

7.0 Housing Element

PURPOSE

The purpose of this element is to ensure the provision of public and private housing facilities on the University campus and within the host community to adequately meet the needs of the projected University enrollment.

(1) DATA REQUIREMENTS. This element shall be based on the following data:

- a) **An inventory of the total number of existing beds provided by the University on campus for undergraduate student use, identifying, if appropriate, optimum and maximum capacities, distributed by building and location (satellite campuses or facilities).**

Table 7.1.1: Inventory of Existing Beds, Main Campus

Bldg. No(s).	Name of Residence	Year	Maximum Bed Capacity	FY 2015-16 Capacity
	<i>Traditional</i>			
0005	Young Hall (Female)	1929	79	79
0044	Truth Hall (Female)	1959	103	103
0048	Sampson Hall (Male)	1938	159	159
0059	Gibbs Hall (Male)	1955	302	302
0115	Paddyfote Complex "A" (Single) (Female)	1967	60	232
0116	Paddyfote Complex "B" (Single) (Female)	1967	56	
0117	Paddyfote Complex "C" (Single) (Female)	1967	56	
0118	Paddyfote Complex "D" (Single) (Female)	1967	60	
	<i>Suites</i>			
0136	FAMU Village	2014	796	796
	<i>Apartments</i>			
0152-59	Palmetto Street North	1974	126	126
0605-08	Palmetto Street South (Male/Female)	1993	356	356
0162-63	Palmetto Street Phase III (Male/Female)	1996	356	356
	TOTAL Existing, Main Campus		2,509	2,509

Source: FAMU Office of Housing and Residence Life, 2017

Cropper, Diamond, McGuinn, and Wheatley Halls have been closed, eliminating 769 beds. These facilities will either be renovated or replaced with new construction. See Table 7.1.2.

The University currently adheres to a policy of providing housing for at least 30 percent of its student body by the year 2015 and which then shall increase to 33 percent by the year 2020.

Table 7.1.2: Inventory of Existing Beds, Offline

Bldg. No(s).	Name of Residence	Year	Maximum Bed Capacity	FY 2015-16 Capacity
0043	McGuinn Hall	1938/1989	closed (211)	0
0046	Cropper Hall	1947/1989	closed (159)	0
0047	Diamond Hall	1947/1989	closed (105)	0
0136-51	Wheatley Hall	1947/1989	closed (199)	0
0152-59	Palmetto Street North	1974	closed (221)	0
	TOTAL, Other		769	0

Source: FAMU Office of Housing and Residence Life, 2017

b) An inventory of the total number of existing beds, by type, provided on campus for graduate students.

No specific provisions are made for graduate students. Very few, or an estimate of less than 1% of graduate students currently reside within University-provided housing. However, over 1,000 or about 40% of all campus housing are single rooms and approximately 20% of those are in Palmetto apartments. The remainder are in FAMU Village and scattered throughout the traditional residence halls.

c) An inventory of the total number of existing housing units, by type, provided on campus for married students.

Similar to housing available to graduate students, no specific accommodations are made for married students. Palmetto North married housing has been phased out, but Palmetto South and Phase III apartments are still open and available to married students.

d) An inventory of other existing student housing provided on campus (i.e., fraternities and sororities, etc.), identifying numbers of beds provided in each such facility.

No other housing is provided on campus except as noted above. Some fraternities maintain bed spaces in facilities that are located off campus.

e) An inventory of historically significant housing on campus.

FAMU does not recognize any historically significant housing on campus. However, Young Hall was built in 1928 and Sampson Hall in 1938. Both were renovated in 2011 and are still being utilized. Each hall has significant historical style and detailing which has been retained through recent renovation.

f) A description of the existing types of housing provided on campus (apartment, dormitory, suites, etc.)

The majority of bed spaces made available to FAMU students are single bedroom units in both traditional dormitory style and non-traditional suite-style. Table 7.1.3 indicates a total of 1,190 single bed dormitory / apartment style residential units and a total of 650 double bed dormitory / apartment style residential units.

