

**Florida Atlantic University
Department of Housing and Residential Education
Addendum to the Spring 2021 On-Campus Housing Contract**

As a resident holding a contract and residing with FAU's Department of Housing & Residential Education, the 2019 Novel Coronavirus (COVID-19) will impact your housing experience as we continue to make public health-informed decisions. We recognize that the COVID-19 situation may present challenges and concerns for some of our residents. We also recognize that, even as we follow the CDC guidance on community living environments, residing in a residence hall or student apartment community with other students as roommates, suite-mates or neighbors may create risk of exposure to COVID-19. While FAU is taking steps to reduce the risk of COVID-19 on campus, those steps require all members of our community to share in that responsibility while recognizing that FAU cannot guarantee an environment free of COVID-19.

As the University releases its academic plans for the Spring 2021 semester, some of your classes may be offered remotely or in person. **Housing contracts will not be canceled due to changes to in person or online classes. Students who enroll in nine credit hours or greater, regardless of online or in person instruction, may not cancel their housing contract due to changes in course scheduling or method of delivery.**

Please note that we cannot guarantee a single-bedroom occupancy to all students who request it. As a result, we will wait to issue housing assignments until December 15, 2020. Additionally, it is important to keep in mind that the availability of FAU Dining services, including where and how those services will be offered to residential students, is subject to modification by the University in order to address changing public health concerns. FAU Dining will make every effort to offer a robust all you care to eat residential dining program experience while adhering to guidance provided by the CDC and university requirements. FAU Dining may limit the occupancy of dining facilities, limit the amount of time students may stay in dining facilities, and make other operational adjustments as necessary. The semester rental rate for on-campus halls and [FAU Dining](#) plans will not be adjusted.

Living on Campus:

In order to follow current public-health guidance, the on-campus housing environment will be different in the Spring semester from what you may have experienced in previous academic years. The changes in use of the facility, gathering of students for support and events, and the expectations of our residents are designed to encourage social distancing and minimize exposure.

This Addendum, including the policies below, are hereby incorporated into the FAU On-Campus Housing Contract and the Housing and Residential Education *Community Guide*.

Please take the time to carefully review each item.

- 1. COVID-19.** Taking steps to minimize the risk of COVID-19 infections (or any other spread of disease) at FAU is a shared responsibility of each member of our community. This means adhering to national, state, and local health guidelines and requirements, and adhering to [FAU's Health and Safety Plan](#). Each resident understands that if they return to the physical campuses of FAU, there is a risk of being exposed to or contracting COVID-19. By returning to campus, each resident: acknowledges that they have considered their own personal health status and the increased risk factors inherent in community living; understands the risk of exposure; and has decided to utilize FAU's on-campus facilities knowingly and voluntarily.
- 2. Residence hall opening and/or closing dates fluctuation.** The University continues to monitor updated guidelines and recommendations in order to determine the best time to open the residence halls for the Spring

semester. Once we have announced dates for move-in, those dates could change, and there is no guarantee that on-campus residences will be open for the full semester.

- 3. Health and safety.** All members of the FAU Housing community—residents, staff and visitors (where permitted)—are expected to act in a manner that demonstrates consideration for the health and safety of the community. Residential students are prohibited from creating a health or safety hazard within FAU Housing, and staff may require a resident to leave FAU Housing if their continued presence in the community poses a health or safety risk. Residential students are required to comply with health and safety laws, orders, ordinances, regulations and health and safety guidance adopted by FAU and FAU Housing, including FAU's [COVID-19 Health & Safety Plan](#). This includes social distancing, limitations on mass gatherings, wearing face coverings, COVID-19 diagnostic and surveillance testing (including before or upon arrival to campus), contact tracking/tracing, disinfection protocols, limitations on guests and quarantine/isolation requirements (before and after arrival to campus). Residential students are required to comply with directives from FAU Housing to leave their assigned space due to COVID-19 or other public health emergencies should they arise. Failure to do so is a violation of the Housing Agreement and the Student Code of Conduct, and may subject a student to emergency removal from their assigned space.
- 4. Quarantine/isolation.** Not all FAU Housing residential rooms or halls are appropriate for self-quarantine or self-isolation. In situations where a student is required to self-quarantine or self-isolate, the student may not be permitted to continue residing in their residential space and will be provided alternative housing arrangements as needed. Removal from FAU Housing to isolate or quarantine does not constitute a termination of a residential student's housing contract.

