

7.0 HOUSING ELEMENT

As FIU matures in its stature as a leading educational institution, attracting higher proportions of non-local and international students, the need for appropriate affordable on-campus student housing will grow. As student enrollment numbers continue to increase and the nature of student housing changes, FIU must provide suitable housing on campus. (Refer to Element 4.0 Future Land Use's Figure 4.1b and 4.3b for the location of housing facilities).

In addition to the need to increase the quantity of on-campus housing, FIU will strive to provide alternatives to traditional dormitories to reflect the housing preferences of undergraduate students, graduate students and honors students, as well as married students and members of fraternities and sororities. Future housing is proposed to be no higher than six floors above a commons area established on the first floor. In addition, floor plates should be configured to promote 40 bed communities.

At the Modesto A. Maidique Campus, student housing is located in all quadrants of the campus: to the northwest near the College of Business, to the southwest near the Stadium and Performing Arts Center, and to the northeast at the existing Modesto A. Maidique Apartments. Additional student housing is also located near the existing Greek houses. In regard to the housing neighborhood on the "Main Street" adjacent to the Stadium and Performing Arts Center, further study is needed to address the integration of parking at this location.

At the Biscayne Bay Campus, student housing is located along a main street running north-south through the campus. The housing is adjacent to the academic quadrangles. Proposed housing for faculty, staff and retirees is located to the southeast corner of the campus.

No student housing is located at the Engineering Center.

GOAL 1: Florida International University shall assist all students in securing adequate, affordable on- and off-campus housing through the planning period.

Objective 1.1 On-Campus Housing:
Provide housing on-campus to meet the needs of not less than 20 percent of the FTEs by the end of the planning period until a cap of 7,000 beds is achieved.

Policy 1.1.1 UNIVERSITY-WIDE
Provide a variety of dormitory and apartment types to reflect user preferences and particular student classifications (undergraduate, graduate, and married.)

Policy 1.1.2 Within each housing cluster provide support services and facilities to include:

- Nearby parking space consistent with parking standards
- Dining facilities
- Recreation/open space commons
- Meeting space
- Student Services

Policy 1.1.3 Provide handicapped accessible units, in compliance with Americans with Disabilities Act for no less than five percent of on-campus housing.

Policy 1.1.4 **MODESTO A. MAIDIQUE**
Provide a total of 4,144 on-campus housing beds by the end of the planning period, contingent on demand. The beds will be distributed generally as follows :

Existing Fall 2008:	2,709 beds
Planned (under construction + CIP):	1,148 beds
Planned Demolition	240 beds
(four units at University Park Apartments)	
Future Main Street Development	738 beds
Future Housing at Honors College	246 beds
Future Greek Housing	120 beds
Projected 20% Goal - 2015:	4,144 beds

Policy 1.1.5 Locate housing consistent with the housing business plan as follows:

-Undergraduate student, suite-style and apartment-style housing at the southwest housing quadrangle and Lakeview housing cluster.

-Undergraduate student, suite-style housing within the Graduate School of Business complex in the northwest quadrangle.

-Married and graduate student housing in the existing northeast housing complex.

-Greek housing in the existing southeast housing complex.

