



City of Auburn
Home of Auburn University

MEMORANDUM

To: City Council

Through: James C. Buston, III, City Manager

From: Megan McGowen Crouch, Assistant City Manager/COO

Subject: Student Housing Inventory

Date: November 1, 2019

Attached is the Student Housing Inventory report that was presented to the Student Housing Task Force on October 18, 2019. Two updated pages are included (Student Housing Summary Sheet 11.1.19 and Multi-Unit Developments Under Construction, Approved or Possible 11.1.19) that reflect changes to one of the “Approved” projects and one of the “Possible” projects. The Glenn (also known as Spring Lake) located on E Glenn Avenue at the City Limits and The Hub at Auburn located at 371 W Glenn Ave have been submitted to the Development Review Team (DRT) for review. With those submissions, the project name, location and units/bedroom counts have been updated.

This inventory will remain fluid as projects are submitted for review, approval and construction. It is important to note that the Grand Total on the summary sheet reflects a total count of student units/bedrooms as requested by the Student Housing Task Force of all current, approved and possible projects. Possible and approved projects may or may not be built. Those numbers also classify multi-unit developments as student or non-student but it does not mean that the property does not include a mixture of both students and non-students. It simply means the property is considered to be heavily occupied by one category or another.

Student Housing Inventory Summary Sheet November 1, 2019

Type of Housing	Units/Lots	Bedrooms
Multi-Unit Developments		
Student (237)	12,366	27,368
Non-Student (27)	1,545	2,611
Under Construction (6)	828	2,381
Total (270)	14,739	32,360
Approved (4)*	902	1022
Possible Projects (2)	555	1,456
Total (6)	1,457	2,478
Under Construction Projected Opening Dates		
Fall 2020 Opening (3)^	380	1,170
2020 TBD (2)^	247	492
Fall 2021 Opening (1)^	201	719
Total (6)^	828	2,381
<p>*Units counts are higher than bedrooms as some projects are approved for a number of units and will not provide bedroom counts until development/building plans are submitted. Total number of complexes in parentheses.</p> <p>^Opening dates data is for informational purposes only. The unit and bedroom counts are included in the underconstruction numbers above.</p>		
Auburn University Housing		
Total		4,700
Academic Detached Dwelling Units (ADDUs)		
Permitted as ADDUs	5	25
Permitted as Single Family Residences (SFR)	40	204
Total	45	229
<p>Note: Projects such as Midtowne, The Avenue and The Boulevard are classified as MUDs and are reflected in those numbers.</p>		
Mobile Home Lots (Parks)**		
Auburn (5)	1,197	1,197**
Not in the City Limits (23)	1,970	1,970**
Total (28)	3,167	3,167**
<p>**Bedroom counts not available. The total for lots assumes all 1 bedroom units. Total number of parks are in parentheses.</p>		
Student Multi-Family, Under Construction, AU and ADDUs	13,239	34,678
Approved * (not under construction)	902	1,022
Possible	555	1,456
Grand Total	14,696	37,156
<p>*Units counts are higher than bedrooms as some projects are approved for a number of units and will not provide bedroom counts until development/building plans are submitted. Mobile home lots are not included in the totals listed above.</p>		

Multi-Unit Developments Under Construction, Approved or Possible 11.1.19

	Multiple Unit Development	Address	Opening	Management Co	Current Number of Units	Current Number of Bedrooms	Use Type
Under Construction							
1	320 West Mag	320 W Magnolia	Fall 2021	Holder Properties	201	719	PRIVATE DORM
2	Greystone at Auburn (market rate)	1600 E Samford Ave	2020	Greystone Properties	230	441	MUD
3	Twin Forks	Twin Forks Dr	2020		17	51	MUD
4	Uncommon (Opens Fall 2020)*	250 W Glenn	Fall 2020	CA Ventures (Developer)	220	609	PRIVATE DORM
5	Union (Opens Fall 2020)*	900 W Glenn	Fall 2020	Cardinal Group	140	501	PRIVATE DORM
6	Boulevard Phase 4	509 Harper Ave	Fall 2020	University Holdings Management	20	60	MUD
Total					828	2,381	
Approved							
1	College Oaks (remainder)	808 N Gay St			24	48	MUD
2	Greens Ph3 (Market Rate)	4315 Golf Club Dr		Lindsay Management	324	504	MUD
3	Samford Trace (Market Rate)*	Samford at Glenn			284	284*	MUD
4	The Glenn (Spring Lake - Market Rate)*	Glenn Ave at City Limits			270	470	MUD
Total					902	1022	
Possible							
1	The Hub at Auburn	371 W Glenn Ave	TBD		323	836	Private Dorm
2	Project 2		TBD		232	620	Private Dorm
Total					555	1,456	
Grand Total					2,285	4,859	

* Bedroom counts not available the total for those complexes assumes all 1 bedroom units. Note: MUD = Multi-Unit Development. These units listed in the above inventory include units that look like apartments, condos, townhomes and houses.



City of Auburn
Home of Auburn University

MEMORANDUM

To: Student Housing Task Force

Through: James C. Buston, III, City Manager

From: Megan McGowen Crouch, Assistant City Manager/COO

Subject: Student Housing Inventory

Date: October 18, 2019

Attached is the Student Housing Inventory that was requested by the Student Housing Task Force. The data includes all student housing types with the exception of duplexes, townhouses and regular single family detached homes (not classified as ADDUs). The housing types are broken into six (6) different categories:

1. Student Multi-Unit Development
2. Non-Student Multi-Unit Development
3. Multi-Unit Developments Under Construction, Approved or Possible
4. Auburn University Student Housing
5. Academic Detached Dwelling Units (ADDUs)
6. Mobile Home Lots

The data was gathered and verified utilizing the following data bases, reports, management companies, mapping and windshield surveys:

- City of Auburn Residential Rental Tax Remittance, Planning Files, Inspection Services Files (Building Permits), Public Safety Files and Geographic Information Systems (GIS)
- Danter Reports (2013, 2015, 2018)
- Auburn Housing Authority
- Auburn University Housing
- 360 Property Management
- Auburn Realty
- Evans Realty
- First Realty Property Management

- Northcutt Realty
- Henssler Property Management
- Redmont Properties
- Summer Wind Apartments

The decision to categorize multi-unit developments as student or non-student does not mean the property does not include a mixture of both students and non-students. It simply means the property is considered to be heavily occupied by one category or another. There were only 6 out of 264 complexes where we were unable to verify bedroom counts, for those complexes an assumption of one (1) bedroom per unit was made.

There are six (6) projects under construction. Of those projects, three (3) are categorized as private dorms, 320 West Mag, Uncommon and Union. The Boulevard Phase 4 is classified as a multi-unit development but the units are similar to ADDUs. Greystone at Auburn is a market rate multi-unit development and Twin Forks is classified as a multi-unit development but will look similar to townhomes.

Two (2) projects are listed as “Possible.” These projects have had some form of meeting or discussion with City Staff but plans have not been submitted. It is acknowledged that additional projects are likely under consideration. This information will be updated as project inquiries occur.

Auburn University Student Housing data is also included. This data reflects the current number of rooms available and does not account for the eventual replacement of The Hill dorms. As the replacement of The Hill dorms commences, numbers will be updated.

Academic Detached Dwelling Units (ADDUs) were permitted as single-family houses prior to the implementation of the ADDU regulations. That is why the attached data shows forty (40) units built as single-family houses and only five (5) as ADDUs. Projects such as The Boulevard, The Avenue and Midtown Auburn were permitted as multi-unit developments and are reflected as such in the data.

Mobile Home Parks and Lots in and out of the city limits are also listed as part of this report. Some parks are mostly student and others are predominately non-student. For purposes of this report all lots are included and not categorized as student or non-student. Data on the number of bedrooms is not available therefore one (1) bedroom per lot/unit was assumed.

Several additional reports and memos are attached for your information.

- January 22, 2015 Memo - Status of Multiple Unit Developments/“Purpose-Built” Student Housing in Auburn
- August 28, 2015 Memo - Moratorium Research/Review Initiative (MRRRI) and Downtown Master Plan (DMP) Implementation Timeline
- Auburn City Schools Student Data Report (compiled by City of Auburn) – School Year 2018-2019

Attachments

Student Housing Inventory Summary Sheet October 18, 2019

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Non-Student (27)	1,545	2,611
Under Construction (6)	828	2,381
Total (270)	14,739	32,360
Approved (4)*	903	552
Possible Projects (2)	473	1,278
Total (6)	1,376	1,830
Under Construction Projected Opening Dates		
Fall 2020 Opening (3)^	380	1,170
2020 TBD (2)^	247	492
Fall 2021 Opening (1)^	201	719
Total (6)^	828	2,381
<p>*Units counts are higher than bedrooms as some projects are approved for a number of units and will not provide bedroom counts until development/building plans are submitted. Total number of complexes in parentheses.</p> <p>^Opening dates data is for informational purposes only. The unit and bedroom counts are included in the underconstruction numbers above.</p>		
Auburn University Housing		
Total		4,700
Academic Detached Dwelling Units (ADDUs)		
Permitted as ADDUs	5	25
Permitted as Single Family Residences (SFR)	40	204
Total	45	229
<p>Note: Projects such as Midtowne, The Avenue and The Boulevard are classified as MUDs and are reflected in those numbers.</p>		
Mobile Home Lots (Parks)**		
Auburn (5)	1,197	1,197**
Not in the City Limits (23)	1,970	1,970**
Total (28)	3,167	3,167**
<p>**Bedroom counts not available. The total for lots assumes all 1 bedroom units. Total number of parks are in parentheses.</p>		
Student Multi-Family, Under Construction, AU and ADDUs	13,239	34,678
Approved * (not under construction)	903	552
Possible	473	1,278
Grand Total	14,615	36,508
<p>*Units counts are higher than bedrooms as some projects are approved for a number of units and will not provide bedroom counts until development/building plans are submitted. Mobile home lots are not included in the totals listed above.</p>		

