

**Housing Supporting Data**

The purpose of the Housing Element is to ensure provision of public and private housing facilities on the University campus and within the host community adequate to meet the needs of the projected University enrollment.

**1. Inventory and Analysis of Existing Conditions**

Refer to **Figure 7.1** for location of residence halls on the Main Campus. In addition, the Alumni Village Housing Complex at the Southwest Campus provides for married and single graduate student housing within 1.5 miles of the Main Campus.

With present inventory and usage known, and with future enrollment projections available, it will be possible to establish goals, objectives, and policies for new construction, renovation or repair, and/or demolition of University-provided housing facilities.

**1.a. Current On-Campus Undergraduate Occupancy**

Current occupancy for undergraduate students on the campus is shown in **Table 7.1.1**. Refer to **Figure 7.1** for location of residence hall. Total capacity available on campus excluding Alumni Village is 4,699. (See **Table 7.1.2** for capacity data.)

**1.b. 2006-2007 Graduate Student Occupancy**

Occupancy for graduate students on the campus is shown on **Table 7.1.1**. Refer to **Figure 7.1** for location of residence hall. Graduate students occupy 39 spaces in the undergraduate halls. In 2006-2007, 79 graduate students lived in Rogers Hall; 546 lived in Alumni Village.

**1.c. Alumni Village Residents**

Refer to **Table 7.1.1**. 2006-2007 data indicate that 56 undergraduates lived in Alumni Village; 546 graduate students lived there when the data was collected. Married and single students are eligible to live at Alumni Village.

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**2008 UPDATE**

**TABLE 7.1.1 Current On-Campus Occupancy**

<b>RESIDENT HALL</b>	<b>RESIDENT</b>	<b>FR</b>	<b>SOPH</b>	<b>JUN</b>	<b>SEN</b>	<b>UNDER GRADUATE</b>	<b>GRADUATE</b>	<b>OTHER</b>	<b>TOTAL</b>
<b>Undergraduate</b>									
Broward	Coed	115	17	2	1	135	0	0	135
Bryan	Coed	128	1	1	1	131	0	0	131
Cawthon	Coed	271	20	4	2	297	0	0	297
DeGraff	Coed	0	0	0	0	0	0	0	0
Deviney	Coed	206	30	10	4	250	0	0	250
Dorman	Coed	242	23	11	3	279	0	0	279
Gilchrist	Coed	204	13	6	6	229	0	0	229
J. Murphree	Women	297	18	9	2	326	0	0	326
Kellum	Coed	511	29	8	6	554	0	0	554
Landis	Coed	335	41	19	8	403	0	0	403
McCollum	Coed	25	87	42	35	189	0	0	189
Ragans	Coed	48	240	150	74	512	39	0	551
Reynolds	Coed	206	21	6	5	238	0	0	238
Salley	Coed	560	13	6	3	582	0	0	582
Smith	Coed	528	29	13	9	579	0	0	579
Wildwood**		0	0	0	0	0	0	0	0
Subtotal		3,676	582	287	159	4,704	39	0	4,743
<b>Graduate</b>									
Rogers*	Coed	19	10	18	32	79	79	12	170
Alumni Village	Married/Single	1	0	14	41	56	546	225	827
Subtotal		20	10	32	73	135	625	237	997
<b>Total Occupied Beds</b>		<b>3,696</b>	<b>592</b>	<b>319</b>	<b>232</b>	<b>4,839</b>	<b>664</b>	<b>237</b>	<b>5,740</b>

\*DeGraff Hall was razed and is being rebuilt. Scheduled opening: August 2007

\*\*Scheduled opening: August 2007

Source: FSU Housing Department Fall 2006/2007 Statistics

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**Table 7.1.2 Capacity of On-Campus Beds**

<b>RESIDENCE HALL</b>	<b>CAPACITY</b>
Undergraduate	
Broward	135
Bryan	131
Cawthon	297
DeGraff*	0
Deviney	243
Dorman	281
Gilchrist	229
Jennie Murphree	326
Kellum	538
Landis	403
McCollum	199
Ragans	555
Reynolds	239
Salley	570
Smith	553
Wildwood Halls**	0
Subtotal Undergraduate	4,699
Graduate	
Rogers	188
Alumni Village	791
Subtotal Graduate	979
<b>Total Beds in Housing</b>	<b>5,678</b>

\*DeGraff Hall was razed and is being rebuilt, 706 beds. Scheduled opening: August 2007

\*\*Wildwood Halls is new construction, 706 beds. Scheduled opening: August 2007

Source: FSU Housing Department Fall 2006/2007 Statistics

**1.d. Existing On-Campus, Other Beds (Fraternities and Sororities)**  
(Data unavailable)

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#### 1.e. Historically Significant Housing On Campus

The ages of existing residence buildings on campus are shown in **Table 7.2**.

