

7.0 HOUSING ELEMENT

(1) DATA REQUIREMENTS.

a) Inventory of Existing Beds by Type

MODESTO A. MAIDIQUE

As indicated in Table 7.1, the current total number of bed spaces at Modesto A. Maidique equates to Two thousand seven hundred and seven (2,709). See Figure 7.1: Housing Facilities for the location of housing.

BISCAYNE BAY CAMPUS

As indicated on Table 7.1, the current total number of bed spaces at Biscayne Bay Campus equates to three hundred (300). Due to staffing arrangements, sixteen (16) existing bed spaces are not rented, leaving a total of two hundred eighty four (284) rentable spaces at Biscayne Bay Campus. See Figure 7.2: Housing Facilities for the location of housing.

7.1 Inventory of Existing Beds by Type

Modesto A. Maidique

Location	Total	Type of Student
University Park Towers	500	Upper Classmen, Graduate
4-Bedroom Single		
2-Bedroom Single		
Studio Single		
Panther Hall	400	Freshman, Upper Classmen, Graduate
2-Bedroom Double		
2-Bedroom Single		
Lakeview Hall	825	Freshman, Soph, Upper Classmen
2-Bedroom Double		
4-Bedroom Single		
Everglades Hall	400	Upper Classmen
3-Bedroom Single		
University Park Apartments	584	Upper Classmen, Graduate, Married
Studio Single		
Efficiency Single		
1-Bedroom Double		
2-Bedroom B Double		
2-Bedroom B Single		
2-Bedroom Quad		
2-Bedroom Quad Single		
4-Bedroom Single		
Total Beds	2,709	

Biscayne Bay Campus

Location	Total	Type of Student
Bay Vista Housing	300	Freshman, Upper Classmen, Married
Studio Single		
1-Bedroom Single (P)		
Efficiency Single (S)		
1-Bedroom Single(S)		
2-Bedroom Single (S)		
Total Beds	300	

Source: FIU Housing Census
2009-2010 FIU Housing Brochure (for Type of Student)

b) Inventory of Existing Beds Provided for Graduate Students

MODESTO A. MAIDIQUE

Presently ninety (90) graduate student reside in Panther Hall, twenty-nine (29) graduate students are housed in University Towers and thirty-three (33) graduate students are housed in University Apartments. One of the University Apartment buildings is designated for students at least twenty-five years old and older, graduate students and married students without children.

Biscayne Bay CAMPUS

Currently thirty (30) graduate students are housed in Bay Vista Housing.

c) Inventory of Existing Housing Units, by Type, for Married Students

MODESTO A. MAIDIQUE

Two of the University Park Apartment buildings are designated for students twenty-five years and older, graduate students and married students without children. Another building is designated for students at least twenty-one years and older. Currently, no married students are housed in Modesto A. Maidique housing. Married students normally opt for rental in the existing off-campus apartment community.

BISCAYNE BAY CAMPUS

Currently, no married students are housed in Biscayne Bay Campus housing. Married students normally opt for rental in the existing off-campus apartment community.

d) Inventory of Other Existing Student Housing

MODESTO A. MAIDIQUE

There are currently two fraternity houses at Modesto A. Maidique Campus: Phi Gamma Delta and Pi Kappa Alpha. The houses are located near the entrance of 107th Ave and 16th Street. Each house has 35 beds for a total of 70 beds. Three additional houses are being planned for the future, which will

| raise the total beds to 150.

BISCAYNE BAY CAMPUS

No specific beds or apartments are set aside for fraternities and sororities.
No facilities are currently contemplated for fraternity/sorority housing.

e) **Inventory of Historically Significant Housing**

MODESTO A. MAIDIQUE

Modesto A. Maidique Campus neither maintains nor owns any historically significant housing, either on or off campus.

