



mscoba
 MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY

2018 Strategic Plan Update



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INTRODUCTION

This report is the 2018 biennial update of the Massachusetts State College Building Authority's (MSCBA) Strategic Plan. There are two focal points, a system-wide view of the Massachusetts State Universities, and an in-depth view of each of the nine institutions.

Section 1, Chapter 1 provides a system-wide exploration of MSCBA housing in Fall 2018. It considers the amount and type of housing available to students, and how the system is operating in terms of occupancy, rents, and condition over a decade-long period of student population growth. Section 1, Chapter 2 explores the demographic trends and other factors that affect demand for student housing and activity projects, and provides projections in an uncertain climate of future population decline or growth. Section 1, Chapter 3 discusses the progress toward the MSCBA's 2005 goal to house half of the system-wide full-time undergraduate students, and reviews future MSCBA strategies, campus strategies, and other strategies.

Section 2 summarizes the strategic direction for housing and student activity facility projects at each of the nine Massachusetts State Universities, as informed by their academic agendas, enrollment patterns, and campus layout and building portfolios. This Section also provides a description of recent, current, and anticipated MSCBA projects for each school.

Section 3 is the report's Appendix, providing information on data sources, housing typologies, MSCBA residence hall data, and lists of peer institutions. This section also includes a list of figures in the report, and a selected bibliography.

Acknowledgments. We are grateful for the input from the many individuals and organizations that contributed to the completion of this report, including the Massachusetts State College Building Authority, the nine schools of the Massachusetts State University System, the Massachusetts Department of Higher Education, the Massachusetts Department of Elementary and Secondary Education, and the University of Massachusetts Donahue Institute.

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SECTION 1: OVERVIEW

CHAPTER 1: SYSTEM OVERVIEW

INTRODUCTION

This section looks at MSCBA housing using data from Fall 2017 to Fall 2018. It considers the amount and type of housing available to students in the system and how the system is operating in terms of occupancy, rents, and condition in a climate of declining student population. In Fall 2017, the MSCBA portfolio has capacity for close to 16,700 undergraduate students, in 55 residential complexes at the nine State Universities; the schools, overall, have the capacity to house 49% of their full-time undergraduate students.

ENROLLMENT

In Fall 2017, 50,590 students were enrolled in the nine State Universities: 34,004 full-time undergraduates, 6,972 part-time undergraduates, and 9,614 graduate students. The overall student population increased 9% since 2005, while the full-time undergraduate student population increased 18%. Between Fall 2015 and Fall 2017, the overall student population and the full-time undergraduate population each declined by 2%. (See Figures 1 and 2.)

Figure 1

State University System Enrollment, Fall 2005, 2009, 2015, and 2017

Source: Mass DHE 2018

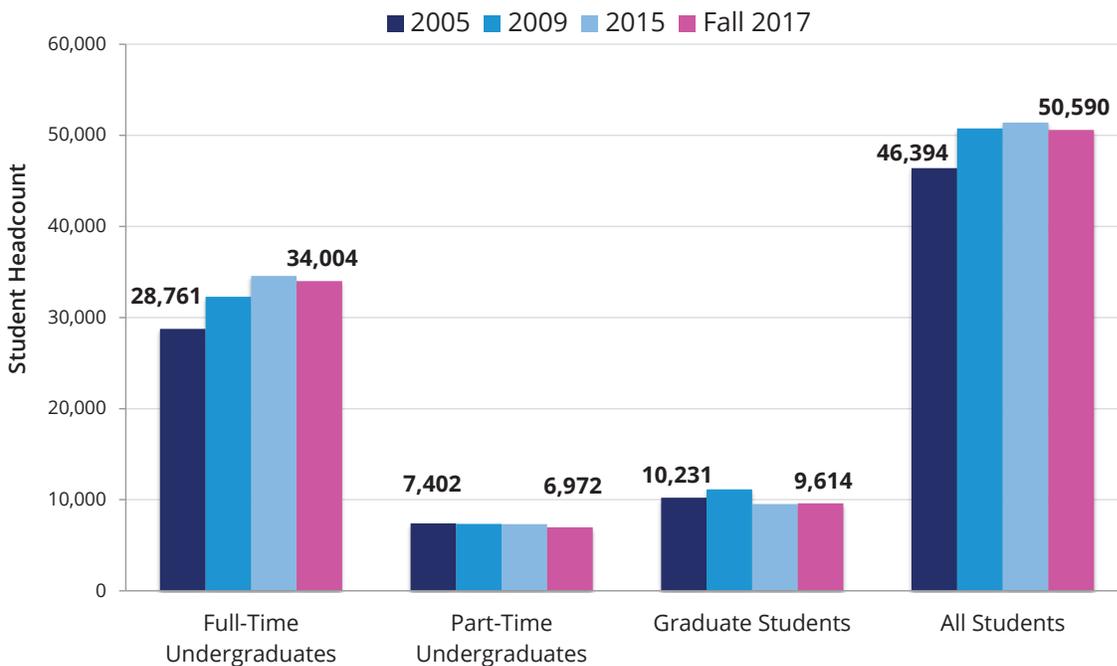
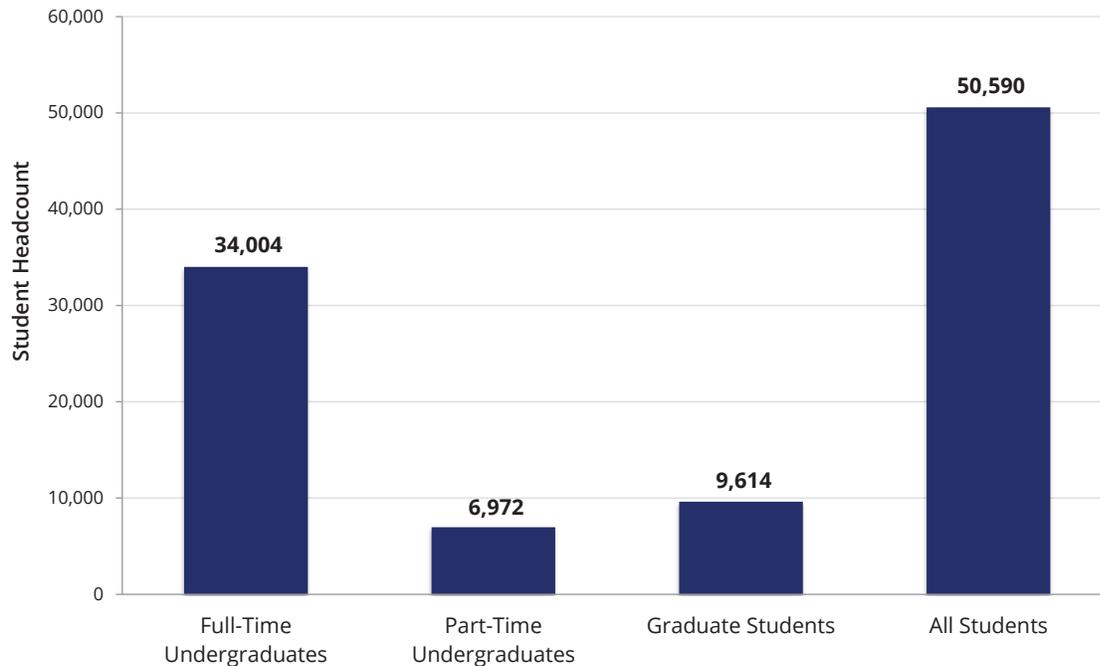


Figure 2**State University System Enrollment, Fall 2017**

Source: Mass DHE 2018



The proportion of the entire student body that is composed of full-time undergraduate students grew from 58% in Fall 2002 to 67% in Fall 2013, and remained at 67% through Fall 2017. As a proportion of undergraduates, full-time undergraduates increased from 75% in Fall 2002, to 82% in Fall 2015, and continued to increase to 83% in Fall 2017. This steady increase in the proportion of students who are full-time undergraduates has been an important reference point in thinking about housing. (See Figures 3 and 4.)

Figure 3

Full-Time Undergraduate Students as a Percentage of All Students, State University System, Fall 2002-2017

Source: Mass DHE Special Calculation, 2018

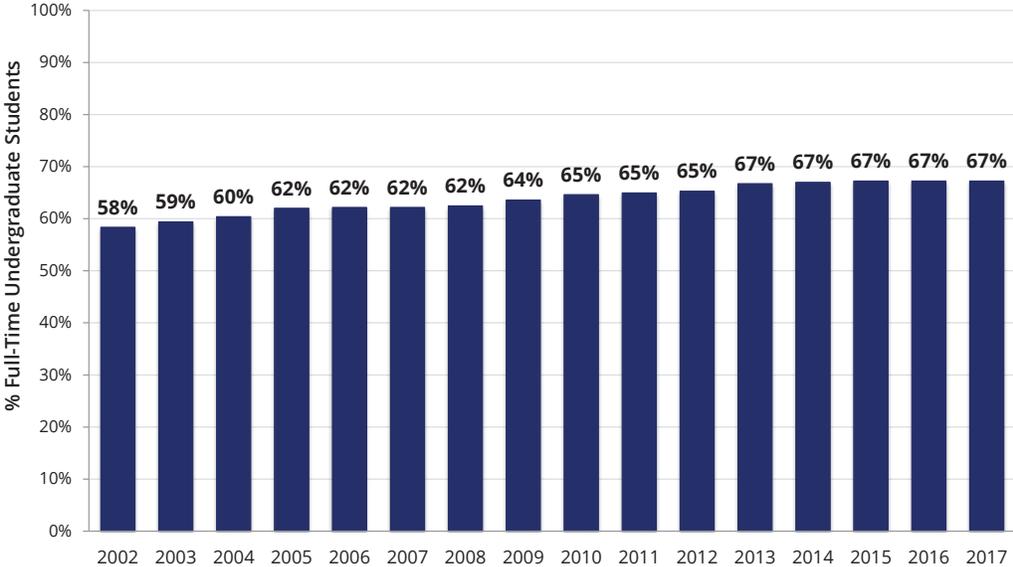
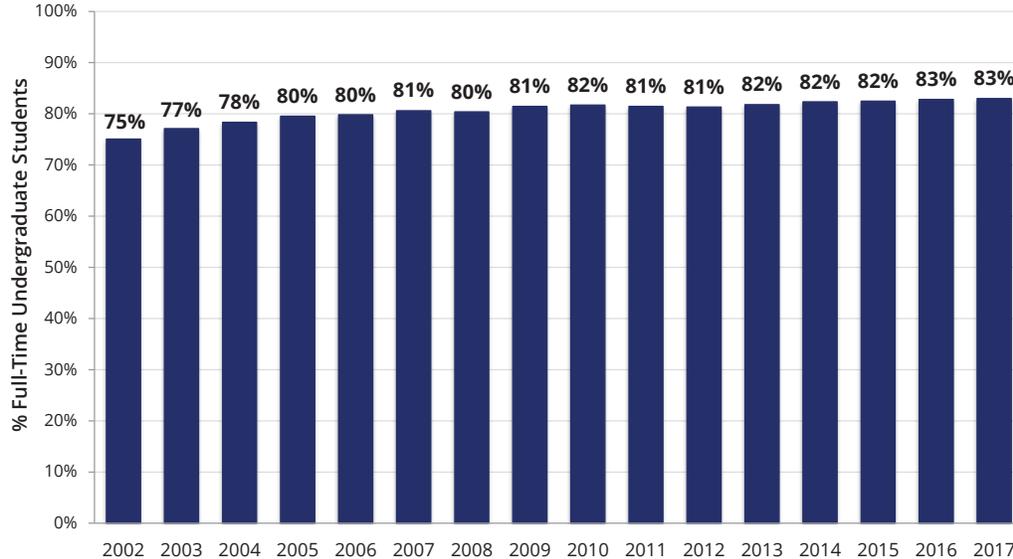


Figure 4

Full-Time Undergraduate Students as a Percentage of Undergraduate Students, State University System, Fall 2002-2017

Source: Mass DHE Special Calculation, 2018



HOUSING

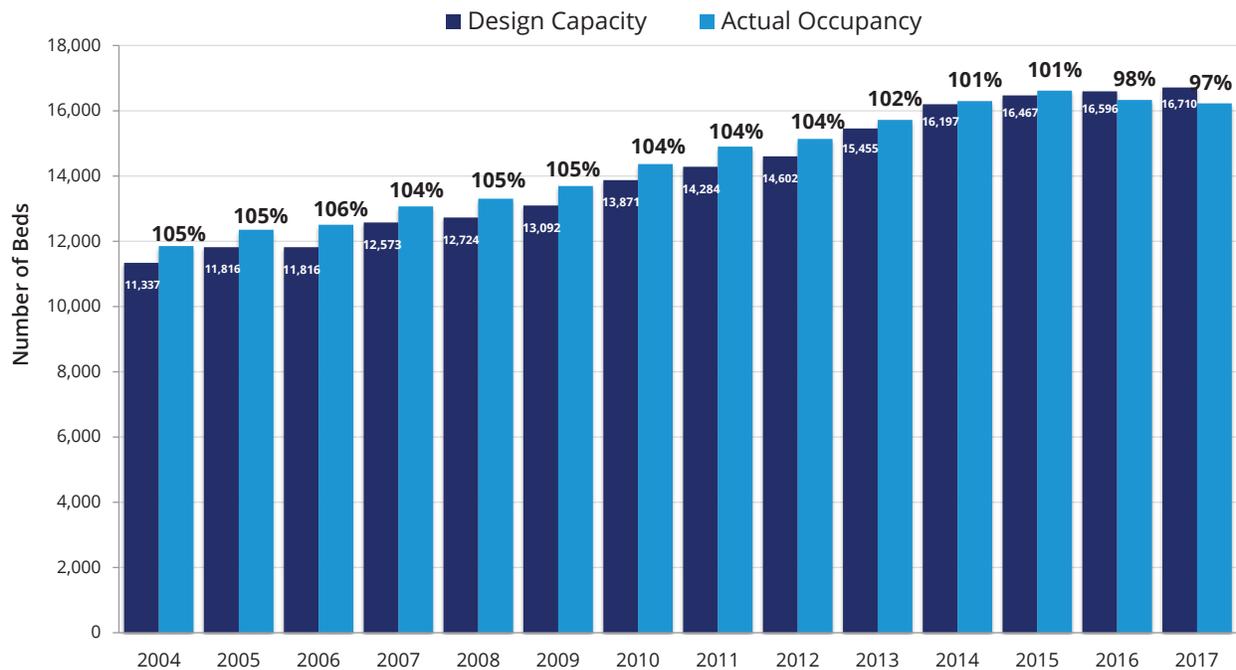
Supply. The MSCBA has added about 6,950 beds since 2002, which includes about 200 beds added between Fall 2015 and Fall 2017. The rate of increase in the number of beds has slowed in the past several years, in keeping with projected demographic trends. In Fall 2017, there were 100 beds being studied to address ongoing capacity need. Projects now under study and in the planning stage will review or consider facility configuration to best match supply with demand. Moreover, any new beds as part of the overall housing program will contribute to stronger recruitment, retention, and student engagement.

Occupancy. The increase in residential facilities provided by the MSCBA has reduced the strain on housing capacity, by meeting student demand for campus housing. System-wide housing occupancy was higher than design capacity, from 105% in 2005 through 101% in 2015. By contrast, in Fall 2017, system-wide occupancy was 97% of design capacity. (See Figure 5.)

Figure 5

Housing Occupancy, State University System, Fall 2004-2017

Source: MSCBA, Summer 2018



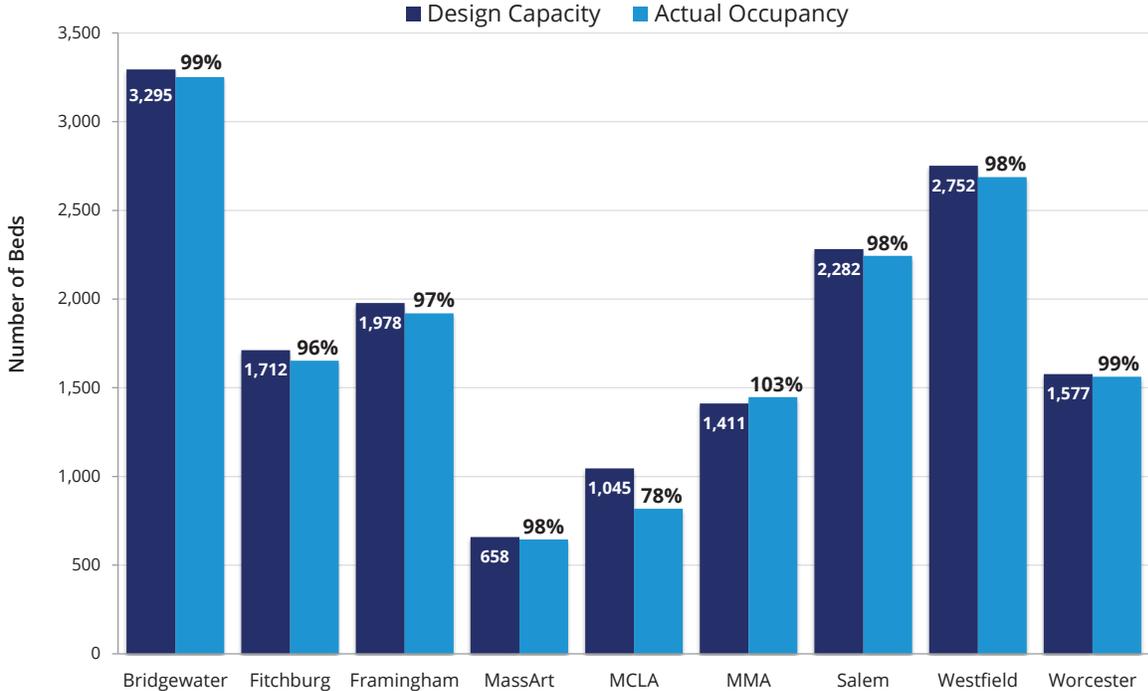
Note: For MassArt, Actual Occupancy and Design Capacity take into account only the number of MassArt students living in rooms designated for MassArt students.

Occupancy rates vary at individual institutions. In Fall 2017, eight of the nine State Universities were near 100% capacity, with the exception of MCLA which was at 78% capacity. (See Figure 6.)

Figure 6

Housing Occupancy by School, Fall 2017

Source: MSCBA, Summer 2018



Note: Occupancy and Design Capacity for MassArt take into account only the number of MassArt students living in rooms designated for MassArt students.

