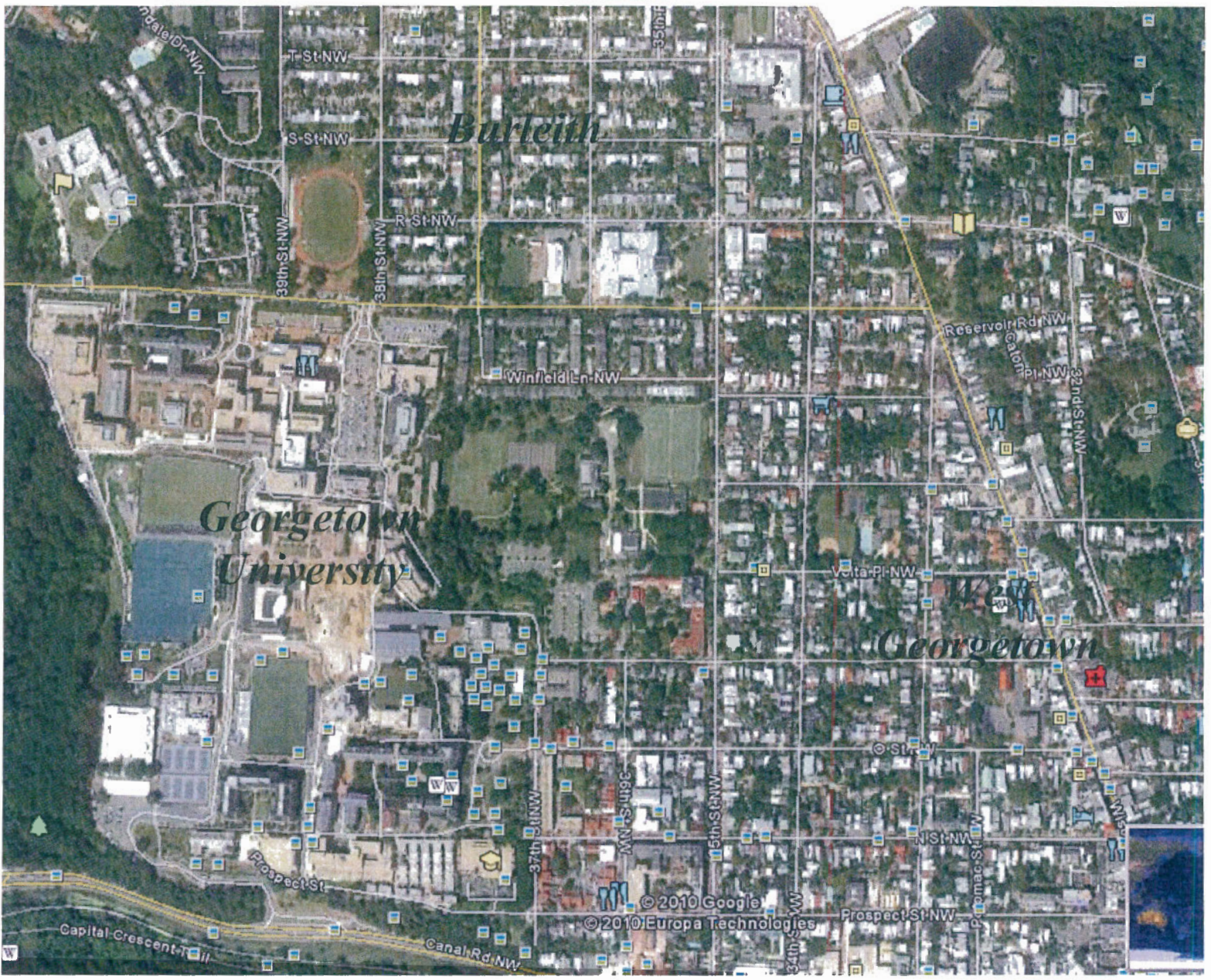




APPENDICES TO

Report of Urban Planning Consultant  
George H.F. Oberlander, AICP

To  
Citizens Association of Georgetown  
And  
The Burleith Citizens Association

On  
Draft Campus Plan 2010-2020  
Georgetown University  
Washington, D.C.

December 10, 2010

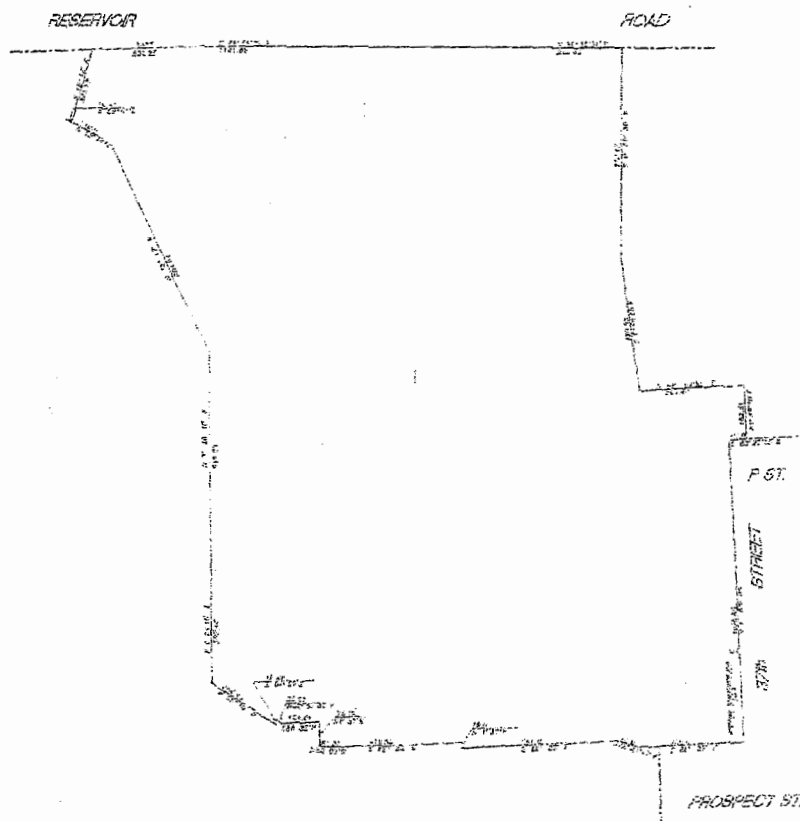
**Updated March 2011**

Switzer's Office  
DISTRICT OF COLUMBIA

Washington, D. C., ~~March~~ May, 1974  
SQUARE 1801  
163 20  
PUBLISHED IN 1801  
\$ 0.25  
JAN 2 1974  
COPPER

[illegible]

NOTE: DATA SHOWN ON STATEMENT ARE TAKEN FROM LIST OF PARCELS ASH FOR RECORD OF LANDSIDE D. C.  
BUT DO NOT NECESSARILY CORRELATE WITH FIELD DEMONSTRATION



APPENDIX B  
Transcript May 1973 meeting of N.C.P.C.

RECEIVED

MAY 10 1973

Zoning Office, D.C.

EXCERPT FROM TRANSCRIPT OF  
MEETING OF THE  
NATIONAL CAPITAL PLANNING COMMISSION  
ON MAY 3, 1973

B. Z. A.

EXHIBIT

NO. 1

*[Handwritten signature and initials]*

CHAIRMAN REIFEL: The Georgetown University.

MR. MCINTOSH: Mr. Chairman, members of the Commission, the Board of Zoning Adjustments has submitted to the Planning Commission for its review and recommendation a proposed revision to the Georgetown University Master Plan, and two projects within the campus.

One an addition to the hospital and the other an addition to one of the dormitory buildings for air conditioning purposes. The Planning Commission has taken a number of actions in regard to Georgetown University's Campus Plan.

The first being back in 1966. At that time the Commission set boundaries for the campus. This is the map that indicated those boundaries. It includes a boundary along the park area, and then along Reservoir Road down in back of the Convent of the Visitation, over on 37th Street and then across, and includes three squares to the east of 36th Street -- rather to the east of 37th Street and a fourth square to the east of 36th.

Within these four squares, and these four squares are the area in which the Master Plan is being revised, within these four squares the Planning Commission had indicated that the height of buildings should be kept at 40 feet and that the area, even though some of this along 37th Street between O and P Streets is owned by the

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242-5240

1 university, it was not included in the plan and therefore  
2 would have to be developed with row houses in the manner that  
3 the walk directly to the east of it is. The Master Plan,  
4 which the Planning Commission approved in 1971, is shown  
5 here, created a great deal of intensification within the  
6 central part of the campus.

7 It included a podium which on this map shows the  
8 amount of area shaded here would be parking, and there was  
9 a complete development of dormitory space and classrooms  
10 above that podium. This podium also went out to the area  
11 east of 37th Street, and would permit parking underneath  
12 that portion of the podium and would have meant the razing  
13 of a number of buildings in this area, and would permit a  
14 large, parking garage beneath the podium.

15 The approval and recommendation was sent to the  
16 Board of Zoning Adjustment, and the Board held a hearing  
17 in regard to the Master Plan. In the course of the hearing  
18 facts were brought out about the tremendous amount of  
19 traffic that would be generated through Georgetown, going  
20 into that area of parking shown here.

21 And the Board, although there was never an order  
22 issued in this matter, the Board had indicated in its  
23 minutes that it did not favor the closing of 37th Street  
24 or the podium itself. A new hearing has been requested by  
25 the Citizens Association of Georgetown, and the Board will

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504-5206

1 hear this matter again on the 22nd of May. However the  
2 university, recognizing that the Board's feelings in regards  
3 to the Master Plan has proposed a certain revision to it.

4 The revisions which they have proposed are shown  
5 on this map of the Master Plan. It concerns three squares  
6 immediately east of 37th Street, and a portion of the park  
7 area shown in front of Healy Hall. In these three areas  
8 shown -- perhaps I should indicate the amount of land that  
9 Georgetown University owns in these squares.

10 Those areas shown in blue in the three squares  
11 immediately east of 37th Street are the properties owned by  
12 Georgetown University. Within these squares to the north  
13 there is proposed that this will be developed with town-  
14 houses in the manner of the buildings in the Georgetown  
15 area.

16 It may be dormitories, but nevertheless they  
17 would be proposed for townhouse type structures. This is  
18 also true of the proposal for the area shown in B, and  
19 the design -- this is a preliminary design for the dormit-  
20 ory, but it would show that they are proposing to do it in  
21 townhouse form.

22 The A area would be an upgrading of the commercial  
23 area which Georgetown University presently owns. Then, of  
24 course, the change taking place here in regard to the less  
25 formal setting for Healy Hall. This matter was also

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522-5228

1 considered by the Joint Committee, and Mr. Westbrook has  
2 their report.

3 MR. WESTBROOK: Mr. Chairman, the Joint Committee  
4 looked at the revisions to the Master Plan at its meeting  
5 on April 24th. This is within the Georgetown National His-  
6 toric District, and the report district does have national  
7 significance.

8 They felt that the revisions would not have an  
9 adverse impact on the historic district. Thank you.

10 MR. MCINTOSH: There are two other minor items.  
11 The other two points were the addition to the hospital,  
12 which is required by the Health Department and would increase  
13 the height of one of the wings by raising it by one full  
14 story, and providing a penthouse on top of one of the other  
15 stories.

16 The third is an addition to the White-Gravenor  
17 Building, which was proposed to be a shaft for air con-  
18 ditioning purposes. These matters were considered by the  
19 Committee on Tuesday, sir.

20 MRS. HEUER: I recommend the Commission accept  
21 the Committee Report.

22 MR. NIXON: I second it.

23 MR. STANTON: Mr. Chairman, I abstain from the  
24 vote.

25 CHAIRMAN REIFEL: Any questions? All those in

*Acme Reporting Company*  
524-5254

1 favor signify by saying aye.  
2 (Chorus of ayes)  
3 Opposed?  
4 (None)  
5 The motion is carried.  
6 (The report follows).  
7  
8  
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588-5288

APPENDIX C  
Georgetown University Letter

RECEIVED

NOV 08 1973

Zoning Office, D.C.



GEORGETOWN UNIVERSITY  
WASHINGTON, D. C. 20007

OFFICE OF THE EXECUTIVE VICE PRESIDENT  
FOR EDUCATIONAL AFFAIRS

November 8, 1973

Board of Zoning Adjustment  
Room 11 A  
District Building  
Washington, D.C. 20004

Re: Board of Zoning Adjustment Appeal No. 10814

Dear Board Members:

At the Board of Zoning Adjustment hearing on September 25, 1973, the question arose of the actual enrollment figures and actual number of faculty and staff of Georgetown University for September, 1973. I replied that the federal government has a reporting date of November 1st each year for Fall enrollment and that as an official of Georgetown University I could not present an official enrollment figure for September, 1973 prior to the completion of the form required by the federal government.

The enrollment at Georgetown University for Fall 1973 at the campus in Georgetown (i.e. exclusive of students enrolled at the Law Center at 600 New Jersey Avenue, N.W.) is:

|                             |              |
|-----------------------------|--------------|
| Undergraduates              | 4,975        |
| Graduate Students           | 1,459        |
| Medical and Dental Students | 1,278        |
| Non-Degree (SSCE) Students  | 801          |
|                             | <u>8,513</u> |

The payroll office, the office of non-academic personnel and the offices in charge of faculty recruitment and retention report the following figures for faculty and staff:

|         |              |
|---------|--------------|
| Faculty | 800          |
| Staff   | 3,607        |
| Total   | <u>4,407</u> |

Very truly yours,

*Edmund G. Ryan, Jr.*

Edmund G. Ryan, S.J.

