

City of Boston

Student Housing Trends: 2015-2016 Academic Year

Boston's world-renowned colleges and universities provide our City and region with unparalleled cultural resources, a thriving economic engine, and a talented workforce at the forefront of global innovation. However, the nearly 160,000 students enrolled in Boston-based undergraduate and graduate degree programs, can place enormous strain on the City's residential housing market and contribute to higher rents and housing costs for Boston's workforce.

In *Housing a Changing City: Boston 2030*, Mayor Walsh outlined three clear strategic goals for his administration regarding student housing:

1. Create 18,500 new student dormitory beds (16,000 for undergraduates and 2,500 for graduates) by 2030, freeing up at least 5,000 units of workforce housing currently occupied by students;
2. Reduce the number of undergraduates living off-campus in Boston by 50% (from 20,600 to 10,300);
3. Ensure all students reside in safe and suitable housing.

The annual student housing report provides the opportunity to review the City's progress in advancing our student housing goals, as well as an analysis of the emerging trends in our off-campus student housing market. This report is based on data from the University Accountability Reports (UAR)¹ submitted by Boston-based institutions of higher education.

2015 marked a period of significant progress in advancing the City's student housing goals. Most notably, 1,187 new dormitory beds were permitted in 2015 - a 140% increase over 2014 and a 289% increase over 2013. This also represents the second highest number of dorm bed permits pulled since 2000. The new dorm beds currently in construction, already completed, or planned for construction in upcoming years represents 45% of Mayor Walsh's 18,500 dorm bed goal.

Despite significant progress, challenges remain. More than 17,000 students currently occupy single family, 2-family, 3-family or condo units within the City of Boston - housing stock that has traditionally served Boston's families. Every unit inhabited by students shrinks the pool of housing available for Boston's workforce and increases the pressure on Boston's supply of unsubsidized affordable middle-income housing.

¹ As required by Boston's University Accountability ordinance, all Boston-based universities and colleges must submit a report to the City each year providing detailed data on the students enrolled in their school, including data on where they are living (on-campus or off-campus). The overall quality of the reporting has improved with each of the past two years reports and some of the schools were able to provide significantly better or more complete data this year than in the past. We commend them for their efforts. Unfortunately, this has created some complications in analysing trends over time because the data are not necessarily comparable from year to year. We will therefore be focusing most of our analysis on characteristics of student housing in 2015 and less on changes over time.

STUDENT HOUSING KEY FACTS 2015-2016	2015-2016 REPORT	CHANGE FROM 2013
Students Enrolled in Boston-Based Programs	157,897	+2,295
Students Housed On-Campus By Universities	47,589	+940
Students Housed Off-Campus in Private Housing - Total	83,395	N/A
Students Housed Off-Campus in Private Housing - within Boston	34,604	-617
Undergraduates in Off-Campus in Private Housing - Total	39,818	N/A
Undergraduates Housed Off-Campus in Private Housing - within Boston	19,972	-1,242
Students Living in 1-3 Family or Condo Units - within Boston	17,333	N/A
Undergraduates Living in 1-3 Family or Condo Units - within Boston	10,189	N/A
New Dormitory Beds Permitted in 2015	1,187	+882

Enrollment Trends

Table 1 provides a breakout of the total enrollment figures for each school. Boston's student housing report baseline data was established in *Housing a Changing City: Boston 2030*, using data from Fall 2013. The data for 2014 and 2015 includes enrollment figures from six additional small schools (St. John Seminary, Showa Institute, Boston Baptist College, School of the Museum of Fine Arts, New England College of Optometry, and New England Law of Boston) that did not provide data in 2013. Looking at the subtotal for the 24 schools reporting for all 3 years, overall enrollment has been trending slightly upward at Boston's institutions of higher education. Total enrollment increased by slightly less than 2,300 students, or 1.5%, since 2013. Looking at the totals for all 30 schools reporting in 2014 and 2015, shows an increase of slightly less than 1,100 students or 0.7%.

However, enrollment trends vary greatly from school to school. Some schools have had substantial increases while others have had decreases in enrollment. Most of the net growth in enrollment between 2013-2015 can be attributed to increased enrollment at one school - Northeastern University (+2,226). If Northeastern's growth is excluded from the enrollment figures, the net enrollment trend from 2013 to 2015 would be effectively flat - growing only by 69 students. The other two schools with significant enrollment increases are UMass Boston (753 or 4.6%) and Wentworth (624 or 15.8%).

Table 1: Total Enrollment Change by School, 2013-2015²

Enrollment Fall 2013-2015	Total Enrollment Counts			Difference 2013-2015	
	Institution Name	Total 2013	Total 2014	Total 2015	Count
Bay State College	1,194	1,090	903	(291)	-24.4%
Benjamin Franklin Institute of Technology	463	485	460	(3)	-0.6%
Berklee College of Music	4,519	4,710	4,474	(45)	-1.0%
Boston Architectural College	725	757	695	(30)	-4.1%
Boston College	13,525	13,575	13,694	169	1.2%
Boston Conservatory	774	730	801	27	3.5%
Boston University	32,897	32,610	32,554	(343)	-1.0%
Emerson College	4,523	4,535	4,475	(48)	-1.1%
Emmanuel College	2,320	2,199	2,092	(228)	-9.8%
Fisher College	978	921	1,005	27	2.8%
Harvard University	3,830	3,966	4,019	189	4.9%
Massachusetts College of Art and Design	1,910	1,710	1,760	(150)	-7.9%
Massachusetts College of Pharmacy and Health Sciences	4,469	4,650	4,622	153	3.4%
Massachusetts Institute of Technology	11,301	11,319	11,359	58	0.5%
MGH Institute of Health Professions	1,302	1,426	1,418	116	8.9%
New England Conservatory of Music	812	641	789	(23)	-2.8%
Northeastern University	29,755	30,763	31,981	2,226	7.5%
Simmons College	4,655	3,996	4,316	(339)	-7.3%
Suffolk University	8,437	8,155	7,800	(637)	-7.6%
Tufts University (Health Sciences)	2,632	2,778	2,786	154	5.9%
University of Massachusetts Boston	16,277	16,756	17,030	753	4.6%
Urban College of Boston	767	811	853	86	11.2%
Wentworth Institute of Technology	3,952	4,485	4,576	624	15.8%
Wheelock College	1,323	1,319	1,173	(150)	-11.3%
SUB-TOTAL (FOR SAME SCHOOLS REPORTING DATA FOR FALL 2013)	153,340	154,387	155,635	2,295	1.5%
Boston Baptist College	N/A	97	92	N/A	N/A
New England College of Optometry	N/A	519	511	N/A	N/A
New England Law Boston	N/A	869	681	N/A	N/A
School of Museum of Fine Arts	N/A	510	499	N/A	N/A
SHOWA Institute	N/A	258	270	N/A	N/A
St John Seminary	N/A	165	209	N/A	N/A
TOTAL ENROLLMENT		155,805	157,897		

