

## ELEMENT 7

## HOUSING ELEMENT

**Goal 1**

**To ensure provision of public and private housing facilities on the campus and within the host community adequate to meet the needs of FAU's enrollment.**

**Objective 1A**

**Maintain and enhance existing housing by the elimination of substandard student housing and by the structural and aesthetic improvement of existing student housing.**

**Policy 1A-1**

Evaluate existing housing and determine a full-scale renovation and reconfiguration program. This evaluation will periodically assess existing housing facilities and food operations (consistent with the procedures established in the Facilities Maintenance Element) in order to ensure the timely planning of needed repair and replacement of building components to maintain structural and aesthetic integrity, and shall also include the identification of historically significant housing, if any. The adopted campus master plan will be amended as necessary to reflect the results of the study.

**Policy 1A-2**

Explore alternative funding sources for renovation of existing housing.

**Policy 1A-3**

Continue to complete renovation projects in a timely manner, coordinated with the Department of Housing and Residential Life and the needs of the academic calendar. ~~In a timely manner, complete renovation of approximately 67,000 square feet of existing housing. The timing and phasing requirements and priorities for this renovation are established in the Capital Improvements Element.~~

**Policy 1A-4**

Housing renovation will include the addition or enhancement of adjacent courtyards and recreation areas.

**Policy 1A-5**

All projects will continue to be reviewed by the Department of State's Division of Historical Resources in accordance with Future Land Use Element policies 1F-1 through 1F-4, in addition to on-campus reviews, so as to preserve and protect any historically or archaeological significant properties.

**Policy 1A-6**

It shall be the policy of FAU that an adequate number of housing units shall be handicapped accessible. The University shall identify housing units that may be adapted for use by handicapped students. The adopted campus master plan shall be amended as

needed to establish the timing and phasing requirements and priorities for adapting these units.

**Policy 1A-7**

Housing renovations will include any upgrades necessary to include all available technology to support the academic mission of the university, which includes individual student access to ~~voice~~, cable, and data ports, and suite access to voice. New construction should include wireless connectivity

**Policy 1A-8**

Housing renovations will include the addition or enhancement of both small group study and large community gathering space.

**Policy 1A-9**

Housing renovations will include all necessary life safety equipment and technology.

**Policy 1A-10**

Housing renovations will include a reception desk/security monitoring location in each building or cluster of buildings, to include installation of camera and surveillance systems.

**Objective 1B**

**Increase utilization of on-campus housing.**

**Policy 1B-1**

Incoming freshmen students, and transfer students with less than 30 credit hours, are required to live on-campus, with the following exceptions:

- Married students;
- Students residing with parents who live within commuting distance from the Boca Raton campus; and
- Students who are 21 years of age or older.

**Policy 1B-2**

The University Department of Housing and Residential Life will develop a marketing plan for promoting on-campus housing. The adopted campus master plan shall be amended as needed to incorporate the provisions of this plan.

**Policy 1B-3**

The University will increase the summer occupancy rates of on-campus housing by promoting activities such as conferences and continuing education programs that would increase utilization of on-campus housing, in addition to expanded course work.

**Policy 1B-4**

The Housing Department will coordinate with Student Affairs Services to enhance and promote activities on campus, including Admissions Support Services, to encourage students to use University housing.

**Policy 1B-5**

Promote occupancy of new housing in preference to older housing in order to fill new facilities first and support debt service with appropriate revenues.

**Objective 1C**

**Ensure adequate future housing and support facilities on campus for FAU needs.**

**Policy 1C-1**

The University shall provide additional apartment-style housing (approximately ~~525~~1,200 beds) at the Boca Raton campus for upper division and graduate students. The timing and phasing requirement and priorities for these additional housing units are established in the Capital Improvements Element.

**Policy 1C-2**

The University shall provide ~~eight~~ New Greek housing ~~lodges~~ for fraternities and sororities at the Boca Raton campus. The timing and phasing requirement and priorities for these additional housing units are established in the Capital Improvements Element.

**Policy 1C-3**

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

**Policy 1C-4**

Continue to monitor and analyze demand for different housing types.

**Policy 1C-5**

Continue to develop and locate housing at the Boca Raton campus in the following zones:

- Lower division housing shall be located in the south central portion of the campus, adjacent to the original housing area (see **Figure 7.1**);

- Upper division/graduate housing, shall be located in the ~~north or southeast~~ portion of the campus (see **Figure 7.1**);
- Family housing shall be located in the ~~north or southeast~~ portion of the campus, with the other apartment style housing such as Greek and scholarship housing.

**Policy 1C-6**

Conduct a study to determine scope for family housing on the ~~north or southeast~~ side of campus. The adopted campus master plan shall be amended as needed to incorporate the provisions of this study.

**Policy 1C-7**

The University does not currently have private on-campus housing, but will consider serious proposals on a case-by-case basis.

**Policy 1C-8**

The University will develop an annual program that addresses the priorities and amounts of revenue-based funds and the potential for using CITF funds and other private sources (grants, etc.) (if available) for the development of future on-campus housing facilities and renovation of existing facilities. The University's Housing Department prepares an RPG (Residential Program Guidelines) with assistance from Facilities Planning and Comptroller to be submitted to the BOT. The Division of Bond Financing determines if bonding is viable for the project. The BOT approves such projects and sets priorities on an SUS-wide basis.

**Policy 1C-9**

The University's Housing Department should regularly update internal procedures to ensure the provision of necessary support facilities in support of new housing development. These procedures shall include the identification of student needs for parking, student activity program facilities, recreation facilities, retailing needs, food and beverage, and leisure and entertainment needs.

**Policy 1C-10**

FAU will maintain its policy of flexible housing that is not quota-based but which allows mixed occupancies of facilities by undergraduate and graduate, students based on annual demands. See **Policy 1C-2**.

**Policy 1C-11**

Not Used – work has been completed.

~~By 2001, the University shall provide additional traditional residence hall, suite style housing (approximately 350 new beds) at the Boca Raton campus for new freshmen and other undergraduate students.~~

**Policy 1C-12**

Not used – was Davie policy

~~At the Davie campus, there will not be any FAU sponsored housing because branch campuses cannot have on campus housing per BOR rules. The University shall coordinate with BCC, as deemed appropriate, should BCC pursue development of off-campus housing that might be made available to FAU students.~~

**Policy 1C-13**

Future residential facilities shall meet the guidelines and standards established in the Architectural Design Guidelines Element.

**Objective 1D**

To coordinate with the host community to ensure an adequate supply of affordable off-campus student housing to meet projected needs.

**Policy 1D-1**

The University's Housing Department will respond to requests for information from appropriate host community agencies regarding expected student population, off-campus housing needs, and related issues such as security, transit, etc.

**Policy 1D-2**

The University will maintain and enhance current activities to make information about off-campus housing available. Existing procedures allow off-campus housing providers to register with the University Center, and to be included in a regularly published on-line listing, advertised across the campus, available in the University Center. Students are welcome to access information.

**Policy 1D-3**

The University Center has developed ~~will develop~~ a computer-based information retrieval system by which students may obtain information about available off-campus housing, for all campuses and communities where University housing exists.

**Policy 1D-4**

The University shall, in conjunction with the host and affected local governments:

- Monitor the supply, costs, and suitability of off-campus housing;
- Monitor factors pertaining to safety, transit utilization, pedestrian access, etc.;
- Promote the location of new off-campus student-oriented housing opportunities within walking or bicycling distance to campus; and
- —Promote the location of convenient service and shopping opportunities for students         near off-campus student-oriented housing units.