1973

401

# APPENDIX D-1

## Burleith Citizens Association

## Analysis & Projection of Enrollment Numbers by Neighborhood

**Note:** The following analysis projects the impact GU's 2010-2020 campus plan will have on the conversion of residential single-family homes into student group houses utilizing GU's enrollment numbers taken from their spring 2010 community presentation

|                            | YEAR TOTAL<br>ENROLLMENT NUMBERS* |        |                           |        |                                                                    |
|----------------------------|-----------------------------------|--------|---------------------------|--------|--------------------------------------------------------------------|
|                            | 2000                              | 2009   | 2010-<br>2020<br>increase | 2020   |                                                                    |
| Traditional undergrads     | 5,516                             | 6,011  | 5                         | 6,016  |                                                                    |
| Non-Traditional undergrads | 650                               | 885    | 170                       | 1,055  |                                                                    |
| Graduates                  | 3,230                             | 4,770  | 1,380                     | 6,150  | continuing studies students are subtracted out of graduate numbers |
|                            | 9,396                             | 11,666 | 1,555                     | 13,221 |                                                                    |
|                            |                                   | proof  |                           | 13,221 |                                                                    |

|             | TOTAL STUDENTS LIVING IN 20007 |                |              |           |            |            | Note A              |                |                          |            |
|-------------|--------------------------------|----------------|--------------|-----------|------------|------------|---------------------|----------------|--------------------------|------------|
|             | YEAR- 2009                     |                |              |           |            |            | 2010-2020           | 2020           |                          |            |
|             | fall **<br>undgrad             | undergrad<br>% | grad***<br>% | grad<br>% | total<br>% | total<br>% | increase<br>in grad | total<br>grads | total grad/<br>undergrad | total<br>% |
| Georgetown  | 742                            | 62%            | 176          | 16%       | 918        | 39%        | 51                  | 227            | 969                      | 37%        |
| Burleith    | 424                            | 35%            | 198          | 17%       | 622        | 27%        | 57                  | 255            | 679                      | 26%        |
| Foxhall     | 17                             | 1%             | 289          | 26%       | 306        | 13%        | 84                  | 373            | 390                      | 15%        |
| Hillandale  | 1                              | 0%             | 9            | 1%        | 10         | 0%         | 3                   | 12             | 13                       | 0%         |
| Glover Park | 11                             | 1%             | 445          | 39%       | 456        | 20%        | 129                 | 574            | 585                      | 22%        |
| Palisades   | -                              | 0%             | 15           | 1%        | 15         | 1%         | 4                   | 19             | 19                       | 1%         |
|             | 1,195                          | 100%           | 1,132        | 100%      | 2,327      | 100%       | 327                 | 1,459          | 2,654                    | 100%       |
|             |                                |                | proof        |           | 2,327      |            | proof               | 1,459          | 2,654                    |            |

\*\*\*\*Addtl  
housing  
conversions  
3 per house

|     |      |
|-----|------|
| 17  | a    |
| 19  | a, b |
| 28  |      |
| 1   |      |
| 43  |      |
| 1   |      |
| 109 |      |

proof 109

a - 36 total conversions for  
G'town & Burleith (17+19)  
b - flows to Exhibit D-2

**Note A** - calculation of percentage increase in grads by neighborhood

2009 grads living in 20007 1,132 numbers from above  
Total 2009 grads enrolled 4,770 numbers from above  
% of grads living off-campus 24%

2010-2020 increase 1,380 numbers from above  
% of grads living off-campus 24%  
additional grads living in 20007 327

**Note B** - Slides are from GU's plan at [http://www8.georgetown.edu/admin/publicaffairs/spring2010\\_communitymeetingpresentation.pdf](http://www8.georgetown.edu/admin/publicaffairs/spring2010_communitymeetingpresentation.pdf)

\* Enrollment numbers are from slide 8, 9,

\*\* Enrollment numbers from slide 14

\*\*\* Enrollment numbers from slide 11

\*\*\*\* Additional housing conversions are based on the 2010-2020 increase in grads divided by 3 students per household. Three students per household is an average of the number of grad students living in Burleith per Slide 15. (Students living in Apartments and 1 per house were not counted. One per house would indicate a room or basement rental in a home-owner occupied house.)

APPENDIX D-1

## APPENDIX D-2

Burleith Citizens Association

Survey and Comparison of Burleith Rental vs Home-owner Occupied Units

For the Years 2010 and 2020

### Burleith Door-to-Door 2010 Survey of Rental vs Home-owner Occupied Units

| Street                   | Blocks<br>(Sides) | Total<br>Units | Rental<br>Units | Rental<br>/Total<br>% | Surveyed<br>Units | Total Units<br>Surveyed<br>% | Total<br>Rentals<br>Surveyed*<br>% | No<br>BBL**<br>% | GU<br>UGrad | GU<br>Grad | GU Ugrad<br>& Grad | GU<br>Total | % GU of<br>Total Units | % GU of<br>Rental Units |
|--------------------------|-------------------|----------------|-----------------|-----------------------|-------------------|------------------------------|------------------------------------|------------------|-------------|------------|--------------------|-------------|------------------------|-------------------------|
| 35th St NW               | 3                 | 33             | 12              | 36%                   | 30                | 91%                          | 40%                                | 75%              | 1           | 3          | 0                  | 4           | 12%                    | 33%                     |
| 35th Pl NW               | 2                 | 24             | 12              | 50%                   | 22                | 92%                          | 55%                                | 92%              | 0           | 1          | 0                  | 1           | 4%                     | 8%                      |
| 36th St NW               | 2                 | 4              | 1               | 25%                   | 4                 | 100%                         | 25%                                | 100%             | 1           | 0          | 0                  | 1           | 25%                    | 100%                    |
| 37th St NW               | 7                 | 77             | 48              | 62%                   | 73                | 95%                          | 66%                                | 69%              | 20          | 4          | 2                  | 26          | 34%                    | 54%                     |
| 38th St NW               | 4                 | 25             | 13              | 52%                   | 25                | 100%                         | 52%                                | 92%              | 9           | 2          | 0                  | 11          | 44%                    | 85%                     |
| 39th St NW               | 1                 | 20             | 6               | 30%                   | 20                | 100%                         | 30%                                | 67%              | 0           | 3          | 0                  | 3           | 15%                    | 50%                     |
| Reservoir St NW          | 1                 | 14             | 10              | 71%                   | 14                | 100%                         | 71%                                | 70%              | 10          | 0          | 0                  | 10          | 71%                    | 100%                    |
| R St NW                  | 4                 | 59             | 28              | 47%                   | 56                | 95%                          | 50%                                | 39%              | 18          | 2          | 4                  | 24          | 41%                    | 86%                     |
| S St NW                  | 7                 | 107            | 54              | 50%                   | 103               | 96%                          | 52%                                | 56%              | 32          | 9          | 2                  | 43          | 40%                    | 80%                     |
| T St NW                  | 8                 | 137            | 59              | 43%                   | 135               | 99%                          | 44%                                | 64%              | 24          | 12         | 4                  | 40          | 29%                    | 68%                     |
| Whitehaven St NW         | 2                 | 35             | 14              | 40%                   | 35                | 100%                         | 40%                                | 93%              | 0           | 2          | 0                  | 2           | 6%                     | 14%                     |
| <b>TOTAL 2010 SURVEY</b> | <b>41</b>         | <b>535</b>     | <b>257</b>      | <b>48%</b>            | <b>517</b>        | <b>97%</b>                   | <b>50%</b>                         | <b>66%</b>       | <b>115</b>  | <b>38</b>  | <b>12</b>          | <b>165</b>  | <b>31%</b>             | <b>64%</b>              |

### Comparison of 2010 vs 2020

|                          |           |            |            |            |  |  |  |  |  |  |  |            |            |                              |
|--------------------------|-----------|------------|------------|------------|--|--|--|--|--|--|--|------------|------------|------------------------------|
| <b>TOTAL 2010 SURVEY</b> | <b>41</b> | <b>535</b> | <b>257</b> | <b>48%</b> |  |  |  |  |  |  |  | <b>165</b> | <b>31%</b> |                              |
| <b>PROJECTED 2020***</b> | <b>41</b> | <b>535</b> | <b>276</b> | <b>52%</b> |  |  |  |  |  |  |  | <b>184</b> | <b>34%</b> | <b>+19 houses (from '10)</b> |

All data is summarized from a door-to-door, block-by-block survey of Burleith homes

Data represents number of homes/units not individuals

Data current as of May 2010 prior to end of Georgetown semester.

Original data sourced from DC Tax Records

#### Footnotes

\* 18 homes/units (535 total units - 517 surveyed units) were not surveyed due to lack of response

\*\* BBL = Basic Business License

\*\*\* Projected 2020 is based on additional housing conversions using an average 3 students per group house. See Exhibit D-1 for further explanation

**Burleith Citizens Association**  
**Comparison of Undergraduate and Graduate Group Homes living in Burleith**  
**For years 2000 vs 2010**

**Burleith Undergraduate Group Homes**

|                                       | 2000  | 2010 | Increase | Increase % |
|---------------------------------------|-------|------|----------|------------|
| Actual Number of Undergraduate Houses | * 114 | 127  | 13       | 11%        |

\* Numbers were obtained from the Burleith 2000 and 2010 Door-to-Door Survey. The number 127 is comprised of 115 group houses and 12 mixed undergrad/grad houses. One can look at Exhibit E & F to visually note the increase in group houses in Burleith

**Burleith Graduate Group Homes**

|                                                                          | 2000  | 2010 | Increase | Increase % |
|--------------------------------------------------------------------------|-------|------|----------|------------|
| Actual Number of Graduate Students living in Burleith per GU *           | 162   | 198  | 36       | 22%        |
| Estimated Number of Group Houses based on actual number of Grad Students | ** 54 | 66   | 12       | 22%        |

Note: Burleith did not survey graduate homes in 2000 and therefore is using GU's graduate student numbers to extrapolate the number of houses by using an average of 3 students per house. See \*\* below for explanation of the average of 3.

\* Source: 2000 grad numbers taken from Office of Planning's 6/12/00 to the BZA, Attachment H  
2010 grad numbers taken from Slide 13 of GU's 4/26/10 Community Meeting Presentation

\*\* Number of group homes is estimated to be an average of 3 per houses per Slide 15 of GU's 4/26/10 Community Meeting Presentation

\*\*\* Graduate homes per Burleith 2010 survey are 38 plus 12 mixed for a total of 50 houses. The difference between the 2010 surveyed grad houses of 50 and estimates of 66 group homes (based on students above) can be accounted for in the unsurveyed homes.

**Burleith Total Group Homes**

|                                               | 2000 | 2010 | Increase | Increase % |
|-----------------------------------------------|------|------|----------|------------|
| Undergraduate                                 | 114  | 127  | 13       | 11%        |
| Graduate                                      | 54   | 66   | 12       | 22%        |
| Total:                                        | 168  | 193  | 25       | 15%        |
| Less Mixed Undergraduates & Graduates Houses* |      | -12  | -12      |            |
| Adjusted Total Burleith Group Houses          | 168  | 181  | 13       | 8%         |

\*\*

\* Total estimated increase in group houses includes the 12 mixed houses in both undergraduate and graduate houses. In order not to double count the 12 mixed houses they are reduced from the total.

\*\* The Burleith 2010 Survey indicates total group homes to be 165 as compared to the 181 from above. The unsurveyed homes account for the difference.

## APPENDIX E

### Burleith 2000 Student Housing Locations\* (Red = Burleith 2000 undergraduate housing)



\* Represents GU undergraduate group houses taken from the Burleith 2000 door-to-door survey. The 2000 survey did not count graduate houses.

## APPENDIX F

### Burleith 2010 Student Housing Locations\*

(Red = Burleith 2000 undergraduate housing, Yellow = graduate housing)

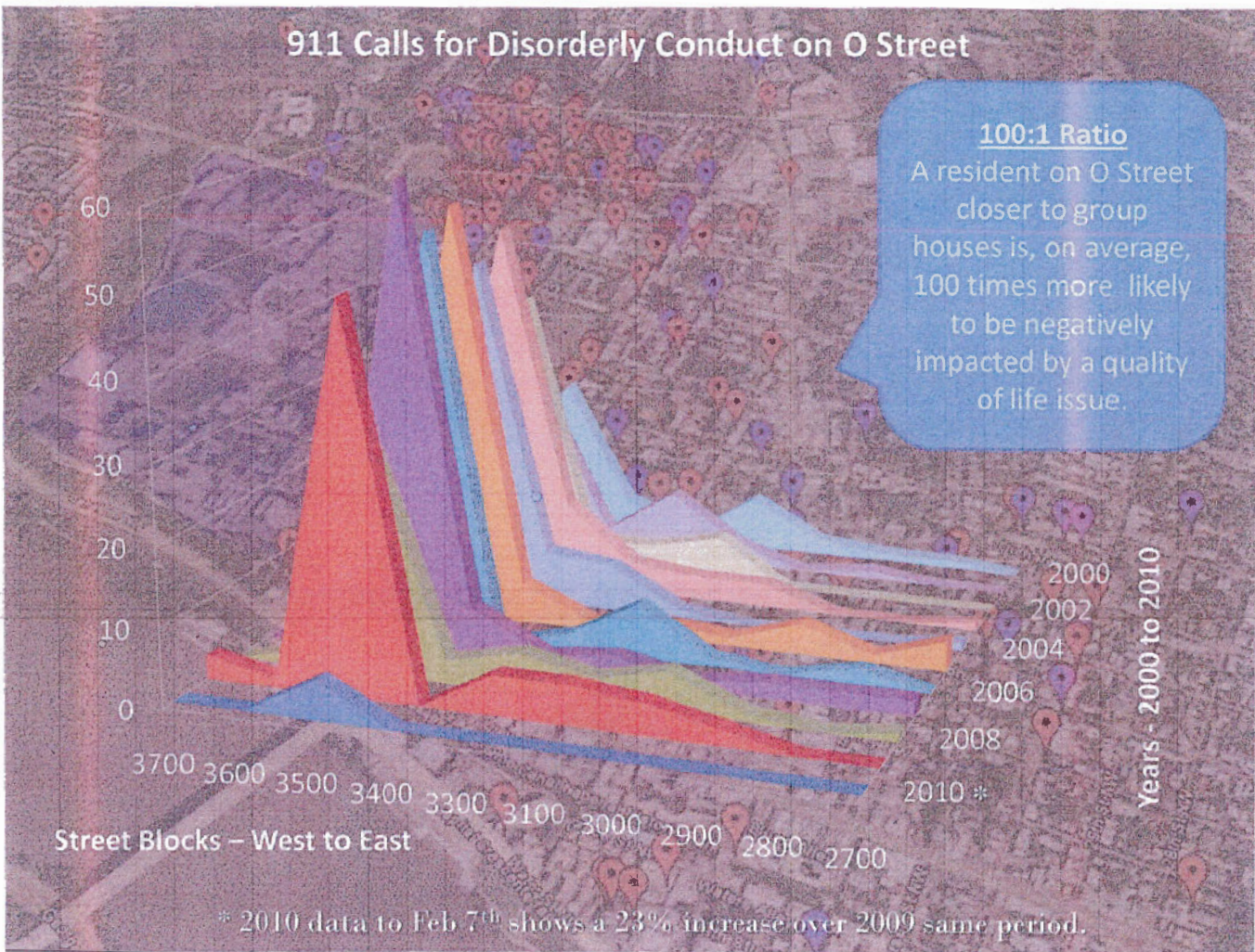


\*\* Represents GU graduate and undergraduate group housing taken from the Burleith 2010 door-to-door survey and GU's housing directory. The 2010 survey separates graduate and undergraduate houses. The red markers indicate undergraduate group houses and the yellow markers graduate group houses.