BISCAYNE BAY CAMPUS

Biscayne Bay Campus neither maintains nor owns any historically significant housing, either on or off campus.

f) **Description of the Existing Housing Types Provided On Campus**

All housing units are suite style with private bathrooms and kitchens. Bedrooms are furnished with a bed, desk, chair and dresser. Additional services include basic cable television in each bedroom, local telephone service and unlimited internet access via an Ethernet connection. Other common areas include a study lounge, laundry room, and computer lab. Below is a description of the housing facilities for each campus.

MODESTO A. MAIDIQUE

On-campus housing includes University Park Apartments, an apartment complex of ten (10) buildings; Panther Residence Hall, a four-story residence hall consisting of three (3) separate buildings around a central courtyard; University Park Towers, comprised of three (3) sections: North Tower, South Tower and West Wing; Everglades Hall, a six-story residence hall located on a central courtyard; and Lakeview Hall, a six-story residence hall consisting of two buildings. Below is a list of the types of units by housing facility.

University Park Apartments offers a variety of unit types including studio and efficiency privates, two bedroom privates, four bedroom privates, one bedroom doubles, two bedroom double and two bedroom quads. All units are apartment style with private bathrooms and kitchens. Each building contains a laundry room and common area courtyard. All rooms open to the courtyard area. Available recreational facilities available to students include a gazebo with a barbecue pit, sand volleyball court and basketball court. All residents have access to a central complex building housing the complex office, television lounge, computer lab and game room.

Panther Hall residence is a four-story residence hall. The first floor contains one wing of students, the office complex, Central Housing Office, and several

common areas. The remaining three floors each contain three wings of approximately forty (40) students each. One wing is designated for students in the First Year Residents Succeeding Together program. Another wing houses the Honors/Scholars program students. All accommodations are traditional two bedroom suites. Each suite offers double accommodation with private bedrooms and contains a full size refrigerator and microwave. The building provides common area/study lounges on each floor. The first floor contains a recreation room and one large lounge. Other common areas housed in the residence hall include a computer lab, laundry facilities, and common area kitchens. An outdoor courtyard area contains a sand volleyball court and a swimming pool.

University Park Towers offers four bedroom apartment suites. Each suite contains two private bathrooms, a fully equipped kitchen, and a furnished living room. Bedrooms are furnished with a bed, desk, chair and dresser. Additional services include basic cable television in each bedroom and the living room and each bedroom is equipped with a fast internet connection.

Everglades Hall offers apartment style housing with private bedrooms. Each apartment suite contains three bedrooms, a shared bathroom, and full kitchen. Additional services for each apartment include high-speed Internet access and cable TV service. Additional building services include study/social lounges, a multi-purpose lounge, a seminar room, Wi-Fi lounges, academic advising, laundry, swimming pool and sand volleyball court.

Lakeview Hall is comprised of two buildings: Lakeview North, a sophomore and upper classmen residence hall, and Lakeview South, a freshman residence hall. Both buildings offer 2-bedroom and 4-bedroom residence suites, fully furnished and air-conditioned. The suites also contain a shared bathroom, refrigerator, high-speed Internet access and cable TV service. Overall residence hall amenities include academic advising and free tutoring, study/multi-purpose lounges, seminar rooms, mailboxes and laundry. Recreational amenities include access to a swimming pool and sand volleyball court in a central courtyard.

The Units Types at Modesto A. Maidique are described as follows:

University Park Towers

4-Bedroom Single
2-Bedroom Single
Studio Single

Panther Hall

2-Bedroom Double
2-Bedroom Single

Lakeview Hall

2-Bedroom Double
4-Bedroom Single

Everglades Hall

3-Bedroom Single

University Park Apartments

Studio Single
Efficiency Single
1-Bedroom Double
2-Bedroom B Double
2-Bedroom B Single
2-Bedroom Quad
2-Bedroom Quad Single
4-Bedroom Single

BISCAYNE BAY CAMPUS

Bay Vista Housing consists of a four-story apartment style building containing student apartments and common area spaces. The unit types at Bay Vista housing are described as follows:

Bay Vista Housing

Studio Single
1-Bedroom Single (P)
Efficiency Single (S)
1-Bedroom Single(S)
2-Bedroom Single (S)

(P)=Private Bathe

(S)=Share Bath

The first floor contains student apartments, the front desk complex office, and a community room. Student apartments are located on the remaining three floors. Unit types available are one person privates, two bedroom privates. All units are apartment style, with private or shared bathrooms and kitchens. A community room on the first floor serves as a television and game room. Other common areas include a study lounge, laundry room, and computer lab. An outdoor courtyard area contains barbecue pits and a sand volleyball court.

