

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. FIU's goal is to house twenty (20) percent of all full time equivalent students (FTE) in on-campus housing. As student enrollment numbers continue to increase and student housing needs change, FIU must explore multiple avenues to expand suitable housing on campus, work with Sweetwater redevelopment advocates and partner with local developers. (Refer to Element 7.1: Modesto A. Maidique Campus and 7.3: Biscayne Bay Campus for the location of housing facilities).

In addition to increasing the quantity of on-campus housing, FIU will strive to reflect the housing preferences of undergraduate students, graduate students, honors students, married students and members of fraternities and sororities. Semi suites, suites and apartment unit types should all be available. Future housing at Modesto A. Maidique is anticipated to be at least the scale and density of Parkview I. At Biscayne Bay, new student housing is anticipated to be less than the height limit regulations established by the City of North Miami. Student housing on both campuses should anticipate sea level rise by locating beds above ground level and incorporate student support space on the first floor. In addition, whenever possible, floor plate modules should be configured to promote 40-bed communities.

At the Modesto A. Maidique Campus, the majority of undergraduate student housing should be concentrated in one district that centers around Panther Village and the Preserve. The Honors College housing should be located at a campus gateway with high visibility, such as along SW 17th Street. Along with "Main Street" apartment housing, it links the campus greenway with the Stadium, Performing Arts Center and potential university expansion in the Miami-Dade Youth Fair and Exposition. Parkview housing should be expanded around the Preserve. Future Greek housing expansion should be located at the corner of the Preserve and in proximity to sports facilities. New housing facilities should either integrate structured parking into their development or locate it within close proximity to increase marketability and student safety.

At the Biscayne Bay Campus, student housing should be relocated south of the main academic quadrangle to take advantage of the crossroads location near Kovens Center. The existing residence hall should be made available to Royal Caribbean Cruise Lines for their staff housing in connection with their new training facility. Additional partnerships housing should be located between Kovens Center and the Academic Health Center. In addition to on-campus housing, the completion of the Biscayne Landing Project will create four thousand (4,000) new mid-priced housing units within walking and bicycling distance from BBC within the next 5-15 years.

No student housing should be located at the Engineering Center.

GOAL 1: **Assist all students in securing adequate, affordable on- and off-campus housing .**

Objective 1.1 **Promote Housing Availability and Supply:**
Actively plan with local community and development partners for the availability of an adequate supply of affordable housing units and support facilities both on-campus and off-campus.

Policy 1.1.1 UNIVERSITY-WIDE
Provide a variety of residential unit types to reflect user preferences and particular student classifications (undergraduate, honors, graduate, and Greek housing)

Policies 1.1.2 Provide support services and facilities within each housing development to include:

- Nearby parking space consistent with parking standards
- Dining facilities
- Recreation and open space commons
- Meeting and study space
- Offices for Student Services and Student Organizations

Policy 1.1.3 Construct new housing as multi-purpose facilities and incorporate amenities that improve pedestrian and bicycle-oriented transportation.

Policy 1.1.4 To ensure an adequate supply of housing as the phased demolition of University Village Apartments occurs, FIU will provide a surplus of student housing to accommodate displaced beds.

Policy 1.1.5 Provide handicapped accessible units, in compliance with Americans with Disabilities Act for no less than five percent of on-campus housing.

Policy 1.1.6 MODESTO A. MAIDIQUE
Provide a total of 5,026 on-campus housing beds by the end of the planning period, contingent on demand. Develop a

strategy to accommodate the unmet need for additional beds and the phased demolition of University Village Apartments in the first half of the next planning period or through partners. The beds will be distributed generally as follows:

Existing Fall 2011:	2,586 beds
Planned (under construction + CIP):	620 beds
Planned Demolition (University Park Apartments-4 Units)	240 beds
Future Housing Development (Parkview II and 17 th Street)	1,380 beds
Honors Housing	350 beds
Future Greek Housing	330 beds
Planned Capacity	5,026 beds
Projected 20% FTE Goal:	5,205 beds
Difference (Unmet Need)	179 beds

Policy 1.1.7

Locate new student housing consistent with the Campus Housing Business Plan as follows:

