



STUDENT HOUSING TRENDS 2018-2019 ACADEMIC YEAR

EXECUTIVE SUMMARY

Boston's world-renowned colleges and universities provide the city and region with unique cultural resources, a thriving economic engine, and a talented workforce at the forefront of global innovation. However, the over 150,000 students enrolled in Boston-based undergraduate and graduate degree programs place enormous strain on the City's residential housing market and contribute to higher housing costs for Boston's workforce. In **Housing a Changing City: Boston 2030**, the Walsh Administration outlined three clear strategic goals regarding student housing:

1. Create 18,500 new student dormitory beds by the end of 2030;¹
2. Reduce the number of undergraduates living off-campus in Boston by 50%;²
3. Ensure all students reside in safe and suitable housing.

The annual student housing report provides the opportunity to review the trends in housing Boston's students and their effect on the local housing market. Boston-based institutions of higher education provide student-related data via University Accountability Reports (UAR), which is the basis of this report.³ In this edition of **Student Housing Trends**, data improvements have led to more precise enrollment and off-campus data, allowing the city to better distinguish between students that are and are not having an impact on the private housing market. The key findings are:

- There are a total of 150,415 students at Boston based colleges and universities.⁴ Total enrollment has grown by nearly 5,600 students (3.9%) since 2013, with almost 2,100 (1.4%) more students than last year;
- The growth in graduate student enrollment is outpacing undergraduate enrollment - since 2013, graduate enrollment grew by 8.3% while undergraduate enrollment increased by 1.4%;
- Since 2013, the number of undergraduate students housed on-campus has increased by close to 3,000 students (7%), outpacing undergraduate enrollment growth;
- Boston-based colleges and institutions house 62% of full-time undergraduates on-campus;
- Almost 37,000 students are living in private housing in Boston. This population has remained relatively stable despite significant increases in enrollment since last year.
- Since 2011, the City has issued permits for 6,504 dorm beds, an average of 813 per year.
- 6,000+ undergraduate dorm beds were built from 2011-2018, including almost 1,800 in 2018.
- There are more than 3,800 additional dorm beds planned or under construction which will result in the addition of nearly 10,000 dorm beds towards the 18,500 dorm bed goals.

1 Boston's 18,5000 dorm bed goal includes 16,000 dorm-beds for undergraduates and 2,500 for graduates.

2 In the 2014 edition of *Housing a Changing City: Boston 2030*, the gross off-campus count was 20,600. This number has been revised to 25,508 in this report given data revision, and six additional schools added to the original 2013 dataset. Gross off-campus refers to all off-campus subtypes (living-at-home, not living-at-home, studying abroad, and off-campus in university-managed housing). This means the gross off-campus count would need to drop to 12,754 or lower to meet this goal.

3 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 whether they are living on-campus or off-campus.

4 This figure excludes community colleges, students in distance learning (online) programs and satellite campuses outside of Boston.



However, despite significant progress, challenges remain. More than 16,600 students currently occupy single family, 2-family, 3-family or condo units in the private housing market within the City of Boston - housing stock that has traditionally served Boston's families. Every housing 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.

ENROLLMENT TRENDS

The baseline data for Boston's student housing report was established in the original edition of *Housing a Changing City: Boston 2030 (HB2030)*, using data from the 2013 Fall semester. Since 2013, overall enrollment has been trending upward at Boston's institutions of higher education, peaking in 2018 at 150,415 students.

Table 1 provides a breakout of the total enrollment figures for each school.⁵ Total enrollment has increased by slightly more than 5,600 students (3.9%) since 2013, an annual growth rate of 0.65%, which is lower than the 1.4% yearly rate of growth seen between 1995-2010.⁶ This increase is primarily graduate students, who grew by just over 4,300 (8.3%) since 2013. Undergraduates student enrollment has grown more modestly, increasing by 1,300 (1.41%) (**Appendix Table B1**).

Graduate enrollment growth has been rapidly outpacing undergraduate growth at least since 1995, and graduate housing remains in short supply.⁷ It should be noted that because graduate students are often working adults, fewer of them are entering the private housing market exclusively to study, unlike the undergraduate student population. This means that growth in graduate enrollment has less impact on the private housing market than a corresponding growth in undergraduate enrollment. Further discussion on housing demand can be found in the New On-Campus Housing section of this report.

Northeastern's (NEU) increased enrollment is the primary reason for the growth in aggregate enrollment between 2013-2018. NEU grew by just over 5,200 students (19.8%), approximately 4,300 (82%) of which were graduate students. The most significant enrollment drop occurred at Suffolk University by 1,467 (-17.4%), offsetting the enrollment growth at Boston University of 1,287 (4.5%).

Three Schools -- Boston Conservatory, The School of Museum of Fine Arts and Wheelock -- show no students in **Table 1** for 2018 given their recent mergers with Berklee College of Music, Tufts, and Boston University respectively.⁸ The students that remain enrolled in the programs of the aforementioned closed schools are now reported in the numbers of Berklee, Tufts, and BU.

Between 2017 and 2018, enrollment increased by close to 2,080 (1.4%) students, representing the most significant year-over-year increase since the inception of the *Student Housing Trends* Report. Over the past year, BU and NEU led in student enrollment growth increasing by 1,274 (4.4%) and 1,128 (3.7%) respectively. After years of mostly stagnant enrollment, BU student population increased after its merger with Wheelock and expansion of a few existing programs. BU's increase consists of 456 (36%) students from Wheelock, while the remaining 818 students (64%) come from BU's pre-existing programs. Aside from the schools that closed, there were no other significant increases or decreases in student population over the past year.

5 Enrollment figures exclude students enrolled in distance learning (online programs) and satellite campuses outside of Boston's borders. In general, students in evening/part-time/professional programs are also excluded.

6 HB2030, 2014 edition, Table 29, total percentage growth between 1995-2010 was 21% (21%/15 years = 1.4% annual rate).

7 HB2030, 2014 edition, pages 75-76

8 The Boston University and Wheelock merger occurred in 2018, while the other two mergers were finalized this year.

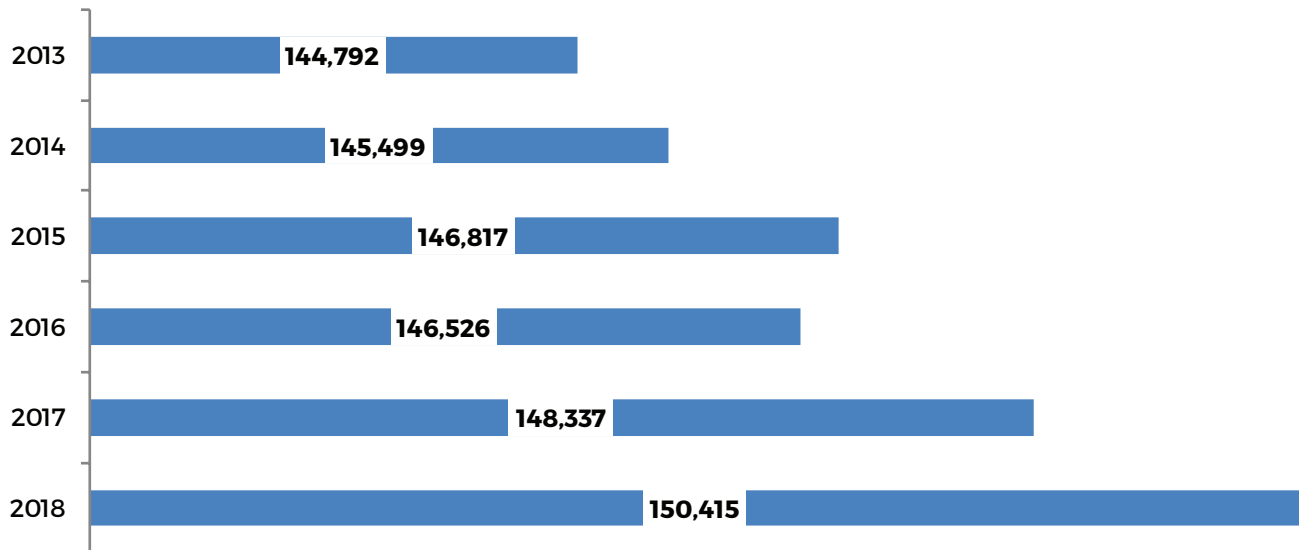


TABLE 1: TOTAL ENROLLMENT CHANGE BY SCHOOL, 2013-2018⁹

INSTITUTION NAME	TOTAL ENROLLMENT COUNTS			DIFFERENCE 2013-2018		DIFFERENCE 2017-2018	
	TOTAL 2013	TOTAL 2017	TOTAL 2018	COUNT	%	COUNT	%
BAY STATE COLLEGE	1,098	560	567	-531	-48.4%	7	1.3%
BENJAMIN FRANKLIN INSTITUTE	463	540	554	91	19.7%	14	2.6%
BERKLEE COLLEGE OF MUSIC	4,519	4,493	5,402	883	19.5%	909	20.2%
BOSTON ARCHITECTURAL COLLEGE	725	656	590	-135	-18.6%	-66	-10.1%
BOSTON BAPTIST COLLEGE	96	99	76	-20	-20.8%	-23	-23.2%
BOSTON COLLEGE	13,525	13,996	14,107	582	4.3%	111	0.8%
BOSTON CONSERVATORY (CLOSED)	774	872	0	-774	-100.0%	-872	-100.0%
BOSTON UNIVERSITY	27,508	28,844	30,118	2,610	9.5%	1,274	4.4%
EMERSON COLLEGE	4,523	4,494	4,560	37	0.8%	66	1.5%
EMMANUEL COLLEGE	2,320	2,011	2,102	-218	-13.3%	-93	-4.4%
FISHER COLLEGE	978	993	889	-89	-9.1%	-104	-10.5%
HARVARD UNIVERSITY	3,830	3,924	3,920	140	3.7%	46	1.2%
MA COLLEGE OF ART & DESIGN	1,910	1,866	1,872	-38	-2.0%	6	0.3%
MA COLLEGE OF PHARMACY & HEALTH SCIENCES	4,469	4,452	4,448	-21	-0.5%	-4	-0.1%
MA INSTITUTE OF TECHNOLOGY	11,301	11,434	11,558	257	2.3%	124	1.1%
MGH INST. OF HEALTH PROFESSIONS	1,302	1,581	1,615	313	24.0%	34	2.2%
NE COLLEGE OF OPTOMETRY	502	528	521	19	3.8%	-7	-1.3%
NEW ENGLAND CONSERVATORY	812	844	838	26	3.2%	-6	-0.7%
NEW ENGLAND LAW BOSTON	964	560	542	-422	-43.8%	-18	-3.2%
NORTHEASTERN UNIVERSITY	26,437	30,538	31,666	5,229	19.8%	1,128	3.7%
SCHOOL OF MUSEUM OF FINE ARTS (CLOSED)	651	293	0	-651	-100.0%	-293	-100.0%
SHOWA INSTITUTE	263	222	252	-11	-4.2%	30	13.5%
SIMMONS COLLEGE	3,972	3,457	3,440	-532	-13.4%	-17	-0.5%
ST JOHN SEMINARY	192	191	148	-44	-22.9%	-43	-22.5%
SUFFOLK UNIVERSITY	8,437	6,832	6,970	-1,467	-17.4%	138	2.0%
TUFTS UNIV. (HEALTH SCIENCES)	2,632	2,790	3,148	516	19.6%	358	12.8%
UNIVERSITY OF MA-BOSTON	14,547	15,292	15,192	645	4.4%	-100	-0.7%
URBAN COLLEGE OF BOSTON	767	755	874	107	14.0%	119	15.8%
WENTWORTH INSTITUTE	3,952	4,409	4,396	444	11.2%	-13	-0.3%
WHELOCK COLLEGE (CLOSED)	1,323	811	0	-1,323	-100.0%	-811	-100.0%
TOTAL ENROLLMENT	144,792	148,337	150,415	5,623	3.9%	2,078	1.4%

9 Total enrollment figures include both full-time and part-time students. The UMass Boston enrollment numbers from 2013-2017 have been revised because previous reporting included online students. The Boston University 2017 total enrollment has also been revised.

