5.
HOUSING ELEMENT
Introduction

This Housing Element includes Goals, Objectives and Policies (GOP) that apply to the main campus in Gainesville. The Alachua County Satellite Properties do not provide general-purpose student housing. Any housing located off the main campus is provided specifically for students and/or employees who are actively involved in research or management at the site. Such housing is not managed by the university's Department of Housing and Residence Education. Housing at those locations is addressed in the Capital Improvement Element as applicable.

The Department of Housing and Residence Education has prepared a Housing Master Plan for the years 2012-2018, updating a previous plan that included a timeframe through 2012. 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 academic collaboration, amenities, convenience, staffing, security, educational programming and affordability to successfully compete with the private market housing.

On-campus housing has been a part of the University of Florida since the establishment of the Gainesville campus. Currently, on-campus housing is available for approximately 22% of the main campus student population. In order to maintain this ratio of housing to main campus enrollment, the University will need to construct approximately 429 new units between 2015 and 2025. This need will be met by Cypress Hall, currently under construction on campus, and Infinity Hall located in the Innovation District, which will provide a combined 563 new university-controlled units. New or expanded Greek Houses will further increase on-campus housing capacity. On-campus housing includes 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 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.

**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.**

**Policy 1.1.1:** Continue to commit to provide on-campus housing spaces for first-time enrolled students such that all timely housing requests by these students can be accommodated.

**Policy 1.1.2:** Continue to monitor housing demand and enrollment trends to provide a university-controlled housing supply according to the following procedures and priorities:

- maintain capacity for a minimum of 22% of the main campus headcount enrollment;
- provide a commitment to housing to all first-time enrolled students desiring to live in university-controlled housing; 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.

**Policy 1.1.3:** Pursue private development of on-campus Greek housing (sororities and fraternities) in the areas available and appropriate for development consistent with Figure 2-1, Future Land Use Map.

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

**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.

**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.

**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.

**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.
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.

Policy 1.2.6: Continue collaboration and communication to determine ways in which the Department of Housing and Residence Education can provide facility or financial management consultation and services for Greek housing facilities.

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.

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.

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

Policy 1.3.1: Future on-campus 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. Future off-campus university-controlled housing facilities may also be developed in areas consistent with the City of Gainesville Comprehensive Plan and Gainesville Community Redevelopment Agency plans.

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.

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.

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.

Policy 2.1.1: University officials shall work with the City of Gainesville, Alachua County and the Community Redevelopment Agency to maintain and enhance 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 Urban Village” area west of campus.

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 single-family neighborhoods near campus and other neighborhoods in the Context Area that can encourage the provision of housing for faculty and staff.

Policy 2.1.3: The University Police Department, Division of Student Affairs, Dean of Students Office, University Athletic Association, University Relations, Vice President for Business Affairs, and Chief Operating Officer 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 single-family neighborhoods near campus and other neighborhoods in the Context Area.

Policy 2.1.4: The Department of Off-Campus Life, along with other units of the Division 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.

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.
Figure 5 - 1
Future Buildings Sites
Housing Areas

- 10-Year Capital Projects
- Future Building Sites
- Existing Building
- Master Plan Boundary

This map is intended for planning purposes only.