

# Monthly Newsletter

November 2013

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*Cal Poly expects to build new dormitories to house 1,400 students and to increase enrollment by 4,000-5,000 students.*

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## Cal Poly announces higher enrollment and new housing plans.

Cal Poly recently announced that it plans to build a 1400-bed dormitory near the entrance to the University, on Grand Avenue. It will sit where there is currently a large parking lot.

These dorms are tentatively scheduled for completion by the 2018-19 academic year, which seems like a realistic goal.

Cal Poly President Jeffrey Armstrong also announced that he would like to see total enrollment increase by 4,000-5,000 students over the next few years.

The impact on the local housing market from these recent announcements should be overall positive. That said, investors should be cautious because of the additional inventory that will most likely hit the market very suddenly, as happened in 2008 with the Poly Canyon project.

Also, the student mix affects off-campus housing demand. New freshmen are more likely to live on-campus whereas transfer students usually live off-campus. According to Cal Poly, 98% of its freshmen live on campus while 16% of returning students live on campus and only 2% of transfer students live on campus. For the current year, the numbers break down as follows:

On Campus Freshmen: 4768/4875  
On Campus Transfers: 244/1018  
Returning Students: 2229/13820

For more information about Cal Poly enrollment, visit its website at website at <http://www.ipa.calpoly.edu/>.

In addition, there was a front page article in The Tribune regarding this topic and it may be viewed at the following address:

<http://www.sanluisobispo.com/2013/11/06/2769676/public-pans-proposed-cal-poly.html>

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## **New law regarding smoke detectors is delayed, but still coming.**

Smoke detectors are an important safety device. California West tests them as part of our ordinary turnover maintenance and our maintenance staff is trained to test them whenever doing any maintenance work. In addition, we require tenants to test and maintain their smoke detectors at least monthly.

All of that said, tenants sometimes will intentionally remove the batteries to avoid the annoyance of replacing a low battery or dealing with one that inadvertently goes off while cooking.

Under a new law that was supposed to take effect on January 1, 2014, property owners would be required to install smoke detectors that can keep working on the same battery for 10 years or more and which cannot be removed by a tenant.

However, this would only apply when:

- A current detector isn't working; or
- Work is done to a unit requiring a permit – and when the value of the work totals \$1,000 or more.

Full implementation of this new law has now been delayed until 2015, at which time new smoke detectors must do the following:

- Display the date of manufacture on the device;
- Provide a place on the device where the date of installation can be written;
- Incorporate a hush feature;
- Incorporate an end-of-life feature with notice that the device needs replacing; and
- If battery operated, contain a non-replaceable, non-removable battery capable of powering the smoke alarm for at least 10 years.

These new smoke detectors are a few dollars more expensive than current models, but are safer than existing models.

California West will begin installing these on a case-by-case basis regardless of when it becomes law.

*Under a new law, property owners will need to install special smoke detectors, which is probably a good idea regardless of the law.*

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