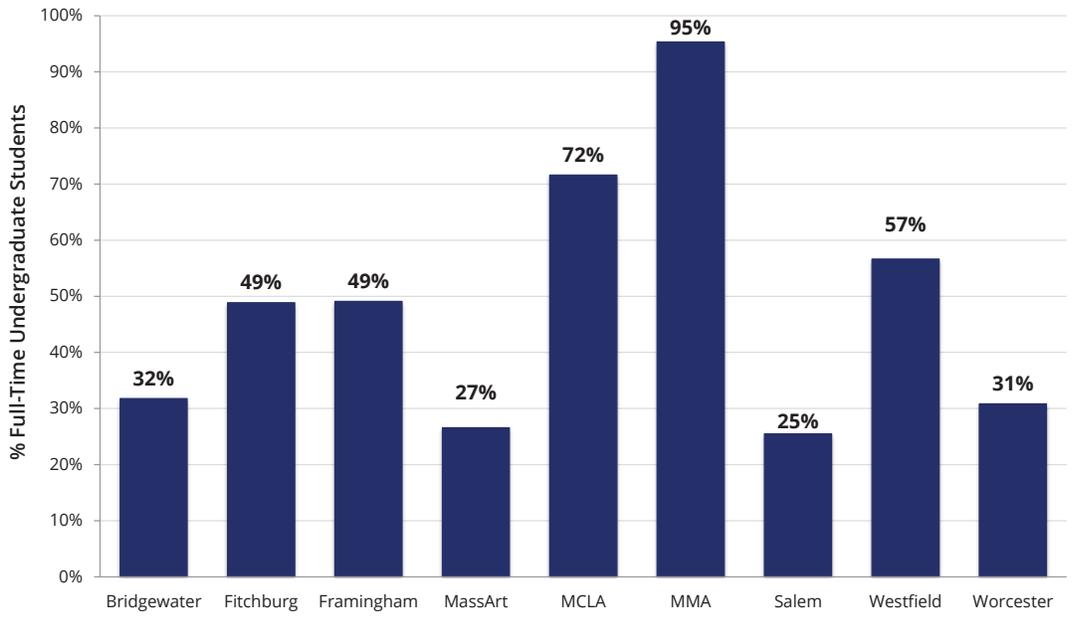
Capacity. In Fall 2005, when the long-range housing capacity program was established¹, housing design capacity varied by institution from 25% of full-time undergraduates at Salem State University, to 95% of the full-time undergraduate cadets at the Massachusetts Maritime Academy. (See Figure 7.)

From Fall 2005 to Fall 2013, with the construction of new beds, the MSCBA increased system-wide housing design capacity from 41% of full-time undergraduates to 45%. In Fall 2017, capacity rose to 49%.

Figure 7

Housing Design Capacity as Percentage of Full-Time Undergraduates by School, Fall 2005

Source: MSCBA, Fall 2014



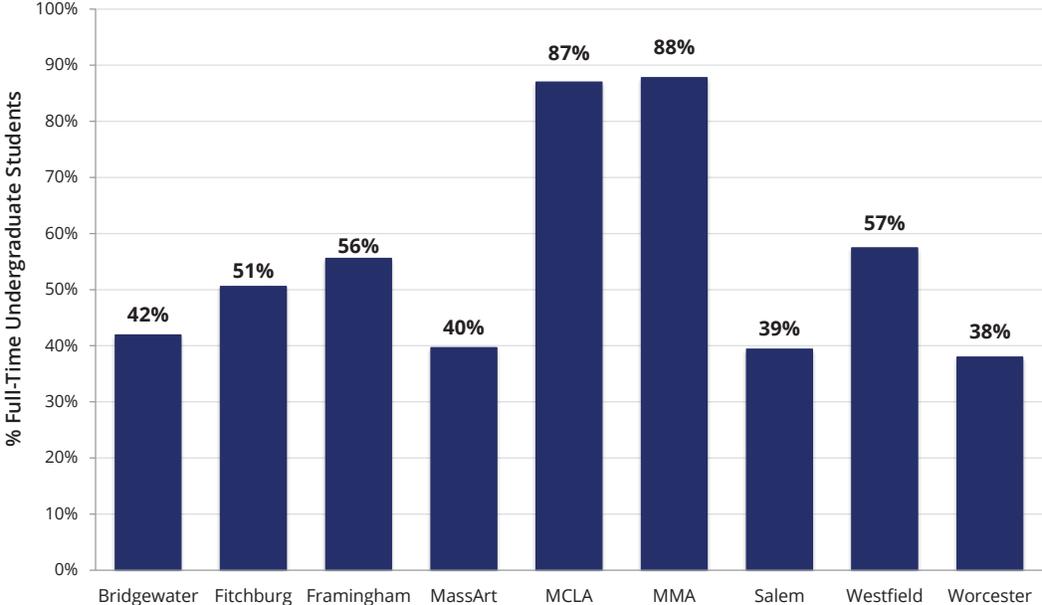
¹ See Section 1: Chapter 3, Table 1.

Since Fall 2005, the MSCBA increased the overall bed capacity at the State Universities. While housing design capacity varies significantly by institution, between Fall 2015 and Fall 2017, housing design capacity, and design capacity compared to the number of full-time undergraduate students, increased at Bridgewater, Fitchburg, Framingham, MCLA, and Westfield. Mass Maritime is now investigating additional housing. (See Figure 8.)

Figure 8

Housing Design Capacity as Percentage of Full-Time Undergraduates by School, Fall 2017

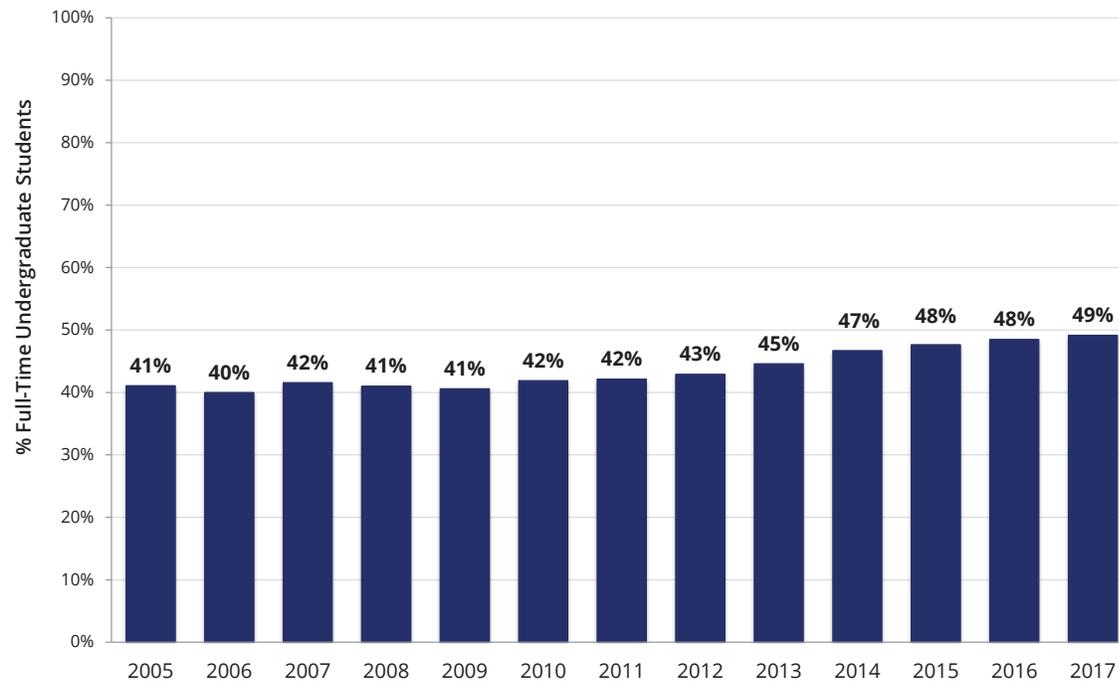
Source: MSCBA and Mass DHE, Summer 2018



From Fall 2005 to Fall 2013, with the construction of new beds, the MSCBA increased system-wide housing design capacity from 41% of full-time undergraduates to 45%. In Fall 2017, capacity rose to 49%. (See Figure 9.)

Figure 9**System-Wide Housing Design Capacity as Percentage of Full-Time Undergraduates, Fall 2005-2017**

Source: MSCBA, Summer 2018

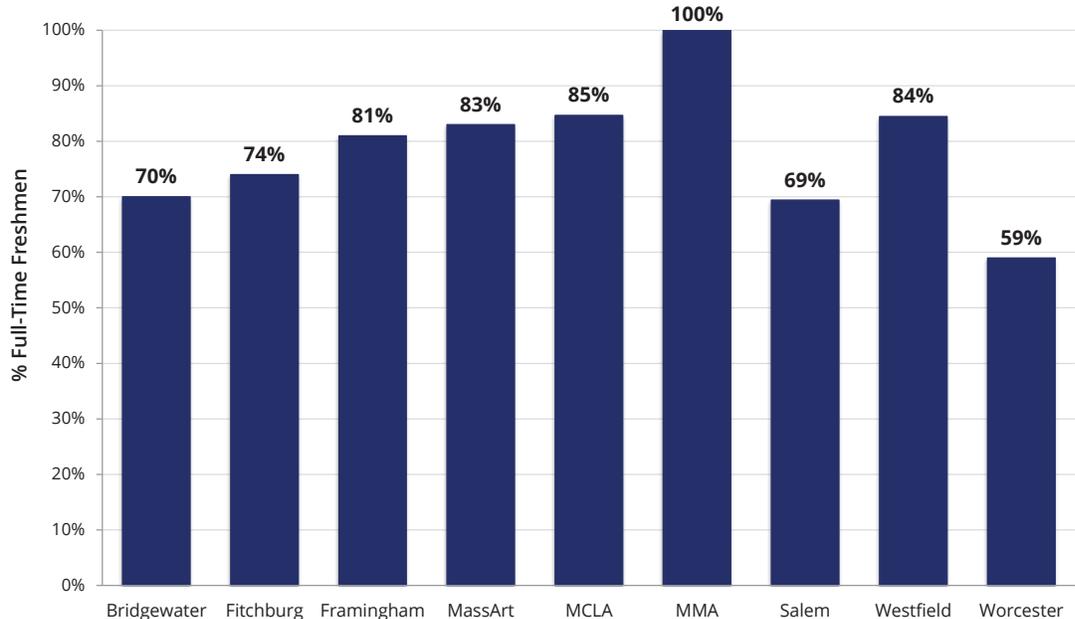


Residential Life Mission. Institutions utilize their residential life program to prepare new students for a successful academic and campus experience. In Fall 2017, each of the nine Universities housed over 59% of full-time Freshmen, and five schools housed over 80%. (See Figure 10.)

Figure 10

Percentage of First-Time, Full Time Freshmen Housed On-Campus by School, Fall 2017

Source: Massachusetts State Universities, Summer 2018



Much of the MSCBA’s increased housing capacity has been built within the last decade, suggesting that the next decade will require a new assessment of capital renewal needs.

FALL 2018 ROOM RATES²

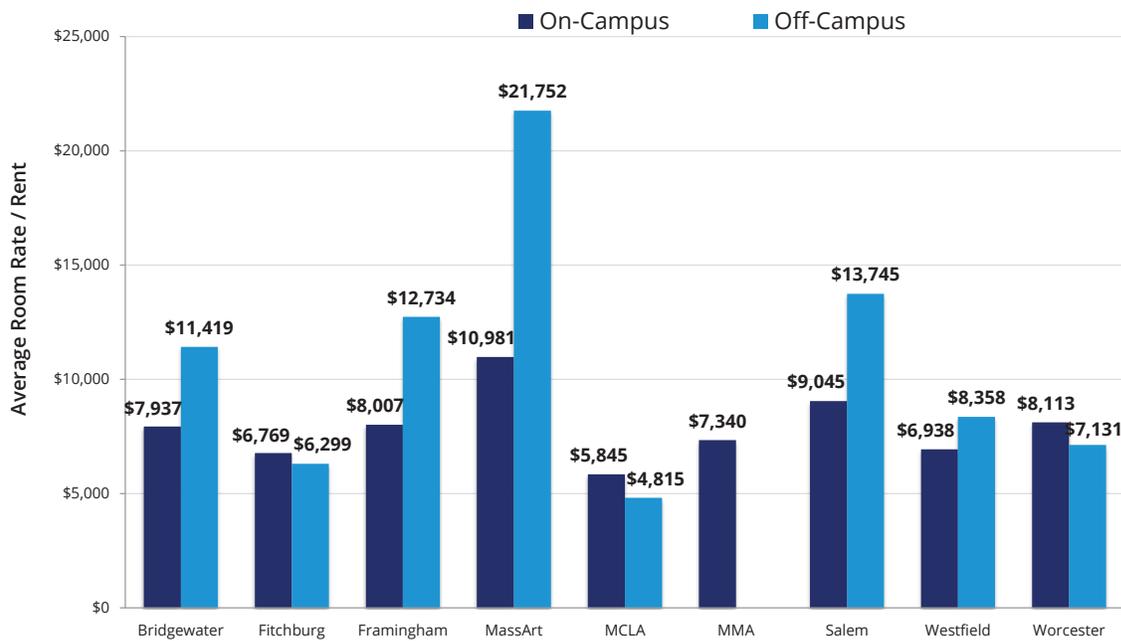
The cost of housing is a key piece of the MSCBA housing program. Room rates must be set at affordable levels to encourage students to live on campus, but also to generate a sufficient revenue for overall operations. The MSCBA’s average academic year rent for Fall 2018 is \$7,766 per bed for the 10-month academic year. This rate remains competitive to the peer institutions of the MSCBA.

At Bridgewater, Framingham, MassArt, and Salem, the average on-campus housing cost, which includes rent, utilities, and Internet, is *lower* than off-campus housing costs. At Fitchburg, MCLA, and Worcester, on-campus housing cost is *higher* than off-campus; and at Westfield, on-campus traditional housing is *lower* than off-campus apartments, while on-campus suites and apartments are higher. Some of the Universities, such as Framingham State, Salem State, and MassArt, have many off-campus housing options, but off-campus price points are significantly higher. Other Universities, such as Bridgewater State, Westfield State, and MCLA, have far fewer off-campus options. Due to the regimental academic program, most Mass Maritime cadets reside on campus, so off-campus housing is not a significant factor for these students. The MSCBA needs to consider these aspects of campus culture and the surrounding real estate market in order to plan for the specific housing needs, including enrollment objectives and room rates, of each campus. (See Figure 11.)

Figure 11

Average On-Campus Room Rate and Off-Campus 10-Month Rent by School, Fall 2018

Source: MSCBA, Summer 2018; market analysis, Summer 2018



Note: All students at Mass Maritime Academy are required to live on campus.

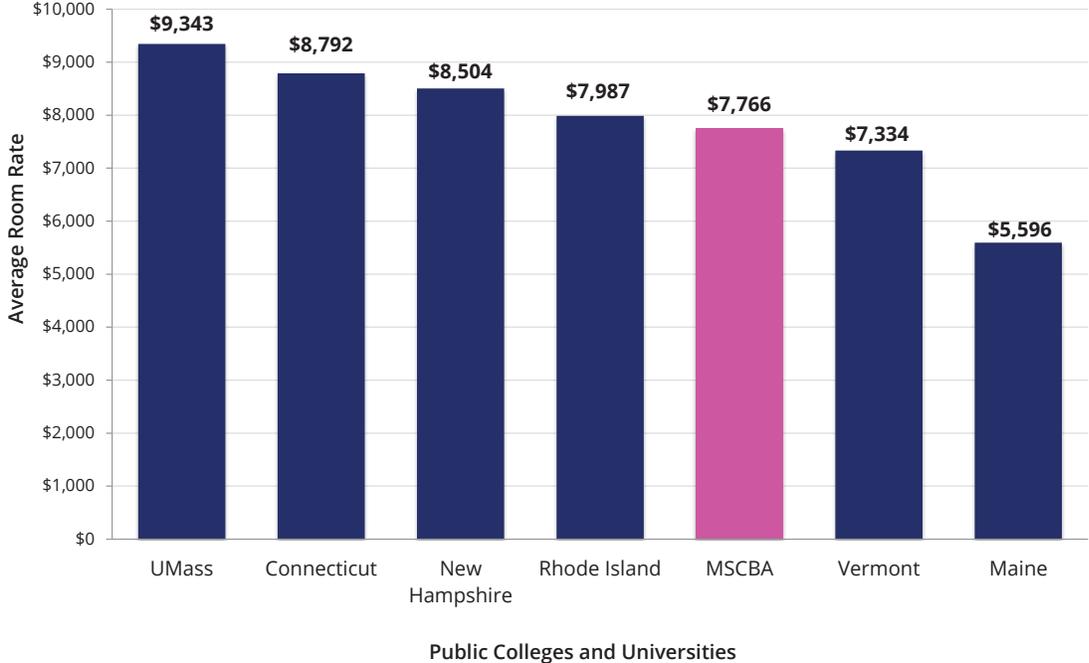
² The off-campus market analysis was conducted in the summer of 2018; campus room rates were collected for Fall 2018 in order to be comparable to the off-campus analysis.

The average MSCBA room rate is *lower* than the average of public universities in Rhode Island, New Hampshire, Connecticut, and the UMass system. The average room rate is *higher* than public rates in Vermont and Maine (as was the case in the 2014 and 2016 updates). (See Figure 12.)

Figure 12

Average Room Rate: MSCBA vs. Northeast Public Colleges and Universities, Fall 2018

Source: MSCBA, Summer 2018; university websites, Summer 2018



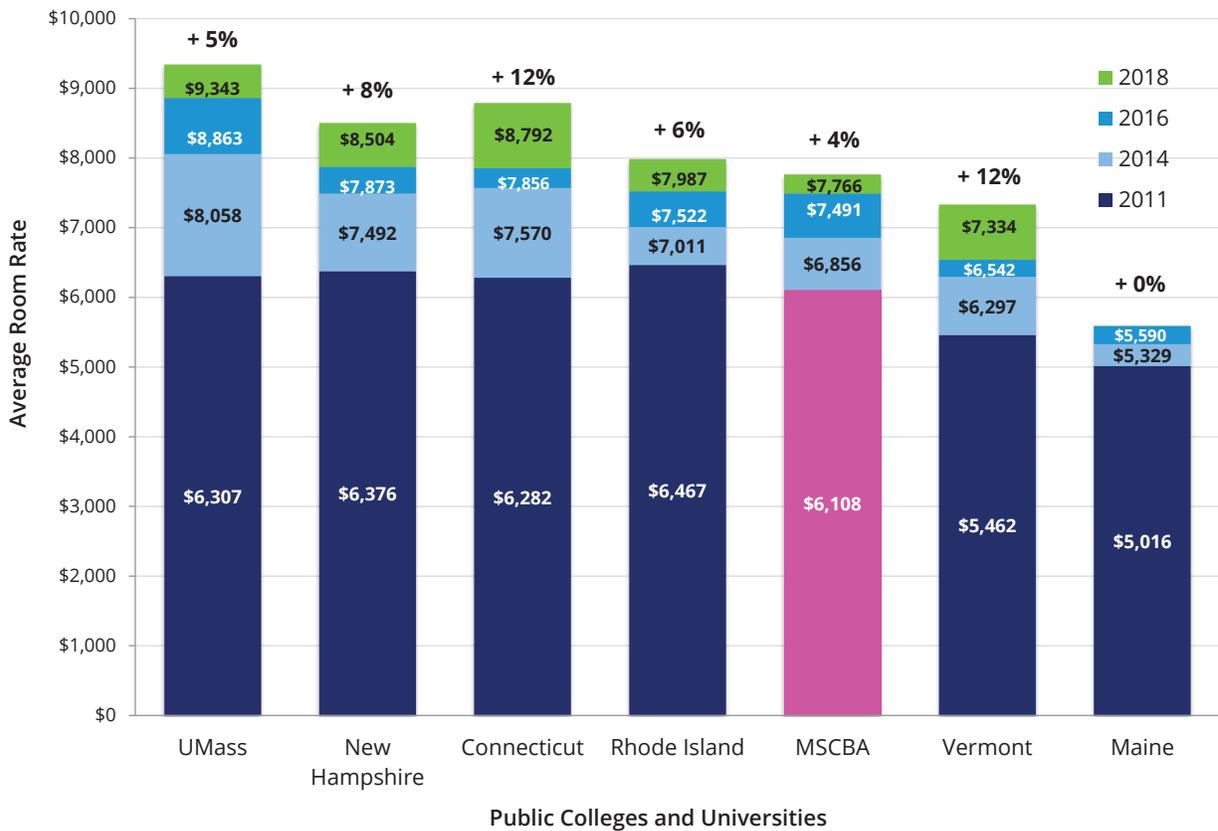
Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; average room rates for all other schools are unweighted.

