

5.
HOUSING ELEMENT

Introduction

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 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 Life. Housing at those locations is addressed in the Capital Improvement Element as applicable.

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 the 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 Greek 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 and fraternities and sororities in the inventory. 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, 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.

Goal 1: Provide a Signature Student Experience in High-Quality 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, creates a signature experience, 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:

- target increasing housing capacity to accommodate a minimum of 24% of the main campus headcount enrollment;
- provide housing to first-time enrolled students desiring to live in university-controlled housing;
- 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 Life; and
- focus on lower division students while providing appropriate offerings responsive to upper division and graduate student preferences.

Policy 1.1.3: Make available locations for new on-campus Fraternity and Sorority Housing proximate to Fraternity Row consistent with Figure 2-1, Future Land Use Map.

Policy 1.1.4: The University shall monitor graduate/family housing demand and price structure to ensure availability to support graduate students and will address deficiencies, should they occur.

Objective 1.2: To manage and expand high-quality on-campus housing that is equitable throughout the housing system, is financially accessible, and creates a sense of community in residential neighborhoods.

Policy 1.2.1: The Department of Housing and Residence Life will continue to enhance communications and involve students, staff and faculty in decisions about housing through active involvement in various housing-related committees.

Policy 1.2.2: Integrate academic initiatives into the residential experience through partnerships with faculty and staff from academic units, blended social and academic space in residence halls, and creation of Living Learning Communities.

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 Life 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 Life 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 Florida Division of Historical Resources. Such historic facilities include those currently in the National Register of Historic Places and those identified as significant and eligible for inclusion in the Register as depicted in the Urban Design Element, Figure 1-2, Historic District Area of Impact.

Policy 1.2.6: Continue collaboration across the Division of Student Affairs and Division of Business Affairs to ensure safe and orderly operation of Fraternity and Sorority Housing.

Policy 1.2.7: The Department of Housing and Residence Life 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: Seek operational efficiencies to balance financial accessibility with quality facilities while maintaining a commitment to high-quality service and maintenance of all residence halls.

Policy 1.2.9: Maintain financial stability of the Department of Housing and Residence Life in order to allow new construction and reinvestment to occur that ensures equity in the student housing experience throughout the housing system.

Policy 1.2.10: Future on-campus housing facilities shall be located proximate to student services, recreation and academic facilities as depicted in Figure 2-1, Future Land Use Map, with new undergraduate residence halls west of Simpson Hall and south of Broward Hall integrated as residential neighborhoods. Future off-campus university-controlled housing facilities may also be developed in areas consistent with the City of Gainesville Comprehensive Plan and community redevelopment plans east of campus.

Policy 1.2.11: Increase the number of undergraduate beds on campus and renovate existing campus housing to:

1. provide equity in the campus housing experience;
2. optimize the sense of community within on-campus housing neighborhoods;
3. contribute to a vibrant campus life;
4. integrate with natural areas and open space; and
5. incorporate academic and community space.

Policy 1.2.12: The Department of Housing and Residence Life 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.

