



**3.0 HOUSING**

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# 3.0 HOUSING

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*2025-2035 CAMPUS MASTER PLAN UPDATE*

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## 3.0 HOUSING

### 3.1 INTRODUCTION

#### STATUTE & REGULATION



**Live.**

**Learn.**

**Charge On.**



The Housing Element, 3.0 HOUSING, is required by Florida Statute 1013.30.

The purpose of the element is described in Florida Board of Governors regulation Chapter 21, Section 21.206, as follows:

“The intent is to ensure the availability of housing facilities on the university campus and within the host and/or affected communities, that are adequate to meet the needs of the projected university enrollment; and eliminate substandard student housing.”

The college experience doesn't happen only in a classroom. Learning takes place everywhere, and living on campus provides the convenience and resources students need, to:

- Learn about themselves
- Learn about others
- Learn about their community
- And learn to be a Knight

The Department of Housing and Residence Life (DHRL) provides housing for over 11,000 students on the Main Campus and within the context area, in university-owned, -managed, and -affiliated properties.

Student housing is an integral part of student retention efforts at UCF. The department strives to integrate learning in the residence halls to support academic and co-curricular programs. Learning is guided by a residential curriculum that focuses on three concepts:

- Community Engagement
- Self-Awareness

As a result of living on campus, students will have the opportunity to explore and address their personal and social responsibility in an interconnected world, thus becoming engaged global citizens.

#### **Housing and Residence Life Vision Statement**

Department of Housing and Residence Life will be a premier experience for students to live, learn, and become tomorrow's global citizens.

#### **Housing and Residence Life Mission Statement**

The mission of the Department of Housing and Residence Life is to provide residents with safe, inclusive housing communities that foster student success through innovative living and learning opportunities.

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### STRATEGIC PLAN ALIGNMENT

This element aligns with one of the priorities stated in the UCF strategic plan “*UNLEASHING POTENTIAL – Becoming the University for the Future*”, specifically:

#### Student Success and Well-Being

Student Success and Well-Being is at the core of on-campus housing. Students who live in campus communities are consistently retained at a higher level and graduate in 4 years at a higher rate than students who live off-campus. Living on campus provides access to resources that support students navigating the college experience, provide opportunities to engage in campus activities, feel a sense of belonging and thrive as UCF students. The benefits of this access and support extend past a student's time as a campus resident.

### SUSTAINABILITY

The University's commitment to sustainability through the protection of the environment is evident in the Housing element. New construction considerations, such as bed density and building location, could impact the use of campus natural lands. The operations and maintenance of the existing buildings impacts the amount of water and energy that are consumed on a daily basis.

There are no Goals, Objectives and Policies in this element that specifically align with the Sustainability Tracking, Assessment & Rating System™ (STARS).<sup>1</sup>

### RELATED ELEMENTS

See 2.0 TRANSPORTATION regarding parking concurrency for new housing communities.

See 8.0 FUTURE LAND USE for areas of campus that are intended for housing land use.

See 8.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION for housing projects projected in the 10-year planning timeframe.

### GLOSSARY

DHRL Department of Housing and Residence Life

FTIC First Time in College freshmen are students who have earned a standard high school diploma from a Florida public or regionally accredited high school, or its equivalent, and who have earned fewer than twelve (12) semester hours of transferable college credit since receiving a standard high school diploma or its equivalent (BOG Regulation 6.002). This includes students applying with any dual enrollment credit during high school, even those concurrently earning an AA degree and a high school diploma.

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<sup>1</sup> STARS (Sustainability Tracking, Assessment, and Rating System) is “a transparent, self-reporting framework for colleges and universities to measure their sustainability performance.”

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### 3.2 GOALS, OBJECTIVES, & POLICIES

**GOAL 1: The provision of public and private housing facilities on campus and within the host community should be aligned with the needs and the projected University enrollment during the planning period.**

**OBJECTIVE 1.1: Strive to align the availability of housing with projected need, using on-campus and University-managed and -affiliated properties.**

POLICY 1.1.1: The University shall seek to provide more beds to house a majority of FTIC and retained 2nd year undergraduate students within the planning period.

POLICY 1.1.2: The University shall continue to provide a variety of on-campus housing options for students. Mixed-use developments shall be considered.

POLICY 1.1.3: University-owned housing shall be built on campus grounds. Future housing sites shall be located on the Future Land Use Element and described in the Capital Improvements Element.

