

Opposition to Georgetown University's Campus Plan 2010 Case No. 10-32

My name is Gail Juppenlatz and I live at 3542 Whitehaven Parkway NW in Burleith.

I moved to Burleith in 2009 from neighboring Glover Park, where I lived for over 30 years. I love Burleith because it is a neighborhood, my street is quiet, my neighbors are responsible and street parking is available

Parking is available because I live at the top of Burleith away from the University. Thus I have not been personally impacted by that aspect of the increasing number of student rentals with their multiple cars per house.

When walking the dog in the neighborhood, one can readily identify rentals by their unkempt yards, run down appearance, and excessive trash. I have noted addresses and checked to determine their status. They are almost always rentals

In the 2000 Campus plan, and again in 2003, this Board agreed to the University's request to increase the undergraduate enrollment with a cap somewhere between a 11-27% increase as noted by the Office of Planning. This Board reasoned that the "enrollment cap advocated by the University would not have an adverse impact on the surrounding community." There was apparently no cap on graduate students, so during the same time, the number of graduate students increased by thousands. Now Georgetown again wants to increase graduate students by another thousand. As a result of these new students moving into our neighborhood, I believe the impact has become objectionable and adversely affects the use of the neighboring property.

I have just learned that the house across the alley behind me has been re-rented, this time to 6 undergraduate men. This house was purchased for a rental in 2007 by an investor who also owned 4 other Burleith rentals, 3 of which he sold to another investor last year.

There are about 530 R-3 zoned single family houses in Burleith. A survey shows about 280 houses or 53% are rental houses. We estimate about half are student rentals. This is untenable to maintain a neighborhood. As the off campus student population has increased, demand for housing has driven up rents. This has resulted in more homes becoming rentals and investors buying multiple properties to rent to 5 or 6 GU students in one house.

Of these 280 rentals in Burleith, about 25 investors own 2 or more rental properties some 5 or 6. Investors are interested in returns, not in maintaining the property or ambience and livability of our neighborhood.

Students who live in these houses generally do not work and do not pay DC income tax. Additionally, I wonder how many out of state rental owners file a D30 and pay DC

income tax on their rental income. We have documented that only 35% of Burleith rental owners have obtained a mandatory Basic Business License which requires the licensee to register with DC's Office of Tax and Revenue. We do not know if OTR tracks more than property tax payments.

I believe that it is better for the District in every way to have long term, income tax paying residents in a stable diversified neighborhood, and, to encourage that, Georgetown University's student enrollment should be limited to the original undergraduate cap they agreed to in 2000 with 100% housed on campus and reduce the number of graduate students. There should be available housing and classrooms in a satellite location for these students.

I support all that Burleith's Citizens Association is doing to try to reverse these trends that threaten our community.

This Zoning Board has this opportunity to limit the negative impact Georgetown University is having on our Burleith neighborhood. We ask that you do just that.

Gail Juppenlatz

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