From Fall 2011 to Fall 2016, the average room rate increased at all of the public college and university systems in the Northeast (as noted in the 2016 update). From Fall 2016 to Fall 2018, for each school system, the average room rate continued to increase. This recent increase for public colleges and universities ranges from 0% for Maine, 5% for the UMass system, and 12% for Connecticut and Vermont. The MSCBA room rate increase during this time was 4%. (See Figure 13.)

Figure 13

Average Room Rates, Fall 2011, 2014, 2016 and 2018, and Percentage Increase Fall 2016 to Fall 2018

Source: MSCBA, Summer 2018; university websites, Summer 2018



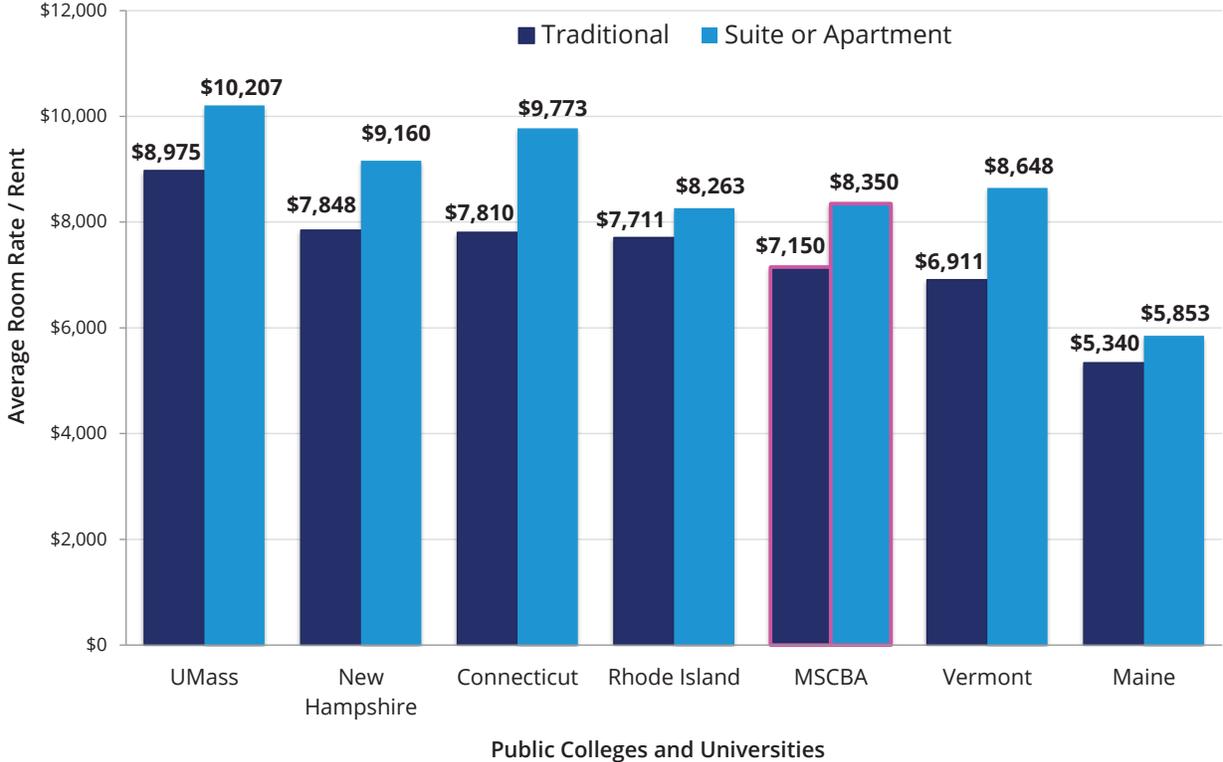
Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; average room rates for all other schools are unweighted.

Suite or apartment room rates are typically more expensive than traditional dormitory room rates, and this is the case, on average, for all of the public colleges and universities in the Northeastern state systems. In Fall 2018, the MSCBA average traditional dormitory room rate is \$7,150, and the suite/apartment room rate is \$8,350, an average 17% difference. The difference between traditional dormitory and suite/apartment room rates varies at other state systems. (See Figure 14.)

Figure 14

**Average Rent, Traditional vs. Suites and Apartments:
MSCBA vs. Northeast Public Colleges and Universities, Fall 2018**

Source: MSCBA, Summer 2018; university websites, Summer 2018



Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; average room rates for all other schools are unweighted.

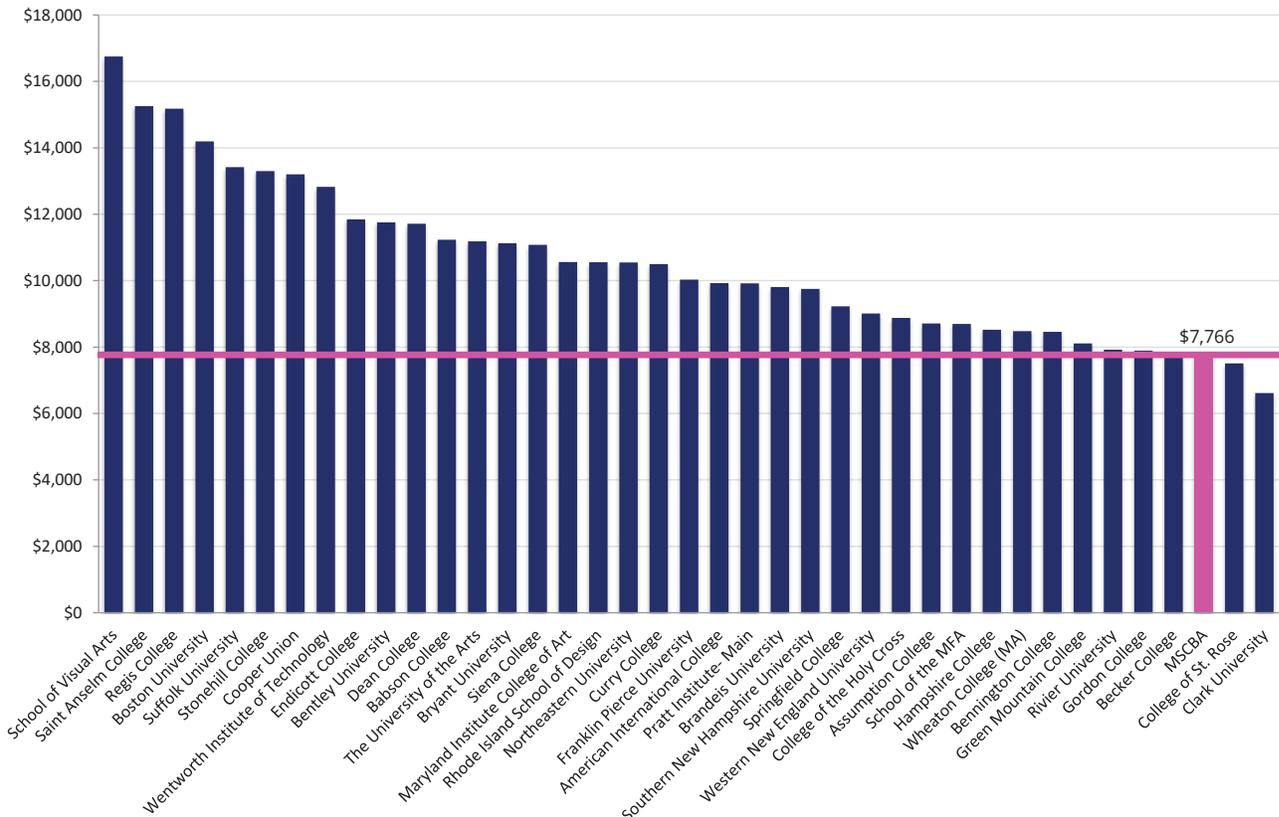


The MSCBA room rate is near the low end of the scale compared to regional private institutions. With their many new and renovated state-of-the-art residence halls, the well-priced State University housing system provides particularly excellent value compared to regional private institutions. (See Figure 15.)

Figure 15

Average Room Rate: MSCBA vs. Regional Private Schools, Fall 2018

Source: MSCBA, Summer 2018; university websites, Summer 2018



MSCBA room rates continue to be competitive compared to the public and private peer institutions that potential Massachusetts State University students might consider. It is important that the MSCBA continues to ensure its housing rates are competitive with those at other Northeast colleges and universities as potential students are increasingly being recruited by many schools, both public and private, and in-state and out-of-state. As the state population of 12th graders is projected to decrease in the long-term, it is anticipated that regional institutions will seek multiple ways to make themselves attractive to incoming students. Having reasonable room rates with good value is one way for the Massachusetts State Universities to distinguish themselves.

HOUSING TYPOLOGIES

Cost is not the only factor that has an impact on student housing choices. There has been considerable discussion as well as considerable investment by educational institutions at all levels in recent years to make student housing more than a place to sleep. These efforts have fallen into several major categories:

- Increasing the housing types, amenities, and range of community and privacy options to meet developmental needs and preferences of students in different class years.
- Enhancing program and social support for residents through residential life programs.
- Developing physical and programmatic living/learning programs, which enhance the collegiate experience.

Many undergraduate institutions have diversified their housing portfolios both in response to a campus residential life mission that addresses the developmental nature of housing, and to increase their market attractiveness to students.

A range of housing configurations provides a diversity of community and privacy appropriate for varying levels of student development and preferences. Traditional aged (18-24) undergraduates classically transition during their college years from adolescence to adulthood, often reflected in growing independence in their living situation. Traditional style residence halls with double rooms and shared baths provide group support during the early phases of this change. Upper division students typically seek more independence, and single rooms within traditional halls, and on-campus suites and apartments can serve this need. Older students are more likely to desire apartments or off-campus housing, and are better suited to fully independent living, although some may desire on-campus options for convenience and for a closer connection to the campus community.

On-campus housing also offers a level of social support or supervision in addition to bed space. A strong recent trend has been to provide structured programs of academic and social support. These are sometimes focused toward first- or second-year students, or may be directed toward integrating academic activity in the residence hall through one of the many varieties of living/learning programs. These programs have been shown to help improve academic success, retention, and graduation rates.

Suites, in various configurations, provide housing between the high level of community found in traditional housing and the high level of privacy typical of apartments.

Lastly, a diversity of housing types will allow campus housing to remain attractive even as student preferences shift over time.

Recent MSCBA projects increased portfolio diversity, continuing to give more weight to suites and apartments over traditional dormitory rooms. *(See Figures 16 and 17.)*

Figure 16

Current State University System Housing Portfolio by Room Type

Source: MSCBA, Summer 2018

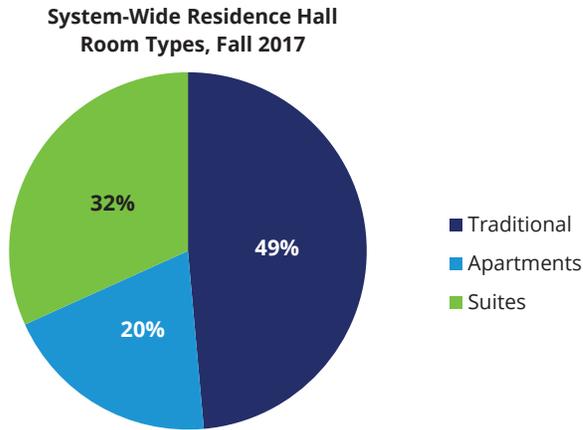
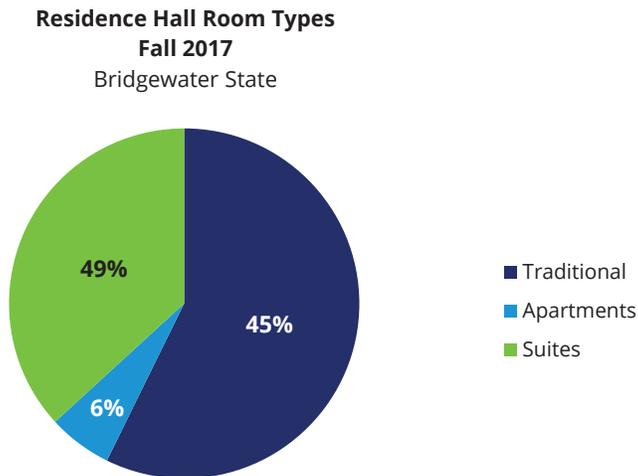


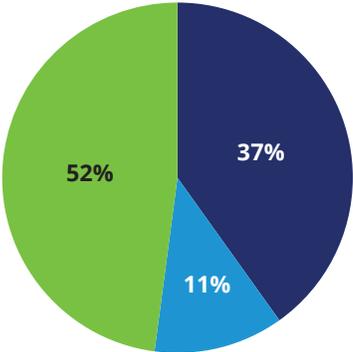
Figure 17

Room Type: Current Housing Portfolio by School

Source: MSCBA, Summer 2018

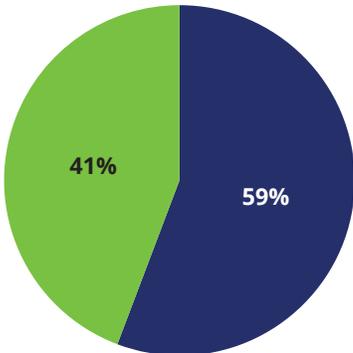


Residence Hall Room Types
Fall 2017
Fitchburg State



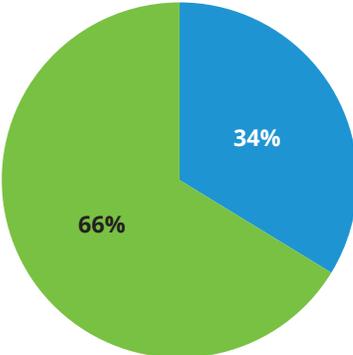
- Traditional
- Apartments
- Suites

Residence Hall Room Types
Fall 2017
Framingham State

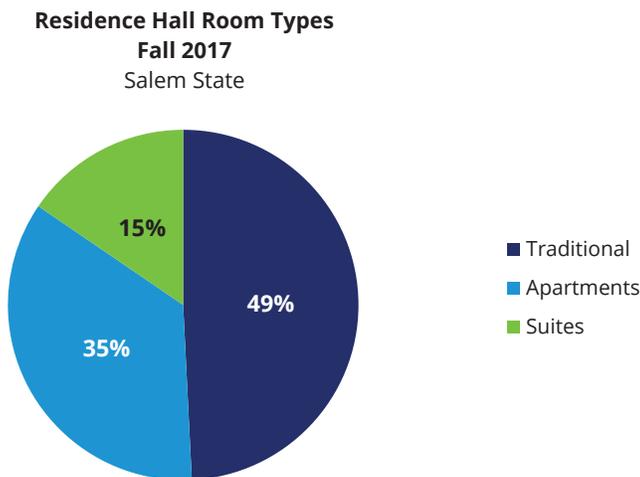
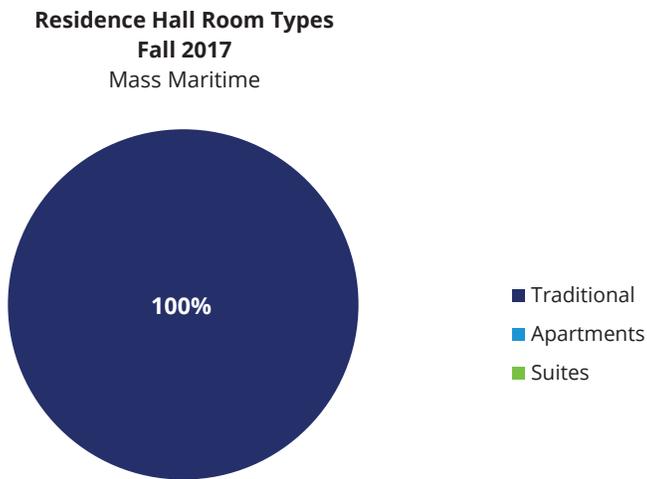
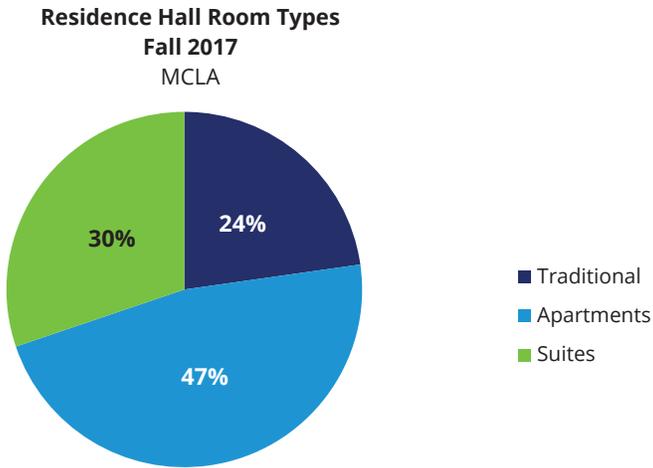


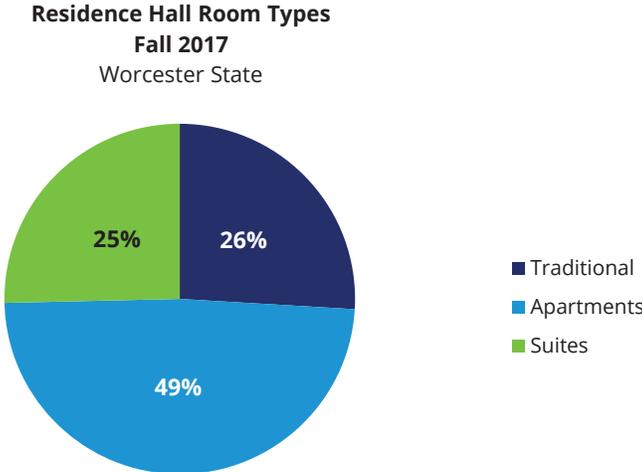
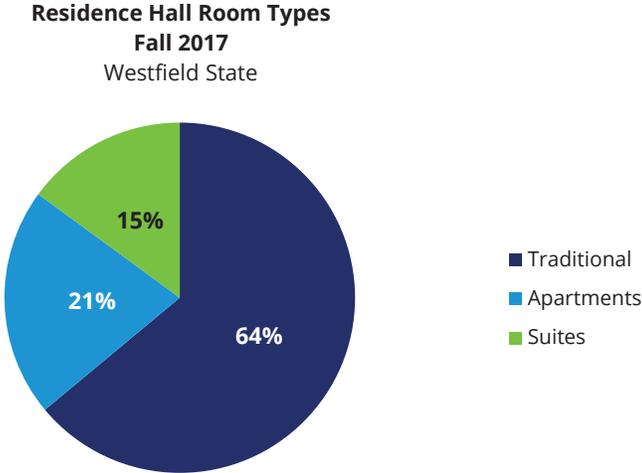
- Traditional
- Apartments
- Suites

Residence Hall Room Types
Fall 2017
MassArt



- Traditional
- Apartments
- Suites





Individual campuses have quite different distributions of the various housing types, reflecting the periods in which housing was built as well as changing student needs and preferences over time. The Appendix (Section 3) contains a summary of major housing typologies in the MSCBA system and their identifying characteristics.

FACILITY CONSTRUCTION AND RENEWAL

Since 2002, the MSCBA constructed 6,950 beds of the Fall 2017 system bed count of over 16,931 (an increase in total beds of 43%). During that same period of time, well over 10,000 beds within the MSCBA's housing portfolio have been renewed or upgraded in some manner.