² For Fall 2015. Total enrollment figures include both full-time and part time students. The following schools did not consider students in their study abroad programs to be a part of enrollment; therefore, we manually adjusted enrollment to include the following study abroad students: Emmanuel (28 students); MIT (20 Students); New England Law of Boston (3 Students).

Table 2 provides a further breakout of total enrollment at each school by class level (undergraduate and graduate). Nearly eighty percent of the approximately 2,300 student increase in total enrollments is due to a nearly 1,800 student increase in graduate student enrollments. Again, Northeastern accounted for the largest share of the increases, adding 1,548 graduate students and 678 undergraduates.

Table 2: Enrollment Change by School and Class Level, 2013-2015³

Enrollment Fall 2013-2015	Undergraduate Enrollment			Graduate Enrollment		
	2013	2015	Change	2013	2015	Change
Institution Name						
Bay State College	1,194	903	(291)	0	0	0
Benjamin Franklin Institute of Technology	463	460	(3)	0	0	0
Berklee College of Music	4,402	4,435	33	117	39	(78)
Boston Architectural College	407	329	(78)	318	366	48
Boston College	9,049	9,183	134	4,476	4,511	35
Boston Conservatory	545	565	20	229	236	7
Boston University	18,650	18,328	(322)	14,247	14,226	(21)
Emerson College	3,720	3,804	84	803	671	(132)
Emmanuel College	2,059	1,894	(165)	261	198	(63)
Fisher College	978	984	6	0	21	21
Harvard University	0	0	0	3,830	4,019	189
Massachusetts College of Art and Design	1,776	1,652	(124)	134	108	(26)
Massachusetts College of Pharmacy and Health Sciences	3,499	2,820	(679)	970	1,802	832
Massachusetts Institute of Technology	4,528	4,555	27	6,773	6,804	31
MGH Institute of Health Professions	307	419	112	995	999	4
New England Conservatory of Music	430	407	(23)	382	382	0
Northeastern University	18,937	19,615	678	10,818	12,336	1,548
Simmons College	1,732	1,738	6	2,923	2,578	(345)
Suffolk University	5,593	5,436	(157)	2,844	2,364	(480)
Tufts University (Health Sci)	0	0	0	2,632	2,786	154
University of Massachusetts Boston	12,366	12,949	583	3,911	4,081	170
Urban College of Boston	767	853	86	0	0	0
Wentworth Institute of Technology	3,708	4,324	616	244	252	8
Wheelock College	859	815	(44)	464	358	(106)
Sub-Total (For Same Schools Reporting Data for Fall 2013)	95,969	96,468	499	57,371	59,167	1,796
Boston Baptist College	N/A	92	N/A	N/A	0	N/A
New England College of Optometry	N/A	0	N/A	N/A	511	N/A
New England Law Boston	N/A	0	N/A	N/A	681	N/A
School of Museum of Fine Arts	N/A	349	N/A	N/A	150	N/A
SHOWA Institute	N/A	270	N/A	N/A	0	N/A
St John Seminary	N/A	48	N/A	N/A	161	N/A
TOTAL ENROLLMENT		97,227			60,670	

³ Ibid. This comparison is limited to institutions that submitted Fall 2013 data.

Table 3 provides a break out of enrollment by full-time or part-time status. There are just over 8,800 part-time undergraduate students and nearly 16,300 part-time graduate students. Only 9% of undergraduates are part-time students compared to 27% of graduate students. Part-time students tend to be working professionals, nontraditional or adult-learners and generally do not have the same impact on Boston's neighborhoods and the housing market as full-time undergraduates.

Table 3: Enrollment by Degree Level and Full-Time and Part-Time Status, 2015

Institution Name	Undergraduate Enrollment			Graduate Enrollment		
	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
Bay State College	711	192	903	0	0	0
Benjamin Franklin Institute of Technology	412	48	460	0	0	0
Berklee College of Music	4,020	415	4,435	23	16	39
Boston Architectural College	321	8	329	258	108	366
Boston College	9,183	0	9,183	3,489	1,022	4,511
Boston Conservatory	561	4	565	219	17	236
Boston University	16,961	1,367	18,328	9,413	4,813	14,226
Emerson College	3,753	51	3,804	596	75	671
Emmanuel College	1,792	102	1,894	7	191	198
Fisher College	889	95	984	7	14	21
Harvard University	0	0	0	3,755	264	4,019
Massachusetts College of Art and Design	1,553	99	1,652	99	9	108
Massachusetts College of Pharmacy and Health Sciences	2,677	143	2,820	1,759	43	1,802
Massachusetts Institute of Technology	4,520	35	4,555	6,689	115	6,804
MGH Institute of Health Professions	199	220	419	718	281	999
New England Conservatory of Music	369	38	407	359	23	382
Northeastern University	18,871	744	19,615	9,030	3,336	12,366
Simmons College	1,607	131	1,738	998	1,580	2,578
Suffolk University	5,108	328	5,436	1,191	1,173	2,364
Tufts University (Health Sciences)	0	0	0	2,645	141	2,786
University of Massachusetts Boston	9,384	3,565	12,949	1,405	2,676	4,081
Urban College of Boston	43	810	853	0	0	0
Wentworth Institute of Technology	3,902	422	4,324	91	161	252
Wheelock College	799	16	815	146	212	358
SUB-TOTAL (FOR SAME SCHOOLS REPORTING DATA FOR FALL 2013)	87,635	8,833	96,468	42,897	16,270	59,167
Boston Baptist College	67	25	92	0	0	0
New England College of Optometry	0	0	0	510	1	511
New England Law Boston	0	0	0	463	218	681
School of Museum of Fine Arts	273	76	349	148	2	150
SHOWA Institute	270	0	270	0	0	0
St John Seminary	48	0	48	67	94	161
TOTAL	88,293	8,934	97,227	44,085	16,585	60,670