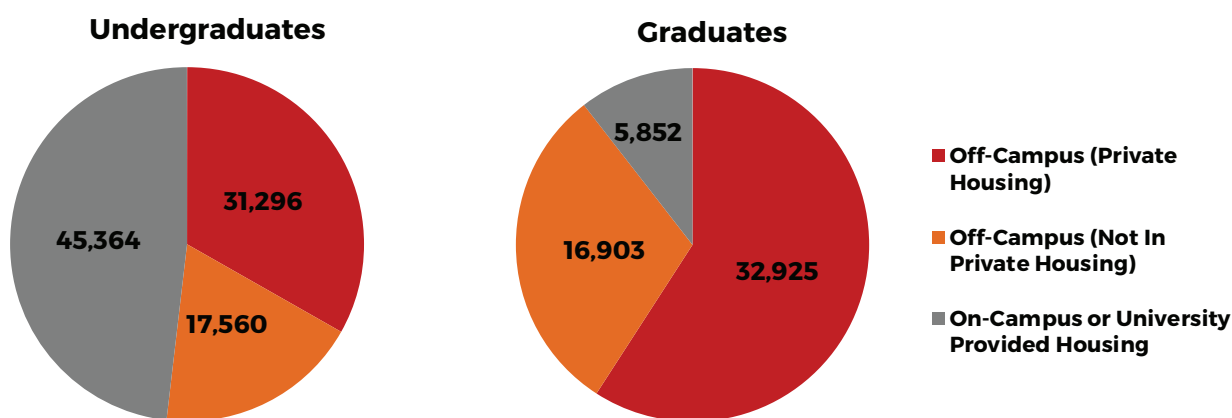


ENROLLMENT TRENDS, continued**FIGURE 1: TOTAL ENROLLMENT, 2014-2018**

STUDENT HOUSING: ON-CAMPUS vs. OFF-CAMPUS

Of the 150,415 total students enrolled in Boston's institutions of higher education for Fall 2018, just over 51,000, or 1:3, are housed on-campus or in university-provided housing. (45,364 undergraduates and 5,852 graduates, [Table 2](#)). Approximately 99,200 (66%) students reside off-campus. Just over 64,200 or two-thirds of off-campus students reside in private housing ([Table 2](#)), of which 49% are undergraduates, and 51% are graduate students. The remaining 34,463 (33%) students living off-campus reside at home or are enrolled in a study abroad or co-op program, and therefore do not have an impact on the private housing market presently (see [Table 2](#)).

FIGURE 2: STUDENTS BY GENERAL HOUSING CATEGORIES AND DEGREE LEVEL IN GREATER BOSTON, 2018¹⁰



¹⁰ Excludes uncategorized students, which are shown in Table 2.

TABLE 2: STUDENTS BY HOUSING TYPE AND DEGREE LEVEL IN GREATER BOSTON, 2018

LIVING ARRANGEMENT	UNDER GRADUATES	GRADUATES	TOTAL	% OF TOTAL
ON-CAMPUS OR IN UNIVERSITY PROVIDED HOUSING	45,364	5,852	51,216	34.0%
OFF-CAMPUS (LIVING AT HOME)	17,560	16,093	34,463	22.9%
OFF-CAMPUS (NOT AT HOME)	31,296	32,925	64,221	42.7%
NOT CATEGORIZED	228	287	515	0.3%
TOTAL	94,448	55,967	150,415	100.0%

STUDENT HOUSING: ON-CAMPUS vs. OFF-CAMPUS

The first category in [Table 2](#), students residing on-campus and off-campus in university-managed housing, refers to students living in housing provided by their respective school. The bulk of these students reside on-campus in property owned by the school, while a small portion resides off-campus in leased housing managed by the school. Therefore, students in these two categories have no impact on the private housing market.

The off-campus (not-at-home) category refers to students who entered the private housing market primarily to study at a Boston-based institution. For undergraduates, this usually means that the student does not live with a parent or guardian or in a housing facility managed or owned by their respective institution. Students in this category have a major impact on the private housing market as they are directly competing with working families and other residents for housing.

The off-campus (living-at-home) category, on the other hand, refers to students who resided in their home before becoming a student. For undergraduates, this typically applies to students who live with their parents or guardians. By definition, students in this category have no impact on the private housing market (provided that the schools have accurately categorized them in this group). Also, included in this category are students studying abroad or completing coop programs outside of Boston city limits.

[Table 3](#) provides a breakout of the number of full-time undergraduate students housed on- and off-campus, by school, in Greater Boston (including those living off-campus in communities outside the City of Boston). Overall, 61.7% of full-time undergraduates are housed on-campus by their institutions, up from 60.2% last year. Among the schools with large (5,000 or more) full-time undergraduate student populations, Boston College (BC) and Boston University (BU) house 85.1% and 72.3% of their full-time undergraduate students, while Northeastern University (NEU) and UMass Boston (UMB) house 58.5% and 14.7% respectively. UMB just opened its first dorm in Fall 2018 and has another 1,000-bed dorm in the pipeline (see the New On-Campus Housing section). Additionally, NEU has an 825-bed dorm under construction.

Among schools with 1,000 to 5,000 full-time undergraduate students, the Massachusetts Institute of Technology (MIT), Emmanuel College, and Emerson College house 94.1%, 88.7% and 85.2% of their students respectively. On the other hand, Berklee College of Music and Massachusetts College of Pharmacy and Health Sciences (MCPHS) house just 29.9% and 29.7% of their full-time undergraduates.



TABLE 3: PERCENTAGE OF FULL-TIME UNDERGRADUATES HOUSED BY SCHOOL (GREATER BOSTON), 2018¹¹

INSTITUTION	Enrolled Full-Time Undergrads	Students Provided Housing by School		Students Not in Need of Housing		Students in Need of Housing	
		In University Housing	In University Managed Housing	Off Campus Living at Home	Study Abroad or COOP	Off Campus Not at Home	% Students Provided Housing by School
BAY STATE COLLEGE	427	43	0	297	0	87	33.1%
BENJAMIN FRANKLIN INSTITUTE	452	21	0	415	0	17	56.8%
BERKLEE COLLEGE OF MUSIC	4,740	1,373	0	26	118	3,223	29.9%
BOSTON ARCHITECTURAL COLLEGE	266	16	0	24	0	227	6.6%
BOSTON BAPTIST COLLEGE	45	35	0	10	0	0	100.0%
BOSTON COLLEGE	9,377	7,609	0	235	203	1,330	85.1%
BOSTON UNIVERSITY	17,498	11,607	0	956	487	4,448	72.3%
EMERSON COLLEGE	3,798	1,982	0	1,473	0	333	85.2%
EMMANUEL COLLEGE	1,966	1,381	14	375	19	177	88.7%
FISHER COLLEGE	688	297	0	229	3	126	65.1%
HARVARD UNIVERSITY**	0	0	0	0	0	0	N/A
MA COLLEGE OF ART & DESIGN	1,651	736	0	348	0	568	56.5%
MA COLLEGE OF PHARMACY & HEALTH SCIENCES	2,621	713	0	221	0	1,687	29.7%
MA INSTITUTE OF TECHNOLOGY	4,533	3,396	845	15	13	207	94.1%
MGH INSTITUTE OF HEALTH PROFESSIONS*	214	0	0	214	0	188	0.0%
NE COLLEGE OF OPTOMETRY	0	0	0	523	5	0	N/A
NE CONSERVATORY OF MUSIC	438	213	0	225	0	0	100.0%
NEW ENGLAND LAW BOSTON	0	0	0	0	0	0	N/A
NORTHEASTERN UNIVERSITY	18,680	8,174	591	1,819	1,887	6,209	58.5%
SHOWA INSTITUTE	252	252	0	0	0	0	100.0%
SIMMONS COLLEGE	1,650	1,075	0	4	0	552	65.3%
ST JOHN SEMINARY	26	20	0	0	0	5	80.0%
SUFFOLK UNIVERSITY	4,942	1,525	0	1,469	43	1,905	44.5%
TUFTS UNIVERSITY (HEALTH SCIENCES)**	227	168	0	3	3	53	76.0%
UNIVERSITY OF MA-BOSTON	9,982	1,059	0	2,790	0	6,133	14.7%
URBAN COLLEGE OF BOSTON*	58	0	0	56	0	0	N/A
WENTWORTH INSTITUTE***	3,905	2,102	0	1,118	0	667	75.4%
TOTAL	88,435	43,797	1,450	12,332	2,776	27,954	61.7%
PART-TIMERS (ALL SCHOOLS)	6,013	100	17	2,465	25	3,343	-
GRAND TOTAL	94,448	43,897	1,467	14,787	2,776	31,297	-

¹¹ Table 3 calculates the percentage of students housed for the entire enrolled undergraduate (full-time) population, not just Boston. Part-time students are excluded from the calculation as these students generally do not seek housing provided by schools. Data provided by MGH Institute of Health Professionals and Urban College did not distinguish between students residing off-campus living-at-home and off-campus not living-at-home and are identified by an asterisk. The students at MGH and Urban College are categorically treated as off-campus living at-home given the age of their students and purpose of their undergraduate degree. MGH and Urban College currently have no on-campus housing. Schools with ** reflect Boston-based programs only. ***Wentworth off-campus numbers are estimated given an IT issue at the time of reporting.

