

City of Boston

Student Housing Trends: 2014-2015 Academic Year

Boston's thriving academic and educational institutions are a cornerstone of the economic and cultural vibrancy of our region; however, with more than 148,000 students enrolled in institutions of higher education in greater Boston, the annual influx of student renters places tremendous pressure on Boston's residential housing market. In *Housing a Changing City: Boston 2030*, Mayor Walsh outlined two clear strategic goals for his administration regarding student housing:

1. Ensure all students reside in safe and suitable housing;
2. Create 18,500 new student dormitory beds by 2030, freeing up at least 5,000 units of workforce housing currently occupied by students.

To show progress against these goals, this report provides an update on student housing trends since the publication of *Boston 2030*. The data presented here relies heavily on the new University Accountability Ordinance, passed by the Boston City Council in the summer of 2014. This ordinance now gives the community full transparency on the housing situation of all Boston's students.

The data show that there are 21,425 undergraduates living in off-campus housing this year. Among the institutions reporting data for 2013-2014 academic year, the number of undergraduates living off-campus declined by 1,442 since the Fall of 2013.¹ In addition, a total of 1,395 new dormitory beds came online in 2014, bringing the number of dormitory beds to 39,178 citywide.

Table 1: Student Housing Key Facts 2014

Students Enrolled in Boston Based Programs	148,402
Students Housed On-Campus in Boston	36,305
Students Housed Off-Campus in Boston	38,232
Undergraduates Housed Off-Campus in Boston	21,425
Change in Undergrads Housed Off-Campus 2013 vs. 2014 (among schools reporting in both 2013 & 2014)	-1,442
Students Living 1-3 Family or Condo Units in Boston	14,336
New Dormitory Beds Built in 2014 in Boston	1,395
Total Dormitory Beds Provided in Boston	39,178

This report identifies three important policy priorities for 2015:

1. Ending the illegal practice of renting off-campus housing to five (5) or more undergraduates as new leases are signed in spring and summer 2015;
2. Establishing firm commitments and deadlines for the construction of additional on-campus dormitory beds from each college and university;
3. Unlocking additional dorm bed creation by creating pathways for private developers to build off-campus dormitories that meet specific community approvals.

¹ These numbers include all off-campus undergraduates living in Boston, including commuters, those living at home and students in facilities/buildings managed by universities.

Enrollment

Comparing Fall 2013 to Fall 2014 shows that enrollment has remained virtually the same at Boston's colleges and universities. The number of students enrolled in institutions of higher education tracked in the Boston 2030 report increased by .27%, from 143,956 to 144,344². (The Appendix contains Fall 2014 full enrollment and off-campus numbers by program level and institution.)

Table 2 shows enrollment change by class level for Fall 2013 and Fall 2014. The undergraduate enrollment count, compared to institutions that reported in Fall 2013, fell by 385 students (-.43%), from 90,231 to 89,846, while the number of graduate students increased by 773 students (1.44%) from 53,725 to 54,498.

Table 2: Enrollment Change by Class Level Fall 2013 vs. Fall 2014

Institution Name	Undegrad 2014	Undergrad Change 2013-2014	Graduate 2014	Graduate Change 2013-2014
Bay State College	1,090	-104	0	0
Benjamin Franklin Institute of Technology	485	22	0	0
Berklee College of Music	4,473	71	237	120
Boston Architectural College	357	-50	400	82
Boston College	9,154	105	4,421	-55
Boston Conservatory	514	-31	216	-13
Boston University	18,515	-135	14,095	-152
Emerson College	3,778	58	757	-46
Emmanuel College	1,970	-65	229	-32
Fisher College	921	-57	0	0
Harvard University	0	0	3,966	136
Massachusetts College of Art and Design	1,594	-182	116	-18
Massachusetts College of Pharmacy and Health Sciences	2,908	-591	1,742	772
Massachusetts Institute of Technology	4,512	-16	6,807	34
MGH Institute of Health Professions	437	130	989	-6
New England Conservatory of Music	344	-86	297	-85
Northeastern University	13,214	-9	9,493	312
Simmons College	1,586	-146	2,410	-513
Suffolk University	5,383	-210	1,340	45
Tufts University (Health Sciences)	0	0	2,253	81
University of Massachusetts Boston	12,700	334	4,046	135
Urban College of Boston	811	44	0	0
Wentworth Institute of Technology	4,238	530	227	-17
Wheelock College	862	3	457	-7
Total (For Same Schools Reporting Data for Fall 2013)	89,846	-385	54,498	773
Boston Baptist College	97	N/A	0	N/A
Museum of Fine Arts	380	N/A	130	N/A
New England College of Business	807	N/A	251	N/A
New England College of Conservatory	344	N/A	297	N/A
New England Law Boston	0	N/A	869	N/A
New England College of Optometry	0	N/A	519	N/A
SHOWA Institute	258	N/A	0	N/A
St John Seminary	35	N/A	71	N/A
Grand Total	91,767	N/A	56,635	N/A



