

7 Housing

HOUSING ELEMENT

NOTE: Unless otherwise noted, the goals, objectives and policies contained in this element shall guide development of the Main Campus and Southwest Campus in Tallahassee as well as the Panama City Campus in Panama City, Florida.

Goal 1

To continue to provide high quality housing on campus to meet the current and future needs of the University.

Objective 1A

Eliminate or improve substandard housing.

Policy 1A-1

It shall be the policy of the University to preserve and protect historically significant residence halls through renovation and remodeling, whenever feasible. The State Division of Historical Resources, in accordance with Future Land Use Element policies 1G-1 through 1G-4 prior to construction, shall review all such projects to ensure historical integrity.

Policy 1A-2

The University Housing Department shall develop long-range plans to maintain historically significant residence halls during the next planning period. See **Figure 7.1**. There are no current plans for renovation or remodeling of historic residence halls.

Policy 1A-3

Continue the program for renovation and upgrade of non-historic resident facilities, with the first priority given to accessibility and life safety issues. The adopted master plan will be amended as required to update this program. See **Figure 7.1**

<u>Hall</u>	<u>Year Completed</u>	<u>Beds Affected</u>
Two New Residence Halls	2015	1200
Two New Residence Halls	2017	860
(Dorman & Deviney demolition)	2015/16	-524)

Policy 1A-4

Preventive maintenance programs shall be implemented consistent with the Facilities Maintenance Element.

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Plumbing and HVAC units shall be inspected on a periodic basis, kept in reasonably good repair, and replaced as needed and as funding is available.

Policy 1A-6

Routine maintenance shall be conducted on campus housing facilities exterior walls, windows and doors, roofs, and interiors as needed.

Policy 1A-7

The University shall identify housing units that may be adapted for use by students 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.

Objective 1B

Increase campus housing to house 20% of both undergraduate and graduate students.

Policy 1B-1

As well as the new housing currently under construction at Housing Replacement Phase 2, the University shall provide a minimum of 600 additional beds in Tallahassee during the planning period.

Policy 1B-2

The University currently has no policy for the provision of privately developed housing on the University campus. The University will, as needed, develop procedures and rules for privately developed, on-campus housing.

Policy 1B-3

New housing projects will include and/or be located near classrooms, food service, parking, outdoor recreation space, and green spaces in a safe, secure location.

Policy 1B-4

When planning new housing projects, the University shall ensure that appropriate provisions are made for parking, food service, infrastructure, etc.

Policy 1B-5

Locate new housing projects close to the campus core, both physically and psychologically, in order to encourage student use and to retain the residential character

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of the Main Campus. Construct housing last, when developing distant new quadrangles (such as the new South quadrangle).

Policy 1B-6

The University shall locate new housing units as shown on **Figure 7.2**. The timing and phasing requirements and priorities for new housing units are established in the Capital Improvements Element.

Policy 1B-7

The University shall ensure that stormwater management, sanitary sewer, potable water, and solid waste facilities are available at established levels of service prior to occupancy of new housing units.

Policy 1B-8

On-campus housing shall not be provided by FSU University Housing.

Objective 1C

Establish procedures and priorities for the allocation of funding for on-campus housing facilities.

Policy 1C-1

Continue University policies and procedures by which University Housing establishes annual housing fund requests based on yearly assessments of progress on renovation projects, maintenance needs, and current demands for housing facilities. Funding must be supportable by revenue projections and bond fund proceeds or future capability.

Policy 1C-2

University Housing as an auxiliary activity will continue to fund its facilities and operations through non-PECO sources.

Policy 1C-3

The housing operation shall continue to set aside reserve funds that provide for rehabilitation. However, University Housing shall continue to compete for CITF and other sources of funding in addition to bond financing for its capital improvement program.

Goal 2

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Encourage the provision of adequate safe and affordable off-campus housing to meet the future needs of the University.

Objective 2A

Work with the host community to ensure provision of safe and affordable housing in close proximity to the campus.

Policy 2A-1

The University shall encourage provision of adequate off-campus housing by:

- Monitoring the supply, costs, and suitability of off-campus housing;
- Maintaining a registry of off-campus housing providers;
- Monitoring factors pertaining to safety, transit utilization, pedestrian access, etc;
- Promoting the concept that new off-campus student-oriented housing opportunities are located within walking or bicycling distance of the campus; and
- Promoting the concept that convenient service and shopping opportunities for students exist near off-campus student-oriented housing units.

Policy 2A-2

The Off-Campus Housing Office will continue to routinely provide off campus housing information. Enrollment information and projections required for a market analysis are provided to private developers upon request.