Table 7.1.3: Inventory of Existing Housing / Residence Types, No. of Units

Bldg. No(s).	Name of Residence	Year	Single Bed Dorm / Apt.	Double Bed Dorm / Apt.	Triple / Quad / Apt.
0005	Young Hall	1929	3	38	0
0044	Truth Hall	1959	3	46	2
0048	Sampson Hall	1938	9	75	0
0059	Gibbs Hall	1955	9	143	2
0115	Paddyfote Complex "A"	1967	60	0	0
0116	Paddyfote Complex "B"	1967	56	0	0
0117	Paddyfote Complex "C"	1967	56	0	0
0118	Paddyfote Complex "D"	1967	60	0	0
0136	FAMU Village	2014	796*	0	0
0605-08	Palmetto Street South	1993	116	120	0
0162-63	Palmetto Street Phase III	1996	140	108	0
0152-59	Palmetto Street North	1996	140	108	0
	TOTAL, Main Campus		1,190	650	4

Source: FAMU Office of Housing and Residence Life, 2015

*FAMU Village provides two single bedrooms in each of its units. The setup is suite-style, with a shared bathroom per each pair of residents.

The total maximum and optimum number of bed spaces varies at times according to routine maintenance, necessary renovations and variable furniture layouts.

g) An inventory of any University-provided housing located off campus, identifying number of beds, types of units and whether the facilities are rented or owned by the University.

FAMU does not provide any off-campus housing.

h) Estimates of the number of undergraduate, graduate and married students housed on-campus, and in University facilities located off-campus.

The University currently maintains on-campus housing for a maximum of 2,383 students. Few or less than one percent of the combined married/graduate student enrollment utilizes FAMU's on-campus housing. The FAMU Housing Department previously reported that approximately 24.4% of the undergraduate student enrollment is provided on-campus University housing. Based on available housing and projected undergraduate enrollment (as reported in the FAMU Work Plan), that percentage is now estimated to be 26.3% for SY 2015/16.

i) Estimates of the number of full-time students housed off campus in non-University provided rental housing and the number of rental housing units occupied.

According to previous master plan documents, approximately 7,100 students reside off campus. The total number of rental housing unit's occupied off-campus is undetermined.

j) An inventory of the host community's rental housing supply by rental range as described in the host community's Comprehensive Plan or other best available data.

The Housing Element of the City of Tallahassee/Leon County Comprehensive Plan - Adopted July 16, 1990/Revised April 7, 2010 has an objective (1.4) to, "Facilitate the development of student housing in areas proximate to the universities and community college to maximize existing infrastructure, including mass transit services." Five policies are established to support this objective.

A market survey of off-campus area rental rates from 2000 and 2014, as well as information from the previous master plan are noted in Table 7.1.4.

Table 7.1.4: Host Community Market Survey

Unit Size	Average Rents (2000)	Average Rents (2014)
One Bedroom	\$467	\$700
Four Bedroom	\$796	\$1900

Source: Tallahassee-Leon County Planning Department, 2015

(2) ANALYSIS REQUIREMENTS. This element shall be based, at a minimum, on the following analyses:

a) An analysis of existing University policies regarding the percentage of students for which on-campus housing is provided.

The University's current policy is to endeavor to provide on-campus housing for at least 30% of its student body by 2015. The University has established a new policy goal of increasing this to 33% by 2020.

b) A projection of the number of students to be housed on campus in University-provided facilities based on the existing policies for provision of on-campus housing. This projection shall include a description of handicap-accessible beds/units.

Current FTE Enrollment of both graduate and undergraduate students are 9,614 for 2016-2017.

Table 7.2.1: Existing Bed Capacity as Percent of Housing Policy, 2016

	No. of Beds	% of Policy
Existing FY 2016-17 and maximum bed capacity	2,383	93%
Current Renovation Projects	0	-
TOTAL, Low and High Estimates	2,383	93%

Source: Calculated by Wood+Partners, Inc. 2017

Demand for handicap-accessible housing has been very rare. Handicap-accessible housing is planned into major renovation and new housing construction projects. Since their renovations in 2011, Sampson and Young Halls now comply with Americans with Disabilities Act (ADA) and Fair Housing Act codes as does FAMU Village. Additionally, the University presently offers over one hundred bed spaces that can easily and efficiently be converted for handicap use.

c) A projection of the numbers of students projected to be housed in non-University provided facilities on campus (fraternities, sororities, etc.).

There are no existing and no planned non-University owned housing facilities (fraternities, sororities, etc.) to be provided for students on campus.

d) An analysis of the existing housing provided on campus, including:

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

The age of each housing facility, in ascending order by the year constructed or occupied, is shown in Table 7.2.2.