On-Campus vs. Off-Campus

The City of Boston is collecting data on students living off-campus in Boston for two reasons:

1. To ensure that they are living in housing that is safe and sanitary and that the unit is in compliance with the city's regulations on undergraduate overcrowding, and
2. To enable the city to understand better and reduce the pressure on Boston's local housing market generated by the city's large number of off-campus students

Of the 148,402 students enrolled in Boston's institutions of higher education for Fall 2014, 46,763 (32%) live on campus and 99,869 (67%) live off-campus.³ Of the students living off-campus, 38,232 (38%) live in the City of Boston, while 61,637 (62%) live in other Greater Boston communities.

Figure 1: Fall 2014 Students Living On-Campus vs. Off-Campus

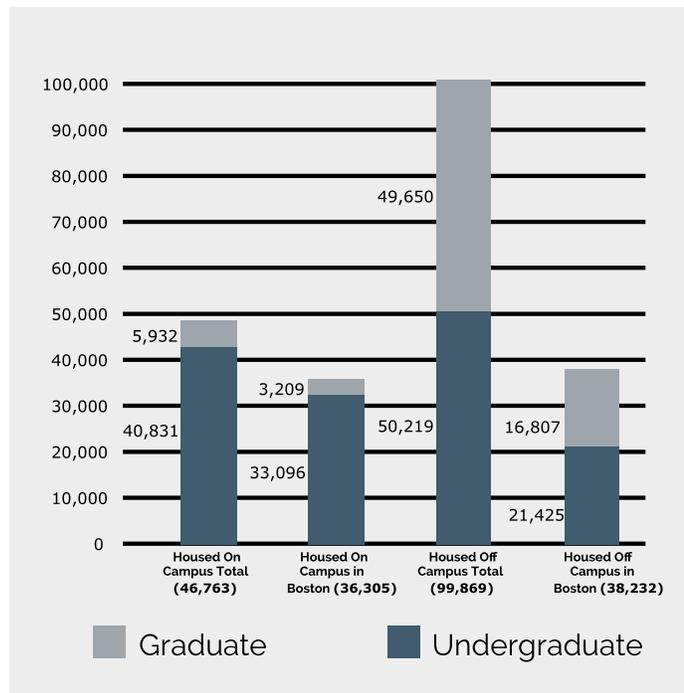


Table 3 shows the composition of Boston's off-campus student population, and also compares the change in the off-campus population among institutions reporting in both Fall 2013 and 2014. Boston's off-campus population includes more than 21,000 undergraduate students.

² This comparison is limited to institutions that submitted Fall 2013 data as part of the Mayor Walsh's request leading up to the Boston 2030 report publication. Additionally, some of the Fall 2013 data was adjusted to match reporting for Fall 2014.

³ Enrollment figures obtained from Fall 2014 University Accountability Reports. This number is based on the total schools reporting in Fall 2014, which was higher than in Fall 2013. Please note that the enrollment count is higher than the total of on-campus and off-campus students because some institutions had enrolled students who did not report an address.

Table 3: Fall 2014 Composition of Boston Off-Campus Student Population (Adjusted to Compare to Institutions Reporting in Fall 2013)⁵

	Undergraduates	Graduates	Total
Students Living Off-Campus in University-Managed Buildings in Boston	874	105	979
Students Living at Home	3,487	5,913	9,400
Off-Campus Students (Private Housing)	17,064	10,789	27,853
Housed Off Campus Gross Total (Fall 2014)	21,425	16,807	38,232
Housed Off Campus Gross Total (Fall 2014 Data-Adjusted to Match Institutions Reporting in 2013)	20,981	15,888	36,869
Housed Off Campus Gross Total (Fall 2013)	22,423	15,342	37,765
Difference in Off-Campus Population	-1,442	546	-896
% Difference in Off-Campus Population	-6.43%	3.56%	-2.37%

Based on current data, nearly 3,500 of these students live at home and another 874 live in university-affiliated/managed housing⁴, leaving nearly 17,100 undergraduate students living in units in the private rental market.

In addition to the nearly 17,100 undergraduates living off campus in private rental housing, nearly 11,000 graduate students also live off-campus in private housing, bringing the total to nearly 28,000 students exerting pressure on the rental market.

One of the priorities of Mayor Walsh's housing plan is to return 5,000 student-occupied housing units to Boston's workforce through working with universities to both expand on-campus housing opportunities and by creating off-campus dorms and student villages through public-private partnerships. To that end, it is important to track the number of students living on- and off-campus against the rental housing vacancy rate.

