

5.
HOUSING
DATA & ANALYSIS

I. Overview

The Department of Housing and Residence Education (also referred to herein as “the Department”) has prepared a Housing Master Plan for the years 2012-2018, updating a previous plan. The Housing Element and Data & Analysis Report for the Campus Master Plan borrow heavily from this document. The Housing Master Plan was developed by Department staff and utilizes several guiding principles to give a framework for decision-making.

The Department’s mission is to provide well-maintained, community-oriented facilities where residents and staff are empowered to learn, innovate, and succeed. The Department of Housing and Residence Education is a self-supporting auxiliary operation that generates income from student rents and receives no state funding. Therefore, the Department must minimize the time periods that buildings are taken off-line for renovations, and must manage its supply and demand to avoid vacant units. The Department also relies on its unique advantages of amenities, convenience, staffing, security, educational programming and affordability to successfully compete with the private market housing.

Campus housing has been a part of the University of Florida since the establishment of the Gainesville campus. Currently, campus housing is available for approximately 22% of the student population. Campus housing includes all housing under the University Department of Housing and Residence Education, as well as those fraternity and sorority houses located on University property and/or subject to university rules and regulations through property deed restrictions. Undergraduate student housing is predominantly provided by single student residence halls, fraternities and sororities. Village Communities serve graduate students and family housing for students with dependents.

The 2005-2015 Future Land Use Element defines the housing land use classification as follows:

Housing: *The Housing land use classification identifies those areas on campus that are appropriate for housing development. Proximity to academic, student services and student recreation facilities are primary location criteria for Housing land use. Allowable uses in Housing areas include residence halls, graduate/family village communities and medical resident complexes. Academic support, student service and student recreation facilities shall be allowed and encouraged within the Housing land use classification on conditions that their size, scope and function are related to and compatible with student housing. Development densities, heights and patterns in the Housing land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements. Ancillary uses associated with a housing facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Housing land use classification.*

II. Guiding Principles

A. *Environment for Success*

Providing an engaging living environment is important to enable residents to succeed in the classroom and to grow and develop as individuals. Building a sense of community within the housing facilities assists with establishing peer support groups among residents. The combination of peer support groups on campus and support from family and friends significantly increases resident adjustment and success rates at college. Staff and student leaders build community by providing opportunities for residents to meet and interact with others. Types of activities include recreational activities such as intramural sports, social activities, cultural activities, and educational activities such as programs on health, wellness, safety and security. The Department promotes an environment for success through these efforts along with roommate matching, enforcement of rules and regulations and responsive facilities maintenance programs. When residents demonstrate pride in their communities, there is less damage to facilities, and residents have the greatest opportunity to reach their personal and educational goals.

B. *Residentially-Based Academic Communities*

The Department of Housing and Residence Education is committed to integrating the academic community into the residential experience. Current residentially-based academic communities include the Honors Residential College at Hume Hall, an academically rigorous program; the International House at Weaver Hall, a living-learning center for cultural exchange; the Engineering Community at East Hall; the Fine Arts Living Learning Community at Reid Hall; the Global Living Learning Community at Yulee Hall; the Leader Scholar Program at Trusler Hall for first year student leaders; the Pre-Health Living Learning Community in North Hall; the Returning Gators Program in Murphree Hall specifically for sophomore students from the Leader Scholar Program; the ROTC Living Learning Community in Tolbert Hall; and Innovation Academy in Beaty Towers East. GatorWell Health Promotion Services are located in Jennings Hall and the Springs Residential Complex. Faculty-in-Residence reside in Broward Hall, Lakeside Residential Complex, and the Honors Residential College at Hume Hall. An ROTC Officer-in-Residence resides in Tolbert Hall. Facilities housing academic communities typically include high technology classrooms/conference rooms, faculty offices, academic advising space and support, small group study/tutorial spaces and programs, multipurpose rooms, common area kitchens, and student organization spaces and programs. Housing and Residence Education determines future residentially-based academic communities through assessment of current programs, resident satisfaction surveys and requests, national and international trends, and best practices shared through the Association of College and University Housing Officers-International (ACUHO-I).

C. *Technologies That Enhance Learning*

Increased emphasis is on expanding technological services to students while securing administrative and student computer networks. The utilization of new and emerging technologies is a priority in order to improve communication and enhance the educational mission of the department. DHNet provides both wired (Ethernet) and wireless Internet connectivity. Wired access is provided in all Housing residence hall rooms and Graduate and Family Housing apartments. Wireless access is a value-added service to the wired access and is available in all of the residence hall common areas such as hallways, laundry rooms and lounges and in Maguire

and University Village South apartments. Ongoing infrastructure improvements are scheduled to keep current with the technology and demands of Internet services.

D. A Diverse Environment

Society is strengthened from the diversity of people and ideas. It is increasingly important that students are exposed to national and global experiences and perspectives. Housing and Residence Education is committed to strengthening the relationships among diverse people. Staff is committed to maintaining the diversity of the campus community as a reflection of the UF community and the State of Florida. This is accomplished in part through supporting a diverse and representative population of residents. Graduate and Family Housing is represented by international students from over 85 different countries who make up 80% of the Graduate and Family Housing population. Ninety-four percent of these Graduate and Family Housing residents are graduate students. Of the over 7,500 single students in residence halls, 58.6% are White, 18.2% are Hispanic/Latino, 9.5% are Black, and 9.4% are Asian.