Student Multi-Unit Developments (MUDs) Units and Bedrooms

	Multiple Unit Development	Address	Current Number of Units	Current Number of Bedrooms	Use Type
1	127 S Debardeleben	127 S Debardeleben	8	8	MUD
2	160 Ross	160 N Ross	182	642	MUD
3	191 College	191 N College St	127	495	MUD
4	222 Lofts	222 N College	11	48	MUD
5	319 Bragg	319 Bragg Ave	88	305	MUD
6	344 Armstrong	344 Armstrong	2	14	PRIVATE DORM
7	400 Martin Ave	400 to 430 Martin Ave	15	23	MUD
8	805 Railroad Ave.	805 Railroad Ave.	6	30	PRIVATE DORM
9	Academy Condos (Market Rate)	1653 Academy Drive	12	36	MUD
10	Allenwood Apartments	159 Burton Street	12	24	MUD
11	Annex	362 W Glenn Av	36	72	MUD
12	Arbors at Meadowbrook	1322 N Dean Rd	214	406	MUD
13	Armstrong Court	347 Armstrong Ct	24	24	MUD
14	Art Architecture Apts	511 East Thach	6	14	MUD
15	Ashland Place	146 Cox St	4	8	MUD
16	Aspen Heights	721 Aspen Heights Ln	208	600	MUD
17	Auburn Christian Fellowship Apartments	315 S Gay St	6	6	MUD
18	Auburn Crossing	626 Shug Jordan Pkwy	84	264	MUD
19	Auburn Flats	2260 E University Dr	112	224	MUD
20	Auburn Hall	210 E Thach	53	53	MUD
21	Avenue	600 N Gay St	98	308	MUD
22	Balcony	137 E Glenn Ave	11	51	MUD
23	Bass/McKay Quad	320 Genelda Ave	6	12	MUD
24	BB Brownstone	402 W Glenn Ave	36	72	MUD
25	Beacon	1255 S College	180	600	MUD
26	Bellwood Townhomes	1884 Bellwood Pl	13	39	MUD
27	Beverly Apartments	243 East Drake Avenue	9	18	MUD
28	Boulevard	509 Harper Ave	24	100	MUD
29	Boulevard Phase 2	509 Harper Ave	24	71	MUD
30	Boulevard Phase 3	509 Harper Ave	28	78	MUD
31	Broadway/Mimosa Place	837 N Gay St	10	20	MUD

Student Multi-Unit Developments (MUDs) Units and Bedrooms

	Multiple Unit Development	Address	Current Number of Units	Current Number of Bedrooms	Use Type
32	Brookehill	128 N Donahue Dr	27	62	MUD
33	Brookes Condos, The	1761 Wire Rd	160	240	MUD
34	Brown Crest	402 W Magnolia	36	80	MUD
35	Brown Crest Phase 2	402 W Magnolia	28	70	MUD
36	Brown Villas	375 Genelda Ave	12	20	MUD
37	Bungalows of Auburn Village	175 East Veterans Blvd	27	68	MUD
38	Burton Place @ Midtown Apts	315 E Magnolia	85	170	MUD
39	Byrd I	417 W Glenn Av	14	14	MUD
40	Byrd II	305 S Gay St	20	20	MUD
41	Camelot Apartments	130 S Debardeleben	10	12	MUD
42	Campus Courtyard at Glenn	331 W Glenn	22	43	MUD
43	Campus Courtyard at Magnolia	540-544 W Magnolia	40	79	MUD
44	Campus Studios	634 W Magnolia Ave	48	48	MUD
45	Capital Hill at Historic District Plaza	121 Bragg Ave	4	8	MUD
46	Carlton Court	125 N Donahue	8	16	MUD
47	Carriage House	321 E Thach Av	5	8	MUD
48	Castle Condos	420 E Magnolia	41	79	MUD
49	Cavell Court	333 E Magnolia Av	48	48	MUD
50	Cedar Cachet	332 N. College Street	4	8	MUD
51	Chalet Apartments	215 S Gay St	30	60	MUD
52	Chapel Row*	207-211 Auburn Dr	14	14*	MUD
53	Chateau	560 N Gay St	72	121	MUD
54	College Oaks (portion completed)	808 N Gay St	8	16	MUD
55	College Square	141 Cox St	42	84	MUD
56	College Street Apartments	158 N College St	6	12	MUD
57	College View Apartments	140 Cox St	32	32	MUD
58	Columns	121 S Ross St	12	24	MUD
59	Concourse	121 Wright St	14	28	MUD
60	Connection at Auburn	300 E Longleaf	312	900	MUD
61	Conner Apartments	111 Thomas St	12	24	MUD
62	Copper Beech	575 Shelton Mill Rd	412	1244	MUD

Student Multi-Unit Developments (MUDs) Units and Bedrooms

	Multiple Unit Development	Address	Current Number of Units	Current Number of Bedrooms	Use Type
63	Cornerstone Condos	718 N Gay St	5	10	MUD
64	Cottages at Donahue	327 N Donahue Dr	10	34	MUD
65	Cottages At Ross Park	651 -658 N Ross	24	72	MUD
66	Court Square	601 N Gay St	60	120	MUD
67	Courtyard Apartments	369 S College	20	40	MUD
68	Courtyard Condos	528 Genelda Avenue	40	60	MUD
69	Cox Street Apts	157 Cox St	4	4	MUD
70	Creekside of Auburn	650 Dekalb St	361	970	MUD
71	Crescent Court	124 Cedarcrest Cr	12	12	MUD
72	Crossland Downs	1037 Stonegate Dr	142	229	MUD
73	Debardeleben Quad		6	6	MUD
74	Deerfield Condos I and II	427-449 Harper Ave	86	172	MUD
75	Deerwood	549 E Glenn Ave	24	48	MUD
76	Dexter Arms & Neill House	257 S Gay St	220	220	MUD
77	Donahue Crossing	1477 N Donahue Dr	190	464	MUD
78	Dudley Crum	313 N Ross St	24	48	MUD
79	Dwelling	222 Tichenor	3	9	MUD
80	Eagle Center	215 E Thach Av	8	8	MUD
81	Eagle Creek	415 N Donahue Dr	60	150	MUD
82	Eagle Point	233 W Glenn	23	92	MUD
83	Eagles Corner	135 Miller St	8	16	MUD
84	Eagle's Landing Condos	345 Glenelda Ave	6	24	MUD
85	Eagles Nest at Miller's Crossing	277 S Gay St	17	34	MUD
86	Eagles West	700 W Magnolia	201	240	MUD
87	Eastbrook Condos	150 S. Ross St	7	22	MUD
88	Edge Condos, The	1114 S College St	116	204	MUD
89	Edge West Condos	730 W Magnolia	132	420	MUD
90	Elm Court	141 Wright St	84	94	MUD
91	Evergreen	1131 S College	201	486	MUD
92	Fairways	4315 Golf Club Dr	132	220	MUD
93	Faust Apartments*	Thach/Debardelaben	6	6*	MUD

Student Multi-Unit Developments (MUDs) Units and Bedrooms

	Multiple Unit Development	Address	Current Number of Units	Current Number of Bedrooms	Use Type
94	Foxborough Apartments	304 E Glenn Av	25	38	MUD
95	Funderburke	121 Thomas St	10	10	MUD
96	Garden Court	266 S Gay St	27	27	MUD
97	Garden District, The	190 E University Dr	205	805	MUD
98	Gazebo Apartments	650 N Ross St	60	84	MUD
99	Genelda Chase	310 Glenelda Ave	8	12	MUD
100	Genelda Court Apartments	361 Genelda Av	24	24	MUD
101	Glenn Heights Condos	320 W Glenn	15	28	MUD
102	Glenn House		15	20	MUD
103	Glenn Oaks	535 W Glenn	36	78	MUD
104	Glennbrooke	260 W Glenn Av	6	24	MUD
105	GlennHaven	1500 E Glenn Ave	8	16	
106	Glennwood Apartments	338 W Glenn Av	18	18	MUD
107	Grace Ridge	826 Grace Ridge Dr	56	126	MUD
108	Graystone Dormitory	434 E Magnolia	18	18	MUD
109	Grayton on Dean	420 N Dean Rd	240	432	
110	Grecian Court Apts	552 Oak Meadow Lane	10	27	MUD
111	Greens at Auburn	4315 Golf Club Dr	240	400	MUD
112	Grove at Auburn	141 Hemlock	216	600	MUD
113	Gunter Apartments	122 S Debardeleben St	14	28	MUD
114	Haley Commons	149 Cox St	30	38	MUD
115	Harmon Townhomes	147 Harmon Dr	12	36	MUD
116	Hearthstone	1825 Wire Rd	18	18	MUD
117	Heisman Villas	377 White St	13	26	MUD
118	Heritage Terrace	623 W Glenn Ave	24	48	MUD
119	Highland Condominiums	552 Harper Avenue	12	36	MUD
120	Homes of Eagles Landing	802 W Longleaf	110	440	MUD
121	Hudson Terrace (Market Rate)	605 Hudson Terrace	16	48	MUD
122	Kingsport	115 N Debardeleben	48	48	MUD
123	Kingston Court	351 E Glenn Av	36	36	MUD
124	Lakeside Court	129 Ann St	36	72	MUD

Student Multi-Unit Developments (MUDs) Units and Bedrooms

	Multiple Unit Development	Address	Current Number of Units	Current Number of Bedrooms	Use Type
125	Lakewood Commons	144 E University Dr	192	288	MUD
126	Lamplight Apartments	331 S Gay St	14	14	MUD
127	Lauren Place	354 W Glenn Av	24	24	MUD
128	Legends of Magnolia	234 W Magnolia Av	54	120	MUD
129	Lemans Square	560 Perry St	144	244	MUD
130	Lenox Apartments	350 Armstrong St	16	14	MUD
131	Lex (149 S Debardeleben)	149 S Debardeleben	14	35	MUD
132	Liberty Condos	123 S Debardeleben St	7	14	MUD
133	Lipscomb Loft Apartments	122 N College St	5	6	MUD
134	Lipscomb Place	123 N Donahue	4	8	MUD
135	Little Henry Apartments	376 W Magnolia	8	8	MUD
136	Lofts at Anders	212 W Magnolia	4	6	MUD
137	Logan Square	733 W Glenn Av	234	536	MUD
138	Longleaf Villas	447 W Longleaf	184	394	MUD
139	Madison Park	1957 Wire Rd	37	111	MUD
140	Madison Square	228 N Ross St	8	16	MUD
141	Magnolia Corner	118 N Donahue	7	14	MUD
142	Magnolia Plaza	145 E Magnolia	42	71	MUD
143	Magnolia Studios	644 W Magnolia Ave	183	183	MUD
144	Magnolia Woods	427 E Magnolia Ave	60	100	MUD
145	McKee Apartments	429 N Gay St	4	8	MUD
146	Midtown Auburn (Twin Cities)	1188 Opelika Rd	90	262	MUD
147	Moore's Mill Place	429 Moores Mill Rd	16	32	MUD
148	North College Apartments	339 N College St	4	12	MUD
149	North End Zone	362 W Magnolia Av	16	16	MUD
150	Northpointe Townhomes & Duplexes	1085 Northpointe Cr	16	48	MUD
151	Oak Manor	231 S Gay St	32	32	MUD
152	Oaks I & II	306-316 W Glenn	36	54	MUD
153	Overlook Condos	163 Cox St	12	24	MUD
154	Park Hill*	405 E Thach Av	29	29*	MUD
155	Park Place Condos	303 N Ross St	32	80	MUD

