

5.0 Housing

Goal	Status	Recommendations
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.	The 2019 Housing Master Plan (HMP) elevates the importance of high-quality student housing that supports a signature experience and creates community while providing student choice, fiscal responsibility, operational efficiencies, and high-quality service and maintenance.	Modify the goal to reflect CFP goals. Goal 1: Provide <u>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.</u>

Objective	Status	Recommendations
<i>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.</i>	The 2019 Housing Master Plan (HMP) recommends that the University’s housing program focus on lower division students while providing appropriate offerings responsive to upper division and graduate student preferences. It supports UF’s housing choice model and emphasizes fiscal responsibility.	Modify the objective to reflect CFP goals. <i>Objective 1.1: To provide on-campus housing that meets demand, <u>creates a signature experience</u>, and focuses on those students who will benefit most from the academic and community benefits of on-campus housing.</i>

Policies	Status	Benchmarks	Recommendations
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.	Ongoing	<ul style="list-style-type: none"> First-time enrolled students continue to receive priority housing placement with roughly 75% of fall semester housing occupants being first time enrolled 	No Change

Policies	Status	Benchmarks	Recommendations
<p>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:</p> <ul style="list-style-type: none"> • maintain capacity for a minimum of 22% of the main campus headcount enrollment; • provide a commitment to housing 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. 	<p>Ongoing</p>	<ul style="list-style-type: none"> • The Department of Housing and Residence Life completed a Housing Master Plan in 2019 that sets a clear vision for campus housing and strategies for new and renovated facilities. • Since 2010, the 22% minimum target has been met. This target is expected to be exceeded with planned construction of the new Honors Residential Complex. • First Year Students continue to receive priority housing placement with roughly 75% of fall semester housing occupants being first time enrolled. 	<p>Modify –</p> <p>First bullet:</p> <ul style="list-style-type: none"> • <u>target increasing housing capacity to accommodate a minimum of 24% of the main campus headcount enrollment;</u> <p>Second bullet:</p> <ul style="list-style-type: none"> • provide housing to all first-time freshmen students desiring to live in university-controlled housing; <p>Add a new fourth bullet:</p> <ul style="list-style-type: none"> • <u>focus on lower division students while providing appropriate offerings responsive to upper division and graduate student preferences</u>

Policies	Status	Benchmarks	Recommendations
<p>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.</p>	<p>Complete</p>	<p>Since 2015, several House Corporations have invested in renovated, expanded or replacement houses. Three new lots were created by the University to accept new Fraternity and Sorority houses. One of these lots has been subleased and other lots are in negotiation. The 2020-2030 Campus Master Plan retains, but slightly reduces on-campus areas for development of new Fraternity/Sorority housing.</p>	<p>Modify –</p> <p><u>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.</u></p>

Objective	Status	Recommendations
<p><i>Objective 1.2: To manage campus housing with appropriate maintenance, enhanced academic technologies, social and academic programs, and accessibility at an affordable price.</i></p> <p><i>Objective 1.3: To expand on-campus housing in proximity to support services and transportation corridors.</i></p>	<p>The 2019 Housing Master Plan (HMP) emphasizes the need for a high-quality campus housing experience that is equitable throughout the housing system, is financially accessible, and creates a sense of community in residential neighborhoods. Technology, accessibility, social and academic programs, and convenient location continue to be important aspects of the campus housing experience.</p>	<p>Combine and Modify the objective to reflect HMP goals.</p> <p><i>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.</i></p>

Policies	Status	Benchmark Data	Recommendations
<p>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.</p>	Ongoing	The Department of Housing and Residence Life actively involves stakeholders, including staff, in decisions about housing.	Modify – “...involve students, <u>staff</u> , and faculty in decisions...”; update Department of Housing and Residence <u>Life</u>
<p>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.</p>	Ongoing	The Department of Housing and Residence Life continues to incorporate academic programs in residential communities. The Housing Master Plan encourages further expansion of academic support in Living Learning Communities.	Modify – Integrate academic initiatives into the residential <u>experience setting by adding residentially-based academic communities in through</u> partnerships with faculty and staff from academic units, <u>blended social and academic space in residence halls, and creation of Living Learning Communities.</u>
<p>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.</p>	Ongoing	The Department of Housing and Residence Life implements technology programs consistent with this policy.	No Change.
<p>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.</p>	Ongoing	The Department of Housing and Residence Life engages residents and other stakeholders in ongoing assessments.	Modify - update Department of Housing and Residence <u>Life</u>