## APPENDIX H

### O Street concentration



# Adversely Affected Quality of Life

|                            | Complaints to<br>gtown411@gmail.com | OC6L®<br>Trash Citations | OC6L®<br>Trash Fines | Average Issues<br>per Month |
|----------------------------|-------------------------------------|--------------------------|----------------------|-----------------------------|
| 4 Months<br>Sep – Dec 2009 | 108                                 | 14                       | 42                   | 41**                        |



Trash on property or sidewalk

## APPENDIX I

## APPENDIX J

### Magis Row – 1400 block of 36<sup>th</sup> street NW

#### 1400 block 36<sup>th</sup> (aka Magis Row) notes

Seventeen row-houses on the west side of the 1400 block of 36<sup>th</sup> Street, NW. Georgetown University refers to them as "Magis Row." The properties are even numbered 1408 through 1440 36<sup>th</sup> Street. According to GU, "It houses 59 students. Students will live in a four person townhouse."

*"Located on the 1400 block of 36th Street, Magis Row consists of 59 students residing in 16 townhouses – 12 houses for groups of four, and four houses for groups of eight."*  
[disparity in numbers of students and number of townhouses]

Source: <http://explore.georgetown.edu/documents/45429/>  
<http://college.georgetown.edu/81651.html>



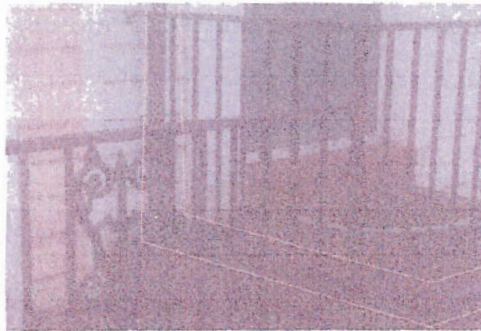
GU Photo of Magis Row



GU begun placing trash in rear of Magis properties due to neighbors requests.



Aluminum siding, running full length of three properties (does not meet historic district code)

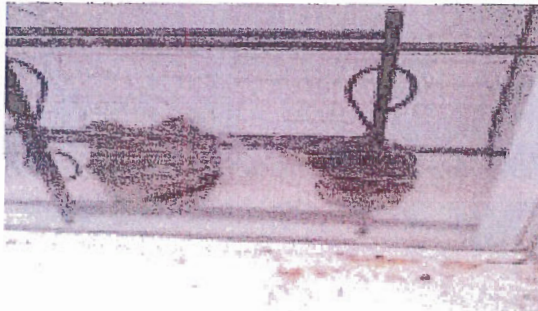


Gas line extending from top of front door to public sidewalk  
(also has large industrial venting, which may connect many houses, possible fire hazard)

Neighbors across street frequently endure vandalism, noise, trash and other issues:  
Recent examples of neighbor vandalism directly across from Magis Row



End of January 2010 (two elderly women planters)



(end of January 2010, elderly couple window smashed-see complaints below)

**Brief history:**

GU purchased these properties and initially rented the properties out to faculty, staff, and non-GU affiliated individuals and families over the last 30-40 years. GU has slowly phased out all non-student residents over the last two decades, as it part of its expansion into the community of Georgetown. The last remaining non-GU affiliated person living in one of the properties was Mary Gravelos. She lived in one of the row houses until approximately 2005. More recently and contrary to community objections, GU has placed all undergraduate students living in these properties. During the school year 2009-2010, GU named these row houses "Magis Row," to the community and its students.

**Factors arguing against under-grads living in these townhomes**

- The townhomes are outside the campus boundary. It is within the community of Georgetown and should comply with the laws and regulations of the City of Washington D.C.
- These townhomes occupied are densely occupied by undergraduate GU students that behave and function as they would in a normal college dormitory setting. Magis Row is essentially operating and functioning as an off-campus dormitory within the community. This causes regular and significant disruptions to the community of non-student neighbors that live directly across from this dorm/row. Disruptions are occurring to families with young children, mothers with infants, working middle class neighbors which some have to work on weekend mornings as well, and the elderly.
- For over a year, the neighbors most adjacent to Magis Row have clearly voiced their opposition of Magis Row to GU and other community leaders. "Party patrolling" by SNAP and other enforcement officers are rarely if at all able to stop kids from behaving like normal undergraduates behave in dormitory settings. The current monitoring and enforcement system has been proven to be a failure.

- The MPD records for the last ten years indicate the following for 1400 block of 36th:  
111 disorderly calls in the last ten years, or more than one per school month for last ten years  
As a comparison, going one block to the west (1400 35<sup>th</sup> street) has 33 disorderly calls in last ten years. Magis Row area has over three times the amount of MPD disorderly service calls. By year the calls are:  
2000-11, 2001-12, 2002-9, 2003-4, 2004-12, 2005-11, 2006-12, 2007-17, 2008-10, 2009-13
- The neighbors began occasionally collecting reports they have experienced since Magis Row began in the last year. The reports can be read as an attachment to this document. The most noticeable item are the amount and severity of the reports indicate Magis Row is still causing severe disruptions within the community. Despite numerous complaints to GU, it has failed to perform within the standards and laws of the community/City of DC.
- The current undergraduate student residents provide little if any revenue to the City of DC from income tax revenue. According to U.S. Census the Median Income for this location is \$90,653, which would pay average personal income tax to City of DC of \$6505.53. This results in an average loss of \$110,594 annually to the City of DC from income tax revenue.
- The properties are tax-exempt and are providing no real estate tax revenue to the City. The current assessed value of the 17 properties according to the City of DC is \$10,970,520 which would result in \$93,250 annually in revenue tax losses [see calculations below]. Currently the 17 properties result in excess of over \$200,000 in lost revenue to the City of DC which DC taxpayers make up to the City, including to the neighbors that live directly across the street and suffer severe negative impact from these properties, as well as require City of DC services regularly. [GU claims they are raising over \$30 million in tax revenue to City of DC annually, so doubtful that the last two points should be made]
- There has been a significant increase in the population density in these townhomes. It is estimated the density (causing traffic congestion and other issues) has gone from approximately 25 people living in the properties to approximately 65 students today. 40 additional people and all of their family, friends and acquaintances have caused a significant density strain on this block. GU is packing four students in properties as small as 800 square feet, all to the profit of GU, cost to the City of DC and severe negative impact on the taxpaying citizens directly adjacent to these properties.
- There is a misperception intentionally directed by GU to the students and the community this is on-campus. (GU stated in its campus planning meetings and notes) It is not. This has resulted in documented instances of neighbors living opposite of this being verbally attacked and possibly threatened by young individuals living or visiting these properties. One single mother was screamed at "this is on GU-campus!" and was rapidly approached. GU has been a dishonest broker in counting the undergraduates living in these properties as being "on-campus," in their percentage on campus calculation.
- DPS has a policy they do not patrol or enforce laws or regulations off-campus, resulting in the MPD to be the primary policing force. There is a systemic problem due to the high number and

regular public order violations of law occurring in the neighborhood. The system of policing and enforcement is currently not capable of dealing with the high number of undergraduate students living in tight quarters within the community.

- These properties do not comply with Historic Preservation of Georgetown community. They may not be in compliance with various code requirements within the City of DC. For example, they have placed aluminum siding the full length over three properties to give them the appearance of being one townhouse. This takes away from the historic integrity of Georgetown row houses that are most typical in this section of the neighborhood. They have also used aluminum siding on other of these properties as well. One property has a gas line that is questionable at best, that protrudes and runs extensively out and along the front of a property. GU also has an industrial size vented shaft, which was recently covered by placing siding over it. The size of the industrial vent may likely be used between the townhomes. This could be a serious fire hazard for anyone living there.

- More recent history, GU, apparently without consulting any of the neighbors that are directly affected by it—implemented what is now a Living Learning “Community” (LLC) called Magis Row. GU “told” the neighbors that Magis Row would be the name of this group of student occupied houses, and that a review of Magis Row with the neighbors would take place in the fall of 2009. This review has not taken place and the community was ignored again.

- Living Learning Communities (LLCs) are increasing in popularity among schools throughout the U.S. History shows that LLC’s go back many years and a significant factor in the success of an LLC is a mentoring faculty member (refer to [www.livelearnstudy.net](http://www.livelearnstudy.net)). This can include mentoring faculty participating by living adjacent/among the students while in the transition from home to college to community. Currently, Magis Row students only have same age peers living adjacent to them and from the experiences\* of the neighbors across the street, the behavior of the Magis Row students is not acceptable to the neighbors. The problem is there are two opposing communities living within feet of each other. On the West side is the LLC’s community of students that have no mentoring faculty living adjacent/among them and directly across the street you have families, children, elderly and other neighbors that are living in the community of Georgetown. That both sides of the street live under the laws of the City of DC is the only significant commonality.

- BZA Order 16566F, has a clause including “the location of on-campus student residences away from residential neighborhoods abutting the campus.” Magis Row is an essence a dormitory outside the campus boundary and offers no buffer between campus and community. Undergraduate students being housed by GU in dense numbers within the community do not comply with the intent of this clause.

- This block of student occupied housing leads to a noticeable neighborhood destabilization from the effects of transient temporary housing. Each of these townhouse with 4-5 students multiplied by three or more move cycles (1st semester, 2nd semester, summer session 1, and summer session 2, could be anywhere from 12 to 20 different students per house per year. The 17 townhomes could result in 300+ moves per year for only one small block. The y factor also

includes all of the friends of these students, who do not know or necessarily abide by the rules and regulations of the City of DC. The friends of the students living in the townhomes, add numerous additional people on this block at all times of day and night and the corresponding severe negative impact directly across the street to the neighbors living there.

- GU has no method for controlling the numerous young (including teenage) friends and acquaintances that regularly visit these properties. These young visitors rarely have any understanding how their behavior affects the community and they often view these homes as being on the GU "campus." These non-GU students that are in the neighborhood looking for a good time, are a severe negative impact on the community, due to "Magis Row" and other student housing within the community. It is more difficult to enforce the disturbance laws with Magis Row than most other dense area of students. The reason is these kids generally do not have large loud outdoor parties, but have the continuous "kids behaving like a dorm atmosphere" within the community, and frequently SNAP or the MPD have little to challenge if called to a Magis house. However, the effects are still causing neighbors to be awoken in the middle of the night frequently by the occasional shot, loud car stereo, small group of kids loitering, etc...

- GU has the ability to swap administrators, faculty, priests, and other staff that are currently residing within the boundaries of the campus with these undergraduate students, and they have been asked to do so by the community. However, so far there has been no response from GU.

#### ●Chronology

1966 - An additional adjoining townhouse on 36th Street NW is added to Alumni House. (source GU alumni website)

1979 - East Campus Expansion occurred. Condition required GU to obtain permission from BZA to purchase any additional properties east of the new boundary. (source BZA Order 10814)

1984- Another townhouse on 36th Street NW is added to Alumni House. (source GU alumni website)

1985 - The Board of Governors approves the construction of an alumni residence at 3601 O Street NW, to be named in honor of former Executive Secretary James P. Reed, to accommodate association and university social functions as well as provide a residence for the association's executive secretary. (source GU alumni website)

2005 - The renovated Alumni House, opens at 3604 O Street NW. (source GU alumni website)

Property Information (from City of DC website and DC Blockshopper.com) and only one pays property taxes to the City of DC