POLICY 1.1.4: The timing and phasing requirements and priorities for future on-campus student housing shall be identified in the Capital Improvements Element and shall be amended upon completion of a comprehensive housing development study.

POLICY 1.1.5: Florida Concurrency requirements will ensure the provision of sanitary sewer, potable water, storm water management, and solid waste facilities and are reflected in the General Infrastructure element.

POLICY 1.1.6: UCF Concurrency requirements will ensure the provision of chilled water, electrical power, natural gas and telecommunications, and are reflected in the General Infrastructure element.

**OBJECTIVE 1.2: Support the development of off-campus housing within the Context Area, to address projected need.**

POLICY 1.2.1: University-managed and -affiliated off-campus housing shall be provided to ensure availability of housing within close proximity to campus. The University shall apply similar rules and regulations to students living in these facilities as to on-campus housing, and shall provide services (e.g., shuttles) to create and maintain functional connections to the Main Campus.

POLICY 1.2.2: The University shall provide information on student enrollment to private developers and local governments, to ensure that the off-campus housing stock (beds) and support facilities 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 proximity to campus.

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**OBJECTIVE 1.3: Ensure capital renewal of existing student housing to prevent or eliminate substandard student housing.**

POLICY 1.2.4: The “Student Neighborhood Relations” office shall continue to:

- Monitor the supply, costs, and suitability of off-campus housing.
- Maintain a registry of off-campus housing providers.
- Monitor factors pertaining to safety, pedestrian access, transit utilization, etc.

POLICY 1.3.1: Preventative maintenance programs shall be established and reviewed periodically.

POLICY 1.3.2: The timing or phasing for renovation and remodeling of existing university-controlled housing facilities will be determined by Facility Conditions Assessments conducted during the planning interval, and coordinated with student occupancy.



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### 3.3 DATA & ANALYSIS

#### On-Campus Housing

Descriptions	
	UCF has numerous on-campus housing communities built between 1968 and 2013. The bed counts for the housing described below are listed under HOUSING INVENTORY in this section.
<ul style="list-style-type: none"> <li>• Apollo Community</li> </ul>	The University's first housing project, the Apollo Community, opened in the fall of 1968. It consists of four residence halls (Volusia, Lake, Osceola, and Polk Halls) that are two-story structures with suite-style living units. Each suite consists of two double rooms, a common living area and bath, and in some cases, a single room.
<ul style="list-style-type: none"> <li>• Libra Community</li> </ul>	UCF's second housing project, the Libra Community, was built in 1980 to accommodate 446 student spaces. It consists of three residence halls (Brevard, Orange, and Seminole Halls) and a Commons building. Orange and Seminole Halls are four-story buildings, and Brevard Hall is a three-story building. All rooms in this community are suite-style, with two double rooms sharing one bathroom.
<ul style="list-style-type: none"> <li>• Lake Claire Community Apartments</li> </ul>	In 1994, the on-campus housing options for students were further diversified with the opening of the Lake Claire Community Apartments. This community consists of fifteen, three-story buildings and a Commons building. The apartments were designed to meet the needs of upper-level, single undergraduates, and graduate students. In addition to offering cooking facilities, which the residence halls do not have, each apartment has four single bedrooms, two bathrooms, and a living room.
<ul style="list-style-type: none"> <li>• Libra Community II</li> </ul>	Phase II of the Libra Community opened in the spring of 1999. Citrus, Sumter, and Flagler Halls were designed to meet the continued demand to house freshmen and sophomores on-campus. All rooms are double occupancy, suite-style, with four students sharing a bathroom. The rooms are configured around a common lounge/student space. Additional common area spaces were added to the Libra Community with this project.
<ul style="list-style-type: none"> <li>• The Academic Village</li> </ul>	This project was constructed in two phases. Phase I opened in 2001 (Nike), and Phase II in 2002 (Hercules). Academic Village consists of suite-style residence halls where four students share a bathroom, and apartments that house either two or four students, with two students sharing one bathroom. The residence halls are three-story structures, with the apartment building ranging from two to four stories in height. Student programming space is included in both phases of the project.
<ul style="list-style-type: none"> <li>• Academic Village II</li> </ul>	Academic Village II (Neptune) opened in August 2013. This project consists of three buildings, ranging in height from four to five stories. The living units are in a suite configuration, with four single bedrooms sharing two bathrooms. Every residential floor has a communal kitchen, TV lounge, study room, and laundry room. Community amenities include a 60-seat classroom, a large multipurpose room and kitchen, two large

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- The Towers at Knights Plaza

group study rooms, a grab-and-go food store, a mail center, a large outdoor patio space with wireless internet, and offices for residence life staff, an academic advisor, and a counselor.