The bed count differs from campus to campus in terms of housing type, space per bed, and date of original construction or major renovation. The Appendix (Section 3) includes an inventory of housing specifics for each campus as well as dates of construction and renovation.

Because the age of each campus' housing stock differs, as do the dates targeted for partial or complete renovation, the MSCBA has developed a comprehensive facility renewal program to ensure that the recurring need for reinvestment occurs on a predictable schedule that is coordinated with the availability of funds necessary to implement this work. Typically, renewal projects include work that is performed on a regular cycle to maintain an existing building in its present configuration for its current use. The MSCBA Facility Renewal Plan is revised annually to incorporate work completed in the previous year. The MSCBA's current approach is to undertake adaptive projects (code/configuration changes) concurrent with facility renewal work in a phased manner that is completed over a number of summers depending on the amount of work that is required to maintain occupancy during the academic year. Special attention is first paid to code changes and fire safety, followed by exterior envelope (roofs and windows) and then by mechanical, electrical, plumbing systems and lastly by interior finishes. Between 2000 and 2015, deferred maintenance was reduced from \$61.1M to \$6.8M; as of Fall 2017, it is further reduced to \$6.5M, resulting in a much-improved condition of the MSCBA's housing stock.

Each campus has recently completed renovation projects, or has projects underway or anticipated. A planning study for potential new housing is being conducted at Mass Maritime.

ENERGY SUSTAINABILITY PERFORMANCE AND MEASURES

All of the State Universities have signed on to the President's Climate Commitment, and are subject to Executive Order 484 that requires all new construction to meet the Massachusetts LEED Plus rating. The MSCBA employs sustainable design, construction, and operating principles in its new buildings and renovation projects designed to reduce the consumption of natural resources and energy in its facilities. Doing so reduces future rent increases necessitated by increased cost for water, sewer and energy. The MSCBA continues to take a leadership position in the development of building retrofits and the creation of greener operational programs. Since 2009, 17 projects of the MSCBA have been certified by the United States Green Building Council (USGBC) as LEED Gold (11 projects) or Silver (6 projects).

NON-HOUSING FACILITIES AND PROGRAMS

The MSCBA continues to study the need for student life, dining, parking, and athletic facilities to support the requirements of students living on campus.

There is potential for the MSCBA to be involved as an active partner in the planning for off-campus housing as requested by the campuses. There may also be a desire by some of the campuses to provide housing for graduate students, staff, or faculty.

In the past the MSCBA has acted to acquire properties for the State Universities to support residential, parking, and other student activity facility projects.

The MSCBA's Housing Financial Aid program continues to be in demand from the nine State Universities. In Fiscal Year 2017, approximately 12% of students received a grant for 17% of their housing costs through this program. In Fiscal Year 2017, the program will provide \$2.2M in housing financial aid. In Fiscal Year 2019, the housing grant program will increase to \$2.4M.

The MSCBA's Housing Financial Aid program continues to be in demand from the nine State Universities. In recent fiscal years, this program provided \$2M that was redistributed by the financial aid offices of the institutions to complement the financial aid package for residential students. In Fiscal Year 2015, approximately 8% of students received 21% of their housing costs through this program. The program provided \$2M in housing financial aid in Fiscal Years 2016 and 2017.

CONCLUSION

In 2018, and since the last Strategic Plan Update in 2016, the MSCBA finds itself in a position of transition vis-a-vis its long-range housing capacity program. There is a continuing statewide and regional concern about long-term diminishing high school student populations; in addition, the overall full-time student population at the nine State Universities declined 2% between Fall 2015 and Fall 2017. However, the full-time undergraduate enrollment at two of the State Universities has remained stable. Current student demand for housing is being met, but systemwide housing occupancy is below 100. The desirability of the system's housing stock has increased with the continued reinvestment in its existing buildings and the increase in diversity of types offered with the system's newest facilities. In addition, the need continues for additional building system renewal, and non-housing additions or renovations, and, at some institutions, dining and parking, to support new residential capacity. The MSCBA will proceed cautiously going forward as the next decade determines whether there will be a decline in full-time student enrollment and full-time student interest in living on campus.

CHAPTER 2: FACTORS AFFECTING ENROLLMENT

INTRODUCTION

The MSCBA established its long-range strategic housing program in Fall 2005 with the goal of meeting the demand for on-campus housing for the next decade at each State University. With this ongoing goal in mind, this chapter provides updated demographic trends, and other factors that influence demand for student housing.

ENROLLMENT PROJECTIONS: DEMOGRAPHIC FACTORS

HIGH SCHOOL GRADUATES

The most important statistic to higher education enrollment is the number of high school graduates, as they form the core of the 'traditional' undergraduate population that goes directly from high school to college. This population varies over time according to demographic factors such as changes in birth rates, immigration, culture, and economics. The Western Interstate Commission for Higher Education (WICHE) publishes a series of projections of high school graduates throughout the U.S. The 9th edition of WICHE's "Knocking at the College Door" report was published in 2016, and it includes population projections through 2032.

According to the 2016 WICHE report, the Massachusetts public and private high school graduate population across the U.S. increased until 2007-2008, after which it fluctuated between 74,000 and 76,000. The WICHE report then projects that the number of graduates decreases from 2015-2016 through 2031-2032. In 2032, the high school graduate population is projected to hit a low of 67,005, which would put it back at pre-2003 levels. The projections show a decline through 2032, but are significantly higher than the projections in the report's 8th edition, published in 2012.

The percent of these graduates who come from public schools is projected to increase from 85.8% in 2000-2001 to 89.5% in 2031-2032.¹

Births in the Northeast have steadily *decreased* between 1990 (high school Class of 2008) and 2014 (Class of 2032) - more steeply than in the Midwest, and in contrast to the increases in the South and West. This decrease may be offset by in-migration.

ENROLLED 12TH GRADERS IN MASSACHUSETTS PUBLIC HIGH SCHOOLS

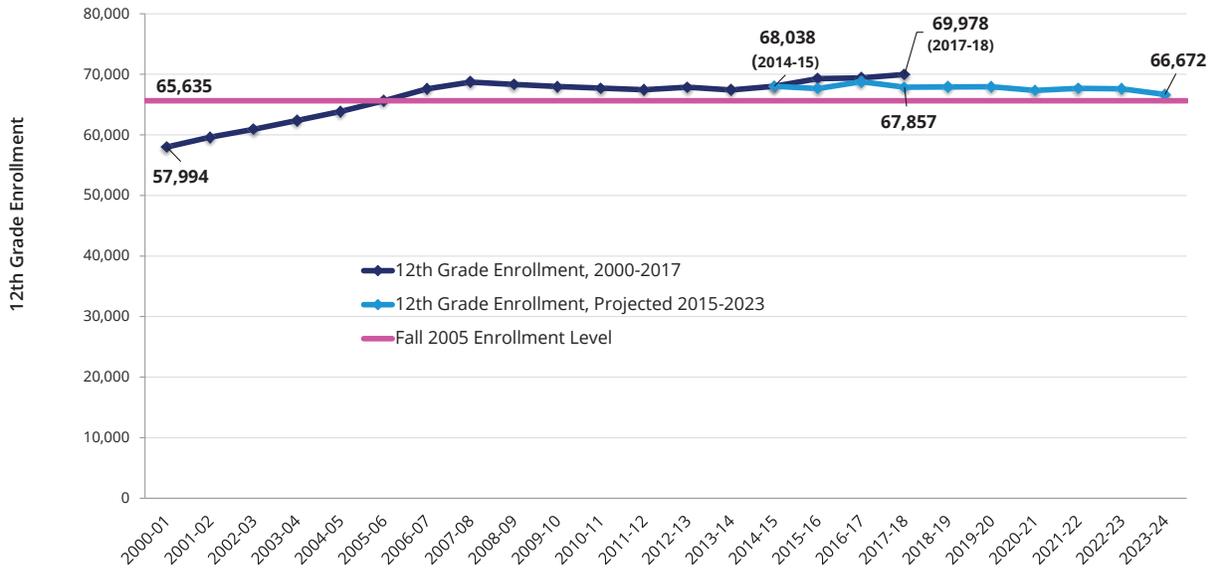
The Massachusetts Department of Elementary and Secondary Education (DOE) assembled actual numbers of 12th grade public high school enrolled students through 2017-2018, and projections through 2023-2024. The DOE recorded a peak in enrollment in 2007-2008, and projected a total of 67,857 students for 2017-2018. However, the actual number for 2017-2018 is higher than projected, at 69,978 students. (See *Figure 1.*)

¹ Western Interstate Commission for Higher Education, *Knocking at the College Door: Projections of High School Graduates*, Boulder: December 2016, <https://static1.squarespace.com/static/57f269e19de4bb8a69b470ae/t/5a4bf94f24a694d32cfe41ab/1514928467746/Knocking2016FINALFORWEB-revised010218.pdf>, p.77.

Figure 1

12th Grade Enrollment in Massachusetts Public High Schools, Actual (2000-01 through 2017-18) and Projected (2015-16 through 2023-24)

Source: Massachusetts Department of Elementary and Secondary Education, Summer 2018



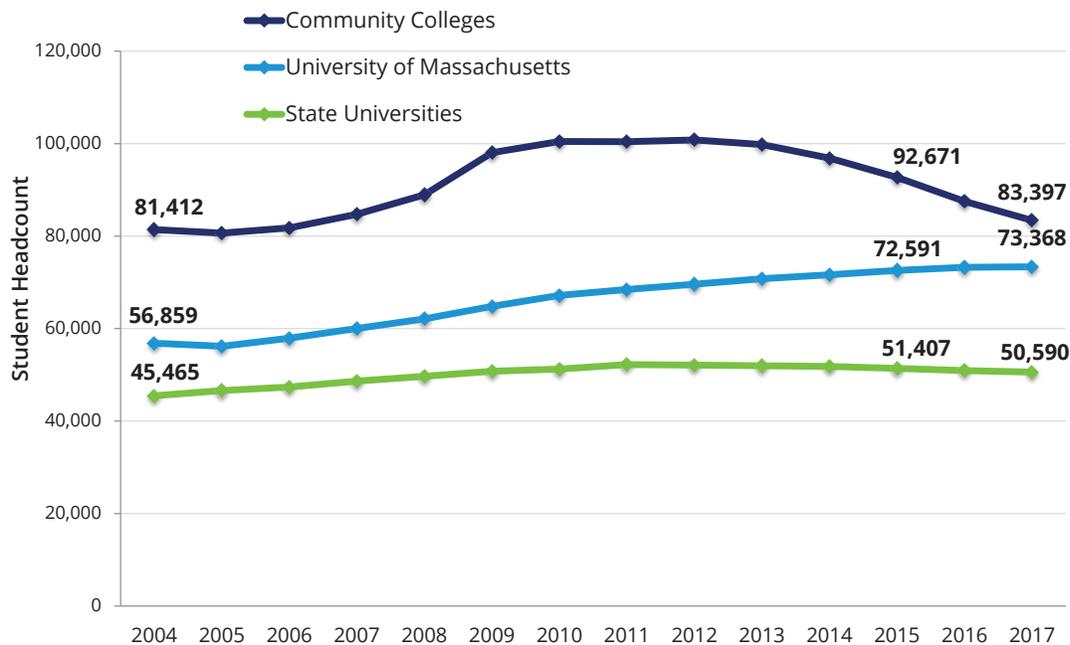
The current high school enrollment of 69,978 remains higher than the Fall 2005 enrollment of 65,635, which was the basis year for the MSCBA’s long-range goal to house 50% of the full-time Fall 2005 undergraduate enrollment.

Higher Education Current Trends. From Fall 2015 to Fall 2017, public higher education enrollment in Massachusetts has declined overall by 4.3%. Enrollment has declined by 10% at Massachusetts community colleges; declined by 1.6% at State Universities; and increased by 1.1% at UMass. (See Figure 2.)

Figure 2

Massachusetts Public Higher Education Enrollment, Fall 2004-2017

Source: Mass DHE 2018



Higher Education Forecasts. The most important factor affecting estimates of the Massachusetts college-aged population is the base statewide population of the 15- to 24-year-old age cohort. The projections for this population included in the 2014 report were developed by the UMass Donahue Institute in 2013. These projections indicated there would be a decline in undergraduate enrollment at the State Universities beginning in 2014. Due to unanticipated growth of the Massachusetts population (resulting from natural increase and positive net migration), the Donahue Institute then updated their projections to indicate an increase in undergraduate enrollment at the State Universities beginning in 2014.²

Starting with the 2013 Donahue Institute baseline and university projections for Massachusetts, and then incorporating information on the historical percent of undergraduates in the State University system who are full-time, a projection was created for the 2016 Strategic Plan Update of the full-time undergraduate student population at the State Universities for the MSCBA. Full-time students are important to the MSCBA, as they are the population that is most likely to be interested in student housing. This projection included the assumption that the proportion of undergraduates who are full-time would remain at 82% through Fall 2025. In Fall 2017, this proportion has risen to 83%.

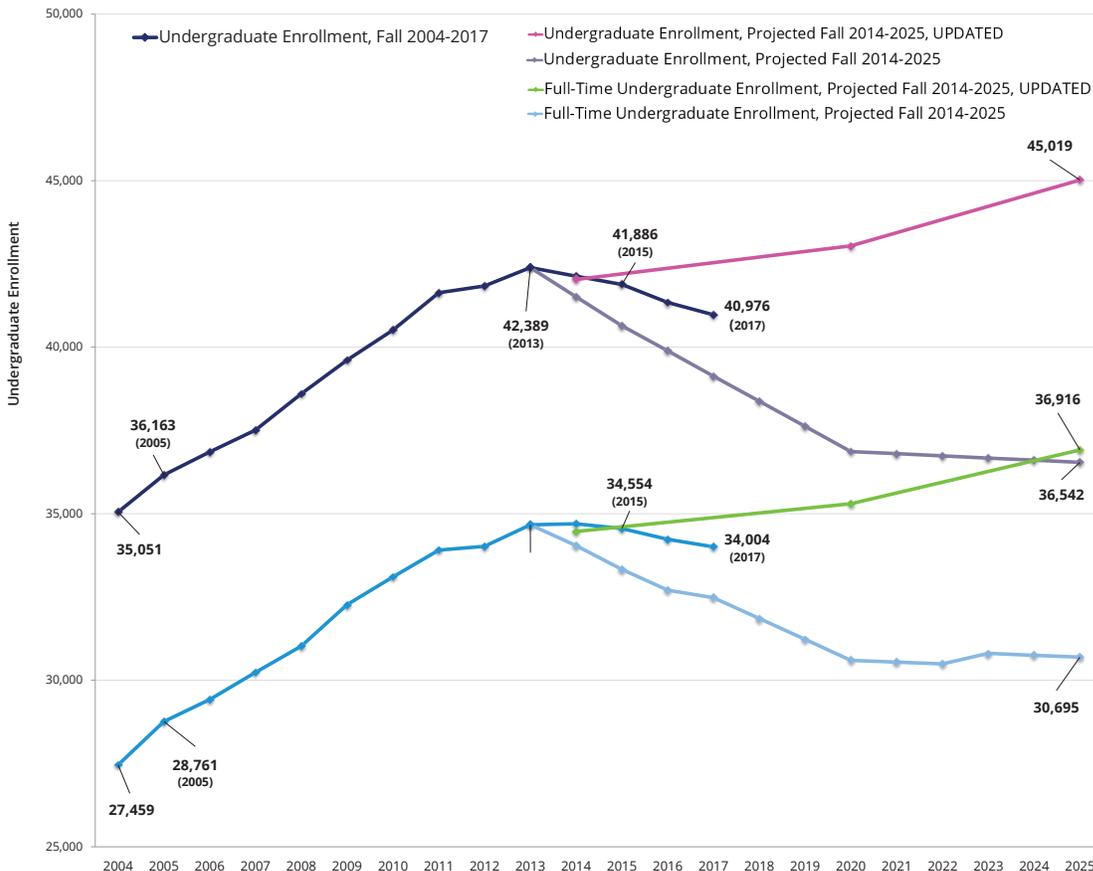
The Fall 2017 State University actual undergraduate enrollment is higher than the Donahue Institute's baseline projection for both undergraduate enrollment and full-time enrollment, but lower than their updated projection. From Fall 2015 to Fall 2017, actual full-time undergraduate enrollment declined 1.6% (550 students), versus the 2.5% projected baseline decline (847 students). The actual full-time Fall 2017 enrollment of 34,004 students is 18% greater than Fall 2005 enrollment of 28,761 students. (See Figure 3.)

² UMass Donahue Institute, "Long-term Population Projections for Massachusetts Regions and Municipalities," Hadley, MA: March 2015, accessed 2016, http://pep.donahue-institute.org/downloads/2015/new/UMDL_LongTermPopulationProjectionsReport_2015%2004%20_29.pdf.

Figure 3

MSCBA System Undergraduate Enrollment, Actual (Fall 2004 through Fall 2015) and Projected (Fall 2014 through Fall 2025)

Source: UMass Donahue Institute and Demographic Perspectives, Summer 2016

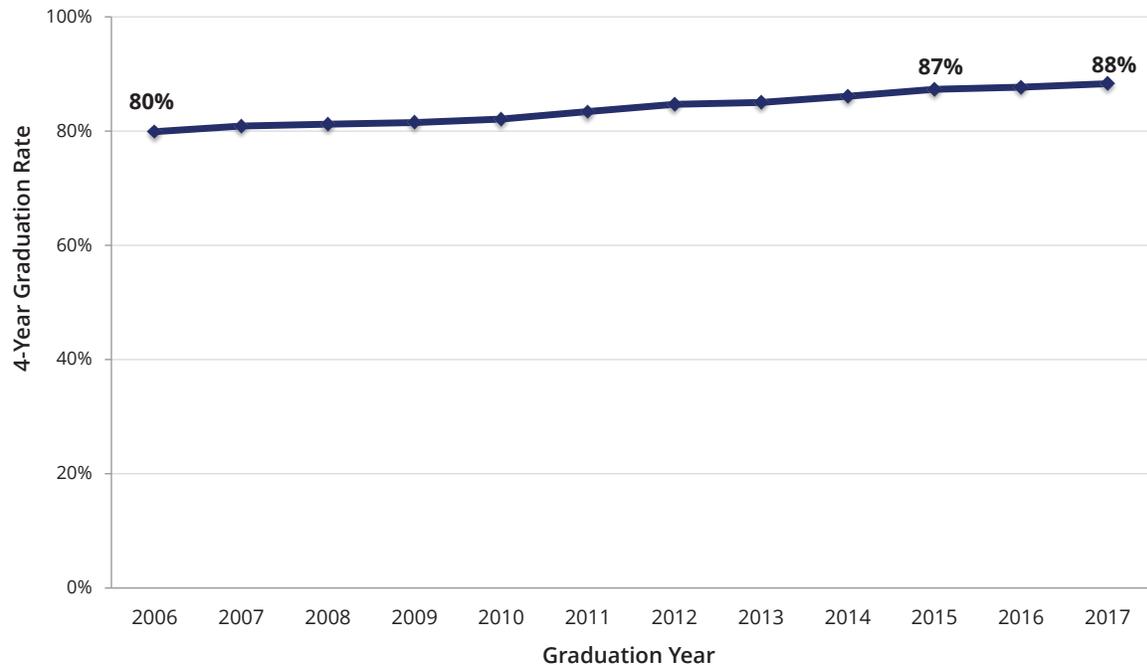


OTHER FACTORS AFFECTING MASSACHUSETTS COLLEGE ENROLLMENT

Demographic projections from multiple sources of Massachusetts 12th graders, high school graduates, and the college-age population indicated that these populations would decline in the long term. However, in the short term, across the board, actual numbers are higher than the projections. This section highlights the non-demographic factors that also affect college enrollment, but are not taken into account in the Census-based college enrollment projections.