E. Educational and Social Programming

The Department of Housing and Residence Education supports the educational mission of the University of Florida. In addition to providing well-maintained facilities, the department is committed to providing out-of-classroom and classroom-enhancing learning opportunities, leadership training, community-building experiences, and developmental transition assistance. Throughout the year, residents and staff actively develop, facilitate, and coordinate a wide variety of programs in Graduate and Family Housing and the residence halls. In Graduate and Family Housing during 2013-14, there were over 180 programs for residents and their families including pageants, mother-daughter forums, egg hunts, coffee houses, and art exhibits, bi-monthly women's social groups, monthly town hall meetings, weekly children's hours, weekly exercise programs, English classes, monthly beautification programs, monthly field trips, and weekly crafts and scrapbooking programs. In the residence halls during 2013-14, staff scheduled over 2,790 programs for residents including topics like diversity, alcohol and drug education, health education, fire safety, personal safety, sexual assault education, Internet awareness, security information, and ethics.

F. Demand for Residence Hall and Village Communities Space

The following policies serve to guide the offer of campus housing to eligible students and the philosophical future direction of the campus housing program:

1. By 2015, campus housing will be available for approximately 24% of the enrolled Gainesville campus student population. This percentage factors in the addition of graduate bed space in the Continuum project which opened in 2011 and undergraduate bed space in Cypress Hall (projected Fall 2015) and Infinity Hall (projected Fall 2015). Campus housing includes all residence facilities under the direction of the University of Florida Department of Housing and Residence Education as well as those fraternity and sorority houses administered by the University of Florida Division of Student Affairs. Only full-time registered students are eligible to live in residence halls and Graduate and Family Housing. Only registered students are eligible to live in fraternities and sororities

2. In recent years, despite ever-changing enrollment figures, the Department of Housing and Residence Education has been able to offer summer and fall housing contracts to most first year students who requested to live on campus.
3. The demand for campus space in Graduate and Family Housing remains stable throughout the year for 980 apartments. Staff has implemented an online and walk-in application process. To be eligible to live in Graduate and Family Housing, a student must meet specific qualifications.

G. Assessment, Evaluation and Benchmarking

The Department of Housing and Residence Education staff is committed to the continued growth and development of staff and the housing program. Ongoing assessment, evaluation, and benchmarking instruments are administered to staff and residents to determine progress toward intentional goals. Department of Housing and Residence Education staff utilizes data from satisfaction and performance-based research to create or revise programs that provide enhanced service to residents. The Coordinator of Research Programs and Services relays results of assessment, evaluation, and benchmarking instruments to internal and external stakeholders.

H. Supportive and Friendly Service

The Department of Housing and Residence Education has a strong commitment to providing quality customer service. To meet this commitment, every full-time employee has attended customer service training. As new employees are hired, they attend customer service training within 90 days of employment. Customer service training includes demographic information about residents, expectations related to the mission statement and professional demeanor, and interpersonal skills training. A variety of ongoing staff programs are coordinated and planned through the Department of Housing and Residence Education Learning and Development Office.

I. Value-Added Facilities to Support Varying Budgets and Lifestyles

The Department of Housing and Residence Education is committed to providing a wide range of facility types and programs to meet the varying needs of residents. In single student housing, these types of rooms are available: singles, doubles, triples, apartments, and suites. Special interest housing is available to address the following areas: honors, leadership/scholarship, wellness, global including sustainability, pre-health, fine arts, engineering, the freshman and sophomore experience, international living-learning, and ROTC. Also, faculty-in-residence live in four residence areas. In Graduate and Family Housing, these types of apartments are available: efficiencies, furnished and unfurnished apartments, one bedroom apartments, two bedroom apartments, and townhouse apartments. Rooms and apartments are in facilities that range in age from the historic Murphree Area residences (Buckman and Thomas Halls, 1906) through the facilities constructed in the 1950s and 1960s as well as facilities constructed in 1991 (Keys Residential Complex), 1995 (Springs Residential Complex), 2000 (Lakeside Residential Complex), 2002 (Honors Residential College), and 2015 (Cypress Hall). Rental rates vary in residence halls. They range from the lowest rates in non-air conditioned rooms to air conditioned apartments or suites in the newest facilities.

J. Leadership Opportunities

Department of Housing and Residence Education staff support and provide numerous opportunities for student leadership development. Through voluntary and paid opportunities, students are better able to develop skills in communication, problem solving, decision making, teamwork, time management, and conflict management. Research has indicated how living on campus is an increased benefit to the student experience through involvement in leadership development.

Volunteer opportunities within the Department of Housing and Residence Education include membership in several organizations such as the Inter-Residence Hall Association, National Residence Hall Honorary, Mayor's Council, National Association for College and University Residence Halls, International Honorary of Leaders in University Apartment Communities, and area governments and councils. Leadership opportunities within these groups include election or selection as executive board members, hall presidents, and Mayor's Council members.