The Towers, four seven-story buildings with a combined design capacity of 2,004 student spaces, was constructed in three phases, opening in 2006, 2007, and 2008 respectively. Students may choose from a combination of 4 bedroom / 2 bath, 4 bedroom / 4 bath, and 1 bedroom / 1 bath apartments. All bedrooms are single occupancy. Small study lounges are included on six (6) of the seven (7) floors. The ground floor lobbies, and adjacent courtyards provide student programming space for educational and social events.

### Managed and Affiliated Housing

UCF manages, or affiliates with, properties located off-campus including NorthView, which serves the main campus.

When all UCF-owned and -managed facilities have reached full capacity, students are referred to University-affiliated housing. Affiliated properties include Knights Circle, The Pointe at Central, and Union West on the Downtown Campus. Residence Life services are provided at each affiliated complex by the incumbent property management firm(s), and the UCF Police Department provides services at Knights Circle, The Pointe at Central, and the Downtown Campus including UnionWest.

### ADA Compliance

UCF Housing complies with ADA Accessibility Guidelines (ADAAG) throughout the building inventory.

## Housing Inventory

### Beds on the Main Campus



Community	Building	Type	Beds
<b>APOLLO COMMUNITY</b>			
	Lake Hall	Suite	108
	Osceola Hall	Suite	103
	Polk Hall	Suite	108
	Volusia Hall	Suite	108
<b>APOLLO Total Beds</b>			<b>427</b>
<b>LIBRA COMMUNITY</b>			
	Brevard Hall	Suite	121
	Orange Hall	Suite	156
	Seminole Hall	Suite	162
	Citrus Hall	Suite	116
	Sumter Hall	Suite	232
	Flagler Hall	Suite	232
<b>LIBRA Total Beds</b>			<b>1,019</b>

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### **LAKE CLAIRE COURTYARD APARTMENTS**



	Building 55	Apartment	47
	Building 56	Apartment	47
	Building 57	Apartment	47
	Building 58	Apartment	47
	Building 59	Apartment	47
	Building 60	Apartment	47
	Building 61	Apartment	47
	Building 62	Apartment	47
	Building 63	Apartment	47
	Building 64	Apartment	43
	Building 66	Apartment	47
	Building 67	Apartment	47
	Building 68	Apartment	47
	Building 69	Apartment	47
	Building 70	Apartment	47
<b>LAKE CLAIRE Total Beds</b>			<b>701</b>

### **ACADEMIC VILLAGE**



Nike Community	Building 101	Suite	143
	Building 102	Suite	151
	Building 103	Suite	169
	Buildings 104-105	Apartment	176
	Buildings 106-107	Apartment	176
Hercules Community	Building 108	Suite	139
	Building 109	Suite	151
	Building 110	Suite	169
	Buildings 111-112	Apartment	176
	Buildings 113-114	Apartment	180
Neptune Community	Building 156	Suite	203
	Building 157	Suite	208
	Building 158	Suite	254
<b>ACADEMIC VILLAGE Total Beds</b>			<b>2,295</b>



### **TOWERS AT KNIGHTS PLAZA (Managed Housing)**

	Tower 1	Apartment	502
	Tower 2	Apartment	510
	Tower 3	Apartment	478
	Tower 4	Apartment	506
<b>TOWERS Total Beds</b>			<b>1,996</b>

<b>Total Main Campus Beds</b>	<b>6,438</b>
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### Greek Housing



<b>FRATERNITY/SORORITY (State-owned buildings)</b>			
	Alpha Epsilon Phi	Greek	39
	Kappa Alpha Theta	Greek	45
	Chi Omega	Greek	40
	Kappa Kappa Gamma	Greek	40
<b>FRATERNITY/SORORITY (Other building owners)</b>			
	Zeta Tau Alpha Sorority	Greek	40
	Delta Delta Delta Sorority	Greek	52
	Pi Beta Phi Sorority	Greek	39
	Alpha Tau Omega Fraternity	Greek	34
	Alpha Xi Delta Sorority	Greek	21
	Alpha Delta Pi Sorority	Greek	32
	Kappa Delta Sorority	Greek	28
	Sigma Chi Fraternity	Greek	33
	Kappa Sigma Fraternity	Greek	24
<b>GREEK HOUSING Total Beds</b>			<b>467</b>
<b>UCF-managed Main Campus Beds</b>			
	NORTHVIEW (Main Campus)		594
<b>TOTAL UCF-Managed Beds serving the Main Campus</b>			<b>594</b>
<b>UCF-affiliated Housing</b>			
	KNIGHTS CIRCLE (Main Campus)		2,532
	THE POINTE AT CENTRAL (Main Campus)		1,224
	UNIONWEST (UCF/Valencia downtown campus)		635
<b>Total UCF-Affiliated Beds serving the Main Campus</b>			<b>4,391</b>
<b>GRAND TOTAL (including Greek, Affiliated, and Managed)</b>			<b>11,890</b>