THE WOLFSONIAN

There is currently no housing available at this site.

ENGINEERING CENTER (EC)

There is currently no housing available at this site.

g) Inventory of University Provided Housing Located Off Campus

MODESTO A. MAIDIQUE

Due to the abundance of rental units available in Miami-Dade County, Modesto A. Maidique Campus does not provide any off-campus housing.

BISCAYNE BAY CAMPUS

Due to the abundance of rental units available in Miami-Dade County, Biscayne Bay Campus does not provide any off-campus housing.

h) Estimates of Students Housed On Campus and in University Facilities Located Off Campus

MODESTO A. MAIDIQUE

Modesto A. Maidique housing personnel estimate that excluding staffing and ELI arrangement, there are Two thousand six hundred and forty seven hundred (2,647) undergraduate and sixty (60) graduate students housed on campus. There are no married students presently housed on campus. Modesto A. Maidique does not provide any off-campus housing.

BISCAYNE BAY CAMPUS

Biscayne Bay Campus housing personnel estimate that excluding staffing arrangements, there are two hundred and fifty eight (258) undergraduate, Thirty (30) graduate and no married students housed on campus. Biscayne Bay Campus does not provide any off-campus housing.

i) Estimates of Full-Time Students Housed Off Campus in Non-University Provided Rental Housing

MODESTO A. MAIDIQUE

The urban community, in which Modesto A. Maidique is located, enables students to easily find some type of off-campus housing. According to a recent report on Housing in Miami-Dade County prepared by Miami-Dade County Planning Department, Miami-Dade County has the largest rental stock in South Florida. Unincorporated Dade County has the largest number of vacant-for-rent units and the highest number of vacant-for-sale units. Because of the abundance of rental units available in Miami-Dade County, Modesto A. Maidique does not provide any off-campus housing.

According to data provided by the FIU Office Institutional Research, 2008, there are eighteen thousand and thirty-eight (18,038) full-time equivalent (FTE) students. Approximately fifty-nine (59) percent of the student headcount enrollments for fall 2008 are full-time students. Since practically all of the students housed on campus are full-time status (Two thousand seven hundred and seven -2,707- students), approximately fourteen thousand thirty seven (14,037) live in some type of off-campus housing. Aside from out of state and foreign students, most students are from the Miami area at the time of enrollment and continue to live at home thus, not impacting significantly on the surrounding community.

Because there is no data available concerning the number of students living off-campus at home, the following assumptions have been made for off-campus projection purposes.

1. Approximately ninety-four (94) percent of the total student headcount are considered to live in some type of off-campus facility.
2. More than half of FTE students enrolled at Modesto A. Maidique live at home with family members therefore; approximately forty-seven (47) percent of the full-time students live in off-campus rental housing.

BISCAYNE BAY CAMPUS

The urban environment, in which Biscayne Bay Campus is located, enables students to easily find some type of off-campus housing. According to a report on Housing in Miami-Dade County prepared by Miami-Dade County Planning Department, Miami-Dade County has the largest rental stock in South Florida. Unincorporated Dade County has the largest number of vacant-for-rent units and the highest number of vacant-for-sale units. Because of the abundance of rental units available in Dade County, Biscayne Bay Campus does not provide any off-campus housing.