1408 36<sup>th</sup> -1356 sq ft. City of DC Assessed Value \$861,700

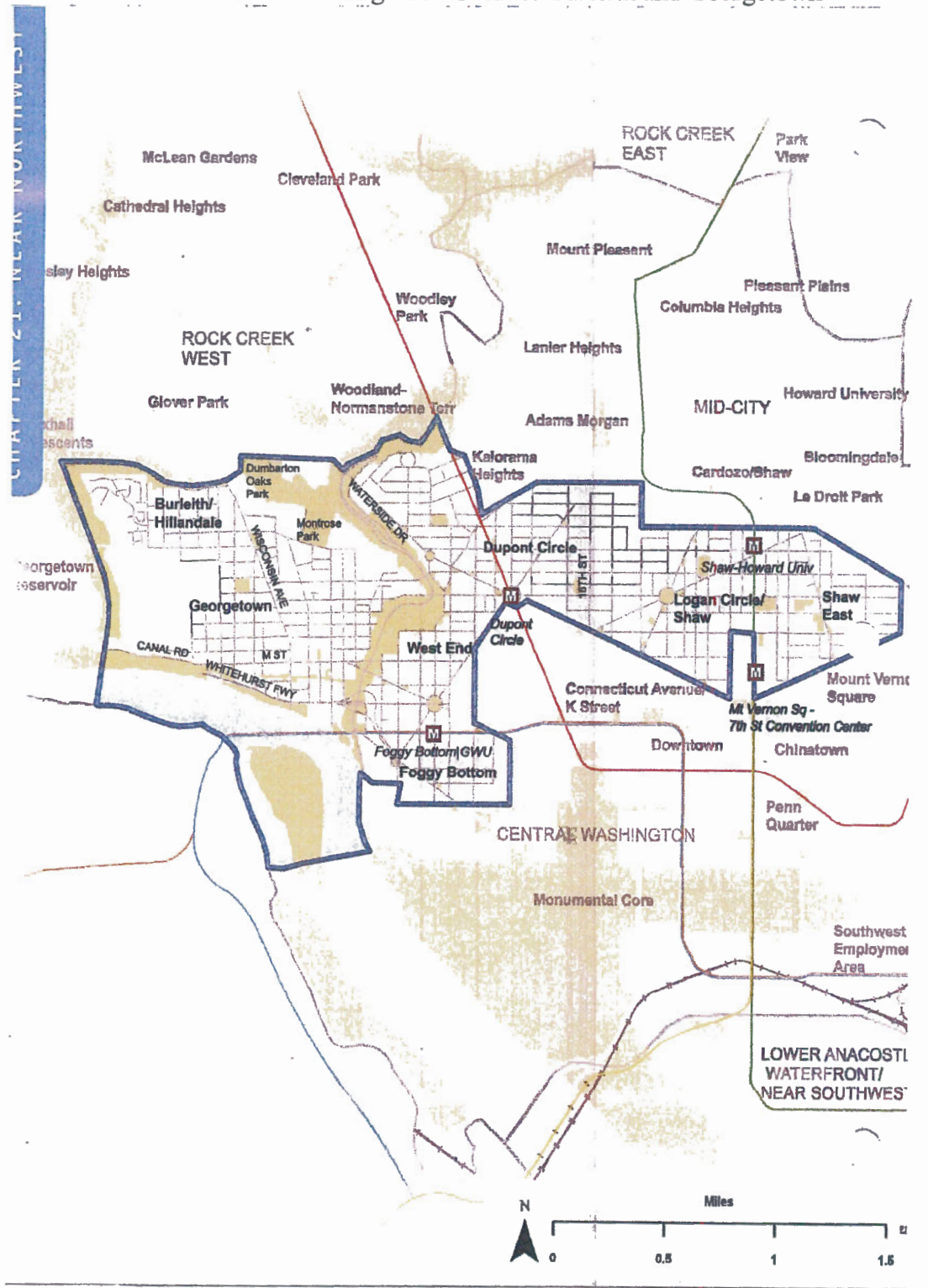
1410 36<sup>th</sup> -1356 sq ft. City of DC Assessed Value \$844,910

1412 36<sup>th</sup>-1356 sq ft. City of DC Assessed Value \$844,760  
1414 36<sup>th</sup>-888 sq ft. City of DC Assessed Value \$590,930  
1416 36<sup>th</sup>-848 sq ft. City of DC Assessed Value \$581,100  
1418 36<sup>th</sup>-828 sq ft. City of DC Assessed Value \$597,340  
1420 36<sup>th</sup>-888 sq ft. City of DC Assessed Value \$590,930  
1422 36<sup>th</sup>-888 sq ft. City of DC Assessed Value \$590,930  
1424 36<sup>th</sup>-828 sq ft. City of DC Assessed Value \$597,340  
1426 36<sup>th</sup>-828 sq ft. City of DC Assessed Value \$709,260 (Property Taxes: \$4,853.84 in 2008)  
1428 36<sup>th</sup>-828 sq ft. City of DC Assessed Value \$597,340  
1430 36<sup>th</sup>-828 sq ft. City of DC Assessed Value \$604,700  
1432 36<sup>th</sup>-828 sq ft. City of DC Assessed Value \$576,120  
1434 36<sup>th</sup>-828 sq ft. City of DC Assessed Value \$576,120  
1436 36<sup>th</sup>-828 sq ft. City of DC Assessed Value \$600,740  
1438 36<sup>th</sup>-888 sq ft. City of DC Assessed Value \$623,250  
1440 36<sup>th</sup>-858 sq ft. City of DC Assessed Value \$583,590

Total 2010 City of DC Assessed Value of \$10,970,520 which would result in \$93,250 annually in revenue taxes.

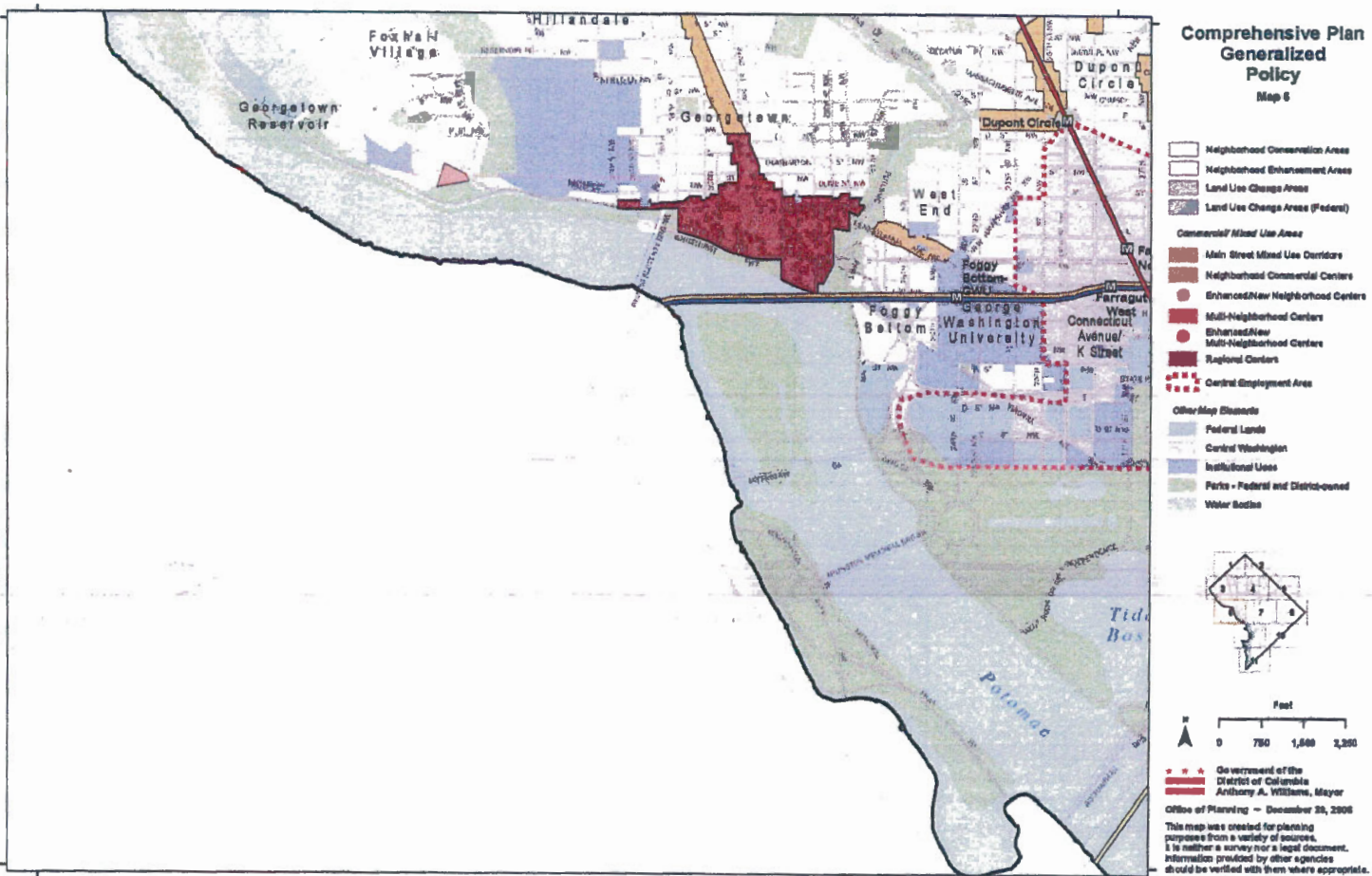
# APPENDIX K

Near Northwest Planning Area includes Burleith and Georgetown



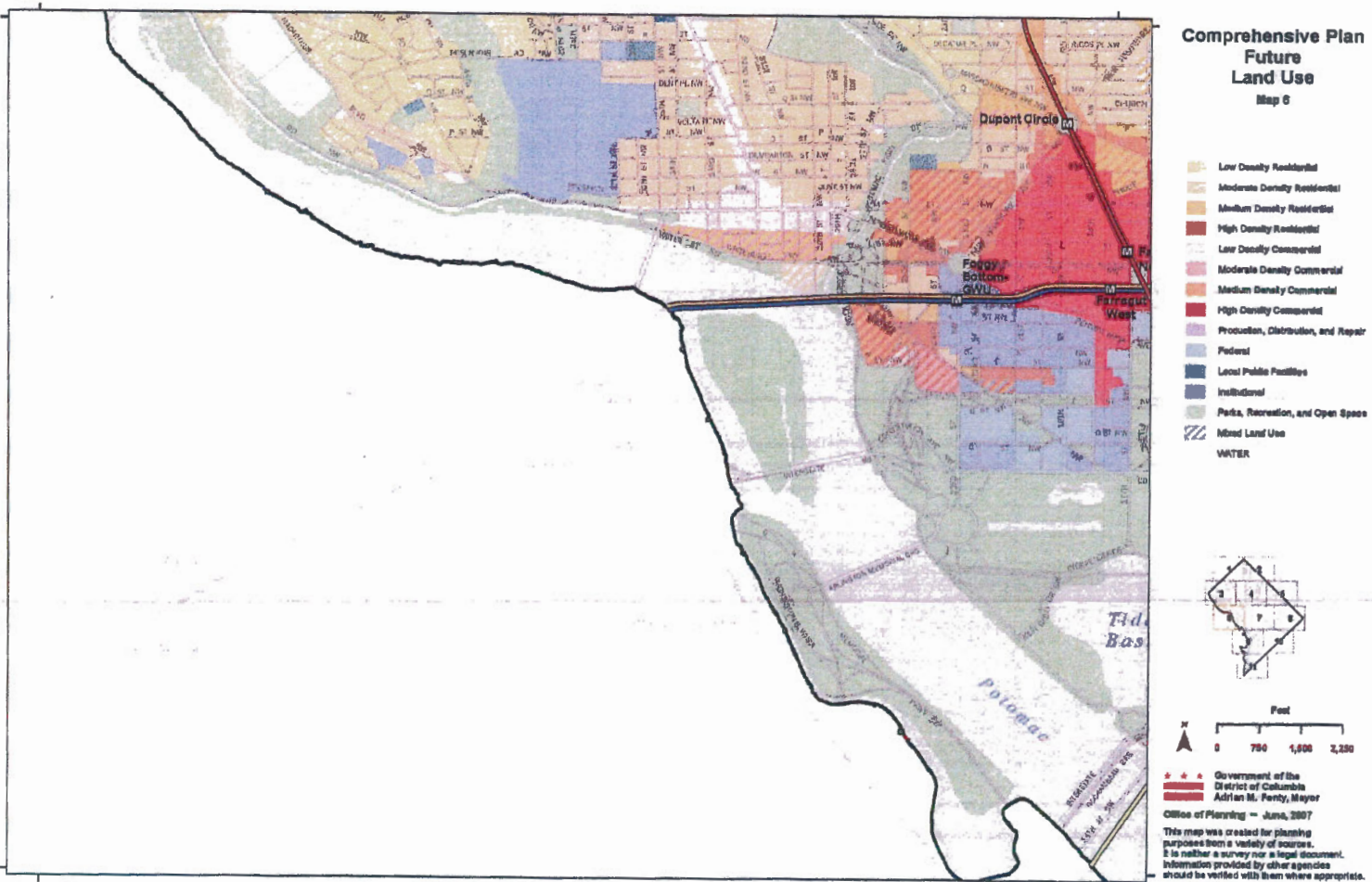
# APPENDIX L

Burleigh and Georgetown are shown as Neighborhood Conservation Areas



# APPENDIX M

Burleith and Georgetown are shown as Low Density Residential Areas



## APPENDIX N

### Bibliography of Town-Gown Documents:

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14. "Town and Gown" "the relationship between city and campus" Richard A. Manahan, September 2006.
15. "Town-Gown Collaboration in Land Use and Development," "Spillover Effects" Lincoln Institute of Land Policy, 2009.
16. "Two Square Miles of Housing Hell", A. Chrisafis, The Guardian Unlimited, UK August 10, 2006.

## APPENDIX O



# Town-Gown Collaboration in Land Use and Development

Colleges and universities decide on a variety of land use and development projects. New or changing land use decisions tend to be much more complex and contain the seeds of future conflicts if the concerns of all stakeholders are not addressed and resolved satisfactorily. The common requirement for solving potential town-gown conflicts is to balance academic and community interests and goals through a collaborative process.

| University Land Use and Development: What works? What does not? |                                                                                                                                               |                                                                                                                            |
|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| City and Community Concerns                                     | What Works?                                                                                                                                   | What Does Not?                                                                                                             |
| <b>Social Equity</b>                                            | Efforts to mitigate displacement and gentrification, and to generate job opportunities for local residents and businesses.                    | Ignoring the neighborhood's social and economic context and issues that might affect local residents and businesses.       |
| <b>Spillover Effects</b>                                        | Regulatory and nonregulatory planning mechanisms that balance the needs of the academic and local communities.                                | Lack of planning by colleges and universities.                                                                             |
| <b>Design</b>                                                   | Planning and developing the campus in ways that blend the academic and local communities.                                                     | Development that is out of character with the surrounding neighborhood.                                                    |
| <b>Planning Process</b>                                         | A joint planning process that involves the university, the community, and the city.                                                           | Finalizing university land use and development plans internally.                                                           |
| <b>Leadership</b>                                               | Close involvement of the university president or other top-level leaders in developing and sustaining the commitment to community engagement. | No formal mechanism for senior officials to work with the city and community, except on an ad hoc basis.                   |
| <b>Tax-exempt Status</b>                                        | Recognition of the uneven distribution of tax burdens throughout the state.                                                                   | Long-running disputes and court cases between the universities and cities over development projects and tax-exempt status. |

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## The Impact of Rental Properties on the Value of Single-Family Residences

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This study examines the effects that single-family rental properties in a residential neighborhood have on the value of single-family residences in that area. The analysis blends real estate valuation concepts with evidence found in the housing maintenance literature and urban succession theory to develop testable hypotheses regarding the property-specific, proximity-related, and neighborhood-wide impacts of rental properties on property values. The data used to test the hypotheses include the tenure status of 23,119 single-family residences and 1,162 single-family sales. Regression results support all three hypotheses. Although numerous studies on the value impacts of other externalities have been published, this is the first study to examine the separation of property rights. The results of this study provide additional insights into housing maintenance and also have implications for neighborhood zoning regulations. © 1991 Academic Press, Inc.

