

**2.7 Housing Element
Data and Analysis
2010-2020 Campus Master Plan Update**

a) Inventory of Beds (Design Capacity)

Building	Location	Design Capacity	Utilization Capacity
<u><i>Apollo Community</i></u>			
Lake Hall	Main Campus	109	108
Osceola Hall	Main Campus	109	98
Polk Hall	Main Campus	109	104
Volusia Hall	Main Campus	109	108

<u><i>Libra Community</i></u>			
Brevard Hall	Main Campus	122	121
Orange Hall	Main Campus	160	158
Seminole Hall	Main Campus	164	162
Citrus Hall	Main Campus	116	116
Sumter Hall	Main Campus	232	232
Flagler Hall	Main Campus	232	232

<u><i>Lake Claire Courtyard Apartments</i></u>			
Building 55	Main Campus	47	47
Building 56	Main Campus	47	47
Building 57	Main Campus	47	47
Building 58	Main Campus	47	47
Building 59	Main Campus	47	47
Building 60	Main Campus	47	47
Building 61	Main Campus	47	47
Building 62	Main Campus	47	47
Building 63	Main Campus	47	47
Building 64	Main Campus	43	39
Building 65	Main Campus	47	47
Building 66	Main Campus	47	47
Building 67	Main Campus	47	47
Building 68	Main Campus	47	47
Building 69	Main Campus	47	47
Building 70	Main Campus	47	47

Building	Location	Design Capacity	Utilization Capacity
<u>Academic Village</u>			
Building 101	Main Campus	143	143
Building 102	Main Campus	151	151
Building 103	Main Campus	169	169
Building 104-105	Main Campus	176	176
Building 106-107	Main Campus	180	180
Building 108	Main Campus	143	143
Building 109	Main Campus	151	151
Building 110	Main Campus	169	169
Building 111-112	Main Campus	176	176
Building 113-114	Main Campus	180	180

<u>BPW House</u>	Main Campus	17	15
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Towers Apartments	Main Campus	2004	2004
Tower 1	Main Campus	508	508
Tower 2	Main Campus	510	510
Tower 3	Main Campus	478	478
Tower 4	Main Campus	508	508

Total	Main Campus	5822	5793
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b) Graduate Student Housing

The University does not currently provide housing specifically designated for graduate students

c) Married Student Housing

The University does not currently provide housing specifically designated for married students.

d) Other On-Campus Student Housing

Fraternity/Sorority	Capacity
Zeta Tau Alpha Soro.	40
Delta Delta Delta Soro.	52
Pi Beta Phi Soro.	30
Alpha Tau Omega Frat	31
Alpha Xi Delta Soro.	30
Alpha Delta Pi Soro.	32
Kappa Delta Soro.	28
Building #409	38
Building #411	44
Sigma Chi Fraternity	33
Kappa Sigma Fraternity	24
Total	373

e) Historically Significant Housing on Campus

The University does not own any historically significant housing on campus.

f) Description of On-Campus Housing

The University's first housing project was opened in the fall of 1968. This project has a design capacity of 436 student spaces and 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. This area is known as the Apollo Community.

The second housing project was built in 1980 (the Libra Community), with a design capacity of 445, and consists of three residence halls (Brevard, Orange, and Seminole Halls) and a commons building. Orange and Seminole Halls are four-story buildings, with Brevard Hall being a three-story building. All rooms in this area are suite style with two double rooms sharing one bathroom.

In 1994, the on-campus housing options for students were further diversified with the opening of the Lake Claire Courtyard Apartments. This facility, which consists of fifteen three-story buildings and a commons building, has a design capacity of 697. The apartments were designed to meet the needs of single upper-level undergraduates and graduate students. Aside from offering cooking facilities, which the residence halls

do not have, each apartment has four single bedrooms, two bathrooms, and a living room.

Phase II of the Libra Community opened in the spring of 1999. Citrus, Sumter, and Flagler Halls, with a capacity of 580, were designed to meet the continued demand to house lower level students 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 commons space was added to the Libra Community with this project.

The Academic Village project (design capacity of 1,634) was constructed in two phases. Phase I opened in 2001 and Phase II opened in 2002. Each phase consists of a combination of double occupancy suite-style residence halls where four students share a bathroom and single occupancy apartments that house either two or four students. The student-to-bathroom ratio in the apartments is two students to 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.

The Towers at Knight's Plaza project (design capacity of 2004) was constructed in three phases. Phase I opened in 2006. Phase II opened in 2007. Phase III opened in 2008. Each phase consists of a combination 4 bedroom/2 bath, 4 bedroom/4 bath, and 1/1bath apartments. All bedrooms are single occupancy. The residence halls are seven-story structures. A small study lounge is included on six of the seven floors. The ground floor lobbies and adjacent courtyards provide student programming space.

Note: Bed counts below do not include student staff member accommodations.

