

7.0 HOUSING ELEMENT

(1) DATA REQUIREMENTS

a) Inventory and assessment of Existing and Projected Bed Counts in University Controlled-On Campus facilities

INVENTORY

MODESTO A. MAIDIQUE

As indicated in Table 7.1a, the current total number of bed spaces at Modesto A. Maidique equates to three thousand nine hundred thirteen (3,913). This includes the 676 beds currently under construction at Tamiami Hall. Table 7.1b indicates future housing bed counts to year 2035.

See Figure 7.1: Housing Facilities for the location of housing.

Table 7.1a-b Modesto A. Maidique On-Campus University Controlled Housing Current and Future Bed Counts

Table 7.1a Existing Modesto A. Maidique On-campus University Controlled Housing Bed Counts

Location	Existing Total	Type of Student
University Park Towers	481	Undergraduate (Freshman, Soph, Junior, Senior), Graduate
4-Bedroom Single	456	
2-Bedroom Single	16	
Studio Single	9	
Handicap Accessible units	20	<i>Number included in room type counts</i>
Panther Hall	392	Freshman
2-Bedroom Double	392	
Handicap Accessible units	4	<i>Number included in room type counts</i>
Lakeview Hall North	360	Freshman, Sophomore
2-Bedroom Double	92	
4-Bedroom Single	268	
Handicap Accessible units	5	<i>Number included in room type counts</i>
Lakeview Hall South	440	Undergraduate (Freshman, Soph, Junior, Senior)
2-Bedroom Double	112	
4-Bedroom Single	328	
Handicap Accessible units	6	<i>Number included in room type counts</i>
Everglades Hall	386	Undergraduate (Freshman, Soph, Junior, Senior)
3-Bedroom Single	386	
Handicap Accessible units	6	<i>Number included in room type counts</i>
University Apartments	582	Undergraduate, Graduate, Professional Students
Studio Single	134	
1-Bedroom Double	94	
2-Bedroom Quad Double	276	
4-Bedroom Single	36	
2-Bedroom Triple Single	14	
2-Bedroom Triple Double	28	
Handicap Accessible units	27	<i>Number included in room type counts</i>
Parkview Housing	596	Undergraduate, Graduate, Professional Students
Studio Single	4	
3-Bedroom Single	592	
Handicap Accessible Units	11	<i>Number included in room type counts</i>
Tamiami Hall (under construction)	676	
Single Studio	16	
3-Bedroom Single	660	
Handicap Accessible Units	TBD	

Table 7.1b Future -Modesto A. Maidique On-campus University Controlled Housing -Bed Counts

	2025 Bed Counts	2035 Bed Counts
First Year	1,059	N/A
Second Year	879	N/A
Third Year	818	N/A
Fourth Year	359	N/A
Graduate	155	N/A
Married	NA	N/A
Professional Students	21	N/A
Other*	63	
Total	3,913	TBD

*Includes rooms provided by FIU for the Dan Marino Foundation in partnership with FIU Embrace
 Source: FIU Housing Fall Occupancy Report 05-05-2023

BISCAYNE BAY CAMPUS

As indicated on Table 7.2, the current total number of bed spaces at Biscayne Bay Campus equates to four hundred eight (408). See Figure 7.2: Housing Facilities for the location of housing.

Table 7.2a-b Biscayne Bay On-Campus University Controlled Housing Current and Future Bed Counts

Table 7.2a Existing -Biscayne Bay On-campus University Controlled Housing -Bed Counts

Location	Existing Total	Type of Student
Bayview @ BBC	408	Undergraduate, Graduate
Studio Single	24	
2-Bedroom Single	128	
4-Bedroom Single	256	
Handicap Accessible units	23	<i>Number included in room type counts</i>
Bay Vista Housing	272	RCCL Partnership
Studio Single		
1-Bedroom Single (P)		
Efficiency Single (S)		
1-Bedroom Single(S)		
2-Bedroom Single (S)		

Table 7.2b Future Biscayne Bay On-campus University Controlled Housing - Bed Counts

	2025 Bed Counts	2035 Bed Counts
First Year	N/A	N/A
Second Year	N/A	N/A
Third Year	N/A	N/A
Fourth Year	N/A	N/A
Graduate	N/A	N/A
Married	N/A	N/A
Total	408	408
Total Existing	408	408

Source: FIU Housing Fall Occupancy Report 05-05-2023

ENGINEERING CENTER (EC)

There is currently no housing available at this site.

ASSESSMENT

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 or Wi-Fi 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, Lakeview North and Lakeview South. Below is a list of the types of units by housing facility. 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.

