

**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.

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a) Inventory of Beds (Design Capacity)

Building	Location	Design Capacity	Utilization Capacity
<i><u>Apollo Community</u></i>			
Lake Hall	Main Campus	109	108
Osceola Hall	Main Campus	109	98
Polk Hall	Main Campus	109	108
Volusia Hall	Main Campus	109	108
<i><u>Libra Community</u></i>			
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
<i><u>Lake Claire Courtyard Apartments</u></i>			
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	43
Building 66	Main Campus	47	47
Building 67	Main Campus	47	47
Building 68	Main Campus	47	47
Building 69	Main Campus	47	47

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Building 70	Main Campus	47	47
<i>Academic Village</i>			
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
Building 156	Main Campus	254	254
Building 157	Main Campus	208	208
Building 158	Main Campus	203	203
Tower 1	Main Campus	508	508
Tower 2	Main Campus	510	510
Tower 3	Main Campus	478	478
Tower 4	Main Campus	508	508
Towers Apartments (Total)	Main Campus	2004	2004
Total	Main Campus	6,465	6,457
Northview		600	594
Main Campus and Northview		7,065	7,051

b) Graduate Student Housing

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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 Sorority	40
Delta Delta Delta Sorority	52
Pi Beta Phi Sorority	39
Alpha Tau Omega Fraternity	35
Alpha Xi Delta Sorority	21
Alpha Delta Pi Sorority	32
Kappa Delta Sorority	28
Building #409(Theta Chi Fraternity)	39
Building #411(Kappa Alpha Theta Sorority)	45
Building#416(Chi Omega)	40
Building#417(Kappa Kappa Gamma)	40
Sigma Chi Fraternity	33
Kappa Sigma Fraternity	24
Total	468

#### 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.

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The second housing project was built in 1980 (the Libra Community) with a design capacity of 446 and 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 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 701. 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 1,638) 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 1bedroom/1bath apartments. All bedrooms are single occupancy. The residence halls are seven- story structures. A small study lounge is included on six (6) of the seven (7) floors. The ground floor lobbies and adjacent courtyards provide student programming space.

The 2012 Academic Village II Expansion Project opened in August 2013. This project houses 665 students and 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 kitchen, TV lounge, study room, and laundry room. The Community has a 60-seat classroom, a large multipurpose room and kitchen, two large group study rooms, a grab-and-go food store, a mail center, and offices for residence life staff, an academic advisor, and a counselor. The community has a large outdoor patio space that provides wireless internet service.

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

<b>1967 Project</b>		
<b>Building</b>	<b>Single Occ. Rms.</b>	<b>Double Occ. Rms.</b>
Lake Hall	12	48
Volusia Hall	12	48
Osceola Hall	12	48
Polk Hall	12	48

<b>1980 Project</b>		
<b>Building</b>	<b>Single Occ. Rms.</b>	<b>Double Occ. Rms.</b>
Brevard	0	60
Orange	0	80
Seminole	0	82

<b>1993 Student Apartment Facility</b>	
<b>Building</b>	<b>Single Occ. Rms.</b>
Building 55	46
Building 56	46
Building 57	46
Building 58	46
Building 59	46
Building 60	46
Building 61	46
Building 62	46
Building 63	46
Building 64	42
Building 66	46
Building 67	46
Building 68	46
Building 69	46

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Building 70	46
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<b>1998 Residence Hall Facility</b>		
<b>Building</b>	<b>Single Occ. Rms.</b>	<b>Double Occ. Rms.</b>
Citrus Hall	0	56
Flagler Hall	0	112
Sumter Hall	0	112

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

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

<b>2006, 2007, 2008 Towers</b>		
<b>Building</b>	<b>Single Occ. Rms.</b>	<b>Double Occ. Rms.</b>
129	497	0
130	499	0
132	467	0
133	497	0
2013 Academic Village II Expansion		
<b>Building</b>	<b>Single Occ Rms.</b>	<b>Double Occ.Rms.</b>
156	249	0

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157	203	0
158	198	0

#### g) University Owned Off-Campus Housing

The University does not own any housing facilities that are located off-campus. UCF manages the 600- bed Northview property located on Lockwood Boulevard adjacent to the northeast entrance to UCF. When all UCF- owned and -managed facilities have reached full capacity, , students are referred to University affiliated housing. Affiliated properties include Knights Circle (2,525 beds) and The Pointe at Central (1,224 beds). The University provides UCF Residence Life services at Knights Circle and UCF Police provided services at both Knights Circle and The Pointe at Central.

#### h) Estimates of University Housed Students by Classification

Undergraduate students:	7,176 (including student staff members and fraternity and sorority housing on the UCF main campus)
Graduate students:	83
Married Students	0

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

Considering current occupancy rates, there are approximately 12,500 students living off-campus along the Alafaya Trail corridor and University Boulevard immediately adjacent to UCF in privately owned, non-affiliated apartments that offer individual leases. Approximately, 3,750 students live in privately owned affiliated housing.

