

COLLEGES AND UNIVERSITIES WITH UNDERGRADUATE DORMITORY SPACE¹

Ranked by percentage of undergraduate students living on campus

Institution	# undergrad dorm beds	Full-time undergrads	% living on campus
Saint John's Seminary	40	40	100.0%
Simmons College	896	1,053	85.1%
Boston College	*6,859	9,006	76.2%
Emmanuel College	559	735	76.1%
Wheelock College	**492	650	75.7%
Boston University	***9,614	13,598	70.7%
Boston Conservatory	163	301	54.2%
Emerson College	1,207	2,371	50.9%
Wentworth Institute of Technology	1,180	2,469	47.8%
Northeastern University	4,149	11,978	34.6%
New England Conservatory of Music	120	351	34.2%
Berklee College of Music	775	2,652	29.2%
Fisher College	284	1,131	25.1%
Art Institute of Boston	****79	379	20.8%
Suffolk University	460	2,326	19.8%
Mass. College of Art	231	1,196	19.3%
Mass. Communications College	75	420	17.9%
Bay State College	105	679	15.5%
Mass. College of Pharmacy & Allied Health Sciences	147	1,171	12.6%
15 institutions without dormitories	0	9,918	0.0%
Total of Above	27,435	62,424	43.9%

¹Owned or leased for current undergraduate enrollment.

- * 3,991 located outside the city
- ** 27 located outside the city
- *** 448 located outside the city
- **** 28 located outside the city

Sources: New England Board of Higher Education and individual schools.

MORE DORM BEDS TO BE ADDED IN THE FUTURE

A look at the city's current development pipeline reveals that the increase in dormitory beds in the city's colleges and universities shows no signs of abating. Whether in response to students' desire to live on campus or in reaction to Boston's tight housing market, more dormitory beds are under construction, have been approved, or are being proposed.

Boston University has a new 820-bed dormitory under construction on the old Commonwealth Armory site and

Northeastern University is building a 700-bed dormitory addition to its West Campus complex. Northeastern recently broke ground on its 610-bed Davenport Commons project and a 350-bed dormitory for Suffolk University has already been approved by the Boston Redevelopment Authority. Together, these four projects total 2,480 beds - the equivalent of freeing up 620 apartment units of the city's housing stock for families and non-students. When completed, these projects will bring the total number of dormitory beds within city limits to 26,465, a 47% increase from 1990. Counting the 4,494

dormitory beds located outside the city, this will bring the total of number of dormitory beds available to the students of Boston's colleges and universities to 30,959 in the not too distant future, a 72.3% increase over 1990.

Projected Dorm Beds	
Within city limits now	23,985
Under construction	2,130
Approved for construction	350
Total projected in city	26,465
Outside city limits now	4,494
TOTAL PROJECTED DORM BEDS	30,959

The BRA is reviewing proposals by Harvard University for a 350 to 500 bed graduate student housing project and by Northeastern University for an additional 470-bed project. Emmanuel College, Wentworth Institute of Technology, Massachusetts College of Art, and Massachusetts College of Pharmacy are contemplating dormitory projects, although no formal proposals have yet been submitted. A new master plan recently released by Boston College includes a provision to add 450 more dormitory beds on campus.

It is clear, however, that for the foreseeable future, more college students will be moving into more on-campus housing making more non-campus housing available in Boston to families and non-students.

Boston Redevelopment Authority

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Dormitory bed increase welcome in Boston's hot housing market

More dorms free up 2,600 apartments in city

The Boston Redevelopment Authority recently completed a survey of dormitory space in Boston's colleges and universities. Some highlights of the survey include the following findings. Since 1990:

■ **10,511 dormitory beds have been added, bringing the total number to 28,479.**

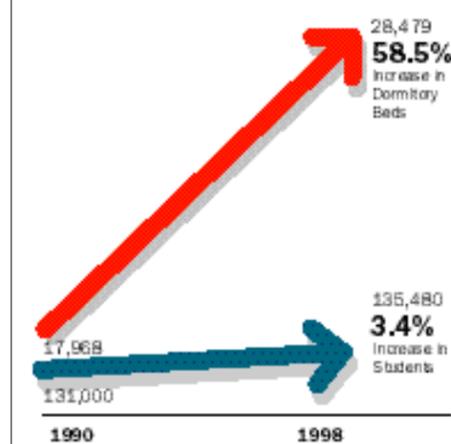
■ **while total student enrollment increased by 3.4%, the number of dormitory beds increased by 59%.**

■ **the percentage of full-time undergraduates living in dormitories is now 44%.**

■ **counting those under construction or approved, the number of dormitory beds in Boston will soon rise to 30,959, a 72% increase from 1990.**

COLLEGE STUDENTS AND BOSTON'S HOUSING MARKET

Boston's colleges and universities have a tremendous - and largely positive - impact on the economic, cultural, social, and intellectual life of the city. The impact of the large number of college students on Boston's housing market, however, can sometimes present problems. Because of their willingness to live in groups and the financial assistance they receive from parents, students can generally pay higher rents than average families or non-students. When the demand is not that strong, the added competition by students for housing is significant enough. In times like these, when Boston's housing vacancy rates are among the lowest in the country and housing prices are among the highest, anything that can be done to lessen the pressure on the housing market is wel-



come news.