From Fall 2013 to Fall 2014, the city saw 1,442 fewer undergraduates living off-campus -- a significant drop of 6.43%. At the same time, the number of graduate students living off-campus rose by 546 (3.56%), resulting in 896 fewer off-campus students overall - a decrease of 2.37%. Since Boston's overall rental housing vacancy rate remained steady during this time, it can be inferred that the decreased number of students living off-campus has freed up additional housing units for Boston's workforce. To quantify the number of units and improve this analysis, the City will work with universities to capture unit level information for 100% of off-campus addresses in future reports.

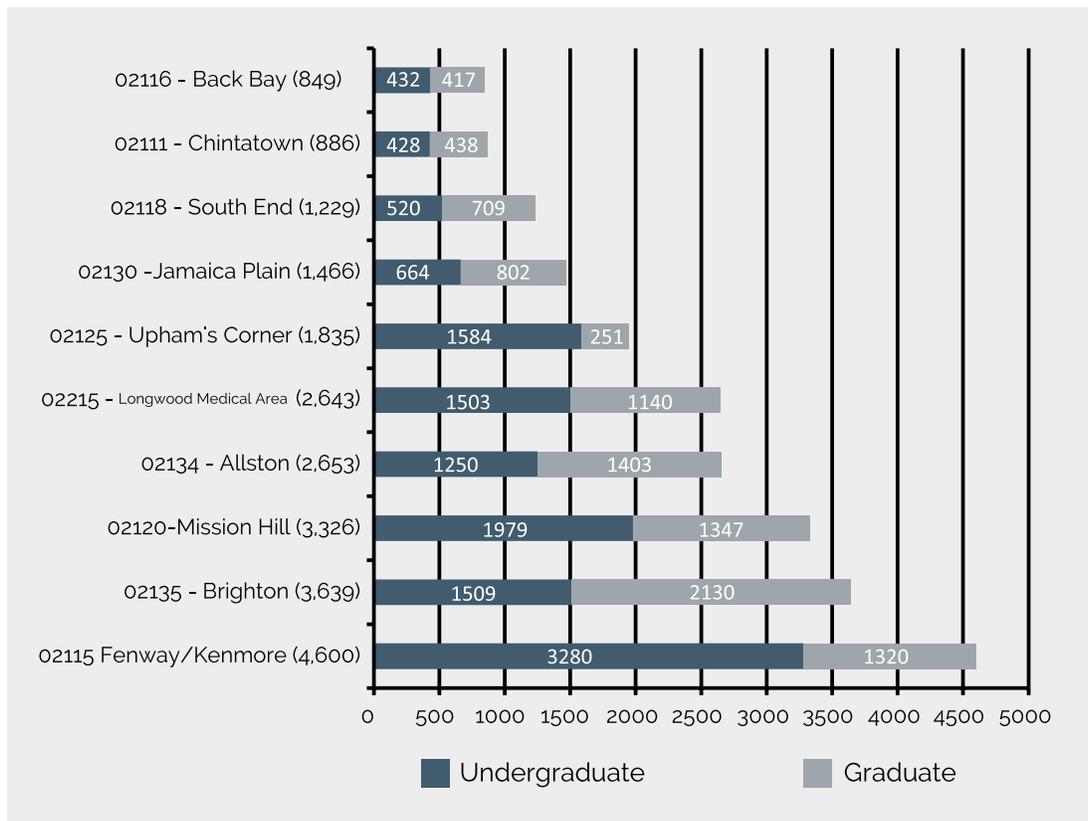
⁴ Definitions of living at home (commuters) may vary by institution, but can be defined as when the "local" address vs the "home" address is the same in the institution's database. For students that are not on-campus and the local and home address match, some universities consider these students living at home. Fall 2014 Off-Campus numbers for UMass Boston and Simmons did not separate commuters from off-campus numbers in their data.

⁵ The Fall 2013 off-campus numbers did not separate students living at home and in university managed buildings as did the Fall 2014 numbers. Therefore, only gross numbers are compared.

Clustering of Off-Campus Housing by Neighborhood

Figure 2 shows the top ten locations for off-campus students by zip code. Undergraduates have proportionally higher concentrations in Fenway/Kenmore, Uphams Corner, Mission Hill and the Longwood Medical Area. Graduate students, on the other hand, tend to be concentrated in Allston and Brighton. Table A3 in the Appendix focuses just on the distribution of undergraduate students by zip code.

Figure 2: Top Ten Locations of Off-Campus Students by Zip Code (Fall 2014)⁶



Analyzing the location of off-campus students by neighborhood reveals a similar picture (Table 4). Allston/Brighton has the highest concentration of off-campus students, with 6,486 total students reported, 44% of whom are undergraduates (2,874). Undergraduates

⁶ Off-Campus addresses obtained from Fall 2014 University Accountability Reports. May include addresses for students living at home, in a university managed facility or on-campus.

make up 64% of the students in Fenway/Kenmore (3,797), while in Jamaica Plain, which includes Mission Hill, 59% percent of students are undergraduates -- 2,410 undergraduates out of 4,058 total students. Dorchester, which includes the Columbia Point area and UMass Boston, has 2,320 undergraduates out of 2,711 (85%) total students. With the exception of Charlestown, there are more than 300 students in each neighborhood in the city. While undergraduates are predominantly clustered in certain neighborhoods, Map A1 maps how undergraduates touch every corner of the city.

