Intern Guide to Finding Housing in D.C.

Note: This guide was assembled by a congressional office staff member for summer 2013. Auburn University does not endorse any particular housing option. Please do your due diligence in researching housing options. Contact the program coordinator, Meaghan Weir (meaghan@auburn.edu), if you would like to speak to a former intern about housing.

Questions to Consider before Looking for Housing:

- How long do you plan to live in Washington DC? Three months? Six months?
- Do you plan to live with others or alone?
- How much can you afford to pay for housing?
- Do you need access to public transportation?
- Do you want on-site laundry facilities? How close are you to grocery stores, dry cleaners, and drug stores?
- What kind of environment will most accommodate your needs and wants?
- How close will your residence be to the office?

Housing Market

A wide variety of housing is available throughout the Washington DC area. However, real estate in the metropolitan DC area can be costly. If cost is a key issue, remember that the farther away from the city, the less expensive the housing. If you rely on public transportation, keep in mind that living in the city requires less travel time. If you own a car, you should know that parking is generally a problem in the city, as street parking is scarce and garages often cost approximately $10 per day. Many interns prefer to live in Northwest DC, or in Virginia or Maryland, near a metro stop. Listed below are descriptions of safe, accessible neighborhoods within a 20 mile radius of the DC area.

Washington, DC is arranged in quadrants - NE, SE, SW and NW - with the Capitol building at the center of the quadrants. Like any city, it has its share of crime. In looking for housing, you should keep in mind that certain areas are safer than others within the DC area. In general, avoid housing within Northeast and Southeast DC past 11th street. If you decide to live in Northeast or Southeast DC, keep in mind that it is usually safer in areas nearer to the Capitol.

Southeast/Capitol Hill - This historic area is well known for its many federal and governmental offices as well as the Library of Congress, and the Capitol. Many federal employees as well as students live in the Southeast area. Due to the diversity of its residents, rental rates vary widely in the area. Affordable and safe housing is available but rent out very quickly. It is located on the Blue and Orange lines at the Capitol South and Eastern Market stations.

Adams Morgan - This diverse and exciting neighborhood is located near Dupont Circle and Kalorama, centered around Columbia Roads & 18th St. NW. It is located on the Red Line at “Woodley Park-Zoo/Adams Morgan“ and “Dupont Circle” stations. Adams Morgan is an urban area home to many students, families, and diplomatic officials, as well as many ethnic restaurants and markets. Moderately priced apartments are common to this location, making the demand also high.

Dupont Circle - This area, know for its lively urban and cultural life, as well as luxurious office and retail space, offers a variety of housing opportunities, including older high rises, apartment buildings, as well
as rooms within private homes. Dupont Circle is located along Connecticut Avenue, surrounded by Foggy Bottom to the south, and Adams Morgan to the north. The Metro rail (Red Line) and Metro buses run directly through the area as well.

**Foggy Bottom** - This area is located along the DC/Virginia border on the Blue and Orange Lines. There are housing opportunities within group housing or basement apartments in private homes. Foggy Bottom is surrounded by the State Department and the George Washington University. The rent is high and opportunities somewhat few particularly in this area.

**Georgetown** - Home to one of the city’s most popular shopping and nightlife Meccas, Georgetown offers some of DC’s highest real estate rates. Many apartments do not rent to students, but instead to government and diplomatic officials. However, townhouses are available to several students willing to share the cost. Also, families occasionally rent rooms or basement apartments out in their private homes. Georgetown is not immediately near a metro rail stop, but there are regularly running city buses. This area, because of its proximity to Georgetown University, has a large student population.

**Glover Park** - This quiet neighborhood, sometimes referred to as Upper Georgetown is located near the National Cathedral around Wisconsin Avenue. There are plenty of group housing situations in this area, as well as smaller apartments with rent at reasonable rates. Glover Park is not located near a metro rail stop, but there is metro bus transportation nearby. This area tends to be particularly popular with graduate students.

**Cleveland Park/Woodley Park** - Located conveniently on the Red Line just 15-30 minutes from downtown DC, these are elegant neighborhoods situated near attractions such as the National Zoo, and many shops, restaurants, and bars. They have a variety of housing options, including apartments, group housing, and apartments in private homes.

**Spring Valley** - This affluent area is also know as Tenleytown, Tenley Circle, or Ward Circle and is home to many American University students. It is located conveniently on the Red Line approximately 20-40 minutes from downtown DC, and is near many stores and restaurants.

**Friendship Heights/Bethesda** - These neighborhoods are conveniently situated on the Red Line approximately 25-45 minutes from downtown DC, at the DC/Maryland border. This posh area contains luxury high-rises, elegant boutiques, lots of restaurants, and two large shopping malls. Housing opportunities may exist for renting a room in a group house or a basement apartment in a private home, but rental rates on the average are high.

**Takoma Park** - This diverse, artsy Maryland town is right over the DC line. It is located on the Red Line and offers Metro-Bus and Ride-On bus services. Many group houses are available in this area that are especially popular among young people.

