

STUDENT HOUSING

EXISTING INVENTORY, TRENDS, & POLICY MODELS



THE CITY OF ARLINGTON
COMMUNITY DEVELOPMENT & PLANNING
RESEARCH & ANALYTICS

OCTOBER 15, 2013

STUDENT HOUSING

EXISTING INVENTORY

On Campus Inventory

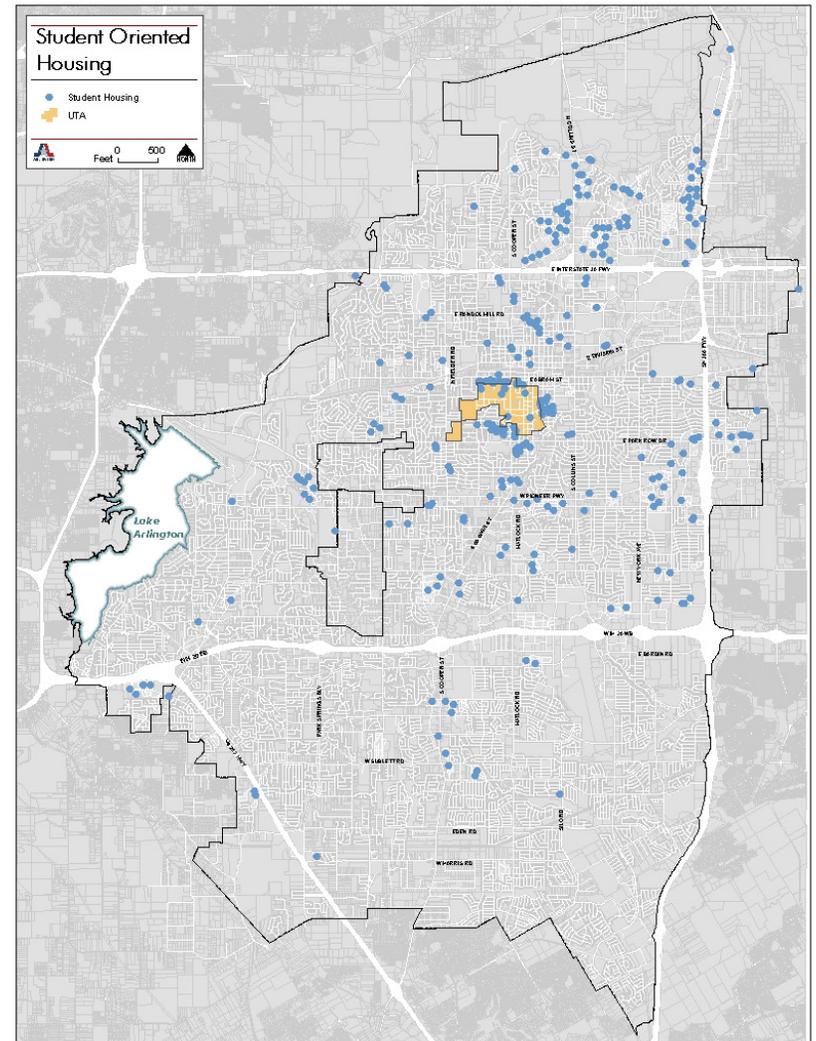
- UTA owned/operated/partnered properties

Off Campus Inventory

- UTA sources (Apartment List, College Apartment Guide, Shorthorn Housing Guide)
- Residential market entities choosing to advertise in UTA sources targeting students

Existing Student Oriented Housing

- 346 Properties (81% of the total multi-family market)
- Generally located in Central and North Arlington
- Location pattern representative of commuter-school history



STUDENT HOUSING

EXISTING INVENTORY

Residence Hall Inventory

Name	Number of Students	Room Type
Arlington Hall	596	Double or Private Suite
Brazos House	96	Double
KC Hall	419	Double or Private Suite
Lipscomb Hall North/South	332	Double Room Suites
Trinity House	236	Double Room Suites
Vandergriff Hall	501	Double
Total	2,180	

Residence Halls (7)

- All utilities paid, free internet/wifi, free laundry
- 3 halls require meal plan
- Average rent \$4,184 Fall & Spring Semester (\$440/month)

Apartments (18)

- Most utilities paid, limited provision of internet/wifi, free laundry or appliances in unit
- Apartment Leasing
- Average rent \$519 (monthly)