### I. INTRODUCTION

A class-action suit was filed in 1986 on behalf of thousands of single-family homeowners in the state of Texas. Owner-residents claimed that a development company had built many single-family rental properties in their subdivisions and believed that their property values were adversely

affected by the presence of these rental properties.<sup>1</sup> The lawsuit raises several important issues. If rental properties have a negative impact on surrounding properties, city planners should consider regulating the number of rental properties in residential areas and real estate practitioners should incorporate this factor into the valuation of single-family residences.

Since Ridker and Henning's [28] pioneering study on the effect of air pollution on property values, many empirical studies have been published on the value impact of numerous external factors. However, there is currently no evidence to support or dispute the claim that the presence of rental properties in a residential neighborhood has a negative impact on the value of single-family owner-occupied residences.

The purpose of this study is to examine this issue empirically. Section II reviews the literature on housing maintenance policy and neighborhood succession in order to develop testable hypotheses. Section III contains the hypotheses and empirical models. Section IV describes the sample and data sources. Section V discusses the empirical results and the last section contains the conclusions.

### II. RENTAL PROPERTIES AND PROPERTY SELLING PRICES

The dual role of housing as a consumption and an investment good has a potentially large impact on the housing tenure choice, and, perhaps, significant implications for housing maintenance policy. Hendorshott and Shilling [15] approached the housing tenure issue by analyzing the cost of owner-occupied housing relative to rental housing. They indicated that the decision to invest in a house depends on the present value of expected future cash flows and the value of the initial equity investment.

In order to maximize the profit of the investment, the landlord should select a maintenance schedule which equates the marginal costs of maintenance to the marginal revenues from the rent and future property reversion. For an owner-occupant, the maintenance schedule is determined by the marginal utility derived from the consumption of the additional maintenance and the marginal revenue from the future property reversion. If the marginal rent paid by the tenant equated to the value of the marginal utility derived from the consumption of the maintenance improvement, the landlord and the owner-occupant should maintain the property at the same rate.

Sweeney [37] demonstrated that a landlord maintains her/his housing unit at a lower rate than does an owner-occupant. He pointed out that a

<sup>1</sup>For a complete discussion of the case, see an article by Christi Phelps in the *San Antonio Business Journal*, p. 3, April 4, 1988.

## APPENDIX P

"The Impact of Rental Properties on the Value of Single-Family Residences"  
Ko Wang

Journal of Urban Economics, 1991

landlord's decisions are influenced by the flexibility to rent the housing unit to families with different indifference curves relating housing quality to consumption of other goods and services. In the case of no transaction costs, and if the landlord and the owner-occupant face the same cost functions, maintenance effectiveness functions, and sales price functions, the landlord maintains her/his housing unit at a lower rate than the owner-occupant at all times.<sup>2</sup> Numerous studies have empirically demonstrated that owner-occupied houses are better maintained than rental units. Among those studies are Struyk and Lynn [35], Mayer [21, 22] and Lichtenstein and Kern [19].

Accumulation of rental properties in a neighborhood might cause neighborhood succession. McCann [23] asserted that the initial development of a neighborhood consists almost entirely of single-family owner-occupied residences. He claimed that an increasing number of rental properties in one neighborhood leads to higher density developments and an in-migration of lower-income groups to that neighborhood. According to evidence provided by Richardson *et al.* [27], Stull [36], Dewees [7], Thaler [38], Anas and Eum [2], Dahmann [6], and Shlay and Digregorio [31], such activities are usually associated with declining prices or a reduction in the desirability of a neighborhood.

Arguments also have been made by Cherry and Ford [5] that a lower level of maintenance for rental properties results in a decreasingly desirable neighborhood environment. They also indicated that slum creation is likely to proceed most rapidly in neighborhoods with a greater concentration of rental properties. White [39] demonstrated that tracts with fewer owner-occupied households tend to be the target for governments in their efforts for slum clearance and redevelopment.

Studies of renters' socioeconomic status reveal more insights to the possible impacts from the presence of rental properties. Keller [17] found that people generally prefer to be associated with neighbors who are of equal socioeconomic status. Ratcliff [26] indicated that one of the desirable features of residential locations is the absence of unwelcome social groups. Whitehead and Kleigman [40] found that single-person households, migrant households, and economically inactive households tended to occupy rental residences more often than other types of households. Rudel [29] also showed that the average household income of renters was about 65 percent of the average homeowner's income. Overwhelming evidence on the positive and significant relationship between the property

<sup>2</sup>Henderson and Ioannides [14] indicate that the externality involved in renting arises from the maintenance problems. The tenant might be charged for obvious damages. However, the marginal cost of increased breakdowns and wear-and-tear caused by the increased rate of utilization cannot be charged to the tenant.

values in neighborhoods and the income status of the residents has been offered by previous research.<sup>3</sup>

Renters have been widely recognized as a transient group.<sup>4</sup> Palmquist [25] found that neighborhoods with a more transient population typically have lower property values. This negative relationship, according to Ahlbrandt and Brophy [1] and Strachota and Shenchon [34], may be caused by the lack of commitment from both landlords and renters to the quality of the long-term neighborhood living environment.

Some hedonic price studies, while focusing on other topics, used the percentage of rental property in a neighborhood as a control variable. Hedonic studies that used rental properties as an explanatory variable include those of Edel and Sclar [10], Cherry and Ford [5], Jackson [16], Dusansky *et al.* [8], Eberts and Gronberg [9], Gillingham [13], and Frech and Lafferty [12]. However, since the goals, methodologies, and study areas differ from each other, the results of these studies lack continuity. Most do not have a comprehensive sample and/or suffer problems caused by using average price or average rent as the dependent variable. In general, this group of studies indicated an inconclusive relationship between the level of concentration for rental properties and the average price or the median rent of a given area.<sup>5</sup>

### III. HYPOTHESES AND EMPIRICAL MODEL

Given the general hypothesis that rental properties have a negative impact on both the quality of the maintenance for the rental units and the neighborhood living environment, and therefore on the property value of single-family residences in that neighborhood, three hypotheses are established. They are:

(1) If the accumulation of rental properties in a neighborhood results in the deterioration of the neighborhood living environment, neighborhoods with a higher percentage of renter-occupied houses should command lower prices for all single-family units located in that neighborhood, with everything else equal. This type of impact is defined as the "neighborhood effect."

(2) Given that rental properties are not evenly distributed throughout the neighborhood, houses surrounded by larger numbers of renter-

<sup>3</sup>For a partial list of those studies, see Ridker and Henning [28], Dutes [24], Berry [4], Schnare and Struyk [30], Gillingham [13], Anas and Eum [2] and Atkinson and Crocker [3].

<sup>4</sup>See Dusansky *et al.* [8, p. 246].

<sup>5</sup>Frech and Lafferty's study [12] is the only study which used the actual property selling price as the dependent variable. Unfortunately, the study indicated a highly significant positive relationship between property selling price and the percentage of rental property. Multicollinearity might have caused the problem. With 62 independent variables in the equation, their results included several counter-intuitive coefficients.

occupied houses should have an inferior immediate living environment and command lower prices than houses surrounded by fewer renter-occupied houses, with everything else equal.<sup>6</sup> This type of impact is defined as the "proximity effect."

(3) If a tenant-occupied house is less well-maintained than an owner-occupied house, deterioration in the general appearance and the deferred maintenance of the rental property should cause a loss in value. The renter-occupied house should command a lower price than the owner-occupied house, with everything else equal. This type of impact is defined as the "property effect."

A model to test the hypotheses is specified using hedonic pricing theory. For this study, housing units are composed of six general types of attributes. The general model for the pricing equation is given as

$$\text{Price} = F(\text{HQT}, \text{HQL}, L, T, \text{FIN}, \text{RPV}) \quad (1)$$

where

- HQT = housing quantity variables,
- HQL = housing quality variables,
- L = location variables,
- T = time-trend variables,
- FIN = financing variable, and
- RPV = rental property variables.

The quantitative and qualitative dimensions of the housing bundle include variables which have been used extensively in previous hedonic studies. A vector of dummy location variables is constructed to represent areas with different accessibility to the CBD and employment centers. The number of months since the sale is used as a variable to capture the time trend. The present value of financing savings for assuming a favorable mortgage is calculated by following the methodology established by Smith *et al.* [33] to capture the impact of financing arrangement.<sup>7</sup>

The percentage of rental properties in a neighborhood (NE) is used as an independent variable to test the first hypothesis. This spatial measure-

<sup>6</sup>This hypothesis is supported by Krumm [18]. Krumm pointed out that the selling price of a residence is partially dependent upon the attractiveness of the immediate surrounding area.

<sup>7</sup>It is common for a buyer to purchase a property by assuming the existing mortgage. The buyer does so only if the interest rate charged on the existing mortgage is lower than the prevailing market interest rate for a similar mortgage. The value of assuming the existing mortgage, or the value of the financial savings, is the difference between the balance of the assumed mortgage and the present value of the assumed mortgage payments discounted at the prevailing mortgage rate.

ment variable is included because it is consistent with previous studies and the boundary of each neighborhood is well-defined by government agencies. A percentage measurement is used because the total number of properties varies among neighborhoods.

To test the second hypothesis, two proximity variables are used. The first is the five-house group (5RP). For each property sold during the study period, the number of rental properties among the immediately adjacent five properties is calculated. These five properties include the adjacent properties on each side of the subject house and the three properties directly across the street from the subject.

The second proximity variable is defined as the eight-house group (8RP). For each property sold during the study period, we calculate the number of rental properties among eight additional properties surrounding those in the five-house group. These eight properties include two additional properties adjacent to each end of the properties in the five-house group.

By extending this line of thought, one could argue that additional variables should be included to represent the 16-house group, one-block effect, or two-block effect. The first reason for not using the other types of measurements is the difficulty in defining the impact areas.<sup>8</sup> The second reason is that these additional variables might not provide any more insight to our research and might increase the multi-collinearity among the explanatory variables.<sup>9</sup>

Because the separation criteria between the 5RP and 8RP might be considered arbitrary and high correlation might exist between these two variables, an alternative variable (PXY) is constructed by summing up the numbers of rental properties in both the five-house group and the eight-house group. This variable can serve as an alternative measure for the proximity effect. When this variable is used, the potential problems caused by the possible high correlation between the 5RP and 8RP variables can be eliminated.

Finally, to test the third hypothesis, the rental property (RP) itself is used as an independent variable with a predicted negative sign. The functional forms considered in this study include both linear and Box-Cox transformation forms. Table 1 provides the definition for all the variables.

<sup>8</sup>Due to the irregular layout of subdivisions, it is difficult to apply the same set of criteria to every property involved in the study area as the impact area becomes larger.

<sup>9</sup>If the coefficients of RP, 5RP, 8RP, and the percentage of rental properties in a neighborhood (NE) are all significant and with the expected signs, it is safe to assume that there are continuous impacts from rental properties which are varied by the degree of proximity. If all coefficients are not significant, there is no need to evaluate those additional variables because those variables should not be significant either.

TABLE 1  
Regression Variable Definitions

| Variable                      | Definition                                                                                                         | Sources                  |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------|
| A. Housing quantity variables |                                                                                                                    |                          |
| 1. SF                         | Square feet of living area.                                                                                        | MLS, STDB, TR            |
| 2. GRG                        | Number of garage spaces.                                                                                           | MLS, STDB, TR            |
| 3. LAND                       | Lot size in square feet.                                                                                           | MLS, STDB, TR            |
| 4. NBDR                       | Number of bedrooms.                                                                                                | MLS, STDB, TR            |
| 5. NBTR                       | Number of bathrooms.                                                                                               | MLS, STDB, TR            |
| 6. NOR                        | Number of other rooms.                                                                                             | MLS, STDB, TR            |
| B. Housing quality variables  |                                                                                                                    |                          |
| 1. Age                        | Age of house in years at time of sale.                                                                             | MLS, STDB, TR            |
| 2. AC                         | Air conditioning system taking value of 0 if there is none, 1 if it is a window unit, 2 if it is a central system. | MLS, STDB, TR            |
| 3. NFP                        | Number of fireplaces.                                                                                              | MLS, STDB, TR            |
| C. Locational variables       |                                                                                                                    |                          |
| 1. D <sub>1</sub>             | Dummy variable represents Area 2.                                                                                  | City map                 |
| 2. D <sub>2</sub>             | Dummy variable represents Area 3.                                                                                  | City map                 |
| 3. D <sub>3</sub>             | Dummy variable represents Area 4.                                                                                  | City map                 |
| 4. D <sub>4</sub>             | Dummy variable represents Area 5.                                                                                  | City map                 |
| D. Rental property variables  |                                                                                                                    |                          |
| 1. RP                         | Dummy variable taking value of 0 if it is an owner-occupied house; 1 if it is a rental property.                   | TR                       |
| 2. SRP                        | Number of rental properties with the immediate five-house grouping.                                                | Own calculations         |
| 3. 8RP                        | Number of rental properties with the eight-group grouping.                                                         | Own calculations         |
| 4. PXY                        | Sum of SRP and 8RP.                                                                                                | Own calculations         |
| 5. NE                         | Percentage of rental property for each subdivision.                                                                | TR and own calculations  |
| E. Time variables             |                                                                                                                    |                          |
| 1. NMS                        | Number of months sold from July 1986.                                                                              | MLS and STDB             |
| F. Behavior variable          |                                                                                                                    |                          |
| 1. FIN                        | Present value of financing savings.                                                                                | MLS and own calculations |

## IV. SAMPLE DESIGN AND DATA DESCRIPTION

Two criteria were employed in the selection of the sample period. First is the selection of the sample period needed to consider the possible change of tenure status during this period. Because changes of rental status are a past event and no record of these changes over time can be obtained, the best information that can be obtained is the tenure status of the current occupants. While it is reasonable to assume that rental status is constant throughout a short period, distortions may occur if a long study period is used. Second, the market valuation of the housing attributes may change over time and, therefore, coefficients of housing equations may not be stable over time.<sup>10</sup> Given these considerations, a short time period is preferred.

