

Student Housing Guide

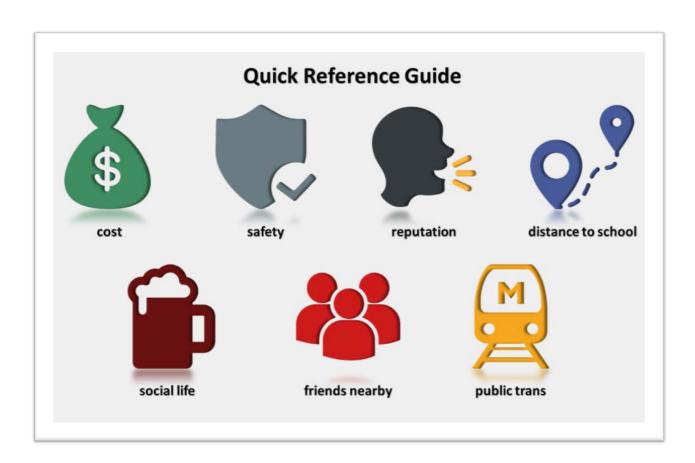
MBA Class of 2020

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The following is a list of housing search tips, neighborhood details, and feedback made by current 2018 & 2019 MBA students from the Robert H. Smith School of Business.

All Robert H. Smith School of Business graduate students live in off-campus housing. Apartments and shared houses are available for rent in Maryland, Northern Virginia, and Washington DC.

The views, opinions, and recommendations expressed are those of current Smith Full Time MBA students only and are *neither affiliated nor endorsed* by the Robert H. Smith School of Business or the University of Maryland, College Park.

Information is categorized by state/district and are listed in alphabetical order, not in order of recommendation.

TIPS FOR THE HOUSING SEARCH

Where to start:

Speak to current and former Smith students and seek their recommendations. Utilize the Class of 2020 Facebook group to look for roommates or ask questions. Current students are monitoring it and can provide answers and suggestions.

Look online and familiarize yourself with the various areas. Every area has advantages and drawbacks. Prioritize what is important to you (cost, commute, social scene, etc.) to tailor your search. If you do not plan on having a car, live near public transportation. College Park is located on the Green Line (see Metro map on last page). Information provided on the following links:

- Metro Map
- Bus Maps
- UMD Shuttle Schedule
- MARC Train

Where to look:

Search online. Suggested websites:

- www.craigslist.org (most popular)
- www.padmapper.com (easy way to visualize craigslist ads)
- <u>www.airbnb.com</u> (temporary housing resource)
- www.apartments.com
- www.apartmentfinder.com
- www.rent.com
- www.zillow.com
- www.roomster.com
- www.roommates.com

Check sites often. Apartments go quickly, especially at the beginning of the school year. UMD's off campus housing website: www.och.umd.edu/OCH/Default.aspx

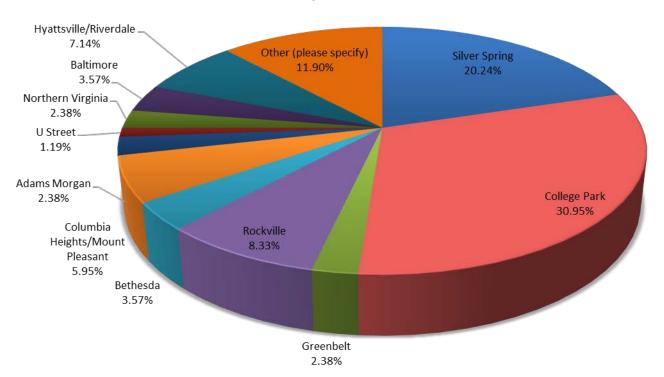
- Students are able to create a profile to find roommates and available housing options within the UMD community.
- Housing search results can be filtered by bedrooms, rent, location, etc.

