

**5.**  
**HOUSING**  
**DATA & ANALYSIS**

## **I. Overview**

The Department of Housing and Residence Life prepared an ambitious Housing Master Plan in 2018-2019. The Housing Element and Data & Analysis Report for the Campus Master Plan reflect the analysis and recommendations of that plan. The Housing Master Plan was developed by a consultant team led by VMDO Architects with input from many stakeholders including students, staff, faculty and administrators over many months.

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 Life 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 private market housing.

On-campus housing has been a part of the University of Florida since the establishment of the Gainesville campus. Since 2010, the university has met its target to house a minimum of 22% of the main campus student population. Looking forward, the University seeks to house 24% of the main campus headcount enrollment with new construction and renovations of a significant amount of its housing stock. Some housing facilities that have reached their useful life are slated for demolition. New or expanded Sorority/Fraternity Houses will further increase opportunities for students to live on campus. On-campus housing includes housing under the University Department of Housing and Residence Life, 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 traditional residence halls, with apartment-style units, suites, and fraternities and sororities in the inventory. Village Communities serve graduate students and family housing for students including those 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, childcare, 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.*

This Housing Element includes Goals, Objectives and Policies that apply to the main campus in Gainesville. The Alachua County Satellite Properties do not provide general-purpose student housing. Any housing located at these Properties 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 Life. Housing at those locations is addressed in the Capital Improvement Element as applicable.

## **II. Housing Master Plan Goals**

The Housing Master Plan identifies the following planning goals.

### ***A. Support a Signature UF Experience***

The "UF signature housing experience" should be a catalyst for enhancing education. By improving both the condition and the program of the existing housing program, the University will support students' social and academic engagement in a way that is unique to the University of Florida. This means creating community at every scale of each residence hall while using the residential experience to connect students with the support and rich experiences that UF has to offer. UF's housing program should focus on lower division students, while providing appropriate offerings responsive to upper division and graduate student preferences.

### ***B. Contribute to a Vibrant Campus Life***

Focusing new and renovated housing in the core UF campus will strengthen both the residential experience and the vitality of the campus as a whole. Undergraduate beds especially should be located in the campus core in neighborhoods that provide adequate support services and resources. The placement and design of student housing should contribute to a University-wide effort to establish a powerful sense of place on campus. With thoughtful exterior spaces, strong pedestrian connections and sensitive building massing, these buildings will be woven into the larger UF landscape to strengthen a vibrant, interconnected campus experience.

### ***C. Balance Financial Accessibility with Quality Facilities***

Providing equity in the residential experience throughout the housing system is a high priority for the University. So is maintaining its historic commitment to the high-quality service and maintenance of its residence halls. For the implementation of this plan to be successful, the University will also balance the pricing approach to promote equity among residents throughout the housing system while maintaining a high-quality standard for operations and maintenance.

### ***D. Maintain Student Choice and Fiscal Responsibility***

UF housing must continue to be financially successful in order to allow for new construction and reinvestment to occur. This will mean care in balancing revenue with expenses to accommodate capital projects. Although the University will benefit from expanding its residential population, the inventory must be sized to anticipate UF's valued "Choice within a Framework" model, allowing students to choose whether they live on campus or not.

## **III. Partnerships and Programs**

The Department of Housing and Residence Life provides a full-service learning experience for its residents including in-house maintenance and IT operations. Partnerships with Academic Technology, UF Police Department, GatorWell, Gator Dining Services, Baby Gator, and

academic programs ensure well-rounded services and support to residents. The Department also partners with the office of Fraternity and Sorority Affairs in supporting Greek life housing. Leased space in residential Reid Hall houses 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.

#### **IV. Off-Campus Housing Markets**

The Gainesville and Alachua County student housing market is very aggressive with many new high-density complexes recently constructed or planned by the private sector near campus. Many of these new complexes are luxury style living. Compared to older private-market student housing, these new facilities are being constructed much closer to campus, often within walking distance, consistent with the City’s Comprehensive Plan. Older student housing complexes provide lower-cost living options for students and the community at slightly farther distances from campus. The City of Gainesville and Alachua County maintain records of these development applications.