Since virtually all single-family leases are written for a 1-year term, the problems associated with changing market valuations of attributes and changing rental status should not be serious if the sampling period is limited to 1-year intervals. Given the availability of the data, the period used for this study is 2 years. However, while a 2-year period is the main focus of this study, data drawn from a 1-year period will also be tested.

The area chosen for this study was a large and continuous section of southwestern San Antonio.<sup>11</sup> The total number of single-family units in the study area is 23,119, with 4,257 units identified as rental properties. There are seven census tracts in this area and the tract median household income ranges from \$12,491 to \$20,446, based on the 1980 census. The percentage of rental property in this area is approximately 18.41. Twenty-six subdivisions, which are defined as homogeneous neighborhood groups by the Bexar County Appraisal District, are included in this area. The percentage of rental property for each subdivision ranges from 1.71 to 67.45%. However, 17 of the 26 subdivisions contain between 9 and 21% rental properties.

In addition to the tenure status of the 23,119 single-family homes, the sample also included 1,162 home sales, which occurred in the study area between June 1984 and June 1986. Data on the property characteristic of these houses were drawn from three sources: Multiple Listing Service (MLS), Southwest Texas Data Bank (STDB), and tax records from the Bexar County Appraisal District (TR).

<sup>10</sup> Mark [20] reported that the estimated coefficients of housing equations exhibited substantial instability over a long period of time.

<sup>11</sup> This area is chosen partially because of the availability of rental information. The neighborhood associations have interviewed residents of several neighborhoods to compile a list of rental properties in that area. Although the rental properties identified in our study are derived from a totally different source, the list compiled by the neighborhood associations provides a check on the accuracy of our data.

Using data from the Bexar County Appraisal District, the property address was compared to the owner's mailing address. If the property address was identical to the property owner's address, the property was judged to be an owner-occupied unit. If the addresses were different from each other, then the property might be a rental unit. However, some owners might use a post office box to receive their mail, while other owners might have their tax bills sent directly to the bank which holds the mortgage of the house. When the addresses were different from each other and the mailing address was not a bank or post office box, the property was judged to be a rental unit. If the mailing address was a bank or a post office box, which was not used by a real estate investment company, the property was judged to be an owner-occupied unit.<sup>12</sup>

After identifying the rental property variable (RP) directly from the tax records, the total numbers of rental and owner-occupied properties were calculated by aggregating the data on a subdivision-by-subdivision basis. From these aggregate data, the percentage of rental property (NE) for each subdivision was estimated.

Identification of the two remaining rental property variables requires that the home sales be identified first. All home sales in the sampling area which occurred between June 1984 and June 1986 were collected from MLS and STDB. All the identified rental properties and the home sales were then plotted on subdivision maps. From the maps, the number of rental properties for each home sale within the 5RP and 8RP groups was derived.

The information for variables on housing quality, housing quantity, time trend, and financing variables was obtained from MLS, STDB, and tax records. If all data had been drawn solely from the MLS, sampling biases could occur because houses sold by owners and new homes sold by developers are not included in the MLS. Therefore, the file of STDB was also searched for home sales. House transactions in the files of STDB were obtained from the appraisal reports of loan applications, which contain information on new home sales and sales by owners. The combination of these two files produce a representative and unbiased sample. Possible problems with the accuracy of the data are substantially reduced by including the tax data from the Appraisal District (TR). The questionable data were checked with the tax records from the appraisal district. Whenever disagreements were found, the data from the tax records were used.

To ascertain the degree of dependence among the regressors used for analysis, Pearson correlation coefficients were computed. The correlations

<sup>12</sup>We have little data requiring such interpretation in determining the rental status. Most houses can be identified easily by comparing these two addresses.

between the rental property variables (RPV) and other regressors do not appear severe. The highest correlation coefficient between rental properties and all other variables was approximately 0.28. However, the correlations within rental property variables were high. All rental property variables are positively related to each other, the most serious being between 5RP and 8RP. The 0.49 correlation coefficient between these two variables suggests that the alternative variable, PXY, also should be used to test for the proximity effect.

## V. RESULTS

Table 2 reports selective regression results based on the 24-month sample. Equation (1.1) presents the full model. Equation (1.2) omits NBDR, NBTR, and NOR, but keeps SF and LAND. Equations (1.3) and (1.4) repeat Eqs. (1.1) and (1.2), except the 5RP and 8RP variables were replaced with the PXY variable.

On the whole, the results are encouraging. Nearly all the variables have the expected signs and most are significant at the 90% or greater confidence level. Generally, the magnitudes of the coefficients seem reasonable as well.<sup>13</sup> All coefficients for the rental property variables exhibit theoretically correct negative signs and are significant at a 90% or greater confidence level, with the exception of the coefficients for the 8RP variable.

The coefficients for the 5RP variable are approximately \$370 to \$430 higher than the coefficients for the 8RP variable, which indicates that the price impact, due to rental properties, is an inverse function of the distance to those rental properties. When the 8RP and 5RP variables are replaced by the PXY variable, the coefficients for all variables are fairly stable between the two sets of equations. The coefficient for PXY in Eq. (1.3) is \$271.84 which is similar to the \$269.23 weighted average coefficient for the 5RP and 8RP variables in Eq. (1.1).

If the house is a rental property, its selling price would have decreased by \$2,428, which is approximately 3.7% of the price of a "standard house."<sup>14</sup> Since all other variables are held constant, this premium must be attributed to the better maintenance of the owner-occupied house. A 3.7% or \$2,428 difference in selling price, between a well-maintained property and a less-maintained property, seems reasonable.

<sup>13</sup>One interesting finding is on the coefficients for the FIN variable. The coefficients range from 0.3665 to 0.5613 and are all significant. This result strongly supports the empirical findings reported by Sirmans, Sirmans and Smith [32]. They indicated that approximately 40% of the financial savings from below-market financing is shifted to the home buyer.

<sup>14</sup>To construct the "standard house," we use the means of the independent variables in the sample as the characteristics of the house. The coefficients of each variable are obtained from Eq. (1.1).

TABLE 2  
Regression Results

| Variable           | Eq. (1.1)             | Eq. (1.2)             | Eq. (1.3)             | Eq. (1.4)             |
|--------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| INTERCEPT          | 29,082<br>(15.78)*    | 27,463<br>(16.41)*    | 29,227<br>(15.89)*    | 27,669<br>(16.60)*    |
| NMS                | -41.70<br>(1.15)      | -53.27<br>(1.46)      | -44.65<br>(1.24)      | -56.66<br>(1.55)      |
| LAND               | 0.0511<br>(0.49)      | -0.014<br>(0.14)**    | 0.0468<br>(0.45)      | -0.0185<br>(0.18)**   |
| SF                 | 34.59<br>(48.13)*     | 32.86<br>(52.50)*     | 34.56<br>(48.12)*     | 32.83<br>(52.46)*     |
| GRG                | 549.40<br>(1.62)      | 531.33<br>(1.56)      | 543.71<br>(1.60)      | 529.92<br>(1.56)      |
| NBDR               | -839.24<br>(1.83)*    |                       | -837.81<br>(1.83)*    |                       |
| NBTR               | -815.74<br>(1.59)     |                       | -783.35<br>(1.53)     |                       |
| NOR                | -1010.22<br>(5.59)*   |                       | -1021.07<br>(10.77)*  |                       |
| AGE                | -503.27<br>(10.75)*   | -597.36<br>(13.39)*   | -504.14<br>(10.77)*   | -599.36<br>(13.44)*   |
| NFP                | 550.50<br>(2.13)*     | 236.46<br>(0.93)      | 550.95<br>(2.13)*     | 233.16<br>(0.92)      |
| AC                 | 2290.23<br>(5.45)*    | 1859.00<br>(4.50)*    | 2271.98<br>(5.44)*    | 1939.71<br>(4.45)*    |
| RP                 | -2428.86<br>(5.43)*   | -2605.43<br>(2.95)*   | -2479.91<br>(5.57)*   | -2669.39<br>(5.94)*   |
| 5RP                | -492.00<br>(2.27)*    | -639.43<br>(2.95)*    |                       |                       |
| 8RP                | -120.28<br>(0.71)     | -208.65<br>(1.23)     |                       |                       |
| PXY                |                       |                       | -271.84<br>(2.50)*    | -385.98<br>(3.57)*    |
| NE                 | -40498.41<br>(13.83)* | -39290.89<br>(13.28)* | -40773.18<br>(13.94)* | -39569.00<br>(13.40)* |
| D1                 | -7298.55<br>(9.12)*   | -7573.74<br>(9.50)*   | -7284.10<br>(9.10)*   | -7570.28<br>(9.48)*   |
| D2                 | -558.48<br>(0.83)     | -569.01<br>(0.84)     | -589.74<br>(0.88)     | -602.27<br>(0.89)     |
| D3                 | -9519.49<br>(11.00)*  | -9644.75<br>(11.16)*  | -9492.69<br>(10.97)*  | -9629.27<br>(11.15)*  |
| D4                 | -2126.10<br>(2.76)*   | -2403.44<br>(3.08)*   | -2126.66<br>(2.79)*   | -2429.92<br>(3.12)*   |
| FIN                | 0.5613<br>(4.31)*     | 0.3706<br>(2.90)*     | 0.5584<br>(4.28)*     | 0.3665<br>(2.86)*     |
| ROOT MSE           | 5.571                 | 5.651                 | 5.572                 | 5.653                 |
| R <sup>2</sup>     | 91.84%                | 91.58%                | 91.83%                | 91.56%                |
| ADJ R <sup>2</sup> | 91.70%                | 91.46%                | 91.70%                | 91.45%                |
| F VALUE            | 676.04                | 778.13                | 713.29                | 829.30                |
| NO. OF OBS.        | 1162                  | 1162                  | 1162                  | 1162                  |

Note. Student *t* statistic is given in parentheses.

If a house is surrounded by two rental properties in the 5RP group and three rental properties in the 8RP group,<sup>15</sup> the selling price would decrease by \$1,344, approximately 2% of the price of a "standard house." This 2% premium must reflect the difference in the immediate living environment. It is reasonable to expect that a home buyer would pay 2% more for a house, if she/he realizes that all the surrounding properties are well-maintained.

The largest impact of rental properties comes from the neighborhood effect. A 1% increase in the percentage of rental property in a subdivision decreases all property selling prices in that subdivision by \$405. The largest impact of NE can be obtained by comparing a subdivision with a 1.71% of rental property and a subdivision with 67.45% of rental property.<sup>16</sup> The 65.74% difference between these two subdivisions indicates a premium of \$26,623 for the subdivision with 1.71% rental property. The impact of the NE variable would be much smaller if subdivisions with 7.2 to 26.64% of rental property were considered.<sup>17</sup> Under this circumstance, the maximum impact of the NE variable is \$7,873 or 12% of the price of the standard house.

These four equations were reestimated using 12-month sample data. The overall results indicate that the estimates are similar for both the 12-month and 24-month sample periods. Finally, all equations were estimated with the Box-Cox transformation technique using 24-month and 12-month data.<sup>18</sup> The coefficients of most rental property variables were significant at a 90% or greater confidence level and had the expected signs. These test results indicate that the evidence on the impacts of rental properties is not sensitive to the selection of the functional form.

The regression results support all three hypotheses. All proxy variables for the effects of rental properties are significant in most of the estimated equations. Moreover, the negative signs for the proxy variables are not sensitive to the selection of explanatory variables, functional form, and/or sampling period. For all estimated equations, the price impacts of rental properties are shared by the rental property variables. Sensitivity analyses were performed by omitting each rental property variable one at a time

<sup>15</sup>The maximum mean values for 5RP and 8RP among the 26 subdivisions are 2.2 and 2.71, respectively.

<sup>16</sup>These two subdivisions represent the highest and the lowest percentages of rental property in our sample.

<sup>17</sup>Of the 26 subdivisions in the sample, 20 are within this range.

<sup>18</sup>In the parameter search process, the coefficients for interaction terms were restricted to zero, as is common practice, and the Box-Cox functional form estimation was conducted only with respect to the continuous independent variables. A grid search with step = 0.1 for alternative values of Lambda One and Lambda Two with Lambda One and Lambda Two restricted between -2 and +2.

from Eq. (1.1) and then reestimating the equation. The results indicate that the expected negative signs for rental property variables are not sensitive to the omission of any particular rental property variable.<sup>19</sup>

## VI. CONCLUSIONS

This study demonstrates that an inverse relationship exists between the value of a house and the presence of rental properties in the study area. The evidence suggests that the housing maintenance model developed by Sweeney, which assumes an identical sales price function for both a rental property and an owner-occupied unit, should be modified to include differential sales price functions.

The accumulation of single-family rental properties in a residential neighborhood seems to have the same negative impacts as the intrusion of apartments or other types of undesired properties. This study demonstrates that there is perhaps a need for city planners, or others, to regulate the number of single-family rental properties in a given residential neighborhood. Home buyers, in search of residences, should also take this factor into consideration.