On-Campus Apartment Inventory

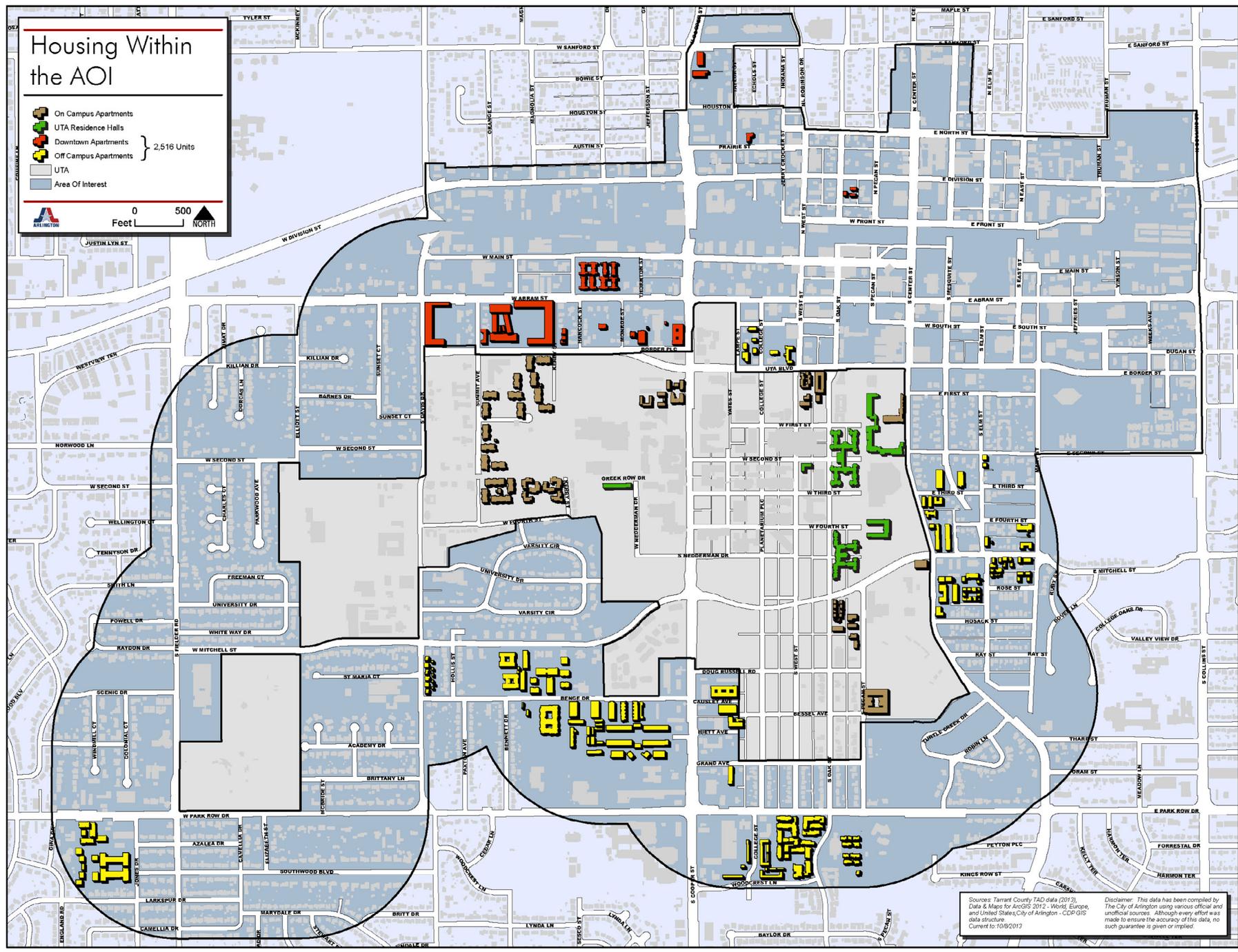
Name	Number of Students	Room Type
Arbor Oaks	120	1-2 Bedroom
Autumn Hollow	10	Efficiency
Centennial Court*	900	1, 2, 4 Bedroom
Center Point	23	1 Bedroom
Cooper Chase	30	1-2 Bedroom
Cottonwood Ridge North/South	20	1 Bedroom
Creek Bend	17	1 Bedroom
Garden Club	37	1-2 Bedroom
Maple Square	52	1 Bedroom
Meadow Run	216	1-2 Bedroom
Oak Landing	12	1 Bedroom
Pecan Place	14	1 Bedroom
The Heights on Pecan	300	1, 2, 4 Bedroom
The Lofts at College Park	81	1-2 Bedroom
Timber Brook	120	1-2 Bedroom
University village	128	1 Bedroom
West Crossing	14	1-2 Bedroom
Woodland Springs	15	1 Bedroom
Total	2,109	

* Privately owned by Campus Living Villages



Housing Within the AOI

-  On Campus Apartments
 -  UTA Residence Halls
 -  Downtown Apartments
 -  Off Campus Apartments
- } 2,516 Units
-  UTA
 -  Area Of Interest



Sources: Tarrant County TAD data (2013), Data & Maps for ArcGIS 2012 - World, Europe, and United States City of Arlington - CIP/CIS data structure. Current to 10/9/2013.

Disclaimer: This data has been compiled by The City of Arlington using various official and unofficial sources. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied.

STUDENT HOUSING

EXISTING INVENTORY

Multi-Family Properties Within AOI

Name	Units
Aceves Apartments	4
A'Dar Square Apartments	18
Aries Apt	16
Arlington Central Apartments	16
Benge Oaks Apartments	14
Campus Edge	128
Campus Vista	12
Campus Walk Apartments	28
Canyon Oaks Apartments	10
Caribe Apartments	16
Carriage Hill Apartments	112
Carriage Park Apartments	62
Catalina Apts	120
Center Chase Apartments	54
Center Court/Oaks, and Appleton Square Apartments	106
CJ's Apartments	22
Dos Y Quatro	16
Garrett Apartments (Quadplex)	8
Goodrich Apartments	20
Grand Manor Apartments	12

Name	Units
Heather Way Apts	108
Heritage Apartments	82
Kelly Apartments	13
Kerby Place Apartments	12
Linda Vista Apartments	112
Maison Rocher Apartments	50
Manor Apartments	16
Mary-Kay Apartments	16
Maverick Place	117
Meadow Creek Apartments	52
Mesa Apartments	33
Midtown Arlington	66
Mitchell East Apartments	16
Oculus I Apartments	16
Oculus II Apartments	16
Oxford House	50
Park Ridge Townhomes	42
Peppermill Apartments	92
Pinewood Apartments	112
Prairie Villa Apartments	10