PRE-COLLEGE CASCADE

High School Graduation Rate. The four-year graduation rate from Massachusetts public high schools has been increasing steadily over the past decade, and recently increased from 87% in 2015 to 88% in 2017. Throughout Massachusetts, there continue to be efforts to keep students in school through high school completion. (See Figure 4.)

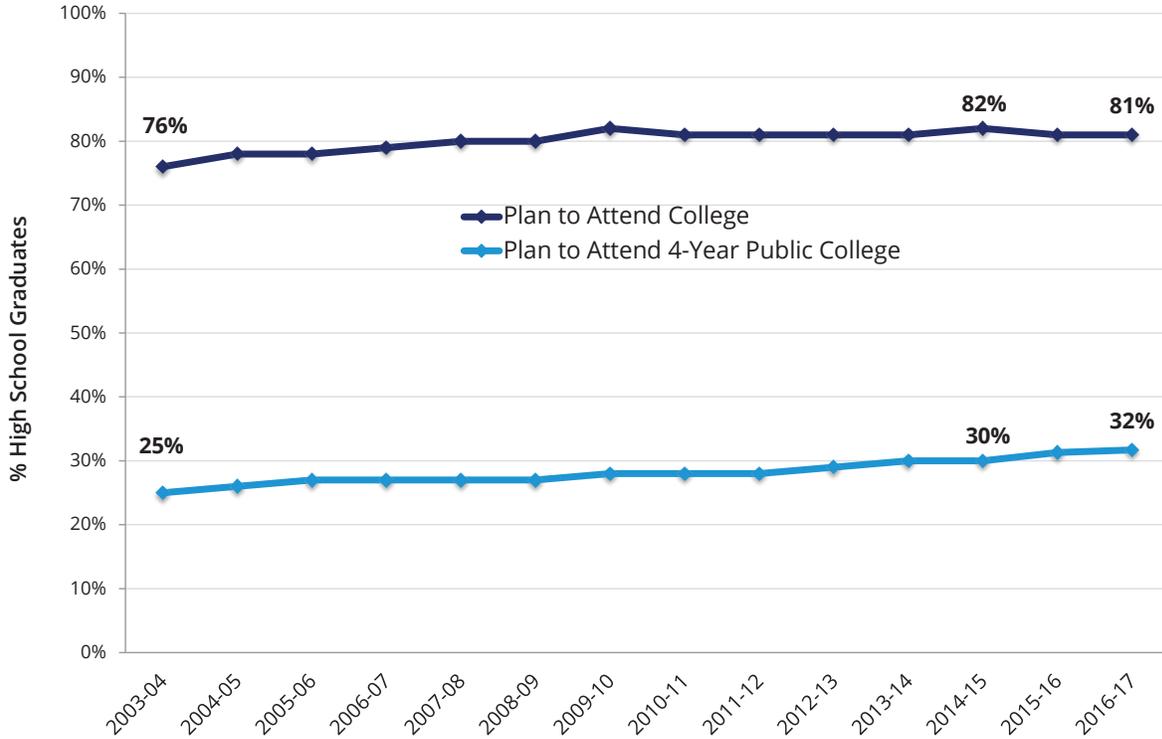
Figure 4**Four-Year Graduation Rate from Massachusetts Public High Schools, 2006-2017***Source: Massachusetts Department of Elementary and Secondary Education, Summer 2018*

Graduation Plans. The percent of public high school students who plan to attend college increased from 76% of students graduating in Spring 2004, to 82% of those graduating in Spring 2010. Each year since 2010, the rate has held steady at about 81%. When asked what type of college they plan to attend, the percent of graduates who said that they intend to enroll at a four-year public college (not specifying in which state) has steadily increased from 25% of the public high school Class of 2004, to 32% of the Class of 2017. (See Figure 5.)

Figure 5

Graduation Plans of Massachusetts Public High School Graduates, 2004-2017

Source: Massachusetts Department of Elementary and Secondary Education, Summer 2018



Thus, despite the projected long-term decline in the pool of 12th graders in Massachusetts, the actual data show an increased 12th grade enrollment, an increased proportion graduating from high school, a consistent expression of interest in attending college, and an increase in the number of those indicating that they would choose four-year public colleges; and about the same number of first-time, full-time Freshmen at the State Universities in Fall 2013 as in Fall 2017.

COLLEGE ENROLLMENT

Value of a College Education. Overall, the economic outlook for Massachusetts continues to be strong. In Massachusetts, as in the rest of the country, steady growth in the number of available jobs requiring postsecondary education is projected to be sustained through the next five years.

Full-Time Students. The national percent of college students who are studying full-time has increased since 2004. In the Massachusetts State University system, the percent of undergraduate students who are enrolled full-time rose from 78% in Fall 2004, to 83% in Fall 2017. (See Chapter 1, Figure 4.)

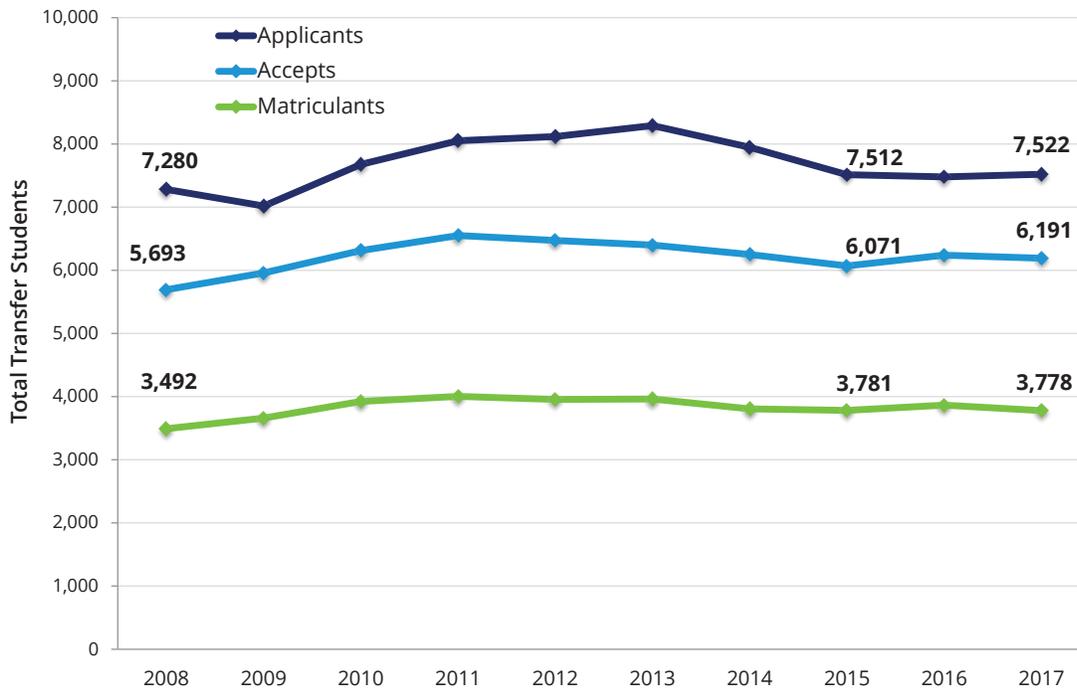
The 2014 report summarizes the many factors that explain students' increased interest in studying full-time, such as expansion of financial aid and online courses.

Transfer Students. Since Fall 2015, the number of transfer applicants and matriculants to Massachusetts State Universities stayed about the same, with 7,522 applicants and 3,778 matriculants in Fall 2017. The number of acceptances increased 2%, from 6,071 students in Fall 2015, to 6,191 in Fall 2017. The transfer student population includes students who were previously at community colleges and four-year institutions, as well as in-state and out-of-state. (See Figure 6.)

Figure 6

Transfer Students to Massachusetts State Universities, Fall 2008-2017

Source: Massachusetts State Universities, Summer 2018

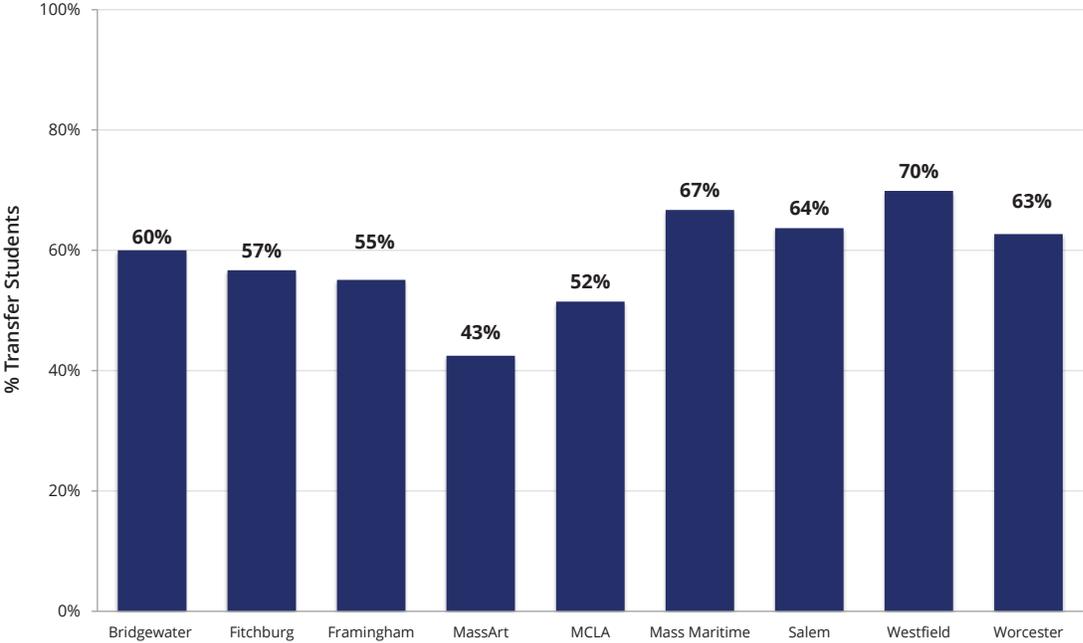


In Fall 2017, 61% of incoming transfer students to the State Universities came from the Massachusetts Community Colleges. This proportion varied by institution, from 43% of MassArt’s transfer students, to 70% of Westfield State’s transfer students. One challenge for the State University system is that the Donahue Foundation projections anticipate a downturn in the number of students attending Massachusetts Community Colleges, and this will affect the supply of potential transfer students. From 2015 to 2017 the community college enrollment in Massachusetts saw a 10% decline in enrollment. (See Figure 7.)

Figure 7

Percentage of Incoming Transfer Students to Massachusetts State Universities Transferring from Massachusetts Community Colleges, Fall 2017

Source: Mass DHE, Summer 2018



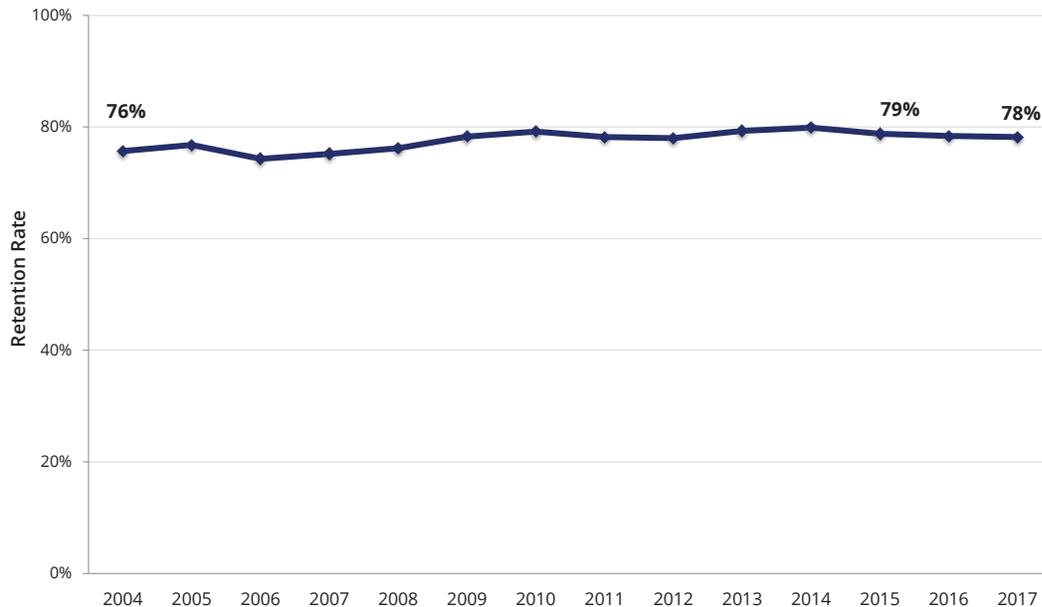
Retention. As reviewed in the 2014 report, the Massachusetts State University System has established retention programs to encourage students to complete their course of study in a timely manner.

The proportion of State University Freshmen who went on to become Sophomores (the first-year retention rate) increased from 76% in Fall 2004, to a peak of 80% in Fall 2014. The MSCBA's long-range housing capacity program created an increased ability to provide institutional support for campus life, and thus improve retention and increase total enrollment. The retention rate has decreased slightly to 78% in Fall 2017. For the past decade, the State University retention rate has been slightly higher than the national rate, by about 3 percentage points.³ (See Figure 8.)

Figure 8

First-Time, Full-Time Freshman Retention Rate, Massachusetts State Universities, Fall 2004-2017*

Source: Mass DHE, 2018



* The data for each year reflect the percentage of the previous year's first-time, full-time Freshmen who returned to campus.

Enrollment of Non-Traditional Students. As discussed in the 2014 report, some schools have programs or initiatives to serve non-traditional students, such as designated housing with year-round occupancy, on-site daycare, and weekend classes. All Massachusetts state colleges and universities offer a tuition waiver for Massachusetts veterans. Universities may consider whether there is unmet demand from non-traditional students for on-campus housing that meets their needs.

³ Massachusetts Department of Higher Education Data Center, "State University First-Year Retention Rate (Fall to Fall) New First-Time, Full-time Degree-Seeking Students," Boston: last modified October 11, 2018, accessed 2018, <http://www.mass.edu/datacenter/success/SUFirstYrRetention.asp>.

DIVERSITY AND ENROLLMENT

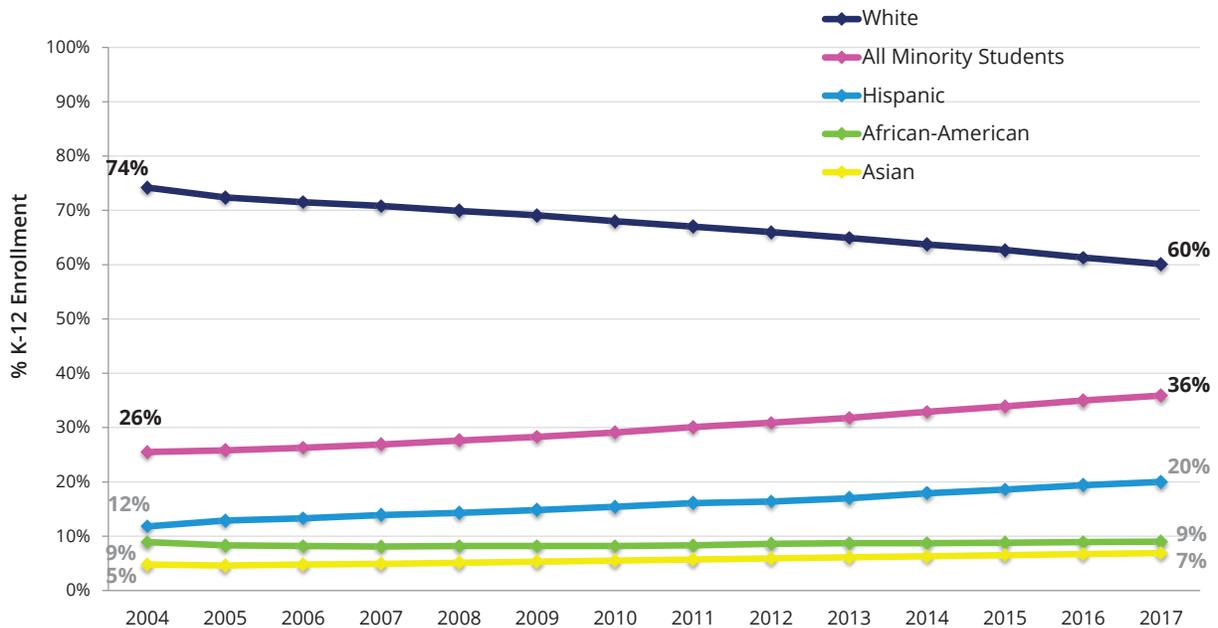
The racial/ethnic composition of the U.S. population is continually changing, and each racial/ethnic group has its own constellation of cultural, economic, educational, and occupational characteristics. From a planning point of view, it is important to take into account the differential college attendance rates of each group, and the different needs and preferences they may have once enrolled, for example, differential interest in living on campus.

Massachusetts K-12 Trends. The proportion of K-12 students who are White has steadily declined by about 1 percentage point each year, from 74% in Fall 2004 to 60% in Fall 2017. The Hispanic population has seen the biggest growth since 2004, and, in Fall 2017, Hispanic students comprise 20% of all K-12 students. (See Figure 9.)

Figure 9

Massachusetts Statewide Public K-12 Enrollment by Race/Ethnicity, Fall 2004-2017

Source: Massachusetts Department of Elementary and Secondary Education, Summer 2018



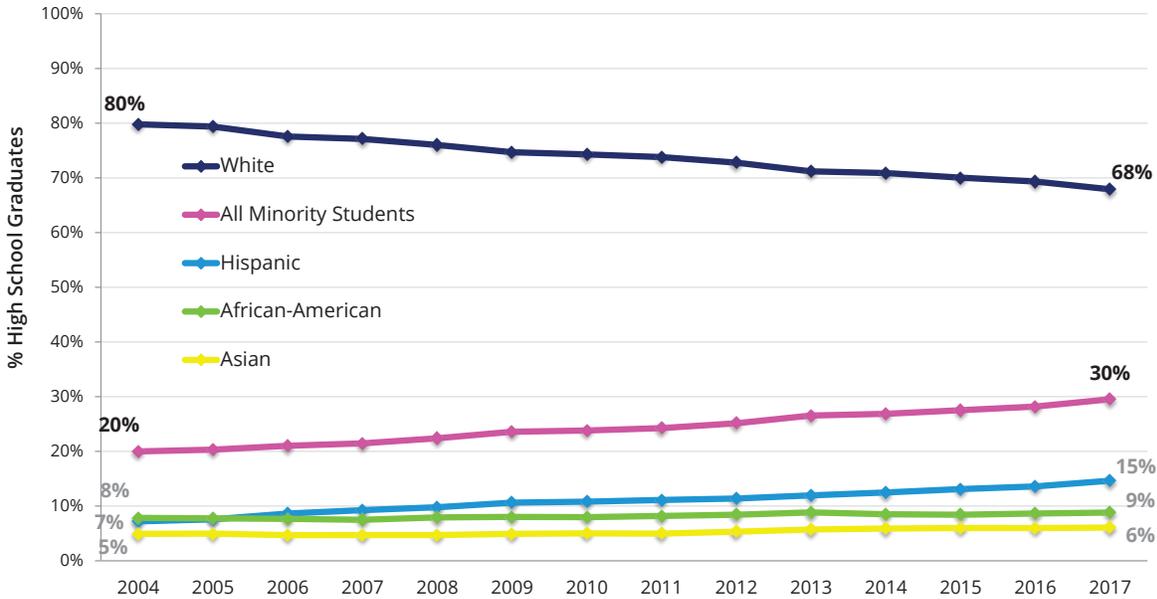
Note: In each year, the 'All Minority Students' percent includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American / Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above). This report includes the percentage of enrollment by race/gender for all students in public schools and charter schools in the state. The information is as of October 1st of the school year selected.