Table 4: Fall 2014 Off-Campus Students by Neighborhood⁷

Neighborhood	Undergraduates	All Students	% of All Students that are Undergrads
Fenway/Kenmore	3,797	5,930	64%
Allston/Brighton	2,874	6,486	44%
Jamaica Plain	2,410	4,058	59%
Dorchester	2,320	2,711	86%
Central	1,099	1,971	56%
Back Bay/Beacon Hill	1,054	1,930	55%
South End	842	1,698	50%
Roxbury	748	1,050	71%
East Boston	421	568	74%
Roslindale	392	590	66%
South Boston	372	669	56%
Hyde Park	348	420	83%
Mattapan	318	378	84%
West Roxbury	254	359	71%
Charlestown	87	167	52%

Off-Campus Student Housing by Property Type

As seen in Table 5, more than half of Boston's off-campus student population lives in properties of three units or fewer and condominiums.⁸ These students place particular pressure on the workforce housing market, as many properties of three or fewer units were originally built for Boston's workforce, while condominiums are intended to be owner-occupied housing. Collectively, 8,500 students reside in 1-3 unit properties and nearly 6,000 students reside in condo units. Twenty seven percent of students live in apartments of four units or more. An additional 13.5% of students live in multi-use property apartment buildings that also include space dedicated to non-residential uses, such as commercial or office space.

⁷ Ibid. This table is an estimate based on the total addresses that geocoded to a Boston neighborhood. May include addresses for students living at home, in a university-managed facility, or on-campus.

⁸ The Condominium category 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.

Table 5: Students Living Off-Campus by Housing Type⁹

	Property Type	2014 Student Count	2014 % of Addresses	2013 Student Count	2013 % of Addresses
Undergraduates	3 units or less (excluding condos)	5,763	34%	6838	38%
	Students in Condos	3,036	18%	2772	13%
	Students living in Apartments (4 units or more)	4,361	25%	4287	24%
	Students in Multi-Use Properties	2,000	12%	1859	10%
	Other Properties	1,953	11%	2074	14%
Graduates	3 units or less (excluding condos)	2,692	23%	3005	24%
	Students in Condos	2,845	25%	3361	27%
	Students living in Apartments (4 units or more)	3,325	29%	3480	28%
	Students in Multi-Use Properties	1,875	16%	1711	14%
	Other Properties	793	7%	875	7%
All Students	3 units or less (excluding condos)	8,455	30%	8549	28%
	Students in Condos	5,881	21%	5777	19%
	Students living in Apartments (4 units or more)	7,686	27%	7767	26%
	Students in Multi-Use Properties	3,875	14%	5220	17%
	Other Properties	2,746	10%	2949	10%

Thirty-four percent of undergraduates live in properties of three units or fewer (5,763), and 18% live in condos (3,026). 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 then be sold when the student graduates. Other condo units are rented at a profit to students by investor-owners. In total, 52% of undergraduates live in properties of 3 units or fewer and condos, while 37% live in apartment buildings of 4 units or more (including apartments in the multi-use category).

Graduate students are more evenly distributed across property types. Twenty-three percent live in properties of 3 units or fewer (2,692 students), 25% live in condos (2,845 students), and 29% live in apartment buildings (3,325 students). Compared to the Fall 2013 student addresses reported by institutions, there was a 3% drop in the share of students residing in properties of 1-3 units, and an increase in the share of students in condos, apartments and multi-use properties.

In future reports, the data on student-occupied housing types will be explored in greater detail, including further analysis of multi-use and other properties.

⁹ The City was not able to match every address to a property type for the 2014 or 2013 data sets. Out of the 29,675 Fall 2014 addresses that have been left after data cleaning, we were able to geocode and find Parcel ID information for 28,088 (95% Rate). Fall 2013 data had a total of 30,266 address that geocoded and had parcel IDs assigned to them out of 34,768 (87% rate). All UMass Boston students were treated as undergraduates because their data did not specify class level (about 5200 addresses). However, about 80% of the UMass off-campus addresses correspond to undergraduates. Students "living at home" and commuters could not be separated out from this analysis.

New On-Campus Housing

In 2014, 1,395 new dorm beds finished construction (Table 6). This one-year investment represents a 4% increase in the number of campus dorm beds available citywide, and is a contributing factor to the 1,442-person reduction in the number of undergraduates living off-campus in Boston between 2013 and 2014.