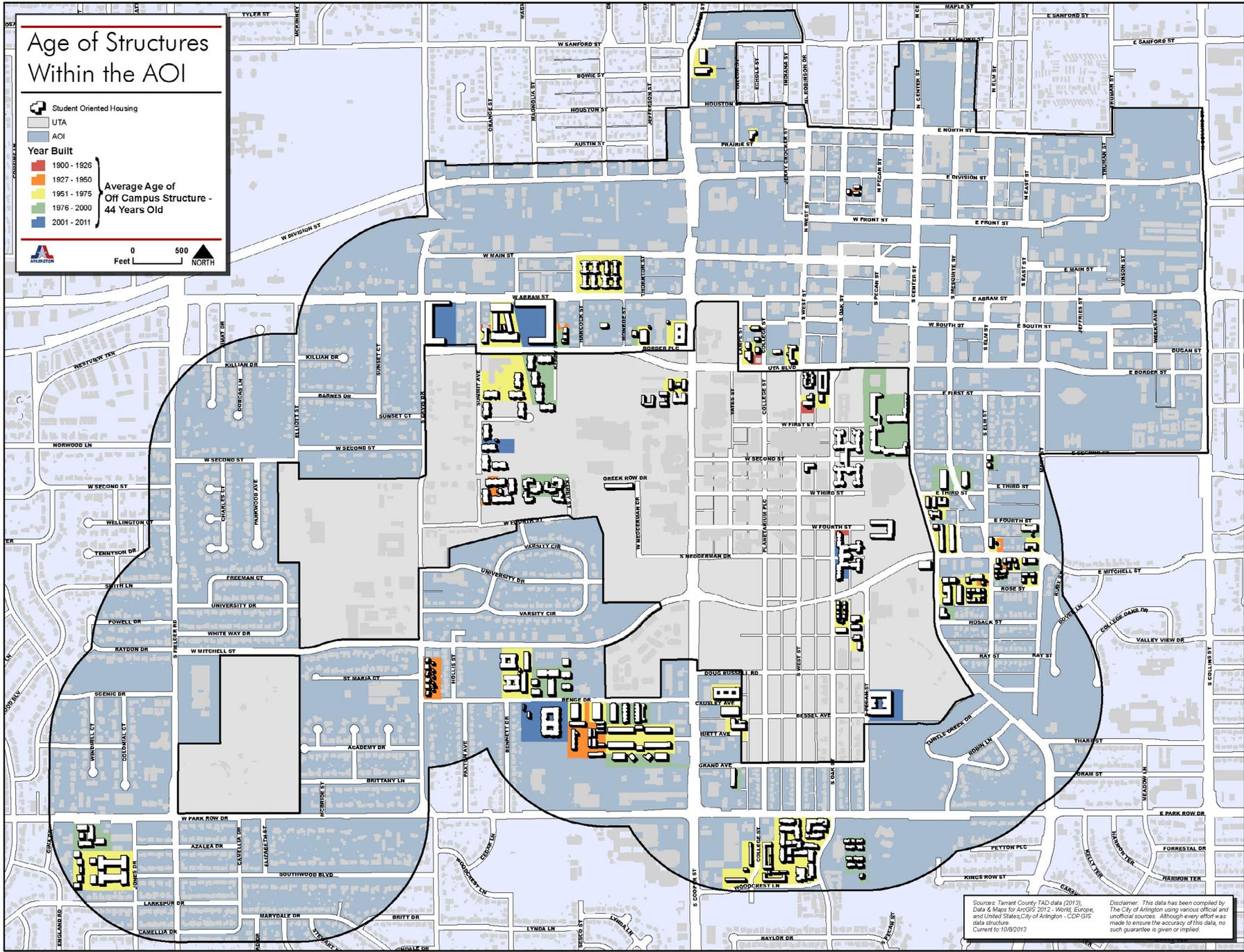
Name	Units
Quadplex	4
Quadplex	5
Quadplex	4
Ruth Place Apartments	6
Sam Maverick Apartments	56
Single lot - multiple duplex units	14
South Campus Apartments	54
Spanish Park Apartments	362
Sunshine Apartments	16
Triplex	3
Triplex	3
Tristar Apartments	15
University Oaks Apartments	28
University Terrace Apartments	21
Woodcrest Apartments	88
Total	2,516



Age of Structures Within the AOI

Student Oriented Housing
 UTA
 AOI
Year Built
 1900 - 1926
 1927 - 1950
 1951 - 1975
 1976 - 2000
 2001 - 2011
 Average Age of Off Campus Structure - 44 Years Old

0 500 Feet NORTH



Sources: Tarrant County TAD data (2013), Data & Maps for ArcGIS 2012 - World, Europe, and United States City of Arington - CCHGIS data structure. Current to 10/9/2019.

