



## **Newark Rental Housing Workgroup Subcommittee #1 – University of Delaware Student Growth May 14, 2019**

### Subcommittee Members in Attendance

Michele Kane, Chair  
Tina Jackson  
Katie Rizzo  
Kevin Heitzenroder  
Mary Ellen Gray, City of Newark  
Marguerite Ashley, Workgroup Chair  
Caitlin Martha Olsen, UD Government and Community Affairs

### Subcommittee Goals and Issues

- Goals
  - Develop community relations recommendations for both the University of Delaware and the City of Newark to strengthen the relationship between University of Delaware students and administration and Newark residents
  - University of Delaware administration to have a better understanding of what rental properties are available to students
  - City of Newark officials and Newark residents to have a better understanding of University of Delaware student population figures and expected population and campus growth
  - University of Delaware administration and Newark residents to have a better understanding of what approved development projects are in the pipeline from City of Newark
- Issues
  - Misinformation between City of Newark, University of Delaware, and rental housing community regarding student housing inventory, needs, population, etc.
  - Preserving the “small-town” feel of Newark
  - Leasing season should be about 4 months but often turns into a “frenzy” and most properties are rented within 30 days of students returning to school for the next school year
  - Students want to live within walking distance to campus and properties on the outskirts are the last to be rented, giving the illusion that there is “no available housing”

### Student Perception

University of Delaware students live within the City of Newark and surrounding area. One of the key pieces to creating an understanding of community relations is considering how students perceive living in the City of Newark vs. what we hope students will think about living in the City of Newark:



How do you *think* students perceive living in the City of Newark?

- “Student” centered rather than “community” centered
- Limited, expensive options
- Low end options
- Residents don’t want them in the community
- Social, more autonomy than campus
- Safe
- Housing options are spread out over the city
- Undergrads leave after graduation

What do we *hope* students will think about living in the City of Newark?

- Should be a community feeling between resident and student renters
- Safe
- Undergrads should stay after graduation

### Community Relations

- In the past, University of Delaware was doing programs to get students involved in the Newark community and to encourage them to be engaged residents
- Today, the University is developing new programs like Block Parties and Good Neighbor Guide emails
- Potential recommendations for exploration:
  - Aerial view neighborhood guide maps
  - Text message alerts: reminding students of events, to check on neighbors, etc.
  - Utilizing parent and family contacts to spread message of being a good neighbor
  - Creating a communication system with students that are living in the city of Newark after they leave campus
  - Develop more programs that involve students into the Newark community
- Encouraging Newark citizens to reach out to student neighbors and establish relationships

### Housing

- There is a misconception that there is not enough student housing to cover the University of Delaware student population
  - Some housing does not meet the needs and wants of students because it is not within walking distance of campus
- University has met or nearly met its growth goals under President Dennis Assanis
- There should be an understanding of the differences between undergraduate and graduate students because their housing needs are often different
  - Graduates sometimes come with families, sometimes are international students, and are often not associated with loud noise/parties. The leasing period may be different and overall housing needs are different.
- Potential recommendations for exploration:
  - Once a year workshops hosted by University of Delaware for Newark residents to learn about new growth plans, stay up to date on student population, general transparency, etc.



#### Action Items

- Begin an inventory of rental units/permits available to students
- Begin an inventory of all approved City of Newark development projects in the pipeline
- Define University of Delaware's student population for the 2018-2019 year
- Define University of Delaware's housing capacity