

**Impact of Towson University's Growth on the Greater Towson Area –
Preliminary Recommendations**
*Greater Towson Council of Community Associations, Community Relations Committee
October 2007*

- A. State Level
 - 1. Cap enrollment until percentage of on-campus housing reaches 40% of enrollment, minimally.
 - 2. Tie state funding for growth to a commensurate increase in on-campus housing.
- B. County Level
 - 1. Legislative
 - a. Create Neighborhood Preservation District to include residential communities surrounding TU, with the following restrictions
 - Prohibit rooming/boarding houses
 - Limit percentage of rental properties within communities
 - Limit number of homes any single investor or group of investors (e.g. LLPs, LLCs, etc.) may purchase
 - Permit parking at no cost to owner-occupied homes; permits sold only to tenants on leases of registered properties
 - Fully staff and implement rental registration program
 - Limit apartment occupancy
 - Increase parking requirements for apartment complexes
 - Limit the amount of property that may be paved for parking
 - Prohibit parking in yards
 - Fully enforce all applicable county, state and federal laws re: the operation and maintenance of investment properties
 - b. Tighten laws re: illegal conversions and enforce penalties
 - 2. Code Enforcement
 - a. Change orientation from compliance to enforcement
 - b. Enforce payment of fines (no more suspension of fines if violator comes into compliance)
 - c. Increase penalties for repeat violators
 - d. Prohibit issuance of rental registration permits to violators
 - e. Cross-check parking permit applications & rental registration applications
 - f. Do not issue parking permits to tenants of unregistered rental properties
 - g. Cross-check building permit applications & zoning
 - h. Ensure that properties for which permits for additional electric meters and/or gas lines have been requested have appropriate zoning
 - i. Eliminate/minimize delays in code enforcement process
 - Limit postponements, appeals, etc.
 - Send hearing notices by certified mail & do not allow new hearings if owner fails to appear
 - 3. Community Conservation
 - a. Promote Home Ownership
 - Add communities within Neighborhood Preservation District to list of those eligible for mortgage assistance programs

- Provide materials to promote mortgage assistance programs
 - Implement intervention buying
 - Revive “Live Where You Work” program with Towson employers, institutions
4. Law Enforcement
- a. Expand work of underage drinking task force; expand membership to include community representative(s).
 - b. Consistently card students at parties, bars, etc. & issue citations to underage students
 - c. Aggressively enforce laws prohibiting sales to underage customers
 - d. Consistently issue noise citations for loud parties and other disturbances.

C. Towson University

1. Planning & Legislative Affairs

- a. Pursue funding to build on-campus housing for minimum of 40% of student enrollment.
 - Explore what UMBC is doing to increase percentage of students living on campus
 - Pursue state funding
 - Continue/expand public/private partnerships

2. Policy

- a. Strengthen Policy on Disorderly & Disruptive Off-Campus Behavior to increase response by TU, decrease burden on community (e.g. eliminate need for student names, etc.), and decrease reliance on County agencies.
- b. Require local addresses for off-campus students, conduct periodic audits, and sanction students for non-compliance
- c. Cooperate with County officials & communities in addressing rooming/boardinghouse violations and sanction students for violating rooming/boardinghouse law.
- d. Prohibit posting of ads for unregistered rental properties and ads that violate rooming/boardinghouse law on TU off-campus housing list.
- e. Gather best practices from other colleges and universities to develop additional policies to promote positive relations with communities & hold students accountable
- f. Prohibit parking passes to students living within one mile of TU & require local address to apply for permit
- g. Expand jurisdiction of TU Police to respond to non-emergency off-campus calls involving TU students (e.g. parties, noise complaints, etc.)
- h. Revise class schedule to increase classes on Fridays (i.e. M/W/F classes; Tu/Th classes)

3. Judicial Affairs

- a. Enforce student fines & other disciplinary procedures

4. Personnel

- a. Schedule student affairs staff (e.g. Off-Campus Student Housing Coordinator) to be on-call late night & early mornings Thursday night through Sunday morning to respond to off-campus student issues.
- b. Assign student affairs staff to work with community associations and apartment complexes.

5. Student Activities

- a. Eliminate Tigerfest and other events/activities that contribute to drinking in surrounding communities.