Policies	Status	Benchmark Data	Recommendations
<p>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.</p>	Ongoing	The Department of Housing and Residence Life 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.	Modify - update Department of Housing and Residence <u>Life</u>
<p>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.</p>	Ongoing	Within the Office of the Vice President for Student Affairs, the Department of Housing and Residence Life works integrally with the Office of Sorority and Fraternity Affairs. These departments work with others across campus including multiple units of Business Affairs (Facilities Services, EH&S, PDC, TAPS, and UFPD).	Modify – Continue collaboration <u>across the Division of Student Affairs and Division of Business Affairs to ensure safe and orderly operation of Fraternity and Sorority Housing.</u>
<p>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.</p>	Ongoing	Accessible student housing is an integral part of overall residential facilities management; however, the new Cypress Hall (2015) provides extraordinary facilities specifically designed to meet the needs of students with profound mobility disabilities.	Modify - update Department of Housing and Residence <u>Life</u>

Policies	Status	Benchmark Data	Recommendations
<p>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.</p>	<p>Ongoing</p>	<p>The Housing Master Plan recommends increases to rental rates in order to fund systemwide housing facility improvements and expansions while balancing financial accessibility for students.</p> <p>Compared to national peers, UF rental rates are roughly comparable for single-occupancy units but are 15-30% lower for traditional double-occupancy and apartment-style units. Compared to the rest of the Florida State University System, UF rental rates are, on average, 10-30% lower. The last UF housing rental rate increase was in 2015.</p>	<p>Replace with two new policies –</p> <p><u>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.</u></p> <p><u>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.</u></p>

Policies	Status	Benchmark Data	Recommendations
<p>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.</p>	<p>Ongoing</p>	<p>The Housing Master Plan and Campus Framework Plan refocus UF’s growth in the eastern third of campus, and particularly direct undergraduate student housing to be in this part of campus.</p> <p>The Gainesville Community Redevelopment Agency has been dissolved and reinstated as a City of Gainesville community reinvestment department.</p>	<p>Renumber and Modify –</p> <p><u>Policy 1.2.10:</u> Future on-campus housing facilities shall be located in proximity <u>proximate</u> 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 in new village community housing communities located along Radio Road in proximity to other village communities <u>west of Simpson Hall and south of Broward Hall integrated as residential neighborhoods</u>. 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 <u>community redevelopment plans east of campus</u>.</p>

Policies	Status	Benchmark Data	Recommendations
<p>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.</p>	<p>Ongoing</p>	<p>The new undergraduate residence, Cypress Hall, was constructed as a 5-story building consistent with its placement adjacent to a building on the National Register of Historic Places. The Housing Master Plan recommends against housing facilities greater than 7 stories in order to facilitate community-building within the hall. The Housing Master Plan and Campus Framework Plan recommend increasing on-campus housing in a manner that contributes to a vibrant campus life.</p>	<p>Renumber and Modify –</p> <p><u>Policy 1.2.11: Increase the number of undergraduate beds on campus and renovate existing campus housing to:</u></p> <ol style="list-style-type: none"> 1. <u>provide equity in the campus housing experience;</u> 2. <u>optimize the sense of community within on-campus housing neighborhoods;</u> 3. <u>contribute to a vibrant campus life;</u> 4. <u>integrate with natural areas and open space; and</u> 5. <u>incorporate academic and community space.</u>
<p>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.</p>	<p>Ongoing</p>	<p>The Department of Housing and Residence Life last updated its Housing Master Plan in 2019.</p>	<p>Modify and Renumber - update Department of Housing and Residence <u>Life</u></p>

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 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.</p>	<p>Ongoing</p>	<p>The Gainesville Community Redevelopment Agency has been dissolved and reinstated as a City of Gainesville community reinvestment department with a single district. The area west of campus along Hull Road has been annexed to the City of Gainesville. Student housing has continued to increase adjacent to campus, but proximate faculty/staff housing remains scarce.</p>	<p>Modify – 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.</p>

Policies	Status	Benchmark Data	Recommendations
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.	Ongoing	The City of Gainesville continues to seek reduction in the impact of student residences in single-family neighborhoods while encouraging affordable housing options in areas that serve the university community. The “heritage neighborhood” terminology is no longer used in City policy.	No Change.
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.	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.	No Change.
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.	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 - update Department of Housing and Residence <u>Life</u>

Policies	Status	Benchmark Data	Recommendations
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	Collaborations continue to provide convenient transit access. The Office of Finance and Administration should be entitled the Division of Business Affairs.	Modify – Replace “Office of Finance and Administration” with “Division of Business Affairs”.