



University of Florida Housing Master Plan

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Housing Master Plan

- HMP Process: June 2018 – June 2019
- Market Analysis
- Comprehensive Facility Assessment
- Financial Proforma
- Literature Review
- Student Assessment

Housing and Student Success

**Residence Halls are a conduit for enhancing student effort
& involvement in beneficial academic & social college experiences**



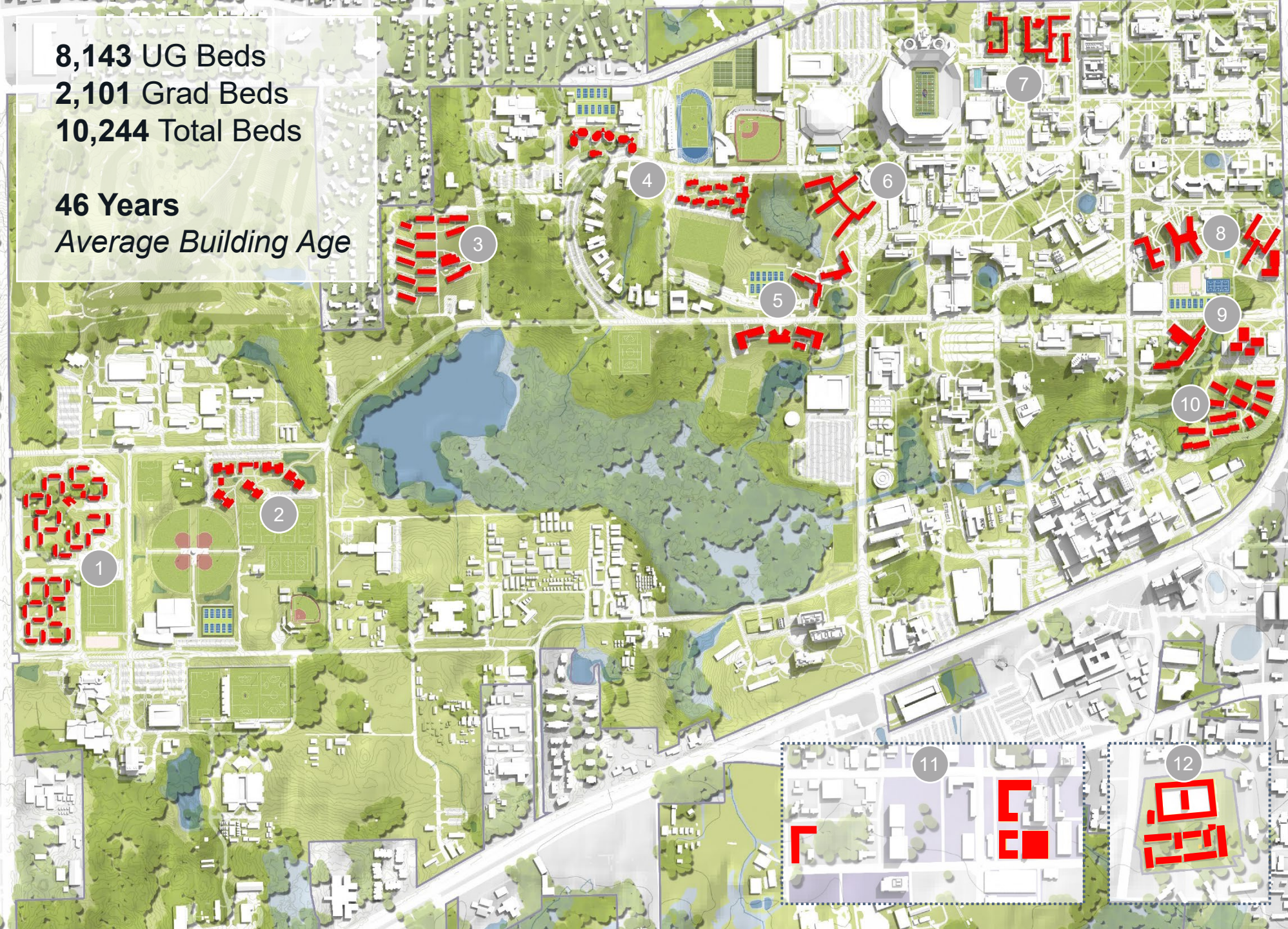
From Dr. Karen Inkelas's Literature Review