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## APPENDIX Q

Available Online at <http://www.mpra.ub.uni-muenchen.de/6145/>

# MPRA

Munich Personal RePEc Archive

### **Factors Affecting Residential Property Values in a Small Historic Canadian University Town**

Janmaat, John A  
University of British Columbia Okanagan

10 January 2007

Online at <http://mpa.ub.uni-muenchen.de/6145/>  
MPRA Paper No. 6145, posted 05. December 2007 / 23:45

## APPENDIX R

Samples of other Town & Gown Studies and publications for reference:

1. "Universities and Cities Need to Rethink Their Relationships," Richard M. Freeland, Northeastern University, *The Chronicle of Higher Education: The Chronicle Review*, 2005.
2. "Bridging 'Town & Gown' Through Innovative University-Community Partnerships," *Innovation Journal* Vol.10 (2), article 20, Lawrence L. Martin, Center for Community Partnerships, University of Central Florida, Orlando, Florida (no date).
3. "Environmental Assessment and Addendum #6 to the 2020 Long Range Development Plan Environmental Impact Report," University of California, Berkeley, October 2009.
4. "Student Housing: Home is Where the Futon Is," *APA Zoning News*, September 1992.
5. "Universities and Neighbors," Michelle Gregory, *APA PASMemo*, November 1994.
6. "Town & Gown: Coming to Terms in Tucson," Paul C. Zucker, *AICP, APA Planner's Casebook*, Winter 1998.
7. "University of Minnesota Minneapolis Area Neighborhood Impact Report" Barbara Lukermann, Center for Urban and Regional Affairs, U of M Minneapolis Area, Fall 2007.
8. "Partnerships for Smart Growth: University- Community Collaboration for Better Public Spaces," *The Association of Collegiate Schools of Planning and the Lincoln Institute for Land Policy*, Case Study 11, "University of North Carolina Chapel Hill's Master Plan and Development Plan: Blueprints and Partners in Smart Growth", Richard Thorsten, August 2, 2006.
9. "The Student City": Strategic Planning for Communities in EU Cities. Antonio Russo, European Institute for Comparative Urban research, Rotterdam, August 2003.

Federal Funding Available to Universities, Cities, and Communities:

Department of Housing and Urban Development, Office of University Partnerships

- In 1994, HUD established the Office of University Partnerships (OUP) in an effort to encourage and expand the growing number of partnerships formed between colleges and their communities.  
(Funding may be available but varies year by year)

## APPENDIX S-1

Prepared by consultant Shannon S. Christmas, MCP

### **Georgetown and its peer institutions**

In Georgetown University's 1990 Campus Plan, Georgetown "committed to increasing the percentage of students living on campus, not only in response to community concerns, but more importantly, because the University believes that on-campus residence as a member of an academic community is a critical component of a student's university experience...the University has adopted as a long-term goal, the ability to provide housing for 100% of its undergraduate students on campus." However, Georgetown ceased development of on-campus housing in 2003.<sup>1</sup> The proposed 2010 campus plan lacks needed action steps for achieving the aforementioned goal and, if left unrevised, will likely result in Georgetown denying yet another significant share of future Georgetown graduates the myriad pedagogical benefits of "on-campus residence as a member of an academic community," while many of the University's peers move further ahead in realizing the academic and social benefits associated with a residential campus.

The attached table indicates that, while Georgetown University may lead some local universities in housing its student population, many of the University's national peers provide much more housing than Georgetown. The first of the two tables lists information regarding Georgetown University and other universities ranked as one of the top 25 colleges and universities in *US News and World Report's America's Best Colleges: How To Find The Right School For You* (2010 Edition). All reported statistics, with the exception of the number of beds available to undergraduates at each campus, were retrieved from the US News rankings. Among the included institutions are ten universities named by Clearinghouse and Georgetown

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<sup>1</sup> Georgetown University's SouthwestQuad was built in 2003.

University's Office of Admissions as Georgetown's "top 10 competitors" in admissions, denoted in the table by an asterisk<sup>2</sup>. This table lists each institution's total undergraduate population, the number of university beds available to undergraduates, the percentage of undergraduates housed, and each school's rank on the US News list.

The second of the two tables, displays similar statistics for local universities within the District of Columbia and confirms Georgetown University houses a higher percentage of undergraduates than most local universities. However, the first table reveals that Georgetown lags behind most of the schools the University considers its' national peers. Georgetown University's self-reported percentage of undergraduates housed places the University squarely in the middle of the pack of peer institutions. More importantly, among Georgetown University's "top 10 competitors" only three – University of Pennsylvania, Cornell University, and the University of Virginia - house fewer students in university housing; this number drops to two when one takes into account that the bulk of the students not counted as housed by the University of Virginia actually reside within the boundaries of UVA's campus in private Greek organization housing. Moreover, the data shows a correlation between percentage of students housed and the *US News* rankings of institutions among Georgetown's top 10 admissions competitors: those universities housing larger shares of their undergraduate populations typically receive higher rankings. Among the 16 universities housing larger percentages of their respective undergraduate populations than Georgetown University, only three have lower *US News* rankings than Georgetown. A review of the data over the past ten years demonstrates that this pattern has held for at least the past decade. One can easily surmise that the concept of "on-campus residence as a member of an academic community, "a Jeffersonian ideal embodied in his" academical village"

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<sup>2</sup> <http://www.thehoya.com/news/2008-admissions-yield-drops-2/>

at the University of Virginia, has not been lost on prospective students vying for admission or on the universities that contend for the potential matriculants.

### **The Local Context: Learning from George Washington University and Foggy Bottom**

While Georgetown University often touts how the University has successfully outdone local colleges in housing a large share of its undergraduate population, even a seemingly small percentage of a large undergraduate population living off-campus can significantly impact, if not transform, the look and feel of adjacent residential neighborhoods. Often called “studentification,” the unfettered influx of students into such neighborhoods can bring a variety of character-altering changes that ultimately destabilize communities:

Colleges are not only bastions of knowledge and culture, however. College students have a reputation for loud parties and at times, drunk and disorderly conduct. This reputation makes areas near some colleges into recreational Meccas for people of college age, including many who are not students. Such rambunctiousness has been known to lead to vandalism and abusive behavior in nearby neighborhoods. Naturally the noise and heavy transient traffic is also a nuisance to neighbors. Even during business hours, traffic and parking issues typically arise in municipalities from student ownership of vehicles, their occupation of mid- to high-density housing, and society’s increasing propensity to use autos to traverse ever shorter distances. Together these nuisance factors potentially offset the value of the existing and future amenities these towns offer.<sup>3</sup>

A particularly relevant case of studentification involves The George Washington University’s presence in Northwest Washington DC’s Foggy Bottom neighborhood, and the adjacent West End community. GWU’s swelling undergraduate population (an estimated 8000 students), despite being housed at a rate greater than 60%, largely colonized the small historic community of Foggy Bottom, raising “concern that an excess of students in the Foggy Bottom

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<sup>3</sup> Vandegrift, Donald & Lockshiss, Amanda & Lahr, Michael/L, 2009. “**Town versus Gown: The Effect of a College on Housing Prices and the Tax Base.**” MPRA Paper 18998, University Library of Munich, Germany, revised 30 Nov 2009.

area [was] negatively affecting the character of the neighborhood.”<sup>4</sup> Foggy Bottom and West End residents complained of excessive litter, obnoxious noise during sleeping hours, and an exceedingly less stable environment than one would expect in a residential enclave. The District of Columbia’s Office of Planning expressed concern that George Washington University’s “proposed plan could result in such objectionable conditions” because as “the number of students living in the Foggy Bottom neighborhood continues to increase, the residential community will reach a ‘tipping point’ where the Foggy Bottom community simply transforms into a ‘University Area.’”<sup>5</sup> The Office of Planning’s analysis concluded that “intense student pressure on Foggy Bottom’s housing stock outside the campus, combined with the impact of university-generated traffic has had a negative effect on residential Foggy Bottom.”<sup>6</sup>

Confronting the declining quality of life in the Foggy Bottom area as GWU enrollment increased, the District of Columbia’s Board of Zoning Adjustment (BZA) approved George Washington University’s 2000 campus plan while imposing a “series of measures designed to limit the presence of undergraduates; such measures included provisions requiring the university to house its freshmen and sophomores on campus and to provide on-campus housing for at least 70% of its students, and imposing an enrollment cap tied to the university’s supply of on-campus housing.”<sup>7</sup> Overall, the George Washington University-Foggy Bottom saga demonstrates not only how a seemingly small percentage of a large undergraduate population can produce a significant negative impact on a neighborhood, but also how reactive remedies prove much more costly than

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<sup>4</sup> *George Washington University v. District of Columbia*, United States Court of Appeals for the District of Columbia Circuit 2003 U.S. App. LEXIS 1826

<sup>5</sup> Memorandum to DC Board of Zoning Adjustment from Andrew Altman (Director of the Office of Planning) regarding the George Washington University Campus Plan 2000-2010, BZA Application No. 16553, April 21, 2000

<sup>6</sup> *Ibid.*

<sup>7</sup> *George Washington University v. District of Columbia*, United States Court of Appeals for the District of Columbia Circuit 2003 U.S. App. LEXIS 1826

proactive solutions. In 2000, the deep impact of George Washington University's growing off-campus student population had so impacted the surrounding community that the Board of Zoning Adjustment felt compelled to impose stringent conditions on its approval of GWU's campus plan. The legal battles surrounding those requirements raged on for years, stalling the campus plan approval, George Washington University's proposed construction projects, and academic programming. To avoid eroding the surrounding communities' quality of life, incurring undue expenses to defend a less-than-neighborly campus plan, and failing to deliver affordable student housing sought by applicants, universities such as Georgetown that aspire to be top ranking national institutions of higher learning need to house most of their undergraduates and a significant portion of their graduate enrollment on campus (including University owned housing in satellite campuses if there is inadequate room on the main campus.)

### **The Proper Solution: On-Campus Student Housing**

Universities in cities across the globe face many of the same difficult issues associated with operating in residential neighborhoods while expanding the reach of their respective capabilities. American, Canadian and British scholars in particular have investigated the process and impact of studentification in urban areas as well as best practices for mitigating the negative externalities of university growth. The ill effects of a critical mass of unsupervised university students living in a residential community, especially a neighborhood of historic significance, should not be treated lightly. In 2000, Headingley, a suburb of the British city of Leeds, where "[t]wo-thirds of Headingley's 22,000 residents are second and third year students living in shared houses" reported the "trend for shared houses is destroying the fabric of community life" as a result of increased enrollment at the local university:

...around half the properties are shared houses owned by private landlords, many absentee. There are roughly 40 letting shops in a one mile radius. In the past three years, more than 8,500 families have left. Last year 1,600 houses were converted to house students. House prices have risen by 50%, knocking first-time buyers out of the market. Schools fear closure because of a shortage of children in the area.<sup>8</sup>

Ultimately, this type of studentification not only engenders disorder and displacement but also further erodes the diversity upon which healthy residential communities thrive.

Students, “as tenants, enjoy lower protections and a faster life-cycle than the locals,” opening the door for dangerously deteriorating housing stock amidst high turnover tenancies.<sup>9</sup> Additionally, these attributes also “push up the price levels and increase the rigidity of the market.”<sup>10</sup> Such rent escalation, especially in already high-priced urban “Gold Coast” neighborhoods, further reduces what few potential affordable rental housing opportunities are available for lower-income non-student households and, moreover, denies access to the location advantages such households could have enjoyed: increased access to nearby jobs, higher quality schools, public transportation hubs, etc. In such situations, the demand pressure from students ultimately leaves the neighborhood housing market bereft of accommodations for those who would derive the most benefit.

Universities have long been cognizant of this phenomena; Harvard University, which houses over 97% of its undergraduate student body, often touts the beneficial market effects of the university’s housing program in critical negotiations with local officials. By meeting students’ housing needs via “dedicated structures, like low-priced units close to the university

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<sup>8</sup> Chrisafis, A. (2000, October 24). “Two Square Miles of Housing Hell”, The Guardian Unlimited. Retrieved August 10, 2006, from Web site: <http://www.guardian.co.uk/Archive/Article/0,4273,4080599,00.html>

<sup>9</sup> Russo, Antonio et al. ‘The Student City’: Strategic Planning for Student Communities in EU Cities. Rotterdam: European Institute for Comparative Urban Research; August 2003.

<sup>10</sup> Ibid.

areas, for which there may be a shortage,” universities effectively buffer the local housing market from the deleterious effects of strong student demand that would otherwise crowd out other market segments and minimize the potential for diversification.<sup>11</sup> Russell et al., among others, prescribe “the campus formula,” concentrating students on residential university campuses, as a “proper solution.”<sup>12</sup>

Aside from minimizing negative social and political externalities, building largely self-contained residential academic communities optimizes the potential *economic* impact of university enrollment growth on local housing markets. In a New Jersey study indicating that proximity to a four-year residential college increased prices of nearby housing and the local tax base, researchers identified college size and residential character as factors that determined a university’s economic impact on surrounding communities. The study found a “10 percentage point increase in the ratio of beds [on campus] to total enrollment raises house prices by 7 percent.” However, “colleges’ positive effects on house prices disappear when the college enrollment reaches about 12,500 students,” supporting a finding that “small four-year colleges that are primarily residential exert the largest impact on house prices.”<sup>13</sup> Georgetown University’s enrollment is now over 13,000 students and the University seeks to significantly increase that enrollment, according to Georgetown’s most recent campus master plan proposal.<sup>14</sup> Maximizing the number of students housed by universities as they expand can significantly cushion the potential adverse impact that a larger university has on home prices. Though the

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<sup>11</sup> Ibid.

<sup>12</sup> Ibid.

<sup>13</sup> Vandegrift, Donald & Lockshiss, Amanda & Lahr, Michael/L, 2009. “**Town versus Gown: The Effect of a College on Housing Prices and the Tax Base**,” MPRA Paper 18998, University Library of Munich, Germany, revised 30 Nov 2009.