The Department of Housing and Residence Education provides paid leadership opportunities to over 400 students. These positions include Graduate Hall Directors, Crisis Intervention Consultants, Resident Assistants, Residential College Advisers, Resident Managers, Desk Assistants, Desk Managers, DHNet Help Desk Assistants, Student Office Assistants, and Security Assistants.

III. Sorority and Fraternity Facilities Management

The Department of Housing and Residence Education has provided facility management consultation to the Greek community for the past few years. In recent year, the Department of Housing and Residence Education entered into an agreement to coordinate the sprinkler installation and renovation of a fraternity. This successful pilot project resulted in savings of thousands of dollars for the fraternity by using Department of Housing and Residence Education staff to coordinate the project.

Following the pilot, the Department of Housing and Residence Education coordinated the sprinkler installation in three sororities. This package approach to sprinkler installation again resulted in tremendous savings for the sororities. These sororities also used the opportunity to have Department of Housing and Residence Education staff coordinates additional extensive renovation of houses beyond the sprinkler installation. Department of Housing and Residence Education staff continues to accommodate these needs into the overall plans for each facility.

The University of Florida Foundation, working with the Division of Student Affairs, voted to provide \$1.2 million in loans to complete the remaining 14 Greek houses in order to facilitate the installation of sprinklers in the facilities. The Department of Housing and Residence Education hired a Building Construction Inspector to coordinate the installation of all the sprinkler projects and associated renovations in Greek houses. This partnership brought an immediate resolution to a difficult situation — installing fire sprinklers in Greek houses — while saving thousands of student dollars.

Discussions continue as to how the Department of Housing and Residence Education can be involved in the financial services of Greek facilities through rent billing and collection.

IV. Partnerships

The Department of Housing and Residence Education has developed several key partnerships during the past few years and will continue to foster partnerships with other University of Florida academic and support operations. These partnerships maximize the resources of involved units while providing coordinated services or programs to students. The Department of Housing and Residence Education continues to develop partnerships to advance services and programs to students.

A. Disability Resource Center in Reid Hall

The Department of Housing and Residence Education leases renovated space in Reid Hall for the University of Florida Disability Resource Center and Accommodated Testing Center in support of the Dean of Students Office. This space allows for all students who need assistance or accommodations for testing to go to a central, consolidated location. Disability Resource Center staff is located in Reid Hall and Cypress Hall.

B. Office of Academic Technology

The Department of Housing and Residence Education leases space in Broward Hall to support the Office of Academic Technology (OAT). Over the past several years, the renovated space has expanded to include tutoring, offices, and studio space for OAT's expansion of services.

C. University of Florida Honors Program

The Department of Housing and Residence Education provides accommodations in the Honors Residential College at Hume Hall for up to 608 students for the University of Florida Honors Program. Programming, study, and advising space along with a classroom is provided for the Honors Program staff to provide residents with academic assistance to ensure their success.

D. University of Florida Police Department

The Department of Housing and Residence Education leases renovated space in the Jennings Annex to UFPD. This space supports the records division, the community services division, and includes a large classroom for instructing students and staff on topics related to personal property or public safety.

E. Wellness Programs

The Department of Housing and Residence Education provides renovated space in Springs Residential Complex and in Jennings Hall in support of the GatorWell Living Well programs. Students may utilize the services provided for stress reduction, time management, and other consulting services. Staffing is provided by GatorWell Health Promotion Services. An additional satellite office will be added in the Yulee Area in 2015.

F. Living and Learning Communities

The Department of Housing and Residence Education has worked closely with several academic colleges and departments to provide living and learning communities to students. The College of Engineering, College of Fine Arts, International Center, and ROTC are just a few units that have worked hard to incorporate services and programs to the individual living and learning communities.

G. *Baby Gator*

The Department of Housing and Residence Education leases space to Baby Gator Child Development and Research Center in Diamond Village 305 for up to 46 children. The Department of Housing and Residence Education provides leased space during the summer months in Diamond Village to host the Baby Gator summer camp. The department also has assisted in the coordination of several deferred maintenance projects in the various Baby Gator childcare facilities.

H. *Gator Dining Services*

The Department of Housing and Residence Education provides space to Gator Dining Services. The Graham Oasis, Beaty Market, and Rawlings Plaza with Subway provide a convenience store concept called Provisions on Demand (P.O.D.) to students with hours extending through the day and into the evening. Additionally, the Department of Housing and Residence Education works closely with Gator Dining Services to provide programs in the Broward Dining Center and Gator Corner Dining Center.

V. Off-Campus Housing Markets

The Department of Housing and Residence Education operates within a very intentional occupancy management plan. Undergraduate residence hall facilities and graduate and family housing must be at or close to 100% occupancy to fully realize the budget and to maximize space. The undergraduate enrollment is stabilizing with the addition of the Innovation Academy students. The department will be better able to forecast projections and develop models understanding the institution's enrollment management goals. Housing and Residence Education continues to work closely with institutional enrollment management to monitor the impact of enrollment decisions on the campus housing operation. Over the past several years, the Department of Housing and Residence Education has aggressively renovated undergraduate residence halls while maintaining a consistent standard occupancy. Fall opening occupancy continues to average about 102%. The percentage of returning students, new students, and transfer students will be adjusted annually to ensure the occupancy remains high at the opening of all academic terms.