General tips:

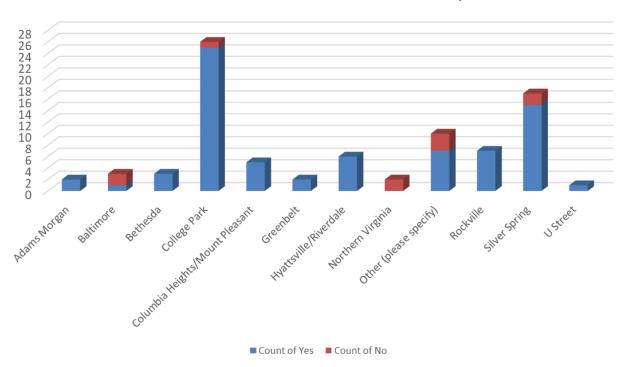
- Start your search early if possible. This was noted as one of the most important lessons from respondents. It's never too early to start! Most students found housing within 2-4 weeks of beginning their search, but some students also took 1-3 months to find housing.
- Consider commute time relative to potential class schedule (8am classes) and try to limit options to those within 25-30 minutes of College Park; a long commute can be exhausting.
- The commute via Metro can be unpredictable on the way to school if switching metro lines (see Metro map on last page).
- If possible, visit the different neighborhoods and apartments to get an idea of the surroundings and commute times before signing a lease.
- Try to find a roommate to save money. Speak or meet with them beforehand to make sure you are compatible.
- Be selective to ensure priorities align with location and property, even if it means staying at temporary housing before finalizing a place.
- Consider where the neighborhood is located in relation to I-495/Beltway, as this is one of the main highways in and around the DC area.
- A full list of Maryland counties can be found at http://msa.maryland.gov/msa/mdmanual/01glance/html/county.html

Quick Statistics:

Residency of Current Students



Do students recommend the area they live in?



	Baltimore ¹	Bethesda ²	College	DC ⁴	Northern	Da ala illa	Silver
	Bailimore	Betnesda	Park ³	DC	Virginia ⁵	Rockville	Spring
Response %	7.1%	3.6%	41.6%	16.7%	2.4%	8.3%	20.2%
Commute by							
Car	83%	100%	43%	86%	100%	100%	75%
Residents with							
Children	17%	33%	0%	0%	0%	50%	6%
Avg. Commute	>45	>45	10-20	>45	>45	>45	25-35
by Metro/Shuttle	minutes	minutes	minutes	minutes	minutes	minutes	minutes
Avg. Commute	>45	25-35	5-15	25-35	>45	35-45	15-25
by Car	minutes	minutes	minutes	minutes	minutes	minutes	minutes
Avg. Rent or	\$2000-	\$2000-	\$1250-	\$1750-	\$2750-	\$1750-	\$1500-
Mortgage	\$2249	\$2249	\$1749	\$1999	\$2999	\$1999	\$1749
% Relocated for							
School	33%	66%	100%	79%	0%	50%	81%
% Recommend							
the Area	50%	100%	94%	93%	0%	100%	94%
Closest Metro Line	N/A						

Includes Baltimore, MD; Columbia, MD; Annapolis, MD; Arnold, MD Includes Bethesda, MD; Chevy Chase, MD Includes College Park, MD; Hyattsville, MD; Greenbelt, MD, Riverdale, MD

⁴Includes Adams Morgan, Brookland, Bloomingdale/Eckington, Capitol Hill, Cleveland Park, Columbia Heights, Deanwood, Mt Vernon Triangle/Chinatown, Navy Yard, Penn Quarter, U Street/Shaw ⁵Includes Alexandria, VA; Arlington, VA

Maryland

Baltimore/Columbia/Annapolis/Arnold

Google Map: <u>Baltimore</u>; <u>Columbia</u>; <u>Annapolis</u>; <u>Arnold</u>

About the Area: Baltimore, Columbia, Annapolis, and Arnold are cities in Maryland outside of the I-495/Beltway. A relatively small portion of students live in these areas. Of those students, one-third stated that they relocated to attend school. Based on survey results, students chose to live in these areas primarily due to reputation, rent prices,

social life, and other friends/classmates in the area. Baltimore is an urban area with many bars and restaurants, including a popular region named Inner Harbor. The majority of students in this area live less than a mile from Downtown Baltimore. Students say they enjoy the area, but it can be a long drive from classmates in DC and College Park. Columbia, which is known to be a safe residential area that is good for families. It also serves as a midpoint between DC and Baltimore – the closer being Downtown



Baltimore which is between 5-10 miles. Annapolis is home of the U.S. Naval Academy, which also offers a variety of bars, restaurants, and many boutiques for shopping. The main drawback is the approximate 45+ minute drive to campus (all students use cars as their mode of transportation) and distance from other classmates living closer to DC and campus.