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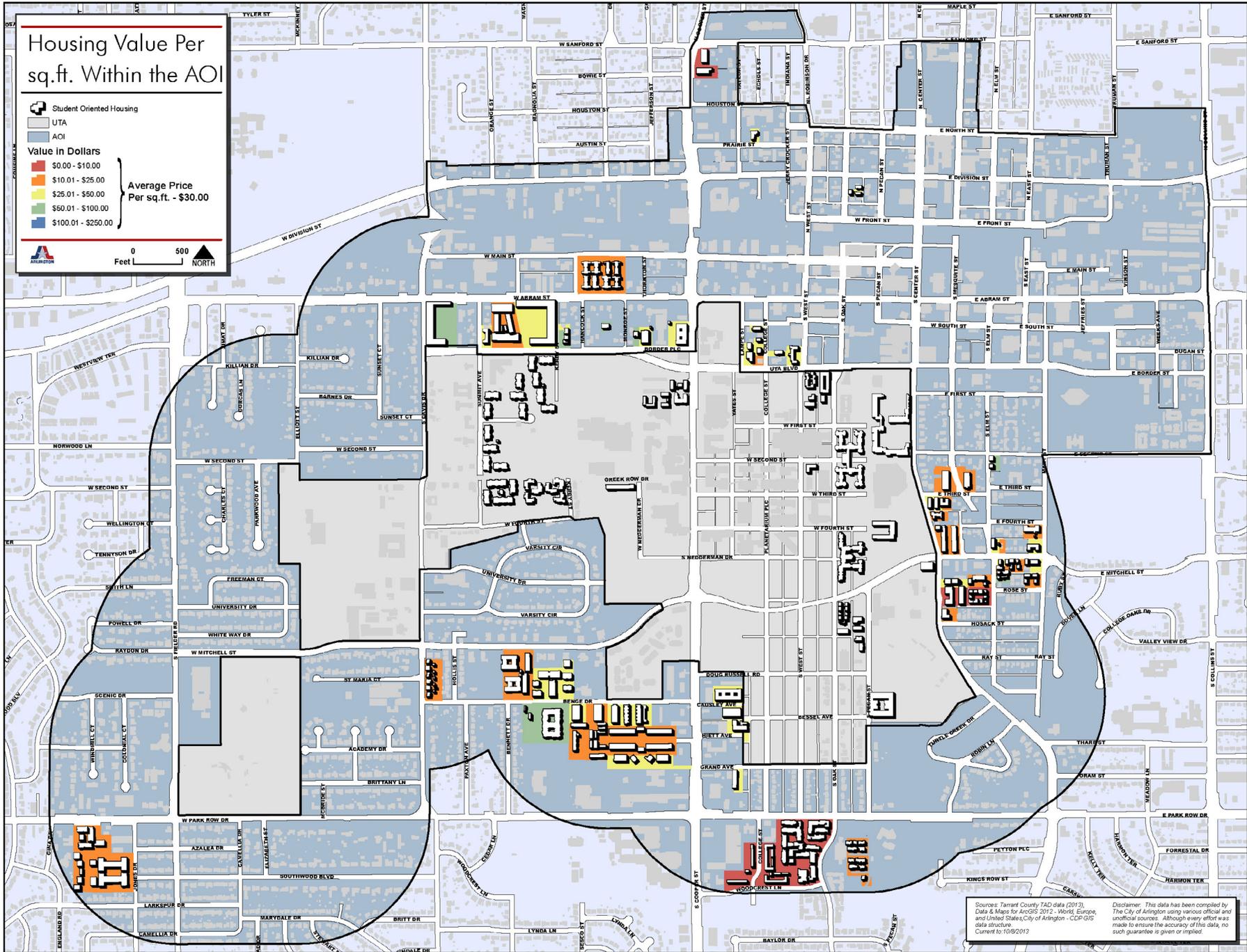
Housing Value Per sq.ft. Within the AOI

Student Oriented Housing
 UTA
 AOI

Value in Dollars
■ \$0.00 - \$10.00
■ \$10.01 - \$25.00
■ \$25.01 - \$50.00
■ \$50.01 - \$100.00
■ \$100.01 - \$250.00

Average Price Per sq.ft. - \$30.00

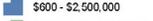
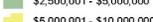
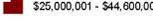
NORTH
 0 500 Feet



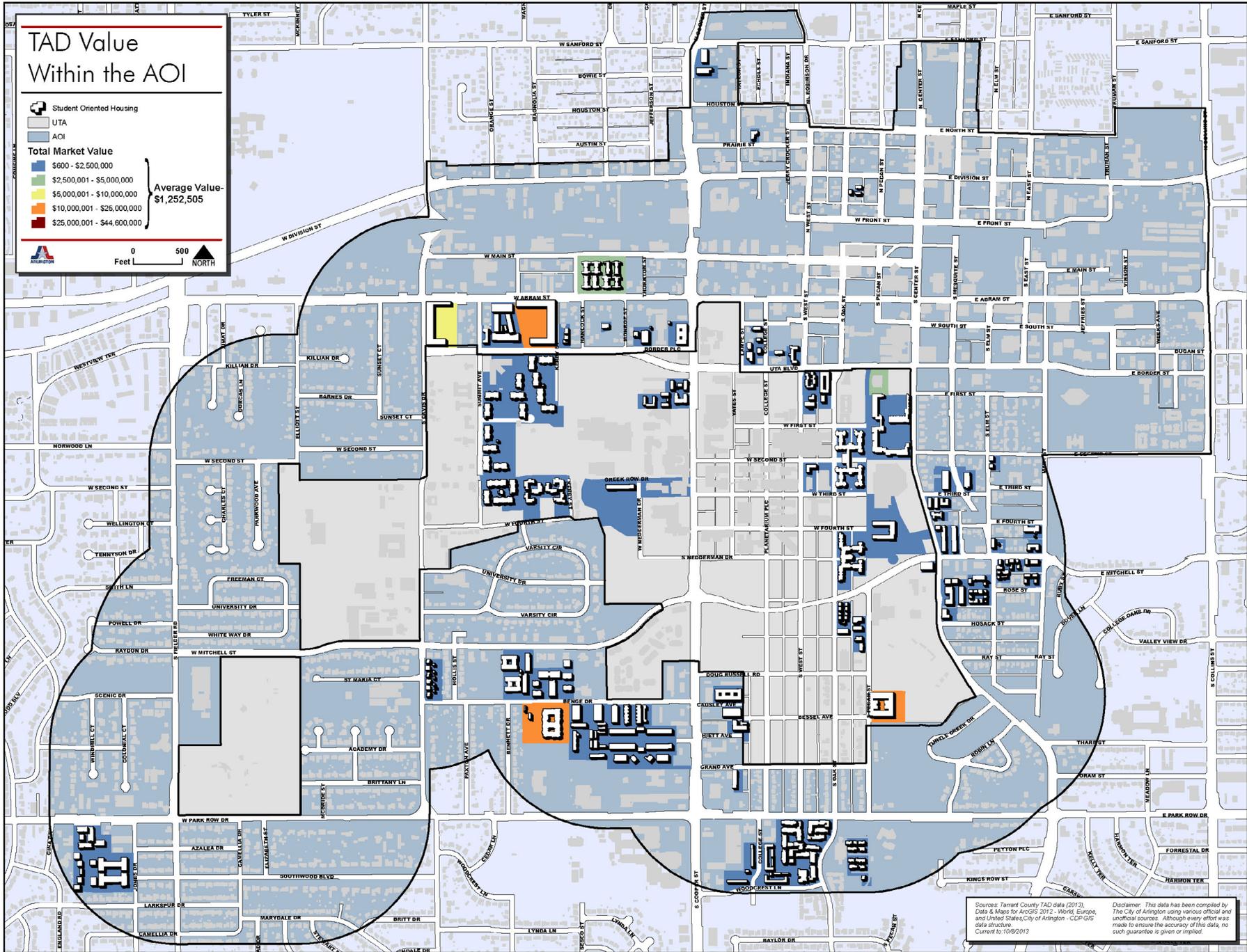
Sources: Tarrant County TAD data (2013),
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TAD Value Within the AOI