According to data provided by the FIU Office Institutional Research, 2008, there were four thousand and six hundred (4,600) full-time students for the fall of 2008. Approximately sixty (60) percent of the student headcount enrollment for Fall 2008 are full-time students. Since practically all of the students housed on campus are full-time status (two hundred and eighty eight -288- students), approximately four thousand three hundred and twelve students(4,312) live in some type of off-campus housing. Aside from out of state and foreign students, most students are from the Miami area at the time of enrollment and continue to live at home thus, not impacting significantly on the surrounding community.

Because there is no data available concerning the number of students living off-campus at home, the following assumptions have been made for off-

campus projection purposes.

1. Approximately ninety-six (96) percent of the total student headcount are considered to live in some type of off-campus facility.
2. More than half of FTE students enrolled at FIU live at home with family members therefore; approximately forty-eight (48) percent of the full-time students live in off-campus rental housing.

j) Inventory of the Host Community's Rental Housing Supply by Rental Range

Table 7.2 Host Community Market Rent Survey: 2005

MODESTO A. MAIDIQUE	RENTAL RANGE
33174	\$780-\$1200
33144	\$825-\$1700
33172	\$875-\$1400
33165	\$825-\$1700
33184	\$800-\$1325

BISCAYNE BAY	RENTAL RANGE
33181	\$650-\$1700
33161	\$575-\$950
33160	\$900-\$1750
33162	\$750-1600

(2) ANALYSIS REQUIREMENTS

a) Existing University Policies Regarding the Percentage of Students for Which On-Campus Housing is Provided

MODESTO A. MAIDIQUE

No specific policy exists; however, it is understood that the FIU president has projected a goal of twenty (20) percent of the full-time equivalent (FTE) student enrollment in on-campus housing. Currently only fifteen (15) percent and Two thousand seven hundred and nine (2,709) FTE students are housed in on-campus residences. The twenty percent goal would equate to three thousand two hundred and fifty eight (3,258) beds for the current FTE enrollment. This goal is considered according to Modesto A. Maidique housing personnel as aggressive but achievable.

BISCAYNE BAY CAMPUS

No specific policy exists; however, it is understood that the FIU president has projected a goal of twenty percent of the full-time equivalent (FTE) student enrollment in on-campus housing. Currently only eight (8) percent and two hundred eighty eight (288) FTE students are housed in on-campus

residences. The twenty percent goal would equate six hundred and sixty four (664) beds for the current FTE enrollment. Based on the percentage of current FTE students housed on-campus and considering the demographics of the student population, typically an older working student; the current goal of twenty percent may be overly aggressive. Biscayne Bay Campus housing personnel suggest that apart from an expansion of academic programs or other creative strategies such as expanding the Honors College that the twenty percent goal may not be achievable.

b) Projection of Students to be Housed On Campus in University-Provided Facilities

MODESTO A. MAIDIQUE

According to the current goal FIU has an established goal of maintaining housing for twenty percent of the full-time student enrollment. Modesto A. Maidique Campus is currently five hundred and fifty one (551) bed spaces shy of this goal. Without the addition of new residential housing this deficiency will naturally increase as enrollment increases. The projected FTE for students in the ten year planning period of 2005-2015 is twenty nine thousand seven hundred and sixty nine (29,769). The twenty percent goal for the projected FTE for the planning period would equate to five thousand eight hundred forty-one (5,841) beds for the ten year planning period. To meet the housing goal for the ten year planning period Modesto A. Maidique Campus would need to add Three thousand one hundred thirty-four (3,134) beds (see Table 7.3).

Modesto A. Maidique Campus currently houses no handicapped students. This is a reflection of demand and not policy or availability. Modesto A. Maidique housing is almost one hundred percent accessible to persons with disabilities. Currently, forty-one (41) units are adapted for use by handicapped students that meet current ADA standards. FIU policy states that five percent of suites for new property shall be available for ADA purposes.

