

Supplemental submission to Zoning Commission in case 10-32

Why did CAG show 89 graduate residences in Burleith on slide 9 while Burleith in slide 20 of its presentation states there are 198 graduates living in Burleith?

Slide 9 in CAG's presentation used data on **graduate residences** provided by GU in their pre-hearing submission, Ex B, p.9. Burelith used data supplied by GU on the **number of graduates living in Burleith in 2009-2010**. April 26, 2000 2010-2020 Campus Plan Presenattion at slide 19 (on GU Campus Plan wbsite). Obviously many graduates live in group houses in Burleith to explain the lower number of residences.

How did CAG estimate the number of Georgetown and Burleith rental group homes in 2009?

CAG estimated the number of group rentals using only numbers provided by GU in their April 26, 2010 presentation (attached).

On slide 11 we have the total number of undergraduate students living off campus in ZIP 20007. We used only the numbers for Fall 2009 in Georgetown ($47+22+648+25=742$) and Burleith (424).

On slide 12 we have GU's analysis of undergraduate students housing by type and percentage of students. We have applied these percentages to the numbers shown on slide 11:

	Burleith	Georgetown	Total
Apartments	0	67	67
Basements	55	108	163
Group Houses	85	113	198
Total	140	288	428

The row "Group Houses" is the total of unit types with 3 or more students.

On slide 13 we have the total number of graduate students living off campus in ZIP 20007. We used only the numbers for Fall 2009 in Georgetown ($9+68+91+8=176$) and Burleith (198).

On slide 15 we have GU's analysis of graduate students housing by type and percentage of students. We have applied these percentages to the numbers shown on slide 13:

	Burleith	Georgetown	Total
Apartments	1	23	24
Basements	82	109	191
Group Houses	23	5	28
Total	106	137	243

ZONING COMMISSION
District of Columbia

CASE NO.

EXHIBIT NO.

10-32
245

By using GU's own data the number of group rentals in Georgetown and Burleith in 2009 is at least 226 ($198 + 28$).

This number likely undercounts group houses in Georgetown and Burleith since it is a computed number based on data provided by GU which, in our experience, is often inaccurate. In fact, a door-to-

door survey conducted by the Burleith Citizens Association in 2010 counted 166 group houses, 58 houses more than the number (85+23) extrapolated using GU's data for Burleith alone.

What is the difference between 2009 and 2000?

Back in 2000, GU reported there were about 175 undergraduate group rental homes and projected that by 2010 there would be only 45 group rentals.

Using GU's data we calculated that in 2009 we had 113 group rentals in Georgetown and 85 in Burleith. Since for Burleith we have an accurate door-to-door survey showing 127 undergraduate rental group homes a more accurate total count of undergraduate group homes in Burleith and Georgetown is 240 (127 from Burleith survey + 113 from GU's data).

In conclusion, we have at least 65 more rental group homes compared to the number estimated by GU in 2000 (240 – 175), and at least 195 more rental group homes compared to the number projected by GU for 2010 (see GU's expert Lewis Bolan testimony before the BZA on June 13, 2000).

What is the cost to the city for town homes conversion to GU's group rentals?

Using GU's own estimate, the city lost approximately \$1.6M in sales and income tax in 2000 alone and at least \$18.5M from 2000 to 2010.

See attached slide "Cost of Group Homes to the City".



Data Analysis – Housing

Full-time traditional undergraduates living in privately-owned homes in Zip Code 20007

Academic Years 2008-2009 and 2009-2010

	Fall 2008	Spring 2009	Fall 2009	Spring 2010
Georgetown Waterfront & Park	45	30	47	37
East Georgetown	12	7	22	19
West Georgetown	604	509	648	480
Burleith	436	359	424	336
Foxhall	19	16	17	14
Cloisters	33	28	25	22
Hillandale	1	1	1	1
Glover Park	14	16	11	8
Palisades	1	1	0	0
Total Full-Time Traditional Undergraduates	1,165	967	1,195	917



Data Analysis – Housing

Full-time Traditional Undergraduate Students by Housing Type

Unit Type	Burleigh	West Georgetown
Apartments	0%	18%
1 student	8%	9%
2 students	10%	11%
3 students	21%	17%
4 students	29%	16%
5 students	13%	15%
6 students	19%	15%



Data Analysis – Housing

Graduate and Professional students living in privately-owned homes in Zip Code 20007
Academic Year 2009-2010

	Fall 2009			
	Grad	SCS	MD	Total
Georgetown Waterfront & Park	8	0	1	9
East Georgetown	52	12	4	68
West Georgetown	58	16	17	91
Burleith	105	9	84	198
Foxhall	125	12	152	289
Cloisters	4	1	3	8
Hillandale	4	1	4	9
Glover Park	260	24	161	445
Palisades	8	2	5	15
Total Graduate and Professional	624	77	431	1,132



Data Analysis – Housing

Graduate and Professional Students by Housing Type

Unit Type	Burleith	West Georgetown	Foxhall	Glover Park
Apartments	1%	26%	27%	62%
1 student	31%	59%	29%	19%
2 students	21%	6%	11%	9%
3 students	12%	9%	7%	3%
4 students	16%	0%	17%	4%
5+ students	18%	0%	9%	2%

Cost of Group Homes to the City

	West Georgetown	Burleith	Total
Group Houses in 2010 ¹	118	108	226
Lost Tax in 2000 ²	\$873,200	\$799,200	\$1,672,400
Lost Tax in 2010 ³	\$1,106,368	\$1,012,608	\$2,118,976
Lost Tax since 2000 ⁴	\$9,179,104	\$9,385,376	\$18,564,480

[1] Estimated using GU's housing type distribution chart.

[2] Estimated using GU's expert testimony to the BZA in 2000: \$7,400 lost sales and income tax per house.

[3] Adjusted for inflation using USA Consumer Price Index: \$9,376 per house.

[4] Conservative estimate using GU's housing data from 2000 and assuming zero growth.