Student Multi-Unit Developments (MUDs) Units and Bedrooms

	Multiple Unit Development	Address	Current Number of Units	Current Number of Bedrooms	Use Type
156	Parkside Apartments	325-339 E Glenn Av	12	25	MUD
157	Parkview Condos (Donahue & ES/PW)	353 N Donahue Dr	8	16	MUD
158	Peachtree	507 W Glenn AV	54	54	MUD
159	Peak Apartments	332 W Glenn Av	8	16	MUD
160	Pebble Place	115 S Debardeleben St	10	24	MUD
161	Plainsman Point Condos	368 W Magnolia	6	12	MUD
162	Plainsview Apartments	836 W Glenn Ave	45	90	MUD
163	Plaza, The	357 E Thach Av	26	40	MUD
164	Post Apartments I	315 Opelika Rd	20	20	MUD
165	Post Apartments II	404 Perry St	20	20	MUD
166	Raintree	804-830 E Magnolia Ave	15	14	MUD
167	Regency Square	324 N Ross St	16	48	MUD
168	Residences at 140 N College	140 N College	16	32	MUD
169	Roof Gardens	339-349 W. Longleaf Dr	23	35	MUD
170	Rose Garden Apartments	846 Lunsford Dr	25	25	MUD
171	Ross Place	556 N Ross St	18	36	MUD
172	Ross Point	449 N Ross St	18	18	MUD
173	Ross Square	149 S Ross St	30	36	MUD
174	Rossmere Condos	210 N Ross	16	16	MUD
175	S Gay Cottages	415 S Gay St	10	14	Cottage Housing
176	Samford Condos	230 E Samford Ave	24	24	MUD
177	Samford Square	202 W. Longleaf	246	756	MUD
178	Savannah Square (Auburn Village)	2029 S College St	41	54	MUD
179	Seven Gables	167 Toomer St	7	20	MUD
180	Shady Glenn Condos	245-315 E Glenn	38	89	MUD
181	Shana Apts	848 Gentry Dr	12	24	MUD
182	Shelton Mill Townhomes	500-575 Shelton Ln/500-576 Shelton Mill Rd	145	327	MUD
183	Social , The	211 W. Longleaf	300	840	MUD
184	South Creek Condos	1436 South Donahue Dr	21	42	MUD
185	South Ross Condos		6	12	MUD

Student Multi-Unit Developments (MUDs) Units and Bedrooms

	Multiple Unit Development	Address	Current Number of Units	Current Number of Bedrooms	Use Type
186	Southern Edge	1385 South Donahue Dr	56	176	MUD
187	Stadium Court	344 W Glenn Av	22	44	MUD
188	Stadium View	615 W Glenn Avenue	18	36	MUD
189	Stadium Way	101 Ann St	33	55	MUD
190	Standard, The	234 N Gay St	219	683	PRIVATE DORM
191	Stone Crest Apartments	230 Opelika Rd	44	88	MUD
192	Summer Brooke	425 Opelika Rd	168	282	MUD
193	Summit Apts	441 S Gay St	12	22	MUD
194	Tanger G. E. Apartments	174 Burton Avenue	10	19	MUD
195	Taylor Park South	807 W Longleaf Dr	95	380	MUD
196	Terra Nova (Plainsman)	306 E Magnolia	98	196	MUD
197	Thach Place Apartments	217 East Thach Ave	6	30	MUD
198	The Hub at Auburn	626 Shug Jordan Pkwy	96	368	MUD
199	The Office	118 South Gay St	6	6	
200	The Summit at Dean	555 N Dean Rd	90	54	MUD
201	The Summit at Glenn	516 E Glenn	72	98	MUD
202	The Twelve	835 N Gay St	12	12	MUD
203	The View	340 N Donahue Dr	120	120	MUD
204	Thomas Building	101 S College St	3	6	MUD
205	Thomaston Parc	148 Thomas St	18	29	MUD
206	Thunderbird I	313 E Thach Av	18	18	MUD
207	Thunderbird II	315 E Thach Av	26	26	MUD
208	Tiger Inn	522 N Donahue Dr	8	16	MUD
209	Tiger Inn East	449 N Donahue	28	36	MUD
210	Tiger Terrace	371 W Glenn	78	78	MUD
211	Toomer Court	136 Toomer St	9	8	MUD
212	Toomer's Place	114 W Magnolia	12	22	MUD
213	Tower Place	607 W Glenn	48	106	MUD/CONDO
214	Townhomes at Northpointe	1085 Northpointe Cr	16	48	MUD
215	Turner Townhomes	236 Tichenor Ave	8	16	MUD
216	Twin Oaks Apts	436 Perry St	8	32	MUD

Student Multi-Unit Developments (MUDs) Units and Bedrooms

	Multiple Unit Development	Address	Current Number of Units	Current Number of Bedrooms	Use Type
217	Two 21 Armstrong	221 Armstrong	156	392	MUD
218	University Apts	159 N Donahue	50	50	MUD
219	University Corner	141 Thomas St	28	84	MUD
220	Varsity Condos	544 W Glenn	24	48	MUD
221	Victory Condominiums	423 N Donahue Dr	7	21	MUD/CONDO
222	Village at Lakeside	1309 Gatewood Dr	200	440	MUD
223	Village Green Condos	555, 557, 559 W Glenn	36	56	MUD
224	Village North	426 N Donahue Dr	16	32	MUD
225	Village Studio	316 Glenelda	28	28	MUD
226	Village West	1449 Richland Rd	160	272	MUD
227	Walker I	116 Cox St	28	28	MUD
228	Walker II	124 Cox St	14	14	MUD
229	Walker Fourplex	142 S Debardeleben St	4	20	
230	Walker's Point	101 S Ross St	12	24	MUD
231	War Eagle	311 W Glenn	48	48	MUD
232	Warrior Court Apartments	311 Warrior Ct	8	24	MUD
233	Waterford Place I/II	371 E Thach	10	20	MUD
234	West and Wright	201 W Glenn Ave	126	456	PRIVATE DORM
235	West Glenn Condos	634 W Glenn	9	18	MUD
236	Williamsburg Place	2037 S College St	80	112	MUD
237	Willows, The	204 N Ryan St	9	26	MUD

* Bedroom counts not available the total for those complexes assumes all 1 bedroom units. Note: MUD = Multi-Unity Development. These units listed in the above inventory include units that look like apartments, condos, townhomes and houses.

12,366

27,368

Non-Student Multi-Unit Developments (MUDs) Units and Bedrooms

	Multiple Unit Development	Address	Current Number of Units	Current Number of Bedrooms	Use Type
1	Asbury Hills Condominiums	2428 E University Dr	90	258	MUD
2	Auburn Place Condos	500 Village Circle	28	28	MUD
3	Bedell Village Apartments	889 Lunsford Dr	64	156	MUD
4	Champions Club	696 W Magnolia	20	46	MUD
5	Cheryl Suites	1129 Gentry Dr	14	26	MUD
6	Condos at Millcreek, The	3297 S. College Street	56	96	MUD
7	Diplomat	412 Opelika Rd	44	66	MUD
8	Devonshire - Covington Ridge	Covington Ridge	48	135	MUD
9	Drake Apartments	530 Foster St	60	146	MUD
10	Ease House Apts*	1300 Commerce Dr	100	100*	MUD
11	East Park Apartments	900 Old Mill Road	48	66	MUD
12	Gameday Center	131 N Donahue Dr	28	31	MUD
13	Gameday Center II	428 W Magnolia	7	15	MUD
14	Gardens at Gatewood	1630 Academy Dr	45	135	MUD
15	Habitat	1001 N Donahue Dr	60	120	MUD
16	Hilltop Pines*	1355 Commerce Dr	108	108*	MUD
17	Moton Apartments	700 Martin Luther King Dr	44	100	MUD
18	Oak Ridge Apartments	818 Bedell Ave	40	88	MUD
19	Pickett's Manor*	946-968 Gentry Dr	15	15*	MUD
20	Porter Apartments	415 White Street	15	17	MUD
21	Ridgecrest	945 North Donahue	106	264	MUD
22	Shepherd's Cove Apartments	1330 Shug Jordan Pky	72	176	MUD
23	Sparkman Apartments	1350 Commerce Drive	31	74	MUD
24	Summer Wind	1000 N Donahue Dr	160	272	MUD
25	Tiger Suites	430 W Glenn Ave	76	80	MUD
26	Timber Trail	1372 Commerce Dr	56	106	MUD
27	Woodland Hills	830 N Donahue Dr	110	110	MUD

* Bedroom counts not available. The total for those complexes assumes all 1 bedroom units. Note: MUD = Multi-Unity Development. These units listed in the above inventory include units the look like apartments, condos, townhomes and houses. Properties listed have very few, if any college students living in them.