Student Housing: On-Campus vs. Off-Campus

Overall, of the 157,897 undergraduate and graduate students enrolled in Boston's institutions of higher education for Fall 2015, only 47,589, (30%) are housed on-campus. As shown in **Figure 1**, only 42,085 (43%) of undergraduates and only 5,504 (9%) of graduate students are housed on-campus. Most students (83,395 or 53%) live off-campus in Greater Boston's private housing market. Another 21,335 (14%) are commuters living at home. Of the students living off-campus in the Greater Boston private housing market, 48% are undergraduates and 52% are graduate students. Nearly 49,000 (59%) of those students living off-campus in Greater Boston's private housing market live in other communities outside the City of Boston, while 34,604 (41%) reside in the City of Boston proper.

Figure 1: Students Living On-Campus vs. Off-Campus in Greater Boston by Degree Level, 2015⁴

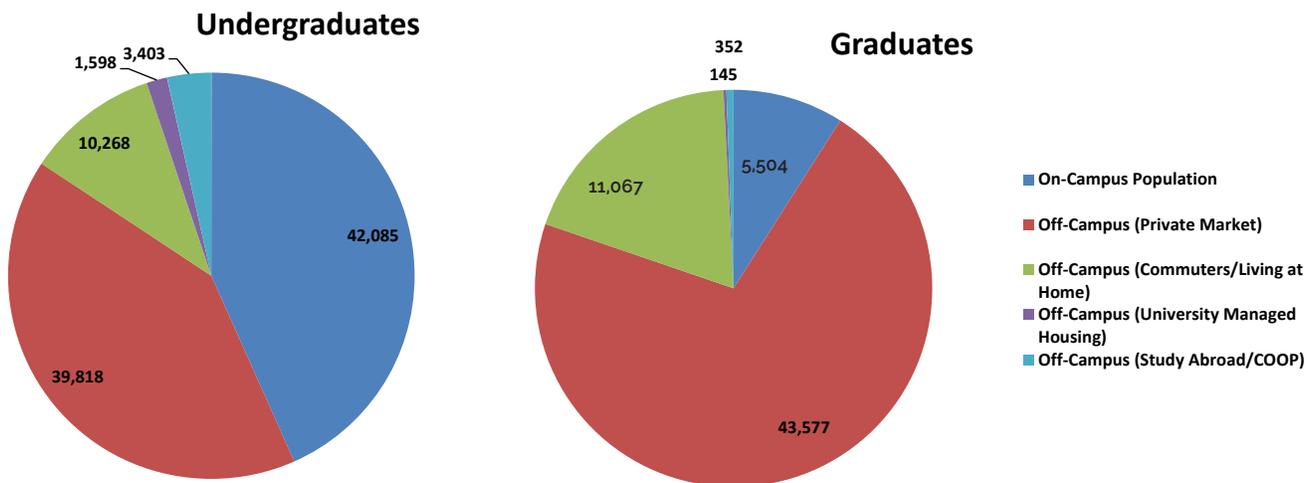


Table 4: Students Living On-Campus vs. Off-Campus in Greater Boston by Degree Level, 2015⁵

	Undergraduates	Graduates	Total	% of Grand Total
On-Campus	42,085	5,504	47,589	30.0%
Off-Campus Private Housing Market	39,818	43,577	83,395	52.8%
Off-Campus Commuter/Living at Home	10,268	11,067	21,355	13.5%
Off-Campus Study Abroad/Co-op	3,403	352	3,755	2.4%
Off-Campus University Managed Housing	1,598	145	1,743	1.1%
Total - Figure 1	97,172	60,645	157,817	99.9%
Not Categorized	55	25	80	0.05%
GRAND TOTAL	97,227	60,670	157,897	100.0%

⁴ The total sum of housing on-campus and off-campus for all students in Figure 1 is 158,338. This is 80 students short of the 2015 total enrollment of 158,418 (Table 4). This discrepancy is a result of reporting errors by a few universities.

⁵ Ibid.

Table 5 provides a breakout of the number of full-time undergraduate students housed on- and off-campus in Greater Boston. Among the schools with large (5,000 or more) full-time undergraduate enrollments, Boston College and Boston University house 83% and 73.6% of their students, while Northeastern University and Suffolk University house 56.6% and 37.5% respectively. The University of Massachusetts at Boston (UMB) currently does not provide university housing for any of its approximately 9,400 undergraduate students.