Table 6: Undergraduate Housing Need vs. Existing Dorm Beds Provided¹⁰

	Full-time Undergraduates Seeking Housing	Undergraduate Beds at 2013 Year End	Undergraduate Beds Built in 2014	% of Beds Relative to Housing Need	Difference Between Housing Need & Beds Provided	Full-time Undergrads Housed Off-Campus in Boston (Private Market)
UMass Boston	12,700	0		0%	12,700	4,529
Boston University	16,077	11,109		69%	4,968	673
Northeastern University	13,003	7,955	720	67%	4,328	3,626
Suffolk University	4,468	1,245		28%	3,223	1,431
Berklee College of Music	3,951	1,138	370	38%	2,443	2,408
Massachusetts College of Pharmacy & Health Sciences	2,777	675		24%	2,102	924
Emerson College	3,728	1,940		52%	1,788	524
Boston College	8,760	7,330		84%	1,430	798
Mass College of Art & Design	1,219	658		54%	561	0
Bay State College	540	0		0%	540	0
Emmanuel College	1,793	1,277		71%	516	135
Boston Architectural College	341	0		0%	341	44
Boston Conservatory	511	190		37%	321	141
Simmons College	1,460	1,142		78%	318	106
Wentworth	2,521	1,936	305	89%	280	508
Benjamin Franklin Institute of Technology	261	0		0%	261	0
Fisher College	588	344		59%	244	0
New England Conservatory of Music	337	163		48%	174	228
Wheelock College	772	681		88%	91	24
Urban College of Boston	11	0		0%	11	0
TOTALS	75,818	37,783	1,395	51%	36,640	16,099

¹⁰ Full-time undergraduates "seeking housing" is defined as undergraduate enrollment minus part-time students, study-abroad/co-op students, and commuters. Only Wentworth provided data for commuters living outside of Boston. UMass Boston data excludes none of these categories. Commuters are students not living in on-campus housing that are "living at home". Generally, living at home is when the "local" address and the "home" address are the same in the institutional database. Beds are limited to those in dormitories owned or managed by the respective institutions, or beds leased by institutions in dormitories. Northeastern bed count includes 600 beds that are a part of a master-leased apartment. Fisher bed count includes 55 beds that are part of a lease with Boston Hostel. Boston College bed count includes beds that are on the Boston border.

As shown in Table 7, there are currently 984 dorm beds under construction or soon to be under construction. An additional 902 beds are expected to receive approval and commence construction in the near future. Taken together, a total of approximately 1,886 additional beds are expected to come online by the end of 2018. With an additional 4,473 beds in the pipeline for future construction, this will bring the total number of dedicated student dorm beds citywide to 45,537.¹¹

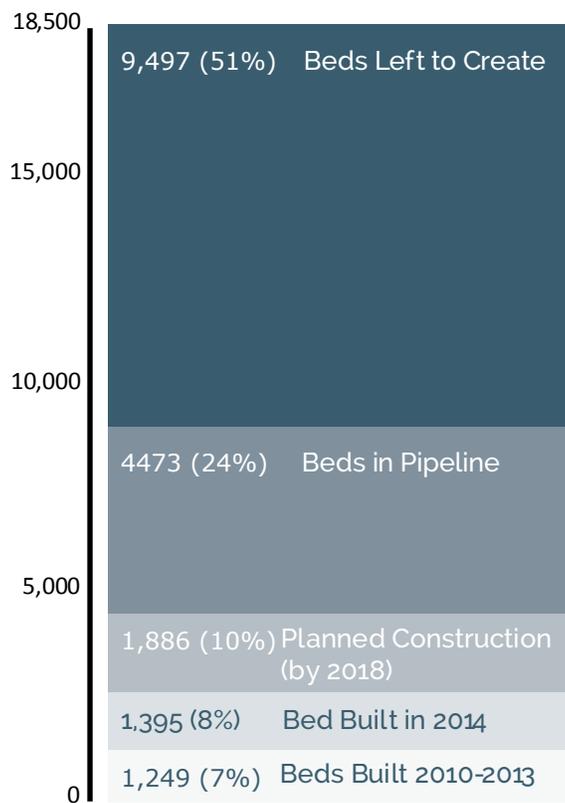
Table 7: Existing Housing Need vs. Planned Dorm Beds

	Difference Between Housing Need and Beds Provided	Currently or Soon To be Under Construction	Under Review	Additional New On-Campus Beds in Pipeline	Difference between Enrollment and Dorm Beds Planned
UMass Boston	12,700			2000	10,700
Boston University	4,968			523	4,445
Northeastern University	4,328			1000	3,328
Suffolk University	3,223				3,223
Massachusetts College of Pharmacy & Health Sciences	2,102				2,102
Berklee College of Music	2,443			450	1,993
Emerson College	1,788	405	294		1,089
Mass College of Art & Design	561				561
Bay State College	540				540
Boston College	1,430	490	560		380
Boston Architectural College	341				341
Boston Conservatory	321				321
Simmons College	318				318
Wentworth	280				280
Benjamin Franklin Institute of Technology	261				261
Fisher College	244		48		196
Wheelock College	91				91
New England Conservatory of Music	174	89			85
Emmanuel College	516			500	16
Urban College of Boston	11				11
TOTALS	36,640	984	902	4,473	30,281

¹¹ 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. For information about current institutional master plans in Boston, please visit Institutional Planning. Please note that planned beds are based on estimates and are subject to change. Refer to Footnote 10 for a definition of the terms "enrollment" and "beds".