**TABLE 7.2 On-Campus Residence Hall Age**

<b>RESIDENCE HALL</b>	<b>YEAR BUILT</b>
Broward	1917 (rehab'd 1998)
Bryan	1907 (rehab'd 1997)
Cawthon	1949 (rehab & renovation 2001-2002)
DeGraff	Razed; rebuild underway
Deviney	1952
Dorman	1959
Gilchrist	1925 (rehab'd 1998)
J. Murphree	1921 (totally rehab'd 1993)
Kellum	1959
Landis	1939 (totally rehab'd 2006)
Reynolds	1911 (rehab'd 1996)
Salley	1964 (rehab'd 2001)
Smith	1952
McCollum	1973
Rogers	1964
Alumni Village	Area I: 1959; Area II: 1961; Area III: 1963

Source: FSU Housing Department, September 2006

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#### 1.f. Existing Types of Housing On Campus

Residence facilities on the main campus are provided in a variety of types, according to student needs. In **Table 7.3** and **Table 7.4**, variations are grouped as follows.

**TABLE 7.3 Single Undergraduate Residence Halls (12 total)**

HALL	RESIDENTS	VISITATION	COMMENTS	A/C
Broward*	Coed	Self Regulated		Yes
Bryan*	Coed	Self Regulated	Bryan Learning Comm.	Yes
Gilchrist*	Coed	Self Regulated	Honors Hall	Yes
Cawthon	Coed	Self Regulated	Music Learning Education Comm.	Yes
Deviney	Coed	Limited		Yes
Dorman	Coed	Limited		Yes
JennieMurphree*	Women	Limited	Women in Math, Sci, Engineering	Yes
Kellum	Coed	Limited	Genesis Program	Yes
Landis	Coed	Self-Regulated	Honors	Yes
Reynolds*	Coed	Self-Regulated	Wellness Hall	Yes
Salley*	Coed	Self-Regulated	Suite (2 students per room; 4 per study; 4 per bath)	Yes
Smith	Coed	Limited		Yes

Source: FSU Housing Department, September 2006

Each room is furnished with a bed for each resident, study desks, chest of drawers, small refrigerator, and a telephone for local service. Residents provide their own linens.

\*Suites with semi-private baths

**TABLE 7.4 Apartments**

HALL	RESIDENTS	VISITATION	COMMENTS	A/C
McCollum	Coed (Sophomores, Juniors, Seniors)	Full	40 single occupancy efficiencies, 40 townhouses	Yes
Rogers	Coed (Older undergraduates and graduates)	Full	96 one bedroom, double occupancy	Yes

Source: FSU Housing Department, September 2006

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#### **Alumni Village**

Single graduate students, older graduate students, and students with dependents are eligible for housing in Alumni Village. This complex offers 791 one, two, and three bedroom furnished apartments, with access to a pre-school, laundry facilities, a recreation building, and playgrounds on premises. The Alumni Village Office provides assistance and counseling, and coordinates programs for residents.

#### **1.g. University Provided Housing Off-Campus**

There are no University-provided housing units off-campus. Previous listings for Main Campus and Alumni Village are all inclusive of University available housing.

#### **1.h. Estimated Number of Undergraduate, Graduate, and Married Students Housed on Campus and in Off-Campus University Facilities**

There are no University housing facilities off-campus. See **Table 7.1.1** for on-campus housing statistics.

#### **1.i. Full Time Students Housed Off Campus - Non-University Facilities**

Current statistical information on the types of student housing off campus is unavailable. Several apartment complexes are available in the near vicinity, as well as Greek organization houses. Additionally, the host community offers other housing opportunities but not limited to mobile home parks, single-family homes, and condominiums.

The Southern Scholarship Foundation provides rent-free cooperative living houses for a limited number of students who have excellent academic records and financial need. Additionally, the Off-Campus Housing Office, a Student Government funded agency, serves as an information center for students seeking off-campus housing.

There are concentrations of rental apartments to the west of campus, approximately to Ocala Road, to the north of campus in the area of the Tallahassee mall, and east of downtown along Appalachee Parkway between Magnolia Drive and Capital Circle.