The minority portion of public high school graduates is expected to continue to increase, based on the trends from the K-12 data in 2015. (See Figure 10.)

Figure 10

Massachusetts Public High School Graduates by Race/Ethnicity, Fall 2004-2017

Source: Massachusetts Department of Elementary and Secondary Education, Summer 2018



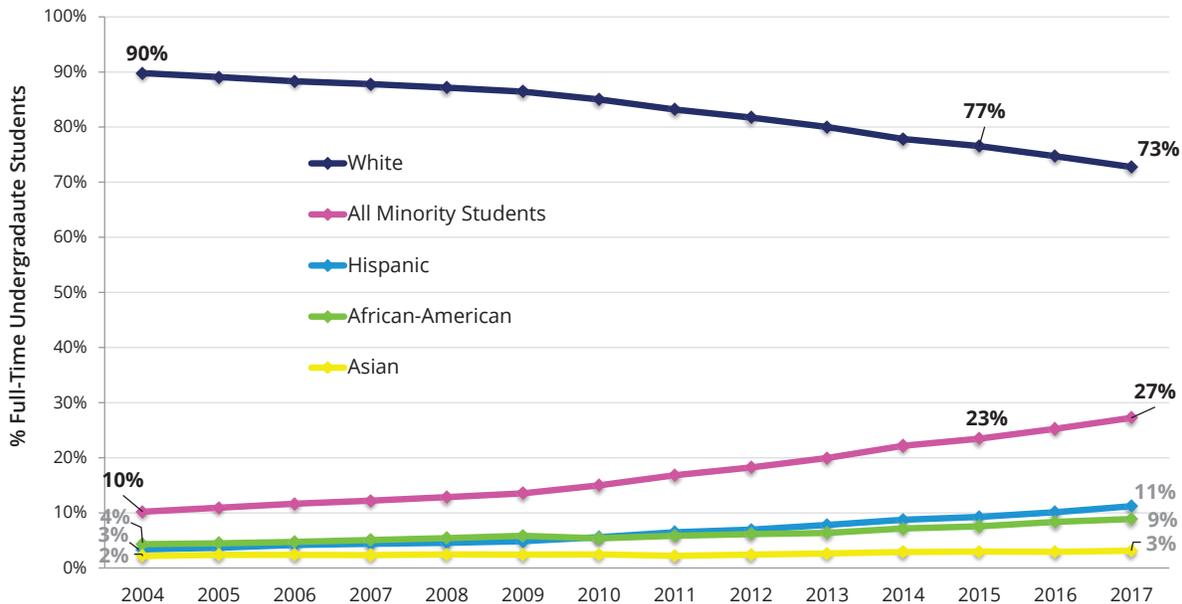
Note: In each year, the 'All Minority Students' percent includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American / Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above).

Diversity College Enrollment Update. Massachusetts State Universities and community colleges are reaching underrepresented populations by pursuing relationships with high schools, recruiting out of state, and engaging in other initiatives. The percent of undergraduates at the State Universities who are minority has continued to rise, from 23% in Fall 2015 to 27% in Fall 2017. (See Figure 11.)

Figure 11

MSCBA System Full-Time Undergraduate Enrollment by Race/Ethnicity, Fall 2004-2017

Source: Mass DHE Special Calculation, 2018



Note: In each year, the 'All Minority Students' percent includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American / Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above).

First-Generation Students. As described in the 2016 update, colleges and universities continue to recruit first-generation students, for whom the cost of housing is a significant factor.⁴ Many choose to live at home to defray costs of housing.

Among first-generation students at four-year colleges across the nation and in Massachusetts, a fast-growing segment is the Hispanic population.⁵ Many of the State Universities have targeted recruitment efforts for Hispanic students. Past research has shown that Hispanic students are more likely than other groups, including other first-generation college students, to indicate a preference for living at home.⁶ This may influence future demand for university housing.

⁴ The Best Colleges, "The Best Colleges for First-Generation College Students," April 10, 2013, accessed 2015, <http://www.thebestcolleges.org/the-best-colleges-for-first-generation-college-students/>.

⁵ Victor Saenz et al., "First in My Family: A Profile of First-Generation College Students at Four-Year Institutions Since 1971," Los Angeles: Higher Education Research Institute, 2007, accessed 2015, <http://www.heri.ucla.edu/PDFs/pubs/TFS/Special/Monographs/FirstInMyFamily.pdf>.

⁶ Matthew Desmond and Ruth Turley, "The Role of Familism in Explaining the Hispanic-White College Application Gap," *Social Problems* 56, no. 2 (2009): 311-34, accessed 2015, http://scholar.harvard.edu/files/mdesmond/files/sp5602_05.pdf.

LOOKING FORWARD

Projections of the feeder populations to the Massachusetts State Universities (K-12 population, 12th grade enrollments, high school graduates) indicated that there would be a decline in the State University enrollments that would return the student enrollment numbers back to the Fall 2006 level in Fall 2025. The updated Census-based projections from the UMass Donahue Institute show an increase in State University enrollments, with Fall 2025 enrollments significantly higher than any previous year. The actual enrollment numbers have declined, but at a slower rate than the baseline projections, following a middle path between the baseline and updated projections.

Various factors have mitigated the projected decline in enrollment, such as the increases in high school graduation rates, the proportion of high school graduates who intend to attend college and actually matriculate, and college graduation rates. In Fall 2017, the State Universities have an actual full-time enrollment that is 1,525 students and 5% greater than the lower baseline enrollment projection.

In this chapter, we have reviewed many of the non-demographic factors that could affect full-time college enrollments, and the number of students interested in housing and other student activity facilities on the State University campuses. There are many other factors in play that could also affect the student enrollment numbers, either positively or negatively, of which each State University is acutely aware.

The next chapter outlines how the MSCBA will respond to demographic changes by completing its long-range housing capacity program, which is calibrated to the student population in Fall 2005, as well as continuing to focus on renovation and renewal and other student activity projects.

CHAPTER 3: MSCBA STRATEGIC PLAN UPDATE

INTRODUCTION

In Chapter 1, we reviewed the current status of the MSCBA’s housing, and, in Chapter 2, the demographic and other forces that will affect college enrollment and housing over the next 15 years. In this chapter, we discuss progress toward the MSCBA’s original goal set in 2005 to house 50% of the system-wide full-time undergraduate students, and review MSCBA, campus, and other strategies for the future.

LONG-RANGE HOUSING CAPACITY PROGRAM

MSCBA SYSTEM-WIDE TARGET

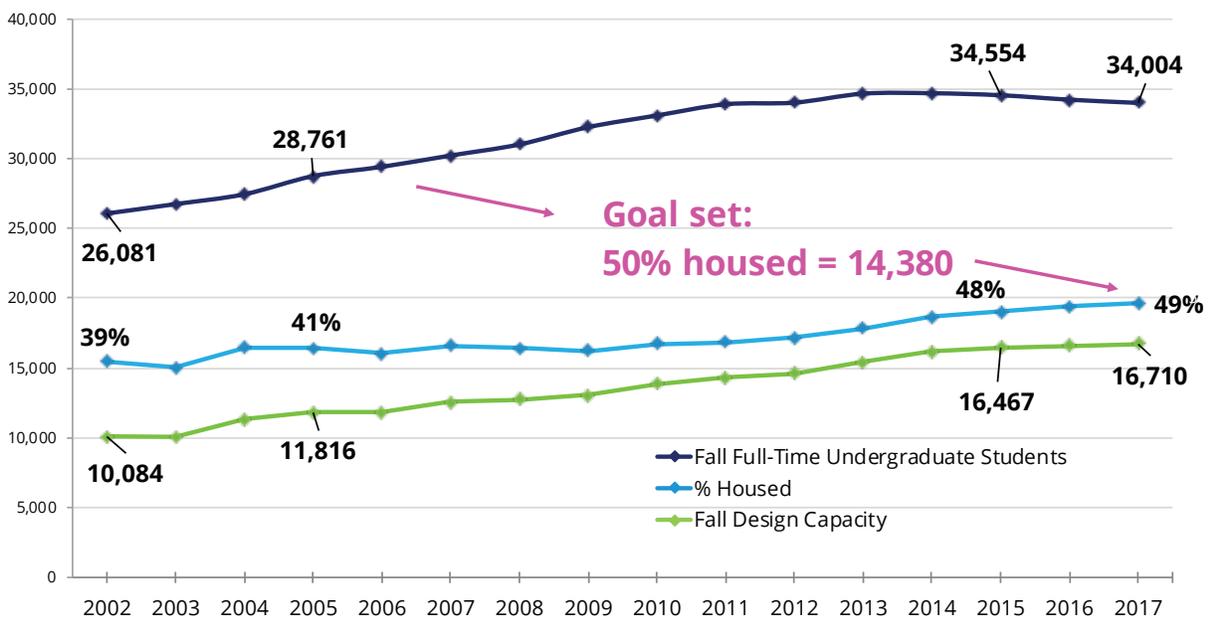
The 50% systemwide housing goal is often considered to provide sufficient capacity to house all entering full-time students and any returning students who wish to live on campus. Figure 1 shows the basis for the MSCBA 50% housed target. Between 2002 and 2005, the full-time undergraduate student population of the State Universities grew 10%, and significantly more growth was anticipated going forward. At that time, in Fall 2005, there was capacity (design occupancy) to house 41% of the full-time undergraduates. A goal was set to increase the percent housed to 50% of the 28,761 full-time undergraduate population in Fall 2005, or 14,380 students (beds).

From Fall 2005 to Fall 2017, two parallel phenomena occurred: the MSCBA built and renovated housing to provide for an additional 5,115 beds, or a total of 16,931 beds, and the full-time undergraduate population grew 18%, to 34,004 students (a decline from the peak of 34,697 in 2014). Consequently, despite the extra beds, in Fall 2017, only 49% of the full-time undergraduate population could be housed. However, looking back to the original goal of housing 14,380 students, the MSCBA has exceeded this system-wide goal with a Fall 2017 design capacity of 16,710. (See Figure 1.)

Figure 1

MSCBA System-Wide Target

Source: Mass DHE, 2016; MSCBA, Summer 2018



PROGRAM DETAILS

Table 1 provides details of the MSCBA long-range housing capacity program in Fall 2015, including a listing of current projects.

Table 1

Long-Range Housing Capacity Program

Source: Mass DHE, 2018; MSCBA, Summer 2018

	A	B	C	D	E	F	G	H	I	J
	Fall 2017 Design Capacity	Fall 2017 Full-Time UG Population	Fall 2017 Housing Design Capacity (Fall 2017 Full-Time UG)	Campus Goal	Proposed Beds	Status of MSCBA Work	Proposed Occupancy	Resulting % Housed (Fall 2017 Full-Time UG)	Fall 2005 Full-Time UG Population	Resulting % Housed (Fall 2005 Full-Time UG)
Bridgewater	3,295	7,858	42%	50%	0			42%	6,434	51%
Fitchburg	1,712	3,386	51%	50%	0			51%	2,950	58%
Framingham	1,978	3,558	56%	50%	0			56%	3,043	65%
Mass Art	658	1,658	40%	40%	0			40%	1,378	48%
MCLA	1,045	1,201	87%	70%	0			87%	1,211	86%
Mass Maritime	1,411	1,607	88%	100%	100	Study	2021	94%	923	164%
Salem	2,282	5,792	39%	50%	0			39%	5,468	42%
Westfield	2,752	4,791	57%	60%	0			57%	4,112	67%
Worcester	1,577	4,153	38%	50%	0			38%	3,242	49%
SYSTEM	16,710	34,004	49%		100			49%	28,761	58%
System*	13,596	29,538	46%		0			46%	25,249	54%

** Excludes MassArt, MCLA, Mass Maritime.

Following is a description of each column in Figure 1:

Column A: Fall 2017 Design Capacity

The number of beds available at each campus in Fall 2017.

Column B: Fall 2017 Full-Time UG Population

The number of full-time undergraduates enrolled on each campus in Fall 2017.

Column C: Fall 2017 Housing Design Capacity (Fall 2017 Full-Time UG)

The percentage of full-time undergraduates who can be housed on campus in Fall 2017, by design capacity.

Column D: Campus Goal

Each institution’s goal for the percentage of full-time undergraduates they wish to have living on campus.

Column E: Proposed Beds

Capacity additions currently underway at each school. (Figure P: MSCBA Projects, in Section 2, will provide additional details and context for these projects.)

- Mass Maritime: 100 new beds being studied to accommodate students currently living in MMA’s leased facilities

Column F: Status of MSCBA Work

The current status of work being done by MSCBA.

Column G: Proposed Occupancy

The completion date currently planned by MSCBA.

Column H: Resulting Percent Housed (Fall 2017 Full-Time UG)

The percentage of housing goal achievable by new capacities based on Fall 2017 full-time undergraduate enrollment.

Column I: Fall 2005 Full-Time UG Population

The number of full-time undergraduates enrolled on each campus in Fall 2005.

Column J: Resulting Percent Housed (Fall 2005 Full-Time UG)

The percentage of housing goal achievable by new capacities using the planning target number of students based on Fall 2005 full-time undergraduate enrollment. Comparison to Column D indicates how close current capacities are to achieving this goal.

Bottom Rows: System

The system-wide numbers and percentages.

System* (Excluding MassArt, MCLA, Mass Maritime)

MassArt and Mass Maritime offer specialty programs, with special housing circumstances. Mass Maritime has a program requirement for 100% of cadets to live on-campus that necessarily links enrollment to housing capacity. MassArt is now renting a significant number of beds to other institutions for the short-term. MCLA requires students to live on campus for three years.

PROGRESS TOWARD HOUSING GOAL

Table 2 looks at the change in the capacity of each school and the MSCBA system to house full-time undergraduates in Fall 2015 (as described in the previous Strategic Plan Update), to what is proposed for 2021 when all projects in study, design, or construction are complete. The "Housing Design Capacity" column in Table 2 shows the ratio of the number of resulting beds in Fall 2021, over the Fall 2017 full-time undergraduate student population. In the first column, we see that, in Fall 2015, the MSCBA system had the capacity to house 48% of its full-time undergraduate students. This proportion will increase to 49% of the Fall 2017 student population, according to the Fall 2021 proposed design capacity. Changes in the level of enrollments or the level of inventory at five of the nine State Universities will result in an increased capacity to house students. *(See Table 2.)*

Table 2**Change in Percent Full-Time Undergraduates Housed, Fall 2015 (Actual) to Fall 2021 (Proposed)**

Source: Mass DHE, 2018; MSCBA, Summer 2018

	Fall 2015 Housing Design Capacity (Fall 2015 Full-Time UG)	Fall 2021 Housing Design Capacity (Fall 2017 Full-Time UG)	Change
Bridgewater	41%	42%	+
Fitchburg	46%	51%	+
Framingham	50%	56%	+
Mass Art	40%	40%	=
MCLA	81%	87%	+
Mass Maritime	94%	94%	=
Salem	39%	39%	=
Westfield	56%	57%	+
Worcester	38%	38%	=
SYSTEM	48%	49%	+
System*	44%	46%	+

* Excludes MassArt, MCLA, Mass Maritime.

Figure 2 displays past and projected trends in both system-wide full-time undergraduate enrollment and housing capacity in order to measure progress towards the housing goal. Each campus has developed individual goals that vary from the system-wide goal. There are three sources of student data utilized in this figure to measure progress: the dark blue column at each time point is based on the Fall 2005 full-time undergraduate population, while the two lighter blue columns are based on the full-time undergraduate population (actual and projected) for each time point. Of the lighter blue columns, the left column uses the DHE revised (high) undergraduate population projection, and the right column use the DHE baseline (low) undergraduate population projection.

Beginning on the left of the figure, in 2005, there was housing capacity for 41% of full-time undergraduates. At the time of the last strategic update, in Fall 2015, the MSCBA had exceeded their 50% goal by achieving enough housing for 57% of the Fall 2005 full-time undergraduate population. This trend continues in Fall 2017, when the MSCBA now houses 58% of the Fall 2005 full-time undergraduate population. However, as the full-time undergraduate population has grown between Fall 2005 and Fall 2017, the number of beds related to the Fall 2017 population (49%) is slightly lower than the 50% goal.

The 2021 and 2025 columns refer to projected data.¹ In both 2021 and 2025, after all MSCBA new capacity projects in design or construction have been completed in 2021, the Fall 2005 goal of 50% will be exceeded. The percent housed of the 2005 full-time undergraduate base will reach 58% (as noted in the 2025 dark blue column). Relying on the Donahue Foundation's high population projection of a growing full-time undergraduate student body, the proportion of the projected population that could be housed falls to 47% in 2020, and 45% in 2025. If the Donahue Foundation's baseline low population projections of a declining full-time undergraduate student body prevail, the proportion of the projected population that could be housed will remain above 50%, at 55% in both 2020 and 2025.

¹ System-wide undergraduate enrollment projections, University of Massachusetts Donahue Institute; full-time undergraduate projections, Demographic Perspectives.

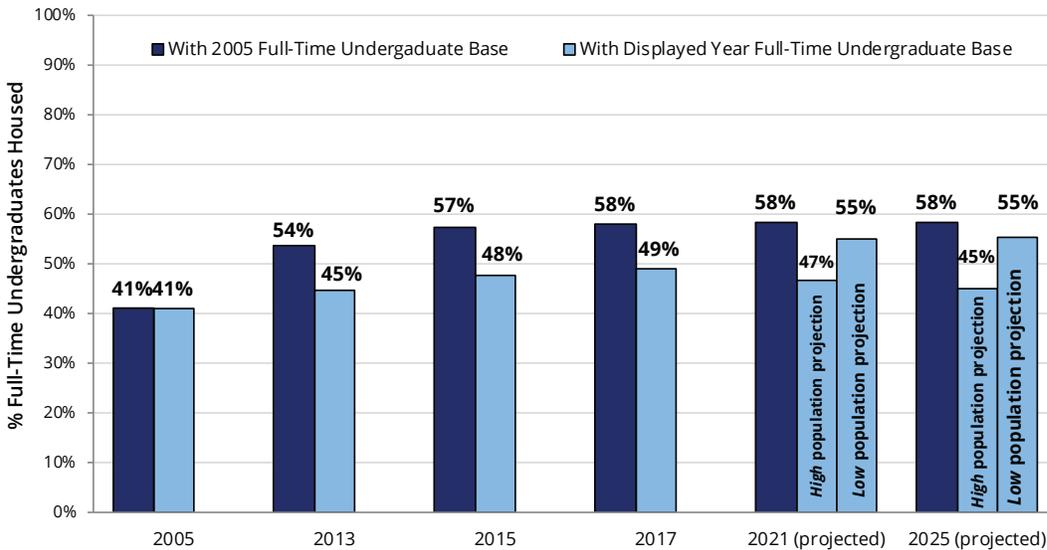
Based on early Fall 2018 data from the DHE, the Fall 2018 actual full-time undergraduate enrollment is between Donahue’s low and high population projections. The most recent high projection series shows undergraduate enrollment increasing between 2018 and 2025, which parallels the growth model for MA high school graduation and college enrollment developed by WICHE in 2016.²

As mentioned above and listed in Table 1, each campus has now developed its own goal for on-campus student housing. Reference is periodically made to the former goal of sufficient capacity to house 50% of full-time undergraduate students as of Fall 2005; this is intended to be mindful of the impact that future enrollment may have on the percentage of students housed, to ensure full occupancy and financial stability.