Table 5: Percentage of Full-Time Undergraduates Housed by School (Greater Boston), 2015⁶

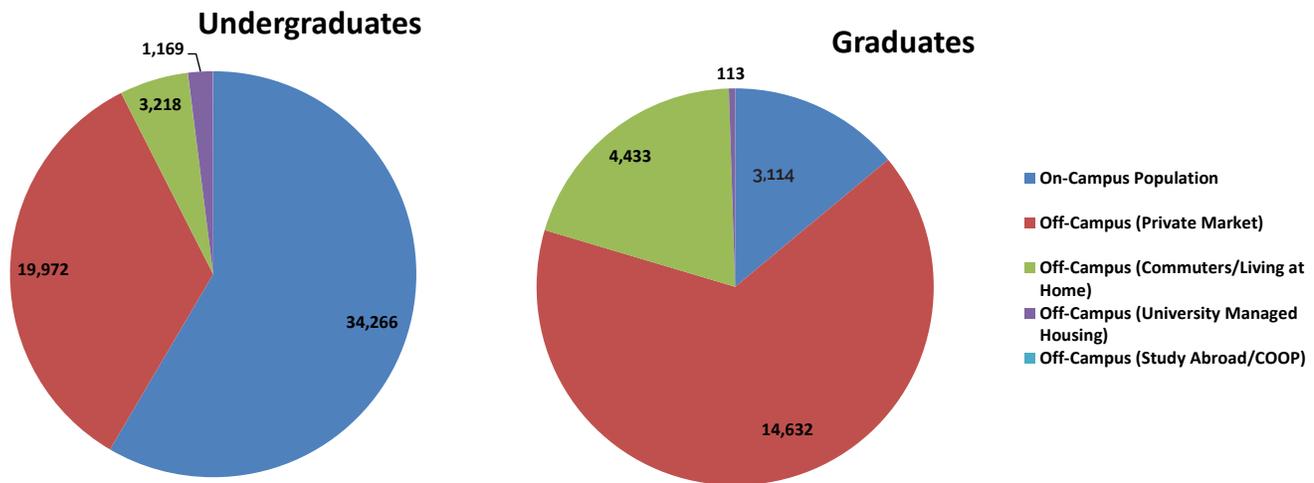
Institution	Enrolled Full-Time Undergrads	Housed in University Housing	Commuters	In University Managed Housing	Study Abroad	In Private Market Housing	% Provided Housing by School
Bay State College	711	101	497	0	1	112	47.4%
Benjamin Franklin Institute of Technology	412	30	*	0	0	379	7.3%
Berklee College of Music	4,020	1,207	35	0	0	2,778	30.3%
Boston Architectural College	321	2	39	0	0	282	0.7%
Boston Baptist College	67	60	3	0	0	4	93.8%
Boston College	9,183	7,284	36	0	369	1,491	83.0%
Boston Conservatory	561	198	*	0	0	341	35.3%
Boston University	16,961	11,249	953	0	717	4,042	73.6%
Emerson College	3,753	2,161	0	0	0	1,592	57.6%
Emmanuel College	1,792	1,212	278	100	20	195	86.9%
Fisher College	889	294	477	17	2	99	74.8%
Harvard University	0	0	0	0	0	0	N/A
Massachusetts College of Art and Design	1,553	595	0	0	3	930	38.4%
Massachusetts College of Pharmacy and Health Sciences	2,677	745	*	0	0	1,932	27.8%
Massachusetts Institute of Technology	4,520	3,257	0	987	28	248	92.9%
MGH Institute of Health Professions	199	0	0	0	0	199	0.0%
New England College of Optometry	0	0	0	0	0	0	N/A
New England Conservatory of Music	369	122	0	0	0	247	33.1%
New England Law Boston	0	0	0	0	0	0	N/A
Northeastern University	18,871	8,220	2,063	487	1,798	6,303	56.6%
School of Museum of Fine Arts	273	50	*	0	2	221	18.5%
SHOWA Institute	270	270	0	0	0	0	100.0%
Simmons College	1,607	1,092	19	0	8	487	69.1%
St John Seminary	48	30	0	0	0	18	62.5%
Suffolk University	5,108	1,310	1,585	0	28	2,185	37.5%
Tufts University (Health Sciences)	0	0	0	0	0	0	N/A
University of Massachusetts Boston	9,384	0	*	0	0	9,384	0.0%
Urban College of Boston	43	0	43	0	0	0	N/A
Wentworth Institute of Technology	3,902	2,026	1,065	0	380	522	82.5%
Wheelock College	799	519	165	0	5	110	82.5%
Total	88,293	42,034	7,258	1,591	3,361	34,101	55.2%
Part-timers (All Schools)	8,934	51	3,010	7	42	5,717	-
GRAND TOTAL	97,227	42,085	10,268	1,598	3,403	39,818	-

⁶ Data provided by the following schools did not distinguish between commuters and students in private housing, and are identified by an asterisk: University of Massachusetts Boston (UMB), Massachusetts College of Pharmacy and Health Sciences (MCPHS), Benjamin Franklin Institute of Technology (BFIT), Boston Conservatory, and The School of the Museum of Fine Arts (MFA). These students are therefore shown here as living in the private market. Simmons did not distinguish between commuters and private housing market students for (see page 8)

Students Living Off-Campus within the City of Boston

One of the goals of *Housing Boston 2030* is to reduce the number of undergraduate students living off-campus by 50% (from 20,600 to 10,300) by adding 16,000 undergraduate dorm beds. **Figure 2** compares the 2015 on-campus and off-campus student population residing within the City of Boston by degree level. Boston's off-campus population includes 24,359 undergraduate students, of which 3,218 students live at home, while another 1,169 live in university-affiliated/managed housing, leaving nearly 20,000 living in units in the private rental market.

Figure 2: Students Living On-Campus vs. Off-Campus by Degree Level in Boston, 2015



In addition to the undergraduates living off-campus in private rental housing, just over 14,600 graduate students also live off-campus in private housing, bringing the total to 34,604 students exerting pressure on Boston's private housing market.

Table 6: Students Living On-Campus vs. Off-Campus by Degree Level in Boston, 2015

	Undergraduates	Graduates	Total	% of total
On-Campus	34,266	3,114	37,380	46.2%
Off-Campus Private Housing Market	19,972	14,632	34,604	42.8%
Off-Campus Commuter/Living at Home	3,218	4,433	7,651	9.5%
Off-Campus University Managed Housing	1,169	113	1,282	1.6%
TOTAL - FIGURE 3 (BOSTON)	58,625	22,292	80,917	100%
Off-Campus Subtotal	24,359	19,178	43,537	

Footnote 6, continued: their off-campus outside of Boston population; these students are also treated as living in the private market (but their Boston commuters are shown in the table). Fisher College did not fully distinguish between commuters and private students for their off-campus outside of Boston population. In this case these students were counted as commuters given that a large share of Fisher's population are adult/non-traditional students.