1,545 2,611

Multi-Unit Developments Under Construction, Approved or Possible

	Multiple Unit Development	Address	Opening	Management Co	Current Number of Units	Current Number of Bedrooms	Use Type
Under Construction							
	320 West Mag	320 W Magnolia	Fall 2021	Holder Properties	201	719	PRIVATE DORM
1	Greystone at Auburn (market rate)	1600 E Samford Ave	2020	Greystone Properties	230	441	MUD
2	Twin Forks	Twin Forks Dr	2020		17	51	MUD
3	Uncommon (Opens Fall 2020)*	250 W Glenn	Fall 2020	CA Ventures (Developer)	220	609	PRIVATE DORM
4	Union (Opens Fall 2020)*	900 W Glenn	Fall 2020	Cardinal Group	140	501	PRIVATE DORM
5	Boulevard Phase 4	509 Harper Ave	Fall 2020	University Holdings Management	20	60	MUD
6	Total				828	2,381	
Approved							
1	College Oaks (remainder)	808 N Gay St			24	48	MUD
2	Greens Ph3 (Market Rate)	4315 Golf Club Dr		Lindsay Management	324	504	MUD
3	Samford Trace (Market Rate)*	Samford at Glenn			284	284*	MUD
4	Spring Lake (Market Rate)*	Glenn Ave at City Limits			271	271*	MUD
Total				903	552		
Possible							
1	Project 1		TBD		241	658	Private Dorm
2	Project 2		TBD		232	620	Private Dorm
Total				473	1,278		
Grand Total					2,204	4,211	

* Bedroom counts not available the total for those complexes assumes all 1 bedroom units. Note: MUD = Multi-Unit Development. These units listed in the above inventory include units that look like apartments, condos, townhomes and houses.

Auburn University Student Housing

Resident Community	Beds
Cambridge	300
The Hill	1,500
The Quad	1,000
South Donahue	400
The Village	1,500
Total Beds	4,700

Academic Detached Dwelling Units (ADDUs)

	Address	Units	Beds	Use as approved
1	322 CANTON AV *	1	5	SFR
2	220 E SAMFORD AV*	1	6	SFR
3	324 CANTON AV*	1	4	SFR
4	648 N GAY ST*	1	5	SFR
5	650 N GAY ST*	1	5	SFR
6	654 N GAY ST*	1	5	SFR
7	652 N GAY ST*	1	5	SFR
8	245 SUMMER HILL RD*	1	5	SFR
9	564 HARPER AV*	1	5	SFR
10	206 E DRAKE AV*	1	5	SFR
11	357 FRAZIER ST*	1	5	SFR
12	319 CANTON AV*	1	5	SFR
13	258 GRANT AV*	1	5	SFR
14	254 GRANT AV*	1	5	SFR
15	356 CANTON AV*	1	5	SFR
16	348 CANTON AV*	1	5	SFR
17	346 CANTON AV*	1	5	SFR
18	423 FRAZIER ST*	1	5	SFR
19	566 HARPER AV*	1	5	SFR
20	622 N GAY ST*	1	5	SFR
21	600 N GAY ST*	1	5	SFR
22	317 CANTON AV*	1	5	SFR
23	356 FRAZIER ST*	1	5	SFR
24	315 CANTON AV*	1	5	SFR
25	313 CANTON AV*	1	5	SFR
26	311 CANTON AV*	1	5	SFR
27	252 GRANT AV*	1	5	SFR
28	330 TALBERT DR*	1	5	SFR
29	250 GRANT AV*	1	5	SFR
30	246 GRANT AV*	1	5	SFR
31	256 GRANT AV*	1	5	SFR
32	314 CANTON AV*	1	5	SFR
33	318 CANTON AV*	1	5	SFR
34	320 CANTON AV*	1	5	SFR
35	316 CANTON AV*	1	5	SFR
36	247 SUMMER HILL RD*	1	5	SFR
37	212 E SAMFORD AV*	1	6	SFR
38	216 E SAMFORD AV*	1	6	SFR
39	224 E SAMFORD AV*	1	6	SFR
40	323 MOORE CIR*	1	6	SFR
41	325 MOORE CIR**	1	5	ADDU (alteration)
42	442 N GAY ST**	1	5	ADDU
43	444 N GAY ST**	1	5	ADDU
44	450 N GAY ST**	1	5	ADDU
45	710 N GAY ST**	1	5	ADDU (alteration)
Total		45	229	
<p>*Use approved and permitted as a Single Family Residence (SFR). It is important to note that if these units were permitted today, they may be classified as Academic Detached Dwelling Units (ADDUs). The ADDU regulations were recently adopted and codified.</p> <p>**These are the only units to-date that were approved as Academic Detached Dwelling Units (ADDUs).</p>				

Mobile Home Parks and Lots

	Mobile Home Park	Address	Lots	City Limits
1	Avalon Park	837 Webster Rd	191	Auburn
2	Gentry Drive Trailer Park	801 Gentry Dr	17	Auburn
3	Ridgewood	500 Webster Rd	537	Auburn
4	Stonegate	1100 Stonegate Dr	165	Auburn
5	Websters Crossing	425 Webster Rd	287	Auburn
Total in Auburn (5)			1,197	
6	Arrowhead	4477 Lee Rd 137	252	Not in City Limits
7	Barron's	2045 Wire Rd	121	Not in City Limits
8	Brentwood Estates		35	Not in City Limits
9	College Mobile Home Park	1987 Wire Rd	45	Not in City Limits
10	Conway Acres	2038 Wire Rd	182	Not in City Limits
11	Conway Acres	2330 Wire Rd	146	Not in City Limits
12	Dawson's	2155 Cox Rd	32	Not in City Limits
13	Dogwood	112 Lee Rd 871	15	Not in City Limits
14	Gentilly	501 Webster Rd	307	Not in City Limits
15	Gentilly II	1960 Wire Rd	72	Not in City Limits
16	Magnolia Estates	3400 block of Lee Rd 137	14	Not in City Limits
17	New Campus		64	Not in City Limits
18	Old Campus		93	Not in City Limits
19	Orchard Way	533 Lee Rd 57	197	Not in City Limits
20	Saddlebrook	4500 Block of Lee Rd 137	42	Not in City Limits
21	Sandollar	1220 Lee Rd 51	14	Not in City Limits
22	Smith*	1900 Wire Rd		Not in City Limits
23	Southridge	676 Lee Rd 191	29	Not in City Limits
24	Swan's I	1617 Lee Rd 12	193	Not in City Limits
25	Swan's II	1885 Lee Rd 12	46	Not in City Limits
26	Swan's triangle	1613 Lee Rd 12	22	Not in City Limits
27	Tiger Trailer Park	1945 Lee Rd 137	49	Not in City Limits
28	Whispering Pines*	737 Lee Rd 394		Not in City Limits
Not in City Limits (23)*			1,970	
Grand Total			3,167	
*Lot counts are not available for several Mobile Home Parks that are outside the City Limits.				



City of Auburn
Home of Auburn University

MEMORANDUM

To: Charles M. Duggan, Jr., City Manager

Through: Kevin A. Cowper, AICP, Assistant City Manager
Rick Davidson, City Attorney

From: Forrest E. Cotten, AICP, Planning Director

Subject: Status of Multiple Unit Developments/"Purpose-Built" Student Housing in Auburn

Date: January 22, 2015

For the past ten years, the Planning staff has been carefully monitoring the status of multiple unit developments (MUDs) including "purpose-built" student housing in the City and providing information on various ways this particular type of development can be regulated to a greater extent than it is at the present time.

In October 2011, the City Council adopted *CompPlan 2030* which provided a solid foundation for future land use and development decision-making. *CompPlan 2030* paid particular attention to this issue with observations and recommendations for work to be done. The following excerpts from the plan document are provided to set the stage for information to be provided later in this memo.

Chapter Three: Land Use

3.2.1 Limit multi-family development to infill and mixed-use areas.

Auburn has seen a significant amount of multi-family construction in the last several years, with 3,007 multi-family units approved since late 2007. As the demographics of the City shift to include a smaller proportion of students, the need for additional multi-family units will decline. Placing new multi-family units in infill and mixed-use areas will help encourage development of those areas and lessen the strain on the City's road network. (text, page 38)

3.42 Mix of Housing Types

Residential uses make up 74% of Auburn's land use, so it is no exaggeration to say that residential development has an immense influence on the type of place Auburn is and will become. Auburn's diverse population requires a diverse mix of housing types. This can already be seen in Auburn today, with approximately half of Auburn's housing units made up of multi-family units. This large supply of multi-family units has traditionally served the City's large student population. At the time of this writing, however, Auburn University has decided to cap student enrollment at 25,000. This means that, as the City's population continues to increase, Auburn's demographic will begin to transition, with older residents and families with children making up a larger proportion of the population. This will both slow the need for additional multi-family units (though many existing units are aging and increasingly suitable for redevelopment) as well as increase demand for various other housing types. The City should restrict future multi-family development to those locations recommended in the Future Land Use Plan. (text, page 61)

LU 1.3.4: Recognizing the ample supply of units in existing multi-family housing, future multiple unit developments in areas not recommended by the future land use plan will require a market analysis justifying need. (policy, page 65)

LU 1.3.5: Conduct a detailed study of multi-family developments in the City to inventory the current supply and determine the future demand for additional development with recommendations for action based on the study's analysis. (policy, page 65)

In April 2012, the City Council took an important first step to ensure that future MUDs were appropriately located in closer proximity to, and within walking distance of, the Auburn University (AU) campus. Specifically, the Council approved a zoning ordinance amendment requiring that MUDs in the Comprehensive Development District (CDD) be subject to conditional use approval rather than be permitted by right. This gave the City greater discretion in making decisions related to locating MUDs in the CDD zone which largely exists outside the City core and, therefore, also outside the immediate surroundings of AU's campus. It is also important to note that since that time, the only zoning districts in which MUDs are permitted by right are within the University Service (US) and Urban Core (UC) districts which are in immediate proximity to and walking distance of AU's campus.

Danter Report

During the Fall of 2012, and in furtherance of *CompPlan 2030*, Policy LU 1.3.5 (cited above) the City commissioned the Danter Company to conduct a student and market-rate apartment analysis on the City's behalf. The study was completed and a presentation of its findings was provided to the City Council and Planning Commission in March 2013. A summary of the important findings in the report were:

- 1) *The overall vacancy rate of 8.1% is higher than usually encountered in a well-balanced student housing market.*
- 2) *Recently-opened properties have absorbed reasonably well with vacancies under 5%. This has been at the expense of older properties built between 1990 and 2006, where vacancies average 8% to 9%.*
- 3) *The percentage of walkable beds ("walkable" being defined as being located within a one mile radius of Haley Center) (13.4%) is considerably lower than at most well developed schools. Typically, walkable beds range from 25% to 28% of purpose-built beds.*
- 4) *Auburn is currently somewhat overbuilt, for the short term. The release of 1,200 beds in the past year has stressed the market. A realistic goal of 300 to 400 beds per year is recommended.*

While 300 to 400 beds per year was recommended as realistic, it is worthy to note that in the past year and one-half since the Danter report was released that 1,386 beds amongst four MUDs have either been brought on-line (319 Bragg-308 beds), are under construction (160 North Ross-642 beds), or are vested for development and may be constructed at any time (The Grove, Phase II-116 beds and The Greens, Phase II-320 beds). As a result, there may be merit to updating the Danter report to see where the market stands today in light of the development that has come into Auburn since March 2013.

