



Mayor Menino's Report on Boston—America's College Town

Across the United States and around the world, Boston is recognized as home to many of the nation's premier colleges and universities. Whether it's a small liberal arts college, a technical or professional school, or a large research university – Boston's 36 institutions of higher education attract the nation's best academic talents to work and study here.

As one of Boston's leading industries, higher education is a significant part of Mayor Thomas M. Menino's economic development strategy. In 2004, our colleges and universities employed more than 44,000 people—7% of Boston's total workforce—with annual combined payrolls of \$2.5 billion. Student spending contributes an additional \$1.5 billion to the local economy. Other key economic sectors such as financial services, the arts, and technology, benefit from the educational programs that they offer. Whether it's the pool of talented graduates available for hire or the easy access to training for current employees, our colleges are an asset to companies large and small. One way that Mayor Menino reaches out to these new graduates is through his Onein3 Initiative, a comprehensive effort to connect Boston's young adults with city resources and the community.

Educational institutions also contribute to Boston's cultural vitality. Campus gallery and performance spaces offer an incredible variety of art, music, dance, and theatre to students, residents, and tourists, year-round. Faculty and students from around the world contribute to Boston's already diverse neighborhoods.



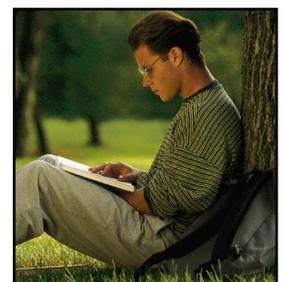
Off-Campus Housing—Issues and Challenges

While Boston's college town status offers undeniable advantages, it also presents challenges. Neighborhoods adjacent to college campuses benefit from having faculty, staff, and students representing different cultural backgrounds support local shops and restaurants. But neighborhoods in close proximity to universities are also popular places for students to live. While many colleges and universities offer on-campus dormitory housing, many undergraduate and graduate students seek nearby housing that is off-campus.

The presence of large numbers of college students has special consequences in a city like Boston with a competitive real estate market. In dense neighborhoods with a limited supply of rental housing, the strong demand created by college students can drive up the cost of rents for all residents, especially when costs are shared and apartments are split. As transient residents, students often feel less responsibility than permanent neighborhood residents for

keeping their apartments in good condition – a situation that can be further exacerbated by irresponsible landlords who fail to maintain their properties and follow-up with their tenants.

Most residents would agree that some students can be good neighbors – especially older graduate students and part-time students who often hold down jobs while taking classes. Still, many residents point to a long history of problems with undergraduates, especially younger students living away from home for the first time. Late-night noise from off-campus parties or loud groups walking back to dorms can shatter the peace of residential neighborhoods.



Good Neighbor Policies and Programs

One of Mayor Thomas M. Menino's top priorities has long been to improve and maintain the quality of life in all of Boston's neighborhoods. For areas with large student populations in particular, this means addressing the problems of student behavior that have a negative impact on the quality of life for residents. Mayor Menino has taken this issue seriously, and has implemented a number of policies and programs that have made a measurable difference in the neighborhoods.

Increasing the number of on-campus dormitories is the most direct way to get students out of neighborhood housing and into supervised settings. Since the beginning of his administration, Mayor Menino has emphasized the need for colleges and universities to build more on-campus housing — especially those institutions with a high

percentage of students who are from outside the greater Boston area and are likely to be in need of housing. The response has been tremendous. Since the early 1990s, more than 8,000 new dormitory beds have been added, bringing the total number of dormitory beds in the city to 29,875. Another 4,390 are currently in the pipeline.

To address the problem of poorly maintained student housing, the city's Inspectional Services Department has increased their enforcement of Boston's Rental Inspection ordinance, a regulation that requires landlords to demonstrate that their properties meet basic safety and sanitary code standards before renting an apartment. More recently, at the Mayor's request, the City Council approved a new ordinance that establishes new safety and sanitary code standards with which landlords must comply before renting an apartment.