This table calculates the percentage of students housed for the entire enrolled undergraduate (full-time) population, not just Boston. Calculations and percentages may vary from those reported by a respective University. In the formula for determining the percentages of students housed, a lower amount of commuters lowers the percentage of students provided housing by the respective University. Therefore, the percentages of housing provided may be higher for these institutions were their population assumed to be living in the private market. The Housed in University Housing column includes students living in hostels and in housing cross-leased from another institution. More than half of the students housed at the Massachusetts College of Pharmacy and Health Sciences are in leased dorms from another institution.

Table 7 shows the number of undergraduates reported by each school to be living in Boston's private housing market for 2014 and 2015. 2014 data are not provided for Boston University, Northeastern University and Fisher College due to non-comparable counting methods used in 2014.⁷ Among those institutions that did have comparable data for 2014 and 2015, there has been very little change since last year (a net increase of just 45 undergraduates) in the private housing market. The only school showing a significant increase in the number of undergraduates in the Boston private housing market came from Boston College which increased by 326 students. However, part of the increase at Boston College was due to a remodeling of an existing dormitory, temporarily displacing some students into the private market.

Table 7: Undergraduate Students in the Boston Private Housing Market by School⁸

Institution Name	2014: Undergraduates living in private market housing	2015: Undergraduates living in private market housing	2014 to 2015 Change	2014 to 2015 % Change
Bay State College	0	73	73	-
Benjamin Franklin Institute of Technology	188	185	(3)	-2%
Berklee College of Music	2,713	2,744	31	1%
Boston Architectural College	46	46	0	0%
Boston Baptist College	0	0	-	-
Boston College	798	1,124	326	41%
Boston Conservatory	-	27	-	-
Boston University	-	2,378	-	-
Emerson College	537	341	(196)	-36%
Emmanuel College	135	172	37	27%
Fisher College	-	100	-	-
Harvard University	0	0	-	-
Massachusetts College of Art and Design	333	257	(76)	-23%
Massachusetts College of Pharmacy and Health Sciences	960	742	(218)	-23%
Massachusetts Institute of Technology	30	86	56	187%
MGH Institute of Health Professions	86	89	3	3%
New England College of Optometry	0	0	-	-
New England Conservatory of Music	235	218	(17)	-7%
New England Law Boston	0	0	-	-
Northeastern University	-	4,473	-	-
School of Museum of Fine Arts	168	168	0	0%
SHOWA Institute	0	0	-	-
Simmons College	106	89	(17)	-16%
St John Seminary	9	8	(1)	-11%
Suffolk University	1,530	1,575	45	3%
Tufts University (Health Sciences)	0	0	-	-
University of Massachusetts Boston	4,529	4,494	(35)	3%
Urban College of Boston	0	0	-	-
Wentworth Institute of Technology	521	548	27	5%
Wheelock College	25	35	10	40%
TOTAL	N/A	19,972	-	-

⁷ Given that the undergraduate enrollment at Boston University slightly decreased between 2014 and 2015 by just 187 students, it is very unlikely that there was any growth in the undergraduate students in the private housing market. Similarly, while there was an increase of 436 undergraduates enrolled at Northeastern between 2014 and 2015, this was offset by 712 additional students being housed on-campus during the same period as a result of a new dorm built after the Fall 2014 semester. Therefore, given that the number of additional students housed on-campus at Northeastern exceeded the increase in undergraduate enrollment by 276 between 2014 and 2015, we estimate a decline of 61 Northeastern undergraduates in the private-market. This calculation is based on the 2015 percentage of enrolled undergraduates at Northeastern that are in the Boston private housing market (22%) applied to the difference in undergraduate enrollment between 2014 and 2015 (436) minus the total difference in students housed on-campus between the two periods (712). $[(22\% \times (436 - 712)) - (-60,721)]$.

⁸ Only 2015 Boston Conservatory, Boston University, Fisher and Northeastern University data was used given improved reporting for 2015.

Table 8 shows the number of graduate students in the Boston private housing market by school for 2014 and 2015. Again there is some incompatibility with the 2014 numbers for some schools (Boston College, Boston University and Northeastern University).⁹ Among those schools with comparable data for 2014 and 2015, there is a very small net decrease of 8 graduate students in private market housing. Despite the overall net decrease, some individual schools did show increases in the number of graduate students in the Boston private housing market, including Massachusetts Institute of Technology (167 and Tufts University (143).

Table 8: Graduate Students in the Boston Private Housing Market by School¹⁰

Institution Name	2014: Graduates living in private market housing	2015: Graduates living in private market housing	2014 to 2015 Change	2014 to 2015 % Change
Bay State College	0	0	-	-
Benjamin Franklin Institute of Technology	0	0	-	-
Berklee College of Music	0	24	24	-
Boston Architectural College	63	66	3	5%
Boston Baptist College	0	0	-	-
Boston College	-	876	-	-
Boston Conservatory	-	49	-	-
Boston University	-	3,416	-	-
Emerson College	307	230	(77)	-25%
Emmanuel College	0	50	50	-
Fisher College	0	0	0	-
Harvard University	579	646	67	12%
Massachusetts College of Art and Design	48	37	(11)	-23%
Massachusetts College of Pharmacy and Health Sciences	879	573	(306)	-35%
Massachusetts Institute of Technology	385	552	167	43%
MGH Institute of Health Professions	198	224	26	13%
New England College of Optometry	368	354	(14)	-4%
New England Conservatory of Music	270	279	9	3%
New England Law Boston	180	216	36	20%
Northeastern University	-	3,232	-	-
School of Museum of Fine Arts	70	66	(4)	-6%
SHOWA Institute	0	0	0	-
Simmons College	575	472	(103)	-
St John Seminary	5	6	1	20%
Suffolk University	577	566	-	-
Tufts University (Health Sciences)	1,315	1,458	143	11%
University of Massachusetts Boston	1,134	1,171	37	3%
Urban College of Boston	0	0	0	-
Wentworth Institute of Technology	43	30	(13)	-30%
Wheelock College	71	39	(32)	-45%
TOTAL	N/A	14,632	-	-