#### **1.j. Host Community Rental Housing Supply by Rental Range**

The Housing Element of the Tallahassee-Leon County Comprehensive Plan specifically addresses the need for future development of affordable housing. There is a formula for establishing the percentage of “affordable income” units for developments of 50 units or more, and it is based on the following:

$$\frac{LIFA}{LIFH + AHM}$$

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Total Number of Family Households = percentage required

Where:

- LIFA is total existing low income family households
- LIFH is low income family households owning homes
- AHM is affordable homes on the market

Affordability is determined by multiplying the upper level of the low-income family yearly income by 2.5.

As an incentive, developments which provide affordable housing under this policy (1, 2, 4 and H) in the Comprehensive Plan are eligible for up to a 10% increase in allowable density within the applicable affordable housing program in lieu of construction.

## 2. Future Needs/Requirements

### 2.a. University Policies for Housing Provision

It is the goal of the University residence hall staff to create safe, supportive living environments and to provide experiences that further the students' intellectual, moral, spiritual, and physical development. Statewide, in 2006-2007, the State University system housed 16 % of its student head count, broken down as follows in **Table 7.5**.

**TABLE 7.5 Percentage Housing by University**

University of Florida	17%
Florida State University	14%
Florida A&M	26%
University of Central Florida	14%
University of South Florida	17%
Florida Atlantic University	15%
University of West Florida	15%
Florida International University	6%
University of North Florida	13%
Florida Gulf Coast University	27%

Source: Enrollment Capacity report in ACUHO-1 Directory

Currently there is no set policy for provision of housing as related to total enrollment. Students are not required to live in University housing, but entering freshmen are encouraged to do so. A report prepared by the former Board of Regents suggests that a

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reasonable goal for first-time-in-college (FTIC) students is 25 percent to be housed on campus.

In general, the priority at FSU is for renovations, code compliance, and general upgrades of existing dormitory facilities. The 25 percent target is appropriate as a long-range goal, however there are definite needs to focus initially on existing facilities.

The host community has provided very well for off-campus housing needs. There are many facilities available to the west, south, and east of campus, and they are often supported by commercial activities (restaurants, etc.).

#### **2.b. On-campus Housing Projections**

Currently there are no set policies concerning the number of students to be housed on campus. Presently 14% of the student body is housed on campus. The University Housing Department projects that with the addition of 1400 new beds in 2007, 18% will be housed.

#### **2.c. Non-University On-Campus Housing**

Presently, non-university provided facilities on-campus are composed of a few fraternities and sororities. There are no quantifiable changes anticipated concerning the number of students housed in these facilities during the master planning period.

#### **2.d. Housing Details**

##### **2.d.1. Housing Aging Cycle**

The University has a policy to renovate and bring existing housing up to code. Presently the University is increasing the number of on-campus beds through new construction. The 15-year project to renovate the oldest east campus halls was completed in 2006.

##### **2.d.2. Physical Condition**

All University housing facilities are in habitable condition. On-going facility improvement continues on an annual basis.

##### **2.d.3. Existing Rate Structure for On-Campus Housing**

Refer to **Table 7.6** for current rate structure. All housing rental fees are established by FSU, subject to approval by the Board of Trustees. University housing is self-supporting and rental rates must reflect operating costs. Fees shown are 2006-07 figures.

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**Table 7.6 Housing Rental Fees (2006-07)**

Single Undergrad Residence Halls private bath units avail @ additional cost	Standard Double, Air Condition	\$1,890 per semester
	Renovated Double	\$2,315 per semester
Apartment Housing for Single Students	Rogers Hall	\$380 per month
	McCullum Hall	\$2,000 per semester
Alumni Village (rates exclude utilities, except for garbage collection)	One Bedroom	\$355 per month
	Two Bedroom	\$355 to \$475 per month
	Three Bedrooms	\$550 per month

Source: FSU Housing Department, September 2006

**2.e. Projected Additional Housing by Type**

Although there will continue to be a need for dorm rooms, there currently is a strong desire to provide more apartment type housing on campus in the future.

**2.f. Potential On-Campus Housing Sites**

Presently, there are a number of potential sites for on-campus housing. These include the areas adjacent to the existing housing at the science complex and historic area, the land just south of campus, areas adjacent to band practice, and potentially the Rodrigue property to the west. Refer to **Figure 7.2** for potential site locations.

**2.g. Off-Campus Housing Projections**

Assuming 18 % of the student enrollment will be housed on campus based on 2.a., 82 % of the student enrollment will be required to be housed in private market housing.

**2.h. Impact of Off-Campus Students on Host Communities' Rental Stock**

The city of Tallahassee presently has plenty of housing available and will most likely continue to do so as the University grows. Tallahassee is a very student friendly housing city and many large apartment complexes give inducements, such as shuttle service to campus.

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