A second policy decision has been to call on colleges and universities themselves to stress the importance to their students of being "good neighbors." In 2002, Mayor Menino created *Operation Student Shield*, a partnership between the Boston Police Department and campus security offices. Student Shield asks schools to include sanctions for inappropriate off-campus behavior in their student codes of conduct. The initiative has improved communications between police, the schools, and neighborhood organizations, ultimately making it easier to hold students accountable for poor off-campus conduct.

The University Accountability Ordinance

Despite this progress, concerns remain about how to address safety and security issues that inevitably come with large student populations. One persistent problem has been a lack of accurate information about the student population in Boston's neighborhoods: how many students live in each neighborhood, their academic standing, and which schools they attend. In 2004, a solution came in the form of a proposal of a new ordinance by Boston City Councilor Michael Ross. Co-sponsored by Councilor Jerry McDermott and passed in December of the same year, the University Accountability Ordinance requires colleges and universities in Boston to report each semester on their students' residence within each city zip code. The new requirement reflects a collaboration between Mayor Menino, the City Council, and local schools in which a compromise was crafted that respects federal privacy statutes and other concerns.

The Ordinance does have some limitations. State schools are not required to abide by the city requirement, so three colleges totaling 21,683 students — Bunker Hill Community College, Roxbury Community College, and the University of Massachusetts at Boston — did not file reports. These schools do not offer on-campus housing to their students, meaning that nearly all live off-campus — many in the City of Boston.