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### Other Managed Housing

Housing on UCF's satellite campuses has the potential to offset demand on the Main Campus for students who take coursework on both campuses and choose to live at a satellite campus. See also UCF-affiliated Housing (UnionWest)

RCHM Housing (Rosen College of Hospitality Management)	388
<b>Total UCF Managed Beds on Satellite Campuses<sup>2</sup></b>	<b>388</b>

### UCF Housing Support Facilities

- Libra Community Center (Bldg. 0033)
- Lake Claire Community Office and Center (Bldg. 0065)
- Housing Administration Building (Bldg. 0073)
- Academic Villages Mail Center (Bldg. 0115)
- Housing Administrative Services (Bldg. 0159)
- Fraternity and Sorority Life (Bldg. 0415)

### Off-Campus Non-University Controlled Facilities Complex Name/Rental Range/Beds

Private Apartment Facilities	Rental Range per person/month	# Beds
Alvista West Vue	\$889 – \$1,685	700
Arden Villas	\$887 – \$1,247	624
Boardwalk at Alafaya Trail	\$849	480
Campus Crossings on Alafaya	\$755	888
College Station Orlando	\$825	300
Current Orlando	\$1,041 - \$1,675	286
HUB on Campus Orlando	\$809 - \$857	745
Lark Central Florida	\$966 - \$1,615	995
Mercury 3100	\$947 - \$966	836
Northgate Lakes	\$1,009 - \$1,072	710
Orion on Orpington	\$901	624
Plaza on University	\$1,123 - \$1,184	1,308
Riverwind at Alafaya Trail	\$724 - \$738	436
The Accolade Collegiate Village East	\$1,222 – \$1,703	513
The Accolade Collegiate Village West	\$1,125 – \$1,730	1,096
The Aves @ Twelve 100	\$1,080 – \$1,664	1,527
The Lofts Orlando	\$953 - \$1,495	726
The Nine at Central	\$1,013 - \$1,794	764
The Phoenix	\$816 - \$1,299	394
The Quad	\$765	384
The Retreat East	\$795 - \$1,115	602
The Retreat West	\$895 - \$1,075	894
The Station Alafaya	\$1,000 - \$1,084	750
The Verge Orlando	\$969 - \$1,639	930
The Village at Science Drive	\$999 - \$1,044	728
Tivoli Orlando	\$735 - \$1,300	684
Vale East	\$949 - \$1,099	476

<sup>2</sup> UnionWest student housing at UCF Downtown is no longer managed by UCF. UCFDT housing has some potential to offset demand on the Main Campus; but Valencia students make up a majority of the UnionWest population.

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### Housing Need

#### Housing Demand

The demand and need for on-campus housing at UCF will be informed by multiple sources that may include institutional enrollment data, housing application processes and occupancy data, data from external sources, as well as county and state government entities responsible for approving proposed multi-family housing project development.

#### Housing Priorities

The University strives to provide on-campus housing for 75% of FTIC students to enhance students' first-year experience and the overall collegiate environment. Remaining inventory will focus on second-year students in an effort to support university retention efforts.

Additional on-campus housing will continue to strengthen the University community, increase retention and progression, and alleviate the University's impact on neighborhoods within the context area.

#### Potential On-Campus Housing Sites

To address the housing deficit, UCF has identified potential sites for future housing communities:

- Site on Gemini Boulevard South, west of the Recreation and Wellness Center (Bldg. 0088) at the former site of Buildings 0038 and 0039
- Site of Parking Lot B-9, south of Ferrell Commons and the Housing Administration Building
- Site of the current Creative School for Children (CSC) at the intersection of Gemini Boulevard South and Libra Drive.
  - CSC will be moving to a new facility during the planning interval.

Projected housing projects and sites may be revised from those mentioned here or shown in 1.0 FUTURE LAND USE and 8.0 CAPITAL IMPROVEMENTS. Such revisions may require a Minor Amendment to this 2025-35 Campus Master Plan Update.