<sup>14</sup> Georgetown University Campus Master Plan Spring 2010 Community Meeting Presentation: [http://www8.georgetown.edu/admin/publicaffairs/spring2010\\_communitymeetingpresentation.pdf](http://www8.georgetown.edu/admin/publicaffairs/spring2010_communitymeetingpresentation.pdf), pps 8-

rhetoric supporting residential college campuses historically rests on anecdotal evidence of neighborhood disturbances, theory and empirical data have coalesced to elucidate the economic implications of “the campus formula”: more students housed on campus in a smaller residential four year college can lead to higher property values in adjacent neighborhoods. However, as colleges reach the size of Georgetown University, especially if they are no longer truly residential in nature, the beneficial impacts on adjacent property values disappear.

In determining Georgetown University’s next steps, university and community leaders alike would be well advised to take heed of the consensus of scholarly observers whose insights highlight the importance of a residential college experience. Oxford and Cambridge universities of England developed this format of interaction early on, and some of the first universities in the New World tried to emulate the academic setting of their English forebears. Those first American universities – Harvard and Yale among them – now rank as some of the most sought after institutions of higher learning in the world. The residential campus paradigm is not only a proven model of higher education but also a highly desired one.

Among Georgetown University’s peers, Vanderbilt University, which requires that “[a]ll unmarried undergraduate students, except those who live with their parents or legal guardians in Davidson County, [to] live in residence halls on campus during the academic year, May session, and summer sessions,” seeks to appropriate “the best of the Oxbridge model, and its American adaptations at Harvard, Notre Dame, and Princeton,” while cultivating “creative synergy for transformative education to take place by having students and faculty live together in Houses and creating opportunities for them to explore ideas and experiences beyond the curriculum they study in the classroom.”<sup>1516</sup>

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<sup>15</sup> <http://commons.vanderbilt.edu/>

Additionally, many higher education advocates and administrators have published studies evincing the pedagogical benefits of residential learning communities. The American Council on Education reports that studies find students residing on campus “report a higher degree of satisfaction with their college experience and have higher graduation rates,” as well as higher grade point averages, and a greater likelihood of completing their degrees in four years.<sup>17</sup> The growing body of scholarly literature supporting the Anglo-American model of residential colleges as an optimal framework for higher learning suggests that on-campus living facilitates greater achievement and personal growth outcomes by “maximiz[ing] opportunities for social, cultural, and extracurricular involvement.”<sup>18, 19</sup> As a result a growing number of colleges and universities, including Vanderbilt University, house all undergraduates on campus.<sup>20</sup>

Universities that have strayed from this English archetype create undue stress on their surrounding neighborhoods as evidenced by examples locally and globally and, moreover, forfeit opportunities to energize their greatest academic resources: students and faculty. Housing university students in university housing only aids in strengthening a community of scholars while respecting the social norms and economic condition of the community at large

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<sup>16</sup> <http://www.vanderbilt.edu/ResEd/main/housing/housing-policies/the-residential-requirement-for-all-undergraduates/>

<sup>17</sup> The University of Texas at San Antonio <http://www.utsa.edu/housing/benefits.html>

<sup>18</sup> Pascarella, E., Terenzini, P. and Blimling, G. (1994). The impact of residential life on students. In C. Schroeder & P. Mable (Eds.), *Realizing the educational potential of residence halls* (pp. 22-52). San Francisco: Jossey-Bass Publishers.

<sup>19</sup> Alleman, N., LaNasa S., & Olson, E. (2005, November). *The impact of residential facility expansion student engagement and success*. Paper presented at the meeting of the Midair Conference, Columbia, MO. <http://www.mid-air.org/images/ImpactofaResidentialFacilityonStudentEngagementandSuccess.pdf>

<sup>20</sup> See also “LVC joins colleges requiring students to live on campus” <http://www.pennlive.com/news/patriotnews/index.ssf?/base/news/125046150976030.xml&coll=1>

# APPENDIX S-2

## 2010 PEER UNIVERSITY HOUSING COMPARISON

| <b>Georgetown and its peer institutions,<br/>ranked by amount of undergraduate housing</b>                                                                                                        |                             |                                                                      |                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------------------------------------------------|-------------------------|
| <b>Institution</b>                                                                                                                                                                                | <b>Total undergrads (A)</b> | <b>% of Students<br/>Housed (A)</b>                                  | <b>US News Rank (A)</b> |
| Princeton U.*                                                                                                                                                                                     | 4895                        | 98%                                                                  | 1                       |
| Harvard U.*                                                                                                                                                                                       | 6667                        | 97%                                                                  | 1                       |
| Lehigh U.                                                                                                                                                                                         | 4825                        | 97%                                                                  | 35                      |
| California Inst. Of Tech                                                                                                                                                                          | 921                         | 95%                                                                  | 4                       |
| Columbia U.                                                                                                                                                                                       | 6596                        | 95%                                                                  | 8                       |
| MIT                                                                                                                                                                                               | 4118                        | 93%                                                                  | 4                       |
| Vanderbilt University                                                                                                                                                                             | 6584                        | 90%                                                                  | 17                      |
| Stanford U.*                                                                                                                                                                                      | 6504                        | 89%                                                                  | 4                       |
| Yale U.*                                                                                                                                                                                          | 5254                        | 88%                                                                  | 3                       |
| Dartmouth College*                                                                                                                                                                                | 4101                        | 85%                                                                  | 11                      |
| Boston College                                                                                                                                                                                    | 9060                        | 82%                                                                  | 34                      |
| Duke U*                                                                                                                                                                                           | 6468                        | 81%                                                                  | 10                      |
| U. of Notre Dame                                                                                                                                                                                  | 8346                        | 80%                                                                  | 20                      |
| Brown U.*                                                                                                                                                                                         | 5870                        | 79%                                                                  | 16                      |
| Brandeis U.                                                                                                                                                                                       | 3185                        | 77%                                                                  | 31                      |
| Washington U.                                                                                                                                                                                     | 6037                        | 74%                                                                  | 12                      |
| <b>Georgetown U.</b>                                                                                                                                                                              | <b>6806</b>                 | <b>73%</b>                                                           | <b>23</b>               |
| Wake Forest U.                                                                                                                                                                                    | 4401                        | 68%                                                                  | 28                      |
| Emory U.                                                                                                                                                                                          | 6806                        | 66%                                                                  | 17                      |
| Rice U.                                                                                                                                                                                           | 3089                        | 66%                                                                  | 17                      |
| Tufts U.                                                                                                                                                                                          | 5006                        | 66%                                                                  | 28                      |
| Northwestern U.                                                                                                                                                                                   | 8273                        | 65%                                                                  | 12                      |
| Carnegie Mellon U.                                                                                                                                                                                | 5797                        | 64%                                                                  | 22                      |
| U. of Pennsylvania*                                                                                                                                                                               | 9514                        | 62%                                                                  | 4                       |
| Georgia Inst. Of Tech.                                                                                                                                                                            | 12004                       | 60%                                                                  | 35                      |
| Cornell U.*                                                                                                                                                                                       | 13846                       | 57%                                                                  | 15                      |
| Johns Hopkins U.                                                                                                                                                                                  | 5494                        | 56%                                                                  | 14                      |
| New York U.                                                                                                                                                                                       | 19842                       | 52%                                                                  | 32                      |
| UNC - Chapel Hill                                                                                                                                                                                 | 17050                       | 45%                                                                  | 28                      |
| U. of Virginia*                                                                                                                                                                                   | 14427                       | 43%                                                                  | 24                      |
| Univ. of Southern CA                                                                                                                                                                              | 15928                       | 39%                                                                  | 26                      |
| U. of Michigan - Ann Arbor                                                                                                                                                                        | 25168                       | 37%                                                                  | 27                      |
| Univ. of California LA                                                                                                                                                                            | 25629                       | 36%                                                                  | 24                      |
| U. of California at Berkeley                                                                                                                                                                      | 24385                       | 35%                                                                  | 21                      |
| U of CA - San Diego                                                                                                                                                                               | 4909                        | 33%                                                                  | 35                      |
| University of Chicago                                                                                                                                                                             | 4934                        | N/A                                                                  | 8                       |
| <b>Of the universities identified by Georgetown as its top 10 competitors, all but 3 (Cornell, University of Pennsylvania, &amp; University of Virginia) house more students than Georgetown.</b> |                             |                                                                      |                         |
| <b>Univ. of Virginia's percentage of students housed does not include on-campus fraternity/sorority houses, underreporting the percentage of students residing on the University's grounds.</b>   |                             |                                                                      |                         |
| * Universities marked with an asterisk are Georgetown's top 10 competitors                                                                                                                        |                             |                                                                      |                         |
| (Clearinghouse and GU's Office of Undergraduate Admission)                                                                                                                                        |                             |                                                                      |                         |
| <a href="http://www.thehoya.com/news/2008-admissions-yield-drops-2/">http://www.thehoya.com/news/2008-admissions-yield-drops-2/</a>                                                               |                             |                                                                      |                         |
| SOURCES:                                                                                                                                                                                          |                             | (A) US News and World Report: America's Best Colleges (2010 Edition) |                         |

## APPENDIX S-3

Georgetown and its peer institutions, ranked by amount of undergraduate housing

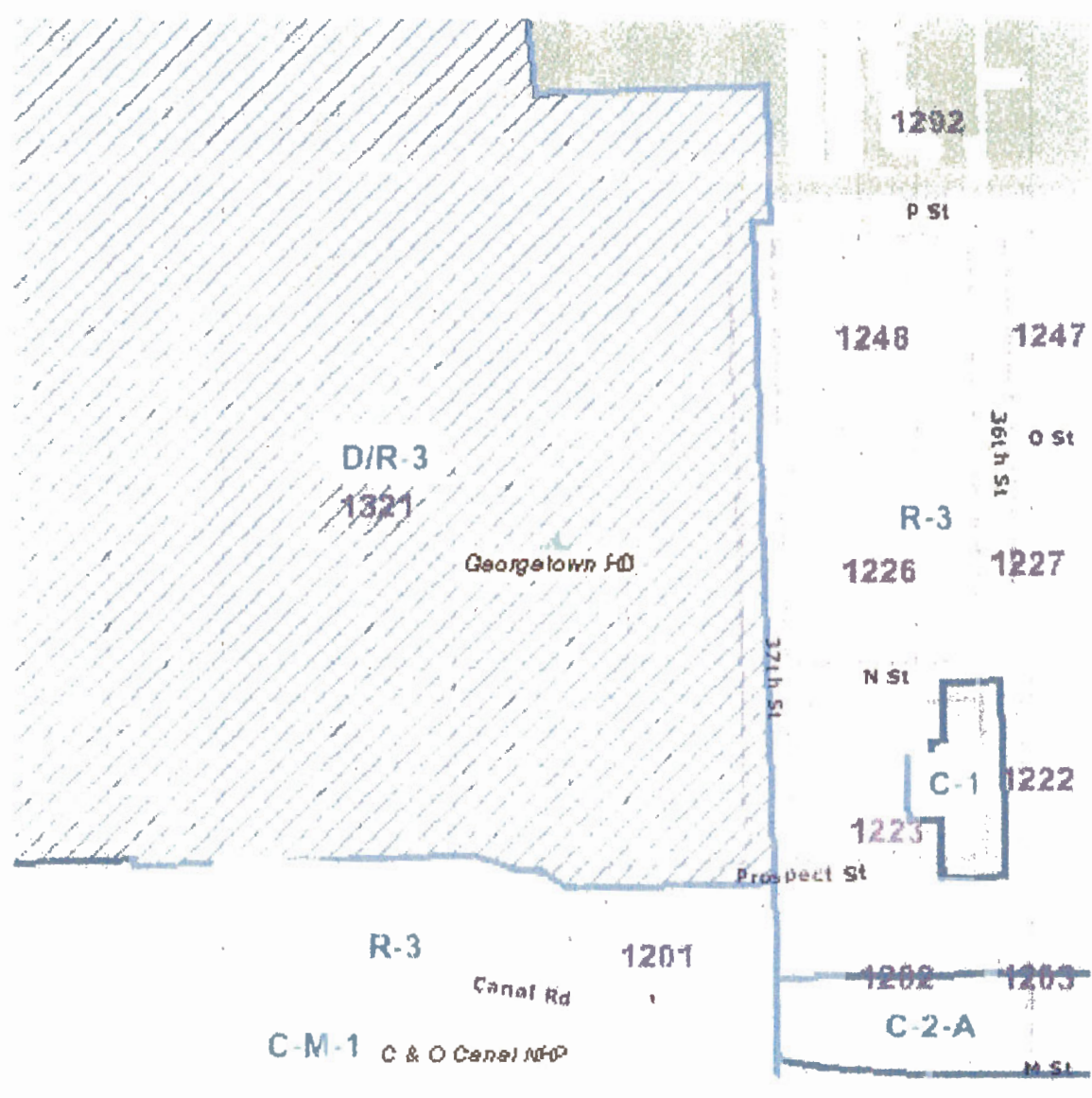
| Institution          | Total undergrads (A) | Total beds (B) | % of Students Housed (A) | US News Rank (A) |
|----------------------|----------------------|----------------|--------------------------|------------------|
| Howard               | 6653                 | 4216           | 56%                      | 96               |
| American U.          | 6082                 | 3460           | 64%                      | 84               |
| George Washington U. | 9620                 | 7696           | 66%                      | 53               |
| Catholic             | 3218                 | 2194           | 68%                      | 121              |
| <b>Georgetown U.</b> | <b>6806</b>          | <b>5053</b>    | <b>73%</b>               | <b>23</b>        |
|                      |                      |                |                          |                  |

SOURCES: (A) US News and World Report: America's Best Colleges (2010 Edition)  
 (B) CollegeProwler.com  
 MyChances.net

Note: Georgetown University's bed count includes 111 off-campus beds

# APPENDIX T

## D.C. Zoning Map: Georgetown University Area



# APPENDIX U

## Map of Georgetown Historic District