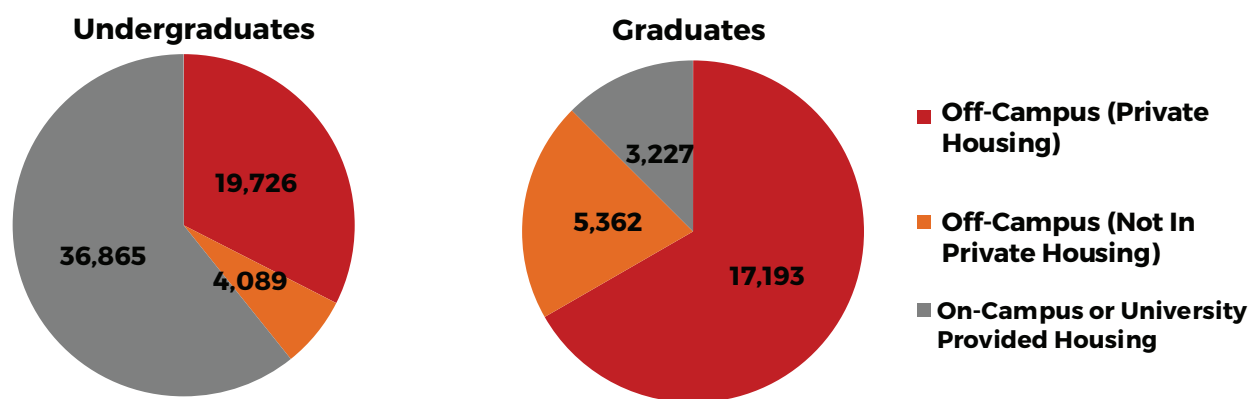


STUDENT HOUSING: LIVING ON-CAMPUS WITHIN THE CITY OF BOSTON

The student population residing in Boston includes just over 40,000 (46%) students residing on-campus or in university-provided housing and over 46,000 (54%) students living off-campus (see [Table 4](#)). The population residing on-campus/university managed housing is primarily composed of undergraduate students (36,685 or 92%), while the total off-campus population is more evenly split between undergraduates (23,815 or 51%) and graduates (22,555 or 49%).

As of this report, 19,726 undergraduate students are living in units in the private housing market. In addition, there are just over 17,000 graduate students also living off-campus in private housing, bringing the total to 36,919 students exerting pressure on Boston's private housing market.

FIGURE 3: STUDENTS BY GENERAL HOUSING CATEGORIES/DEGREE LEVEL IN BOSTON, 2018¹²



12 Excludes uncategorized students, which are shown in Table 2.

TABLE 4: STUDENTS BY HOUSING TYPE AND DEGREE LEVEL IN BOSTON, 2018

LIVING ARRANGEMENT	UNDER GRADUATES	GRADUATES	TOTAL	% OF TOTAL
ON-CAMPUS OR IN UNIVERSITY PROVIDED HOUSING	36,865	3,227	40,092	46.4%
OFF-CAMPUS (LIVING AT HOME)	4,089	5,362	9,451	10.9%
OFF-CAMPUS (NOT AT HOME)	19,726	17,193	36,919	42.7%
TOTAL	60,681	25,782	86,463	100.0%

[Table 5](#) (page 9) shows the number of undergraduates reported by each school to be living in Boston's private housing market for 2017 and 2018. The number of undergraduates in Boston's private housing decreased by 125 students between during the period. Aside from the schools that are marked closed, UMass Boston saw the greatest reduction with an estimated decrease of 237 (-8%) students in private housing. Since UMass Boston did not distinguish between off-campus subtypes shown in [Table 4](#) in 2017, it is possible that the estimate undercounts the decrease of students living in private housing. Furthermore, UMass Boston added 451 full-time undergraduate students during the same period, which minimized the positive impact of the 1,000 new dorm-bed in reducing pressure in the housing market. Aside from UMass Boston, there were no other significant decreases in students living off-campus (not-at-home).



TABLE 5: UNDERGRADUATE STUDENTS LIVING OFF-CAMPUS (NOT AT HOME) IN BOSTON ¹³

INSTITUTION	2017	2018	CHANGE: 2017 TO 2018	% CHANGE: 2017 TO 2018
BAY STATE COLLEGE	64	62	-2	-3%
BENJAMIN FRANKLIN INSTITUTE	7	11	4	57%
BERKLEE COLLEGE OF MUSIC	2,704	3,156	452	17%
BOSTON ARCHITECTURAL COLLEGE	43	80	37	86%
BOSTON BAPTIST COLLEGE	0	0	0	N/A
BOSTON COLLEGE	1,057	1,082	25	2%
BOSTON CONSERVATORY (CLOSED)	360	0	-360	100%
BOSTON UNIVERSITY	3,061	3,221	160	5%
EMERSON COLLEGE	298	211	-87	-29%
EMMANUEL COLLEGE	103	146	43	42%
FISHER COLLEGE	120	96	-24	-20%
HARVARD UNIVERSITY	0	0	0	N/A
MA COLLEGE OF ART & DESIGN	250	265	15	6%
MA COLLEGE OF PHARMACY & HEALTH SCIENCES	923	890	-33	-4%
MA INSTITUTE OF TECHNOLOGY	65	66	1	2%
MGH INSTITUTE OF HEALTH PROFESSIONS	0	0	0	N/A
NE COLLEGE OF OPTOMETRY	0	0	0	N/A
NE CONSERVATORY OF MUSIC	0	0	0	N/A
NEW ENGLAND LAW BOSTON	0	0	0	N/A
NORTHEASTERN UNIVERSITY	5,597	5,519	-78	-1%
SCHOOL OF MUSEUM OF FINE ARTS (CLOSED)	56	0	56	-100%
SHOWA INSTITUTE	0	0	0	N/A
SIMMONS COLLEGE	149	158	9	6%
ST JOHN SEMINARY	8	1	-7	N/A
SUFFOLK UNIVERSITY	1,509	1,491	-18	-1%
TUFTS UNIVERSITY (HEALTH SCIENCES)	0	33	33	N/A
UNIVERSITY OF MA-BOSTON	2,997	2,760	-237	-8%
URBAN COLLEGE OF BOSTON	0	0	0	N/A
WENTWORTH INSTITUTE	480	478	-2	N/A
WHELOCK COLLEGE (CLOSED)	10	0	-10	-100%
TOTAL	19,851	19,726	-125	-1%

¹³ Table 5 includes both full-time and part-time students. The 2017 UMass Boston private housing count is an estimate given that in 2017 they did not distinguish between students residing off-campus (living-at-home) and off-campus (not-at-home). Emmanuel opened a 691 dorm-bed in Fall 2018, however, their private housing count increased by 43 students. Part of the reason for this is an increase of 109 undergraduates between 2017 and 2018. Additionally, Emmanuel's beds are shared with MCPHS. Between 2017 and 2018, the number of Emmanuel students living on-campus rose by 344 students as a result of the new dorm.



STUDENT HOUSING: LIVING ON-CAMPUS WITHIN THE CITY OF BOSTON, continued

Table 6 compares the number of graduate students in the Boston private housing market by school for 2017 and 2018. As in the undergraduate off-campus population, the graduate student population living in private housing is trending upward, with a net 884 (5%) student increase since last year. BU and NEU saw the highest increases in students living in the private housing market (459 and 560 respectively), in line with significant increases in enrollment at both of these schools (728 and 1,074 respectively).

TABLE 6: GRADUATE STUDENTS LIVING OFF-CAMPUS (NOT AT HOME) IN BOSTON ^{14 15}

INSTITUTION	2017	2018	CHANGE: 2017 TO 2018	% CHANGE: 2017 TO 2018
BERKLEE COLLEGE OF MUSIC	18	205	187	1039%
BOSTON ARCHITECTURAL COLLEGE	52	76	24	46%
BOSTON COLLEGE	894	878	-16	-2%
BOSTON CONSERVATORY (CLOSED)	179	0	-179	-100%
BOSTON UNIVERSITY	4,606	5,065	459	10%
EMERSON COLLEGE	113	100	-13	-12%
FISHER COLLEGE	4	4	0	N/A
HARVARD UNIVERSITY	509	464	-45	-8%
MA COLLEGE OF ART & DESIGN	33	22	-11	-33%
MA COLLEGE OF PHARMACY & HEALTH SCIENCES	969	877	-92	-9%
MA INSTITUTE OF TECHNOLOGY	497	479	-18	-4%
MGH INSTITUTE OF HEALTH PROFESSIONS	0	0	0	N/A
NE COLLEGE OF OPTOMETRY	0	0	0	N/A
NE CONSERVATORY OF MUSIC	0	0	0	N/A
NEW ENGLAND LAW BOSTON	0	0	0	N/A
NORTHEASTERN UNIVERSITY	5,138	5,698	560	11%
SCHOOL OF MUSEUM OF FINE ARTS (CLOSED)	45	0	-45	-100%
SIMMONS COLLEGE	424	419	-5	-1%
ST JOHN SEMINARY	27	9	-18	N/A
SUFFOLK UNIVERSITY	406	506	100	25%
TUFTS UNIVERSITY (HEALTH SCIENCES)	1,512	1,566	54	4%
UNIVERSITY OF MA-BOSTON	849	794	-55	-6%
WENTWORTH INSTITUTE	34	31	3	-8%
WHELOCK COLLEGE (CLOSED)	10	0	-10	-100%
TOTAL	16,309	17,193	884	5%