Auburn City Schools

Auburn City Schools (ACS) continues to experience robust enrollment and this growth trend is expected to continue for the foreseeable future. Over the next decade, ACS enrollment is projected to increase from 8,027 students in the 2014-15 school year to 10,764 students in 2023-24 for an increase of 34% over the ten year period. By way of comparison, in the past decade ACS enrollment increased from 4,969 students in the 2004-05 school year to 7,766 students in 2013-14 for an increase of 56% over the past ten years.

What is not known definitively is to what extent might the City be enhancing the school system's continued growth by our local development policies and zoning regulations. For example, while the City has been successful in recent years in better locating new MUDs inward to the City's core, that success has not had a material impact on the overall growth of that housing segment.

Further, the fact that Auburn University has had a student enrollment cap in place for quite some time has not had a discernible market effect on new purpose-built student housing being permitted and constructed.

As such, how is the older housing stock being absorbed when our university students gravitate toward the newly constructed developments when AU student enrollment has been relatively static given the cap? How does this dynamic relate to increased ACS enrollment? What additional tools might the City use from a regulatory perspective (beyond what has been already been done to date) to better understand these relationships and then adjust our policies and regulations accordingly to achieve the outcomes desired by our decision-makers?

University Service (US) District

The US District is specifically designed to meet the commercial and residential housing needs of the Auburn University student population. It permits a myriad of commercial uses by right, and more importantly for purposes of this memo, it permits the highest residential density (34 units per acre) of any zone in the City, outside of the Urban Core.

It has been acknowledged by staff for some time that certain areas on the edge of the US district present compatibility issues for adjacent properties that are zoned differently. This compatibility issue has been raised in two instances specifically. The first instance occurred in 2006, when the 221 Armstrong student housing development was approved adjacent to the Neighborhood Conservation (NC)-zoned Payne Street area. The second instance occurred in 2013, with the approval of the 160 North Ross student housing development which is currently under construction and within close proximity to an NC-zoned neighborhood along Ryan Street.

In response to concerns expressed about the 221 Armstrong project, and after consulting with the Planning Commission during the Spring/Summer 2007, the Planning Department initiated a zoning ordinance amendment creating a US-2 zone for both of the aforementioned areas in effort to provide a more appropriate transition between the US and NC zones. Most notable in the proposal was a recommendation in density reduction from 34 to 24 units per acre and an increase in the angle of light factor (the ratio between a structure's required distance from any adjacent property line and its height) from 0.5 to 1.0. However, during the public hearing process many affected property owners attended and voiced strenuous objections to the proposal as they claimed it would decrease their property values and take away certain development rights that they were currently afforded. The Planning Commission subsequently recommended denial of the proposal and it was never forwarded to the City Council for its consideration.

In retrospect, had this proposal succeeded it is reasonable to postulate that many of the recent community concerns expressed about "density and massing" related to the 160 North Ross project would never have materialized. This is because the density would have been 25 percent less than it is today likely resulting in a three-story rather than a four-story building, and the required setback from all adjacent property lines would have been greater than it is today. This also assumes that the project would even have moved forward at all based on the reduced density and development potential of the property.

Downtown Master Plan (DMP)

The City is in the midst of considering adoption of a DMP that has already been recommended for approval unanimously by the Planning Commission in July 2014. This Plan acknowledges the unique character of the southern extent of the current US zone that is centered around the intersection of East Samford Avenue/South Gay Street and the surrounding neighborhood. As such, the Plan recommends that this area be designated as "Urban Neighborhood: Preservation (UNP)." This land use designation contemplates development and redevelopment on a much smaller scale than what could be realized in the current US zone. Specifically, this designation contemplates house-style buildings of one to two stories, and a maximum height of 35 feet, with any multi-family buildings comprising no more than six units each. If any multi-family development were to be proposed in this area under the current US District regulations, it could undoubtedly compromise the neighborhood character of this area that is clearly in the City's best interest to preserve and keep intact.

Recommendations

As has been previously identified in this memo, the eastern and southern edges of the US District present compatibility challenges with surrounding neighborhoods under the current zoning regulations. A deliberate attempt was made in 2007 to remedy this by providing a more appropriate transitional zone in the form of a US-2 District. It failed. In light of citizen sentiment expressed when 221 Armstrong was constructed in 2007 and the current sentiment being voiced about the 160 North Ross project that is under construction, it may be appropriate to revisit the 2007 US-2 initiative to see if it, or something akin to it, might be appropriate to put in place moving forward. If another multi-family development proposal were to be submitted for any of the areas identified in this memo that attempts to maximize the development rights currently afforded it in the US District, we can only expect a similar outcome as the examples previously cited. Furthermore, if one were to present itself in the Samford/Gay area identified in the pending DMP as UNP at this point in time, the City would be unable to prevent it unless some type of interim regulatory measure (i.e., moratorium) is put in place until such time as the DMP can be adopted and the subsequent zoning regulations put in place to implement it.



City of Auburn
Home of Auburn University

MEMORANDUM

To: Charles M. Duggan, Jr., City Manager

Through: Kevin A. Cowper, AICP, Assistant City Manager

From: Forrest E. Cotten, AICP, Planning Director

Subject: Moratorium Research/Review Initiative (MRRRI) and Downtown Master Plan (DMP) Implementation Timeline

Date: August 28, 2015

On *February 17, 2015* the City Council imposed a six month building moratorium on multiple unit development in the University Service (US) zoning district, east of the Urban Core (UC) zoning district. Since the moratorium was adopted (largely as the result of the 160 North Ross purpose-built student housing development), the Planning Department staff has been vigorously researching and reviewing the moratorium area and identifying issues related primarily to compatibility in the area, or as the case may be, lack thereof. Factors that contribute to compatibility include, but are not limited to, building use, height, setback, size, scale, and materials; density and site design (parking location, open space allocation, etc.).

On *August 4, 2015* the City Council extended the existing moratorium in the “US East” District until *December 15, 2015* which also happens to be the final regularly scheduled City Council meeting date for the 2015 calendar year.

As you are also aware, city staff recently concluded a series of four joint work sessions (meetings held on *June 17th*, *June 22nd*, *June 30th*, and *July 6th*) with the City Council and Planning Commission to vet the DMP and set forth a clear path for its adoption and subsequent implementation. At the conclusion of the final work session on *July 6th*, there was general consensus that the Plan should be scheduled for the City Council’s final consideration and adoption. No changes or edits to the DMP were recommended as a result of the work session process.

However, during the following weeks, the City Council received a considerable amount of communication from their constituents about issues related to the DMP, most notably the building height maximum allowance in the core of downtown which is generally synonymous with the College Edge Overlay District (CEOD). As a result, the DMP was removed from the *August 18th* City Council meeting agenda in order to provide an additional opportunity for public input and discussion amongst the City Council and Planning Commission. **A meeting to provide this additional discussion and public input opportunity has been scheduled for *Monday, August 31, 2015.***

On *July 27, 2015* the City Council and Planning met collectively for a fifth time; but this time, the purpose was to shift away from the DMP and discuss the Planning Department’s MRRRI final report, its findings and recommendations. Because the study areas for the DMP and MRRRI overlap, these two separate planning efforts are inextricably linked. As a result, the Planning Department was careful to ensure that the recommendations resulting from the MRRRI report were generally consistent, and not in any inherent conflict with, the recommendations from the DMP.

Because of this fact that we have two overlapping work efforts moving forward on parallel tracks, it is understandable if some confusion might be generated as a result. However, please be assured that there is a “method to this madness.” In order to assist all involved to better understand how these efforts are working together toward a final end goal and conclusion, it might be helpful to provide a planned sequence of events that will get us where we believe we need to be over the next several months.

For purposes of this memo, please consider these dates somewhat tentative, as this schedule is designed primarily to set forth a clear (albeit aggressive) path to project completion.

- | | |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| September 3, 2015 | DMP is advertised for City Council consideration/adoption. |
| September 15, 2015 | City Council considers/adopts Downtown Master Plan. |
| September 16, 2015 | City Staff commences the process of translating the recommendations from the DMP and MRRI into comprehensive plan and zoning ordinance amendment language. |
| September 29, 2015 | Planning Department holds first work session with Planning Commission to discuss proposed comprehensive plan and zoning ordinance amendments to implement the DMP and MRRI recommendations. |
| October 13, 2015 | Planning Department holds second work session with Planning Commission to discuss progress on proposed comprehensive plan and zoning ordinance amendments. |
| October 27, 2015 | Planning Department holds third work session with Planning Commission to discuss progress on and initial draft of the proposed comprehensive plan and zoning ordinance amendments. |
| November 10, 2015 | Planning Department holds fourth and final work session with Planning Commission to discuss final draft of the proposed comprehensive plan and zoning ordinance amendments. |
| November 17, 2015 | City Council and Planning Commission meet in a joint work session to discuss the final draft amendments to the comprehensive plan and zoning ordinance. |
| November 26, 2015 | Comprehensive plan and zoning ordinance amendments are advertised for Planning Commission public hearing. |
| December 10, 2015 | Planning Commission holds public hearing adopting comprehensive plan amendments and recommending approval of zoning ordinance amendments to City Council. |
| December 15, 2015 | “US East” District multiple unit development moratorium expires. |

Moratorium Research/Review Initiative (MRRRI) and
Downtown Master Plan (DMP) Implementation Timeline

August 28, 2015

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- | | |
|--------------------------|------------------------------------------------------------------------------------------------|
| December 24, 2015 | Zoning ordinance amendments are advertised, in full, for City Council public hearing. |
| December 31, 2015 | Zoning ordinance amendments are advertised, in synopsis form, for City Council public hearing. |
| January 19, 2016 | City Council holds public hearing and adopts zoning ordinance amendments. |

Please don't hesitate to contact me should you have any questions about the proposed timeline for these two related, and equally important, planning initiatives.