BISCAYNE BAY CAMPUS

According to the current goal FIU has an established goal of maintaining housing for twenty percent of the full-time student enrollment. Biscayne Bay Campus is currently three hundred and seventy seven (377) bed spaces shy of this goal. Without the addition of new residential housing this deficiency will naturally increase as enrollment increases. The projected FTE for students in the ten year planning period of 2005-2015 is five thousand nine hundred and nine (5,909). The twenty percent goal for projected FTE for the planning period would equate to one thousand one hundred and fifty-nine (1,159) beds for the ten (10)-year planning period. To meet the housing goal

for the ten year planning period Biscayne Bay Campus would need to add eight hundred seventy-one (871) beds (see Table 7.3).

Biscayne Bay Campus currently houses no handicapped students. This is a reflection of demand and not policy or availability. Biscayne Bay Campus housing is almost one hundred percent accessible to persons with disabilities. Thirteen (13) units are adapted for use by handicapped students that meet current ADA standards. FIU policy states that five percent of suites for new property shall be available for ADA purposes.

Table 7.3 Projected On-Campus Housing and Land Need – Biscayne Bay Campus

MODESTO A. MAIDIQUE	FTE	Projected Needed Beds	Inventory (beds)	Deficit (beds)
2004-2005	16,289	3,258	2,707	551
2009-2010	22,246	4,449	2,707	1,742
2014-2015*	29,769	5,841	2,707	3,134

BISCAYNE BAY CAMPUS	FTE	Projected Needed Beds	Inventory (beds)	Deficit (beds)
2004-2005	3323	665	288	377
2009-2010	4057	811	288	523
2014-2015*	5909	1159	288	871

* Cap of 7000 beds

c) Projection of Students to be Housed in Non-University Provided Facilities on Campus

MODESTO A. MAIDIQUE

Currently there are twenty-three social fraternities and sororities at Modesto A. Maidique. There are currently two fraternity houses at Modesto A. Maidique which together house 70 students. Three additional houses are being planned which will house an additional 80 students for a total of 150

BISCAYNE BAY CAMPUS

Biscayne Bay Campus has no plans for on-campus fraternities and sororities in this ten year planning period.

d) Analysis of the Existing On-Campus Housing

MODESTO A. MAIDIQUE

The campus residential core consists of four residence hall communities; a four-story residence hall of three separate buildings, Panther Hall; two high-rise apartment towers with a lower wing, University Towers; a six-story

residence hall with three wings, Everglades Hall; and Lakeview Hall, a residence hall of two six-story buildings. Three of the residence communities, Panther, Everglades and University Towers, are located around a central courtyard that contains a sand volleyball court and swimming pool.

Panther Hall is a traditional residence hall with two bedroom suites. This facility is more economical than University Towers and is best suited for traditional lower division students. This traditional residence hall is appropriate space for summer conference housing. The size of the building footprint, one hundred twenty (120) students per floor, is considered excessive to achieve a sense of community. Though Panther Hall lacks some of the amenities of the newer University Towers it is a quality housing facility in excellent condition.

All apartments in University Towers include a fully equipped kitchen and furnished living rooms with computer access in each bedroom. The building footprint for University Towers is limited to forty (40) students per floor. This smaller building footprint fosters a more intimate environment than that of Panther Hall. There have been concerns expressed about the height of the residential towers. Various members of the faculty and administration have indicated that both visual scale and cost considerations should be evaluated prior to constructing additional high-rises at Modesto A. Maidique. Modesto A. Maidique has done a commendable job developing green spaces associated with each of the residential facilities. A central courtyard between Panther Hall, Everglades Hall and University Towers affords opportunity for limited recreational activities and social interaction, where students can informally gather. Attention has been given to assure that interior courtyards are secure, protected areas. There are limited unstructured recreational facilities associated with existing housing. Thought should be given to offering additional recreational facilities for residential occupants.

The apartment-style units at Everglades Hall include furnishings, three private bedrooms, a full kitchen, shared bathroom and Internet access. Two wings of the building define the southeast corner of the residential central courtyard. The first level of the building includes lounges, classroom, computer lab, front desk and housing. Levels two through six contain resident housing.