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. Each suite offers double accommodation with private bedrooms and contains a full-size refrigerator and microwave. The first floor contains one wing of students, the office complex, Central Housing Office, and several common areas including a computer lab, laundry facilities, and common area kitchens. 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.

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.

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.

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.

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.

Everglades Hall offers apartment style housing with private bedrooms. Two wings of the building define the southeast corner of the residential central courtyard. 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. The first level of the building includes lounges, classroom, computer lab, academic advising, front desk and housing. Levels two through six contain resident housing.

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 number 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.

Handicapped Housing

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

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.

Bayview Apartments is currently the only housing currently provided at Biscayne Bay Campus for FIU students.

The Bay Vista Housing facility is a four-story apartment-style building of five wings that is currently being used by the Royal Caribbean Cruise Line Studios in partnership with FIU so the residential rooms are not available to students. Prior to the agreement, the housing facility was used primarily by international residents, with several special living options including rooms available for graduate and married students.

Bay Vista Housing consists of a four-story apartment style building containing student apartments and common area spaces.

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.

Handicapped Housing

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.

Existing University Goal Regarding the Percentage of Students for Which On-Campus Housing is provided

MODESTO A. MAIDIQUE

FIU aspires to achieve a goal of ten and one half (10.5) percent of the total headcount (HC) of student enrollment housed in on-campus housing. This includes the Headcount for the Engineering center as well as the MMC campus since no housing exists on the EC property. Currently only six-point four (6.4) percent or Two thousand five hundred and eight six (2,586) students are housed in on-campus residences. The 10.5% goal would equate to three thousand seven hundred and forty-seven (3747) beds for the current HC enrollment. This goal is considered according to Modesto A. Maidique housing personnel as aggressive but achievable. By the year 2020 FIU projects housing four thousand two hundred seventy-five (4275) students on campus to meet the 10.5% goal.

BISCAYNE BAY CAMPUS

FIU aspires to achieve a goal of eight (8) percent of the total headcount (HC) of student enrollment housed in on-campus housing. Currently only three-point seven (3.7) percent or two hundred seventy-one (271) of HC students are housed in on-campus residences. The eight percent goal would equate to five hundred and eighty-two (582) beds for the current HC enrollment. Based on

the percentage of current students housed on-campus and considering the demographics of the student population, typically an older working student; the current goal of eight percent may be aggressive. By theyear 2020 FIU projects housing at Biscayne Bay at seven hundred twenty-five (725) students on campus to meet the 8% goal.

b) Inventory and assessment of Existing and Projected Bed Counts in University Controlled- Off Campus facilities

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.

c) Inventory and assessment of Existing and Projected Bed counts in Non- university Controlled On- Campus Facilities (fraternities, sororities, etc.)

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 which will house an additional 80 students for a total of 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.

d) Estimates of Full-Time Students Housed Off Campus in Non-university Controlled Off-Campus Facilities (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, 2011, there are fifty-seven thousand nine hundred twenty-six (57,926) students by Head Count (HC) or twenty-nine thousand three hundred fifty-two (29,352) full-time equivalent (FTE) students. (See table 2.1 in Chapter 2.1.a) Since practically all of the students that will be housed on campus are full-time status (by 2013 Three thousand one hundred eight six -3,186 students on Modesto Maidique, two hundred seventy-one 271 on Biscayne Bay for a total of three thousand four hundred and fifty-seven-3457at FIU overall), the remainder live in some type of off-campus housing.

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.

Approximately ninety-four (94) percent of the total student headcount are considered to live in

some type of off-campus facility.

More than half of FTE students enrolled at FIU live at home with family.

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) Assessment of potential on-campus sites where additional housing facilities may be created