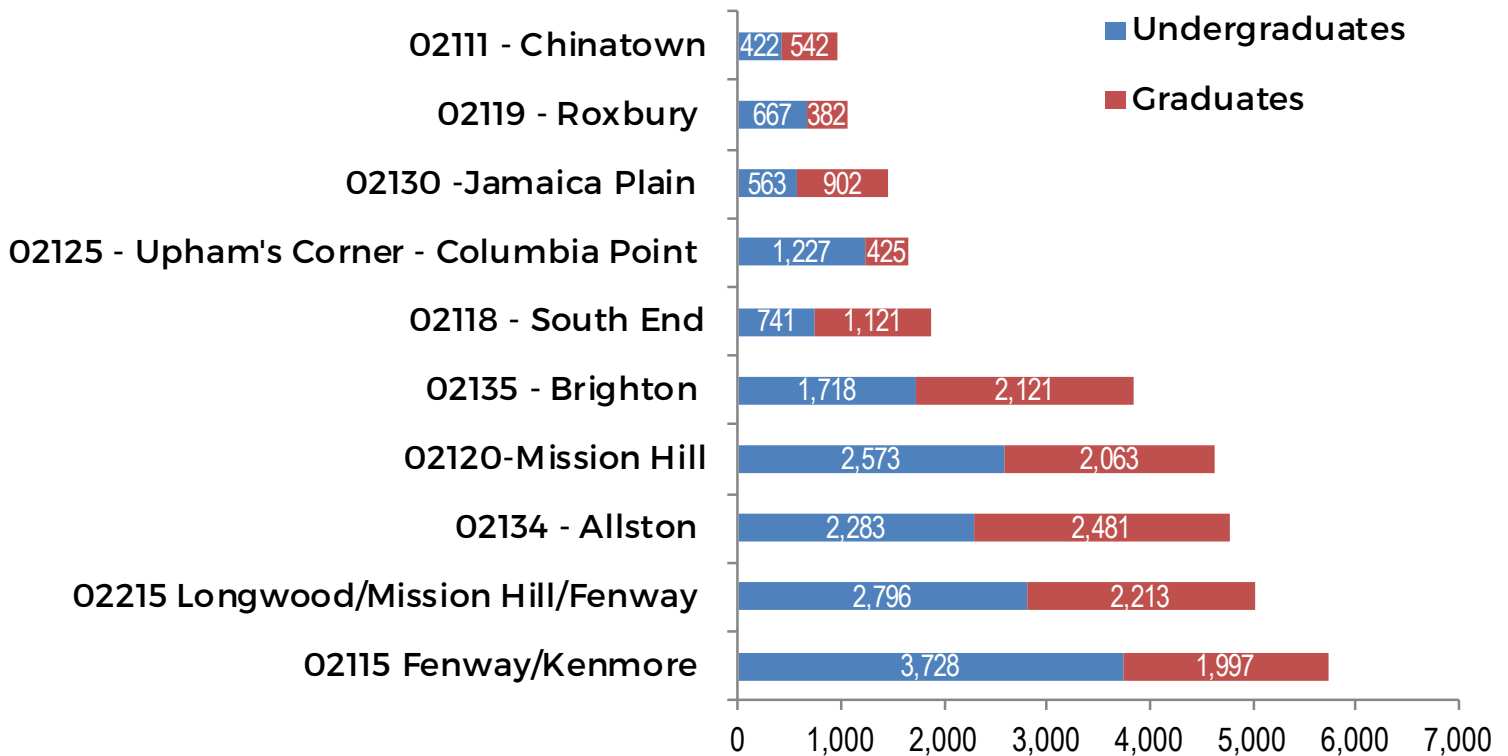
¹⁴ Table 6 includes both full-time and part-time students. The 2017 UMass Boston private housing count is an estimate given that in 2017 they did not distinguish between students residing off-campus (living-at-home) and off-campus (not-at-home).

¹⁵ MGH Institute of Health Professionals, New England College of Optometry, New England Conservatory of Music, and New England Law of Boston, also did not distinguish between the off-campus subgroups. Their students are not included in this table as they most likely would be categorized as “living-at-home.”



STUDENT HOUSING: LIVING ON-CAMPUS WITHIN THE CITY OF BOSTON, continued

Figure 4 shows the geographic distribution of undergraduate and graduate students by neighborhood, using zip codes as a proxy for neighborhoods.¹⁶ Using zip codes for this analysis highlights smaller neighborhood areas, such as Mission Hill and Uphams Corner/Columbia Point. The zip codes with the highest number of students are 02115 (Fenway/Kenmore), 02215 (Longwood/Mission Hill/Fenway), 02134 (Allston), 02120 (Mission Hill) and 02135 (Brighton). Those five zip codes represent 65% of the students living in Boston's private-housing market. The next five, 02118 (South End), 02125 (Upham's Corner, Columbia Point), 02130 (Jamaica Plain), 02119 (Roxbury) and 02111 (Chinatown), account for 29% of all student addresses. The remaining 6% are scattered across other zip codes. **Appendix D** contains the full-zip code breakout and other neighborhood data.

**OFF-CAMPUS STUDENTS OUTSIDE BOSTON**

Based on rough zip code data obtained from the schools for off-campus students residing outside of Boston, as expected, most students primarily live in Brookline and Cambridge.¹⁷ Other common municipalities that are near Boston in which students live include Quincy, Medford, Somerville and Revere. Other students come from cities and towns further away such as Lawrence, New Bedford, and Worcester.

¹⁶ Based on geocoded Off-Campus addresses obtained from Fall 2018 University Accountability Reports. While these are mostly students in the private housing market, totals include some addresses for students living at home. These figures include both full-time and part-time students.

¹⁷ This off-campus data is "rough" because it was not provided with the same data standards as other data in this report and this data does not differentiate between off-campus students living-at-home and those that are not living-at-home.

OFF-CAMPUS STUDENTS HOUSING BY PROPERTY TYPE

This section focuses on the property types in which students (undergraduates and graduates) reside. Over half of Boston's off-campus (not-at-home) students (16,025) live in properties of three units or fewer and condominiums. These students place particular pressure on Boston's workforce housing market because one-, two- and three-family properties were initially 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 7: STUDENTS LIVING OFF-CAMPUS BY HOUSING TYPE ¹⁸

	PROPERTY TYPE	2018 STUDENT COUNT	% OF ADDRESSES
UNDERGRADUATES	3 units or less (excluding Condos)	6,125	30%
	Students in Condos	3,864	19%
	Students living in Apartments (4 units or more)	5,197	25%
	Students in Multi-Use Properties	3,948	19%
	Other Properties	1,416	7%
GRADUATES	3 units or less (excluding condos)	3,247	20%
	Students in Condos	3,372	21%
	Students living in Apartments (4 units or more)	5,350	33%
	Students in Multi-Use Properties	3,324	20%
	Other Properties	1,139	7%
ALL STUDENTS	3 units or less (excluding condos)	9,372	25%
	Students in Condos	7,236	20%
	Students living in Apartments (4 units or more)	10,547	29%
	Students in Multi-Use Properties	7,272	20%
	Other Properties	2,555	7%

¹⁸ Based on geocoded Off-Campus addresses obtained from Fall 2018 University Accountability Reports. 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). These figures includes both full-time and part-time students.



NEW ON-CAMPUS HOUSING

From 2011 to 2018, there were 813 beds permitted per year on average. To meet the goal of creating 18,500 new dorm beds by the end of 2030 the City needs to authorize beds at an average pace of 831 beds per year from 2019-2030, a slightly higher pace than the previous eight years.

Fifty-three percent of the 18,500 dorm bed creation goal has been tentatively met, taking into account dorm beds built since 2011 (6,022), beds currently or soon to be under construction (1,119), and future commitments (2,723) in the pipeline ([Table 8](#)).¹⁹ After considering dorm bed demolitions, the net built and planned production is just over 8,500 (46% of the total goal).

TABLE 8: CURRENT PROGRESS ON GOAL OF PRODUCING 18,500 NEW DORM BEDS

GOAL FOR TOTAL BEDS	18,500	% of Total
Beds Built 2011-2018	6,022	33%
Currently In/Soon to be in Construction	1,119	6%
Pipeline/Future Commitments	2,723	15%
Total Built and Planned Production	9,864	53%
Demolitions (2011-2018)	-1,334	-7%
Planned Demolitions	0	0%
Net Built and Planned Production	8,530	46%
BEDS LEFT TO CREATE	9,970	54%

Table 9 shows the undergraduate housing need vs. planned construction for each school. Currently, a 20-story, 825 dorm-bed building in construction at Northeastern and is scheduled to be completed by August 2019 in time for the next Fall semester. Among other highlights in the pipeline include UMass Boston, which has another 1,000 dorm-beds coming soon. In addition to the forthcoming UMass Boston beds, the pipeline consists of 523 beds at Boston University and 550 beds at Boston College. There are no demolitions in the pipeline in the current time.

The Northeastern dorm will be privately managed by American Campus Communities, the nation's largest student housing developer. Public-private partnerships also were responsible for UMass Boston's new dorm. The emerging national trend for private dormitory creation is one of the ways to unlock faster student housing production - particularly at the graduate student level. While the City will hold universities accountable for making significant investments of their capital into housing creation, the addition of other private developers working in partnership with schools to provide student-specific housing could have a positive effect on housing affordability in Boston.

¹⁹ 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 9: UNDERGRADUATE HOUSING NEED VS. PLANNED BEDS
(GREATER BOSTON), 2018²⁰**

INSTITUTION	UNDER-GRADS IN PRIVATE HOUSING MARKET	DORM BEDS CURRENTLY OR SOON TO BE IN CONSTRUCTION	IN LARGE PROJECT REVIEW	NEW DORM BEDS IN PIPELINE	CURRENT OR PLANNED DEMO/ RENOVATIONS	UNMET STUDENT HOUSING NEEDS
BAY STATE COLLEGE	87					87
BENJAMIN FRANKLIN INSTITUTE	16					16
BERKLEE COLLEGE OF MUSIC w/ BOSTON CONSERVATORY	3,223			450		2,773
BOSTON ARCHITECTURAL COLLEGE	227					227
BOSTON BAPTIST COLLEGE	0					0
BOSTON COLLEGE	1,330			550		780
BOSTON UNIVERSITY	4,448			523		3,925
EMERSON COLLEGE	333	294				39
EMMANUEL COLLEGE	177					177
FISHER COLLEGE	126					126
HARVARD UNIVERSITY	0					0
MA COLLEGE OF ART & DESIGN	568					568
MA COLLEGE OF PHARMACY & HEALTH SCIENCES	1,687					1,687
MA INSTITUTE OF TECHNOLOGY	207					207
MGH INSTITUTE OF HEALTH PROFESSIONS	0					0
NE COLLEGE OF OPTOMETRY	0					0
NE CONSERVATORY OF MUSIC	0					0
NEW ENGLAND LAW BOSTON	0					0
NORTHEASTERN UNIVERSITY	6,209	825		200		5,184
SHOWA INSTITUTE	0					0
SIMMONS COLLEGE	552					552
ST JOHN SEMINARY	5					5
SUFFOLK UNIVERSITY	1,905					1,905
TUFTS UNIVERSITY (HEALTH SCIENCES)	53					53
UNIVERSITY OF MA-BOSTON	6,133			1,000		5,133
URBAN COLLEGE OF BOSTON	0					0
WENTWORTH INSTITUTE	667					667
TOTAL	27,953	1,119	0	2,723		24,111



CONCLUSION

Based on the current pace of dorm-bed development, the City is not on pace to meet the goal of creating 18,500 dorm-bed goals by 2030 as established in Mayor Walsh's comprehensive housing policy, **Housing A Changing City: Boston 2030**. The number of dorm beds in the pipeline has decreased, and there are no additional commitments at this time. Therefore, the City will need to increase efforts to boost dorm-bed construction in the next decade. Student housing creation must significantly exceed enrollment growth in order for the number of students in the overall private housing market to decrease. The City also needs to work collaboratively with Greater Boston area colleges and municipal leaders to address student housing issues as a regional issue.

