

HOUSING BOSTON'S STUDENTS

2030 GOALS:

- Create 16,000 undergraduate and 2,500 graduate student dorm beds
- Reduce undergraduates living off-campus in Boston by 50%
- Reduce unsafe housing conditions in off-campus apartments

PERFORMANCE TO DATE

DORMITORY PRODUCTION & PIPELINE

To achieve the City's 18,500-bed production target by 2030, 4,625 new dorm beds should have been permitted by 12/31/15. With 3,548 grad and undergrad beds permitted since 2011, total dorm production is running at 77% of target.

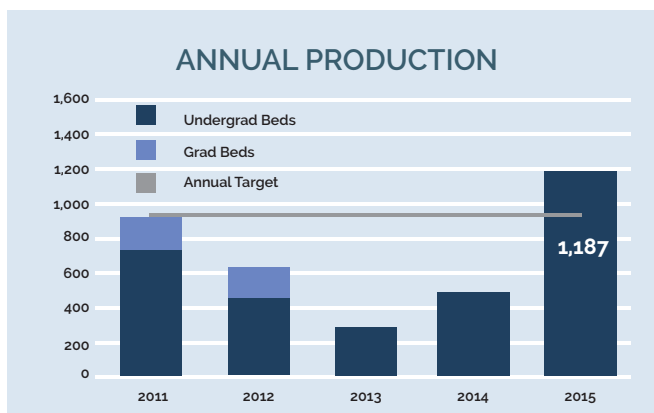
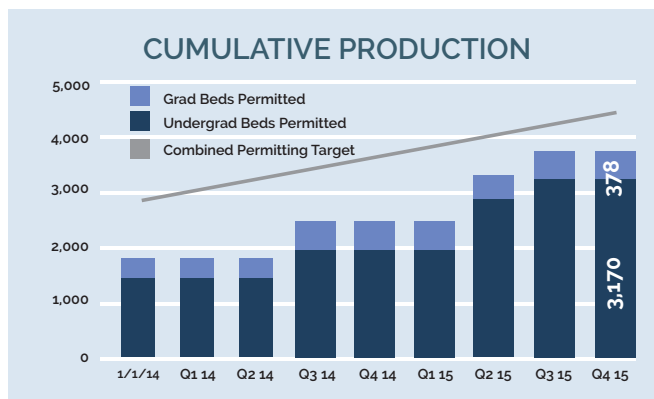
2015 was the City's best year so far for dorm production. As shown here, 2015 was the first year where the annual production of dorm beds (1,187) substantially exceeded the annual target of 925 beds.

In addition to the 3,548 beds permitted to date, another 5,258 beds have been proposed by the colleges and universities, resulting in a total of 8,806 beds either permitted or planned. The challenge is to identify the additional 9,694 beds (52% of the 2030 target) needed to meet the City's production targets.

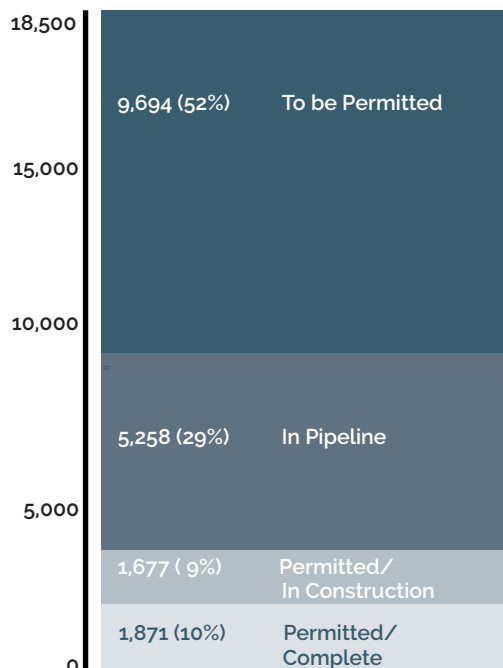
OFF-CAMPUS UNDERGRADUATE STUDENTS

The number of off campus undergrad students in Boston's neighborhoods is governed by enrollment levels, and the number of beds completed (not permitted) to house those students. Since 2011, 1,493 undergraduate beds in seven dormitory projects have been completed. Another 378 graduate student beds have been added at Boston University Medical and Harvard Business Schools. Offsetting these gains, 133 dormitory beds were converted to non-dormitory uses in 2012 and 2013.

Based on data reported by colleges and universities in the fall of 2015, the City estimates that there was a decrease of approximately 1,515 off-campus undergraduates living in Boston's neighborhoods between 2013 and 2015. This number exceeds the 1,436 students required to achieve the City's goal of a 50% reduction of off-campus students by 2030. This decline occurred because dormitory bed production of 1,395 beds from September 2013 to September 2015 exceeded enrollment growth of 499 students.



DORMITORY PRODUCTION & PIPELINE



2015 HIGHLIGHTS

NEW DORMITORIES

With 1,187 new dorm beds permitted this year, dorm production is more than double the 2014 record (490 beds) and more than quadruple the 2013 pace. New dorms this year include:

- Emerson College, Downtown. 395 undergrad beds
- Boston College, Brighton. 540 beds
- New England Conservatory, Fenway. 252 beds

In total, these new dorms will add more than a half million square feet of new student housing, at a cost of over \$200 million.

In 15 years of recorded data for dormitory production, there has been only one year, 2007, that has outperformed 2015.