City of Auburn, Alabama

Auburn City School Student Data

2018-2019 annual report

Information Technology Department
2019

Executive Summary

This report documents trends in Auburn City Schools' student data analyzed over seven years (2012-2018). Specific attention has been paid to two important areas: the type of housing students occupy (both ownership and land use) and the number of students participating in free or reduced lunch programs.

Our key findings for this reporting period are:

- The average student growth rate over all seven years studied is 3%. From 2012 to 2015 the student population grew by about 4%. From 2015 to 2016 that growth rate decreased to 3%, and from 2016 to 2017 the growth rate decreased again to 1%. For the 2018 enrollment year, student enrollment grew to 2%.
- Families with students in the Auburn City Schools system continue to primarily occupy single-family housing. 75% of students in Auburn City Schools live in single family housing. 25% live in multi-family housing.
- Owned single-family households continue to increase while rented single-family households continue to decrease. In 2016, there was a large change in the stable ratio of owned to rented single-family households. The previous ratios of approximately 79% owned to 21% rented in the years 2012 to 2015 changed to 67% owned, 33% rented. In 2017, the ratio aligned more closely with previous years' data at 73% owned, 27% rented. And in 2018, the trend continued to normalize at 76% owned and 24% rented.
- In 2018, 2323 students participated in free or reduced lunch programs. This is slightly more participants than 2017, but less than observed in previous years. The rate of participation remained constant at 27%. 2421 students enrolled in the free or reduced lunch programs in 2015, 2342 students in 2016, and 2299 in 2017.

Trends in Student Enrollment

Figure 1 shows student enrollment growth over the last seven years (2012-2018). Enrollment continues to increase¹. Total enrollment in 2018 increased by 143 students from the previous year, an increase of about 2%. This growth rate is below the average growth of 3% for the 2012-2018 time period.

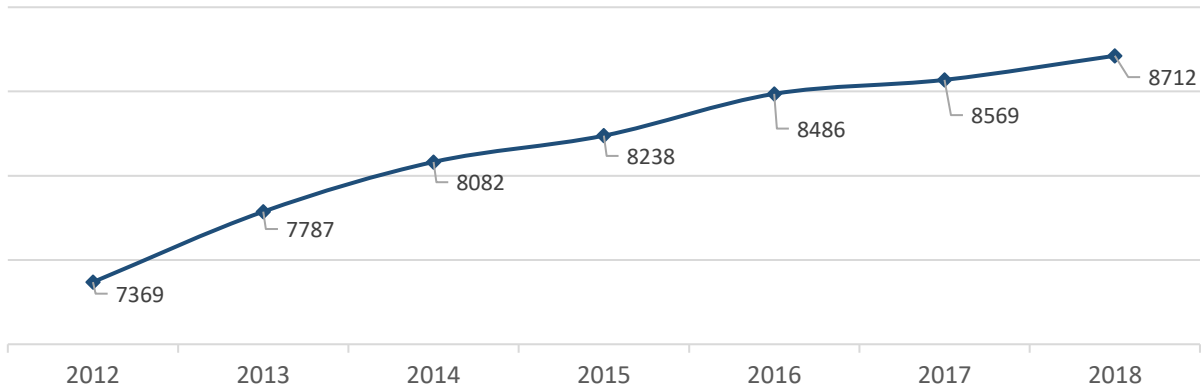


Figure 1: Trend in total enrollment

¹ Student data has been omitted from these analyses where usable addresses were not provided. They are as follows:

Year	Omitted Students
2013	1
2014	4
2017	3 (excluded from rentalship/ownership and land use summaries only)
2018	2 (excluded from rentalship/ownership and land use summaries only)

Enrollment by Grade

Figure 2 shows dynamic changes in student movement from grade to grade. For all years, enrollment was usually greatest in grades 0 (kindergarten) through 5. Enrollment is generally lowest in grade 12, with the most severe difference in enrollment occurring between kindergarten and 12th grade in 2012. Senior year enrollment steadily increased from 2012 to 2018.

A spike of 613 students observed in grade 6 in 2012 can be tracked visually (in Figure 2) to grade 12 in 2018, the largest senior class observed since the start of this study. The 715 students enrolled in 1st grade in 2014 can also be tracked visually through the years to the 4th grade in 2018, where the count is also 715.

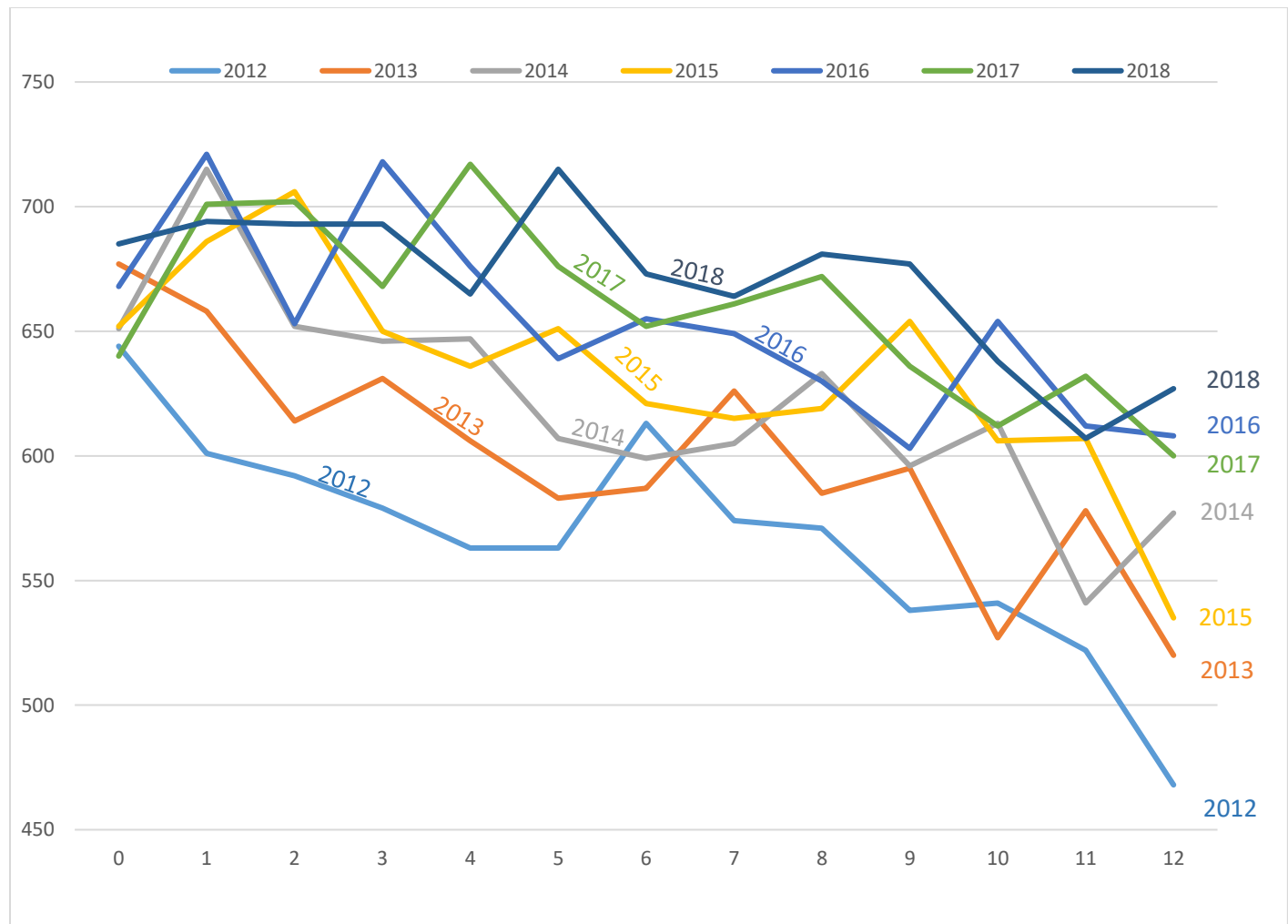


Figure 2: Distribution of students per year by grade.

Owned versus Rented Housing²

From 2012 to 2015, there was a consistent trend of approximately 60% owned housing to 40% rented housing. In 2016 a shift to 50% owned and 50% rented housing was observed, driven by a sharp increase in single-family rentals. In 2017, 55% of students lived in owned housing while 45% of students rented. For the 2018 enrollment year, 58% of students lived in owned housing and 42% of students lived in rented housing, indicating an increase of students living in owned housing of both types.