Policy 2A-3

University officials shall work closely with City and County officials to make available the conditions necessary within the context area (i.e., zoning, infrastructure, etc.) to stimulate and encourage the location of student-oriented housing.

Policy 2A-4

University officials shall explore partnerships with the private sector for the provision of student-oriented housing near the campus.

Policy 2A-5

FSU shall work with the appropriate City of Tallahassee and Leon County departments

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on any FSU-funded off-campus student housing developments. The intergovernmental coordination element shall include, but not be limited to, development review, growth management and concurrency issues, and the mitigation of off-campus impacts created by such housing.

This coordination shall be facilitated through a memorandum of understanding or interlocal agreement between FSU and the City of Tallahassee (such as the Development Agreement between FSU and the City) and/or Leon County.

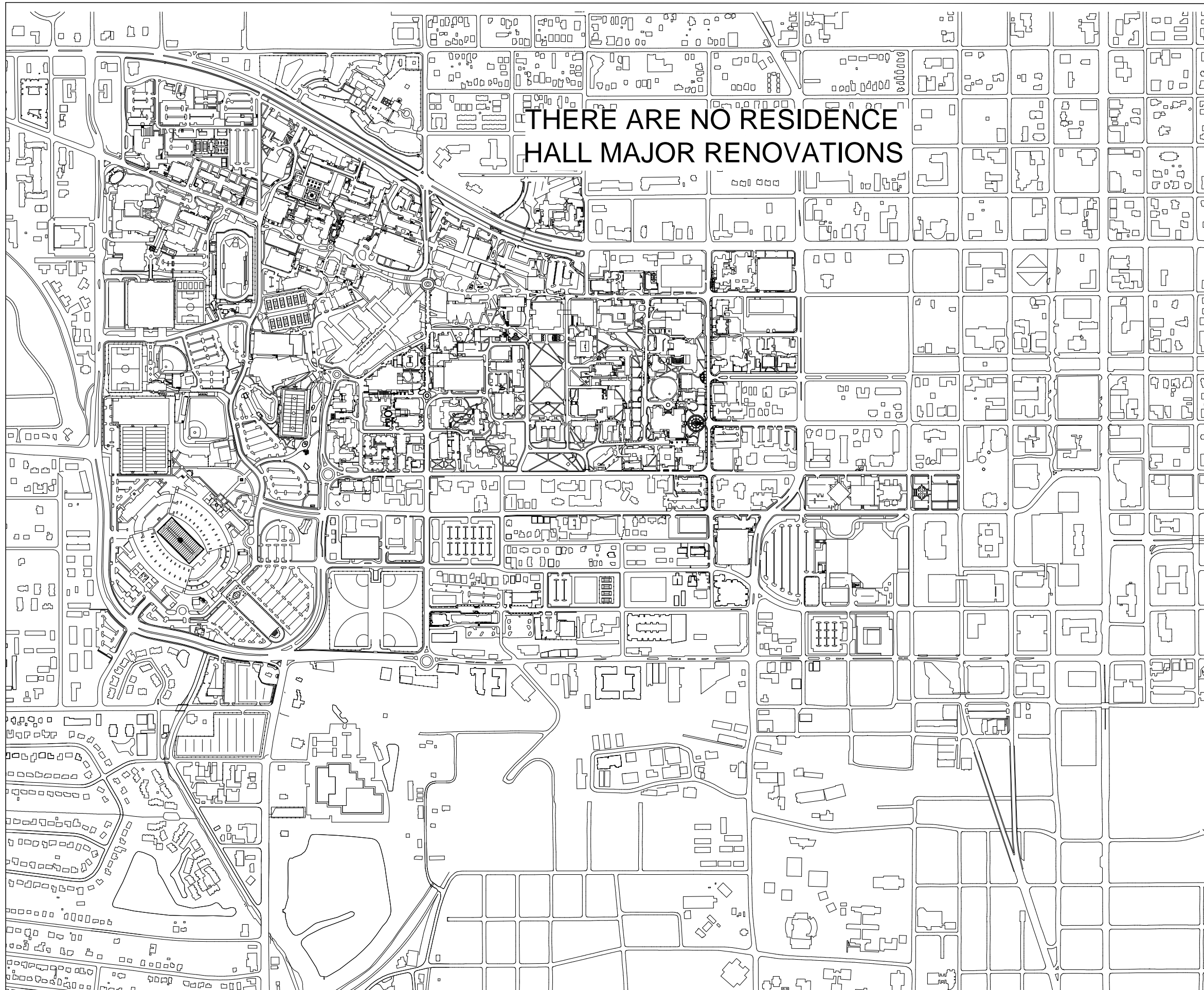


FIGURE 7.1

**RESIDENCE HALL
RENOVATION**

LEGEND:

PLANNED, WITH YEAR
OF COMPLETION

■ HISTORIC

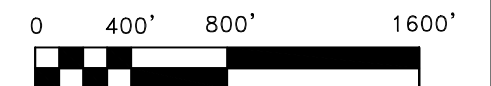
▨ NON HISTORIC

SOURCE:

BASEMAP BY FSU
MASTER PLAN BY PARSONS

COMPREHENSIVE MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA
GOP

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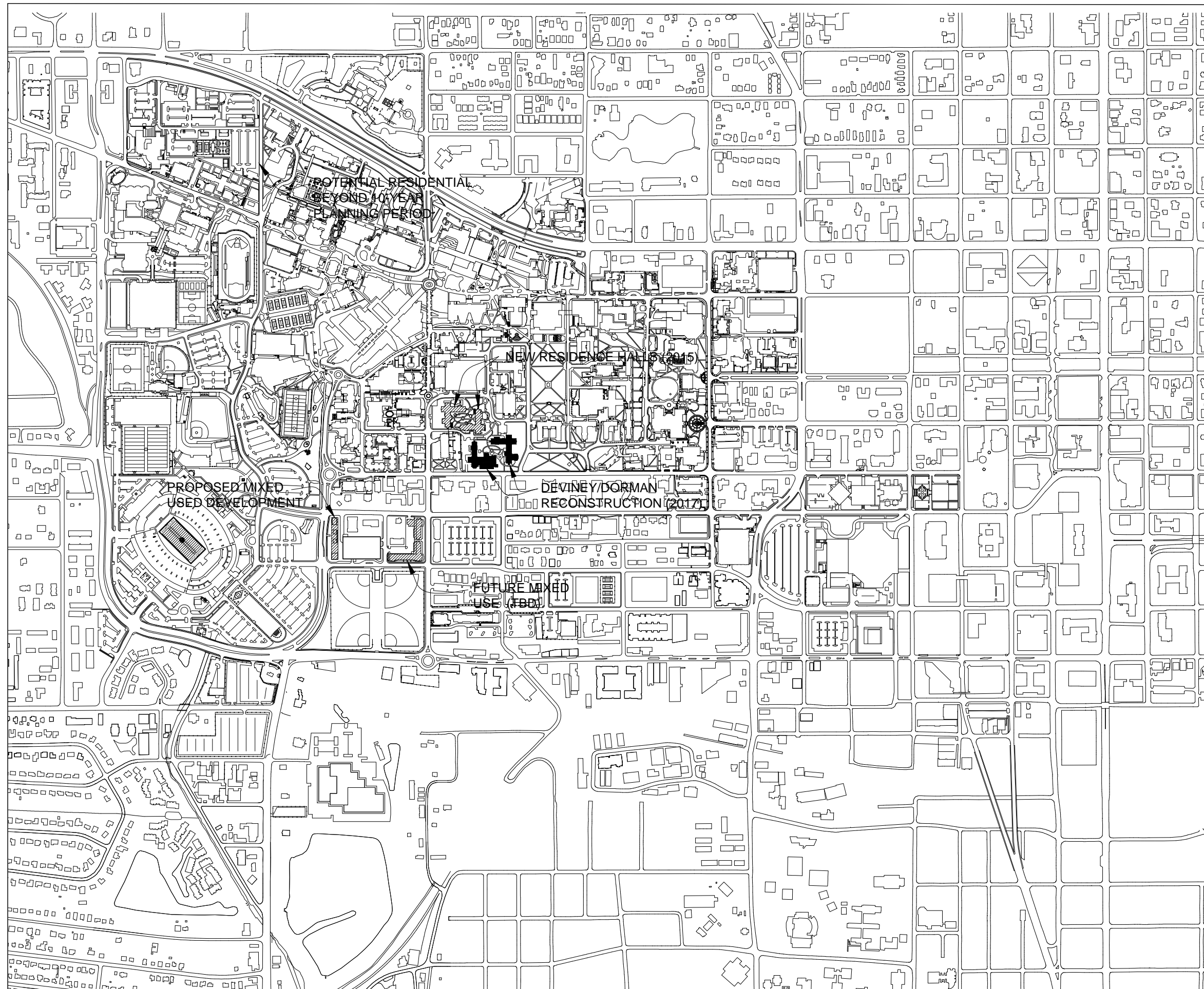




FIGURE 7.2

NEW HOUSING

LEGEND:

-  NEW UNIVERSITY HOUSING SITE RESIDENCE HALL
-  EXISTING TO BE REBUILT

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