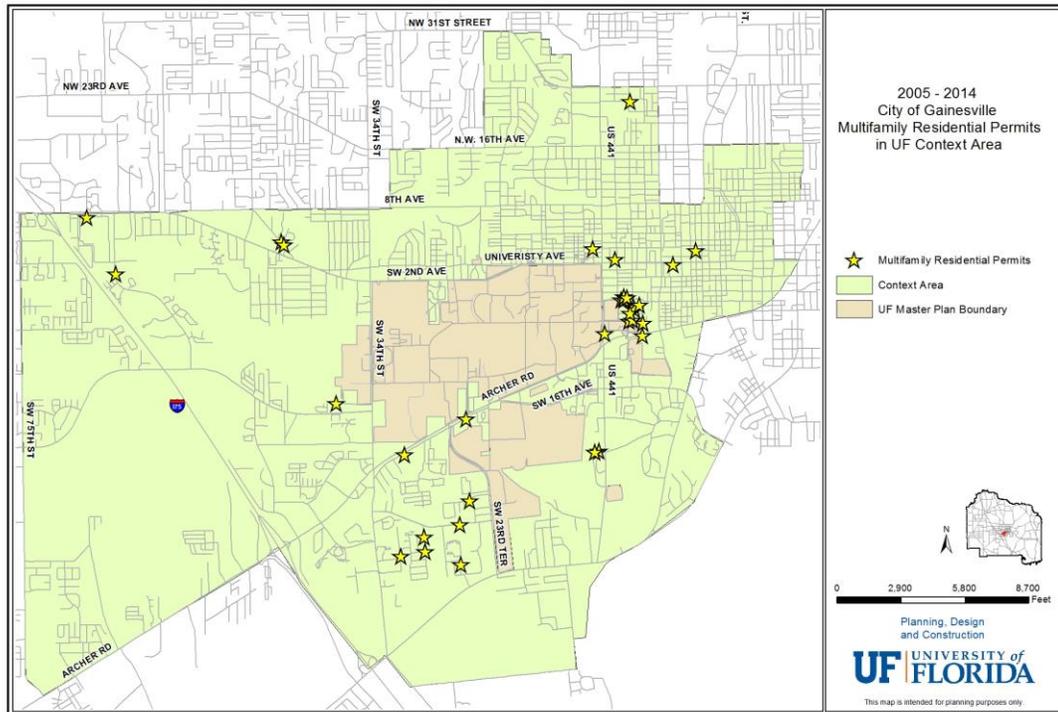
The Gainesville and Alachua County student housing market was overbuilt for many years. Only until recently has the off campus student housing occupancy rates experienced an overall average increase. Many of the former off campus incentives have been removed. The Department of Housing and Residence Education will continue to analyze the local market and will make adjustments where necessary to continue to attract students seeking the full collegiate experience when arriving at the University of Florida.

In the last ten years, the City of Gainesville has permitted 3,656 multi-family units in the University Context Area. During the economic recession, new unit construction declined, but recent trends show permitting approvals on the upswing. It is anticipated with the growth of the Innovation District, new multifamily units will continue to be built near campus. The location of these developments is depicted on a map at the end of this report.

Multi-family Residential Permits in the UF Context Area, City of Gainesville 2005-2014

Project Name	Location	Number of Units	Type of Units
Ann Lowe	926 SW 8 Ln	4	MF
Archer Lane Condos	3037 SW Archer Rd	8	MF
Arlington Square Phase IV	113 NW 3 Ave	28	MF
Azalea Terrace	921 Depot Ave	36	MF
Beacon Hill	235 SE 16 Ave	14	MF
Bradissen Place Condos	3425 SW 29 Ter	4	MF
Cabana South Beach	5125 SW 17 Pl	252	MF
Camellia Trace	818 NW 19 Ave	16	MF
Campus View Condos	1245 SW 9 Rd	25	MF
Destiny	1220 SW 1 Ave	24	MF
Eagles Landing	1510 SW 25 Pl	8	MF
Garland Condos	951 NW 21 Ave	37	MF
Grantwood Condos	2508 SW 35 Pl	60	MF
Hampton Oaks	122-140 SW 62 St Bldg A-I	162	MF
Heritage	1003 SW 6 Ave	15	MF
Jackson Square	1320 NW 3 Ave	50	MF
Lofts Oasis	2595 SW 35 Pl	40	MF
Lott Condos	2634 SW 35 Pl	4	MF
Nantucket	1460 NW 3 Pl	41	MF
Oxford Terrace	835 SW 9 St	36	MF
Phoenix SD 6-plex	3214 SW 24 Way	6	MF
Quadrplex	1103 SW 4 Ave	4	MF
Regents Park Ph 2	405 NE 2 Ave	22	MF
Southwood Apts	4014 SW 26 Dr	16	MF
St Charles Condos	1418 NW 3 Ave	16	MF
SW 5th Ave Apts	1024 SW 5 Ave	14	MF
Taylor Square	621 SW 10 St	23	MF
Phoenix S/D duplexes	3202-3206 SW 25th Dr	4	MF
Oaks Condos	6519 Newberry Rd	46	MF
Campus View North	1142 SW 9th Rd	16	MF
Duplex	1013 NW 3rd Ave	2	MF
Wildflowers Apartments	1007 SW 13th St	201	MF
Mallorca Square Condos	514-522 NW 39th Rd	10	MF
Hannah Condos	3345 SW 42th Pl	14	MF
Allens Park Apartments	4215 SW 31st Dr	10	MF
McKercher Apartments	1142 SW 3rd Ave	12	MF
Lofts Oasis Apartments	2515 SW 35th Pl	40	MF
Chase Hollow Condos	2920 SW 35th Pl	24	MF
Holly's Place Apartments	2155-2165 NW 10th St	14	MF
Campus View South Apartments	1185 SW 9th Rd	49	MF
Whispering Pines Apartments	3443 SW 24th St	22	MF
Jefferson at Second Apartments	505-545 SW 2nd Ave	274	MF
Visions South Apartments	1016 SW 8th Ave 1715 SW 46th Terr	14 24	MF MF

