

To: City of Norman Planning Commission, meeting October 10, 2013

Re: **Parkgreen Living, L.L.C. NOTICES OF REQUEST FOR NORMAN 2025 LAND USE AND
TRANSPORTATION PLAN AMENDMENT AND REZONING, dated September 18, 2013**

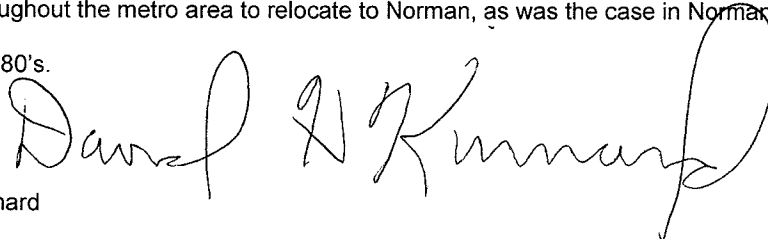
Dear Commissioners:

I protest the proposed Land Use Plan amendment and rezoning. Norman does not need 700 additional student bedrooms now:

- In the last 10 years, OU student population has been flat: 2002 fall on-campus enrollment was 23,800 and 2012 was 24,100.
- 5,100 student bedrooms were built during this time: Reserve at Stinson, Edge, Campus Lodge, Traditions, Cottages, and Grove.
- On the first day of classes, there were 500 vacant beds at the student by-the-bed complexes.
- Since 2006, average annual rent rate increases of around 2% per year among the student complexes do not indicate an under-supply of this kind of housing.
- There is lots of uncertainty about the future size of the OU student population
 - OU Tuition and Fees increases (e.g. 7% in 2011/12) have dramatically outpaced inflation last several years
 - Massive Open Online Courses (MOOCs) and University-offered online-only degrees are gaining popularity.
- These and other by-the-bed student complexes are designed specifically as SROs (single room occupancy) for young students, typically sophomores. Once the demand from this group is met, it is unclear to whom these will be rented, as these are not clearly suitable for families, leaving low income renters as a likely option. This could also lower the rents and occupancy at many of the east-side complexes and duplexes serving this group, for example Turnberry, Aston Place, Glen Oaks, and Sinclair Circle, discouraging investment to improve them and also encouraging an influx of less desirable renters throughout the metro area to relocate to Norman, as was the case in Norman during the

late 80's.

Sincerely,



David H. Kinnard

Norman citizen and owner of Summer Pointe and Springfield Apartments

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OF THE CITY CLERK
ON 10-7-2013 (ll)