There is, however, some good news. Since Fall 2013, undergraduate student enrollment has increased by 1.41% or 1,300 students, while the percentage of students housed on-campus has grown by seven percent. At the same time, more than 3,500 net undergraduate beds have come online during the same period. Despite an undergraduate increase in enrollment of 655 students from 2017 and 2018, the number of students in the private housing market decreased by only 125. On the other hand, if significant increases in graduate enrollment continue, the positive impact of the new dorm beds coming online in reducing pressure on the housing market will be partially negated.

Local colleges and universities continue to improve the quality of off-campus student data they provide to the City, allowing for better assessment of the impact of new dorm beds on Boston's private housing market, and the City will continue this partnership in hopes of creating more detailed and exacting analyses. While the data quality continues to grow, the Walsh Administration will continue to execute its policy priority to ease the pressure on neighborhood housing by facilitating more student-specific housing.

The Department of Neighborhood Development will also work collaboratively with the Inspectional Services Division to revamp efforts on identifying students, particularly undergraduates, that are living in unsuitable housing. The quality data improvements mentioned earlier will play a key role in determining which student addresses (down to the unit level) are in violation of building and sanitary codes, which will facilitate code enforcement.



APPENDIX A: DEFINITIONS AND KEY DATA ISSUES

As required by the University Accountability ordinance, all Boston-based universities and colleges must submit a report to the City each year providing data about the students enrolled in their school, including information on where they are living (on-campus or off-campus). The overall quality of the reporting has improved with each report. For example, some schools were able to provide significantly improved data. We commend them for their efforts. Unfortunately, this shift has created some complications in analyzing trends over time, particularly with respect to the type of off-campus living arrangement (off-campus at-home vs off-campus not-at-home); the type of property students live in (i.e. single-family vs condominium); and migration shifts between Boston neighborhoods. 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 any necessary data reconciliations. Please note this report is based only on Fall Semester data for the year reported.

Off-Campus Housing: In 2013, the off-campus numbers were not separated into the sub-categories of students, i.e., off-campus (at-home), off-campus (not-at-home), and living in university-managed housing that were reported on in 2014-2017. This limits the comparison of the off-campus subgroups to the baseline data. Furthermore, there are a small number of institutions that have not made these distinctions in any UAR report.

Off-Campus (Living at-home): This category was formerly called “commuters” in previous reports. This category refers to a living arrangement in which a student lives with parents or legal guardians in any housing facility that is not owned or controlled by the educational institution. For part-time, non-traditional, or graduate students, this category represents the place one lives prior to becoming a student and not a residence obtained for the sole purpose of having a place to stay while being a student. Generally, a student is living at home when their “local/mailling” address and “home/permanent” address are the same in the institutional database.

Off-Campus (Not Living at-home): This category was formerly called “private housing”, and refers to students who neither live with parents or legal guardians nor in any housing facility that is owned or controlled by the educational institution. This category aims to identify students who entered Boston’s private housing market to facilitate study at a Boston-based institution. Generally, these students have two different addresses for “local/mailling” and “home/permanent”. Please note that for graduate students, the address matching methodology is less effective in identifying students living in the private housing market given that the concept of “home” can often be wherever the student resides at the time.

Address Data: While several institutions have improved their address collection methods in order to obtain more accurate address data, these addresses are reported by students and subject to errors. Some of the address data may reflect addresses of students living at home as opposed to “not-at-home”. Given that the City is interested in the impacts of students on the private housing market, inaccurate and incorrectly identified address data can impact the results of this analysis.

Geographic Distribution: This latest edition of *Student Housing Trends* does not compare geographic distribution of students with earlier reports because of data incompatibilities. Until the data becomes more comparable across years, we will refrain from presenting the year over year changes in student numbers for a given neighborhood.



APPENDIX B: ENROLLMENT

Table B1 and **B2** provide a further breakout of total enrollment at each school by class level (undergraduate and graduate), while **Table B3** provides a breakout of enrollment by full-time or part-time status.

TABLE B1: ENROLLMENT CHANGE BY SCHOOL & CLASS LEVEL, FROM BASE YEAR 2013-2018²⁰

INSTITUTION NAME	UNDERGRADUATE ENROLLMENT				GRADUATE ENROLLMENT			
	2013	2018	CHANGE	% CHANGE	2013	2018	CHANGE	% CHANGE
BAY STATE COLLEGE	1,098	567	-531	-48.4%	0	0	0	N/A
BENJAMIN FRANKLIN INSTITUTE	463	554	91	19.7%	0	0	0	N/A
BERKLEE COLLEGE OF MUSIC	4,402	5,130	728	16.5%	117	272	155	132.48%
BOSTON ARCHITECTURAL COLLEGE	407	270	-137	-33.7%	318	320	2	0.6%
BOSTON BAPTIST COLLEGE	96	76	-20	-20.8%	0	0	0	N/A
BOSTON COLLEGE	9,049	9,377	328	3.6%	4,476	4,730	254	5.7%
BOSTON CONSERVATORY	545	0	-545	N/A	229	0	-229	N/A
BOSTON UNIVERSITY	16,871	17,630	759	4.5%	10,637	12,488	1,851	17.4%
EMERSON COLLEGE	3,720	3,843	123	3.3%	803	717	-86	-10.7%
EMMANUEL COLLEGE	2,059	1,990	-69	-3.4%	261	112	-149	-57.1%
FISHER COLLEGE	978	854	-124	-12.7%	0	35	35	N/A
HARVARD UNIVERSITY	0	0	0	N/A	3,830	3,970	140	3.7%
MA COLLEGE OF ART & DESIGN	1,776	1,748	-28	-1.6%	134	124	-10	-7.5%
MA COLLEGE OF PHARMACY & HEALTH SCIENCES	3,499	2,820	-679	-19.4%	970	1,628	658	67.8%
MA INSTITUTE OF TECHNOLOGY	4,528	4,610	82	1.8%	6,773	6,948	175	2.6%
MGH INST. OF HEALTH PROFESSIONS	307	563	256	83.4%	995	1,052	57	5.7%
NE COLLEGE OF OPTOMETRY	0	0	0	N/A	502	521	19	3.8%
NEW ENGLAND CONSERVATORY	430	468	38	8.8%	382	370	-12	6.8%
NEW ENGLAND LAW BOSTON	0	0	0	N/A	964	542	-422	-43.8%
NORTHEASTERN UNIVERSITY	17,924	18,867	943	5.3%	8,513	12,799	4,286	50.3%
SCHOOL OF MUSEUM OF FINE ARTS	484	0	-484	N/A	167	0	-167	N/A
SHOWA INSTITUTE	263	252	-11	-4.2%	0	0	0	N/A
SIMMONS COLLEGE	1,732	1,837	105	6.1%	2,240	1,603	637	-28.4%
ST JOHN SEMINARY	43	26	-17	-39.5%	149	122	-27	-18.1%
SUFFOLK UNIVERSITY	5,593	5,162	-431	-7.7%	2,844	1,808	-1,036	-36.4%
TUFTS UNIV. (HEALTH SCIENCES)	0	242	-242	N/A	2,632	2,906	274	10.4%
UNIVERSITY OF MA-BOSTON	11,533	12,466	933	8.1%	3,014	2,726	-288	-9.6%
URBAN COLLEGE OF BOSTON	767	874	107	14.0%	0	0	0	N/A
WENTWORTH INSTITUTE	3,708	4,222	514	13.9%	244	174	-70	-28.7%
WHELOCK COLLEGE	859	0	-859	N/A	464	0	-464	N/A
TOTAL ENROLLMENT	93,134	94,448	1,314	1.41%	51,658	55,967	4,309	8.3%

²⁰ Total enrollment figures include both full-time and part-time students. The UMass Boston enrollment numbers from 2013-2018 have been revised because previous reporting included online students. Schools with an asterisk represent schools that have undergone mergers, see Footnote 8.



TABLE B2: ENROLLMENT CHANGE BY SCHOOL & CLASS LEVEL, 2017 vs. 2018²¹

INSTITUTION NAME	UNDERGRADUATE ENROLLMENT				GRADUATE ENROLLMENT			
	2017	2018	CHANGE	% CHANGE	2017	2018	CHANGE	% CHANGE
BAY STATE COLLEGE	560	567	7	1.3%	0	0	0	N/A
BENJAMIN FRANKLIN INSTITUTE	540	554	14	2.6%	0	0	0	N/A
BERKLEE COLLEGE OF MUSIC	4,449	5,130	681	15.3%	44	272	228	518.18%
BOSTON ARCHITECTURAL COLLEGE	307	270	-37	-12.1%	349	320	-29	-8.3%
BOSTON BAPTIST COLLEGE	99	76	-23	-23.2%	0	0	0	N/A
BOSTON COLLEGE	9,358	9,377	19	0.2%	4,638	4,730	92	2.0%
BOSTON CONSERVATORY	612	0	-612	N/A	260	0	-260	N/A
BOSTON UNIVERSITY	17,084	17,630	546	3.2%	11,760	12,488	728	6.19%
EMERSON COLLEGE	3,841	3,843	2	0.1%	653	717	64	9.8%
EMMANUEL COLLEGE	1,881	1,990	-109	5.8%	130	112	-18	-13.8%
FISHER COLLEGE	952	854	-98	-10.3%	41	35	-6	-14.6%
HARVARD UNIVERSITY	0	0	0	N/A	3,924	3,970	46	1.2%
MA COLLEGE OF ART & DESIGN	1,739	1,748	9	0.5%	127	124	-3	-2.4%
MA COLLEGE OF PHARMACY & HEALTH SCIENCES	2,720	2,820	70	2.5%	1,702	1,628	-74	-4.3%
MA INSTITUTE OF TECHNOLOGY	4,544	4,610	66	1.5%	6,890	6,948	58	0.8%
MGH INST. OF HEALTH PROFESSIONS	559	563	4	0.7%	1,022	1,052	30	2.9%
NE COLLEGE OF OPTOMETRY	0	0	0	N/A	560	542	-18	-3.2%
NEW ENGLAND CONSERVATORY	436	468	32	7.3%	408	370	-38	-9.3%
NEW ENGLAND LAW BOSTON	0	0	0	N/A	560	542	-18	-3.2%
NORTHEASTERN UNIVERSITY	18,813	18,867	54	0.3%	11,725	12,799	1,074	9.2%
SCHOOL OF MUSEUM OF FINE ARTS	222	0	-222	N/A	71	0	-71	N/A
SHOWA INSTITUTE	222	252	30	13.5%	0	0	0	N/A
SIMMONS COLLEGE	1,767	1,837	70	4.0%	1,690	1,603	-87	-5.1%
ST JOHN SEMINARY	26	26	0	N/A	165	122	-43	-26.1%
SUFFOLK UNIVERSITY	5,067	5,162	95	1.9%	1,765	1,808	43	2.4%
TUFTS UNIV. (HEALTH SCIENCES)	0	242	-242	N/A	2,970	2,906	116	N/A
UNIVERSITY OF MA-BOSTON	12,377	12,466	89	0.7%	2,915	2,726	-189	-6.5%
URBAN COLLEGE OF BOSTON	755	874	119	15.8%	0	0	0	N/A
WENTWORTH INSTITUTE	4,219	4,222	3	0.1%	190	174	-16	-8.4%
WHEELOCK COLLEGE	604	0	-604	N/A	207	0	-207	N/A
TOTAL ENROLLMENT	93,783	94,448	665	0.71%	54,554	55,967	1,413	2.59%