-  Student Oriented Housing
 -  UTA
 -  AOI
- Total Market Value**
-  \$600 - \$2,500,000
 -  \$2,500,001 - \$5,000,000
 -  \$5,000,001 - \$10,000,000
 -  \$10,000,001 - \$25,000,000
 -  \$25,000,001 - \$44,600,000

Average Value-
\$1,252,505



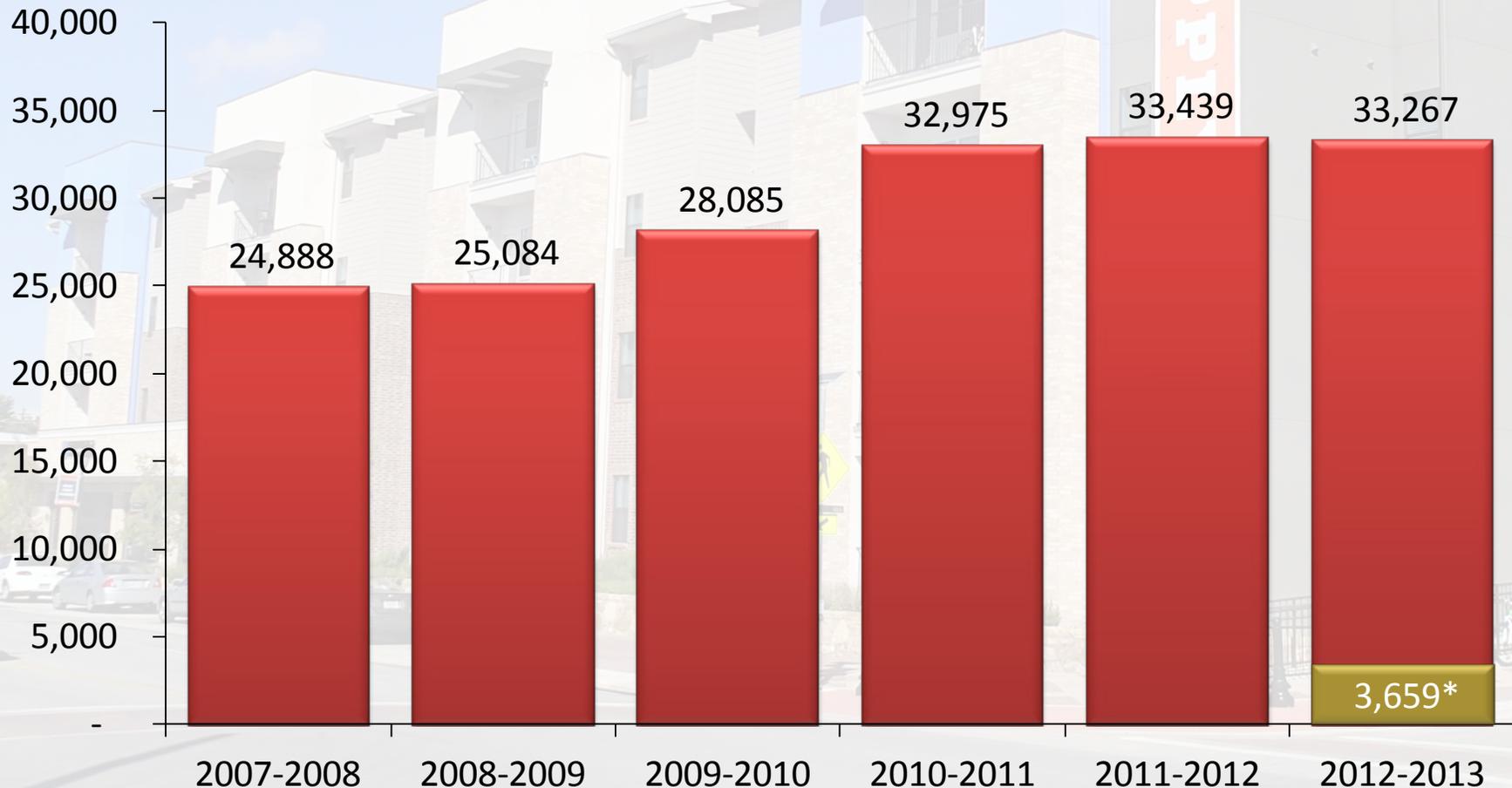
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STUDENT HOUSING

CONSIDERATIONS & CHARACTERISTICS: LOCAL TRENDS

UTA Total Student Enrollment



**Students engaged in asynchronous distance education, research, thesis and readings. (Previous years' totals unavailable.)*