To meet Mayor Walsh's goal of creating 18,500 new dorm beds, the city needs to create plans for an additional 9,947 dorm beds by the year 2030 (Figure 4). Between 2010 and 2013, there were 1,249 new dorm beds built in Boston. These beds, combined with the the 1,395 beds created in 2014, represent 15% of the 18,500 bed goal, with 2,644 actual beds created. The 1,886 new beds expected by 2018 will bring total progress to 25%, and the 4,473 beds currently in the planning stages will bring the city's total progress to 49%. At the current growth rate, the City is on track to meet the 2030 goal of 18,500 dorm beds.

Figure 4: Current Progress on Goal of Producing 18,500 New Dorm Beds between 2010-2030



Accelerating the Pace of Dormitory Construction

The City has identified two major pathways to accelerate the pace of dorm construction in Boston. The first is to work with all colleges and universities to **establish firm commitments and deadlines for the construction of additional on-campus dormitories**, as well as targeted requirements for undergraduates to reside in university provided housing units. To this end, representatives from the Boston Redevelopment Authority will meet with each institution during 2015 to establish achievable, institution-specific goals that are tied to enrollment. These goals will include targets for the percentage of students housed on campus, as well as exploring potential opportunities to require all students at specific grade levels to live on campus. The City will launch this effort this Spring, with a goal of having specific housing commitments identified for each university by the end of the summer.

The City recognizes that Boston's educational institutions have limited capital dedicated to student housing. To that end, the City will pursue the creation of **a pathway for private developers to build off-campus dormitories** that meet specific criteria subject to a community review process.

The following guidelines provide a general outline of the City's expectations for private dormitory development. While the City is interested in attracting proposals for projects of this type, the specific requirements for any off-campus dormitories will be discussed with the community during the Article 80 process in the context of specific location and project details.

- **Location:** Proposed locations for new off-campus dormitories should include designs that are contextual to the area, accessible to transit, and enhance the surrounding community. Only proposals that create net new housing will be prioritized; the conversion of existing housing stock to dormitories does not support the City's workforce housing goals.
- **Development Approval:** As dormitories are only permitted as a conditional use in certain areas of the City and not allowed as of right in the zoning code, projects will need to seek relief from the Zoning Board of Appeal (ZBA). The ZBA approval will be granted to the current applicant only, meaning that if the property changes hands, the new owner will need to return to the ZBA to continue dormitory operations.
- **Student Supervision:** Projects must include a detailed student safety and supervision plan that will be reviewed through community meetings. This plan must include programs to ensure student supervision and safety, such as advising staff (e.g., residential advisors) and 24-hour security staff. Policing of off-campus housing should be the responsibility of university police departments whenever practical. Projects must also provide plans for marketing and lease-up, estimated rents that are competitive with the off-campus rental market, and mechanisms for evicting students with discipline records or academic ineligibility.

- **Inclusionary Development Policy (IDP):** As the creation of student dormitories supports the Mayor's workforce housing goals, these dormitories will be considered exempt from the City's inclusionary development program requirements during the period in which the development is operating as a student dormitory. However, should the use convert to rental apartments in the future, the development will be responsible for meeting the IDP guidelines in existence at the time of conversion by providing on-site units or paying into the IDP fund.
- **Dormitory Licensing:** Dormitory licenses will be granted to the operator of the building. If the operator changes in the future, a new dormitory license will be required. Viable dormitory operators include: 1) a university which has secured a master lease for the building or a section of the building; 2) a university that has been hired by a developer to serve as the operator; or 3) a private management company operating in close coordination with universities. In other cities, some private student housing operates without dormitory licenses by functioning as privately managed apartments with dormitory style living arrangements. This model would need to be vetted with the community to determine if it would be viable in Boston.
- **Institutional Master Plan (IMP) Housing Requirements:** In order to meet the campus dormitory bed requirements set out in each IMP, institutions will receive credit against their requirements for any off-campus dorm beds they master lease for the period of the lease. Alternatively, institutions can collect information on the number of their students living in qualified off-campus dormitories and subtract this number from the IMP housing requirement on a year-by-year basis.

Ensuring Student Safety

Too often, students living in off-campus rental apartments have fallen victim to unscrupulous landlords who compromise student safety by allowing overcrowding and poor maintenance conditions to persist in their apartments. The best long-term strategy for ensuring the safety of these students is to accelerate the pace of dorm construction in order to move more students, particularly undergraduates, into well-managed student-specific housing.