**NEW ENGLAND CONSERVATORY
STUDENT CENTER**

NEW IN 2015

In April, the City released its first Student Trends report.

This report, based on the increased reporting requirements from the Colleges and Universities that went into effect in 2014, shows clearly the impacts of students on Boston's housing market.

The report shows for each institution the on-campus and off-campus housing arrangements of its student body. This creates greater transparency and accountability for both the City and the institutions on this important issue.

NEW INFORMATION TO CONSIDER

ENROLLMENT

Since 2013, enrollment in Boston's colleges and universities has grown by 1.7%: 2,541 more students than two years ago; however, the vast majority of this growth (more than 2,000) students is at the graduate level. Graduate enrollments have gone up at 3.6% in the past two years, while undergraduate enrollment has increased at a modest .5%.

Of the 24 reporting institutions, 11 reported enrollment increases (shown here) and 13 reported enrollment declines. Northeastern University reported the greatest increase in enrollment at 8.35%, or 678 new undergraduates and 1,826 graduates. It should be noted that Northeastern University has offset some of this new enrollment with a recently completed 720-bed dormitory, and has planned for another 1,000 beds to be developed on its campus.

The City of Boston will continue to analyze enrollment growth at universities and work with these institutions to ensure corresponding increases in their student housing commitments.

Enrollment Increases 2013-2015	2013	2015	Growth	%
Northeastern University	29,998	32,502	2,504	8.35
University of MA Boston	16,277	17,030	753	4.63
Wentworth Institute	3,952	4,756	624	15.8
Harvard University	3,830	4,019	189	4.93
Boston College	13,525	13,694	169	1.25
Tufts University (Health Sciences)	2,632	2,786	154	5.85
MA College of Pharm. & Health Sciences	4,469	4,622	153	3.42
MGH Institute of Health Professions	1,302	1,418	116	8.91
Urban College of Boston	767	853	86	11.21
Massachusetts Institute of Technology	11,301	11,359	58	0.51
Fisher College	978	1,005	27	2.76
Boston Conservatory	774	801	27	3.49

DORMITORY PIPELINE

Of the 5,258 dorm beds currently proposed by Boston's colleges and universities, 985 have completed the community review process, have been approved by the BRA Board, and should start construction in 2016. Another 800 beds are currently in the review process and should be approved in the near future. The remaining 3,743 beds have not yet filed applications with the BRA, but are included in the Institutional Master Plans.

As shown in the table, this pipeline extends to 2019, and will be updated as more progress is made. Offsetting this progress, however, is the planned demolition of 1,033 dormitory beds as part of the campus reconfigurations at Boston College, Boston University, and Emmanuel College.

DORMITORY PIPELINE	BEDS
Emmanuel College Julie Hall	691
Emerson College Little Building	294
Northeastern University Burke Street	800
Boston University Student Village III	523
Boston College Shea Field	550
St. Gabriel's Graduate Student Housing	400
UMass Boston Dorms Phase I (2018)	1,000
UMass Boston Dorms Phase II (2019+)	1,000
TOTAL PIPELINE	5,258

CHALLENGES & OPPORTUNITIES

To ensure that Boston's housing plan remains current and relevant, the City, along with the Housing Task Force, will review new policies annually with an eye toward making course corrections and improvements. Below are some challenges and opportunities that could impact the City's ability to meet the housing needs of its students.

Increased Enrollments, Particularly at the Graduate Level

While the number of students in Boston enrolled in Boston programs has grown by 2,500 students over the past two years, the vast majority (over 2,000) of the newly enrolled students are at the graduate level. If enrollments continue to rise at the same rate or faster than student housing production, any new housing gains will be lost to the increased population. In addition, graduate students are significantly more likely than undergraduates to live in the off-campus housing market. Therefore, the increased population of graduate students may be creating additional pressure on the supply of housing. Fortunately, however, graduate students do not usually create the same quality of life concerns in neighborhoods and, unlike undergraduates, graduate students may already be living in the Boston off-campus housing market prior to enrolling.

Using Institutional Master Plans to Increase Dormitory Production Commitments

Reaching the ambitious 18,500 new dormitory bed goal will require the dedicated commitment of both universities, developers, and community members. Institutional Master Plans (IMP) serve as the formal documentation of university commitments around student housing. The City will continue to negotiate master plans which will advance the Mayor's student housing goals.

Facilitating Private Dorm Production

While privately-developed dorms were once considered a novel approach to student housing, this strategy for housing students has become mainstream across the U.S. and is gaining ground in Boston. UMass is pursuing that approach in its 1,000-bed dorm facility on its campus in Dorchester; Northeastern is proposing 600 privately developed beds on its campus; and several other schools have expressed interest in exploring privately developed dorms near transit nodes. A fully-private dorm, funded through private investment dollars, has yet to be completed at an off-campus location, but continuing to advance and support this strategy will be critical to meeting our goal.

Capacity of Smaller Institutions

Increasing dormitory space is a particularly difficult challenge for Boston's smaller schools, which may not have the capacity to finance additional dorm construction. One promising strategy, used by Simmons and the School of the Museum of Fine Art, is to partner with other local schools to lease excess dorm capacity from nearby schools. A variation on this strategy could be for a smaller school to partner with a larger school to jointly develop a new dorm to be shared by the two schools. Privately-developed dorms may also be a pathway for these schools where the developer, not the institution, raises the capital needed for the development.