

5.0 Housing

Goal 1: Provide Adequate On-Campus Housing That is Well-Maintained and Community-Oriented Where Residents and Staff are Empowered to Learn, Innovate and Succeed.

Objective 1.1: To provide on-campus housing that meets demand and focuses on those students who will benefit most from the academic and community benefits of on-campus housing.

Policies	Status	Benchmarks	Recommendations
<p>Policy 1.1.1: Continue to reserve a large percentage of residence hall spaces for first-time enrolled students such that all housing requests by these students can be accommodated.</p>		<ul style="list-style-type: none"> Freshmen continue to receive priority housing placement with roughly 75% of fall semester housing occupants being first time enrolled students 	<p>Modify – reflect commitment to provide space rather than “reserve” and recognize requests must be timely</p>
<p>Policy 1.1.2: Continue to monitor housing demand and enrollment trends to provide an on-campus housing supply according to the following procedures and priorities:</p> <ul style="list-style-type: none"> maintain capacity for a minimum of 22% of the main campus headcount enrollment; provide housing to all first-time freshmen students desiring to live on-campus; and ensure consistency with the occupancy management policies, financial parameters and other provisions of the Housing Master Plan prepared by the Department of Housing and Residence Education. 	Ongoing	<ul style="list-style-type: none"> Since 2010, the 22% minimum target has been met. This target is expected to be met with current construction of Cypress Hall and anticipated Greek Housing. Additional UF-controlled off-campus housing is also planned at Innovation Square. Freshmen continue to receive priority housing placement with roughly 75% of fall semester housing occupants being first time enrolled. The Department of Housing and Residence Education continues to implement and update its Housing Master Plan. 	<p>Modify – replace references to “on-campus” with “university-controlled” and add policy regarding location of university-controlled off-campus housing consistent with local government comprehensive plans; replace “freshmen” with “enrolled” for clarification</p>

Policies	Status	Benchmarks	Recommendations
Policy 1.1.3: Review the potential for additional privately developed on-campus housing (sororities and fraternities) in the limited areas available and appropriate for development.	Complete	The 2015-2025 Campus Master Plan update includes additional on-campus areas for development of Greek housing.	Modify – reflect that the locations are identified and implementation is ongoing

Objective 1.2: To manage campus housing with appropriate maintenance, enhanced academic technologies, social and academic programs, and accessibility at an affordable price.

Policies	Status	Benchmark Data	Recommendations
Policy 1.2.1: The Department of Housing and Residence Education will continue to enhance communications and involve students and faculty in decisions about housing through active involvement in various housing-related committees.	Ongoing	The Department of Housing and Residence Education actively involves stakeholders in decisions about housing.	Retain
Policy 1.2.2: Integrate academic initiatives into the residential setting by adding residentially-based academic communities in partnership with faculty and staff from academic units. Such initiatives include the Honors Residential College at Hume Hall, Fine Arts Living/Learning Center in Reid Hall and the Engineering Living/Learning Center in East Hall.	Ongoing	The Department of Housing and Residence Education incorporates academic programs in residential communities.	Modify – retain but delete example programs since these are subject to change
Policy 1.2.3: Continue to increase efficiency and productivity of both residents and housing staff through enhanced technologies, web-based services and data protocols.	Ongoing	The Department of Housing and Residence Education implements technology programs consistent with this policy.	Retain
Policy 1.2.4: The Department of Housing and Residence Education shall engage in ongoing assessments, evaluations and benchmarking to determine the levels of satisfaction with various facility and program services.	Ongoing	The Department of Housing and Residence Education engages residents and other stakeholders in ongoing assessments.	Retain

Policies	Status	Benchmark Data	Recommendations
Policy 1.2.5: The Department of Housing and Residence Education shall continue to maintain historic dormitory facilities in coordination with the Preservation of Historic Buildings and Sites Committee and the university's programmatic memorandum of agreement with the State Division of Historical Resources. Such historic facilities include those currently on the National Register of Historic Places and those identified as significant and eligible for inclusion on the Register as depicted in the Urban Design Element, Figure 1-2, Historic District Area of Impact.	Ongoing	The Department of Housing and Residence Education maintains and modifies historic housing facilities in compliance with the memorandum of agreement and seeks reviews from the State Division of Historical Resources as required.	Retain
Policy 1.2.6: Continue collaboration and communication to determine ways in which the Department of Housing and Residence Education can be involved in facility management of Greek housing facilities.	Ongoing	The Department of Housing and Residence Education works integrally with the Office of Sorority and Fraternity Affairs, both within the Office of the Vice President for Student Affairs.	Modify – expand explanation of assistance available
Policy 1.2.7: The Department of Housing and Residence Education shall continue to provide accessible housing to meet the demand for disabled student housing, and shall continue to assess facilities to determine necessary adaptations in accordance with the Florida Building Code.	Ongoing	Accessible student housing is an integral part of overall residential facilities management; however, the new Cypress Hall (opening in 2015) will provide extraordinary facilities specifically designed to meet the needs of students with profound mobility disabilities.	Retain
Policy 1.2.8: The Department of Housing and Residence Education shall annually review the need for rent increases to fund rises in operating expenditures such as utilities, salaries and insurance while balancing the demand for amenities and remaining competitive with off-campus housing rates.	Ongoing	The Department of Housing and Residence Education actively manages its revenues and expenditures to meet the needs of students and provide competitive rental rates.	Retain

Objective 1.3: To expand on-campus housing in proximity to support services and transportation corridors.

