

**GOAL 1: To ensure the provision of public and private housing facilities on campus and within the host community are adequate to meet the needs of the projected University enrollment during the planning period.**

**OBJECTIVE 1.1: To ensure the availability of affordable housing units and support facilities on campus and through University affiliated housing off-campus that will meet the projected need for student housing.**

**POLICY 1.1.1:** The University shall provide enough beds to house 80% of the FTIC students and 50% of the retained 2<sup>nd</sup> year undergraduate students.

**POLICY 1.1.2:** The University shall continue to provide a variety of on-campus housing options for students.

**POLICY 1.1.3:** University-owned housing shall be built on campus grounds.

**POLICY 1.1.4:** Parking ratios for student housing shall not be less than one space per 1.85 residents.

**POLICY 1.1.5:** Future housing sites shall be located on the southern and northwest portions of the campus.

**POLICY 1.1.6:** Densities for on-campus residences shall be relatively dense, similar to the Academic Village development, with a minimum of 57.2 and maximum of 125.0 students per acre.

**POLICY 1.1.7:** Land for privately developed housing on campus shall be sub-leased. This area shall be leased to requesting alumni associations that meet the requirements set forth by the Greek Park Committee and the Division of Student Development and Enrollment Services.

**POLICY 1.1.8:** The timing and phasing requirements and priorities for future on-campus student housing shall be identified in the Capital Improvements Element.

**POLICY 1.1.9:** Sanitary sewer, potable water, stormwater management, and solid waste facilities shall be provided at established levels of service prior to occupancy of future housing facilities.

**OBJECTIVE 1.2: To ensure the availability of off-campus housing and support facilities within close proximity to the campus, which will meet the projected student enrollment.**

**POLICY 1.2.1:** University-affiliated housing facilities off-campus shall be provided to ensure the availability of off-campus housing within close proximity to the campus. The University shall apply similar rules and regulations to

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students living in these facilities as to on-campus housing, and shall provide services such as shuttles to create and maintain functional linkages with the Main Campus.

**POLICY 1.2.2:** The University shall provide information on projected student enrollment to private developers and local governments to ensure that the off-campus housing stock and support facilities shall continue to meet the demands of the student body projected not to be housed on campus.

**POLICY 1.2.3:** The University shall continue to provide information to students concerning the availability of affordable, off-campus housing within the immediate context area.

**POLICY 1.2.4:** The University shall establish, in conjunction with Orange and Seminole Counties, a housing coordination office for the purpose of:

- monitoring the supply, costs, and suitability of off-campus housing;
- establishing a registry of off-campus housing providers;
- monitoring factors pertaining to safety, transit utilization, pedestrian access, etc.;
- ensuring that future off-campus, student-oriented housing opportunities are located within walking or bicycling distance to campus; and
- ensuring that convenient service and shopping opportunities for students exist near off-campus, student-oriented housing units.

### **OBJECTIVE 1.3: To prevent sub-standard housing and to provide resources for remodeling to an acceptable condition for student use.**

**POLICY 1.3.1:** Preventative maintenance programs shall be established consistent with the policies below and with the Facilities Maintenance Element policies and shall be reviewed on a periodic basis.

**POLICY 1.3.2:** Plumbing and HVAC units shall be inspected on a periodic basis, kept in reasonably good repair, and replaced as need and available funding dictate.

**POLICY 1.3.3:** On-campus housing shall be reviewed on a regular basis during the second quarter of every year in order to determine possible disrepair. These inspections shall be conducted by qualified University personnel.

**POLICY 1.3.4:** Routine maintenance shall be conducted on campus housing facilities' exterior walls, windows, and doors, as needed. Routine roof maintenance shall be done every year.

**POLICY 1.3.5:** Campus housing interiors shall receive the following maintenance: walls shall be painted every eight (8) years or as needed; carpets

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(where applicable) shall be replaced every seven (7) years or as needed; and ceilings shall be replaced every ten (10) years or as needed.

**POLICY 1.3.6:** The University shall identify ground- level housing units that may be adapted for use by people with disabilities. The adopted Campus Master Plan shall be amended as needed to reflect the timing and phasing requirements and priorities for adapting these units.