Who Lives Here: 7.1% of respondents said that they live in Baltimore, Columbia, Annapolis, or Arnold. Of those respondents, 33% relocated to the area before starting school, while other students were known to have lived in the area before attending school. In addition, 33% are in a relationship, 67% are married, and 17% have children. 50% of respondents recommend living in these areas.

Range and Average Rent: Based on survey results, 100% of students surveyed living in Baltimore rent a *one* or *two*-bedroom apartment and pay from \$1,750-\$1,999. 100% of respondents living in Annapolis or Columbia own and pay an average of \$2,250-\$2,499.

Housing Recommendations:

The Domain in Brewer's Hill University One Tidewater Colony

Websites:

http://baltimore.org/

http://www.downtowncolumbiamd.com/

http://www.annapolis.gov/

Bethesda/Chevy Chase

Google Map: Bethesda; Chevy Chase

About the Area: Bethesda and Chevy Chase are located in Montgomery County. A very small proportion of students surveyed live in these areas. Students chose to live in



Bethesda/Chevy Chase primarily due to safety, reputation of the neighborhood, and proximity to public transportation. These areas are close to the beltway and allow for easy access to DC and the surrounding area. There are also several restaurants and shopping options. Some drawbacks include the distance to social life, distance to campus, and lack of classmates or friends in the area. The average commute to school by car is about 25-35 minutes as all students commute via car from this neighborhood. Traffic can vary on the

beltway from Bethesda/Chevy Chase and should be considered when preparing to commute.

Who Lives Here: Less than 4% of respondents said that they live in Bethesda or Chevy Chase. Of those respondents, 66% relocated to the area before starting school and 100% recommend living there. In addition, 66% are married and 33% have children.

Range and Average Rent: Based on the survey, the monthly rent varied widely depending on the building selection. Respondents reported *one*-bedroom apartment ranges from \$1,750-\$1,999 and *two*-bedroom apartment ranges from \$3,250-\$3,499.

Housing Recommendations:

The Metropolitan
Element 28
Westlake Condominium B
Bainsbridge Bethesda
The Promenade
Upstairs at Bethesda
Row 8200 Wisconsin

Closest Metro Station:



Websites:

http://www.bethesda.org/

http://www.townofchevychase.org

College Park/Hyattsville/Greenbelt

Google Map: College Park; Hyattsville; Greenbelt; Riverdale

About the Area: College Park, Maryland is home to the University of Maryland in Prince George's County. Hyattsville is situated to the southeast and borders UMD's campus. Students chose to live in this area primarily due to costs, proximity to the school, and public transportation. On average, commute time ranges from 5 to 15 minutes via walking/biking, UMD shuttle, or driving. Students suggest living very close to campus if you do not plan to have a car. More information about the UMD shuttle is available at



<u>http://www.transportation.umd.edu/schedules.html</u>. Some dislikes include distance to social life and safety.

Who Lives Here: Approximately 42% of respondents said that they live in College Park, Hyattsville, Greenbelt, or Riverdale. Of those respondents, 100% relocated to the area before starting school. In addition, 63% are single, 28% are in a relationship, 9% are married, and 0% have children.

Range and Average Rent: Based on the survey, the median monthly rent of a *one*-bedroom apartment ranges from \$1,500-\$1,749. Shared housing usually ranges from \$750-\$999 per room on the low end and \$2,000-\$2,249 per room on the high end.