#### **V. Facility Needs Analysis**

##### **A. *Existing Facility Inventory***

**Inventory.** The University of Florida manages thirty-two distinct housing facilities, several of which are large complexes with multiple buildings. There is a variety of traditional, suite and apartment-style floor plans. Eight buildings are in the National Register of Historic Places, and five of these are within the University of Florida National Register Historic District. Several other residential buildings are of the mid-century modern era meaning that they are potentially eligible for historic registration but several of these need significant equipment upgrades and renovation.

##### ***Housing Inventory, 2020***

<b>Facility</b>	<b>Style</b>	<b>Year Built</b>
Beaty Towers	Apartment	1967
Keys Complex	Apartment	1991
Lakeside Complex	Apartment	2000
The Continuum *	Apartment	2011
Corry Village	Grad/Fam Apartment	1958
Diamond Village	Grad/Fam Apartment	1965
Maguire Village	Grad/Fam Apartment	1971
Tanglewood Village	Grad/Fam Apartment	1973
University Village South	Grad/Fam Apartment	1972
Cypress Hall	Suite	2015
Hume Hall	Suite	2002
Infinity Hall	Suite	2015
Springs Complex	Suite	1995

Facility	Style	Year Built
Broward Hall	Traditional	1954
Buckman Hall - Historic	Traditional	1905
East Hall	Traditional	1961
Fletcher Hall - Historic	Traditional	1939
Graham Hall	Traditional	1961
Jennings Hall	Traditional	1961
Mallory Hall - Historic	Traditional	1950
Murphree Hall - Historic	Traditional	1939
North Hall	Traditional	1950
Rawlings	Traditional	1958
Reid Hall - Historic	Traditional	1950
Riker Hall	Traditional	1950
Simpson Hall	Traditional	1961
Sledd Hall - Historic	Traditional	1929
Thomas Hall - Historic	Traditional	1905
Tolbert Hall	Traditional	1950
Trusler Hall	Traditional	1961
Weaver Hall	Traditional	1950
Yulee Hall - Historic	Traditional	1950

\* The Continuum is an off-campus public-private partnership housing facility that is not directly managed by the UF Department of Housing and Residence Life.

**Capacity.** The campus housing inventory increased in 2015 with the opening of Cypress Hall and Infinity Hall. Capacity of housing in Fraternity and Sorority Houses also increased between 2015 and 2020 with several houses constructing significant additions or complete replacements.

When compared to on-campus headcount enrollment, the data reflect a change in methodology in 2018 that increased the number of students counted as “on-campus.” Prior to 2018, any student with online coursework was counted as off-campus. After 2018, only students with full online classes were considered to be off-campus. Even with this change in definition for on-campus enrollment, the percentage of students housed on campus has met or exceeded the campus master plan target.

***Housing Capacity and Main Campus Headcount Enrollment, 2004/05-2029/30***

	Capacity of UF Housing *	Net New Housing	UF On-Campus Headcount Enrollment	Percent of On-Campus Students Housed at Full Capacity
<b>2004-2005</b>	10,647	na	45,126	24%
<b>2009-2010</b>	10,550	(97)	46,438	23%
<b>2019-2020</b>	11,009	459	48,068	23%
<b>2029-2030</b>	12,017	1,008	47,422	25%

\* Includes Infinity Hall (320), but not Continuum (612). Includes on-campus Fraternities and Sororities. Note that the calculation of on-campus headcount enrollment changed in 2018 to include hybrid class schedules (online and in-person) as on-campus, thus increasing the number of students on-campus.