Cabana Beach	2033 SW 62nd Blvd.	1	MF
Unnamed Apartments	4710 SW 18th Pl	36	MF
University House	741 NW 13th St	185	MF
Lionsgate	1500 NW 4 Ave	33	MF
Eagle Trace	1609 NW 29 Rd	13	MF
The Palms	230 SW 2 Ave	48	MF
Bartram	2337 SW ARCHER Rd	334	MF
Chase Hollow Condos	2964 SW 35 Pl	60	MF
The Enclave	3000 SW 35 Pl	413	MF
ROBERT C EDMUNDS	410 SW 10 St	18	MF
THOMAS WHITE MULKEY	5175 SW 13 Pl	258	MF
Chase Hollow Condos	2964 SW 35 Pl	42	MF
Canopy Apartments	4400 SW 20 Ave	240	MF
Ashton Lane	628 SW 10 St	21	MF
Woodbury Row	1100 SW 6 Ave	24	MF
Campus View South	1240 SW 9 Rd	45	MF
DAVID EUGENE DURDEN	933 SW 5 Ave	4	MF
BUILDING 2 OF CONTINUUM 121 units	125 SW 5TH Terr	121	MF
Ashton Lane II Bld A	1104 SW 5TH Ave	6	MF
Ashton Lane II BUILDING B	1102 SW 5TH Ave	9	MF
Ashton Lane II BUILDING F	1101 SW 4TH Ave	3	MF
Laurel Vue 15 units	1130 SW 5TH Ave	15	MF
Solaria	1024 SW 7TH Ave	25	MF
Greystone Apartments	909 SW 6TH Ave	25	MF
The grove Apt A	1711 SW 37TH St	197	MF
The Grove at Gainesville Apartment Bldg C	Hull Rd.	28	MF
Savion Park Apts.	721 SW 5TH Ave	55	MF
Total		3,656	



VI. Facility Needs Analysis

A. Occupancy Management

Revenue within the Department of Housing and Residence Education is driven by occupancy. Occupancy challenges are different for residence halls than Graduate and Family Housing. Residence hall occupancy patterns depend on academic year or semester contracts while Graduate and Family Housing contracts are accepted year-round on a rolling basis with a 60-day Notice of Intent to Vacate clause. Approximately 70% of fall residence hall spaces are occupied by incoming freshmen. Incoming freshmen are defined as any student entering college for the first time regardless of pre-existing credit hours. The other 30% of fall residence hall spaces is allocated to continuing students. The development of the myHousing portal and the implementation of e-invoices have allowed residents access to self-service functionality. These developments allow residents to apply for housing, contract for housing, select rooms, pay for housing, and request deferments online. Despite the fact that occupancy in Gainesville off-campus apartment complexes currently hovers around 70%, the Department of Housing and Residence Education continues to maintain waiting lists and over flow housing.

The following table displays the classification of students living in housing for single students (i.e. Residence Halls) and family/graduate students (i.e. Graduate & Family Housing). The occupancy management strategies have resulted in notable increases in lower division students living in single student housing and in graduate students living in graduate housing.

Campus Housing Residents by Student Classification, Fall 2009 – Fall 2013

Student Classification	2009	2010	2011	2012	2013
Students in Single Student Housing					
Freshmen	57.70%	34.70%	57.20%	56.20%	57.40%
Sophomore	22.30%	40.30%	20.00%	20.10%	19.80%
Junior	13.10%	16.40%	14.40%	15.10%	14.60%
Senior	6.60%	7.50%	7.40%	7.70%	8.20%
Graduate	0.29%	0.20%	0.20%	0.20%	0.10%
Students in Family and Graduate Student Housing					
Undergraduate	4.91%	4.30%	3.50%	1.70%	1.20%
Graduate	94.15%	95.60%	94.43%	98.30%	98.80%
Post Baccalaureate	0	0.10%	0	0	0

Fall Semester. Due to recent changes in room assignment procedures (online self-selection), staff made adjustments to occupancy management for the fall semester. Occupancy management for the fall semester continues to involve the accurate estimation of cancellations in order to ensure a 100% occupancy rate for residence halls. Additionally, staff tracks data such as enrollment stal and Preview Orientation attendance to best manage occupancy.