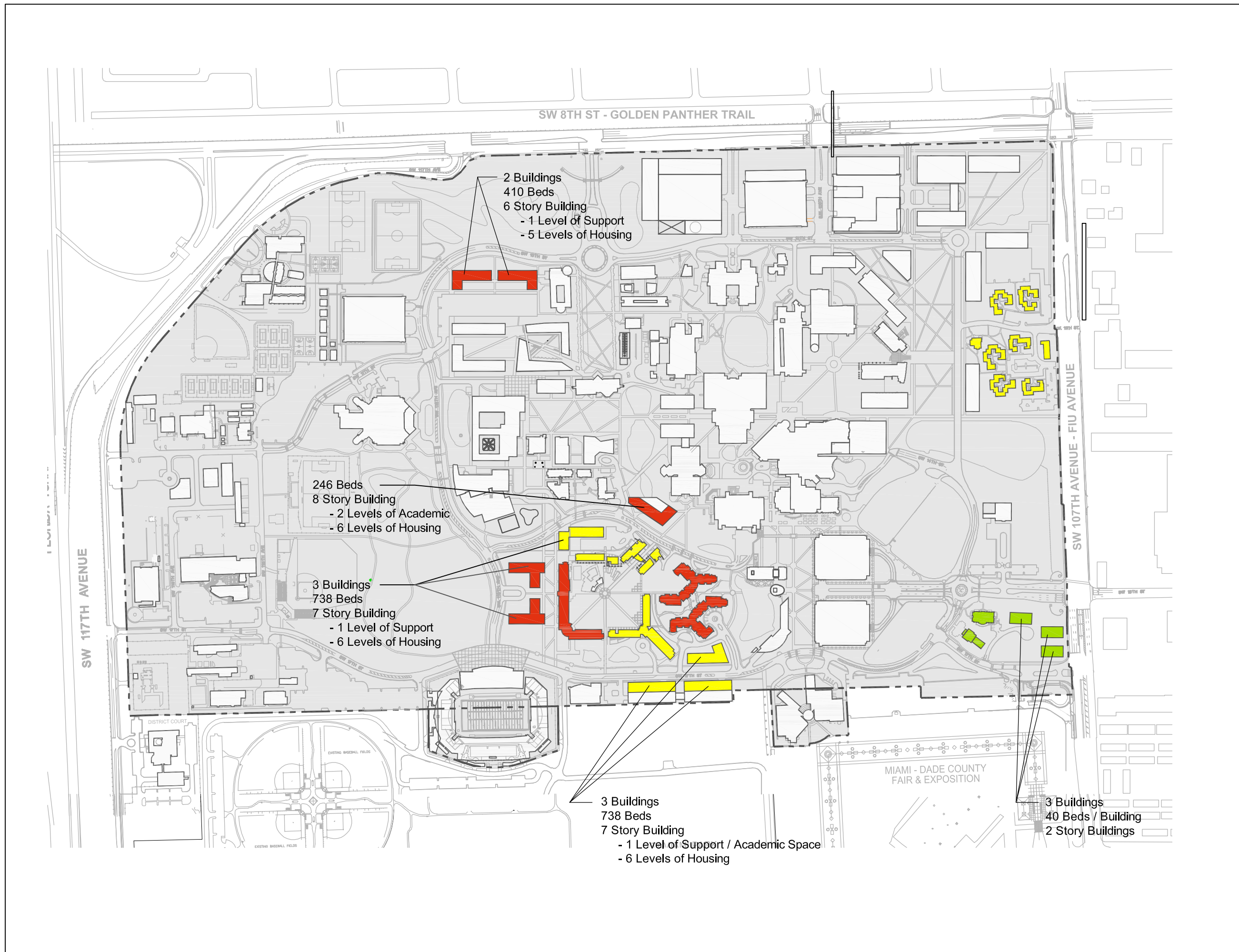
-Undergraduate, apartment-style housing in the "Main Street" mixed-use development.

-Undergraduate, suite-style housing at the Honors College building.

- Policy 1.1.6 Prioritize funding and phase housing development, consistent with the campus housing business plan and the Capital Improvement Plan.
- Policy 1.1.7 **BISCAYNE BAY CAMPUS**
Provide a total of 683 on-campus housing beds by the end of the planning period, contingent on demand. The beds will be distributed generally as follows:
- | | |
|--|------------|
| Existing Fall 2008: | 300 beds |
| Planned (under construction + CIP): | 328 beds |
| Planned Demolition | 300 beds |
| Future Main Street Housing | 328 beds |
| Projected 20% Goal - 2015: | 683 beds |
| Future faculty/staff/retiree housing buildings | (8) 5-unit |
- Policy 1.1.8 Locate housing as follows:
- Undergraduate and graduate student housing (includes replacement of existing Bay Vista beds to be demolished) on the "Main Street" northwest of the Kovens Conference Center, contingent on demand.
 - Reserve future housing sites adjacent to the tennis courts and multipurpose courts.
- Policy 1.1.9 Prioritize funding and phase housing development as follows:
- 683 beds by 2015 (contingent on demand)
- Policy 1.1.10 The University shall evaluate the demand and financial feasibility of a privately developed hotel to serve Biscayne Bay Campus Kovens Center.
- Policy 1.1.11 Locate housing for faculty, staff and retirees to the southeast corner of the campus - 40 units by 2015 (contingent on demand)