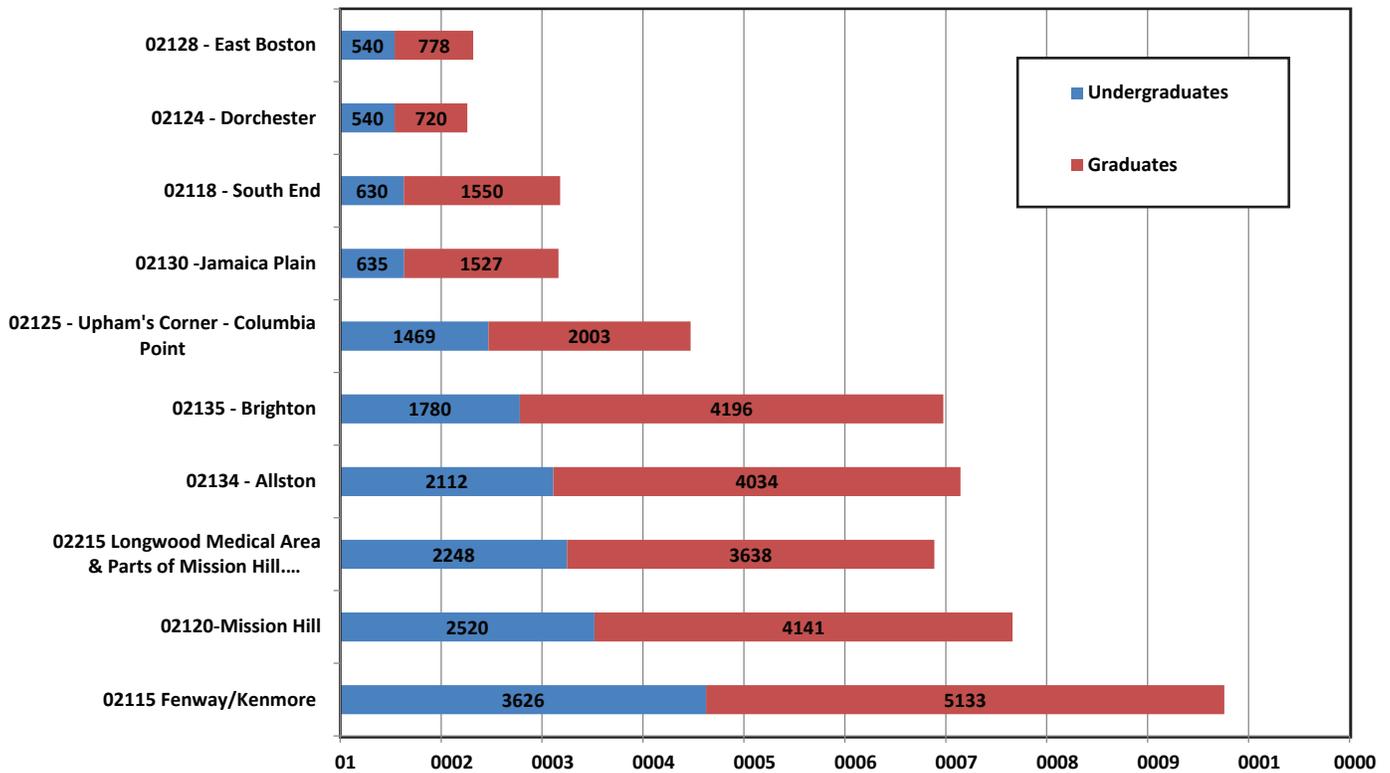
⁹ As with the undergraduate population, the graduate population at Boston University saw little change, growing by 131 students. Therefore, it is safe to assume there was no significant growth in the number of their graduate students that reside in private market housing. Although data improvements for Boston College make the 2014 and 2015 data not comparable, we believe that the number of their graduate students living in Boston's private housing market is unchanged because their graduate student enrollment remained flat, growing by 35 students. Northeastern saw a growth of 828 graduate students with no corresponding growth in graduate housing. The City estimates that 206 of these graduate students are in the Boston private housing market, based on the 2015 percentage of enrolled graduates at Northeastern that are in the Boston private housing market (25%) applied to the difference in graduate enrollment between 2014 and 2015 (828), minus the total difference in students housed on-campus between the two periods (4). $[.25 \times (828-4)=206]$.

¹⁰ Only 2015 Boston College, Boston Conservatory, Boston University, and Northeastern University data was used given improved reporting for 2015. The off-campus students at New England Law Boston are assumed to be private based on email communication with the school.

Off-Campus Students Housing by Neighborhood

Figure 3 shows the geographic distribution of graduate and undergraduate students by neighborhood, using zip codes as a proxy for neighborhoods.¹¹ Using zip codes for this analysis allow us to hone in on some of the smaller neighborhood areas of particular concern, such as Mission Hill and Uphams Corner/Columbia Point. At this time, we are not able to show trends in the distribution of students by neighborhood over time as a result of inconsistencies in data reporting from previous years.

Figure 3: Top Ten Locations of Off-Campus (Private Housing Market) Students by Zip Code in 2015



¹¹ Based on geocoded Off-Campus addresses obtained from Fall 2015 University Accountability Reports. While these are mostly students in the private housing market, totals may include addresses for students living at home, or in a university-managed facility.