Spring Semester. The occupancy/enrollment management challenges for the Spring semester are different than for the Fall semester. For the Spring semester, first priority for available spaces is given to Innovation Academy and transfer students. Offers of housing are made to virtually all applicants for spring who apply to and are admitted to UF in a timely manner. On average, 200–400 beds turn over between Fall and Spring semesters as a result of graduations, transfers to other universities, and participation in study abroad programs. The Spring waiting list is necessary to allow enough time for final admission decisions for new admit students, to process Spring cancellations for eligible continuing residents, and to offer priority assignments for continuing residents returning to campus housing from internships or other similar academic experiences.

Summer Terms. Residence hall housing for the summer terms is split between students and camps and conferences with some facilities closed for renovation. Approximately 600 to 700 students are housed on campus during Summer A. Most Summer A residents are continuing students and Innovation Academy students. Summer B residents include 2,500 to 2,600 students, mostly newly admitted freshmen. There is currently sufficient space to meet student and camps and conferences demand in the summer.

Through Summer B 2014, the Department of Housing and Residence Education was able to accommodate all requests for Summer B housing. Typically, between 2,500 and 2,600 students are housed in residence halls during Summer B.

Graduate & Family Housing. Gainesville apartment complexes and the overall local rental market are facing a time of transition and upheaval. On an ongoing basis, Graduate & Family Housing staff monitors and constantly adjusts policies and procedures to stay competitive in this market. Department of Housing and Residence Education staff strives on an ongoing basis to meet these six goals in Graduate and Family Housing:

1. Improve rental process management through a more transparent online rental system.
2. Modify and evolve the rental rate structure taking into account supply and demand.
3. Provide continued transparency in the rental processes with effective marketing, communication, and information.
4. Continue to reduce paperwork through improved processes and document imaging procedures.
5. Forecast occupancy and utilize budget based on realistic market fluctuations.
6. Target apartment refurbishment in consideration of supply and demand.

These goals are designed to increase satisfaction and attract more residents in order to continue to achieve a high occupancy rate for all Graduate & Family Housing facilities.

B. Existing Facility Inventory

Supply and Demand. The Department of Housing and Residence Education has experienced a significant increase in the demand to live in campus housing. New students, transfer students, students living off campus, and students living off campus who formerly lived on campus are increasingly expressing interest in living in campus housing. The Department of Housing and Residence Education is constructing an additional residence hall with additional amenities to support students with disabilities and has entered into a public-private partnership to build a residence hall at Innovation Square. Both facilities will be completed by fall 2015.

The Department of Housing and Residence Education manages facilities that range in age from the historic Murphree Area residences (Buckman and Thomas Halls, 1906) through the facilities constructed in the 1950s and 1960s as well as four facilities constructed in the past two decades (Keys Residential Complex, 1991; Springs Residential Complex, 1995; Lakeside Residential Complex, 2000; and the Honors Residential College at Hume Hall, 2002). Cypress Hall and Infinity Hall will be completed for fall 2015. Maintaining aging facilities is a consistent priority and an increasingly expensive proposition. Capital projects include air handler and fan coil replacements, roof replacements, bathroom renovations, window replacements, floor abatement and replacement, and sprinkler system installations – projects that cost several million dollars per building.

The Department of Housing and Residence Education has been aggressively renovating residence halls and graduate and family housing apartments. Good progress on the renovation of facilities has occurred over the past several years; however, these renovation projects will remain a priority.

Housing Capacity and Main Campus Headcount Enrollment, 2004/05-2013/14

	Capacity of UF Housing *	Total UF Enrollment	UF Enrollment -- Main Campus	Percent of Main Campus Students Housed at Full Capacity
2004-2005	9,816	48,765	45,126	22%
2005-2006	9,902	50,512	46,384	21%
2006-2007	9,897	51,520	47,251	21%
2007-2008	9,957	52,271	48,313	21%
2008-2009	9,729	52,112	46,982	21%
2009-2010	9,870	50,844	46,438	21%
2010-2011	9,872	50,116	45,158	22%
2011-2012	9,904(10,516**)	49,785	44,821	22% (23%)
2012-2013	9,863(10,475**)	50,086	44,916	22% (23%)
2013-2014	9,896(10,508**)	50,095	44,624	22% (24%)
2014-2015	10,508***	50,095	44,650*****	24%
2015-2016	11,071***	50,095	44,873*****	25%
2016-2017	11,071***	50,095	45,098*****	25%

* In 2004, part of Murphree hall was closed for renovations, but that is not reflected in this inventory since it was a temporary condition.

** Capacity figures here shown with (without) The Continuum, an affiliated off-campus property.

*** Capacity figures include The Continuum, an affiliated off-campus property; Infinity Hall, a public-private partnership; and Cypress Hall, a UF residence hall.