- Objective 1.2** **Monitor and evaluate housing deficiencies and ensure the timely elimination of substandard student housing and the infrastructure (electrical, mechanical, plumbing, etc.) and aesthetic improvement of existing student housing.**
- Policy 1.2.1 UNIVERSITY-WIDE
Provide handicapped accessible units, in compliance with Americans with Disabilities Act for no less than five percent of on-campus housing.
- Policy 1.2.2 Annually monitor the condition, deficiencies and repair needs of existing housing at both campuses consistent with the policies and procedures established by the Facilities Maintenance Element.
- Policy 1.2.3 BISCAYNE BAY CAMPUS
Housing management will monitor housing demands and develop a business plan to support housing needs in a timely fashion.
- Objective 1.3** **Off-Campus Housing:
Assist students and faculty in locating suitable, affordable housing opportunities off-campus.**
- Policy 1.3.1 UNIVERSITY-WIDE
Monitor the anticipated adequacy and affordability of off-campus housing to serve the needs of students and faculty residing off-campus through a bi-annual survey
- Policy 1.3.2 Work with local jurisdictions (the City of North Miami, Sweetwater, and Miami Dade Planning Department) to assure that sufficient off-campus affordable housing is available to students by:
- Monitoring the supply, cost and suitability of off-campus housing, including rent levels
 - Establishing a registry of off-campus housing providers
 - Consider development of a "roommate finder" service.
 - Monitoring factors pertaining to safety, transit utilization, pedestrian access, traffic pattern, .

-Pursuant to HB 1362, establish a public-private partnerships and agreements with local jurisdictions for providing affordable housing opportunities for students



LEGEND

- Suite Style
- Apartment Style
- Greek
- Townhome/Condominium

KEY MAP

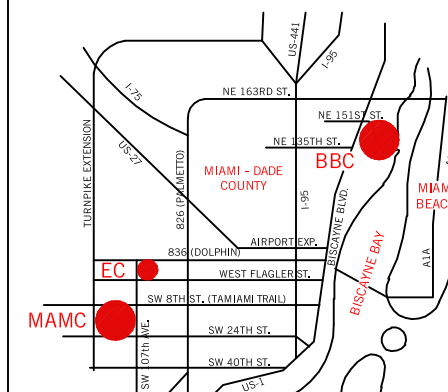


FIGURE 7.1
Modesto A Maidique Campus
Housing Facilities



Campus Master Plan - June 2010





LEGEND

- Suite Style
- Apartment Style
- Greek
- Townhome/Condominium

KEY MAP

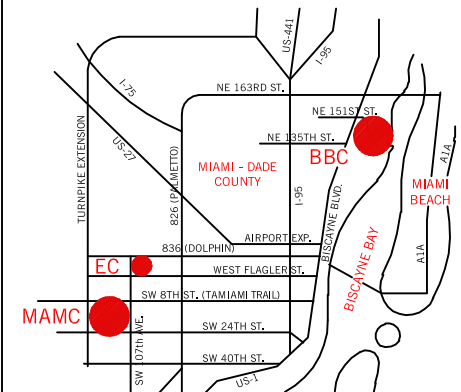


FIGURE 7.3
Biscayne Bay Campus
Housing Facilities



Campus Master Plan - June 2010



**PERKINS
+ WILL**