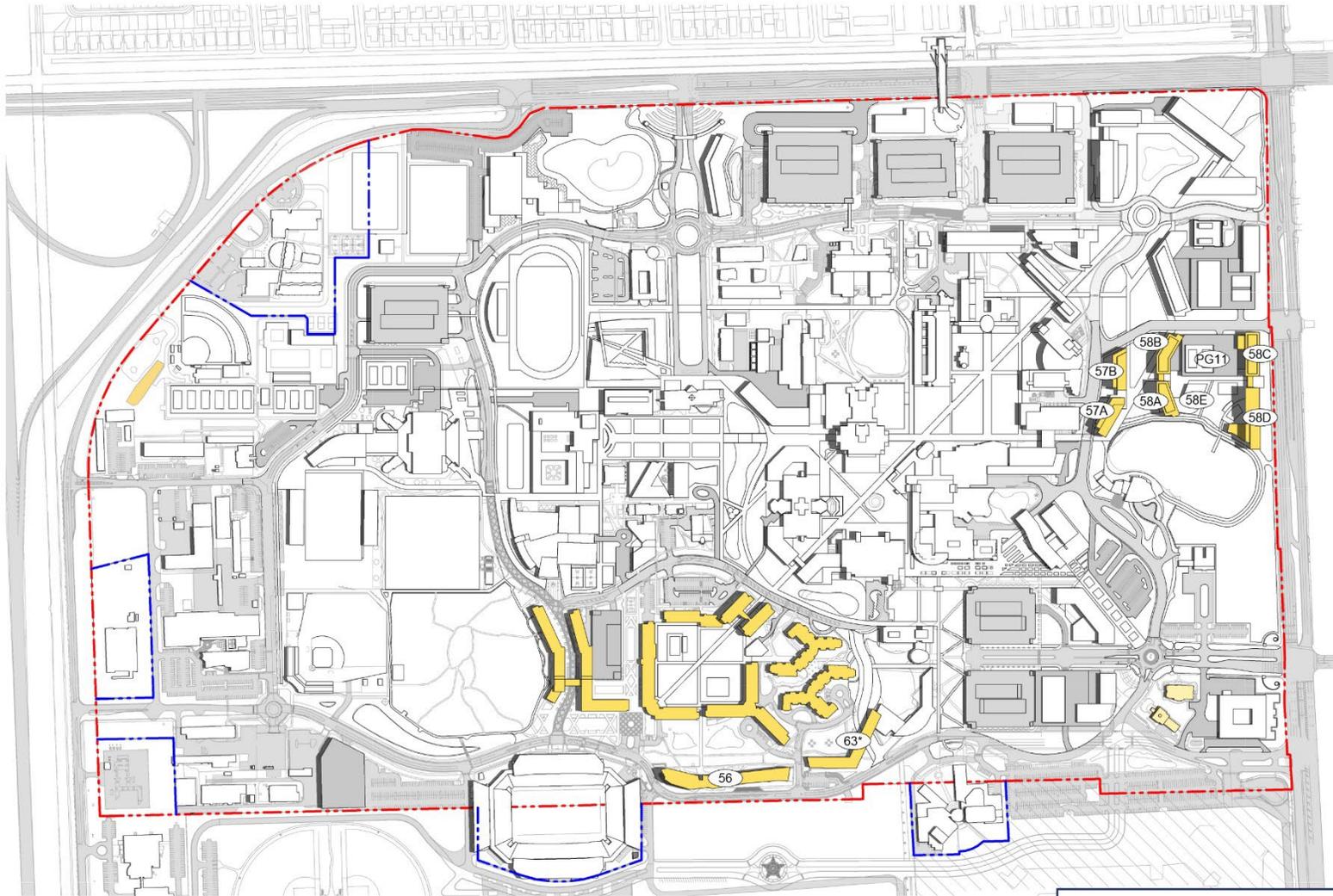
MODESTO A. MAIDIQUE

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 near the Lake View housing project.

BISCAYNE BAY CAMPUS

Any potential development adjacent to the bay must be cognizant of the need to preserve views of the bay as well as the tidal affects and potential weather issues. There are multiple sites available on the Biscayne Bay campus. This scenic location, oriented towards the waterfront, might potentially serve some Modesto A. Maidique housing demands. The southern “peninsular” location could be an excellent recruiting mechanism for both faculty and students.

Figure 7.1 Housing Facilities (Existing) – MODESTO A. MAIDIQUE



MMC 2030 PLAN HOUSING FACILITIES

N
SCALE
1" = 600'-0"
0 200 400 800

DLR GROUP

LEGEND

- STUDENT HOUSING
- GREEK LIFE

* Concept shown requires executive approval

Figure 7.2 Housing Facilities (Existing) – BISCAYNE BAY CAMPUS



Biscayne Bay Campus

Student housing at Biscayne Bay Campus is located along the north-south central spine, adjacent to the academic quadrangles.

The addition of housing must consider the impact to the city and traffic access. For the purposes of this master plan, additional housing is shown as an alternate study.

Contingent on demand, a total of 1,530 on-campus housing beds will be provided by 2035, distributed generally as follows:

	Bed Count
Existing (Fall 2019)	680
New Faculty Housing	850

Projects Summary

			FLOORS
N20A	FACULTY HOUSING	247,815 SF	11
N21A	FACULTY HOUSING	224,525 SF	11
N22A	FACULTY HOUSING	164,954 SF	11
		637,293 SF	

LEGEND

- UNDERGRADUATE HOUSING
- FACULTY HOUSING
- PARTNERSHIP HOUSING

BBC 2030 PLAN HOUSING FACILITIES