**** Projected Enrollment.

Occupancy and Capacity of Campus Housing, Fall Semesters, 2003-2013

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Occupancy of Conventional Residence Halls											
Women	4,310	4,055	4,274	4,202	4,230	4,291	4,377	4,239	4,355	4,346	4,278
Men	3,140	3,192	3,226	3,279	3,201	3,166	3,194	3,217	3,218	3,226	3,266
Subtotal	7,450	7,247	7,500	7,481	7,431	7,457	7,571	7,504	7,573	7,572	7,544
Expanded Capacity of Conventional Residence Halls (equals standard capacity plus temporary triples)											
	7,558	7,346	7,552	7,547	7,567	7,553	7,554	7,584	7,677	7,677	7677
Occupancy of Graduate and Family Housing											
Students	909	956	983	996	993	977	958	910	915	928	909
Spouses/ Children	856	855	892	776	867	809	702	679	599	583	456
Subtotal	1,765	1,811	1,875	1,772	1,859	1,786	1,660	1,589	1,514	1,511	1,365
UF Graduate and Family Housing Units											
	980	980	980								
The Continuum, an affiliated off-campus property for graduate student housing											
									612	612	612
Capacity of Non-Greek UF Housing (equals expanded capacity of residence halls plus grad/family housing units; capacity figures shown in parentheses below include the Continuum)											
	8,538	8,326	8,532	8,527	8,547	8,533	8,534	8,564	8,657 (9,269)	8,657 (9,269)	8,657 (9,269)
Greek UF Housing											
Sorority Capacity	692	720	670	670	700	543	639	637	647	646	639
Fraternity Capacity	800	770	700	700	710	653	697	671	600	560	600
Capacity of Greek UF Housing											
	1,492	1,490	1,370	1,370	1,410	1,196	1,336	1,308	1,247	1,206	1,239
Capacity of UF Housing (capacity figures shown in parentheses below include The Continuum)											
	10,030	9,816	9,902	9,897	9,957	9,729	9,870	9,872	9,904 (10,516)	9,863 (10,475)	9,896 (10,508)
Total Headcount Enrollment											
	48,763	48,765	50,512	51,520	52,271	52,112	50,844	50,116	49,785	50,086	50,095
Headcount Enrollment on Main Campus											
	45,210	45,126	46,384	47,251	48,313	46,982	46,438	45,158	44,821	44,916	44,624
Percent of Main Campus Students Housed at Full Capacity (percentage figures shown in parentheses below include The Continuum)											
	22%	22%	21%	21%	21%	21%	21%	22%	22% (23%)	22% (23%)	22% (23%)

NOTE In 2004, part of Murphree Hall was closed for renovations. In 2004/2005, two Greek houses were being demolished and rebuilt. In 2008 one Greek house remained vacant and a second one was under extensive renovation.

C. Facility Needs

New Capacity. Looking ahead to the year 2025, the university anticipates an on-campus headcount enrollment of 46,933 students. The university would need to construct 429 new housing units in the next ten years to maintain the current target of 22% of on-campus headcount enrollment in campus housing. To raise the percentage of students housed on campus would require significantly more housing construction than anticipated or than will likely be supported by demand. As a function of percentages, an increase of 1% would require more than doubling of the level of construction in the ten-year period. An increase of 2% in students housed on campus would require more than four times the anticipated construction effort necessary to maintain existing housing occupancy.

Projected Housing Need at Variable Percentage of Headcount Enrollment, 2014-2025

	Actual		Anticipated Construction at 22%		10-YR New Units*	Projected Need at 23%		10-Yr New Units*	Projected Need at 25%		10-YR New Units*
	2004	2013	2014	2025	2015-2025	2014	2025	2015-2025	2014	2025	2015-2025
Capacity of UF Housing	9,816	9,896	9,823	10,325		10,270	10,795		11,163	11,733	
New Units					563			899			1,837
Headcount Enrollment - Main Campus	45,126	44,624	44,650	46,933		44,650	46,933		44,650	46,933	
Percent of Students Housed at Full Capacity	22%	22%	22%	22%		23%	23%		25%	25%	

* Housing units as used herein identify the capacity of student housing. For graduate and family housing this may be one or two students per unit. For undergraduate housing, this would be two beds per unit plus temporary triples.

There is a new residence hall under construction in the Yulee Area, Cypress Hall. Cypress Hall will have a capacity of 255 residents, and will provide additional accommodations for students with higher levels of physical disability support needs, including veterans. Cypress Hall is scheduled to open in fall 2015. In addition, Infinity Hall, a public-private partnership, is also under construction. Infinity Hall is the Entrepreneurial residence hall located in the Innovation District. Infinity Hall will be managed by the Department of Housing and Residence Education, and will add another 308 beds to the overall housing inventory. UF also has a student housing agreement with The Continuum for graduate and professional student housing. These facilities provide additional housing options for those students in the Innovation Academy program and graduate/professional students, and have been included in the overall UF campus housing inventory.

The number of fraternity and sorority members as an overall percentage of undergraduate students continues to increase. In 2013, the Office of Sorority and Fraternity Affairs reported that there were 6,668 fraternity and sorority members at UF. This figure represents 20 percent of all UF

undergraduates. That figure has grown from 14 percent to 20 percent in the past six years. According to the Office of Sorority and Fraternity Affairs, approximately 25 percent of members live in Greek housing. There is anticipated growth in Greek Housing with new houses, renovated and expanded houses that could add about another 200 beds in Greek facilities over the next 10 years and expanded capacity beyond the 2015-2025 planning horizon.