Off-Campus Students Housing by Property Type

This section focuses on the property types in which students (undergraduates and graduates) reside. More than half of Boston's off-campus student population lives in properties of three units or fewer and condominiums. These students place particular pressure on Boston's workforce housing market. Boston's triple-deckers and other one-, two- and three-family properties were originally built for Boston's workforce, while most condominiums were generally intended to be owner-occupied housing. In some cases, students are living in condo units purchased by parents as an investment to provide housing while their children are in school, which will later be sold when the student graduates. Other condo units are rented at a profit to students by investor-owners.

Table 9: Students Living Off-Campus by Housing Type¹²

	Property Type	2015 Student Count	% of Addresses
Undergraduates	3 units or less (excluding condos)	6,541	32%
	Students in Condos	3,648	18%
	Students living in Apartments (4 units or more)	5,324	26%
	Students in Multi-Use Properties	3,202	16%
	Other Properties	1,673	8%
Graduates	3 units or less (excluding condos)	3,625	24%
	Students in Condos	3,519	23%
	Students living in Apartments (4 units or more)	4,400	29%
	Students in Multi-Use Properties	2,458	16%
	Other Properties	1,102	7%
All Students	3 units or less (excluding condos)	10,166	29%
	Students in Condos	7,167	20%
	Students living in Apartments (4 units or more)	9,724	27%
	Students in Multi-Use Properties	5,660	16%
	Other Properties	2,775	8%

¹² Property categories are based on the Massachusetts Property Classification System Occupancy Codes. "3 Unit or Less" refers to residential properties: single-family (code 101), 2-Family (code 104) and 3-Family (code 105). The Condominium category (code 102/995) counts instances in which a condo exists, irrespective of whether the condo is located in a house or apartment building. For example, condos in a three-unit building are reported as condos, not as a 3-family. Apartments are buildings with 4+ units (codes 111-114) and are just residential. Multi-Use properties are buildings with multiple uses such as residential, commercial, condo, or office (codes 10-31).

New On-Campus Housing

To meet Mayor Walsh's goal of creating 18,500 new dorm beds (16,000 for undergraduates and 2,500 for graduates), the city needs to create plans for an additional 10,223 dorm beds by the end of 2030. Overall, these goals are within reach, particularly for undergraduate beds, were the City is currently at 61% to the goal. However, with only 378 new graduate dorm beds completed between 2011-2015 (15%), and no currently active graduate bed permits, the city is currently at 15% of the goal of 2,500 graduate beds by the end of 2030.

However, this may change as there is some activity among private developers to create privately run student apartments. For example, St. Gabriel's Monastery, a 12-acre site in Brighton, has been purchased by a local real estate firm and a student housing development company. Plans have been submitted for a 400 dorm-bed project geared at graduate students citywide, as opposed to being tied to specific schools. Additional projects such as these can help the City reach its dorm-bed goals by 2030.

Table 10: Current Progress on Goal of Producing 18,500 New Dorm Beds

Goal for Total Beds	18,500	% of Total
Beds Built 2011-2015	2,426	13%
Currently Under or Soon to be in Construction/Under Review Pipeline (Future Commitments)	1,677	9%
	800	4%
	4,708	25%
Total Built and Planned Production	9,611	52%
Demolitions/Renovations (2011-2015) Current or Planned Demolitions/Renovations	-138	-1%
	-1,196	-6%
Net Built and Planned Production	8,277	45%
Bed Left to Create	10,223	55%

There were 2,426 dorm-beds completed between 2011 and 2014. While there were no dorms completed in 2015, there are 1,971 dorm-beds currently under construction:

- Boston College: 1030 new beds by Fall 2016;
- Emerson College: 395 new beds by Fall 2017;
- New England Conservatory: 252 new beds by Fall 2017 (resulting in 89 net new beds after a demolition of existing building).

There are an additional 800 beds under review and 4,708 beds in the pipeline. Among the beds in the pipeline include 2000 beds at UMass Boston (1,000 beds to be completed by 2018), 523 beds at Boston University, and 691 beds at Emmanuel.¹³ Assuming that undergraduate enrollments continues to stay relatively flat, current construction and planned activity should reduce the number of full-time undergraduates living in the greater Boston private-market housing from 34,101 down to 28,112, a 17.6% reduction.

¹³ Institutional Master Plan (IMP) review is required by Article 80 for hospitals, colleges, and universities with more than 150,000 SF of gross square feet of property. "Pipeline" refers to projects that have received zoning approval but are not yet designed or approved under Large Project Review (Institutional Master Plan); their timeline is uncertain. Please note that planned beds are based on estimates and are subject to change.

Table 11: Undergraduate Housing Need vs. Planned Beds (Greater Boston)¹⁴

Institutions	2015: Full-Time Undergraduates in private market	Dorm Beds Currently or Soon to be Under Construction	In Large Project Review	New Dorm Bed Pipeline (on-campus and other dorms)	Current or Planned Demolitions/ Renovations	Difference between undergrads in private market and dorm beds planned
Bay State College	112					112
Benjamin Franklin Institute of Technology	379					379
Berklee College of Music*	2,778			450		2,328
Boston Architectural College	282					282
Boston Baptist College	4					4
Boston College*	1,491	1030		550	-790	701
Boston Conservatory*	341					341
Boston University*	4,042			523	-23	3,542
Emerson College*	1,592	395		294		903
Emmanuel College*	195			691	-220	-276
Fisher College	99					99
Harvard University	0					0
Massachusetts College of Art and Design	930					930
Massachusetts College of Pharmacy and Health Sciences*	1,932					1,932
Massachusetts Institute of Technology	199					199
MGH Institute of Health Professions	248					248
New England College of Optometry	0					0
New England Conservatory of Music*	247	252			-163	158
New England Law Boston	0					0
Northeastern University*	6,303		800	200		5,303
School of Museum of Fine Arts	221					221
SHOWA Institute	0					0
Simmons College*	487					487
St John Seminary	18					18
Suffolk University*	2,185					2,185
Tufts University (Health Sciences)	0					0
University of Massachusetts Boston	9,384			2000		7,384
Urban College of Boston	0					0
Wentworth Institute of Technology*	522					522
Wheelock College*	110					110
Total	34,101	1,677	800	4,708	-1196	28,112

¹⁴ While this table only considers the dorm-bed gap for undergraduates, St Gabriel's dorm-beds are included here until they are officially designated as a graduate dormitory.