- Undergraduate housing will be located west and north of Panther Village with the creation of Parkview Housing I and II
- Additional undergraduate student, apartment-style housing, should be located south of Panther Village along SW 17TH Street.
- Honors housing should be explored at the crossroads between the Campus GreenWay and SW 17th Street. This location is the future gateway between the main academic campus and the Miami-Dade Youth Fair and Exposition property. This location also benefits from being adjacent to the Frost Art Museum and Wertheim Performing Arts Center.
- In total, FIU will provide 5,026 new beds for undergraduate students.
- Graduate student housing should remain at the eastern edge of campus along SW 107TH Avenue (providing 297) beds until the land is required for redevelopment. It occupies property critical for the expansion of the Academic Health Science Center.

- Greek housing should be relocated over time to the southwest corner of the Preserve; 330 beds should be provided in addition to existing beds.

Policy 1.1.8	Prioritize funding and phase housing development, consistent with the Campus Housing Business plan and the Capital Improvement Plan.										
Policy 1.1.9	Evaluate the demand and financial feasibility of a privately developed hotel to serve the Modesto A. Maidique Campus and expanded partnerships.										
Policy 1.1.10	<p>BISCAYNE BAY CAMPUS Provide a total of 725 on-campus housing beds by the end of the planning period, contingent on demand. The beds will be distributed generally as follows:</p> <table> <tr> <td>Existing Fall 2011:</td><td>271 beds</td></tr> <tr> <td>Planned Transfer of Bay Vista Housing to RCCL:</td><td>271 beds</td></tr> <tr> <td>Planned Capacity:</td><td>725 beds</td></tr> <tr> <td>Projected 20% FTE Goal:</td><td>781 beds</td></tr> <tr> <td>Difference (Unmet Need):</td><td>56 beds</td></tr> </table>	Existing Fall 2011:	271 beds	Planned Transfer of Bay Vista Housing to RCCL:	271 beds	Planned Capacity:	725 beds	Projected 20% FTE Goal:	781 beds	Difference (Unmet Need):	56 beds
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Projected 20% FTE Goal:	781 beds										
Difference (Unmet Need):	56 beds										
Policy 1.1.11	Locate undergraduate student housing south of the main academic quadrangle adjacent to the Kovens Center.										
Policy 1.1.12	Evaluate the demand and financial feasibility of a privately developed hotel to serve the Kovens Center and the potential Academic Health Center partnerships.										
Policy 1.1.13	Locate Academic Health Center Housing adjacent to the associated Academic Health Center.										
Policy 1.1.14	<p>OFF-CAMPUS HOUSING Monitor the anticipated adequacy and affordability of off-campus housing to serve the needs of students, faculty and staff through a bi-annual campus survey</p>										
Policy 1.1.15	Work with the City of North Miami, Sweetwater, and Miami Dade Planning Department to assure that sufficient off-campus affordable housing is available to students, faculty and staff 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