The Boston Redevelopment Authority recently conducted a survey on student dormitory space in Boston that revealed a positive sign - a dramatic increase in the number of dormitory beds in Boston's colleges and universities.

DORMITORY BEDS IN BOSTON'S COLLEGES

The recent Boston Redevelopment Authority survey shows an increase in dormitory beds in Boston's colleges and universities that has dramatically out-paced the increase in student enrollment. The survey found that, since 1990, total student enrollment increased by 4,480 or 3.4%, from approximately 131,000 to 135,480. Over that same period, the total number of dormitory beds available grew to 28,479, a 59% increase over 1990.

The addition of these 10,511 dormitory beds is the equivalent of freeing up approximately 2,600 apartment units so they can be rented by families and non-students.

The BRA survey found that four of Boston's colleges and universities own or lease a total of 4,494 of these dormitory beds just outside city limits. Within the city, the number of dormitory beds in Boston increased to 23,985, or more than 33%, since 1990.

Dormitory Beds Available to College Students in Boston - Fall 1999

Within city limits	23,985
Outside the city	4,494
Total beds	28,479

Total Dormitory Beds in Boston's Colleges and Universities¹

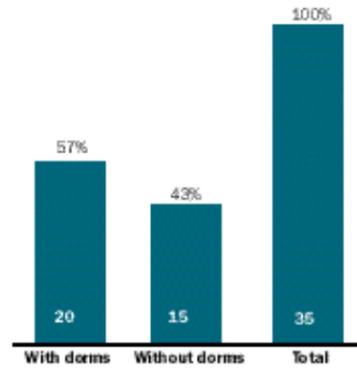
Institution	Total Dorm Beds
Boston University	*9,614
Boston College	**6,859
Northeastern University	4,149
Emerson College	1,207
Wentworth Institute of Technology	1,180
Simmons College	1,016
Harvard University Graduate Programs	809
Berklee College of Music	775
Emmanuel College	559
Wheelock College	***492
Suffolk University	460
Fisher College	284
Massachusetts College of Art	231
The Boston Conservatory	180
New England Conservatory of Music	165
Massachusetts College of Pharmacy and Allied Health Sciences	147
Bay State College	105
Saint John's Seminary	93
The Art Institute of Boston	****79
Massachusetts Communications College	75
Total	28,479

¹Owned or leased by school for current undergraduate and graduate enrollment.

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COLLEGES PROVIDING DORMITORY SPACE IN BOSTON

The BRA's survey revealed that not all of Boston's colleges and universities provide dormitories for their students. Of the 35 institutions of higher education located in the city, only 20 reported that they were providing on-campus housing for students in the 1999-2000 academic year.



Colleges	Number	Percent
With dorms	20	57%
Without dorms	15	43%
Total	35	100%

The 20 institutions that do provide dormitory housing are, often, Boston's largest schools, accounting for 79% (106,418) of the total student enrollment of 135,480 and 78% (67,475) of the 86,494 undergraduate students.

INCREASE IN UNDERGRADUATES LIVING IN DORMITORIES

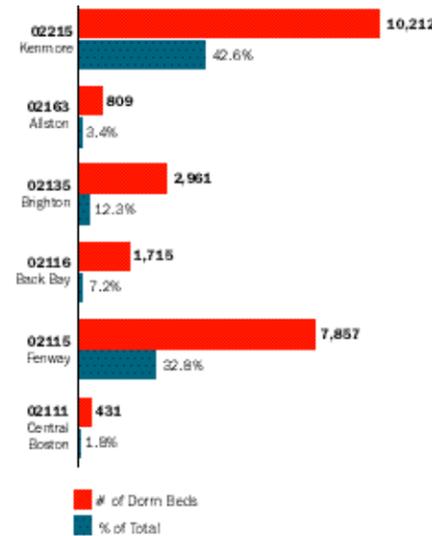
The survey found undergraduates were particularly affected by the increase in dormitory beds and that 96% of all dormitory beds in Boston's colleges and universities are allocated to undergraduates. Due to the increase in dormitory beds, 43.9% of full-time undergraduates (and 33% of all undergraduates) now live on campus at Boston's colleges and universities.

This figure should not be taken to imply that the remaining 56% of full-time undergraduate students are out competing for Boston's scarce housing stock. In fact, a large number of undergraduates do not need or want to live either on campus or in apartments in Boston. Many undergraduate students live at home with their parents – in Boston or other communities – and commute to classes, especially at those schools that are more commuter-oriented. While these students may add to Boston's traffic and mass transit burden, they do not put pressure on the housing market.

At schools that attract a more national and even international student body, the percentage of full-time undergraduate students living on campus is much higher than the overall average. Boston University and Boston College, for example, provide on-campus housing to over 70% of their full-time undergraduates.

WHERE THE DORMS ARE IN BOSTON

The survey found that college dormitories are primarily concentrated in only a few areas within the city. In fact, all of the 23,985 dormitory beds located in Boston are located in just six neighborhoods, as defined by zip code areas.



The Kenmore Square neighborhood in