Figure 2

Percent of Full-Time Undergraduates Housed, by Capacity, Actual (Fall 2005, 2013, 2015) and Projected (Fall 2020, 2025)

Source: MSCBA, Summer 2018; Mass DHE and UMass Donahue Institute; Demographic Perspectives



Note: The DHE has provided two undergraduate population projections, high and low. When the high population projection is the denominator, a lower percent housed will result, and when the low population projection is the denominator, a higher percent housed will result (given the same design capacity as numerator).

FUTURE DIRECTION

The MSCBA has developed a plan that meets the housing and auxiliary demands of the nine campuses. This plan is based on a financial model as measured with an individual campus strategy that allows for variations in either the decline or expansion of housing requirements.

² Bransberger, Peace, and Demaree K. Michelau. *Knocking at the College Door: Projections of High School Graduates*, 9th Edition. Boulder, CO: Western Interstate Commission for Higher Education, 2016.

The 2018 Plan includes the following actions for the MSCBA:

- Continuing progress on planned capacity addition projects
- Developing a complementary program of student activity projects that support developmental efforts of each University
- Continuing to renovate and adapt existing housing and student activity facilities
- Seeking new opportunities to support campus housing through reinvestment, sustainability, and broadening of inventory, and supporting recruitment, enrollment, and student life through dining, parking, and student activity projects

To ensure full occupancy, campuses could consider the following:

- Reducing the density of existing stock, such as creating premium singles
- Accommodating graduate, family, veteran, faculty or staff housing needs
- Developing long-term campus housing and financial plans that consider repurposing or replacing less desirable residence halls
- Using housing for short-term or long-term rentals for University populations such as visiting faculty
- Developing conference or other uses to support the Academy
- Developing programs to take advantage of natural vacancy, (i.e., summer usage)
- Opening discussions about joint housing needs with geographically proximate higher education institutions, including community colleges

HOUSING STRATEGIES

Overall, providing quality residence halls at reasonable prices and in the desired configurations is the top strategy being employed by the MSCBA and the campuses to keep housing filled. Campuses are also conducting a variety of additional and creative strategies to keep enrollments stable and to keep housing occupancy high. Campuses are recruiting and retaining many different types of students: diverse students, transfers from community colleges, international students, and veterans and their dependents. Campuses are also increasingly supporting the sense of campus community that living in a residence hall can provide by through programs such as living-learning themes, and faculty-in-residence.

MSCBA PROJECTS

The table below lists recently completed projects, those currently underway and those anticipated to be completed in the next few years, including their cost.

Table 3

MSCBA Projects

BRIDGEWATER STATE UNIVERSITY

2016-2018: Projects Completed

Shea Durgin Halls	Entry Improvements/Mailroom Conversion
Miles Hall	Bathroom Renovations
DiNardo Hall	Bathroom Renovations
Stonehouse Hall	Student Room Furniture

2018-2019: Projects Underway

Woodward Hall	Elevator Repairs
East Campus Commons	Air Handler Replacement

2019 and Beyond: Future Projects Anticipated

Shea Durgin Halls	Bathroom Renovations - Floor 1 Shea, Floors 4-5 Durgin
Pope & Scott Halls	New Local Boilers

FITCHBURG STATE UNIVERSITY**2016-2018: Projects Completed**

Mara Village	Roofs and Boilers, MV 2,6,7 and Commons
Simonds Hall	Property Acquisition and Interior Improvements
Townhouse Apartments	Envelope Upgrades
Miller Hall	Central Chiller Replacement
Townhouse Apartments	Roof Replacement & Sitework
Landry Arena	Renovation - Sports Surface, Locker Rooms & Training Center
Russell Towers	Bathroom Renovations – Towers C & D
132 Highland	Property Acquisition and Construction of Faculty Staff Housing
Main Street Theater	Rehabilitation and Funding Study
Cedar House	Exterior Painting

2018-2019: Projects Underway

Russell Towers	Bathroom Renovations – Towers A & B
Holmes Dining Hall	Dishroom Renovation
Mara Village	Landscaping & Access Improvements
Recreation Center	Roof Replacement

2019 and Beyond: Future Projects Anticipated

Mara Village	Kitchen Renovations
Townhouse Apartments	Interior Renovations
Herlihy	Electrical Upgrades
Main Street Theater	Renovation & Renovation
Elliot Field	Synthetic Turf Replacement
Parking Study	

FRAMINGHAM STATE UNIVERSITY**2016-2018: Projects Completed**

O'Connor Hall	Access, Bathroom Renovations and Office Conversion
Franklin Street Parking	New 322 Surface Parking Facility
Peirce and Horace Mann	Roof Replacement
Larned Hall	Heating Upgrades
Maynard Building	Property Acquisition - Cultural Arts Center
Power Plant	Boiler Replacement
McCarthy Campus Center	Dining Services Improvements
Warren Center	Roof Replacements – Warren House & Northern Lodge
Peirce & Mann Halls	Summer 2018 Residence Hall Renewal
Corrine Hall	Student Lounge Furniture New Student Kitchen

2018-2019: Projects Underway

Maynard Building	Cultural Arts Center Renovation
McCarthy Campus Center	Chiller Replacement
Maple Street Athletic Fields	Football Field Renovation

2019 and Beyond: Future Projects Anticipated

Linsley Hall	Building Renovation Study
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MASSACHUSETTS COLLEGE OF ART AND DESIGN**2016-2018: Projects Completed**

Smith Hall	Electrical Upgrades & New Lobby Elevator Modernization Student Room Furniture Replacement
Artists Residence	Corridor Ceiling and Lighting Replacement
South Building	Bakalar & Paine Galleries – Site and Enabling Work

2018-2019: Projects Underway

South Building	Bakalar & Paine Galleries Renovation South Building – Code and Life Safety Upgrades
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2019 and Beyond: Future Projects Anticipated

No projects currently anticipated

MASSACHUSETTS COLLEGE OF LIBERAL ARTS**2016-2018: Projects Completed**

Berkshire Towers	Suite Corridor Lighting and Finish Upgrades Bathroom Renovations Berkshire Towers - Generator Upgrade
Flagg Townhouses	Domestic Hot Water System - Buildings A,B & C

2018-2019 Projects Underway

Hoosac Hall	Elevator Study
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2019 and Beyond: Future Projects Anticipated

Hoosac Hall	Elevator Modernization
Flagg Townhouses	Reuse or Reconfiguration Study
Hoosac Hall	Concrete Patio Regrading

MASSACHUSETTS MARITIME ACADEMY**2016-2018: Projects Completed**

Waterfront	Floating Dock
Taylor Road Parking	New 236 Surface Parking Facility
Baseball Field	Synthetic Turf and Lighting Upgrades

2018-2019: Projects Underway

Waterfront	Dock Bumper System
New Capacity	Housing Study for 75-100 Cadets
Mess Deck	Food Service Expansion
Football /Softball Field	Synthetic Turf Replacement
Company 3&5	Roof Replacement

2019 and Beyond: Future Projects Anticipated

New Capacity	Housing Expansion, Renovation, Lease or New Construction
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SALEM STATE UNIVERSITY**2016-2018: Projects Completed**

North Campus	Precinct Planning Study
Peabody Hall	Carpeting, Furniture & Laundry Room Improvements
Bowditch Hall	Carpeting, Furniture & Laundry Room Improvements Roof Replacement
Atlantic Hall	Carpeting and Student Lounge Furniture

2018-2019: Projects Underway

Peabody Hall	Bathroom Renovations
Bowditch Hall	Bathroom Renovations
Marsh Hall	Photovoltaic Array Installation
Bates Complex	Renewal Study Door Replacement

2019 and Beyond: Future Projects Anticipated

Peabody Hall	Roof Replacement Fire Pump Replacement
Bates Hall	Renewal or Replacement Study
Ellison Campus Center	Expansion and/or Renovations

WESTFIELD STATE UNIVERSITY**2016-2018: Projects Completed**

Davis Hall	New Student Lounge and Elevator Addition
Davis Hall	Campus Electrical Infrastructure
Lammers Hall	Sewer Lift Station Repairs
New Hall	Multi Purpose Room Conversion
WSC Apartments	Fire Escape Repairs
Courtney Hall	New Doors and Locks
Athletic Field	Football Field - Synthetic Turf and Track Surface Renovation

2018-2019: Projects Underway

Campus-wide Residence Halls	Strategic Housing Study IT Upgrades Fire Alarm/Life Safety Improvements
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2019 and Beyond: Future Projects Anticipated

Courtney Hall	Bathroom Upgrades
Lammers Hall	Elevator, Bathroom Core Renovations

WORCESTER STATE UNIVERSITY**2016-2018: Projects Completed**

Wasylean Hall	New Domestic Hot Water System Cooling Tower Replacement
Dowden Hall	Student Room Furniture

2018-2019: Projects Underway

Dowden Hall	Elevator Replacements (2)
Chandler Village	Renewal or Replacement Study

2019 and Beyond: Future Projects Anticipated

Wasylean Hall	Evaporator Replacement
Sheehan Hall	Mechanical System Improvements

STUDENT ACTIVITY PROJECTS

As colleges and universities move to meet changing academic and student demands, and as the on-campus student body grows in size at some institutions, the community spaces that enrich the on-campus student experience will grow in importance. As requested, the MSCBA has provided parking, dining, athletic, and other facilities to support the student experience in the past and is continuing to do so.

ISSUES TO MONITOR

Long-Term Enrollment Trends. The full-time student enrollment projections for the State Universities cited in this report rely on census-based projections of the Massachusetts population through 2025. The components of population change are births, deaths, and migration (immigration and emigration). If future immigration patterns change depending on national immigration policies, this may have an effect on the overall Massachusetts population size as well as student enrollments.

Chapter 2 reviewed both demographic and non-demographic trends that will affect college enrollment in general, and, more specifically, enrollment of full-time students, those who are most likely to utilize the MSCBA facilities. However, beyond simple numbers, the needs of the next generation of students, and the options available to them, will be different from those of today's students.

More than in the recent past, students are requesting greater connectivity on campus in general and in the residence halls in particular. Robust access to the Internet and technology, frequently from multiple devices, is central to student satisfaction and success. While residence halls are secured at all times, and many include attended entries, students are interested in increased deployment of security cameras within the halls. Accessible, single-user bathrooms provide greater accommodation for individuals with disabilities (students and visitors), as well as for students with

non-traditional gender identification. Students are also requesting – and receiving permission – for emotional support animals on campus. It is anticipated that these trends will continue in the future.

Hispanic Population Growth and Housing Demand. There is currently a national trend for colleges to recruit Hispanic and Latino students.³ The Massachusetts State Universities are participating in this trend. The Hispanic population of Massachusetts is expected to continue to grow throughout the coming decades, and there may be room for growth in the proportion that attends college, especially for second generation Hispanic teens whose parents have also attended college.⁴ This growth may affect housing demand, as past research has shown that Hispanic students may be more likely than other groups to indicate a preference for living at home during college.⁵ Attention will need to be given to housing preferences and needs from this population.

³ Pratt, Timothy. "Needing students, Appalachian colleges reach out to fast-growing Hispanic population," *The Hechinger Report*, September 14, 2016, accessed 2016, <http://hechingerreport.org/needing-students-appalachian-colleges-reach-out-to-fast-growing-hispanic-population/>.

⁴ Fry, Richard and Kim Parker. "Early Benchmarks Show 'Post-Millennials' on Track to Be Most Diverse, Best-Educated Generation Yet." *Pew Research Center*, November 15, 2018. <http://www.pewsocialtrends.org/2018/11/15/early-benchmarks-show-post-millennials-on-track-to-be-most-diverse-best-educated-generation-yet>.

⁵ Desmond, Matthew and Ruth Turley, "The Role of Familism in Explaining the Hispanic-White College Application Gap," *Social Problems* 56, no. 2 (2009): 311-34, accessed 2015, http://scholar.harvard.edu/files/mdesmond/files/sp5602_05.pdf.

SECTION 2: CAMPUS PROFILES

INTRODUCTION

This Section summarizes the strategic direction of each of the nine Massachusetts State Universities, as informed by their academic agendas, enrollment patterns, and physical plants. The Section provides a description of recent, current, and anticipated MSCBA projects for each school. Each campus profile includes the following sections:

Fast Facts: A composite of facts including enrollment, student demographics, academic measures, housing, and rents.

I. Campus Background: A description of the academic history and physical development of the campus.

II. Student Body: Data on enrollment, student demographics, student geographic distribution, undergraduate admissions, and recruitment and retention.

III. Housing: A statement of the school's strategic positioning, followed by data on housing demand, the current housing portfolio, and Fall 2018 rental context.

IV. Planned Projects, and Potential Future Projects: A look at planned projects, including MSCBA projects, current initiatives, potential housing initiatives, and potential campus initiatives.

V. Summary: Highlights of priorities, key projects for the future, opportunities and challenges.



BRIDGEWATER STATE UNIVERSITY:

2017-2018 FAST FACTS SUMMARY

ENROLLMENT

Total Enrollment	11,019
Undergraduate Student Enrollment	9,558
Full-Time Enrollment	7,858
Part-Time Enrollment	1,700
Graduate Student Enrollment	1,461

GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	96%
From Out-of-State	3%
From Abroad	1%

DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	92%
Male	41%
Female	59%
Minority Students <i>with Known Race/Ethnicity</i>	25%
Asian	2%
Black	11%
Hispanic	7%

ACADEMIC MEASURES

Percent Transfer Students <i>All Degree-Seeking Undergraduates</i>	35%
Retention Rate <i>First-Time, Full-Time Undergraduates</i>	76%
6-Year Graduation Rate, 2010 cohort <i>First-Time, Full-Time Undergraduates</i>	59%

HOUSING

Percent Housed <i>Full-Time Undergraduates</i>	41%
Housing Target <i>Full-Time Undergraduates</i>	50%
Occupancy Percent	99%
Design Capacity	3,295
Actual Occupancy	3,251

RENTS

Average On-Campus Rent, Fall 2018	\$8,074
Average Off-Campus Rent, Fall 2018	\$11,419
Average Public Benchmark Schools Rent, Fall 2018	\$8,687
Average Regional Private Schools Rent, Fall 2018	\$11,069
Average MSCBA System Rent, Fall 2018	\$7,766

Map 1A

Campus Map - Bridgewater State



- MSCBA Housing
- MSCBA Student Life
- Campus Owned



I. CAMPUS BACKGROUND

The 2016 report describes Bridgewater’s campus academic history and recent campus developments; there have been no significant updates to it since that report. The MSCBA’s additional projects that have been completed, are underway, or are anticipated can be found in Figure P.

II. STUDENT BODY

ENROLLMENT

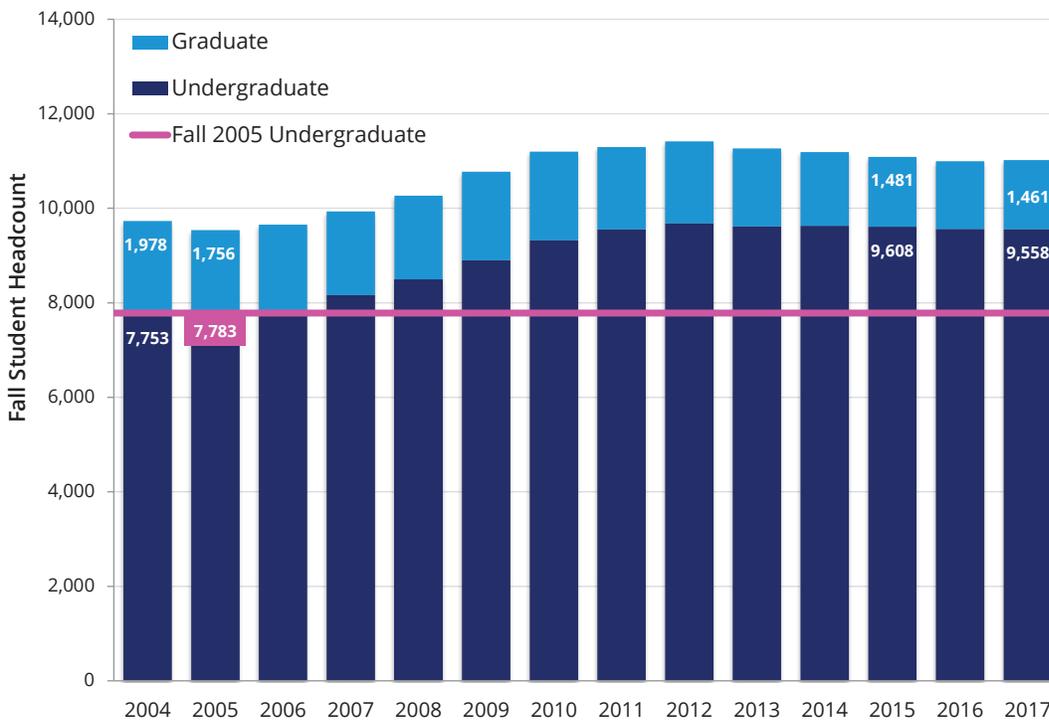
Overall Enrollment. Compared to Fall 2005, Bridgewater State’s overall enrollment of 11,019 students is 16% greater. The undergraduate population increased by 23% (1,775 students). By contrast, the graduate student population declined by 17% (295 students).

The undergraduate population remained relatively steady since about 2011, with a slight decline of 1% since Fall 2015. By contrast, the graduate student population declined over time, with a slight decline of 1% since Fall 2015. (See Figure A.)

Figure 1A

Student Enrollment, Bridgewater State, Fall 2004-2017

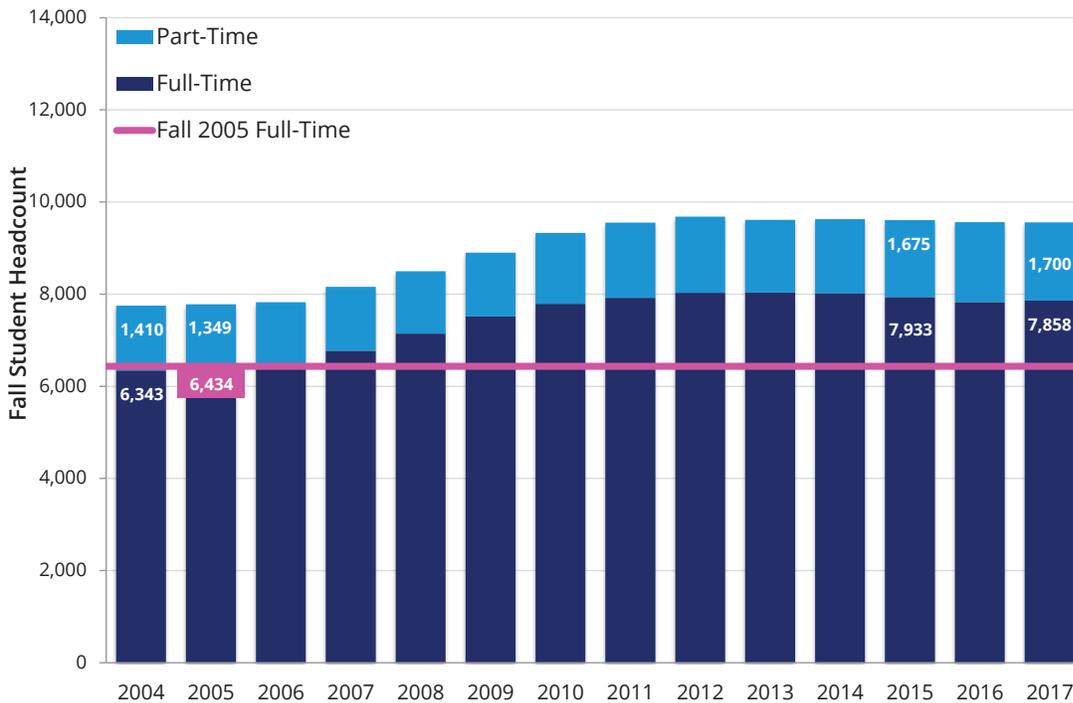
Source: Mass DHE 2018



Undergraduate Enrollment. In Fall 2017, Bridgewater State enrolled 9,558 undergraduate students. The number of full-time undergraduates is 22% greater than it was in Fall 2005 (1,424 students), and the part-time population is 26% greater (351 students). Between Fall 2015 and Fall 2017, the full-time undergraduate population declined by 1% (75 students), while the part-time undergraduate student population grew by 1% (25 students). Throughout the past decade, full-time students remained between 82% and 84% of the undergraduate student body. (See Figure B.)