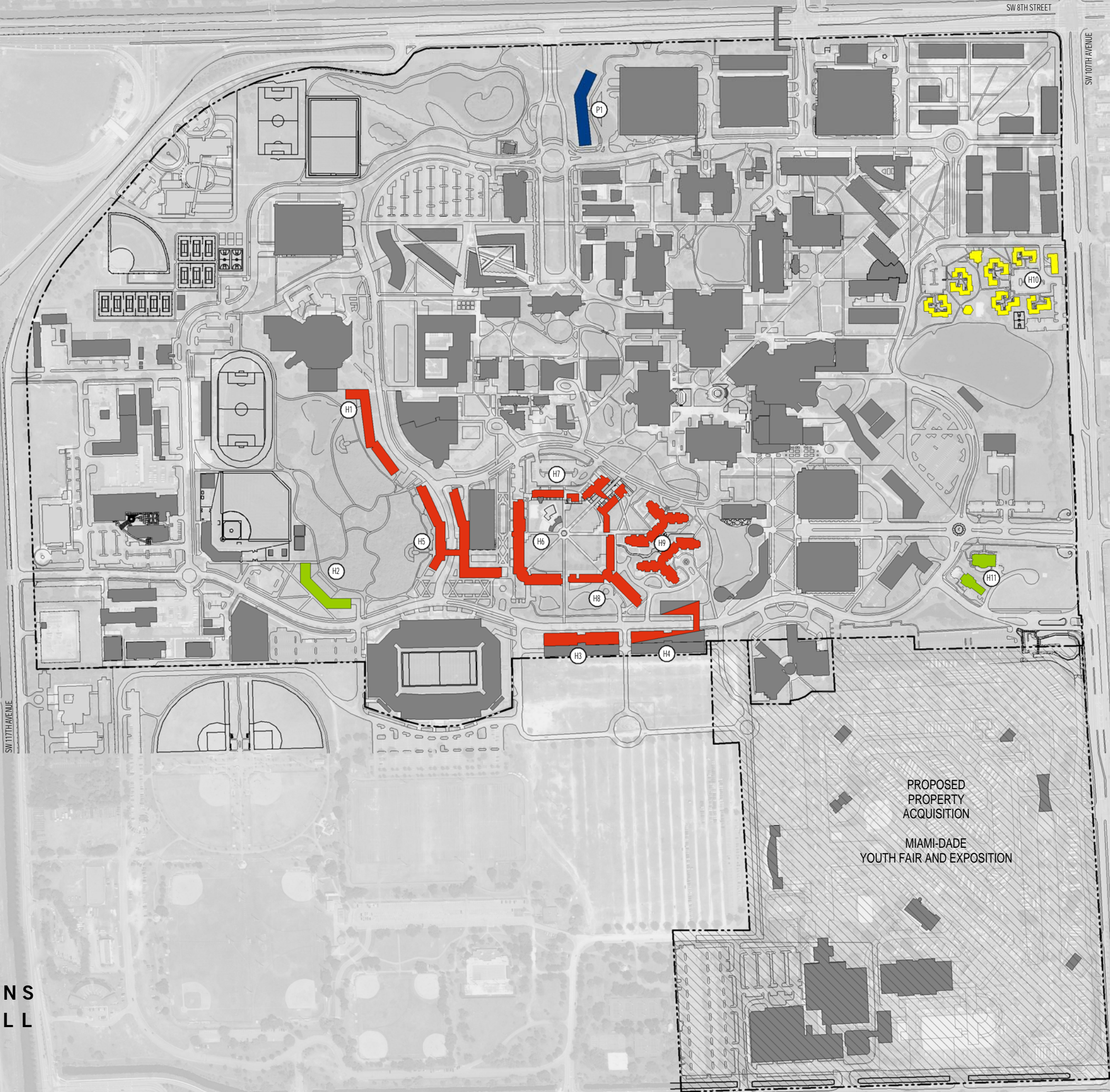
Pursuant to HB 1362, consider establishing public-private partnerships and agreements with local jurisdictions for providing affordable housing opportunities for students.

**Objective 1.2 Remove or Improve Substandard Housing:
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 Monitor housing demands and develop a business plan to support housing needs in a timely fashion at both campuses.



KEY

H1. PARKVIEW HOUSING II	960 BEDS
H2. GREEK HOUSING	330 BEDS
H3. MAIN STREET HOUSING	420 BEDS
H4. HONORS COLLEGE HOUSING	350 BEDS
H5. PARKVIEW HOUSING I	620 BEDS
H6. PANTHER HALL	396 BEDS
H7. UNIVERSITY TOWER	481 BEDS
H8. EVERGLADES HALL	372 BEDS
H9. LAKEVIEW HOUSING	800 BEDS
H10. UNIVERSITY VILLAGE APARTMENTS	297 BEDS
H11. EXISTING GREEK HOUSING	70 BEDS
P1. HOTEL	

LEGEND

█	UNDERGRADUATE HOUSING
█	GRADUATE HOUSING
█	GREEK HOUSING
█	PARTNERSHIP HOUSING
█	PROPOSED / EXISTING BUILDING

ELEMENT 7.1: HOUSING FACILITIES
MODESTO A. MAIDIQUE CAMPUS