The 2005-2015 Campus Master Plan policy targeting 22% of main campus enrollment be housed on-campus did not anticipate university-controlled housing facilities being developed off of the main campus. As presented in the analysis, the housing physically located on main campus could satisfy that 22% target; however, the off-campus housing will be part of the UF-controlled inventory. This off-campus housing will function in every meaningful way equivalent with on-campus housing in terms of university oversight and on-site supervision. Housing assignments, scheduling, furnishing/equipment, data connectivity, supervision and disciplinary action will be managed by the UF Department of Housing and Residence Education. The anticipated off-campus housing will be located in close proximity to the main campus and away from single-family residential areas. It will also be located in areas consistent and complementary to the City's comprehensive plan and redevelopment strategy. For these reasons and for consistency with other data reporting, the university intends to count these off-campus units toward the 22% target in the future with a clarification that the target is for housing in university-controlled residential facilities.

The addition of Cypress Hall and the expansion of Greek Housing on campus plus the addition of bed spaces at Infinity Hall and The Continuum meets and exceeds the 22% target percentage of university-controlled student housing for 2025.

Upgrades and Renovations. According to the 2012-2018 Housing Master Plan, the Department of Housing and Residence Education maintains 33 administrative buildings encompassing 180,264 square feet, 44 residence halls encompassing 1,829,459 square feet of space, and 87 buildings in Graduate and Family Housing encompassing 842,120 square feet of space in 980 apartments. The oldest buildings are Buckman and Thomas Halls built in 1906, and the newest facility is the Honors Residential College at Hume Hall built in 2002. The overall average age of all facilities is 52.8 years.

Contained within the 2012-2018 Housing Master Plan are capital projects based on an extensive evaluation of all building systems and components. These specific projects provide increased safety, value added amenities, and energy savings. Example projects include those listed below. These projects provide needed basic upgrades, code compliance changes, and enhancements to achieve safe and acceptable environments while providing value added facilities which support varying student budgets and lifestyles.

- **Fire Sprinkler and Alarm Systems**
Fire sprinkler and alarm system projects address the need to provide fire sprinklers in single student residence halls. In conjunction with sprinkler installations, fire alarm system upgrades are planned to support the sprinkler controls as well as to provide for the replacement of aging components.
- **Flooring Removal and Replacement**
The Department of Housing and Residence Education staff is committed to removing and replacing all vinyl composition floor tiles in each building when major renovations

are completed. Also, other projects are incorporated due to engineering standards reflecting “life expectancy” analysis of the components that are impacted by renovations.

- **Electrical Replacements, Upgrades, and Support for Sprinkler Installations**

Certain electrical services and distribution systems require upgrading in order to support the installation of fire sprinkler pumps and rooftop air handling units. With these renovations, staff requires engineers to plan for future electrical systems installations (e.g., individual electrical circuits for each student) so that the main electrical distribution panels have sufficient size and amperage capacity to handle future needs.

- **100% Air Conditioning and Outside Air Handler Unit Replacement**

Air conditioning replacements for individual rooms and air handler unit replacement projects encompass a “behind the walls” replacement where most of the cost is in areas unseen by residents and staff. These projects include the complete replacement of existing units with energy efficient, Direct Digital Controls (DDC), self-contained units with minor piping upgrades, duct replacement, and possible roof repairs depending on locations. All units being replaced are original equipment, some in service for over forty years.

- **Bathroom Renovations**

Bathroom renovation projects involve the complete demolition of walls, floor finishes, ceilings, piping, and ventilation equipment. The plumbing consists of increasing shower drains, replacing domestic water lines, replacing sanitary waste lines as well as the installation of new plumbing fixtures, doors and partitions to achieve ADA accessibility on each floor. All new fixtures are water economizers with infrared sensor valves.

- **Domestic Water Line Replacement**

The existing domestic water mains currently feeding the buildings have become filled with mineral deposits to the extent that the water supplies are becoming insufficient for needs. This situation plus the continued construction of new buildings on campus have reduced the available water pressures to the extent that in some instances, flush valves will not function. These projects replace main water lines, add in-line mesh strainers to reduce the sediment flow to the low flow fixtures and valves, and, if needed, booster pumps are added to the building water systems.

- **Sustainability and LEED-EB Registration**

The Department of Housing and Residence Education staff is committed to registering and certifying all renovated buildings as LEED-EB Silver. Staff is applying sustainability practices to every aspect of renovations from design to demolition to completed renovation. Sustainability practices incorporated in renovation projects include but are not limited to recycling, reuse, purchasing energy conservation high efficiency components, designing daylight lighting, using motion sensors, purchasing energy star rated appliances, and adding insulation to roofs. Staff has worked diligently with UF Planning, Design and Construction to complete these certifications and continue to work toward adding more certified buildings in the future.

- **Window Removal and Replacement**

Currently, the windows in several residence facilities are casement style with single pane glass that have little or no weather stripping. Replacement parts are no longer available.

This replacement project will provide new, single hung, aluminum frame windows with energy efficient insulated glass. The windows are designed to provide secondary means of egress in compliance with NFPA Life Safety Codes and provide energy efficiency and solar radiant heating and cooling reduction.