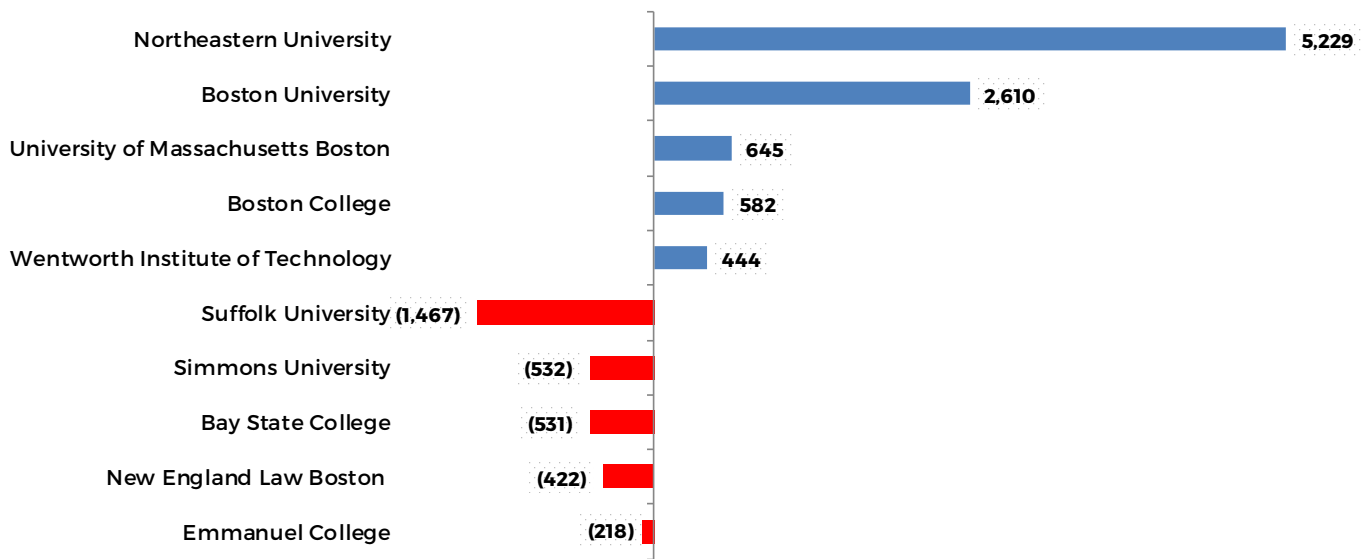
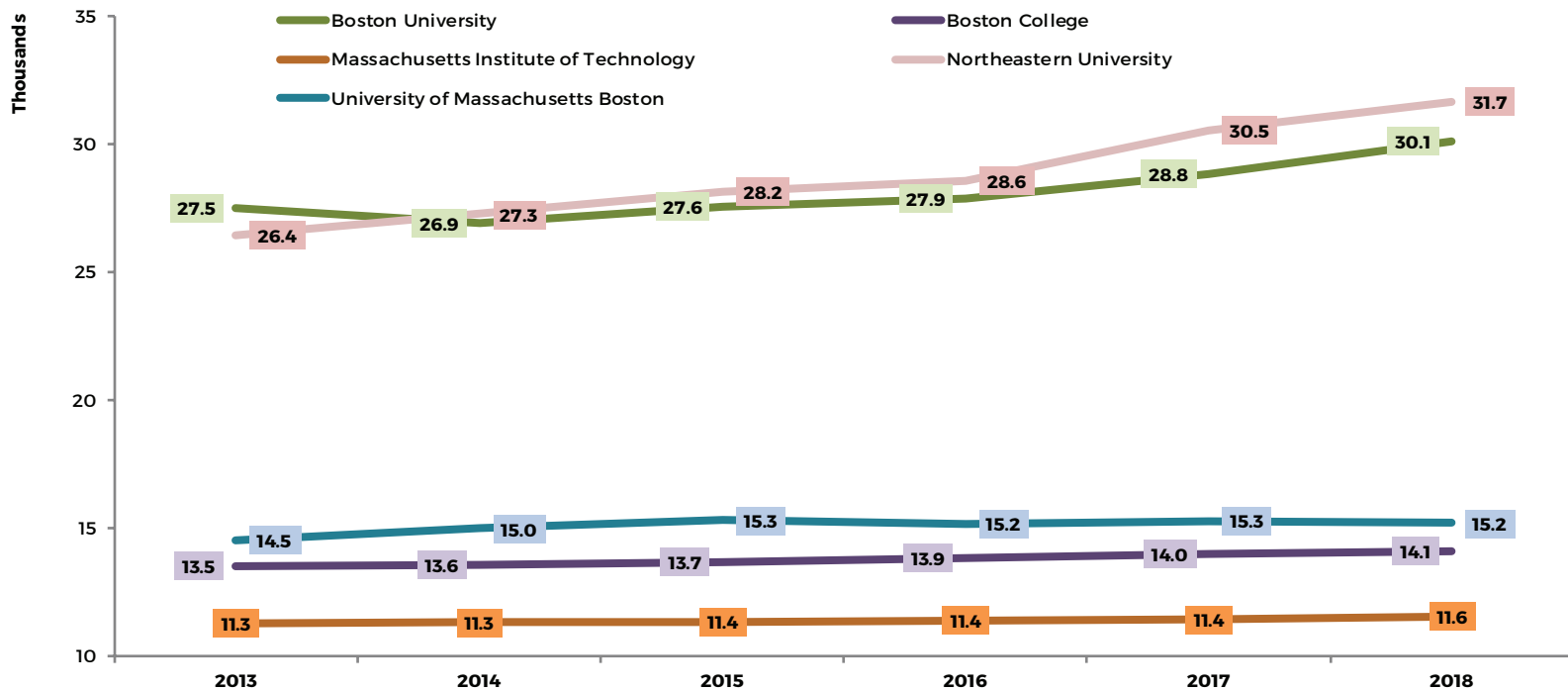
21 Ibid.

TABLE B3: ENROLLMENT BY DEGREE LEVEL & FULL-TIME & PART-TIME STATUS, 2018²²

INSTITUTION NAME	UNDERGRADUATE ENROLLMENT			GRADUATE ENROLLMENT		
	FULL-TIME	PART-TIME	TOTAL	FULL-TIME	PART-TIME	TOTAL
BAY STATE COLLEGE	427	140	567	0	0	0
BENJAMIN FRANKLIN INSTITUTE	452	102	554	0	0	0
BERKLEE COLLEGE OF MUSIC	4,740	390	5,130	249	23	272
BOSTON ARCHITECTURAL COLLEGE	266	4	270	307	13	320
BOSTON BAPTIST COLLEGE	45	31	76	0	0	0
BOSTON COLLEGE	9,377	0	9,377	3,451	1,279	4,730
BOSTON CONSERVATORY	0	0	0	0	0	0
BOSTON UNIVERSITY	17,498	132	17,630	10,443	2,045	12,488
EMERSON COLLEGE	3,798	45	3,843	626	91	717
EMMANUEL COLLEGE	1,966	24	1,990	0	112	112
FISHER COLLEGE	688	166	854	13	22	35
HARVARD UNIVERSITY	0	0	0	3,924	3,970	46
MA COLLEGE OF ART & DESIGN	1,651	97	1,748	3,610	360	3,970
MA COLLEGE OF PHARMACY & HEALTH SCIENCES	2,621	199	2,820	1,584	44	1,628
MA INSTITUTE OF TECHNOLOGY	4,533	77	4,610	6,817	131	6,948
MGH INST. OF HEALTH PROFESSIONS	214	349	563	772	280	1,052
NE COLLEGE OF OPTOMETRY	0	0	0	521	0	521
NEW ENGLAND CONSERVATORY	438	30	468	347	23	370
NEW ENGLAND LAW BOSTON	0	0	0	372	170	542
NORTHEASTERN UNIVERSITY	18,680	187	18,867	11,632	1,167	12,799
SCHOOL OF MUSEUM OF FINE ARTS	0	0	0	0	0	0
SHOWA INSTITUTE	252	0	252	0	0	0
SIMMONS COLLEGE	1,650	187	1,837	779	824	1,603
ST JOHN SEMINARY	25	1	26	89	33	122
SUFFOLK UNIVERSITY	4,942	220	5,162	1,136	672	1,808
TUFTS UNIV. (HEALTH SCIENCES)	227	15	242	2,765	141	2,906
UNIVERSITY OF MA-BOSTON	9,982	2,484	12,466	1,155	1,571	2,726
URBAN COLLEGE OF BOSTON	58	816	874	0	0	0
WENTWORTH INSTITUTE	3,905	317	4,222	65	109	174
WHELOCK COLLEGE	0	0	0	0	0	0
TOTAL ENROLLMENT	88,435	6,013	94,448	46,816	9,151	55,967

22 Ibid.



CHART B1: TOP 10 SCHOOLS BY TOTAL ENROLLMENT CHANGE FROM 2013-2018**CHART B2: TOTAL ENROLLMENT FOR SCHOOLS WITH AT LEAST 10,000 STUDENTS FROM 2013-2018**