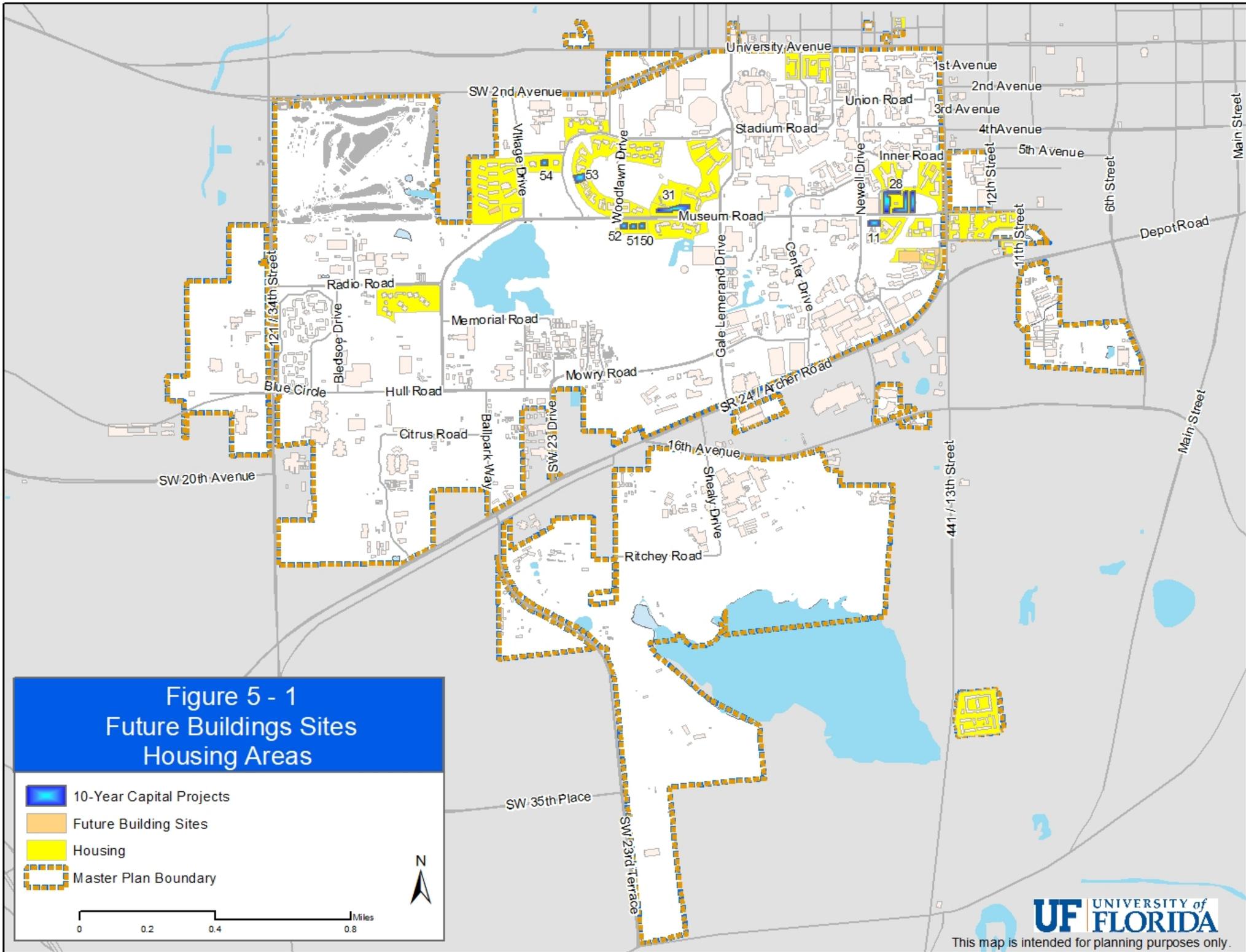
Policy 2.1.1: University officials shall work with the City of Gainesville to maintain and enhance the conditions (zoning, infrastructure, approval process, etc.) that can encourage provision of sufficient housing for students, faculty and staff in close proximity to main campus.

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: Department of Housing and Residence 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 Division of Business Affairs and UF Student Government shall collaborate with the Gainesville Regional Transit System, City of Gainesville, Alachua County and Santa Fe College to ensure convenient transit access from off-campus student housing concentrations to the university main campus.



University Avenue
1st Avenue
2nd Avenue
3rd Avenue
4th Avenue
5th Avenue
6th Street
Main Street
SW 2nd Avenue
Village Drive
Woodlawn Drive
Stadium Road
Union Road
Inner Road
Newell Drive
12th Street
11th Street
Museum Road
Center Drive
Gale Lemerand Drive
54
53
31
52
5150
11
28
Radio Road
Memorial Road
Hull Road
Mowry Road
SR 24 / Archer Road
Blue Circle
Bledsoe Drive
Citrus Road
Ballpark Way
SW 23 Drive
16th Avenue
Ritchey Road
Shealy Drive
441 / 13th Street
Main Street
SW 20th Avenue
SW 35th Place
SW 23rd Terrace