

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.

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 is. 6,628 (See **Table 7.1.2** for capacity data.)

1.b. 2014-1015 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. In 2014-2015, 16 graduate students lived in Rogers Hall; 30 lived in McCollum Hall and 10 lived in Ragans Hall.

1.c.

TABLE 7.1.1 Current On-Campus Occupancy

RESIDENCE HALL	RESIDENT	FR	SOPH	JUN	SEN	UNDER GRAD.	GRAD.	OTHER	TOTAL
Broward	Coed	110	15	6	4	135	0	0	135
Bryan	Coed	122	7	0	2	131	0	0	131
Cawthon	Coed	239	38	15	5	297	0	0	297
DeGraff	Coed	630	56	10	8	704	0	2	706
Deviney	Coed	211	36	5	4	256	0	2	258
Dorman	Coed	263	19	6	5	293	0	0	293
Gilchrist	Coed	208	9	6	5	228	0	1	229
J. Murphree	Female Only	298	19	9	2	328	0	0	328
Kellum	Coed	510	28	8	8	554	0	0	554

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Landis	Coed	358	32	10	2	402	0	1	403
McCollum	Coed	10	80	52	20	162	30	3	195
Ragans	Coed	34	241	195	70	540	10	5	555
Reynolds	Coed	206	23	6	3	238	0	0	238
Rogers	Coed	5	41	70	26	142	16	16	174
Salley	Coed	527	30	17	7	581	0	0	581
Smith	Coed	534	18	16	3	571	0	0	571
Wildwood	Coed	608	79	12	6	705	0	1	706
Total Occupied Beds		4,888	837	522	276	6,523	56	31	6,628

Source: FSU Housing Department Fall 2014-2015 Statistics

Table 7.1.2 Capacity of On-Campus Beds

RESIDENCE HALL	CAPACITY
Undergraduate	
Broward	135
Bryan	131
Cawthon	297
DeGraff	706
Deviney	243
Dorman	282
Gilchrist	229
Jennie Murphree	328
Kellum	538
Landis	403
McCollum	196
Ragans	555
Reynolds	238
Salley	582
Smith	551
Wildwood Halls	706
Subtotal Undergraduate	6,111
Graduate	
Rogers	176
Subtotal Graduate	176
Total Beds in Housing	6,572

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Source: FSU Housing Department Fall 2014/2015 Statistics

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

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

RESIDENCE HALL	YEAR BUILT
Broward	1917 (rehab'd 1998)
Bryan	1907 (rehab'd 1997)
Cawthon	1949 (rehab & renovation 2001-2002)
DeGraff	Razed; rebuilt 2007
Deviney	1952 Razing: Planned for Summer 2015
Dorman	1959 Razing: Planned for Summer 2015
Gilchrist	1925 (rehab'd 1998)
J. Murphree	1921 (totally rehab'd 1993)
Kellum	1959/Razing: Planned October 2015
Landis	1939 (totally rehab'd 2006)
Reynolds	1911 (rehab'd 1996)
Salley	1964 (rehab'd 2001)
Smith	1952
McCollum	1973
Rogers	1964

Source: FSU Housing Department, May 2015

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

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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, February 2015

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, Graduates)	Self-Regulated	36 single occupancy efficiencies, 39 townhouses	Yes
Rogers	Coed (Sophomores, Juniors, Seniors, Graduates)	Self-Regulated	94 one bedroom, double occupancy	Yes
Ragans	Coed (Sophomores, Juniors, Seniors, Graduates)	Self-Regulated	44 triple occupancy 3 bedroom apartments; 103 quad occupancy 4 bedroom apartments	Yes
Traditions	Coed (Sophomores, Juniors, Seniors, Graduates)	Self-Regulated	Two bedroom apartments, double occupancy	Yes

Source: FSU Housing Department, February 2015

1.g. University Provided Housing Off-Campus

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

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

There is 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 Appalachian Parkway between Magnolia Drive and Capital Circle. Also on Gaines Street, there are a number of recently constructed mixed-use housing developments extending eastward towards the state capitol. Additional housing provision is currently being developed down this corridor and will also be of a mixed commercial and residential type.

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:

$$\frac{(\text{LIFA})}{(\text{LIFH} + \text{AHM})}$$

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

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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. Florida State University’s housing provision in relation to its peers is broken down as follows in **Table 7.5**.

TABLE 7.5 Percentage Housing by University

University of Florida	17%
Florida State University	16%
Florida A&M	20%
University of Central Florida	13%
University of South Florida	16%
Florida Atlantic University	12%
University of West Florida	18%
Florida International University	7%
University of North Florida	21%
Florida Gulf Coast University	36.5%

Source: FSU Housing Department, February 2015

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 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 residence facilities. The 25 percent target is appropriate as a long-range goal; however there are definite needs to focus initially on existing facilities.