APPENDIX C: STUDENTS IN PRIVATE HOUSING BY SCHOOL

CHART C1: TOP TEN SCHOOLS BY UNDERGRADUATES IN PRIVATE HOUSING, 2018

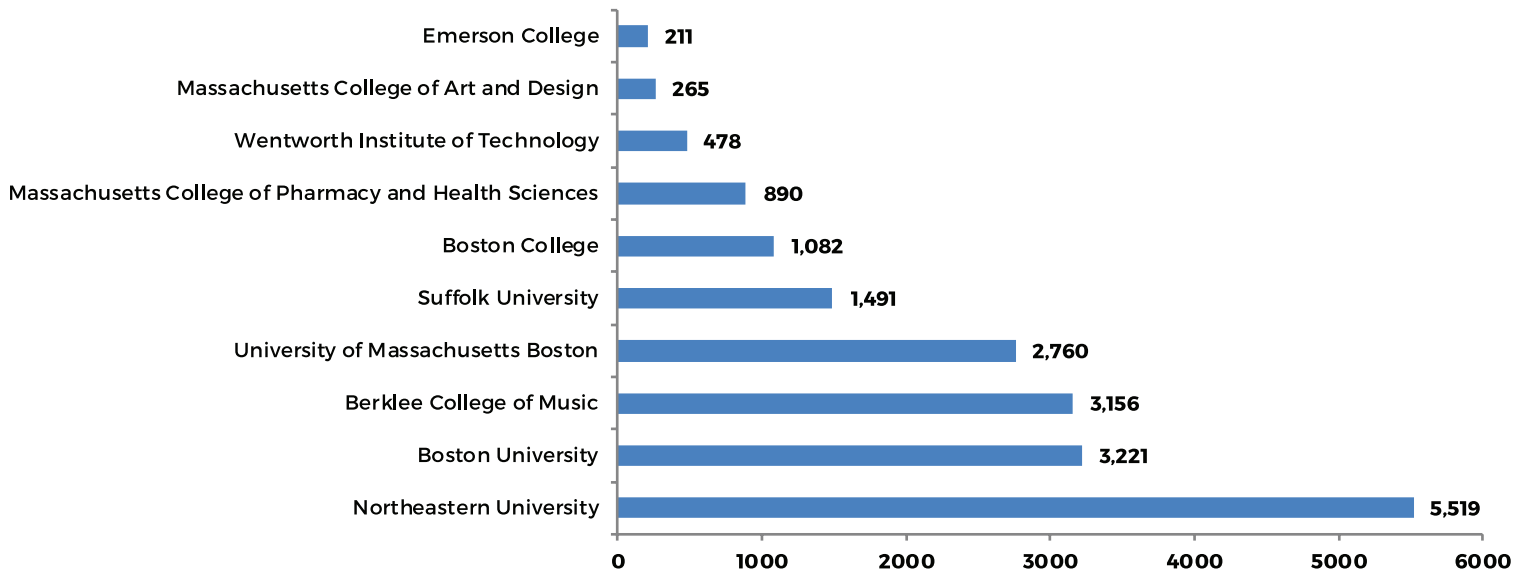
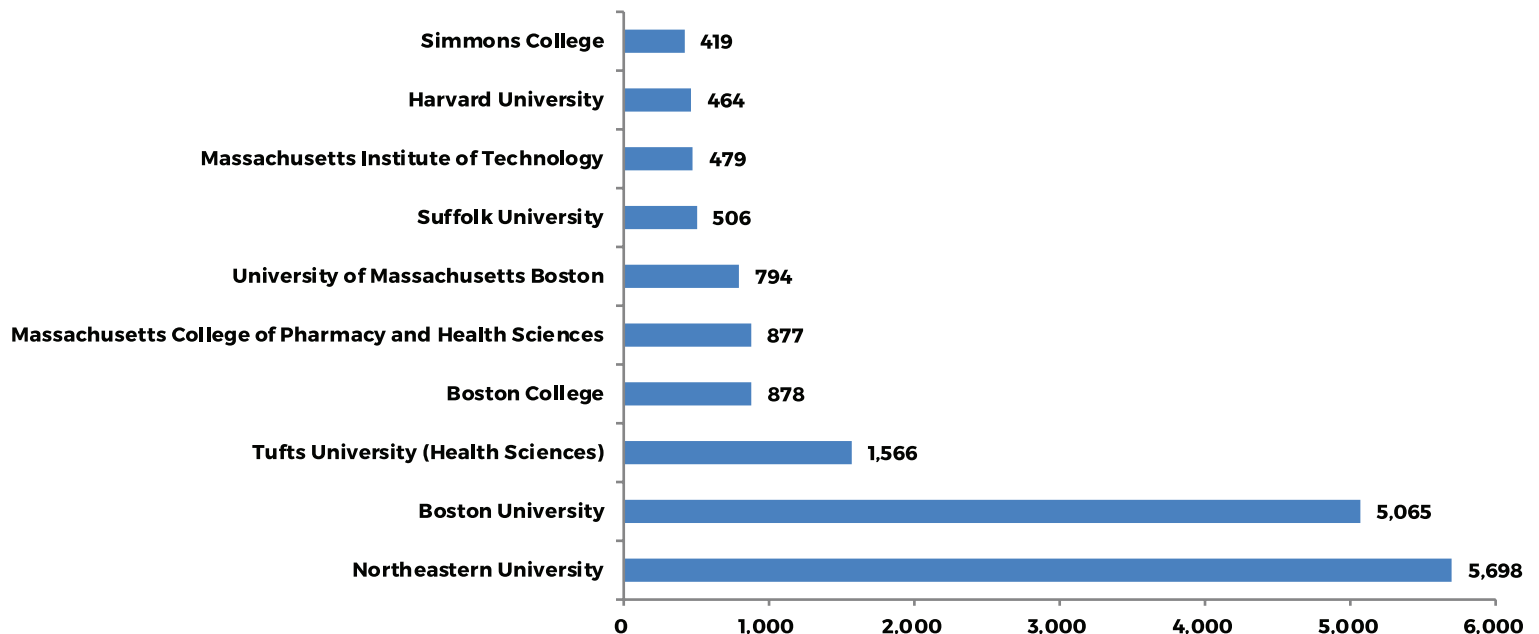
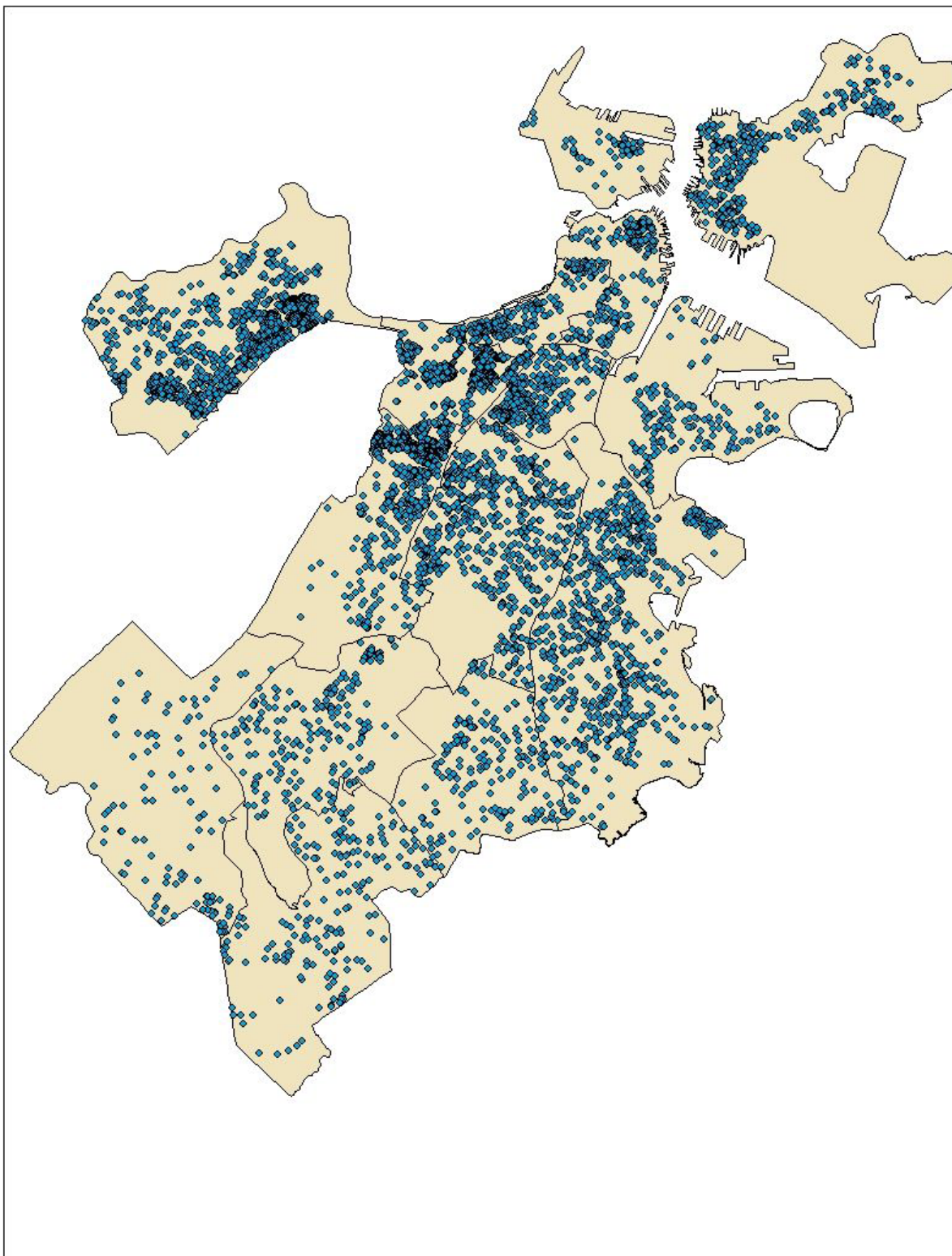


CHART C2: TOP TEN SCHOOLS BY GRADUATE STUDENTS IN PRIVATE HOUSING, 2018



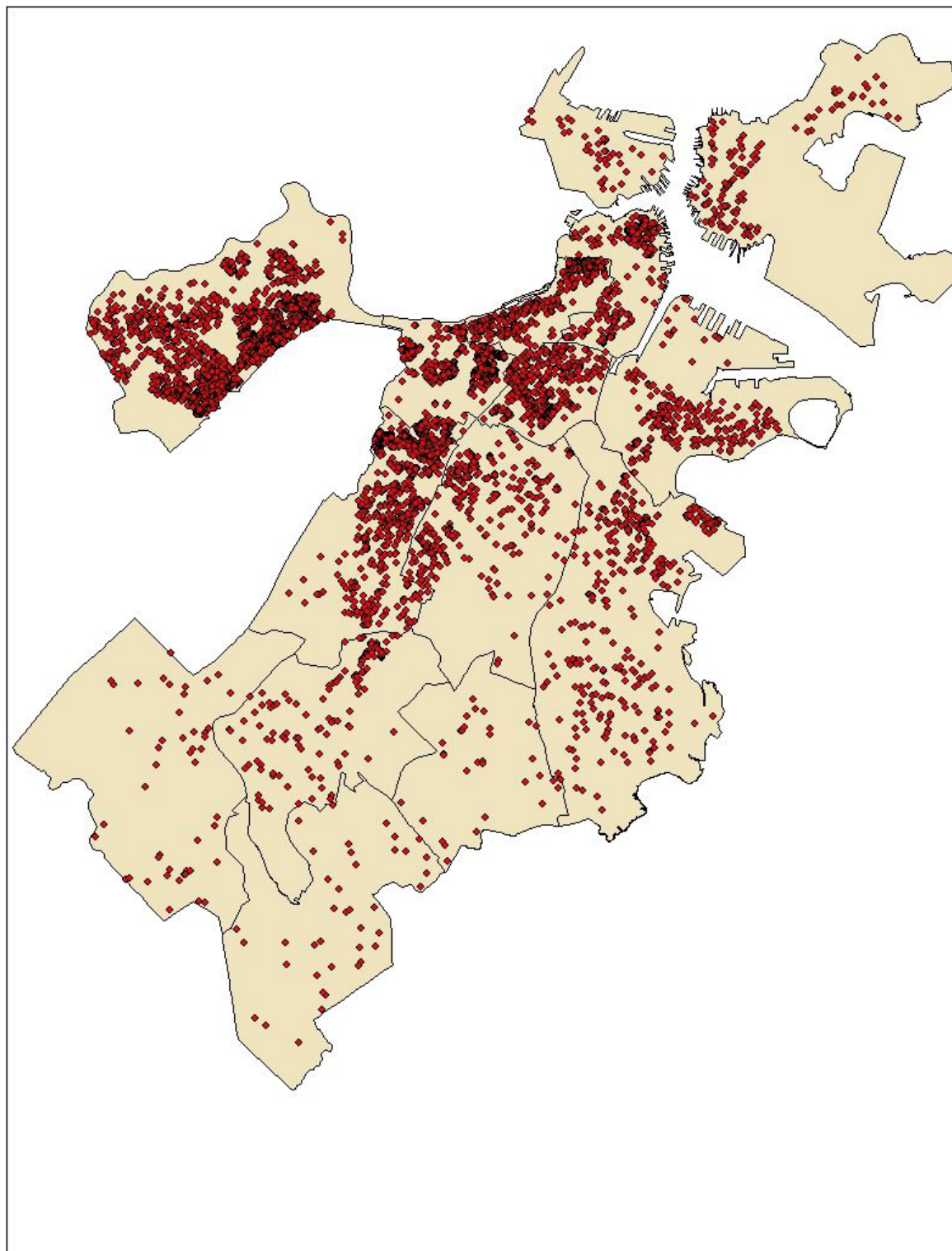
APPENDIX D: STUDENT DISTRIBUTION MAPS AND TABLES

