

URBAN PARTNERS

COMMUNITY & ECONOMIC DEVELOPMENT / HOUSING / POLICY RESEARCH

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NEWARK RENTAL HOUSING NEEDS ASSESSMENT

STATUS UPDATE

AUGUST 28, 2014

1) Stakeholder Interviews

| Elected Officials | | |
|-------------------|---------------------|--------------------------|
| Polly Sierer | Mayor | Completed 8/26 @ 10AM |
| Mark Morehead | District 1 | In Communication |
| Todd Ruckle | District 2 | Emailed Request 8/7 |
| Robert Gifford | District 3 | Emailed Request 8/7 |
| Margrit Hadden | District 4 | Completed 8/25 @ 11:30AM |
| Luke Chapman | District 5 | In Communication |
| Stu Markham | District 6 | Emailed Request 8/7 |
| Paul Baumbach | State Rep Dist 23 | Completed 8/25 @ 10AM |
| John Kowalko | State Rep Dist 25 | In Communication |
| Dave Sokola | State Senate Dist 8 | Emailed Request 8/6 |

| Planning Commissioners | | |
|------------------------|------------|--------------------------|
| Bob Cronin | At Large | Completed 8/20 @ 3:30PM |
| Patricia Brill | District 1 | Completed 8/21 @ 11:30AM |
| James Bowman | District 2 | Emailed Request 8/6 |
| Edgar Johnson | District 3 | Emailed Request 8/6 |
| Andy Hegedus | District 4 | Emailed Request 8/6 |
| Alan Silverman | District 5 | Email bounced |
| Angela Dressel | District 6 | Email bounced |

| Developers/Property Owners | | |
|----------------------------|--------------------|-------------------------|
| Todd Ladutko | Patterson Price | Completed 8/20 @ 2PM |
| Al Schweitzer | Patterson Price | Completed 8/20 @ 2PM |
| Chris Locke | Lang Development | Completed 8/26 @ 2PM |
| Glenn Schmalhofer | Main Street Court | Emailed Request 8/6 |
| Angela Tsionas | Tsionas Management | Completed 8/26 @ 3:30PM |
| John Bauscher | Landlord | Emailed Request 8/6 |
| Harold Prettyman | Blue Hen Rentals | Emailed Request 8/6 |
| Kevin Mayhew | | Completed 8/21 @ 10AM |
| Matt Dutt | | Completed 8/20 @ 8AM |
| Rob Dinwiddie | The Retreat | In Communication |

| Residents/Neighborhood Groups | | |
|-------------------------------|--------------------------|--|
| Marene M. Jordan | Newark Housing Authority | |
| Ron Walker | Old Newark | |

| Others | | |
|------------------|-----------------------------|--------------------------|
| Kathleen G. Kerr | Residence Life, Director UD | Completed 8/26 @ 11:30AM |
| Chris Lucier | Admissions Director UD | |

2) Updated Rental Permit Data

- Total permits issued: 1,712
- Total occupancy restricted units: 3,810
- Total occupancy unrestricted units: 1,291
- Total rental units with permits: 5,101

3) Initial findings from stakeholder interviews

University

- UD just had the largest freshmen class in the history of the university (4,150).
- The “normal” freshmen class size is approximately 3,850.
- All freshmen are required to live on-campus, unless your parents/legal guardians live within a small radius of the University. Approximately 97% of the freshmen live on-campus.
- Sophomores and upper classmen are not required to live on-campus. But if they apply by the deadline, all students are guaranteed on-campus housing.
- Sophomores are strongly encouraged to live on-campus, but only 60% choose to live in the dorms.
- Normal capacity for on-campus housing is 7,400 beds. This year, UD is accommodating 7,700 beds by converting some double rooms into triples.
 - Dorm capacity and occupancy pattern
 - Freshmen: 4,025
 - Sophomores: 2,125 (based on 92% retention, 60% choosing on-campus)
 - Upperclasses: ~~1,550~~
7,700 (104% capacity)
- Room and board rates (fall and spring semester + winter session):
 - Current rate for freshmen rooms: \$7,324
 - Upperclass rate: \$7,722
 - Special rates for single room and suites range from \$9,056 to \$9460.
 - 19-meals per week plan: \$4,544
 - Academic year room & board rates: \$11,868 to \$14,004 (with 19-meal/wk plan).

• UD enrollment 2009-2013

| | 2009 | 2010 | 2011 | 2012 | 2013 |
|----------------------------|-------------|-------------|-------------|-------------|-------------|
| Undergrad | 15,757 | 15,887 | 16,340 | 16,709 | 16,871 |
| Graduate | 3,634 | 3,669 | 3,617 | 3,654 | 3,679 |
| Total Newark Campus | 19,391 | 19,556 | 19,957 | 20,363 | 20,550 |
| Growth | - | 165 | 401 | 406 | 187 |
| % Growth | - | 0.9% | 2.1% | 2.0% | 0.9% |

- A big growth area is international students, many of whom come through the English Language Institute.
 - ELI has secure block leases at Studio Green and the Retreat (to be confirmed).

Landlords/Developers

- Most landlords & developers are reporting 0% vacancy.
- The notable exception is the Retreat (168 units). Have a phone interview scheduled with developer to discuss their experience.
- Almost all newer built rentals located in close proximity to campus are leased by October to November for the following academic year.
 - In October of 2013, Lang Development reports over 400 applicants lined up overnight for 153 available units.
 - Most landlords with newer units report similar experiences.
 - Most newer built rentals are occupied by juniors and seniors, presumably since freshmen are not ready to start looking for apartments one month after they arrive at UD.
 - Rents are generally in the \$550 to \$675 per month, per bedroom range.
 - Many of these units stay vacant over the summer without anyone living in them (to keep the apartment for the following academic year).
- Current sentiment from the landlords seems to be: for now, vacancy is very low and rents aren't on the decline. The concern is over the absorption of the Retreat, the 222-unit Newark Shopping Center project, as well as a number of smaller complexes being introduced to the market.
- Most developers have indicated that they're on a "wait-and-see" mode and do not plan on building new rentals until these new and proposed units get absorbed into the market.

Others

- Some interviewees articulated that there's a "significant demand" for age-restricted housing in Newark but there's not enough supply.
- Retired, or nearly retired, households want to downsize and move to a location with shops, services, and entertainment venues within walking distance.
 - The condos at Washington House seem to fit into this model, although technically not age-restricted.
- Concern over nuisance behavior on the part of some students...if more and more non-students are living on Main Street, will nuisance behaviors become a bigger issue for the larger community?