Housing Planning by Institution

In August of 2015, 25 Boston-based universities were asked to provide the City of Boston with information on their dorm-bed plans and targets for housing their undergraduate students on campus. They were asked to outline their institution's plan for dorm-bed construction based on their Institutional Master Plans (IMP), as well as their policies requiring students -- namely, freshmen and sophomores -- to live on campus.¹⁵

Table 12: Schools' Plans for New Dorm Construction

Institution Name	New Dorm Plans	Notes
Bay State College	N	Reassessing- no plans submitted to date
Benjamin Franklin Institute of Technology	N/A	100% commuter
Boston Architectural College	N	New President - no plans submitted to date
Berklee College of Music*	Y	On hold pending merger
Boston Baptist College		
Boston College	Y	1030 beds by 2016
Boston Conservatory*	Y	On hold pending merger
Boston University	Y	523 beds planned by 2019
Emerson College	Y	689 beds planned by 2019
Emmanuel College	Y	471 net new beds planned by 2018
Fisher College	N	Community Opposition
Harvard University	N/A	Houses 99% of students on Cambridge campus
Massachusetts College of Art and Design	N	NO RESPONSE
Massachusetts College of Pharmacy and Health Sciences	N	NO RESPONSE
Massachusetts Institute of Technology	Y	700 beds planned in Kendall Square
MGH Institute of Health Professions		
New England College of Optometry		
New England Conservatory of Music	Y	89 net new beds by 2017
New England Law - Boston		
Northeastern University	Y	1000 bed by 2023
School of the Museum of Fine Arts	N	Limited financial capability
SHOWA Institute	N/A	Houses 100% of students on campus
Simmons College	N	2-years extension on current IMP
St John Seminary		
Suffolk University	Y	Completed 120 beds in IMP
Tufts University (Health Sciences)	N/A	No Undergrads on Boston campus
University of Mass Boston	Y	1,000 beds by 2018, additional 1,000 beds planned
Urban College of Boston	N/A	100% commuters
Wentworth Institute of Technology	Y	Completed 305 beds in IMP
Wheelock College	N	Limited space, completed 305 in IMP

¹⁵ See footnote 13 for a definition of Institutional Master Plans.

On-Campus Residency Policies: Of the 25 Boston-based schools, five have on-campus residency requirements for both freshmen and sophomores, four have requirements for freshmen only, and 16 have no requirements. The 5 schools that require that both freshmen and sophomores to live on-campus are Emerson, Northeastern, Wentworth, Harvard, and New England Conservatory (will take effect once the new 252 bed dorm opens). Four schools only require freshmen to live on campus: Boston University, School of the Museum of Fine Arts, Boston College (95% of sophomores also live on campus), and MIT (a majority of sophomores also live on campus). Three schools have no on-campus residency requirements, but still house most students on campus: Showa (100%), The Boston Conservatory (all freshmen and selected returnees live on campus), and Emmanuel (94% freshmen and 75% all students live on campus).

Bay State, Berklee, Fisher, Simmons, Suffolk, and Wheelock do not have any requirements for on-campus residency. As mentioned earlier,, Benjamin Franklin Institute and Urban College of Boston also do not have any requirements, as their student bodies are mainly comprised of commuter students. Tufts has no undergraduates in Boston, and UMass Boston does not currently have any student housing.



Appendix 1: Methodology

As required by Boston's University Accountability ordinance, all Boston-based universities and colleges must submit a report to the City each year providing detailed data on the students enrolled in their school, including data on where they are living (on-campus or off-campus). The overall quality of the reporting has improved with each of the past two years reports and some of the schools were able to provide significantly better or more complete data this year than in the past. We commend them for their efforts. Unfortunately, this has created some complications in analyzing trends over time because the data are not necessarily comparable from year to year. What follows is a brief discussion of the data issues involved with the major focus areas of this report. The footnotes in the report contain specific information about data reconciliations, if any. Please note this report is based only on Fall Semester data for the respective year reported.

Enrollment: In 2013, 24 schools reported data, while in 2014 and 2015, an additional six schools reported. Therefore, we provided two comparisons. The first is adjusted to the schools that reported in 2013, while the second, we compared to the schools that reported in 2014 and 2015. (See footnotes 2-4.)

Off-Campus Housing: In 2013, the off-campus numbers were not desegregated into the sub-categories of students (living in university-managed housing, commuters, and private housing) that were reported on in 2014 and 2015. Therefore, some of our off-campus comparisons use the gross off-campus numbers, while other compare the sub-categories, namely private housing. (See footnote 7.)

Commuters: For the purposes of this report, commuters refers to students that are living at home (as opposed to students that commute to school). Typically this refers to a student who lives with a parent/guardian or an adult-learner taking school part-time. Because there are some schools that did not distinguish between commuters and students living in the private market, assumptions were made as to whether a given student population is composed primarily of commuters or students in the private-market. (See footnotes 5-6.)

Private Housing: The private market category aims to identify which students entered the private-market primarily to study at a Boston-based institution. Because some schools have improved their data reporting methods between 2014 and 2015 for commuters and private-market students, it has created some incomparable data between the two reporting periods. Therefore, the year to year change in private-market housing is limited to schools with comparisons with comparable data. Because of this data incomparability, we estimated the overall change in students living in the private-housing market between 2013 and 2015 based on the gross off-campus numbers. (See footnotes 8-11.)

Geographic Distribution: For this report, we only reported on the 2015 distribution of off-campus students (private housing) by zip codes and the property types in which they lived. Because of data incompatibilities between 2013-2015, we refrained from presenting changes of students for a given neighborhood. As the data continues to stabilize and schools refine their reporting method, we hope to be able to do this in the future.



Map A1: Map of Off-Campus Undergraduate Student Distribution

