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MEMO

TO: RENTAL HOUSING NEEDS ASSESSMENT STEERING COMMITTEE MEMBERS
FROM: ISAAC KWON
SUBJECT: SUMMARY OF COMMENTS FROM THE OPEN HOUSE 10/21/2014
DATE: 10/30/2013
CC:

The Open House for the Rental Housing Needs Assessment, Phase I was held from 1pm to 8pm on October 21, 2014. A total of 51 people attended the event.

The following are comments regarding the content of the materials presented at the Open House:

- Investigate students (and some non-students) who are boarders in owner-occupied homes.
- Investigate special needs housing in Newark.
- Investigate non-UD students (e.g. Delaware Tech) residing in Newark.
- Investigate homes purchased by UD parents for their sons/daughters.
- Investigate residential patterns for students in the English Language Institute.

The following comments were made regarding important issues that should be evaluated during the study.

- Diversifying the housing mix in the city to include all segments—families, seniors, young professionals, and working adults.
- Need for additional affordable housing stock.
- An impact fee should be considered for new developments.
- Ensure sensible redevelopment of the Newark Country Club property.
- Monitor physical conditions of student rental homes.
- Enforcement of rental housing regulations.
- Traffic and parking issues in downtown. Work with UD to limit student use of cars.
- Need for UD to be partners in the process and made aware of the impacts of the growth of the school without additional dorm capacity.
- If single family rental homes are becoming non-student housing, the changing market dynamic should be evaluated from a policy standpoint.