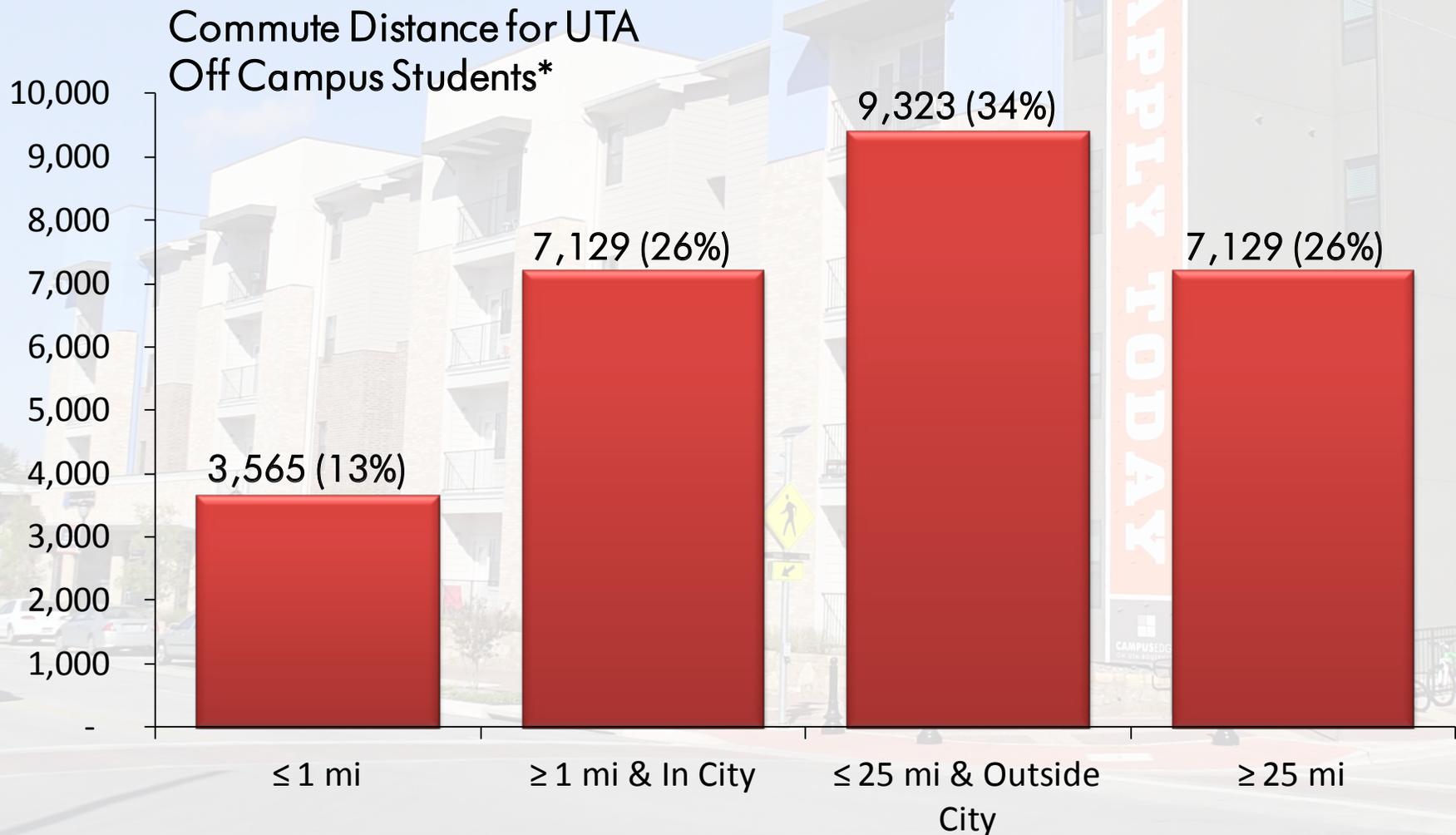


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**Data derived from survey of 2011-2012 UTA students*