 - FAU Department of Housing and Residential Education will work closely with Student Health Services and the Dean of Students to determine if a student should be relocated to a quarantine/isolation location.
 - Any on-campus resident who tests positive or is considered to be presumptive positive for COVID-19 or has been exposed to individuals with a positive test result may be moved temporarily to another hall during a mandated quarantine/ isolation time. Students will need to stay in the quarantine/isolation location until they receive medical clearance from Student Health Services before being allowed back into their assigned room and hall.
 - Residential students are required to comply with any de-densifying efforts on campus due to COVID-19 or other public health emergencies, including, but not limited to, the relocation of all or some residential students to alternative housing. Relocation does not constitute a termination of a residential student's housing contract and will not lead to an adjustment in housing fees.
- 5. Cleaning.** FAU Housing will continue to implement and modify its cleaning protocols to address COVID-19 and any other public health emergencies. FAU Housing will educate and inform residential students on appropriate cleaning protocols within their assigned spaces, including shared kitchens, bathrooms and living areas, to attempt to reduce the spread of COVID-19. Residents will be responsible for obtaining cleaning supplies based on [CDC guidelines](#) to maintain a clean-living environment within their assigned space. FAU Housing and Residential Education will clean all private residential spaces prior to student move-in and provide regular cleaning and sanitizing of public areas such as lobbies, hallways and elevator areas. Housing and Residential Education staff will not be able to clean and/or sanitize shared bedrooms, bathrooms and/or living areas only once before the spring semester begins. An occupied space will need to be maintained by students occupying the room after one-time cleaning and sanitization.
- 6. Community Living Expectations.** Residential students must adhere to the following rules:

 - a. Students are required to wear face coverings in lobbies, lounges and other public spaces within the residence halls/student apartment communities. Any student meeting with a staff member will also wear a face covering throughout the meeting.
 - b. Students may not gather in groups larger than those specified in the [FAU Health and Safety Plan](#) and must practice social distancing.
 - c. Elevators will be limited to one person, family or roommate pair at a time.
 - d. **Guests and Visitors:**
 - i. Nonresidential guests and visitors will not be allowed inside FAU Housing until further notice. An exception will be made during the move-in process. During move in, students will be limited to two helpers. All helpers assisting students will be required to wear face coverings at all times while inside the buildings.

- ii. No visitors/guests (including overnight guests) from outside the student's hall are permitted. Residents may only have one resident as a guest in their assigned bedroom or living room. This guest may not reside outside of the host residence hall or student apartment community.
 - iii. Access to residential spaces is restricted to residential students, University staff and University-approved vendors.
 - iv. Residents may only enter the residential building to which they are assigned unless otherwise posted (i.e., to access critical services such as mailroom or staff offices).
7. **Room Assignments.** Student-initiated room change requests will be restricted or limited after occupancy. The University may restrict the full use of spaces and amenities within the residential community.
8. **Amenities and Common Areas.** Programming and support for student success will be offered consistent with CDC Guidelines and the [FAU Health and Safety Plan](#). Access to and use of amenities/spaces may be restricted or limited in capacity (community space, lounges, kitchen, laundry rooms, elevators, etc.). Ice machines and microwaves will not be available for the residents in common kitchens. Students can bring a residential microwave to use in their own room. Use of water fountains and bottle filling stations will be restricted. Recreation areas, including pools, volleyball pits and fitness centers, will have limited hours and may remain closed.
9. **Compliance.** In order to maintain community standards, students are encouraged to work with the Housing & Residential Education staff to resolve conflicts and concerns as they arise. In situations where a student's behavior may be adversely affecting the learning or living community, however, FAU reserves the right to take student conduct action in accordance with FAU Regulation 4.005 and the FAU Student Code of Conduct, Regulation 4.007. The outcome of this student conduct action may include, among other sanctions, a change of housing assignment or the cancellation of the Housing and Residential Education contract.
10. **Termination.** Upon reasonable notice, FAU Housing reserves the right to terminate housing contracts due to public health emergency needs, including COVID-19. In the event of a conflict between this Addendum and the Housing Contract, this Addendum will prevail.

Although we have preventative measures in place to reduce the spread of COVID-19 and other illnesses, University Housing cannot guarantee that residents will not be exposed to COVID-19. **By continuing to live on campus, you acknowledge there is an elevated risk of contracting any contagious illness simply due to the dense population in the residence halls.**

Please direct all questions to our email at housing@fau.edu or via phone at 561.297.2880.