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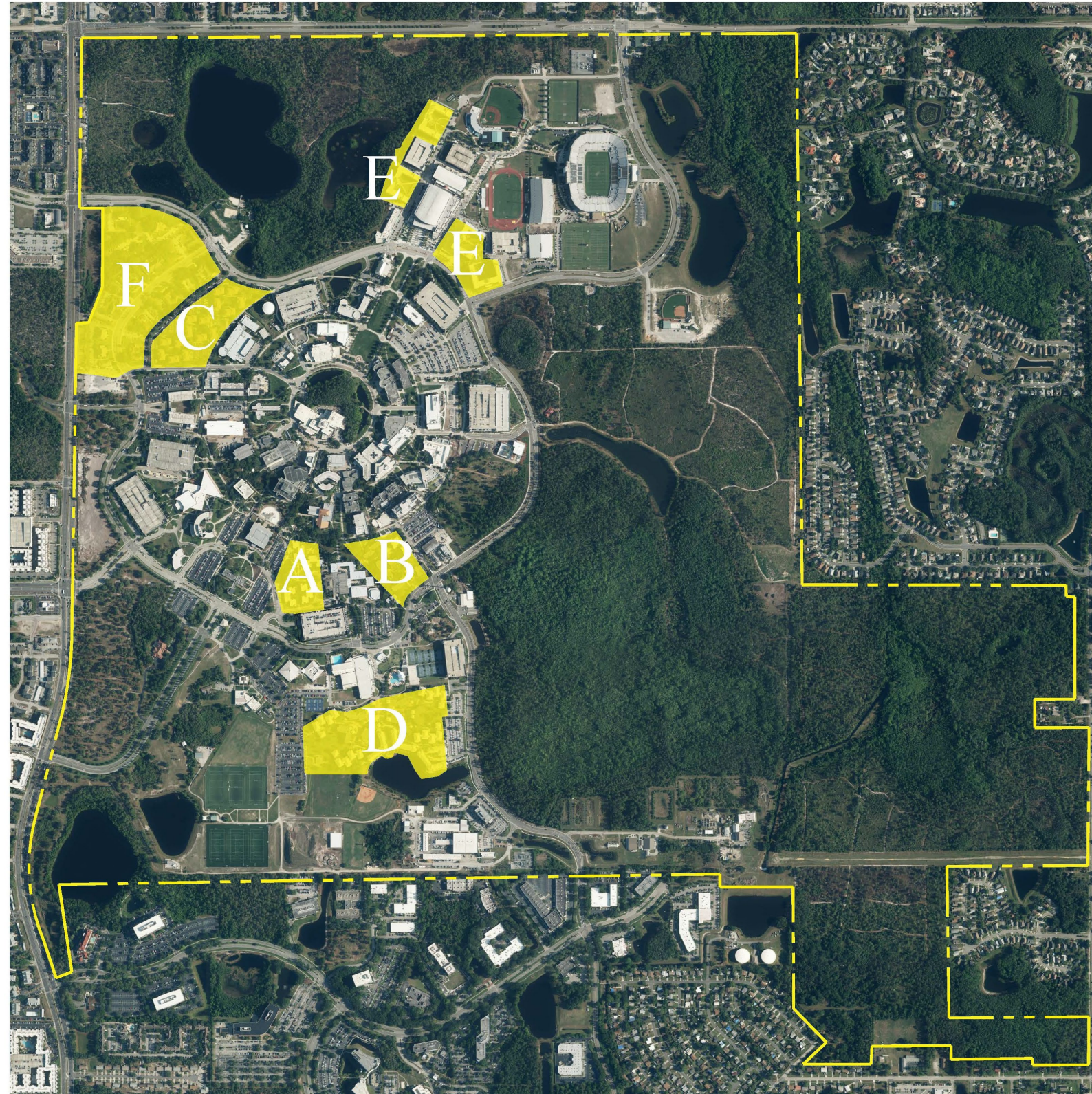
### 3.4 EXHIBITS

Exhibit 3.4-1 Existing On-Campus Housing Map

Exhibit 3.4-2 Off Campus Housing Map (Context Area)

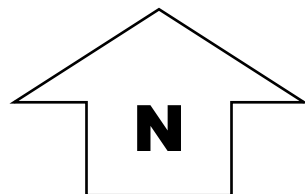
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Figure 3.4-1  
Existing On-Campus  
Housing Map



