

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 Tallahassee 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 Inventory and Capacity

Current inventory and capacity for undergraduate students on the Tallahassee Campus is shown in **Table 7.1**. Refer to **Figure 7.1** for location of residence hall. Total capacity available on campus is 6,707.

1.b. 2019-2020 Graduate Student Inventory and Capacity

Occupancy for graduate students on the campus is shown on **Table 7.1**. Refer to **Figure 7.1** for location of residence hall. There is inventory and capacity for 20 graduate students to live on campus. (DeGraff, Ragans, and Traditions).

Table 7.1. Capacity and Inventory of On-Campus Beds

RESIDENCE HALL	CAPACITY
Azalea	433
Broward	129
Bryan	131
Cawthon	296
DeGraff*	706
Deviney	432
Dorman	439
Gilchrist	228
Jennie Murphree	325
Landis	403
Magnolia	478
McCollum	196
Ragans*	555
Reynolds	228
Rogers	176
Salley	570
Traditions*	276
Wildwood Halls	706
Total housing capacity	6,707

*20 total beds allocated for graduate students

Source: FSU Housing Department Fall 2019/2020 Statistics

1.c. Married Student Housing

There is no dedicated married student housing available on the campuses.

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

(Data unavailable)

1.e. Historically Significant Housing On Tallahassee 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
Azalea	2017
Broward	1917 (rehab'd 1998)
Bryan	1907 (rehab'd 1997)
Cawthon	1949 (rehab & renovation 2001-2002)
DeGraff	Razed; rebuilt 2007
Deviney	1952 - Razed & rebuilt 2015
Dorman	1959 - Razed & rebuilt 2015
Gilchrist	1925 (rehab'd 1998)
Jennie Murphree	1921 (totally rehab'd 1993)
Landis	1939 (totally rehab'd 2006)
Magnolia	2017
McCollum	1973
Ragans	2004
Reynolds	1911 (rehab'd 1996)
Rogers	1964
Salley	1964 (rehab'd 2001)
Traditions	2011
Wildwood	2007

Source: FSU Housing Department, February 2020

1.f. Existing Types of Housing On Campus

Residence facilities on the Tallahassee campus are provided as Suite Style (**See Table 7.3**) or Apartment Style (**See Table 7.4**). Variations are listed under the Comments column. All residence halls have air conditioning. Each room is furnished with a bed for each resident, study desks, chest of drawers, and small refrigerator. Residents provide their own linens.

All residence halls are coed with self-regulated visitation. Rogers and Traditions limit occupancy to: Sophomores, Juniors, Seniors, Graduates.

TABLE 7.3 Suite Style Residence Halls (12 total)

HALL	COMMENTS
Azalea	
Broward	
Bryan	Bryan Living Learning Community
Cawthon	Music Living Learning Community, Women in Math, Science and Engineering Living Learning Community
DeGraff	
Deviney	Entrepreneurship and Innovation Living Learning Community
Dorman	Global and Public Affairs Living Learning Community
Gilchrist	
Jennie Murphree	
Landis	Honors
Magnolia	
Reynolds	Health Professions Living Learning Community
Salley	
Wildwood	Nursing Living Learning Community; Social Justice Living Learning Community

TABLE 7.4 Apartments

HALL	COMMENTS
McCollum	41 single occupancy efficiencies, 39 townhouses
Rogers	90 one bedroom, double occupancy
Ragans	44 triple occupancy 3 bedroom apartments; 103 quad occupancy 4 bedroom apartments
Traditions	Two bedroom apartments, double occupancy

Source: FSU Housing Department, February 2020

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

There are no University-provided housing units off-campus. Previous listings for Tallahassee Campus 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 is no University housing facilities off-campus. See **Table 7.1.** 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 around the to the west of campus, approximately to Ocala Road, to the north of campus in the area of Tharpe St, east of downtown along Apalachee Parkway between Magnolia Drive and Capital Circle, and south of campus to Gaines Street and Railroad Square area. Also on Gaines Street, there are a number of recently constructed mixed-use housing developments extending eastward towards the state capitol. These are 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:

$$\frac{(LIFA) - (LIFH + AHM)}{\text{Total Number of Family Households}} = \text{percentage required}$$

Where:

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- 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. 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 (CMP 2015)	22%
Florida State University	17%
Florida A&M (CMP 2012)	23.5%
University of Central Florida (CMP 2020)	20%
University of South Florida (CMP 2015)	14%
Florida Atlantic University (Fact Book 2010)	9%
University of West Florida (CMP 2012)	19%
Florida International University (CMP 2012)	6.4%
University of North Florida	N/A
Florida Gulf Coast University (CMP 2015)	31%

Source: FSU Housing Department, February 2020

Currently there is no set university policy for provision of housing as related to total enrollment. A report prepared by the former Board of Regents suggests that a reasonable goal for students is 25 percent to be housed on campus. While students are not required to live in university housing, entering freshmen are encouraged to do so. Currently,

University Housing reports that 85% of FTIC students live on campus.

In general, the priority at FSU is for renovations, code compliance, replacement, and/or general upgrades of existing residence facilities. The 85 percent FTIC 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 around 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 17% 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 2019-20 academic year.