Table 7.2.2: Age of Existing Housing Facilities, Main Campus

Bldg. No(s).	Name of Residence	Year *	Current Status
0005	N.B. Young Hall	1928	Occupied – Renovated 2011
0048	Sampson Hall	1938	Occupied – Renovated 2011
0059	Gibbs Hall	1955	Occupied– Renovated 1989
0044	Truth Hall	1960	Occupied – Renovated 1988
0115	Paddyfote Complex “A”	1967	Occupied
0116	Paddyfote Complex “B”	1967	Occupied
0117	Paddyfote Complex “C”	1967	Occupied
0118	Paddyfote Complex “D”	1967	Occupied
0605-08	Palmetto Street South	1992	Occupied
0162-63	Palmetto Street Phase III	1996	Occupied
0136	FAMU Village	2014	Occupied
0043	McGuinn Hall	1938	Offline– Renovated 1989
0046	Cropper Hall	1947	Offline– Renovated 1989
0047	Diamond Hall	1947	Offline– Renovated 1989
0136-51	Wheatley Hall	1947	Offline– Renovated 1989
0152-59	Palmetto Street North	1974	Offline– Renovating 2017

* Year – year building was constructed or occupied, renovation years not reflected

Source: FAMU Housing Department and Physical Facilities Space File, 2015 and FAMU Housing Department, 2017

2. Physical condition of those buildings:

The age and condition of existing housing at FAMU is a concern that needs to be addressed. Most residence buildings are at least 35 years old, Paddyfote is more than 40 years old, and three buildings are more than 50 years old. Four of the oldest buildings (Cropper, Diamond, McGuinn and Wheatley Halls) have recently been closed pending redevelopment plans.

3. The existing rate structure charged for on-campus housing:

Housing rates for each of the facilities offered to FAMU students during the Fall 2015 school year are shown in Table 7.2.3.

Table 7.2.3: Existing On-Campus Rate Structure

Bldg. No(s).	Name of Residence	Rate per Semester	Summer Full-Term Rate
Female Residences (Traditional)			
0005	Young Hall (Double)	\$3,275	\$2,594
0005	Young Hall (Single)	\$3,685	\$2,918
0044	Truth Hall	\$2,631	\$2,082
0115-17	Paddyfote Complex (Single)	\$2,839	\$2,247
Male Residences (Traditional)			
0048	Sampson Hall (Double)	\$3,275	\$2,594
0048	Sampson Hall (Single)	\$3,685	\$2,918
0059	Gibbs Hall	\$2,631	\$2,082
Apartments / Suites / Other			
0605-08	Palmetto Street South (Double)	\$2,719	\$2,153
0605-08	Palmetto Street South (Single)	\$3,065	\$2,427
0162-63	Palmetto Street Phase III (Double)	\$2,790	\$2,211
0162-63	Palmetto Street Phase III (Single)	\$3,135	\$2,482
0136	FAMU Village	\$3,596	\$2,848

Source: FAMU Housing Department, 2015

- e) An estimate of the number of additional on-campus housing units, by type, necessary to meet the needs described in (2) a) (apartment, suite, dormitory, etc.).**

The University does not anticipate the need for any more traditional dormitory rooms at this time. Current and projected trends for student housing in general call for more attention to privacy while still maintaining some degree of sharing and socialization among students, i.e. suite or apartment style residences with single occupancy bedrooms as well as living-learning initiatives.

Any planned new construction or major renovations should consider this and any other new housing market trends. The University may want to consider replacement of old obsolete residence structures with new suite or apartment-style residences in the future.

f) An analysis of potential on-campus sites and of the capacity of these sites (beds). This analysis shall describe the method used to translate total beds required into building and site requirements.

The potential and capacity of existing on-campus sites and beds will require extensive site visits, research and analysis beyond the scope of this Inventory and Analysis report.

g) A projection of the number of students that will be housed off campus in facilities provided by others (private market housing).

Assuming about 3,000 students reside on campus in 2017 approximately 7,000 will require off-campus housing. By 2020, if 3,500 students are housed on-campus, about 8,000 will require off-campus housing.

h) An assessment of the student impacts on the occupancy of the host community's rental stock.

Students who reside off-campus may originate from Leon County or non-local, outside of Leon County. Some local students may still live at home with parents. Students living on their own off-campus often have one or more roommate(s). An assessment of the projected impact on the host community is noted in Table 7.2.4 based on 30% and 50% of the total projected off-campus headcount.

Table 7.2.4: Projected Impact on Host Community

	2017	2020
Projected total number of students	10,029	11,458
Estimated no. of dwelling units @ 30%	3,009	3,437
Estimated no. of dwelling units @ 50%	5,014	5,729

Source: Calculations as noted based on FAMU 2017 Work Plan