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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. The Capital Improvements Element identifies all future Housing projects, both new construction and demolition. Future bed count information can be derived from this element. Presently 16% of the student body is housed on campus.

2.c. Non-University On-Campus Housing

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 and 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 for the 2014-15 academic year.

Table 7.6 Housing Rental Fees ((2014-15)

Single Undergrad Residence Halls private bath units avail @ additional cost	Standard Double, Air Condition	\$2,550 per semester
	Renovated Double	\$3,145 per semester
Apartment Housing for Single Students	Rogers Hall	\$2,460 per semester
	Ragans Hall	\$3,550 per semester
	McCollum Hall-Efficiency	\$3,515 per semester
	McCollum Hall-Townhouse	\$2,825 per semester
	Traditions Hall	\$3,785 per semester

Source: FSU Housing Department, February 2015

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 16 % of the student enrollment will be housed on campus based on 2.a., 84 % 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.

FIGURE 7.1
CAMPUS HOUSING

LEGEND:

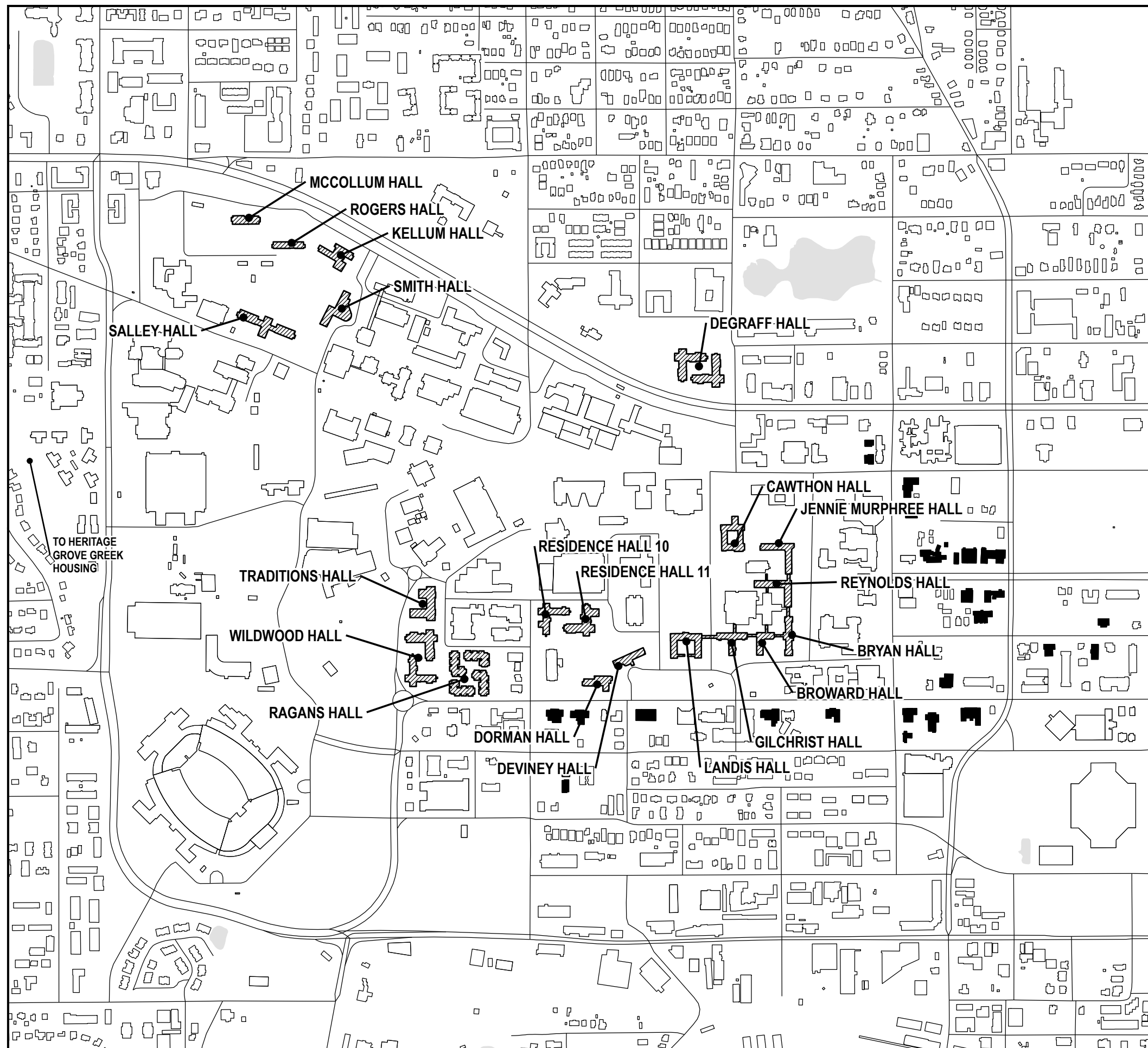
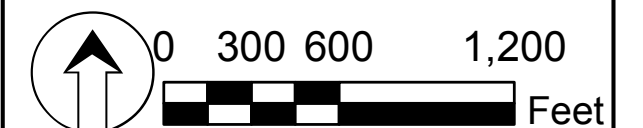
-  ON-CAMPUS RESIDENCE HALLS
-  GREEK HOUSING