## On-Campus Housing Complexes

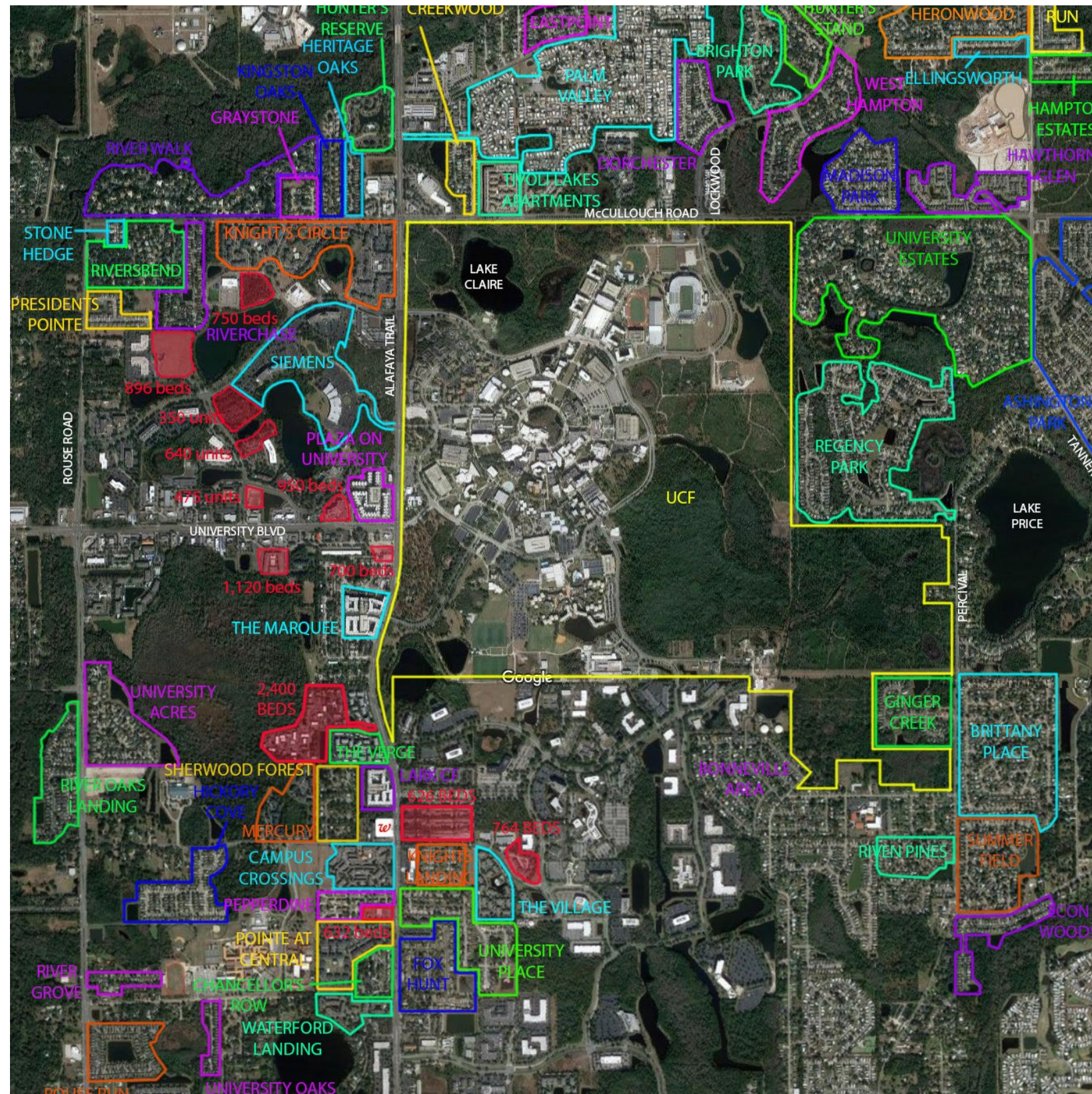
- A. Apollo Community
- B. Libra Community
- C. Lake Claire Community Apartments
- D. Academic Villages
- E. The Towers at Knights Plaza
- F. Greek Park





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Figure 3.4-2  
Off Campus Housing  
Map (Context Area)



## Off-Campus Housing Complexes

Map indicates existing off-campus single-family and multi-family housing. Colors indicate separate neighborhoods.

Student Housing developments that are in planning, design, construction, or have recently opened are shown in red.