8,143 UG Beds
2,101 Grad Beds
10,244 Total Beds

46 Years
Average Building Age

Residence Halls

- 1 University Village South / Maguire
- 2 Lakeside
- 3 Corry Village
- 4 Keys / Springs
- 5 Trusler / Simpson / Hume
- 6 Tolbert / North / Riker / Weaver / East
- 7 Murphree / Thomas / Sledd / Fletcher / Buckman
- 8 Rawlings / Broward / Cypress / Mallory-Yulee-Reid
- 9 Jennings / Beaty Towers / HRE
- 10 Diamond Village
- 11 Infinity Hall / The Continuum
- 12 Tanglewood

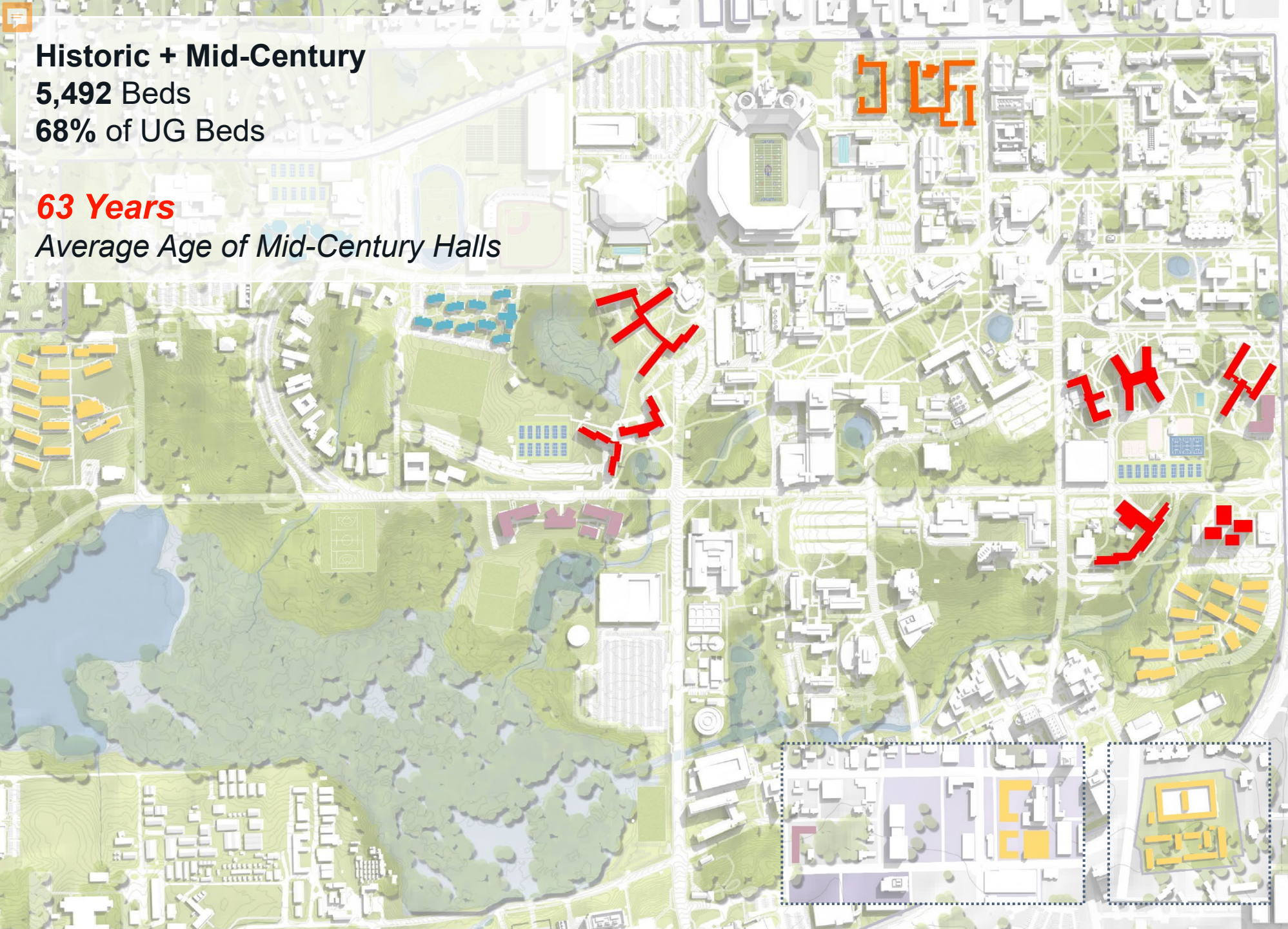


Historic + Mid-Century

5,492 Beds
68% of UG Beds

63 Years

Average Age of Mid-Century Halls



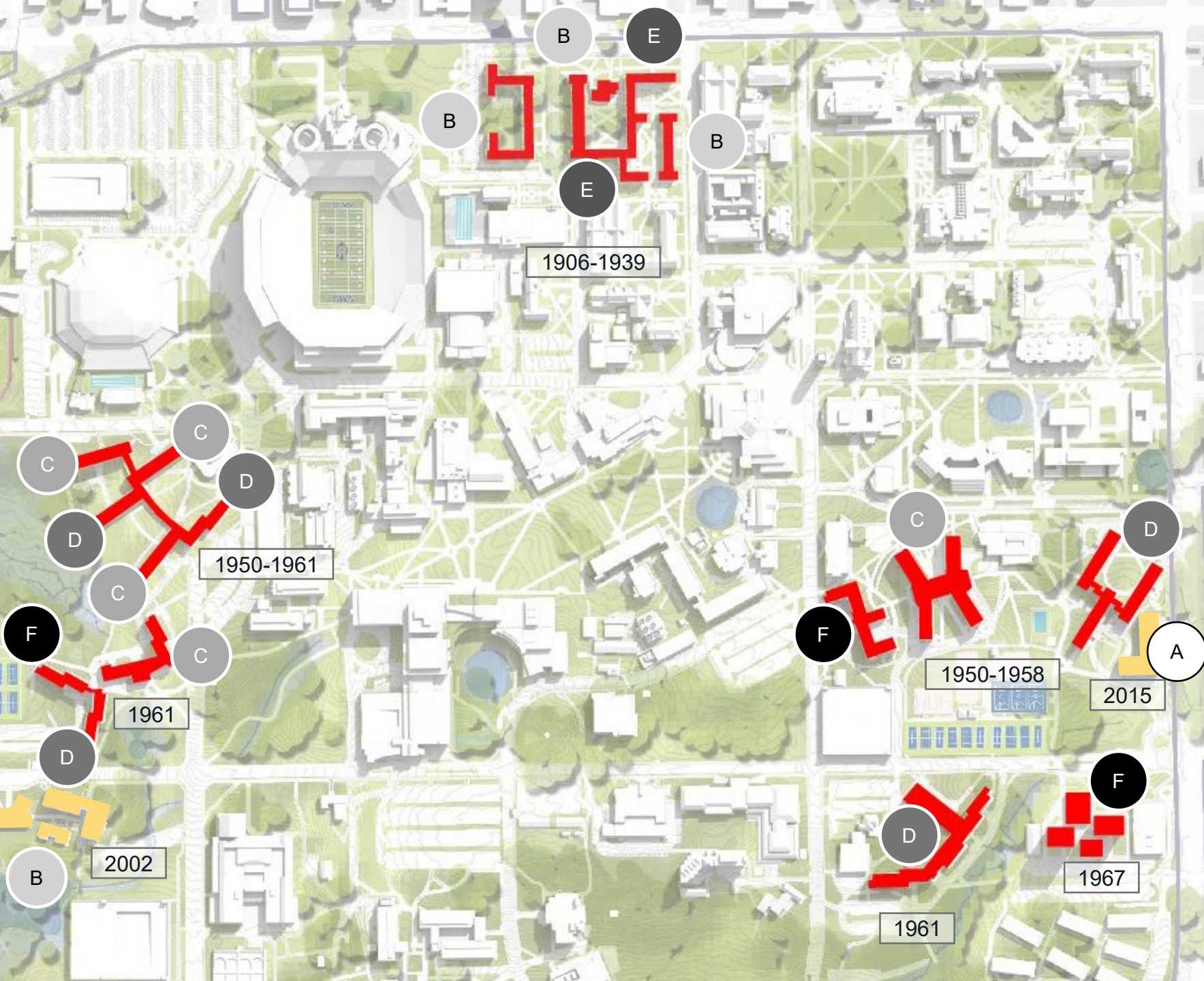
Historic	Beds
Murphree Hall	376
Thomas Hall	179
Sledd Hall	182
Fletcher Hall	157
Buckman Hall	137
Total (13% U'Grad):	1031