1967 Project		
Building	Single Occ. Rms.	Double Occ. Rms.
Lake Hall	12	48
Volusia Hall	12	48
Osceola Hall	12	48
Polk Hall	12	48

1980 Project		
Building	Single Occ. Rms.	Double Occ. Rms.
Brevard	0	60
Orange	0	80
Seminole	0	82

1993 Student Apartment Facility		
Building	Single Occ. Rms.	Double Occ. Rms.
Building 55	46	0
Building 56	46	0
Building 57	46	0
Building 58	46	0
Building 59	46	0
Building 60	46	0
Building 61	46	0
Building 62	46	0
Building 63	46	0
Building 64	42	0
Building 65	46	0
Building 66	46	0
Building 67	46	0
Building 68	46	0
Building 69	46	0
Building 70	46	0

1998 Residence Hall Facility		
Building	Single Occ. Rms.	Double Occ. Rms.
Citrus Hall	0	56
Flagler Hall	0	112
Sumter Hall	0	112

2001 Academic Village		
Building	Single Occ. Rms.	Double Occ. Rms.
101	0	70
102	0	74
103	0	82
104-105	172	0
106-107	176	0

2002 Academic Village		
Building	Single Occ. Rms.	Double Occ. Rms.
108	0	70
109	0	74
110	0	82
111-112	172	0
113-114	176	0

2006, 2007, 2008 Towers		
Building	Single Occ. Rms.	Double Occ. Rms.
129	497	0
130	499	0
132	467	0
133	497	0

g) University Owned Off-Campus Housing

The University does not own any housing facilities that are located off-campus but refers students to University-affiliated housing when on-campus facilities have reached full capacity. Affiliated properties include Pegasus Landing (2,525 beds) and Pegasus Pointe (1,224 beds). The University provides UCF Residence Life services at Pegasus Landing and UCF Police-provided services at both Pegasus Landing and Pegasus Pointe.

h) Estimates of University Housed Students by Classification

Undergraduate students:	5,784 (including student staff members)
Graduate students:	45
Married Students	0

i) Full-Time Students Living in Non-University Rental Housing

Considering current occupancy rates, there are approximately 10,000 students living off-campus along the Alafaya Trail corridor and University Blvd. immediately adjacent to UCF in privately owned, non-affiliated apartments that offer individual leases. Approximately 3,500 students live in privately owned affiliated housing.

j) Host Community's Rental Stock by Rental Range

Apartment facilities that offer individual student leases	
Rental Range (per person)	Rental Supply
\$401 to \$499/mo	600
\$545 to \$640/mo	3,756 (UCF affiliated housing)
\$500 to \$993/mo	7,296

Private Apartment Facilities	Rental Range/person	Num. of beds
Boardwalk Apartments	\$560/mo	480
Campus Crossing College Station	\$565/mo	304
Collegiate Village Inn	\$545-\$749/mo	600
Gatherings Apartments	\$560/mo	394
The Edge Apartments	\$489-\$990/mo	930
The Lofts	\$559-\$1075/mo	730
Northgate Lakes	\$550-\$599/mo	706
Riverwind Apartments	\$515-\$615/mo	442
Campus Crossing Alafaya	\$430-\$545/mo	896
Village Alafaya Club	\$599-\$615/mo	840
Village at Science Drive	\$605-620/mo	732

University Affiliated/Private Apartment Facilities	Rental Range/person	Num. of beds
Pegasus Landing	\$545-\$640/mo	2,532
Pegasus Pointe	\$489-\$630/mo	1,224

- k) An analysis of existing University policies regarding the percentage of students for which on-campus housing is provided.

The 2000 plan, recognizing the need to provide on-campus housing for students at a comparable rate of other Florida public universities established the goal of providing on-campus housing for 15% of enrollment. In 2008, a new goal was approved. The new goal strives to provide on-campus housing for 80% of FTIC students. This policy responds to the University's goal of enhancing the first-year experience of UCF's students and the overall collegiate environment. Additionally, the University desires to provide beds for 50% of the retained 2nd year undergraduate students.

All housing on campus today contains handicap-accessible units, and future housing will continue to provide such provisions. More on-campus housing will continue to strengthen the University community and alleviate the impact on neighborhood surrounding UCF.

- l) A projection of the number of students to be housed on-campus in University-provided facilities based on the existing policies for provision of on-campus housing. This projection shall include a description of handicap-accessible beds/units. Projections of the number of students to be housed on-campus are based upon the University's goal of providing housing for 80% of FTIC students and 50% of retained 2nd year undergraduate students .