Lakeview Hall consists of two buildings, Lakeview Hall North and Lakeview Hall South. Two types of rooms are available at this complex: two-bedroom double suites and four-bedroom single suites. Each of the apartment style suites is fully furnished and includes a shared bathroom and Internet access. Common areas include an academic resources room, lounge spaces and laundry facilities.

University Apartments, the original Modesto A. Maidique on-campus housing, includes an apartment complex of ten detached two-story buildings. This housing is presently utilized for both undergraduate and graduate students. Its village concept of clustered low-rise buildings suggest appropriate housing uses might be limited to housing for upper classroom and graduated students. This village-style housing offers lower densities and greater privacy, however provides fewer environmental controls to ensure a safe and

secure environment. Unlike high-rise residential buildings, the clustered apartments fail to maximize the use of the land.

Historically the greatest percentages of students living on-campus were juniors, due primarily to the large amount of junior transfer students entering Modesto A. Maidique. However in recent years the amount of freshmen and sophomores has increased significantly. The diverse student population at Modesto A. Maidique, offers a unique residential experience to live with people from other countries and cultures. In addition to traditional living arrangements, there are a number of special living options including rooms available for graduate and married students. Other special living options include a residential program for first year residents and a program for students in the Honors College.

BISCAYNE BAY CAMPUS

The nature of student population at this campus has limited demand for on-campus housing. Historically, Biscayne Bay Campus has been considered primarily a commuter college. Many of the students at this campus are considered non-traditional students that are employed in the day and attend college in the evenings.

Bay Vista housing is currently the only housing currently provided at Biscayne Bay Campus. The facility is a four-story apartment-style building of five wings. Due to this building's age there are limited amenities associated with this residence hall. The building's siting and configuration does not capitalize on views to Biscayne Bay.

In addition to international residents, there are a number of special living options including rooms available for graduate and married students. Other special living options include a residential program for first year residents and a program for students in the Honors programs.

1. Age of buildings that house students and programs to retrofit or replace aged structures.

MODESTO A. MAIDIQUE

The majority of on-campus housing is less than 15 years old, with the exception of University Apartments (built in 1986). All of the residence halls should last past the planning period with appropriate upkeep and maintenance.

University Apartments (1986)
Panther Hall (1996)
University Park Towers (2000)
Everglades Hall (2002)
Lakeview Housing (2006)

BISCAYNE BAY CAMPUS

University housing, Bay Vista Housing, received a two million three hundred thousand dollar (\$2,300,000) renovation in 2006-2007, Future replacement of this residential facility should be addressed in the planning period.

Physical condition of those buildings.

MODESTO A. MAIDIQUE

University Towers, Panther Hall, Everglades Hall and Lakeview Hall are less than fifteen years old. A continued maintenance program should ensure that each of these facilities remain in excellent condition during the ten year planning period. University Apartments is an older housing facility in satisfactory condition that will require preventive maintenance and upkeep to reduce costs of operation and ensure the health and safety of the residents during the ten-year planning period.

BISCAYNE BAY CAMPUS

Bay Vista Housing is an older housing facility that will require high levels of maintenance and upkeep to maintain serviceability during the ten-year planning period.

2. The existing rate structure charged for on-campus housing.

MODESTO A. MAIDIQUE

The cost for on-campus housing is an important factor for many when choosing housing. Though prices vary depending on the type of unit and residential facility, the average cost for a student to live on-campus for the academic year is approximately \$700 per month. This rate includes standard utilities as well as security and convenience to Green Library, academic buildings, athletic facilities, health facilities and food service. As new housing facilities are built with added amenities to meet the changing needs of the University students, the University is faced with the continual challenge to provide this housing at a cost effective rate.