Housing Recommendations:

Camden College Park Apartments

Campus Gardens

Domain (must contact 60 days before preferred move-in date, only do 12-14 month leases)

Mazza Grandmarc (no waitlist to rent, quickly able to move in, furnished apartments)

Monument Village

Graduate Gardens/Graduate Hills (contact early to book, approved on waitlist as a graduate student, applications start in January)

Parkside

Terrapin Row

University Square

University View

Verde at Greenbelt Station

Westchester Park Condos

3350 at Alterra (low move-in fees, covered parking)

Closest Metro Station:



Website: http://www.collegeparkmd.gov

Rockville/North Potomac

Google Map: Rockville; North Potomac

About the Area: Rockville, Maryland is located in Montgomery County. Students chose to live in Rockville primarily due to the reputation of the neighborhood, safety, cost and good schools for those with children.



The main drawback for students is the distance from College Park. All students surveyed drive to school and the average commute time is 35-45 minutes. Traffic can vary on the beltway from Rockville and should be considered when preparing to commute.

Who Lives Here: 8% of respondents said that they live in Rockville. Of those respondents, 50% relocated to the area before starting school. 100% recommend living there. In addition, 57% of respondents reported they were married and 43% have children.

Range and Average Rent: Based on the survey, the monthly rent of a *two*-bedroom apartment ranges from \$1,750-\$2,249 while shared housing usually ranges from \$500-\$999 per room.

Housing Recommendation:

Camden Fallsgrove Congressional Towers Huntington at King Farm Residence at Congressional Village The Villages of Decoverly

Closest Metro Station:



Website: http://www.rockvillemd.gov/

Silver Spring

Google Map: Silver Spring

About the Area: Silver Spring, Maryland is located in Montgomery County. Students chose to live in the area primarily due to safety, cost, reputation of the

neighborhood, proximity to College Park, social life, and public transportation. The apartments are more updated and relatively affordable when compared to DC (number of square feet compared to price). Many bars and restaurants are within walking distance from several apartment buildings in the downtown area. Most students drive to school from Silver Spring with an average commute time of 15-25 minutes. Another



popular option is the UMD shuttle (stops at the Silver Spring bus/metro station), which runs on the weekdays free of charge for students and takes 25-35 minutes to commute to campus. Drawbacks to Silver Spring include distance to social life in DC, distance to campus, lack of friends/classmates in the area, and cost.

Who Lives Here: 20% of respondents said that they live in Silver Spring. Of those respondents, 81% relocated to the area before starting school and 94% recommend living there. In addition, 41% are single, 35% are in a relationship but not married, 24% are married, and 5% have children.

Range and Average Rent: Based on the survey, the monthly rent of a *one*-bedroom apartment ranges from \$1,500 - \$1,749 while shared housing usually ranges from \$750-\$999 per room.

Apartment Building Recommendations:

Core

Eleven55 Ripley

Falkland Chase

Montgomery Chase

Lenox Park

Solaire

The Aurora

The Blairs

The Cameron

The Fenwick

The Veridian

1200 East West

8600 Apartments

Closest Metro Station:



Website: http://www.silverspringdowntown.com/

Washington, District of Columbia (DC)

Adams Morgan, DC

Google Map: Adams Morgan

About the Area: Adams Morgan is located in Northwest DC. Former students chose to live in Adams Morgan primarily due to the reputation, social life, safety, and proximity to public transportation. The neighborhood features some of the best ethnic



cuisine in DC along with an active nightlife and social scene. Students living in this area typically go out to Adams Morgan, Dupont Circle, or U Street. Some dislikes include the size of the housing relative to the rent, cost of rent, distance to the university. Commute to school by public transportation is 50-60 minutes while it takes about 35-45 minutes to drive. If you plan on having a car, be sure to verify the parking permits needed because DC parking restrictions are quite strict.

Who Lives Here: 2% of students reported living in Adams Morgan. 50% of respondents living in this area are married while the other 50% are single. 100% recommend living in this neighborhood.

Range and Average Rent: Based on this survey, the monthly rent of a *one*-bedroom apartment can range from \$1,750-\$2,000.

Housing Recommendations:

The Woodley Condominiums

Dorchester House

Closest Metro Stations:



Websites:

http://www.adamsmorgannow.com/http://dc.gov

Brookland, DC

Google Map: Brookland

About the Area: Brookland is located in Northeast DC and had an average commute

time of 5-15 minutes from College Park. The respondents who live here chose the area due to cost, social life, proximity to College Park, and public transportation. Though it is close to campus, driving is the best option as public transportation entails bus or Metro transfers and would take 35-45+ minutes. Respondents did not indicate any drawbacks of living in this area.



