to those being developed. Considering the aforementioned the Feasibility report proposed rates that:

- supported a financially feasible project;
- calibrated rates based on square footage, value proposition, and market position of the unit types that were being considered

Final design and construction of Talon Hall is comprised of, 215 3-Bed/1-Bath Suites and 29 1 bed/1 bath suites for a total bed count of 674 beds. Current on- campus housing inventory that is most similar to the above is the Single Occupancy Room in Atlantic Park Towers within a 4-Bed /2 -Bath Suite which is \$5574 per semester and the single occupancy 2-Bed/1-Bath Suite at \$5,684 per semester

Based on all of the aforementioned factors the University is proposing the following rates for Talon Hall (Fall 26/Spring 27), as reviewed and approved by the FAU Finance Corporation (FAU FC) on October 28, 2025:

- 3-Bed/1-Bath Suite (Single Occupancy): \$5,500
- 1-Bed/1-Bath Suite (Single Occupancy): \$5,834

IMPLEMENTATION PLAN/DATE

Upon approval from the Board of Trustees, the rate for Talon Hall will be finalized in preparation for room selection to take place in January 2026 for occupancy August 2026.

FISCAL IMPLICATIONS

N/A

Supporting Documentation:

Housing System Current Rates (2026/2027)

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HOUSING SYSTEM CURRENT RATES

Room Type	Qty	Fall 2026/Spring 2027 Semester Room Rates
Single-2-1-APT	96	\$5,684.00
Single-4-2-APT	408	\$5,574.00
Double-APT	96	\$4,164.00
Staff-APT	12	\$1,744.00
Single-2-1-JU3	30	\$5,684.00
Single-4-2-JU3	117	\$5,574.00
Single-1-1-JU3	3	\$5,834.00
Staff-JU3	3	\$1,744.00
Single-1-1-IVA-South	6	\$6,490.00
Single-4-2-IVA-South	580	\$5,918.00
Staff-IVA-S	12	\$1,744.00
Single-1-1-IVA-North	6	\$6,490.00
Single-2-2-IVA-North	238	\$6,382.00
Single-4-2-IVA-North	348	\$5,918.00
Staff-IVA-N	12	\$1,744.00
Single-PAR	408	\$5,262.00
Double-PAR	192	\$3,846.00
Staff-PAR	12	\$1,744.00
Single-HPT	96	\$4,760.00
Super-Double-HPT	28	\$4,164.00
Double-HPT	464	\$3,540.00
Staff-HPT	14	\$1,744.00
Single-GPT	96	\$4,760.00
Super-Double-GPT	28	\$4,164.00
Double-GPT	464	\$3,540.00
Staff-GPT	14	\$1,744.00
Single-IRT	314	\$5,574.00
Double-IRT	280	\$4,038.00
Staff-IRT	13	\$1,744.00
Studio-Double-UVA	178	\$3,846.00
Studio-Single-UVA	1	\$5,918.00
Single-UVA_2	332	\$4,802.00
Staff-UVA	8	\$1,744.00
Double-BPW	17	\$576.00
Single-JU1	134	\$5,056.00
Double-JU1	6	\$4,212.00
Staff-JU1	3	\$1,744.00
Single-JU2	138	\$5,056.00
Double-JU2	10	\$4,212.00
Staff-JU2	3	\$1,744.00
Single-3-1-TAL	645	\$5,500.00
Single-1-1-TAL	15	\$5,834.00
Staff-TAL	14	\$1,744.00