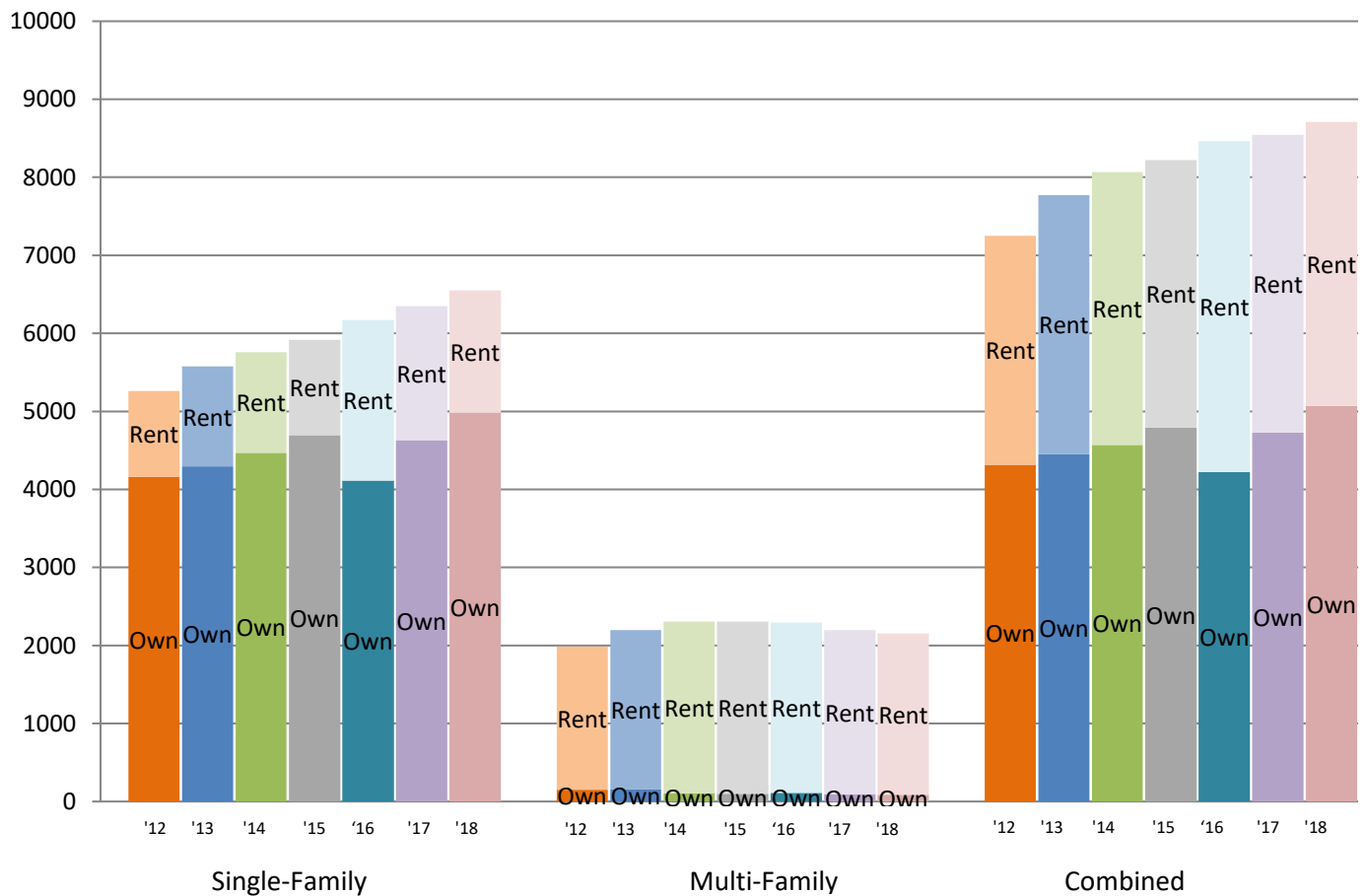


Figure 3: Trend in owned versus rented

² Throughout this report Ownership is assumed by homestead exemption in Lee County tax records for each academic year. Rentalship is assumed by a lack of homestead exemption in Lee County tax records for each academic year. Two students from 2018 were excluded from these statistics due to lack of reliable address information.

Trends in Single-Family Housing

In 2018, owned single-family housing increased and rented single-family housing decreased compared to the previous year (Figure 4, Table 1).

Student data from 2017 and 2018 revealed increases in ownership of single-family homes and decreases in rentalship, similar to trends established from 2012 to 2015. Observations from 2016 were thought to be anomalous at the time, and attributed to abnormalities in tax records from Lee County. We will continue to observe trends in single-family housing of ACS students in future years.

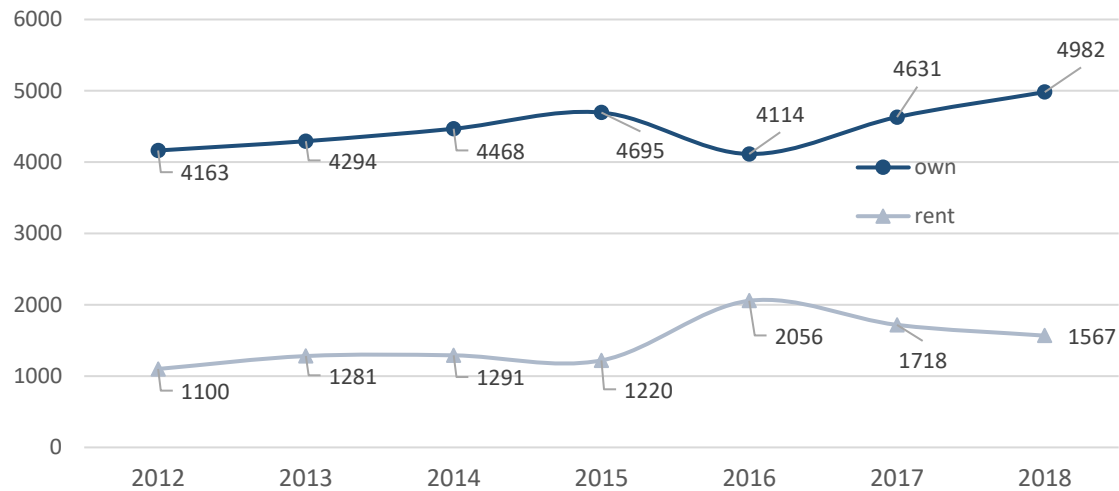


Figure 4: Trend in single-family housing

Year	Own	Own Diff	Rent	Rent Diff
2012	4163	--	1100	--
2013	4294	+131	1281	+181
2014	4468	+174	1291	+10
2015	4695	+227	1220	-71
2016	4114	-581	2056	+836
2017	4631	+517	1718	-338
2018	4982	+351	1567	-151

Table 1: Differences over time in ownership and rentalship of single-family homes.

Trends in Multi-Family Housing³

In 2018 established trends of decreasing student residency in multi-family housing continued, for both rented and owned units (Figure 5, Table 2). Ownership of multi-family housing was consistently less popular than single-family housing ownership. Numbers of students living in owned multi-family housing in 2018 were the lowest observed since reporting began in 2012.

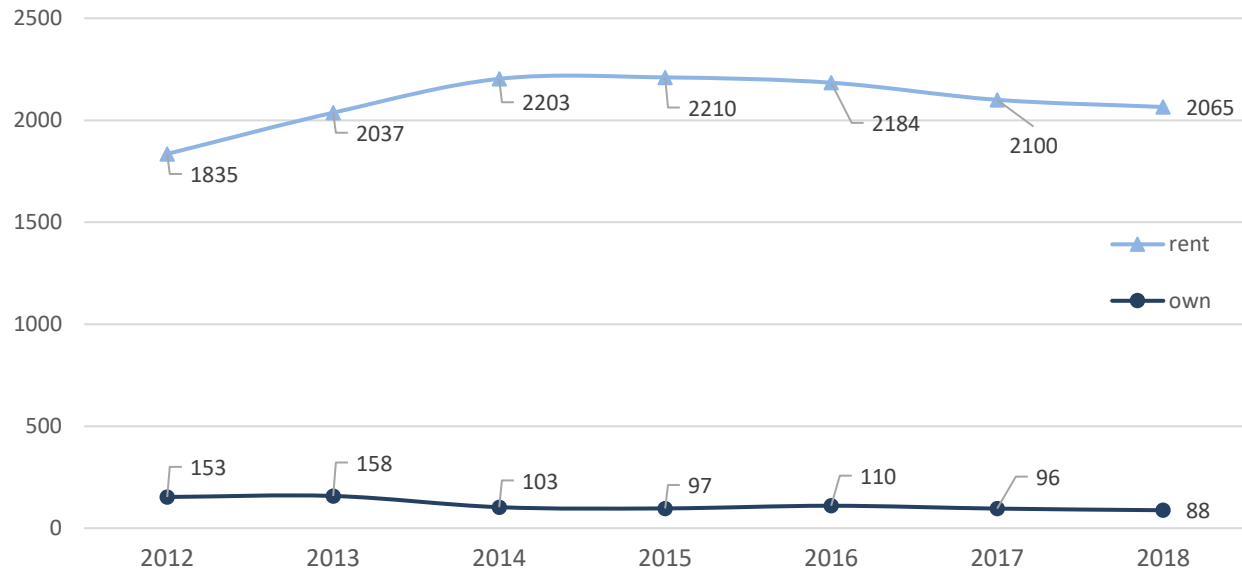


Figure 5: Trend in multi-family housing

Year	Own	Own Diff	Rent	Rent Diff
2012	153	--	1835	--
2013	158	+5	2037	+202
2014	103	-55	2203	+166
2015	97	-6	2210	+7
2016	110	+13	2184	-26
2017	96	-14	2100	-84
2018	88	-8	2065	-35

Table 2: Differences over time in ownership and rentalship of multi-family homes.

³ Single-family vs. multi-family categories defined by Planning Department. Single-family is land use code 1100 – Single-Unit. Multi-family includes Duplex, Triplex, Quadplex, Apartments, Condominiums, Townhouses, Mobile Homes, Mobile Home Parks and University or College housing.

Detailed Data Across All Land Use Types

Tables 3 and 4 provide counts of students living in multi- and single-family housing types, broken down by land use and ownership across all studied years.

Trends in housing for 2018 largely mirror those of prior years. Single-family land use remains the most common type of student housing. The number of students living in multi-family housing continued to decline.

Table 4 shows student counts that have been omitted from land use analyses. Either single-family versus multi-family status could not be determined for each land use, or exact housing information was unknown or unavailable at the time of this report.

Land Use	Owned							Rented							Summary						
	2012	2013	2014	2015	2016	2017	2018	2012	2013	2014	2015	2016	2017	2018	2012	2013	2014	2015	2016	2017	2018
Single Family	4163	4294	4468	4695	4114	4631	4982	1100	1281	1291	1220	2056	1718	1567	5263	5575	5759	5915	6170	6349	6549
1100 - Single-Unit	4163	4294	4468	4695	4114	4631	4982	1100	1281	1291	1220	2056	1718	1567	5263	5575	5759	5915	6170	6349	6549
Multi Family	153	158	103	97	110	96	88	1835	2037	2203	2210	2184	2100	2065	1988	2195	2306	2307	2294	2196	2153
1200 - Duplex	74	81	47	45	83	43	40	421	587	658	687	631	658	631	495	668	705	732	714	701	671
1300 - Multifamily	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	2
1310 - Triplex	1	0	0	0	0	2	1	1	42	45	41	53	51	52	2	42	45	41	53	53	53
1320 - Quadplex	0	0	0	0	0	3	1	2	10	7	8	7	7	2	2	10	7	8	7	10	3
1330 - Apts./Condos	34	29	19	30	4	27	28	1199	1178	1254	1202	1192	1068	1063	1233	1207	1273	1232	1196	1095	1091
1400 - Townhouses	41	44	33	22	20	21	17	51	55	60	72	84	85	83	92	99	93	94	104	106	100
1600 - Mobile Home	3	4	4	0	1	0	0	4	3	2	5	2	1	1	7	7	6	5	3	1	1
1700 - MH Park	0	0	0	0	2	0	0	157	161	176	195	215	229	230	157	161	176	195	217	229	230
4210 - Univ./College	0	0	0	0	0	0	0	0	1	1	0	0	1	2	0	1	1	0	0	1	2
Grand Total	4316	4452	4571	4792	4224	4727	5070	2935	3318	3494	3430	4240	3818	3632	7251	7770	8065	8222	8464	8545	8702

Table 3: Trend in students by land use

Land Use	Owned							Rented							Summary						
	2012	2013	2014	2015	2016	2017	2018	2012	2013	2014	2015	2016	2017	2018	2012	2013	2014	2015	2016	2017	2018
N/A	6	0	0	0	0	0	0	13	3	2	0	0	0	0	19	3	2	0	0	3	2
2100 - General Retail	0	0	0	0	0	0	0	3	2	1	0	0	0	0	3	2	4	0	0	0	0
2600 - Hotel/Motel/Bed & Breakfast	0	0	0	0	0	0	0	3	6	9	12	13	16	4	3	6	9	12	13	16	4
2700 - Mixed-Use Comm./Res.	0	0	0	0	0	0	0	2	6	5	4	9	5	4	2	6	5	4	9	5	4
Omitted	6	0	0	0	0	0	0	21	17	17	16	22	21	8	27	17	20	16	22	24	10

Table 4: Omitted land uses

Trends in Free and Reduced Lunch

In 2018, less students received reduced price lunches, and more students received free lunches, than in 2017. The number of students living in rented housing who participated in free/reduced lunch programs remained steady (Table 5, Figure 6).