BISCAYNE BAY CAMPUS

The cost for on-campus housing is an important factor for many when choosing housing. Though prices vary depending on the type of unit and residential facility, the average cost for a student to live on-campus is approximately \$750 per month. This rate includes standard utilities as well as security and convenience to the library, academics, athletic facilities, health facilities and food service. As new housing facilities are built with added amenities to meet the changing needs of the University students, the University is faced with continual challenges to provide this

housing at a cost effective rate.

e) Estimate of Additional On-Campus Housing Units, By Type, Necessary to Meet the Needs Described in Subparagraph (2) (a)

MODESTO A. MAIDIQUE

The current goal of the University is to house twenty percent of the full-time equivalent (FTE) students until a cap of 7,000 beds is achieved. This requires that five thousand eight hundred forty-one (5,841) students bed spaces be available on campus. Presently, there are Two thousand seven hundred seven(2,707) beds at Modesto A. Maidique with an eighty-nine percent occupancy rate. To meet the current housing goal, an additional Three thousand one hundred and thirty four (3,134) bed spaces are required. Modesto A. Maidique plans to limit all additional bed spaces in the ten year planning period to apartment-style units. No additional traditional dormitory-style residence halls are anticipated at this time.

BISCAYNE BAY CAMPUS

The current goal of the University is to house twenty percent of the full-time equivalent (FTE) students, requiring that One thousand one hundred fifty-nine (1,159)students bed spaces be available on campus. Presently, there are two hundred Eighty-eight (288) beds at Biscayne Bay Campus with a ninety-one percent occupancy rate. To meet the current housing goal an additional Eight hundred and seventy-one (871) bed spaces are required. This campus currently does not have any future housing facilities planned or committed. For future housing facilities, Biscayne Bay Campus plans to limit all additional bed spaces in the ten year planning period to apartment-style units. No additional traditional dormitory-style residence halls are anticipated at this time.

f) Potential On-Campus Sites and of the Capacity of These Sites (Beds)

MODESTO A. MAIDIQUE

There has been discussion about mixing residential and academic land uses for a future housing site. Another potential goal for future housing sites would consider relating housing to a new recreational center and unstructured open spaces. Another potential residential project envisions a satellite cafeteria associated with the existing residential quad after the completion of Lake View housing project.

BISCAYNE BAY CAMPUS

There are a couple planned competing sites for additional residential facilities on campus. One proposed site for new housing is adjacent and north to the existing Bay Vista Housing. This site could be more cost efficient by creating a residential core. Another site proposes locating high-end housing on the southern peninsula. Any potential development adjacent to the bay must be cognizant of the need to preserve views of the bay. This enticing site, oriented to Biscayne Bay might potentially serve some Modesto A. Maidique

housing demands. The southern “peninsular” location could be an excellent recruiting mechanism for both faculty and students.

g) Projection of Students That Will be Housed Off Campus in Facilities Provided by Others

MODESTO A. MAIDIQUE

It is estimated that as many as fourteen thousand three hundred and eighty nine(14,389) full-time equivalent (FTE) students are presently provided housing in the private sector. Based on projections for a FTE student population of 29,769 for the ten year planning period and a twenty percent goal for FTE housing, is estimated that as many as 23,815 full time students will require off campus housing in the private market.

BISCAYNE BAY CAMPUS

It is estimated that as many as three thousand and forty five (3,045) full-time equivalent (FTE) students are presently provided housing in the private sector. Based on projections for a FTE student population of 5,909 for the ten year planning period and a twenty percent goal for FTE housing, is estimated that as many as 4,727 full time students will require off campus housing in the private market.

h) Assessment of Student Impacts on the Occupancy of the Host Community's Rental Stock

MODESTO A. MAIDIQUE

The highly urbanized host community of Modesto A. Maidique, with its an abundance of rental properties, enables students to easily find some type of off-campus housing. There is not anticipated any appreciable impact on the community's rental stock.

BISCAYNE BAY CAMPUS

The urbanized host community of Biscayne Bay Campus, with its an abundance of rental properties, enables students to easily find some type of off-campus housing. There is not anticipated any appreciable impact on the community's rental stock.