Mid-Century	Beds
Trusler Hall	201
Simpson Hall	208
Graham Hall	200
Tolbert Hall	253
East Hall	206
North Hall	158
Riker Hall	199
Weaver Hall	180
Rawlings Hall	352
Broward Hall	680
Mallory Hall	176
Yulee Hall	178
Reid Hall	172
Jennings	515
Beaty Towers	791
Total (55% U'Grad):	4461

Apartments + Suites	Beds
Lakeside	548
Keys	432
Springs (Suites)	480
Total (17% U'Grad):	1460

Recent	Beds
Hume	608
Cypress	255
Infinity	320
Total (15% U'Grad):	1183

Grad / Family Housing	Beds
UVS	192
Maguire	344
Corry Village	336
Diamond Village	312
Tanglewood	305
Continuum	612
Total:	2101



MEP/FS Grade of Historic and Mid-Century Housing

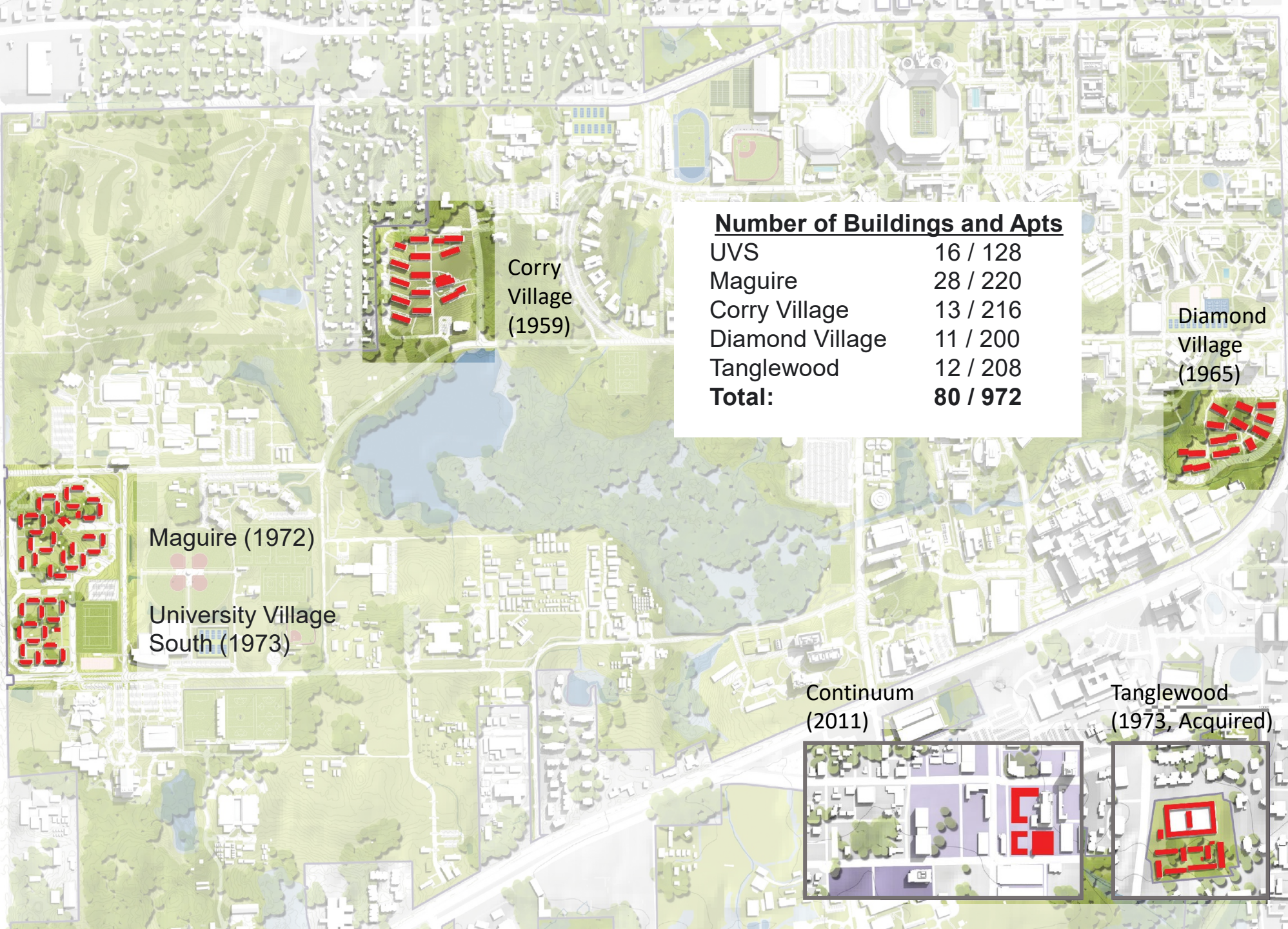
Expected Life Remaining

Performance Issues

(A)	>10 years	None
(B)	>10 years	Minor
(C)	<10 years	Minor
(D)	<10 years	Minor/Major
(E)	At end of expected life	Major
(F)	Past end of expected life	Major, Immediate Replacement Required

- Undergraduate Housing from 1906 - 1967
- Undergraduate Housing after 1967

GRADUATE AND FAMILY HOUSING



<u>Number of Buildings and Apts</u>	
UVS	16 / 128
Maguire	28 / 220
Corry Village	13 / 216
Diamond Village	11 / 200
Tanglewood	12 / 208
Total:	80 / 972