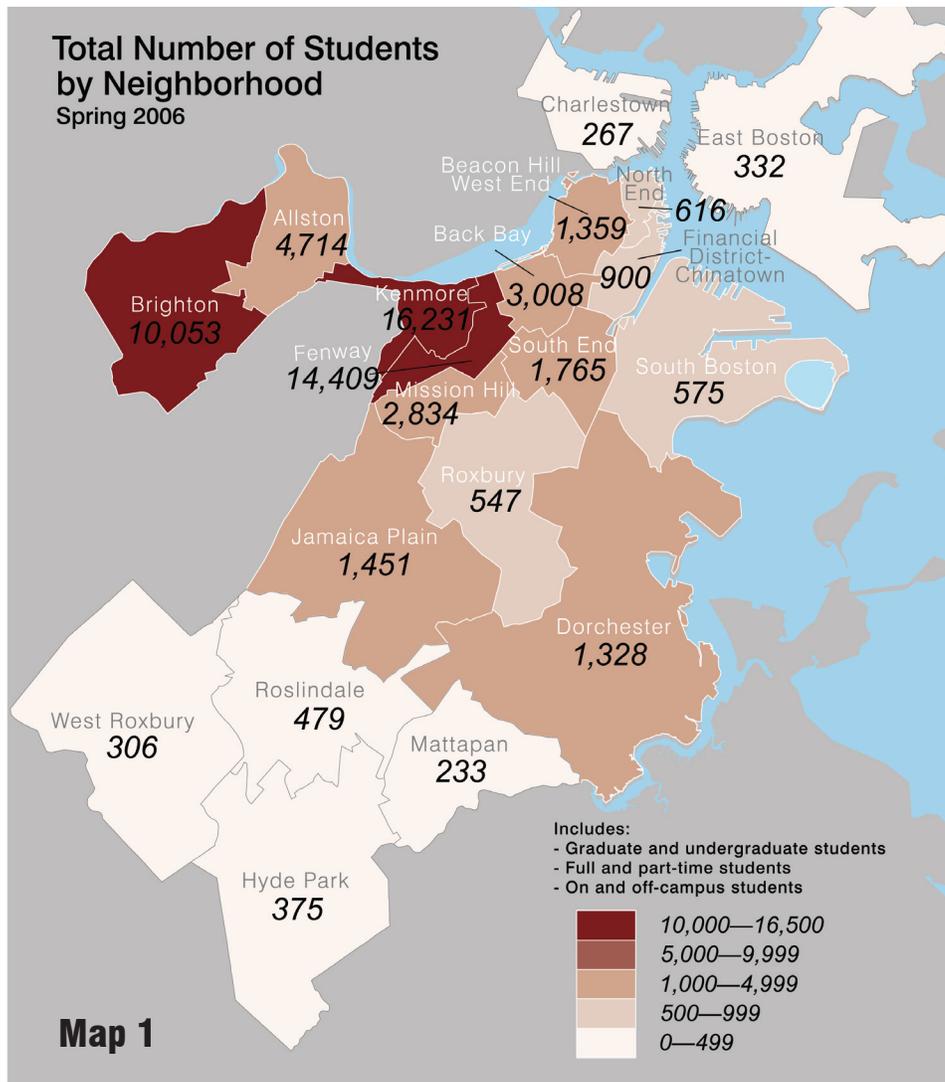


Table 1**Residence of Boston's College and University Students**

Spring 2006

All Students	Undergrads Full-Time	Grads Full-Time	All Part-Time
TOTAL STUDENTS			
117,974	69,199	38,238	10,537
<hr/>			
IN BOSTON			
61,932 52.5%	46,162 66.7%	13,360 34.9%	2,410 22.9%
On-Campus			
35,678	33,278	2,321	79
Off-Campus			
26,254	12,884	11,039	2,331
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OUTSIDE BOSTON			
56,042 47.5%	23,037 33.3%	24,878 65.1%	8,127 77.1%

Furthermore, the ordinance is applicable only to colleges and universities within city limits, and therefore misses some students attending colleges in bordering communities but whom live in the city, such as Curry College in Milton. For these reasons, ordinance data underreports the number of students who live in Boston.

The Ordinance requires that colleges and universities file their reports to the City Clerk's office within 45 days from the beginning of their school year. This report, compiled by the Research Division of the Boston Redevelopment Authority using data reported by schools for the spring 2006 semester, includes additional clarifying information from reporting institutions to paint a more complete picture of student residency patterns in the City of Boston.

City-wide and Neighborhood Trends

Table 1 summarizes the student residency patterns for all students enrolled in the colleges and universities for whom the ordinance applies. Combined, these schools reported a student enrollment of 117,974 students, more than half of whom are undergraduates. An additional 32% are graduate students, with the remaining 9% being part-time students.

The majority of these students live in Boston, both in dormitories and off-campus housing. A surprising number of students, almost one-half (48%), live outside the city. Undergraduate students, however, are overwhelmingly housed in Boston. Of the more than 69,000 full-time undergraduates reported, two-thirds (68%) live in the City of Boston. The vast majority, (72%) live in on-campus housing

Meanwhile, a smaller percentage of graduate students live in the city. Only about one-third (35%) of the reported 38,238 graduate students live in Boston. As these students are far less likely to have access to on-campus housing, more than three-quarters (83%) of Boston-based graduate students reside off-campus.

A more complete picture of student residency patterns in Boston emerges when the ordinance data is further broken down by zip code areas. Map 1 shows the heaviest population clusters are in the core of the city, in close proximity to the majority of the colleges and universities. Brighton and the Fenway, where the majority of students live in on-campus housing – also have a large number of student residents living off-campus. However, Mission Hill and Beacon Hill have comparatively few residence halls so that almost all of the students who live there reside off-campus.

Table 2 and Map 2 show that neighborhoods with the largest number of students are also home to the largest number of undergraduates. For example, in the Kenmore and Brighton neighborhoods, more than 90% of the undergraduates living there reside in dormitories. By contrast, with no undergraduate dormitories in Allston, all 2,011 undergraduates living there reside off-campus.

The ordinance data reveals that students are dispersed throughout all of Boston's neighborhoods, especially those closest to the larger colleges and universities. Even neighborhoods that lie farther from the city's core – such as Jamaica Plain or Dorchester – are home to sizeable student populations. As is often the case in many metropolitan areas around the country, students are likely attracted to the easy access to public transit in these neighborhoods and their relative affordability.