#### j) Host Community's Rental Stock by Rental Range

<b>Apartment facilities that offer individual student leases</b>		
<b>Rental Range (per person)</b>	<b>Rental Supply</b>	
\$401 to \$499/month	896	
\$605 to \$695/month	3,756 (UCF affiliated housing)	
\$500 to \$600/month	2,347	
\$500 to \$1,179/month	7,088	
<b>Private Apartment Facilities</b>	<b>Rental</b>	<b>Num. of</b>

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	Range/person	beds
Boardwalk Apartments	\$575/month	480
Campus Crossing College Station	\$535/month	304
Collegiate Village Inn	\$699/month	616
Gatherings Apartments	\$515/month	384
The Edge Apartments	\$509-\$904/month	930
The Lofts	\$539-\$1,179/month	730
Northgate Lakes	\$570-\$650/month	710
Riverwind Apartments	\$555/month	440
Campus Crossing Alafaya	\$434-\$499/month	896
Village Alafaya Club	\$589-\$614/month	840
Village at Science Drive	\$599/month	732
The Plaza on University	\$629-\$729/month	1300
The Retreat	\$645 to \$750/month	894
Sterling at Central	\$600-\$990/month	1,526
University House	\$715-\$1135/month	995
<b>University Affiliated/Private Apartment Facilities</b>	<b>Rental Range/person</b>	<b>Num. of beds</b>
Knights Circle	\$605-\$695/month	2,532
The Pointe at Central	\$510-\$650/month	1,224

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

The current University 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 neighborhoods 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

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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 2<sup>nd</sup> 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 2014	Fall2015	Fall 2016
Headcount Enrollment	49,923	50,714	52,026
Bed Demand (80% of FTIC ½ of 2nd year)	8,220	8,384	8,552
University-owned beds	6,465	6,465	6,465
Greek-owned beds	304	304	304
University-owned Greek Beds	164	164	164
Total Beds on Campus	6,933	6,933	6,933
Total Beds Deficit	(1,287)	(1,451)	(1,619)
Beds Available at Northview	598	598	598
Total Beds Needed on Campus	689	853	1,021
Beds Needed for Global UCF Program	370	1,130	1,200
Total Beds Needed on Campus with Global UCF Program	1,059	1,983	2,221
Beds Available in University Affiliated Housing	3,756	3,756	3,756

Per the housing supply mentioned above, this plan has identified two sites for potential housing expansion. Those areas include the south portion of campus surrounding the existing Academic Village (300 beds), and development of a Greek village on the northwest corner of campus (400 beds). If built, these sites would provide an additional 1,300 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, special interest groups etc.). There are currently thirteen fraternity and sorority houses on campus, accommodating 468 students. Nine houses are privately owned, housing 304 students. It is anticipated that 12 to 14 more Greek groups (400 beds) will have the opportunity to live on- campus in Greek Park II/Special Interest Housing. This housing will be developed by the University.
- n) An analysis of the existing housing provided on campus, including:

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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 Halls were built in 1980.
- Lake Claire Apartments (15 buildings) were built in 1993.
- Citrus, Flagler, and Sumter Halls 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 (Building 129) was completed in 2006. Tower II (Building 130) and Tower IV (Building 133) were completed in 2007. Tower III (Building 132) was completed in 2008.
- Academic Village Buildings 156, 157, and 158 were completed in 2013.

2. Physical condition of those buildings: UCF addresses maintenance needs as they arise. Issues concerning life safety are constantly being addressed and maintained. 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. HVAC, appliance, and roof replacements were completed in the Lake Claire Apartments in 2013/14. HVAC units have been replaced in Buildings 104 and 106.

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

<b>Table 2.7(2)b) 2009 - 2010 RENTAL RATES</b>	
<b>Room</b>	<b>Price per semester</b>
Double room in Lake, Volusia, Osceola, Polk	\$2,470
Double room in Brevard, Orange, and Seminole Halls	\$2,700
Double room in Citrus, Sumter, Flagler Halls	\$2,700
Double room in Academic Village	\$2,835
Single room in Lake, Osceola, Polk, and Volusia Halls	\$2,810
Single room in Lake Claire Apartments	\$3,045

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Single Room in Academic Village Apartments	\$3,085
Single room in Neptune suite	\$3,000
Single in Tower 1/1	\$3,845
Single in Tower 2/1 apartment	\$3,745
Single in Tower 4/2 apartment	3,440
Single in Tower 4/4 apartment	\$3,640

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 in 2016, 1,021beds 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: 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 toward development which will sustain the University’s land reserves. The addition of Northview and more private student housing adjacent to campus is meeting current demand with vacancies throughout the market. 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:

<b>Table 2.7(2)c) Projection of Students Housed Off-Campus</b>			
	<b>Fall 2014</b>	<b>Fall 2015</b>	<b>Fall 2016</b>
Off campus	42,990	43,781	45,093

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 and University Boulevard corridor adjacent to the campus. The University is committed to developing new housing on the UCF campus in an effort to increase the overall number of students on-campus and to working within the community to foster the growing neighborhood.