## ***B. Facility Needs***

**Condition.** Building condition is driving many of the needs and future investments in the housing inventory. The success of the university's Honors Program also requires a new Residential Honors College in order to keep pace with demand and fulfill the Honors Program mission. The 2018 Housing Master Plan establishes an aggressive plan to replace and refurbish roughly 38% of the campus undergraduate housing stock and to demolish several facilities.

- **Historic.** The University of Florida's Historic housing dates from the early 20th century. Although the interiors are dated and lack adequate common space, these halls are coveted by students for their classical beauty, pleasant outdoor spaces, and centrality to campus. Relative to their age, the Historic buildings have been well-maintained, though this varies widely between halls. Many systems and finishes have been replaced over time. Their MEP and architectural condition are fair overall.
- **Mid-Century.** Mid-Century buildings represent the largest single component of the University's housing stock, and occupy the sites closest to core campus. Significant space in these buildings has been given over to shops, maintenance, storage, offices, and other programs not directly serving the residents. Renovations have been conducted in a piecemeal fashion and are not consistent across halls. Although the "skeletons" of these buildings are in reasonable condition, MEP, and roof systems are frequently subpar, with some seeing major performance issues. These halls are, as a rule, in need of renovation or replacement.
- **Undergraduate Suites and Apartments.** The Undergraduate Apartments are the second-newest set of buildings on campus, mostly built during the 1990s or early 2000s. Their physical condition is moderate--building systems and components are showing their age but performing adequately. Programmatically, these buildings provide the University with much-needed unit type diversity, and privacy for athletes and upper division students. However, they suffer from limited commons space (usually one commons building to 400-600 students), and difficult siting: most of these apartments are remote from core campus.
- **Recent.** Consistent with their age, New Construction projects represent some of the University's best stock both in terms of programming and repair. Cypress Hall, for example, represents one of the only residence halls in the country to offer architecture customized to the needs of those with disabilities. Hume, meanwhile, houses a highly successful Honors College, complete with generous (and highly-used) academic program components, such as classrooms, study spaces, and a library. Most of these halls are also in good physical condition, with younger MEP systems and more modern approaches to building envelope and accessibility.
- **Graduate and Family Housing.** Graduate and Family Housing represents well over a thousand beds of highly-used and low-cost family housing on campus, as well as Baby Gator Childcare facilities. As such, they occupy a vital programmatic mission. However,

most of this stock dates from the 1960s and 1970s. Unfortunately, Maguire and UVS were not of high-quality construction and have not been consistently maintained. As such, both their architecture and MEP are in subpar or failing condition.

**Capacity.** The 2018 Housing Master Plan envisions expanding undergraduate housing to include a new Residential Honors College located at the present-day Broward Recreation area, and a new undergraduate hall located west of Graham Hall. As these expansions are completed, the undergraduate Rawlings Hall and Trusler Hall are planned for demolition. The Housing Master Plan also acknowledges the need to demolish the University Village South and Maguire Village Graduate/Family housing complexes due to building conditions, but suggests options to accommodate demand as needed.

***Capacity of Campus Housing, Fall Semesters, 2005-2030***

	2004-2005	2009-2010	2019-2020	2029-2030
Undergraduate Residence Halls (expanded capacity) *	7,346	7,554	8,143	9,435
Graduate and Family Housing Occupancy **	1,811	1,660	1,489	953
Capacity of Campus Housing	9,157	9,214	9,632	10,388
Capacity of On-Campus Sorority/Fraternity Housing ***	1,490	1,336	1,377	1,557
Capacity of On-Campus Housing	10,647	10,550	11,009	11,945

\* Above calculations include Infinity Hall and Tanglewood, but do not include Continuum (612 beds). Expanded capacity = standard capacity + temporary triples

\*\* In 2018, calculation of Graduate Housing Occupancy changed to reflect number of bedrooms not number of occupants which included children and spouses.

\*\*\* Sorority/Fraternity Housing Capacity was temporarily reduced in 2019-20 due to several construction projects ongoing.