As an immediate priority, the Walsh administration is committed to ensuring that all students currently living off-campus housing reside in safe conditions that comply with the city's housing and sanitary codes. As a part of this effort, the city's Inspectional Services Department (ISD) analyzed off-campus student addresses to ensure that

property owners were in compliance with a 2008 zoning code amendment barring more than four full-time college students from living together in the same apartment.¹²

An initial ISD review of undergraduate data found 589 addresses to be potentially in violation of the Boston Zoning Code.¹³ ISD has sent letters to the property owners of the properties in question and will conduct inspections to ensure that there are no zoning or sanitary code violations. In addition, ISD has notified all colleges and universities of the addresses where student from their institutions may be living in overcrowded housing.

A dedicated team of four housing inspectors, two building inspectors, and an ISD supervisor will be conducting inspections of all of these locations. When violations are found, the landlord, the tenant, and the school are notified.

The goal of this enforcement activity is primarily to protect tenant safety and to signal to private landlords that the City expects the practice of renting units to five or more undergraduates to end -- particularly as new leases are signed during the Spring and Summer of 2015. For violations written due to the presence of 5 or more undergraduates in a unit, the City will entertain dismissing this violation if the landlord can demonstrate that the unit will not be rented to more than 4 undergraduates during the 2015-2016 school year.

¹² The prohibition is implemented through an amendment to the definition of "family" in the Boston Zoning Code. <http://www.bostonredevelopmentauthority.org/getattachment/c263945e-b4ae-4ad1-84bc-3efa14e07061>

¹³ Data obtained through reports sent to the City Clerk's Office as part of the amendments to CBC Chapters 10-10.3 and 10-10.4 . University Accountability (Ordinance 0759)

Appendices

Table A1: Enrollment Changes for Institutions that Reported Enrollment in Fall 2013¹⁴

Institution Name	Total 2013	Total 2014	Difference 2013-2014	% Difference
Bay State College	1,194	1,090	-104	-9.54%
Benjamin Franklin Institute of Technology	463	485	22	4.54%
Berklee College of Music	4,519	4,710	191	4.06%
Boston Architectural College	725	757	32	4.23%
Boston College	13,525	13,575	50	0.37%
Boston Conservatory	774	730	-44	-6.03%
Boston University	32,897	32,610	-287	-0.88%
Emerson College	4,523	4,535	12	0.26%
Emmanuel College	2,296	2,199	-97	-4.41%
Fisher College	978	921	-57	-6.19%
Harvard University	3,830	3,966	136	3.43%
Mass College of Art & Design	1,910	1,710	-200	-11.70%
Mass College of Pharmacy & Health Sciences	4,469	4,650	181	3.89%
Massachusetts Institute of Technology	11,301	11,319	18	0.16%
MGH Institute of Health Professions	1,302	1,426	124	8.70%
New England Conservatory of Music	812	641	-171	-26.68%
Northeastern University	22,404	22,707	303	1.33%
Simmons College	4,655	3,996	-659	-16.49%
Suffolk University	6,888	6,723	-165	-2.45%
Tufts University (Health Sciences)	2,172	2,253	81	3.60%
UMass Boston	16,277	16,746	469	2.80%
Urban College of Boston	767	811	44	5.43%
Wentworth Institute of Technology	3,952	4,465	513	11.49%
Wheelock College	1,323	1,319	-4	-0.30%
Total (For Same Schools Reporting Data for Fall 2013)	143,956	144,344	388	0.27%
Boston Baptist College	N/A	97	-	-
Museum of Fine Arts	N/A	510	-	-
New England College of Business	N/A	1,058	-	-
New England College of Conservatory	N/A	641	-	-
New England Law Boston	N/A	869	-	-
New England College of Optometry	N/A	519	-	-
SHOWA Institute	N/A	258	-	-
St John Seminary	N/A	106	-	-
Grand Total		148,402		

¹⁴ Ibid. Northeastern Fall 2013 undergraduate enrollment figure obtained from the National Center for Education Statistics Integrated Center for Education Statistics. Boston College enrollment excludes 384 students in The Woods College of Advancing Studies (WCAS), which offers evening programs to local, non-traditional students who are primarily on-part time schedules. Suffolk data excludes students in the following programs: non-degree undergraduate, non-degree graduates, law and undergraduate certificates.