Who Lives Here: 1% of respondents said that they live in the Brookland area. Of those that responded, 100% stated that they relocated to the area before starting school and were married.

Range and Average Rent: Based on this survey, the monthly rent of a *one*-bedroom apartment can range from \$1,750-\$1,999.

Housing Recommendations:

Monroe Street Market

Closest Metro Stations:



Columbia Heights/Mount Pleasant

Google Map: Columbia Heights; Mount Pleasant

About the Area: These neighborhoods are located in the Northwest portion of DC. Among neighborhoods in the city, this is one of the more popular for students due to its



reputation, social scene, proximity to school, and other friends/classmates in the area. The neighborhood is home to a large variety of restaurants and night life that students enjoy as well. On average, the commute is about 25-35 minutes by car - 100% of those surveyed choose this as their main mode of transportation. Public transportation is reported to take an average of 35-45 minutes. If you plan on having a car, be sure to

verify the parking permits needed because DC parking restrictions are quite strict. Students noted safety and cost as drawbacks to this area.

Who Lives Here: 6% of respondents said that they live in Columbia Heights or Mount Pleasant. Of those respondents, 80% relocated to the area before starting school. In addition, 40% are single, 60% are in a relationship, while none are married or have children.

Range and Average Rent: Based on the survey, the monthly rent of a *one*-bedroom apartment ranges from \$1,500-\$2,499 and a *two*-bedroom apartment ranges from \$2,000-\$2,499.

Housing Recommendations:

Columbia Uptown Apartments Griffin Apartments

Closest Metro Stations:



Website: http://dc.gov

Navy Yard, DC

Google Map: Navy Yard

About the Area: Navy Yard is located in Southeast DC. Although this neighborhood is located on the Metro green line, it could take 45+ minutes

Top 3

to travel via public transportation while driving takes 30-45 minutes. The respondents who lived here chose the area due to safety, reputation, proximity to social life, and proximity to public transportation. This neighborhood is home to the Washington Nationals baseball team and has a large variety of restaurants and bars. Respondents reported going out mostly in



Columbia Heights/Mount Pleasant, U Street, and Silver Spring for night life. The largest drawback of this area is cost and distance from College Park.

Who Lives Here: 2% of students reported living in Navy Yard. Of those, 50% relocated here prior to starting school. 50% are married while 0% have children.

Range and Average Rent: Based on this survey, the monthly rent of a *one*-bedroom apartment can range from \$2,250-\$2,499 while a *two*-bedroom apartment ranged from \$3,250-\$3,499.

Housing Recommendations:

Twelve 12 Dock 79

Closest Metro Stations:



Website: http://dc.gov

Penn Quarter, DC/Mt. Vernon Triangle/Chinatown, DC

Google Map: Penn Quarter; Mt. Vernon/Chinatown

About the Area: Penn Quarter is a neighborhood in the East End of Downtown Washington, D.C. Students chose to live in this area primarily due to the



social life, safety, and access to public transportation. Capitol One Arena is located within this area of D.C., which is the home of two professional sports teams - the Washington Capitals (NHL) and the Washington Wizards (NBA). This neighborhood to home to many sporting events, concerts, restaurants, and night life. Distance to campus is one possible drawback of the area as the average commute to school by public transportation is more than minutes (there is a metro stop on both the Green and Yellow lines) and the

average commute to school by car is about 25-35 minutes. If you plan on having a car, be sure to verify the parking permits needed because DC parking restrictions are quite strict.

Who Lives Here: 1% of survey respondents said that they live in the Penn Quarter area. Additionally, 100% of respondents relocated for school, are married, but do not have children.

Range and Average Rent: Based on the survey, the monthly rent of a *one*-bedroom apartment ranges from \$2,250-\$2,499.

