

**GU's highly inaccurate projection in the 2000 campus plan about impacts on the community**

Georgetown University and its consultants testified in hearings on the 2000 GU campus plan that the additional beds in the Southwest Quadrangle which that plan contemplated would essentially eliminate the impacts of off-campus group houses. The Office of Planning has described that testimony as follows:

“Lewis Bolan, a real estate and economic consultant, testified at the June 13 [2000] hearing about a study he had prepared for Georgetown University for the Burleith and West Georgetown housing markets, and specifically the real estate and economic impacts of the opening of the 780 bed Southwest Quadrangle.

“Mr. Bolan estimates that approximately 680 undergraduate students from a total of 175 to 180 group houses in Burleith and West Georgetown will move into the Southwest Quadrangle . . . . He projected that 75 to 80 percent of the 180 group homes in Burleith and West Georgetown will be converted from rental occupancy to owner occupied status after the opening of the Southwest Quadrangle in 2003. Note that 75 percent of 180 group homes would mean a total of 135 group homes in Burleith and West Georgetown would be converted from group homes to owner occupancy.

“Mr. Bolan testified that ‘On average this conversion from rental status to owner occupied status will be financially very advantageous to the District of Columbia.’ He estimated that the change from rental occupancy to owner occupancy will generate an estimated \$7,400 per dwelling unit to the District in the form of additional sales and income tax revenues that will be generated by new residents moving into the area.” Office of Planning Supplemental Report on Georgetown University Campus Plan, 2000, July 14, 2000, p. 4 (attached).

This prediction proved to be wildly inaccurate. The predicted reduction in the number of undergraduates living off-campus in zip code 2007 and in the number of student group houses did not occur. Instead, the numbers and the impact went up.

The University also said in 2000 that it would step up its oversight of student off-campus conduct. The OP Supplemental Report cited above describes this as follows (at page 5, attached):

“Finally, the University has indicated a willingness to increase oversight of students living off campus.” That, however, was ineffective, too. It sounds very similar to what the University is saying now.