Table 2

Students by Neighborhood

Spring 2006

NEIGHBORHOOD	ALL STUDENTS	FULL-TIME UNDERGRADS	FULL-TIME GRADS	ALL PART-TIME STUDENTS
Kenmore 02215	16,231 <i>13,615 on-campus</i> <i>2,616 off-campus</i>	14,293 <i>12,878</i> <i>1,415</i>	1,646 <i>670</i> <i>976</i>	292 <i>67</i> <i>225</i>
Fenway 02115	14,409 <i>10,272</i> <i>4,137</i>	12,693 <i>10,025</i> <i>2,668</i>	1,559 <i>245</i> <i>1,314</i>	157 <i>2</i> <i>155</i>
Brighton 02135	10,053 <i>7,055</i> <i>2,998</i>	7,694 <i>7,020</i> <i>674</i>	1,953 <i>30</i> <i>1,923</i>	406 <i>5</i> <i>401</i>
Allston 02134, 02163	4,714 <i>1,111</i> <i>3,603</i>	2,011 <i>0</i> <i>2,011</i>	2,481 <i>1,110</i> <i>1,371</i>	222 <i>1</i> <i>221</i>
Back Bay 02116, 02199	3,008 <i>1,675</i> <i>1,333</i>	2,092 <i>1,663</i> <i>429</i>	831 <i>12</i> <i>819</i>	85 <i>0</i> <i>85</i>
Mission Hill 02120	2,834 <i>842</i> <i>1,992</i>	2,399 <i>763</i> <i>1,636</i>	373 <i>79</i> <i>294</i>	62 <i>0</i> <i>62</i>
South End 02118	1,765 <i>250</i> <i>1,515</i>	699 <i>164</i> <i>535</i>	964 <i>82</i> <i>882</i>	102 <i>4</i> <i>98</i>
Jamaica Plain 02130	1,451 <i>0</i> <i>1,451</i>	1,451 <i>0</i> <i>1,451</i>	699 <i>0</i> <i>699</i>	200 <i>0</i> <i>200</i>
Beacon Hill/West End 02114, 02108	1,359 <i>345</i> <i>1,014</i>	630 <i>345</i> <i>283</i>	652 <i>0</i> <i>652</i>	77 <i>0</i> <i>77</i>
Dorchester 02122, 02124, 02125	1,328 <i>0</i> <i>1,328</i>	735 <i>0</i> <i>735</i>	398 <i>0</i> <i>398</i>	195 <i>0</i> <i>195</i>
Financial District/Chinatown 02110, 02111, 02222	900 <i>512</i> <i>388</i>	525 <i>420</i> <i>105</i>	357 <i>92</i> <i>265</i>	18 <i>0</i> <i>18</i>
North End 02113, 02109	616 <i>0</i> <i>616</i>	199 <i>0</i> <i>199</i>	199 <i>0</i> <i>199</i>	55 <i>0</i> <i>55</i>
South Boston 02127, 02210	575 <i>0</i> <i>575</i>	162 <i>0</i> <i>162</i>	392 <i>0</i> <i>392</i>	84 <i>0</i> <i>84</i>
Roxbury 02119, 02121	547 <i>0</i> <i>547</i>	547 <i>0</i> <i>547</i>	547 <i>0</i> <i>547</i>	95 <i>0</i> <i>95</i>
Roslindale 02131	479 <i>0</i> <i>479</i>	479 <i>0</i> <i>479</i>	164 <i>0</i> <i>164</i>	80 <i>0</i> <i>80</i>
Hyde Park 02136	375 <i>0</i> <i>375</i>	375 <i>0</i> <i>375</i>	375 <i>0</i> <i>375</i>	71 <i>0</i> <i>71</i>
East Boston 02128	332 <i>0</i> <i>332</i>	332 <i>0</i> <i>332</i>	332 <i>0</i> <i>332</i>	45 <i>0</i> <i>45</i>
West Roxbury 02132	306 <i>0</i> <i>306</i>	138 <i>0</i> <i>138</i>	138 <i>0</i> <i>138</i>	53 <i>0</i> <i>53</i>
Charlestown 02129	267 <i>0</i> <i>267</i>	72 <i>0</i> <i>72</i>	158 <i>0</i> <i>158</i>	37 <i>0</i> <i>37</i>
Mattapan 02126	233 <i>0</i> <i>233</i>	151 <i>0</i> <i>151</i>	26 <i>0</i> <i>26</i>	56 <i>0</i> <i>56</i>
Other (PO Boxes etc.)	150 <i>7</i> <i>149</i>	85 <i>0</i> <i>85</i>	47 <i>1</i> <i>46</i>	18 <i>0</i> <i>18</i>
BOSTON TOTAL	61,932	46,162	13,360	2,410
OUTSIDE BOSTON	56,042	23,037	24,878	8,127
ALL	117,974	69,199	38,238	10,537