Housing Recommendations:

The Artisan 425 Massachusetts Ave

Closest Metro Stations:



Website: http://dc.gov

Petworth, DC

Google Map: Petworth

About the Area: Petworth is a residential neighborhood in the Northwest quadrant of Washington, D.C. Students chose to live in this area primarily due to the proximity to social life, campus and public transportation. Additionally, students noted that this neighborhood is quieter than most others in D.C. and rent prices are reasonable. However, students noted the lack of friends/classmates in the area as a drawback. Students living here commute to school by car and



reported an average commute time of about 25-35 minutes. The average commute to school by public transportation is about 30-45 minutes. If you plan on having a car, be sure to verify the parking permits needed because DC parking restrictions are quite strict.

Who Lives Here: 1% of survey respondents said that they live in the Petworth neighborhood. According to respondents, 100% relocated for school, are married, and have no children.

Range and Average Rent: Based on the survey, the monthly rent of a *one*-bedroom apartment ranges from \$1500-\$1749.

Closest Metro Stations:



U Street Corridor/Shaw Neighborhood

Google Map: <u>U Street; Shaw; Bloomingdale/Eckington</u>

About the Area: The U Street/Shaw area is located in Northwest DC. Students chose to live in this area primarily due to the social life, reputation of neighborhood, and



access to public transportation. Students describe the area as a "lively and fun area" and it is within walking distance to a large nightlife scene and variety of restaurants. Some dislikes include the distance to campus and cost. The average commute to school by public transportation is about 35-45 minutes (there is a metro stop on both the Green and Yellow lines) and the average commute to school by car is about 25-35 minutes. If you plan on having a car, be sure to verify the parking permits needed because DC parking

restrictions are quite strict.

Who Lives Here: 1% of survey respondents said that they live in the U Street area. In previous years, 33% respondents relocated to the area before starting school. Additionally, 33% of respondents were single, 66% respondents stated they were in relationship or married, and none had children.

Range and Average Rent: Based on the survey, the monthly rent of a *one*-bedroom apartment ranges from \$2,000-\$2,249.

Housing Recommendations:

The Harper
Somerset House
Row houses and basement apartments

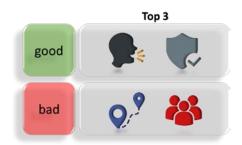
Closest Metro Stations:



Northern Virginia

Google Map: Arlington; Alexandria; Crystal City; Reston

About the Area: Northern Virginia (mainly includes Arlington, Alexandria, Crystal City, and Reston) is located across the Potomac River to the south and west of Washington DC. Students like living in this area due to its reputation, safety, and proximity to spouse's place of work. The major drawback is the commute to campus and lack of classmates or friends in the area. Most students who live in this area travel by car in which the average commute is greater than 45 minutes.



Who Lives Here: 2% of respondents said that they live in Northern Virginia. Of those respondents, all of them already lived in the area prior to starting school. In addition, 100% are married and 0% have children.

Range and Average Rent: All respondents in the 2018 survey noted that they live in a house. Prior survey results indicated the monthly rent of a *two*-bedroom apartment ranges from \$2250-\$2499 and a *three*-bedroom apartment ranges from \$2,750-\$2,999.

Housing Recommendations:

Crystal House (Arlington)
The Williamsburg (Arlington)
West Village at Shirlington (Arlington)
Island Creek (Alexandria)
Carlyle Towers (Alexandria)

Closest Metro Stations:



Websites:

https://www.stayarlington.com/ http://alexandriava.gov https://www.crystalcity.org/

Additional Recommendations

There are several other areas in which current students do not reside, but are options for incoming students as well.

Capitol Hill, DC

Google Map: <u>Capitol Hill</u>

About the Area: Capitol Hill intersects with both Northeast and Southeast DC. Students chose to live in Capitol Hill primarily due to the safety, reputation of the neighborhood, and proximity to social life. Dislikes of the area include distance to campus. Home to popular sites such as the U.S. Capital Building, Pennsylvania Ave., and Eastern Market, there is a large variety of shops and restaurants for students to enjoy. Commute to school by public transportation takes 45+ minutes while it takes about 25-35 minutes to drive. If you plan on having a car, be sure to verify the parking permits needed because DC parking restrictions are quite strict.

Who Lives Here: 3% of respondents said that they live in Capitol Hill in the past year. Of those previous respondents, none relocated to the area before starting school. Additionally, previous respondents were an equal mix of single, in a relationship, and married. Some respondents had children as well.