Table 7.6 Housing Rental Fees (2019-20)

Suite Residence Halls (private bath units avail @ additional cost)	Standard Double, Air Condition \$3,340 per semester	
Apartment Housing for Single Students	Rogers Hall	\$2,660 per semester
	Ragans Hall	\$3,690 per semester
	McCollum Hall-Efficiency	\$3,765 per semester
	McCollum Hall-Townhouse	\$3,090 per semester
	Traditions Hall	\$3,935 per semester

Source: FSU Housing Department, February 2020

2.e. Projected Additional Housing by Type

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

2.f. Potential On-Campus Housing Sites

Presently, the northwest quadrant of the Tallahassee Campus is a potential site for on-campus housing. Refer to **Figure 7.2**.

2.g. Off-Campus Housing Projections

Assuming 17 % of the student enrollment will be housed on campus based on 2.a., 83 % 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

EXISTING CAMPUS HOUSING

LEGEND:

 RESIDENCE HALLS

SOURCE:
FSU FACILITIES PLANNING
TLGIS

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS

SUPPORTING DATA
24 SEPTEMBER 2021

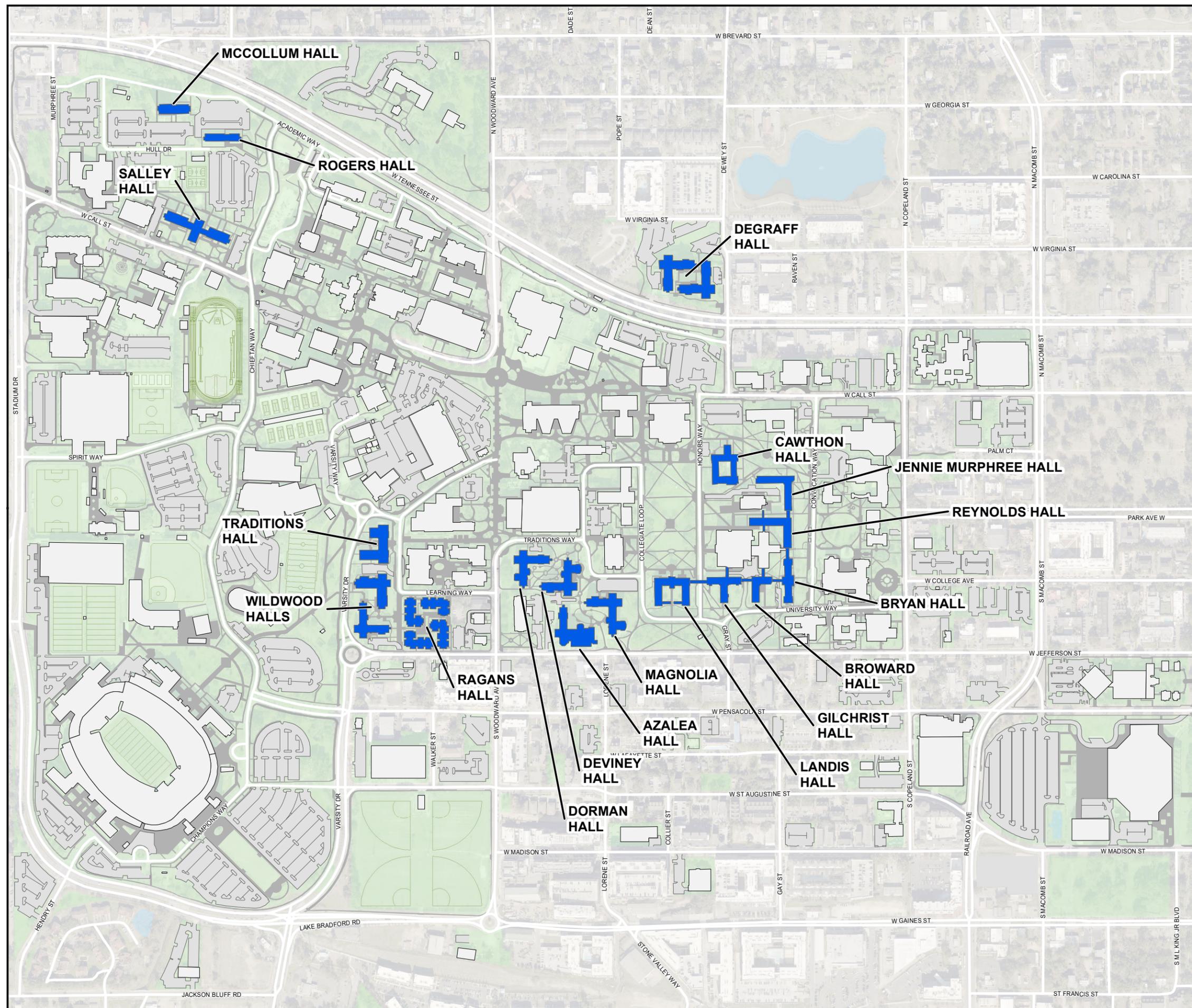
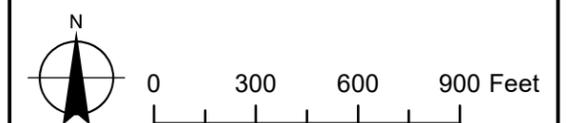


FIGURE 7.2

POTENTIAL CAMPUS HOUSING LOCATIONS

LEGEND:

-  EXISTING RESIDENCE HALLS
-  POTENTIAL RESIDENCE HALLS

SOURCE:
FSU FACILITIES PLANNING
TLGIS

FLORIDA STATE UNIVERSITY
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