Table 3**All Students (Grads, Undergrads, & Part-Time) by College and University**

Spring 2006

Type of School	School	Total Enrollment	On-Campus	Off-Campus	Outside Boston
grad only	St. John's Seminary	138	28	47	63
grad only	New England College of Finance	336	0	13	323
grad only	New England College of Optometry	414	0	249	165
grad only	MGH Institute of Health Professions	699	0	147	552
grad only	New England School of Law	1,073	0	267	806
grad only	Tufts University (part)	1,903	92	842	969
grad only	Harvard University (part)	3,644	1,401	676	1,567
2-year	Benjamin Franklin Institute	382	0	167	215
2-year	Fisher College	533	219	171	143
2-year	Urban College of Boston	632	0	479	153
2-year	Bay State College	648	128	123	397
<1,500	Boston Conservatory of Music	536	171	233	132
<1,500	Lesley University	565	0	79	486
<1,500	Caritas Laboure College	658	0	219	439
<1,500	New England Conservatory of Music	757	140	492	125
<1,500	Boston Architectural Center	901	0	313	588
<1,500	Wheelock College	1,028	411	49	568
<1,500	School of the Museum of Fine Arts	1,138	60	580	498
<1,500	Massachusetts College of Art	1,416	370	539	507
1,500-5,000	Emmanuel College	2,084	1,093	232	759
1,500-5,000	Massachusetts College of Pharmacy and Health Sciences	2,434	540	419	1,475
1,500-5,000	Berklee College of Music	3,265	694	893	1,678
1,500-5,000	Wentworth Institute of Technology	3,688	1,530	913	1,245
1,500-5,000	Emerson College	4,096	1,278	988	1,830
1,500-5,000	Simmons College	4,572	1,069	833	2,670
>5,000	Suffolk University	7,370	765	1,700	4,905
>5,000	Massachusetts Institute of Technology	9,942	555	467	8,920
>5,000	Boston College	14,181	7,020	1,497	5,664
>5,000	Northeastern University	18,388	7,161	4,991	6,236
>5,000	Boston University	30,553	10,953	7,636	11,964
TOTAL		117,974	35,678*	26,254	56,042

