

7.0 HOUSING ELEMENT

The University of North Florida (UNF) currently maintains a total of 2,559 rentable bed spaces for the Fall 2004 academic year, of this, 2,104 are existing beds and 455 are triples. Currently, housing equates to approximately 17 percent of the University's present total student enrollment of 14,666 as of Fall 2004. Of this

Provision of on-campus residences is anticipated to increase over the course of the ten (10)-year Master Plan period. The current representation of 17 percent of the total student enrollment is expected to increase to 19 percent by the year 2015. In order to meet these needs, the University must plan and designate on-campus upland areas that are suitable for future housing expansions. These areas should ideally lend themselves to both vehicular and pedestrian access, be close in proximity to student activities, recreational areas and academic buildings while maintaining partial isolation to ensure privacy for the students.

The eastern ridge of the UNF campus property has been designated for all future phasing of residential housing. The first phase of this housing will be constructed in the southern portion of the eastern ridge for approximately 1,000 beds as shown on the Future Land Use Map, Figure 4.1. The eastern ridge can continue to accommodate further housing expansions with similar expansions of recreation/open space, parking and support facilities beyond the ten (10)-year Master Plan period.

A designation for Greek housing will be identified on this Master Plan Update. Approximately 8-16 acres of land in the northwest portion of campus will be designated for use as Greek housing as student demand increases. Located adjacent to proposed recreation facilities within this sector of campus approximately defines this housing use with adequate opportunity to expand. Access and parking will support all future Greek housing needs.

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GOAL 1: The University of North Florida (UNF) shall continue to provide stable and secure student housing facilities within the UNF campus boundaries offering a social environment that is affordable and conducive to the academic growth and development of the University's student enrollment.

Objective 1.1 UNF shall ensure the availability of an adequate supply of affordable on-campus student housing units and support facilities, located within walking distance of the University's academic buildings, and shall strive to maintain an average housing bed space inventory for approximately 19 percent of the University's student enrollment, based on headcount.

Policy 1.1.1 UNF shall evaluate the demand and financial feasibility of providing an additional 1,443 on-campus bed spaces during the ten (10)-year planning period. These additional bed spaces would be located on the eastern ridge. The following items shall be considered, as a minimum, in this evaluation:

- The present or forecasted availability of fiscal resources needed to pay for such additions.
- The actual and projected utilization of existing on-campus student housing bed spaces.
- The anticipated costs and projected rental rates necessary to support such a venture and a comparison of these minimum housing rates to the existing on-campus housing rate structure.

Policy 1.1.2 In accordance with the implementation of Policy 1.1.1, UNF shall strive to achieve a bed space inventory of 1,443 for on-campus students by the end of the ten (10)-year planning period.

Policy 1.1.3 UNF shall maintain flexibility in evaluating the type and number of future students to be housed on-campus. Such evaluations shall consider the following:

- The provision for and maintenance of a housing inquiry list, compiled each semester, indicating the student type (undergraduate, graduate-single/married) and number of those expressing a need or preference for future on-campus housing.

Policy 1.1.4 UNF shall continue to use University housing revenues as its primary source of funding for all future housing expansions and renovations and associated infrastructure improvements necessary to support housing needs.

Policy 1.1.5 UNF shall continue to use the following existing minimum guidelines to ensure appropriate infrastructure capacity and to ensure architectural and landscape architectural standards for the planning and construction of new housing facilities.

1. Provision of the following in accordance with adopted level-of-service standards:
 - Potable Water
 - Sanitary Sewer
 - Drainage

- Solid Waste
 - Recreation and Open Space
 - Transportation
 - Provide Data Communication Outlets
2. Vehicular and pedestrian access.
 3. The construction of multi-storied residential housing facilities of approximately six stories, were feasible. Elevators for facilities exceeding two (2) levels.
 4. Compliance with Florida Americans with Disabilities Accessibility Act and Americans with Disabilities Act Accessibility (ADA) guidelines.
 5. At least one full bath for each four bed spaces.
 6. Common area facility 4000 square feet for each 150 bed spaces.
 7. The provision of chiller (air or water cooled), boiler and emergency generator at capacity levels to be determined by the University's Director of Facilities Planning and the Director of Physical Facilities and the Director of Housing Operations.

Policy 1.1.6 UNF shall encourage the development of housing support facilities such as parking, recreation and open space areas which offer pedestrian access and convenience to the general areas of planned on-campus housing development.

Policy 1.1.7 UNF shall continue to annually evaluate the need for additional lands to meet housing and support facility needs that may occur beyond the ten (10)-year planning period.

Policy 1.1.8 UNF shall initiate plans to facilitate a phased growth program for Greek housing located as indicated in the [2005-2015 Master Plan Update \(Figure 1\)](#) and [Figure 4.1: Future Land Use Map](#).