Table A2: Fall 2014 Off-Campus Boston Students by Institution

Institution Name	# Housed on Campus in Boston			# Housed off Campus in Boston			# Housed off Campus in Univ Managed Bldg in Bos			# Living at Home			Housed Off Campus total		
	Underg	Grad	Total	Underg	Grad	Total	Underg	Grad	Total	Underg	Grad	Total	Underg	Grad	Total
Bay State College	133	0	133	0	0	0	0	0	0	234	0	234	234	0	234
Benjamin Franklin Institute of Technology	32	0	32	0	0	0	0	0	0	188	0	188	188	0	188
Berklee College of Music	1,223	0	1,223	2,713	0	2,713	0	0	0	53	10	63	2,766	10	2,776
Boston Architectural College	0	0	0	46	63	109	0	0	0	7	0	7	53	63	116
Boston College	3,135	31	3,166	798	0	798	90	18	108	34	1,721	1,755	922	1,739	2,661
Boston Conservatory	135	6	141	141	112	253	0	0	0	0	0	0	141	112	253
Boston University	11,122	1,133	12,255	720	2,236	2,956	0	0	0	611	2,308	2,919	1,331	4,544	5,875
Emerson College	1,898	1	1,899	537	307	844	0	0	0	0	0	0	537	307	844
Emmanuel College	1,312	0	1,312	135	0	135	0	0	0	53	68	121	188	68	256
Fisher College	278	0	278	0	0	0	20	0	20	268	0	268	288	0	288
Harvard University	0	1,727	1,727	0	579	579	0	0	0	0	0	0	0	579	579
Mass College of Art & Design	649	4	653	0	0	0	0	0	0	333	48	381	333	48	381
Mass College of Pharmacy & Health Sciences	760	16	776	960	879	1,839	0	0	0	8	1	9	968	880	1,848
Massachusetts Institute of Technology	0	0	0	30	385	415	338	25	363	2	69	71	370	479	849
MGH Institute of Health Professions	0	0	0	0	0	0	0	0	0	86	198	284	86	198	284
New England Conservatory of Music	109	27	136	235	270	505	0	0	0	0	0	0	235	270	505
Northeastern University	7,061	66	7,127	3,626	2,386	6,012	426	62	488	211	457	668	4,263	2,905	7,168
Simmons College	951	33	984	106	575	681	0	0	0	0	0	0	106	575	681
Suffolk University	1,225	3	1,228	1,530	185	1,715	0	0	0	592	206	798	2,122	391	2,513
Tufts University (Health Sciences)	0	65	65	0	1,039	1,039	0	0	0	0	349	349	0	1,388	1,388
University of Massachusetts Boston	0	0	0	4,529	1,134	5,663	0	0	0	0	0	0	4,529	1,134	5,663
Urban College of Boston	0	0	0	0	0	0	0	0	0	447	0	447	447	0	447
Wentworth Institute of Technology	2,017	16	2,033	521	43	564	0	0	0	258	16	274	779	59	838
Winecock College	553	3	556	25	71	96	0	0	0	70	68	138	95	139	234
Sub-Total (For Same Schools Reporting Data for Fall 2013)	32,593	3,131	35,724	16,652	10,264	26,916	874	105	979	3,455	5,519	8,974	20,981	15,888	36,869
Boston Baptist College	62	0	62	0	0	0	0	0	0	0	0	0	0	0	0
Museum of Fine Arts	49	0	49	168	70	238	0	0	0	0	0	0	168	70	238
New England College of Business	0	0	0	0	0	0	0	0	0	32	11	43	32	11	43
New England College of Conservatory	109	27	136	235	270	505	0	0	0	0	0	0	235	270	505
New England Law Boston	0	0	0	0	180	180	0	0	0	0	0	0	0	180	180
New England College of Optometry	0	0	0	0	0	0	0	0	0	0	368	368	0	368	368
SHOWA Institute	258	0	258	0	0	0	0	0	0	0	0	0	0	0	0
St John Seminary	25	51	76	9	5	14	0	0	0	0	15	15	9	20	29
Total	33,096	3,209	36,305	17,064	10,789	27,853	874	105	979	3,487	5,913	9,400	21,425	16,807	38,232



Table A3: Distribution of Off-Campus Undergraduate Students by Zip Code¹⁵

Neighborhood by Zip Code	Count	% of total
02115 - Fenway/Kenmore	3,280	18.48%
02120 -Mission Hill	1,979	11.15%
02125 -Upham's Corner - Columbia Point	1,584	8.93%
02135 -Brighton	1,509	8.50%
02215 - Kenmore/Fenway, Longwood Med. Area, Some Mission Hill	1,503	8.47%
02134 - Allston	1,250	7.04%
02130 -Jamaica Plain	664	3.74%
02124 - Dorchester	521	2.94%
02118 - South End	520	2.93%
02116 - Back Bay	432	2.43%
02114 - West End	429	2.42%
02111 - Chintatown	428	2.41%
02128 - East Boston	427	2.41%
02119 - Roxbury	391	2.20%
02122 - Bowdoin	383	2.16%
Other	2,466	13.90%

Map A1: Map of Off-Campus Undergraduate Student Distribution



¹⁵ Off-Campus addresses obtained from Fall 2014 University Accountability Reports. May include addresses for students living at home, in a university managed facility or on campus.