Table 2.7(2)a Bed Demand based on FTIC (80%)/2nd year (50%) demand goals

Main Campus On-Campus Housing Needs	Fall 2009	Fall 2010	Fall 2014
<i>Headcount Enrollment</i>	42,609	42,891	43,371
<i>Bed Demand (80% of FTIC ½ of 2nd year)</i>	7,938	8,192	7,840
<i>University-owned beds</i>	5,784	5,784	7,384
<i>Greek-owned beds</i>	287	287	287
<i>University-owned Greek Beds</i>	86	86	586
<i>Total Beds on Campus</i>	6,157	6,157	8,257
<i>Total Beds Deficit</i>	(1,781)	(2,035)	417
<i>Beds Available in University Affiliated Housing</i>	3,750	3,750	3,750

In addition to the housing supply mentioned above, this plan has identified three sites for potential housing expansion. Those areas include the south portion of campus surrounding the existing Academic Village (1,600 beds), the vacant Greek Park lot (100 beds), and development of a Greek village on the northeast corner of campus (400 beds) If built, these sites would provide an additional 2,100 beds to the campus, as indicated in these projections.

- m) A projection of the number of students to be housed in non-University provided facilities on-campus (fraternities, sororities, etc.). There are currently eleven fraternity and sorority houses on campus, accommodating 373 students. Nine houses are privately owned, housing 287 students. It is anticipated that 12 to 14 more Greek groups (500 beds) will have the opportunity to live on-campus in Greek Park II. However, this housing will be developed by the University.
- n) An analysis of the existing housing provided on campus, including:
1. Age of buildings that house students and programs to retrofit or replace aged structures;
 - Lake, Volusia, Osceola, and Polk Halls were built in 1967
 - Brevard, Orange and Seminole were built in 1980
 - Lake Claire facility (15 buildings) was built in 1993
 - Citrus, Flagler and Sumter Hall were completed in 1998
 - Academic Village Buildings 101, 102, 103, 104, 105, 106 and 107 were completed in 2001.
 - Academic Village Buildings 108, 109, 110, 111, 112, and 114 were completed in 2002.

- Tower I (129) was completed in 2006. Tower II (130) and Tower IV (133) were completed in 2007. Tower III (132) was completed in 2008.

2. Physical condition of those buildings; UCF addresses maintenance needs as they arise. Issues concerning life safety are constantly being addressed and remediated. Presently, all of the facilities on campus are considered to be “clean and acceptable” housing. As a result, there are currently no difficulties in renting existing buildings. Major renovations of the 1968 project (Volusia, Lake, Osceola, and Polk Halls) were completed in 2009.

3. The existing rate structure charged for on-campus housing.

Table 2.7(2)b) 2009 - 2010 RENTAL RATES	
Room	Price per semester
Double Room in Lake, Volusia, Osceola, Polk	\$2,250
Brevard, Orange, Seminole	\$2,470
Double room in Citrus, Flagler, and Sumter Halls	\$2,470
Double room in Academic Village	\$2,630
Single Room in Lake, Osceola, Polk, and Volusia Halls	\$2,545
Single Room in Lake Claire Courtyard Apartments	\$2,760
Single Room in Academic Village Apartments	\$3,120

- o) An estimate of the number of additional on-campus housing units, by type, necessary to meet the goal (apartment, suite, dormitory, etc.). To meet the goal of providing on-campus housing for 80 % of FTIC students and 50% of retained 2nd year undergraduate students, 2,035 beds are needed. This need will be met with a combination of suites and apartment-style accommodations.
- p) An analysis of potential on-campus sites and of the capacity of these sites (beds). This analysis shall describe the method used to translate total beds required into building and site requirements. With the exception of one lot, the existing Greek Park is built-out, with all lots occupied. Future Greek housing developments should be constructed at a level more dense than the current Greek Park (9.6 beds/acre) over the next ten years as the University responds to the housing shortfall projected in 2.7(2)a) above. Comparatively, the Lake Claire complex has 73.9 beds/acre and the Libra facility has 150.8 beds/acre. Maintaining density will allow the University to fulfill the goal of providing more housing as enrollment expands and will contribute to

development which will sustain the University's land reserves. The ability to plan and develop future housing on campus is limited due to the availability of revenue bonds, which is the typical funding mechanism used for on-campus housing. Therefore, future housing sites have been identified; however, all potential sites are not fully described and/or associated with a funding source in the Capital Improvements Element.

- q) A projection of the number of students that will be housed off-campus in facilities provided by others (private market housing). Based on the housing supply reference in Table 2.7(2) a) above, projections of the number of students that will be housed off- campus are as follows:

Table 2.7(2)c) Projection of Students Housed Off-Campus			
	Fall-2009	Fall-2010	Fall 2015
Off campus	39,410	39,639	40,466

- r) An assessment of the student impacts on the occupancy of the host community's rental stock.

Approximately 25% of students who live off-campus find housing along the Alafaya corridor adjacent to the campus. The University is committed to developing both new housing on the UCF campus in an effort to increase the overall number of student's on-campus and to working within the community to foster the growing neighborhood.