**Alexandria, Virginia** - This historic and charming city is home to many students, young adults, and families who chose to live outside, yet near downtown Washington DC. It is located 30-50 minutes outside DC on the Yellow Line at “Braddock Street” and “King Street” stations. A key attraction to Alexandria is Old Town, a restored colonial area with a wide array of shops, restaurants, and bars.
Arlington, Virginia - This area offers relatively low rent housing options including townhouses, high-rise apartments, duplexes, and individual homes, and is home to many undergraduate as well as graduate students. It is located near an abundance of restaurants, and shops, as well as the large Fashion Center shopping center. Arlington is located on the Blue, Yellow and Orange Lines with a commute ranging from 20-45 minutes and including stations such as “Rosslyn”, “Ballston-MU”, and “Pentagon City”. This area offers reasonable rental rates in older apartment buildings.

About Renting
Important features in looking for an apartment:
- Location near a Metro stop
- A short-term lease
- Security
- Furnished (it’s easier to get something that’s already furnished, but you can lease furniture as well)
- Convenience to services important to you; grocery stores, laundromats,
- transportation services
- Maintenance within living area

Price Range
Rental rates vary greatly within Washington DC, but the figures below should give you an idea of average rental rates within the area.

Housing Type Washington, DC Maryland/Virginia
Efficiency/Studio $650-up $550-up
1 Bedroom $750-up $650-up
2 Bedroom $900-up $800-up
Apt. to share $350-650 $300-500
Entire House $1800-up $1500-up

Rates for Furnished Apartments in the DC area:
- $900-1000 for a studio apartment (one large room w/ bathroom and kitchen area)
- $1000-1600 for a one bedroom apartment

Off-Campus Subletting
One of the most convenient housing options is subletting from students who attend area universities. The down sides of sub-letting are that you may not have an official contract with a landlord and you will have to deal with issues such as separating phone bills. The positives are that you will have an automatic short-term lease, sub-lets are usually partial, if not fully furnished, and most are located in areas with other students or interns. The universities and their web sites listed below contain apartment listings and some have helpful search engines.

Intern Summer Housing Guide 2013
* Prices do not include 14.5% DC Short-Term Housing Tax

American University
http://www.american.edu/ocl/housing/crs/internrates.cfm
4400 Massachusetts Ave, N.W.
Washington, D.C. 20008
summerhousing@american.edu
202-885-3370
Metro: Tenleytown/AU (free shuttle to/from campus)

$348/week for single occupancy
$288/week per person for double occupancy
$248/week per person for triple occupancy
$200 deposit (non-refundable)
2 week minimum stay requirement
a/c, internet, cable, local phone, parking available

**Catholic University**

http://conferences.cua.edu/summer
Office of Conference and Event Planning
620 Michigan Ave, N.E.
Washington, D.C. 20064

cua-conferences@cua.edu
202-319-5291

Metro: Brooklyn/CUA
$32.50/day for single occupancy (traditional)
$32/day per person for double occupancy (traditional)
$47/day for single occupancy room in a TBD person unit (apartment)
$41.50/day for double occupancy in a four person unit (apartment)
$75 key deposit (refundable)
$5 non-refundable application fee
14 day minimum stay off-campus for traditional style housing, 28 day minimum stay for apartment style
a/c, internet/cable access (must bring own cables),
laundering service, permit parking only, meal plans
available

**George Washington University**

http://summerhousing.gwu.edu/LongTermStayGroups/options/
Office of Resident Life
2121 Eye Street, N.W.
Washington, D.C. 20052
sumhouse@gwu.edu
202-994-6883

Metro: Foggy Bottom or Farragut West
$40-$58/day (rooms range from single to quad)
$150 administrative fee (non-refundable)
3 week minimum stay requirement
internet, cable, *phone not provided (service available), permit parking only
Howard University
http://www.howard.edu/residencelife/summerconference/rates.html
Office of Residence Life
2401 Fourth Street, N.W. #19
Washington, D.C. 20059
Residencelife@howard.edu
Metro: Shaw/Howard University
$35/day, $245/week
Payment in full required in advance
internet/cable access, local phone, laundry facility, micro-fridge, linen service, parking available
202-806-6131

The International Student House
http://www.ishdc.org/
1825 R Street, N.W.
Washington, D.C. 20009
info@ishdc.org
202-232-4007
Metro: Dupont Circle
Resident Eligibility:
• Residents must be 21
*Rates are subject to change without notice
$1,571 /month for single occupancy
$1,289-$1,254/month for double occupancy
$1,312-$1,224/month for triple and quad occupancy
13 meals weekly, internet, laundry facility
$35 application fee (non-refundable)
• Parking Permit: $125
• Other fees may apply

Thompson-Markwood Hall
http://www.ywch.org/
235 Second Street N.E.
Washington, D.C. 20002
202-546-3255
Metro: Union Station
Resident Eligibility:
• Females only
$935/month per person
$185 reservation fee (non-refundable)
2 weeks minimum stay requirement
Meals included, a/c, utilities, Internet, local phone, laundry facility
Permit parking only

Washington Intern Student Housing: WISH
http://internsdc.com/rates-application/
307 Massachusetts Avenue N.E.
Washington, D.C. 20002
interns@internsdc.com
202-548-2720
Metro: Union Station