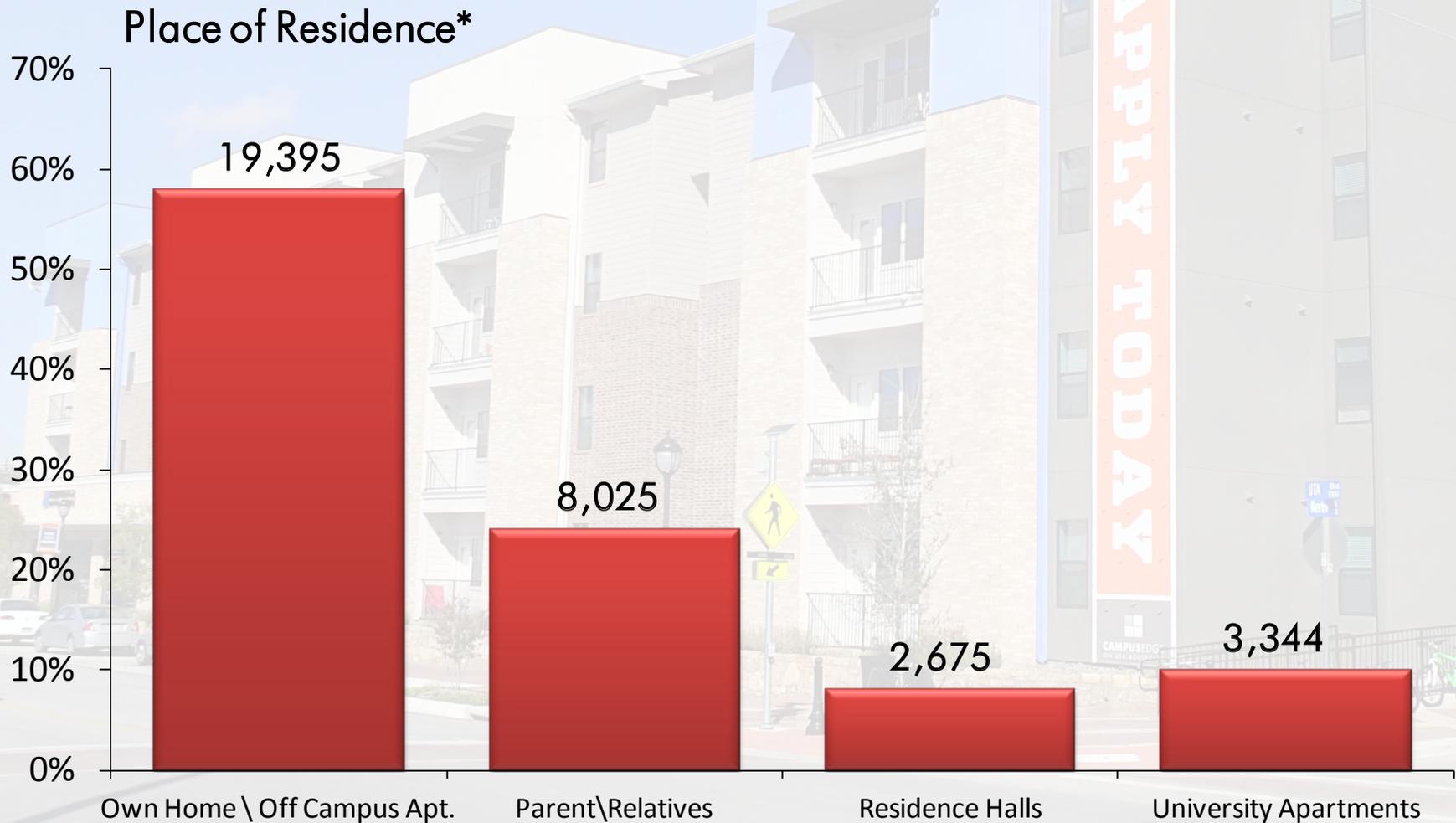


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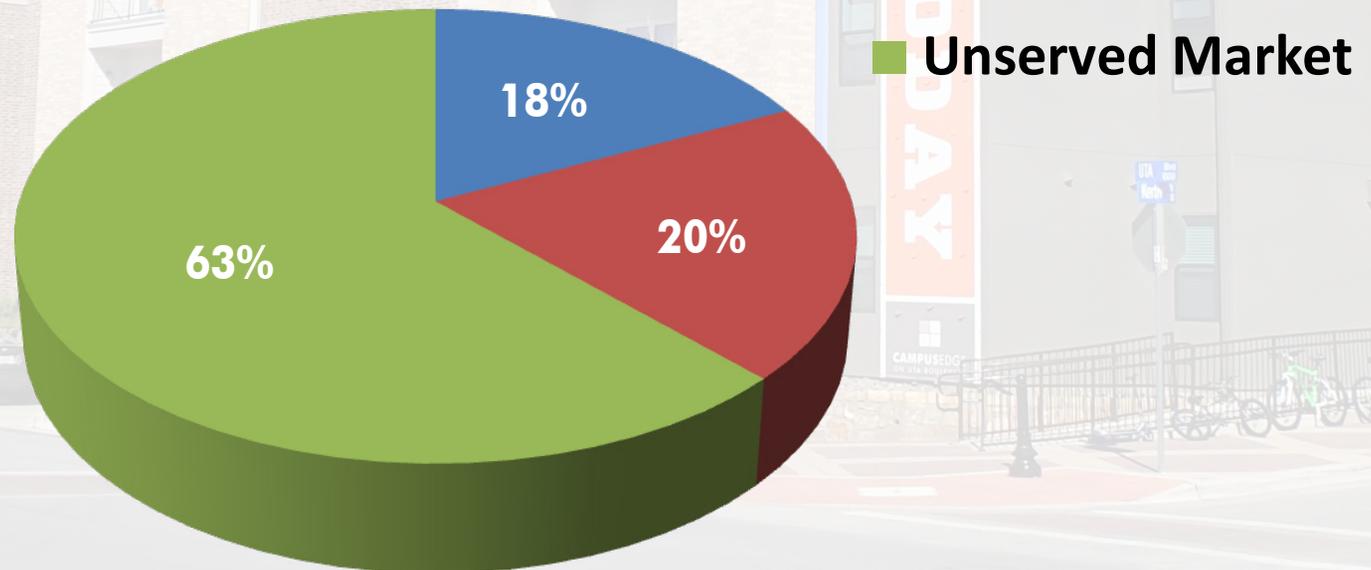
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STUDENT HOUSING

CONSIDERATIONS & CHARACTERISTICS: LOCAL TRENDS

Summary

- **UTA total enrollment: 29,608***
- **On Campus living spaces: 4,952**
- **Off Campus living spaces: 5,800**
- **Unserved market within the AOI: 18,856**



*Does not include distance learning student totals.