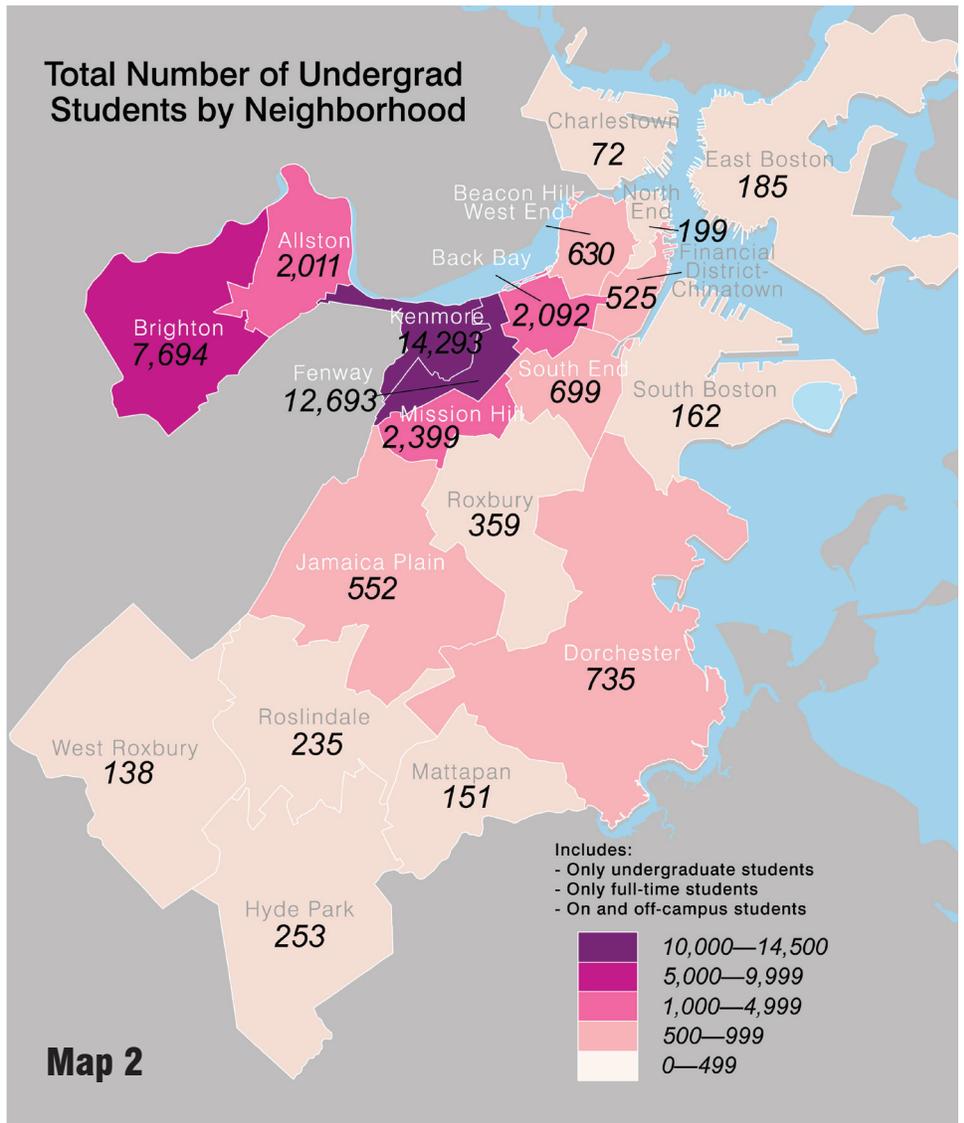
*NOTE: The dormitory total is 29,875 in Boston. (page 2) To reconcile that number with the 35,678 on-campus total for Boston colleges and universities in this table you have to add 4,494 beds in dorms outside the city units but attending Boston colleges (3,991 in Newton, 475 in Brookline, and 28 in Cambridge) and also add 1,309 Harvard on-campus graduate students who are living in university apartments, not dormitories.

Conclusion

In general, the Ordinance data tells us clearly what most Boston residents know from experience: several residential neighborhoods in the city are home to a majority of Boston's college students. Interestingly, the students whose presence is typically of most concern to residents—undergraduates—are overwhelmingly housed in supervised dormitories. The remaining 26,254 students who live off campus are made up of 49% undergraduate and 42% graduate students, with part-time students representing just 9%.

The City of Boston continues to partner with residents and universities to minimize any adverse impact from students' presence in residential neighborhoods. Each September, for example, Mayor Menino leads a successful Student Turnover Campaign that brings together a team of city agencies to inspect apartments, remove trash, and ensure the smooth flow of traffic during the busy move-in season. And to welcome new student neighbors, the Mayor joins residents and university representatives in walking the neighborhoods and sharing information with them as well as his expectations about what it means to be a good neighbor in Boston.

Boston's colleges and universities have always been one of the city's greatest attributes. The so-called "intellectual capital" that is contributed by these schools gives Boston a tremendous competitive advantage over other cities, especially in today's global economy – in which a high premium is placed on the innovation and creativity that comes from higher education. Boston's education community continues to deliver innovative ideas that benefit our businesses and research industries, as well as arts and cultural opportunities that attract visitors from around the world. While such contributions naturally benefit Boston residents, it is important that the city work with neighborhood organizations, community groups – and the universities themselves – to ensure good neighbor policies are practiced and expanded for a productive future.



CITY OF BOSTON
Thomas M. Menino
Mayor

Office of the City Clerk



Boston
Redevelopment
Authority

Research Division
Economic Development Division