Year	Percent of All Students Using Free/Reduced Lunch
2012	29%
2013	30%
2014	30%
2015	29%
2016	28%
2017	27%
2018	27%

Table 5: Percent of student population participating in free/reduced lunch programs.

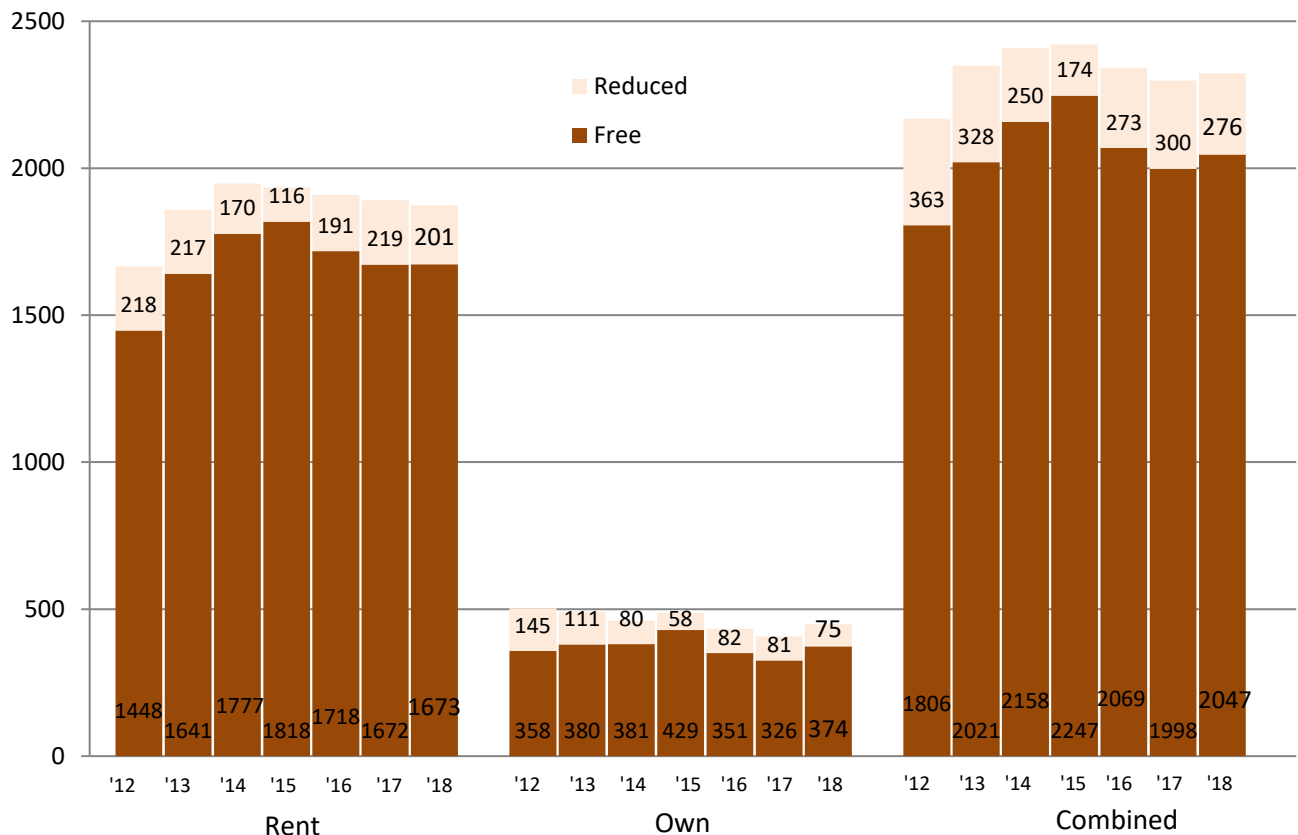


Figure 6: Trend in free and reduced lunch

Growth Rates

In previous years, the growth of students enrolled in Auburn City Schools exceeded the growth of the population of the city. In more recent years the growth of ACS enrollment and Auburn’s population are more closely aligned. On average, from 2012 to 2017 the school population grew by 3% per year, and the city population grew by 2% per year.

	ACS	Census
2012	7369	57029
2013	7787	58662
2014	8082	60236
2015	8238	61657
2016	8486	62703
2017	8569	63973
2018	8712	--

Table 6: Total counts of ACS student population and estimated counts of the Auburn population.⁴

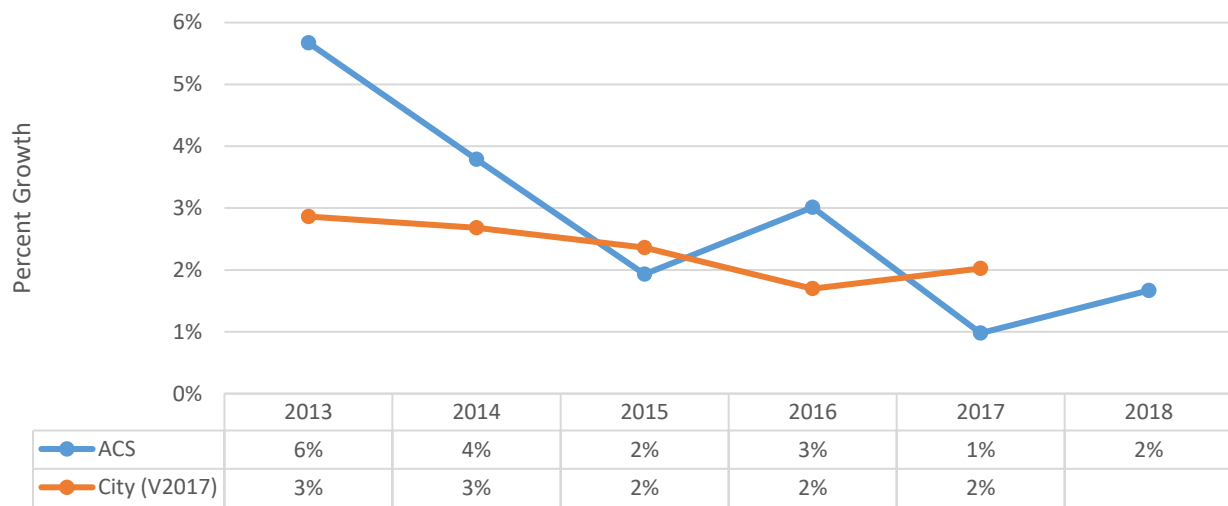


Figure 7: Growth rates of ACS and the Auburn population.

⁴ Population estimates are from the 2017 Population Estimates from Vintage 2017 US Census Population and Housing Estimates, table PEPANNRSIP (Total Population). Comparable population estimates for 2018 were not available as of the writing of this report.

Auburn City Schools

2018-2019 Student Data

Detailed charts and tables for 2018-2019 student data

Distribution of Students by Land Use and Ownership

In 2018, 58% of students lived in owned housing and 42% lived in rented housing. Similar to previous years, most students lived in housing that is considered residential, while a small number lived in commercial properties. These properties include hotels, motels, or mixed commercial and residential properties (Table 7).

Land Use	Own⁵	Rent⁶	Total
Residential	5070	3632	8702
1100 Single-Unit	4982	1567	6549
1200 Duplex	40	631	671
1300 Multi-family Mixed	1	1	2
1310 Triplex	1	52	53
1320 Quadplex	1	2	3
1330 Apartments/Condominiums	28	1063	1091
1400 Townhouses	17	83	100
1600 Mobile Home	0	1	1
1700 Mobile Home Park	0	230	230
4210 University/College	0	2	2
Commercial	0	8	8
2600 Hotel/Motel/Bed & Breakfast	0	4	4
2700 Mixed-Use Commercial/Residential	0	4	4
Total	5070	3640	8710

Table 7: Student ownership by land use

⁵ Ownership is assumed by homestead exemption in Lee County tax records dated November 28, 2018.

⁶ Rentalship is assumed by a lack of homestead exemption in Lee County tax records dated November 28, 2018.

Distribution of Students on Free⁷/Reduced Lunch

In 2018, 27% of all students participated in free or reduced lunch programs. Of those, 81% lived in rental housing, and 19% lived in owned housing. Following the overall pattern in land use, the majority lived in single-unit residential property types (Table 8).

Land Use	Own	Rent	Total
Residential	449	1867	2316
1100 Single-Unit	414	409	823
1200 Duplex	26	472	498
1310 Triplex	0	48	48
1330 Apartments/Condominiums	6	717	723
1400 Townhouses	3	34	37
1600 Mobile Home	0	1	1
1700 Mobile Home Park	0	185	185
4210 University/College	0	1	1
Commercial	0	7	7
2600 Hotel/Motel/Bed & Breakfast	0	3	3
2700 Mixed-Use Commercial/Residential	0	4	4
Grand Total	449	1874	2323

Table 8: Students on free/reduced lunch by land

⁷ Free includes direct ACS applicants as well as state-provided vouchers