SOURCE:

FLORIDA STATE UNIVERSITY
 CAMPUS MAP 2015

CAMPUS MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

SUPPORTING DATA
 13 JUNE 2008
 REV.: 26 JUNE 2015



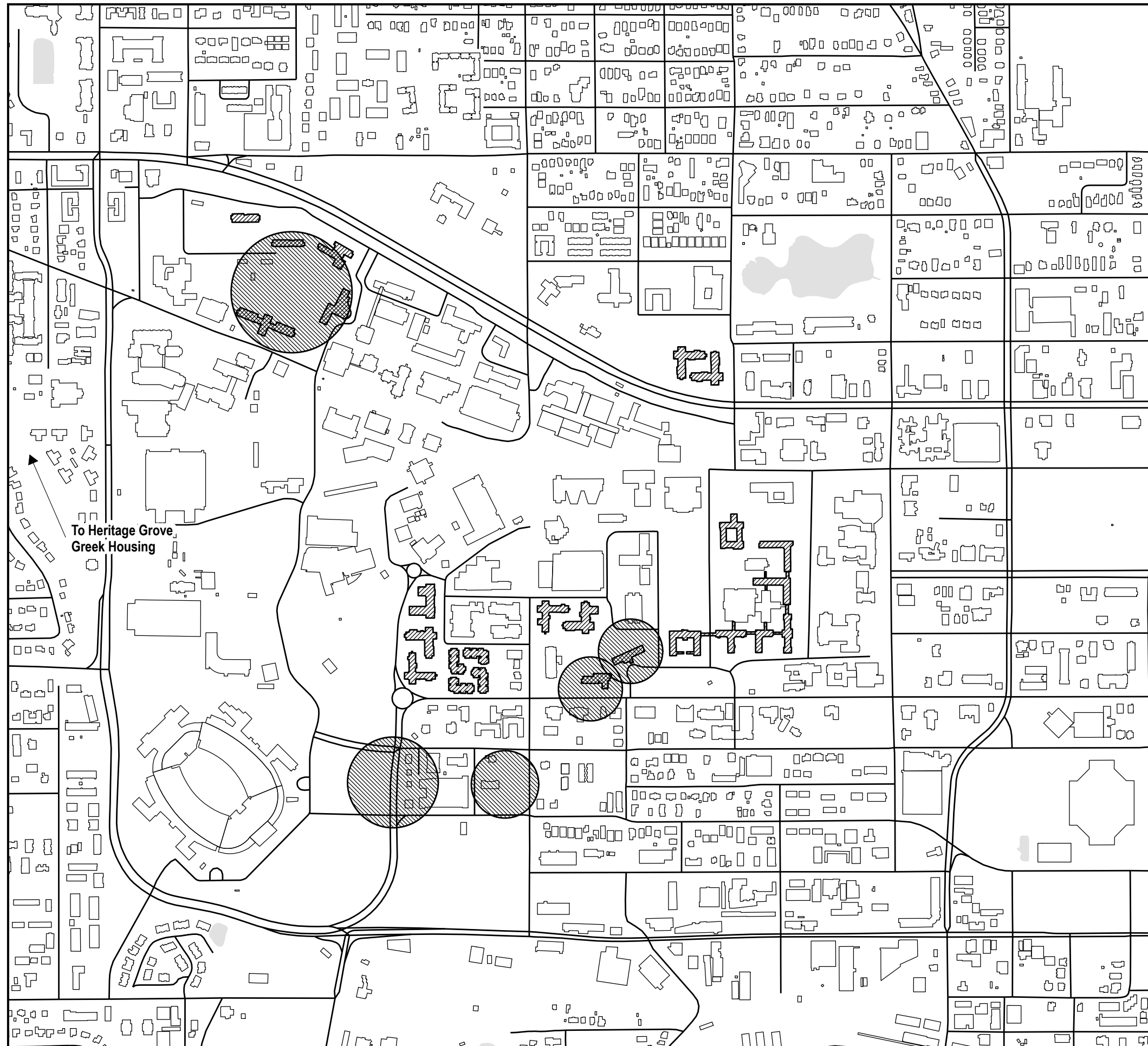




FIGURE 7.2

POTENTIAL
ON-CAMPUS
HOUSING
LOCATIONS

LEGEND:

-  EXISTING RESIDENCE HALLS
-  POTENTIAL RESIDENTIAL

SOURCE:

FSU CAMPUS MAP 2015

CAMPUS MASTER PLAN
FLORIDA STATE UNIVERSITY
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