MAP D1: MAP OF OFF-CAMPUS UNDERGRADUATE STUDENT



23 Based on geocoded Off-Campus addresses obtained from Fall 2018 University Accountability Reports. Neighborhood boundaries are based on DND and BPDA districts and may not necessarily align with neighborhood boundaries from other sources. Maps and tables are primarily for off-campus students not-at-home, but about 4% of the addresses are estimated to be students living at-home.

MAP D2: MAP OF OFF-CAMPUS GRADUATE STUDENT DISTRIBUTION



MAP D3: CITY OF BOSTON OFF-CAMPUS STUDENT HOTSPOTS

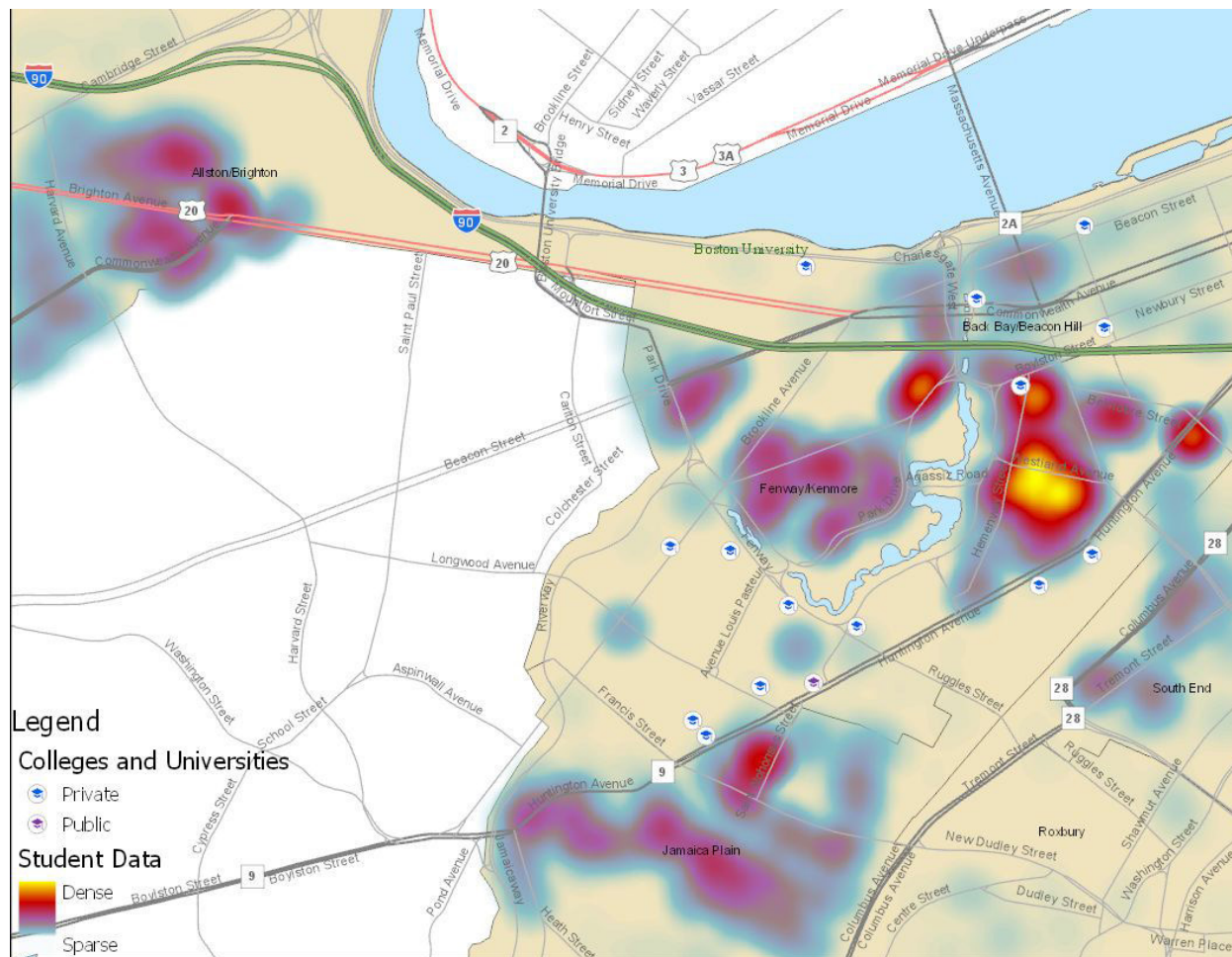


TABLE D1: OFF-CAMPUS (PRIVATE HOUSING) STUDENTS BY NEIGHBORHOOD (DND DISTRICTS)

NEIGHBORHOOD	UNDERGRADUATES	GRADUATES	TOTAL	% OF TOTAL
ALLSTON/BRIGHTON	4,413	4,741	9,154	24.8%
BACK BAY/BEACON HILL	1,071	924	1,995	5.4%
CENTRAL	1,199	1,116	2,315	6.3%
CHARLESTOWN	71	52	123	0.3%
DORCHESTER	1,736	607	2,343	6.3%
EAST BOSTON	661	216	877	2.4%
FENWAY/KENMORE	5,355	3,756	9,111	24.6%
HYDE PARK	231	48	279	0.8%
JAMAICA PLAIN	2,573	2,508	5,261	14.2%
MATTAPAN	229	37	266	0.7%
ROSLINDALE	301	180	481	1.3%
ROXBURY	1,002	516	1,518	4.1%
SOUTH BOSTON	261	302	563	1.5%
SOUTH END	1,127	1,366	2,493	6.7%
WEST ROXBURY	140	63	203	0.5%
TOTAL	20,550	16,432	36,982	100.0%



TABLE D2: OFF-CAMPUS STUDENT DISTRIBUTION BY NEIGHBORHOOD (BPDA DISTRICTS)

NEIGHBORHOOD	UNDERGRADUATES	GRADUATES	TOTAL	% OF TOTAL
ALLSTON	2,729	2,686	5,415	14.6%
BACK BAY	1,072	911	1,983	5.4%
BAY VILLAGE	36	40	76	0.2%
BEACON HILL	160	229	389	1.1%
BRIGHTON	1,684	2,055	3,739	10.1%
CHARLESTOWN	71	52	123	0.3%
CHINATOWN	326	373	699	1.9%
DORCHESTER	1,918	627	2,545	6.9%
DOWNTOWN	419	356	775	2.1%
EAST BOSTON	661	216	877	2.4%
FENWAY	4,980	2,969	7,949	21.5%
HYDE PARK	219	46	265	0.7%
JAMAICA PLAIN	586	835	1,421	3.8%
LEATHER DISTRICT	9	11	20	0.1%
LONGWOOD MEDICAL AREA	83	163	246	0.7%
MATTAPAN	155	30	185	0.5%
MISSION HILL	2,510	2,290	4,800	13.0%
NORTH END	235	168	403	1.1%
ROSLINDALE	242	92	334	0.9%
ROXBURY	1,486	846	2,332	6.3%
SOUTH BOSTON	232	278	510	1.4%
SOUTH BOSTON WATERFRONT	30	24	54	0.1%
SOUTH END	379	894	1,273	3.4%
WEST END	188	178	366	1.0%
WEST ROXBURY	140	63	203	0.5%
TOTAL	20,550	16,432	36,982	100.0%



TABLE D3: ZIP CODE DISTRIBUTION TABLE

NEIGHBORHOOD BY ZIP CODE	UNDERGRADUATES	GRADUATES	ALL STUDENTS	% OF ALL STUDENTS	% OF TIER/GROUP
02115 FENWAY/KENMORE	3,728	1,997	5,725	15.5%	65%
02215 LONGWOOD/MISSION HILL/FENWAY	2,796	2,213	5,009	13.5%	
02134 ALLSTON	2,283	2,481	4,764	12.9%	
02120 MISSION HILL	2,573	2,063	4,636	12.5%	
02135 BRIGHTON	1,717	2,121	3,839	10.4%	
02118 SOUTH END	741	1,121	1,862	5.0%	19%
02125 UPHAM'S CORNER/COLUMBIA POINT	1,227	425	1,652	4.5%	
02130 JAMAICA PLAIN	563	902	1,465	4.0%	
02119 ROXBURY	667	382	1,049	2.8%	
02111 CHINATOWN	422	542	964	2.6%	
02116 BACK BAY	464	496	960	2.6%	10%
02128 EAST BOSTON	661	216	877	2.4%	
02114 WEST END	340	373	713	1.9%	
02127 SOUTH BOSTON	229	276	505	1.4%	
02124 DORCHESTER	377	118	495	1.3%	
02113 NORTH END	256	97	353	1.0%	4%
02122 BOWDOIN	211	130	341	0.9%	
02131 ROSLINDALE	253	86	339	0.9%	
02136 HYDE PARK	244	46	290	0.8%	
02121 DORCHESTER	204	34	238	0.6%	
OTHER	593	313	906	2.4%	2%
TOTAL ZIP CODES	20,550	16,432	36,982	100.0%	100%