Diamond Village (1965)

	Beds
UVS	192
Maguire	330
Corry Village	332
Diamond Village	300
Tanglewood	319
Continuum	612*
Total:	2,085

Maguire (1972)

University Village South (1973)

Continuum (2011)

Tanglewood (1973, Acquired)

SUS Market Comparison

SUS Peer	Non-Apartment Double-Occupancy	Non-Apartment Single-Occupancy	Apartment Single-Occupancy
USF	\$3,706	\$4,796	\$4,431
FSU	\$3,487	\$3,784	\$3,762
FPU	\$3,440	\$4,284	NA
FAU	\$3,360	\$4,453	\$4,490
NCF	\$3,123	\$4,028	\$4,489
FAMU	\$3,086	\$3,619	\$3,224
UWF	\$2,950	\$3,240	\$3,380
UNF	\$2,806	\$4,489	\$4,062
UCF	\$2,701	\$2,905	\$3,126
FIU	\$2,650	\$3,350	\$4,021
FGCU	\$0	\$3,237	\$2,983
UF	\$2,790	\$2,961	\$3,302
<i>Peer Average</i>	\$3,067	\$3,835	\$3,797
<i>Peer Difference to UF</i>	+10%	+30%	+15%

Local Market Comparison

Figure 2. Off-Campus Market Rental Rate Comparison to UF Apartments Fall 2018
Rates (all rates are per person per month)

UF Unit Type	Average UF Rate	Student-Oriented (1 mile) Average: \$940 Difference from UF
Undergrad Apartment – Single Occ.	\$734	+28%
Undergrad Apartment – Double Occ.	\$632	+49%
Grad/Family Housing	\$605	+55%
Continuum	\$903	+4%
Average	\$718	+31%