Policies	Status	Benchmark Data	Recommendations
Policy 1.3.1: Future housing facilities shall be located in proximity to student services, recreation and academic facilities as depicted in Figure 2-1, Future Land Use Map with new undergraduate residence halls in proximity to existing residence halls and new village community housing located along Radio Road in proximity to other village communities.	Ongoing	The new undergraduate residence Cypress Hall is located consistent with this policy. Future village community housing will be located in designated areas along Radio Road. Future student housing is also being accommodated in off-campus university-controlled facilities.	Modify - clarify that this policy is for on-campus housing while adding a policy for student housing to be provided in off-campus university-controlled facilities
Policy 1.3.2: New or reconstructed on campus housing shall strive to increase land use efficiency by increasing residential building heights and housing unit density per acre.	Ongoing	The new undergraduate residence, Cypress Hall, will be constructed as a 5-story building consistent with its placement adjacent to a building on the National Register of Historic Places.	Retain
Policy 1.3.3: The Department of Housing and Residence Education shall update its Housing Master Plan at least once every five years coinciding with the update of the Campus Master Plan to evaluate financial projections, enrollment projections, facility conditions inventories, facility demand and occupancy management policies.	Ongoing	The Department of Housing and Residence Education last updated its Housing Master Plan in 2013.	Retain

Goal 2: Support Community Aspirations to Locate Off-Campus, Private Student Housing in Targeted Areas Near the Main Campus That Minimize Negative Impacts to Viable Single-Family Neighborhoods.

Objective 2.1: To monitor off-campus housing trends and collaborate with local governments, neighborhood associations and private business interests for mutual benefit.

Policies	Status	Benchmark Data	Recommendations
<p>Policy 2.1.1: University officials shall work with the City of Gainesville, Alachua County and the Community Redevelopment Agency toward establishing the conditions (zoning, infrastructure, approval process, etc.) that can encourage provision of sufficient housing for students, faculty and staff in close proximity to main campus within the redevelopment districts east and north of campus, and the “SW 20th Avenue Student Village” area west of campus (approximately coincides with the Alachua County SW 34th Street Activity Center Special Area Study).</p>	Ongoing	<p>The City of Gainesville has updated zoning in the areas east and north of campus, and also annexed the area west of SW 34th Street near Hull Road. Revised zoning and land development code encourages high density mixed use development in these areas. Hull Road has been extended west of campus while roadway and infrastructure improvements are being implemented in the College Park/University Heights Redevelopment District east and north of campus.</p>	<p>Modify – update to remove reference to County Special Area Study and replace “toward establishing” with “to maintain and enhance”; replace “Student Village” with “Urban Village”</p>
<p>Policy 2.1.2: University officials shall work with the City of Gainesville and Alachua County toward establishing the conditions (zoning, infrastructure, approval process, code enforcement, etc) within the university heritage neighborhoods (i.e. single-family neighborhoods near campus) and other neighborhoods in the Context Area that can encourage the provision of housing for faculty and staff.</p>	Ongoing	<p>The City of Gainesville has implemented numerous programs to reduce the impact of student residences in single-family neighborhoods while encouraging mixed-use multi-family development in areas that serve the university community.</p>	<p>Modify – delete reference to “university heritage neighborhoods”</p>

Policies	Status	Benchmark Data	Recommendations
Policy 2.1.3: The University Police Department, Division of Student Affairs, Dean of Students Office, University Athletic Association, and Office of Finance and Administration shall continue to coordinate with the appropriate City and County offices and neighborhood associations to address off-campus housing issues including the impact of the University on the quality of life in university heritage neighborhoods (i.e. single-family neighborhoods near campus) and other neighborhoods in the Context Area. To this end, the University shall continue to monitor implementation of recommendations contained in the Town/Gown Task Force report of September 2002, and update those recommendations as warranted.	Ongoing	The University and City of Gainesville have partnered in numerous programs consistent with this policy and covering a range of issues including code enforcement, landlord licensing, and alcohol consumption. Significant recommendations of the 2002 Town/Gown Task Force Report have been implemented. The University established a new Community Relations office within the Office of the Vice President for University Relations.	Modify – update reference to Finance and Administration; delete reference to “university heritage neighborhoods”; add reference to University Relations; delete reference to 2002 Town/Gown Task Force report
Policy 2.1.4: The Department of Housing and Residence Education, along with other units of the Office of Student Affairs, shall continue to enhance efforts in providing information to incoming students, parents, and on-campus residents about the responsibilities of off-campus living.	Ongoing	The Off-Campus Life Department was created within the Office of the Vice President for Student Affairs to educate and assist UF students to achieve a positive off-campus living experience.	Modify – replace Department of Housing and Residence Education with Off-Campus Life Department
Policy 2.1.5: The Office of Finance and Administration and UF Student Government shall collaborate with the Gainesville Regional Transit System, City of Gainesville, Alachua County and Santa Fe Community College to ensure convenient transit access from off-campus student housing concentrations to the university main campus.	Ongoing	The University continues to partner with these agencies and provides significant funding from the Student Transportation Access Fee to run transit service to off-campus student housing areas and on the main campus. This policy is redundant to other policies more appropriately contained in the Transportation Element.	Delete