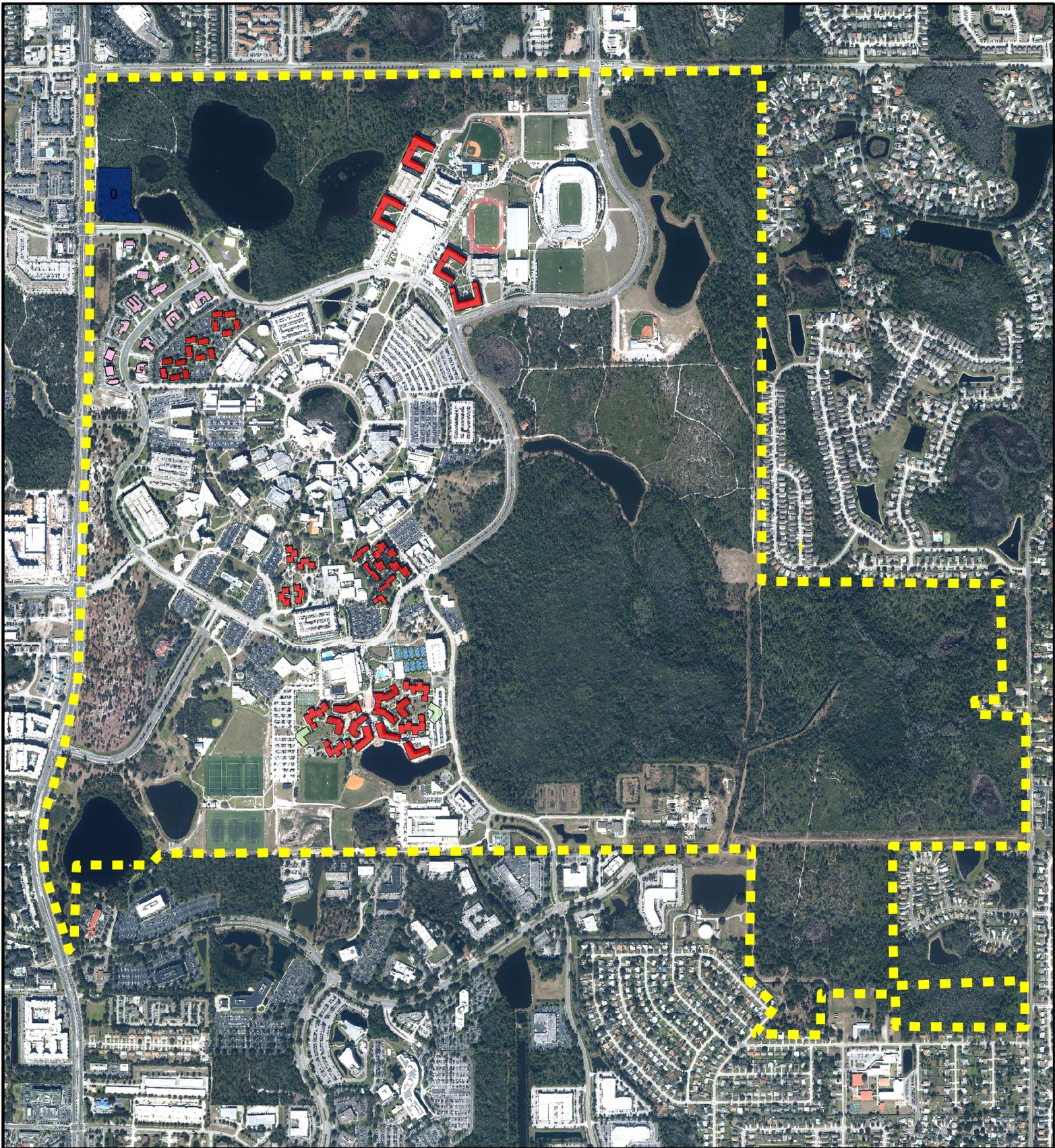


Figure 7-1

# Existing and Planned Housing

Comprehensive Master Plan Update  
**University of Central Florida**  
 Orlando, Florida  
 2015-2025

## Legend

- Boundary
- Existing Campus Housing
- Existing Greek Park Housing
- Special Interest Housing
- Academic Village Expansion



All maps are diagrammatic and conceptual. The various areas shown are approximate and not to survey accuracy. The intent of these maps is to illustrate general areas of existing or potential use.