Range and Average Rent: Based on the survey, the monthly rent of a *one*-bedroom apartment ranges from \$1,250-\$1,500 while shared housing usually ranges from \$500-\$999 per room.

Housing Recommendations:

Kennedy Row Lovejoy Lofts

Closest Metro Stations:



Cleveland Park, DC

Google Map: Cleveland Park

About the Area: This neighborhood is located in Northwest DC. Located in a more isolated region of the city, students have chosen to live in this area primarily due to the reputation of the location, safety of the area, and access to public transportation. This area of the city also is home to the Smithsonian Zoo, a popular attraction in Washington. Some dislikes include lack of friends or classmates in the area, distance to campus, and cost of living.

Who Lives Here: In previous years, 1% of respondents stated that they lived in Cleveland Park. Of those respondents, 100% had already lived in the area prior to starting school at College Park. Additionally, 100% of those that responded were in a relationship.

Range and Average Rent: Based on previous survey results, the monthly rent of a *one-*bedroom apartment/studio ranges from \$1,500-\$1,749 and a *two-*bedroom apartment ranges from \$1,750-\$1,999.

Closest Metro Station:



Takoma Park, MD

Google Map: <u>Takoma Park</u>

About the Area: Takoma Park, Maryland is situated between Montgomery County, Prince George's County, and Washington, DC. Students chose to live in Takoma Park primarily due to the proximity to College Park and the low cost. Students like the access to public transportation and describe it as a "quiet and quaint" area, but does not have much of a night life. Most students drive to school from Takoma Park, which takes approximately 5-15 minutes. The UMD shuttle does stop there, but students say the shuttle route takes longer to get to campus: http://www.transportation.umd.edu/schedules.html.

Who Lives Here: 4% of respondents said that they live in the area. Of those respondents, 33% relocated to the area before starting school. In addition, 100% were in relationships and 0% had children.

Range and Average Rent: Based on the survey, the monthly rent of a *one*-bedroom apartment ranges from \$1,000-1,249 and a *two*-bedroom apartment ranges from \$1,250-\$1,499.

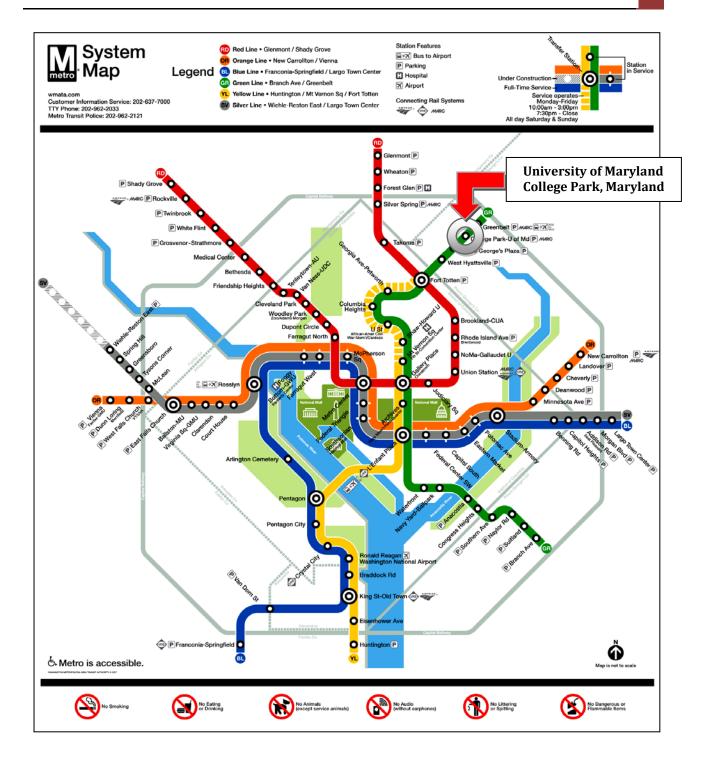
Apartment Building Recommendations:

Piney Towers Paragon

Closest Metro Station:



Website: http://www.takomaparkmd.gov



Metro Map from http://www.wmata.com