A Comprehensive Approach

5-year Implementation Strategy

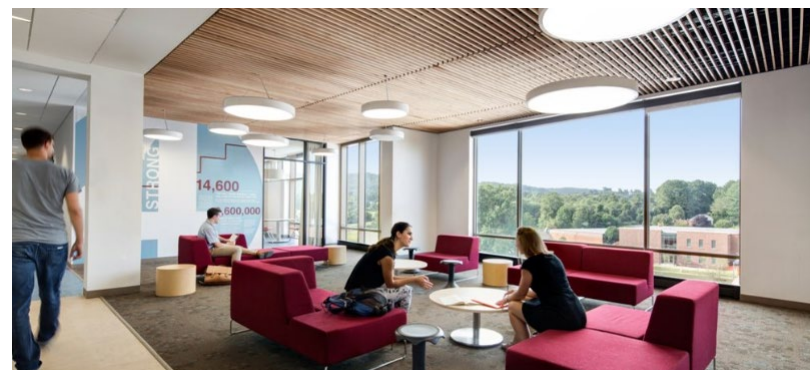
- New construction**
 - Honors Housing (1400 beds)
 - Athletics / General housing (500 beds)
- Renovations**
 - Beaty Towers East (374 beds)
 - Beaty Towers West (417 beds)
- Demolitions**
 - Rawlings (352 beds)
 - Trusler (201 beds)
- Conversion**
 - Lakeside UG beds to become Graduate beds
- Phase out**
 - University Village South (192 beds)
 - Maguire (344 beds)

Quick Stats:

- New Construction: 1,900 Beds
- Renovation: 791 Beds
- Demolition: 1,089 Beds
- Undergrad Bed Count Delta: +963 Beds**
- Capital Investment: \$305mm**
- Undergrad Inventory New / Renovated: 30%**

Revised Five-Year Strategy

5-YEAR HOUSING STRATEGY	Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025
New Project - East Neighborhood Honors College (1,400 Beds)			★		
New Project - West Neighborhood Site Athletics / Gen. (500 Beds)			★		
Demolish Rawlings (352 beds)					
Renovation Beaty East (374 Beds)				★	
Renovation Beaty West (417 Beds)					★
Demolish Trusler (201 Beds)					
Lakeside Conversion			★		
UVS Phase Out (192 beds)					
Maguire Phase Out (344 beds)					



WHERE GATORS LIVE.