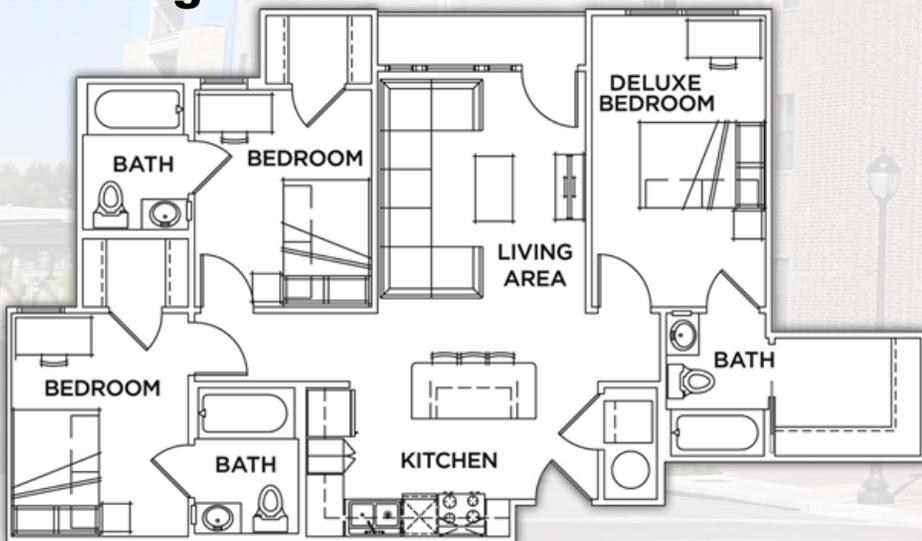


STUDENT HOUSING

CONSIDERATIONS & CHARACTERISTICS: MODEL POLICY INITIATIVES

Current COA policy allows for development of either conventional multi-family or student housing development.

Student Housing



Conventional Multi-Family



STUDENT HOUSING

CONSIDERATIONS & CHARACTERISTICS: MODEL POLICY INITIATIVES

	MULTI-FAMILY POLICY REVIEW	MULTI-FAMILY DEVELOPMENT REQUIREMENTS: BASE ZONING DISTRICTS	MULTI-FAMILY DEVELOPMENT REQUIREMENTS: OVERLAY DISTRICTS
	DOWNTOWN MASTER PLAN (2004)	DB Downtown Business	DN Downtown Neighborhood
What is allowed?	Provide attractive living choices for university students, faculty, staff and others through encouragement of new market rate apartments and through restoration/renovation of buildings for residential purposes.	Multi-family at a maximum of 32 units per acre, must follow MU design standards	Multi-family is allowed in base districts (MF14,18, 22) or in PD and can follow regular Final Development Plan standards or MU standards
What is the development process?	Appropriate base zoning and/or overlay district	Must submit Final Development Plan which is approved by P&Z/CC (since May 2003)	Must have appropriate base zoning or apply for and obtain PD zoning; must submit Final Development Plan which is approved by P&Z/CC (since May 2003)
What design standards apply?	Section 9-1200, and 9-1300 of the Zoning Ordinance	Final Development Plan includes review of: lot coverage and setbacks, height restrictions, landscaping, screening, minimum living area, building scale and architecture, signs, parking, open space, residential adjacency considerations, roof pitch, utilities, enhanced entrances, lighting, disposal, fencing, exterior materials, crime prevention, nonsmoking areas, on site management, orientation and clustering, natural features, circulation, pathways, tenant services, recreational facilities, laundry, etc. *Mixed Use District Design Standards regulate the following: minimum and maximum setbacks, encroachments into setbacks, maximum density (up to 100 units per acre with 15% non-residential component condition met), 750 sq. ft. average minimum living area per unit, open space, maximum number of stories (8), building materials, roofing design/materials, building orientation, entry features, features and massing, streetscape improvements, perimeter fencing, and parking.	Developer can choose to follow regular standards for MF14, MF18, or MF22 per the Final Development Plan standards OR they can follow the MU district design standards.



STUDENT HOUSING

CONSIDERATIONS & CHARACTERISTICS: MODEL POLICY INITIATIVES

Government	Issue	Solution	Successful	Considerations
Prince George County, MD	Neighborhood Destabilization, Litter, Noise	Ordinances restricting off campus housing for university students	No	Court found the ordinances violate the due process and equal protection clauses of the 5th and 14th Amendments.
Syracuse, NY	Desire to maintain neighborhood characteristics and; Prevent the spread of student housing	Modify zoning code to create "student residence" category	Ongoing	May violate the "uniformity requirement" of existing zoning codes. May also violate the Constitutional right to privacy as the ordinance requires a registry of student-renter's names. Ordinance may prevent property owners from renting to students, thereby reducing the tax-base.
Raleigh, NC	Destabilization of neighborhoods due to increased density	Regulation of parking and private streets through the City's Unified Development Ordinance (UDO)	Ongoing	May discourage development.
St Paul, MN	Destabilization of neighborhoods due to increased density	Student Housing Overlay District	Ongoing	Ongoing; however, may violate the due process and equal protection clauses of the 5th and 14th Amendments. May push students to areas outside overlay districts.
Boston, MA	Decreased Affordability, Rising Property Taxes	City redefined "family" relative to zoning ordinances to exclude a group of five or more unrelated cohabitants	Ongoing	Ongoing; however, may violate the due process and equal protection clauses of the 5th and 14th Amendments. Limiting density could disperse students throughout a greater area within the city. Possible discrimination.
College Station, TX	Desire to avoid destabilization of neighborhoods due to increased density	Zoning ordinances limit unrelated cohabitants of a single dwelling to no more than 4 persons	Ongoing	Informal challenges heard on a case by case basis. Limiting density could disperse students throughout a greater area within the city. Possible discrimination.
Ann Arbor, MI	Neighborhood Destabilization, Litter, Noise	Targeted regulation of parking, noise, and alcohol consumption through the use of zoning overlays	Ongoing	May push students to areas outside overlay districts.
Eugene, OR				
Iowa City, IA				
State College, PA		Increase proximity between student rentals	Ongoing	Ongoing; however, may violate the due process and equal protection clauses of the 5th and 14th Amendments. May reduce investment and revenue streams.