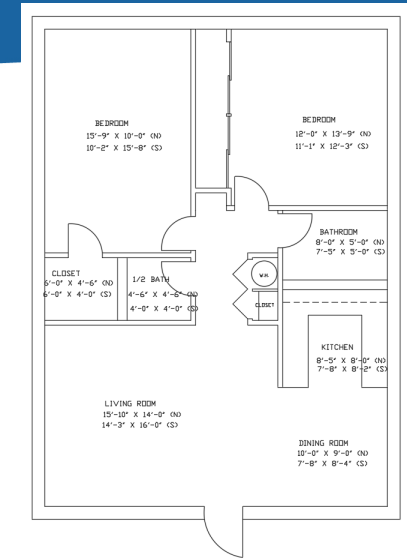


Housing Master Plan: Graduate & Family Housing Update

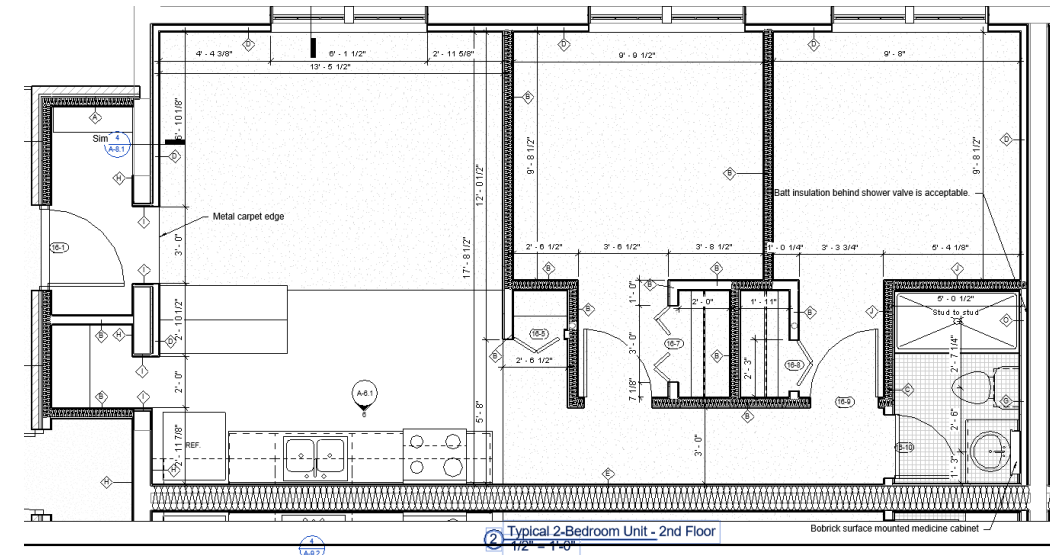


Current Monthly Rental Rates

		Per Unit		Per Bedroom	
		Min	Max	Min	Max
Continuum	1-Bedroom	\$1,189	\$1,235	\$1,189	\$1,235
Continuum	2-Bedroom	\$1,379	\$1,385	\$690	\$693
Continuum	4-Bedroom	\$2,880		\$720	
Corry	1-Bedroom	\$484	\$628	\$484	\$628
Corry	2-Bedroom	\$542	\$745	\$271	\$373
Diamond	1-Bedroom	\$628	\$688	\$628	\$688
Maguire	1-Bedroom	\$560	\$599	\$560	\$599
Maguire	2-Bedroom	\$617	\$658	\$309	\$329
Tanglewood	1-Bedroom	\$588	\$628	\$588	\$628
Tanglewood	2-Bedroom	\$646	\$688	\$323	\$344
Tanglewood	Townhouse	\$705	\$745	\$353	\$373
UVS	1-Bedroom	\$560	\$599	\$560	\$599
UVS	2-Bedroom	\$617	\$658	\$309	\$329



TANGLEWOOD VILLAGE - TWO BEDROOM



Graduate Housing Strategy



	MEP/FP Grade	MEP/FP Required Reinvestment*
Maguire	F	\$21,840,034 (0-5 years)
UVS	F	\$12,603,172 (0-5 years)
Diamond	D	\$15,689,326 (0-5 years)
Tanglewood	C	\$20,515,099 (6-10 years)
Corry	B	\$3,483,380 (0-5 years) \$1,854,772 (11-15 years)

**(System replacement cost NOT total project cost)*

GRAND TOTAL \$76M

Graduate and Family housing is strategically important to UF, but disciplined reinvestment is required

UVS and Maguire annual rental income is \$2,265,348

WHERE GATORS LIVE.

UVS/Maguire Updates

- UVS/Maguire apartments were constructed in the early 1970's and utilized low-quality construction standards.
- Due to the style of construction, the buildings are reaching the end of their lifespan and are beyond a large-scale economical renovation.
- Due to the construction materials utilized and various repairs required, it takes much longer (up to several months) to turn over apartments.
- Electrical, Plumbing, Sanitary and Stormwater Infrastructure
- Vapor barrier and roof issues
- 25% currently offline due to needed repairs

Student Survey

- If the following unit types were available on campus, what would have been your living preference for this academic year (2018-2019)?
- Average GFH resident stay is 2 years



Enrollment Classification	Fall Enrollment	Fall 2018 Residents	Existing Capture Rate	Demand	Demand Capture Rate
ALL GRAD STUDENTS	11,052	1,457	13%	912	8%
EXISTING BEDS				1,987	
SURPLUS / (DEFICIT)				1,075	

With an average survey rental rate of \$1,014 / month, demand decreases significantly relative to current participation

Graduate Housing Strategy

Lakeside Complex Transition Opportunity

Why this may work:

- Apartment-style units
- Cottage-style neighborhood layout provides incremental assignment approach

Assumptions

- \$932 / month / bed (with full year commitments)
- Convert to a 3BR:2BA over a summer (~\$3M)
- Two buildings targeted 192 beds → 160 beds



Lakeside 4-bed / 2-bath floor plan

The background of the image is a solid dark blue color. It is decorated with numerous horizontal lines of varying lengths and colors, including white, light blue, orange, and green, scattered across the upper and middle portions of the frame. In the bottom right corner, the University of Florida logo is displayed in white. The logo consists of the letters 'UF' in a large, bold, serif font, followed by a vertical bar and the words 'UNIVERSITY of FLORIDA' in a smaller, serif font. The word 'UNIVERSITY' is in all caps, 'of' is in a smaller, lowercase, italicized font, and 'FLORIDA' is in all caps.

UF | UNIVERSITY *of* FLORIDA