Figure 1B

Undergraduate Student Enrollment by Part-Time/Full-Time Status, Bridgewater State, Fall 2004-2017



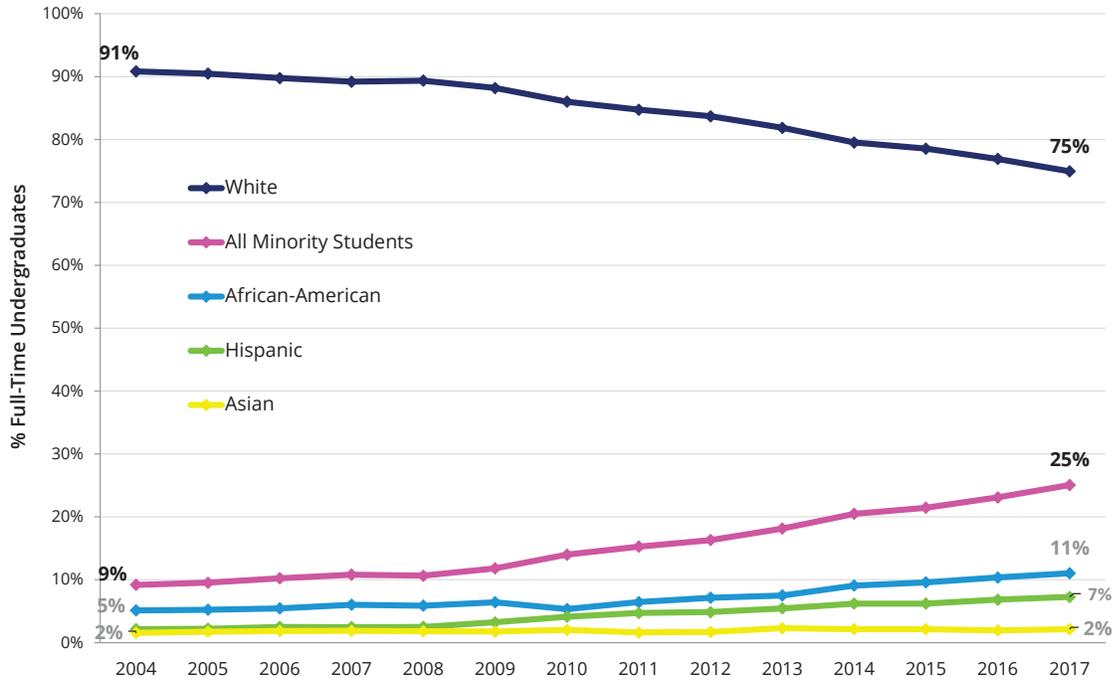
DEMOGRAPHIC INFORMATION

Student Body Composition. Bridgewater State continues to be successful in increasing diversity among its undergraduates. Over the past 12 years, the percent of undergraduate minority students grew from 10% in Fall 2005 to 25% in Fall 2017. Since Fall 2015, the percent grew from 21% to 25%. (See Figure C.)

Figure 1C

Full-Time Undergraduate Enrollment by Race/Ethnicity, Bridgewater State, Fall 2004-2017

Source: Mass DHE Special Calculation 2018



Note: In each year, the 'All Minority Students' percent includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American / Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above).

Traditional-aged students (18-24) constitute the majority of Bridgewater State’s undergraduate enrollment (92%). (See 2017 Fast Facts Summary.)

*Geographic Distribution.*¹ In Fall 2015, Bridgewater State drew most of its in-state full-time undergraduate students from towns and cities on the south coast of Massachusetts. In Fall 2017, 96% of the full-time undergraduate student body are from Massachusetts, 3% are from other states, and 1% come from other countries.

¹ Map B and Figure D of the previous update reports have been omitted here and will be added in Winter 2019 when the DHE provides the necessary data.

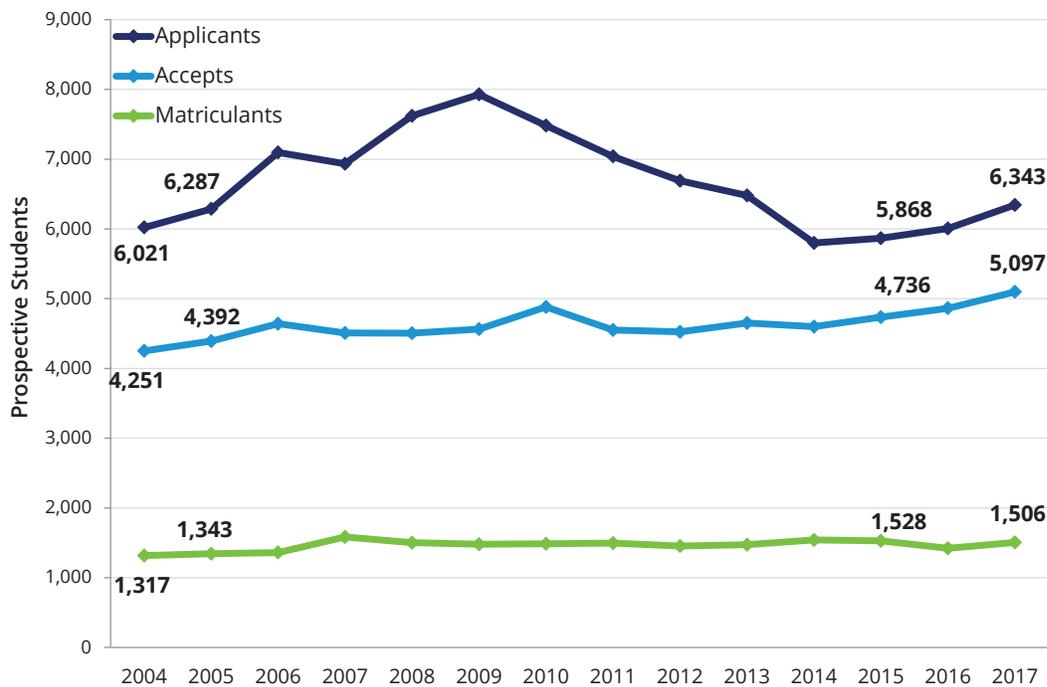
UNDERGRADUATE ADMISSIONS

First-Time Freshman Admissions. Since Fall 2005, Bridgewater State’s first-time Freshman applicant pool increased, peaking in 2009, and then declined; in Fall 2017, the number of applicants (6,343) is 1% (56 applicants) greater than in Fall 2005. Compared to Fall 2005, Bridgewater accepted 16% (705) more students in Fall 2017, and the number of matriculants grew by 12% (163 students). The University has 1,506 matriculants in Fall 2017. (See Figure E.)

Figure 1E

First-Time Freshman Admissions, Bridgewater State, Fall 2004-2017

Source: Bridgewater State University, Summer 2018

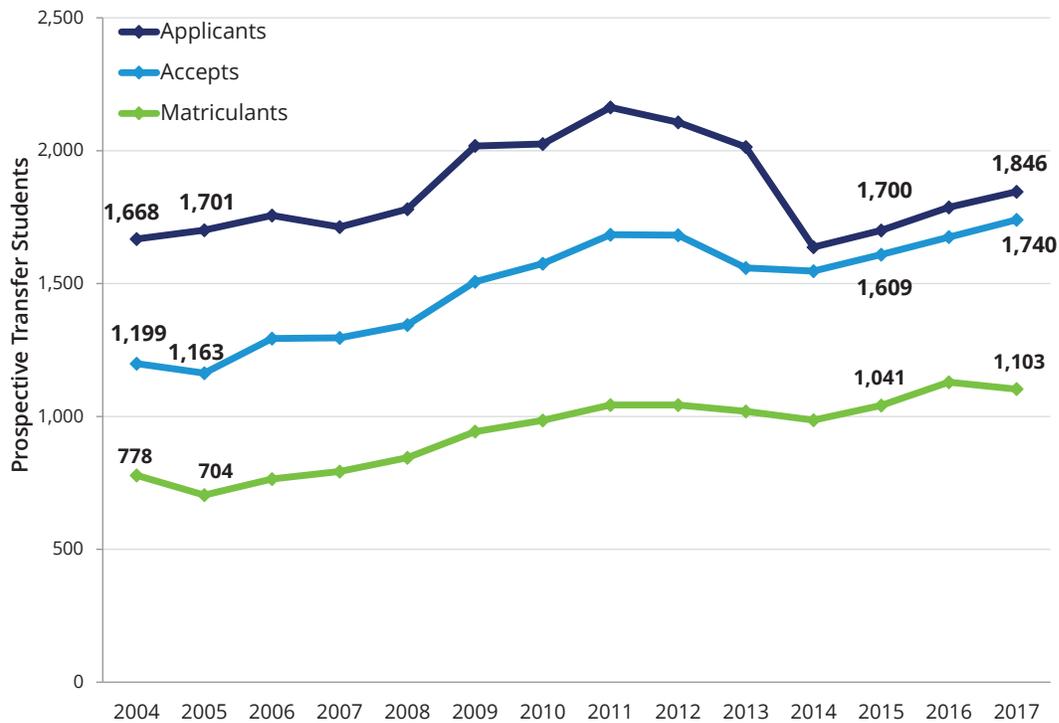


Transfer Admissions. Transfer students comprise 35% of Bridgewater State’s undergraduate student population. Since Fall 2005, the University’s undergraduate transfer student applications increased, peaking in Fall 2011, and then declining until 2015. Starting in 2015, the number of transfer applications increased steadily; in Fall 2017, the number of transfer applicants (1,846) is 9% more than in Fall 2005 (145). Compared to Fall 2005, Bridgewater accepted 50% more transfer students in Fall 2017 (577). The number of transfer matriculants grew steadily since Fall 2005, increasing by 57% (399). (See Figure F.)

Figure 1F

Transfer Admissions, Bridgewater State, Fall 2004-2017

Source: Bridgewater State University, Summer 2018

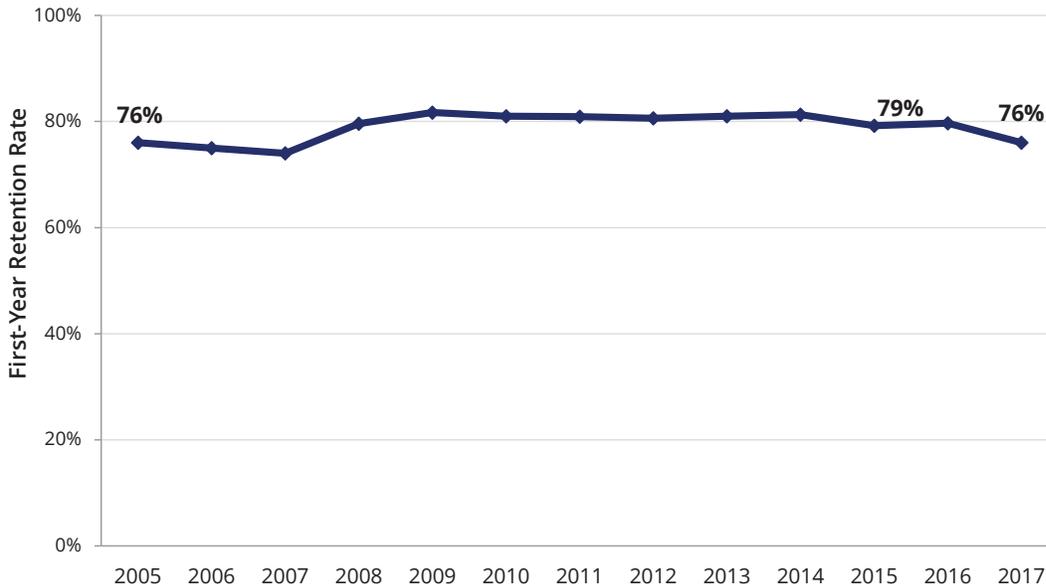


Recruitment and Retention. Retention of the University's first-time Freshmen is a key component in overall enrollment. After rising 5 percentage points from Fall 2005 to Fall 2014, for the first time in a decade, the full-time Freshmen to Sophomore retention rate declined slightly to 79% in Fall 2015. It continued to decline to 76% in Fall 2017. The retention rate of transfer students was also strong and on par with that of first-time Freshmen. (See Figure G.)

Figure 1G

First-Time, Full-Time Freshman Retention Rate, Bridgewater State, Fall 2005-2017*

Source: Mass DHE 2018



* The data for each year reflect the percentage of the previous year's first-time, full-time Freshmen who returned to campus.

III. HOUSING

STRATEGIC POSITIONING

The 2016 report describes Bridgewater’s strategic positioning.

DEMAND

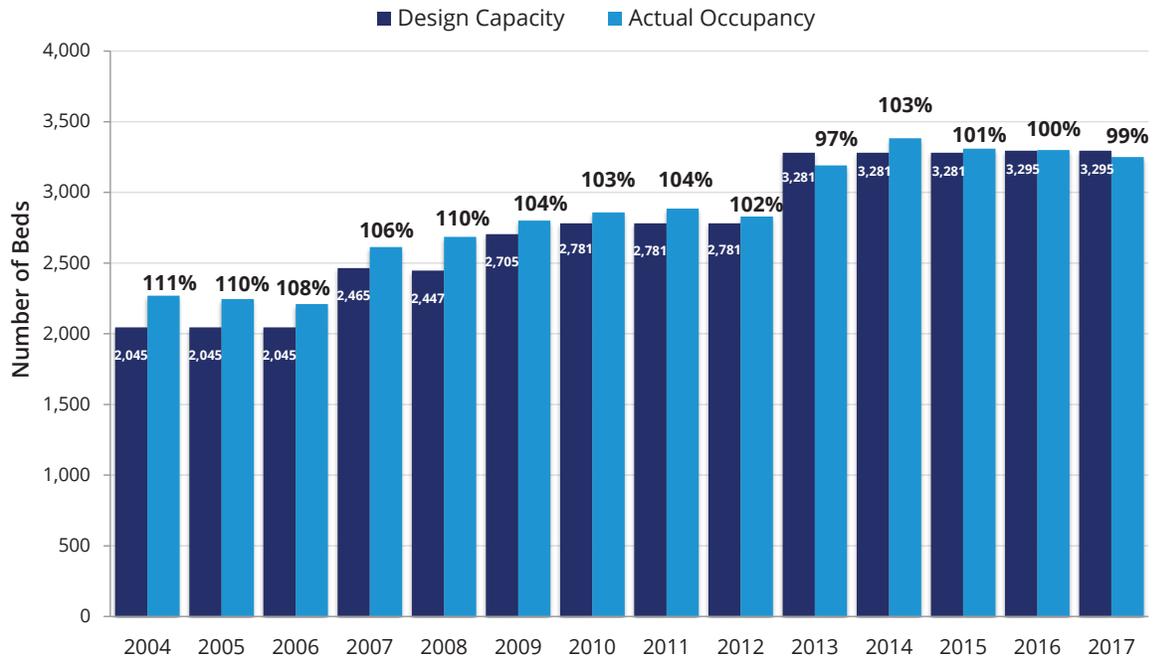
The proportion of full-time undergraduate students living on campus increased steadily from 35% in 2012 to 41% in 2014, and then remained consistent at around 41% through Fall 2017.

Occupancy. In Fall 2015, Bridgewater’s housing occupancy was 101%, but since decreased to 99% in Fall 2017. (See Figure H.)

Figure 1H

Housing Occupancy, Bridgewater State, Fall 2004-2017

Source: MSCBA, Summer 2018



The 2016 report describes demand for Bridgewater’s housing in detail.

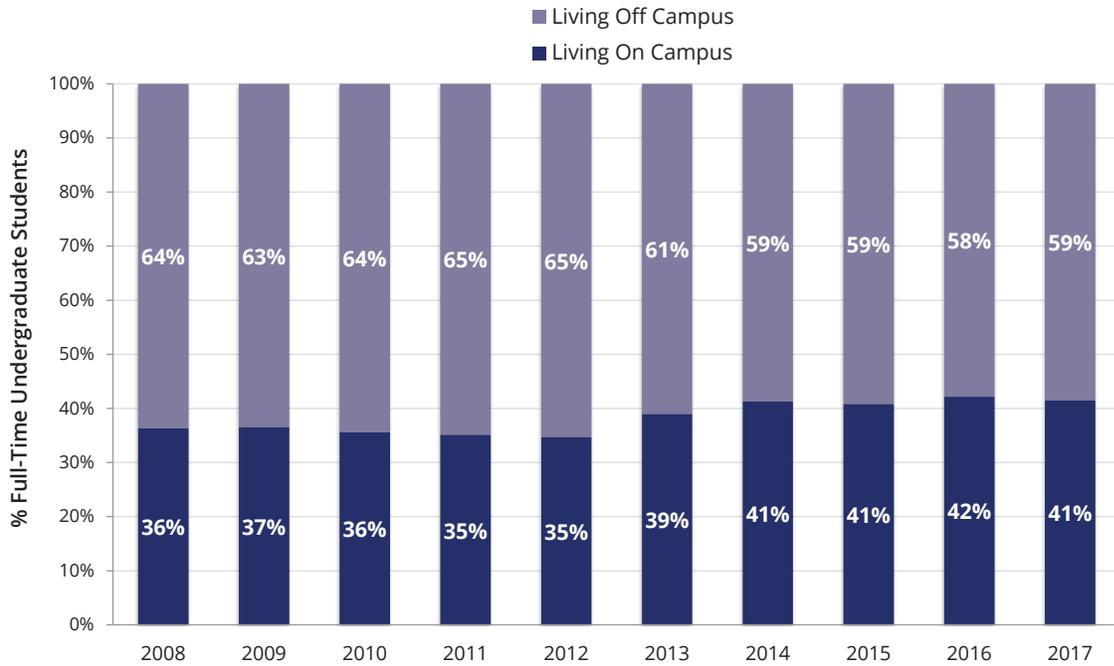
ON-CAMPUS STUDENT HOUSING PROFILE

Full-Time Undergraduates. The percent of full-time undergraduate students in on-campus housing rose 6 percentage points from 35% in Fall 2012, before the opening of Weygand Hall, to 41% in Fall 2015. Since Fall 2015, the percent of full-time undergraduate students in on-campus housing remained consistent. (See Figure I.)

Figure 11

Housing Situation of Full-Time Undergraduate Students, Bridgewater State, Fall 2008-2017

Source: Bridgewater State University, Summer 2018



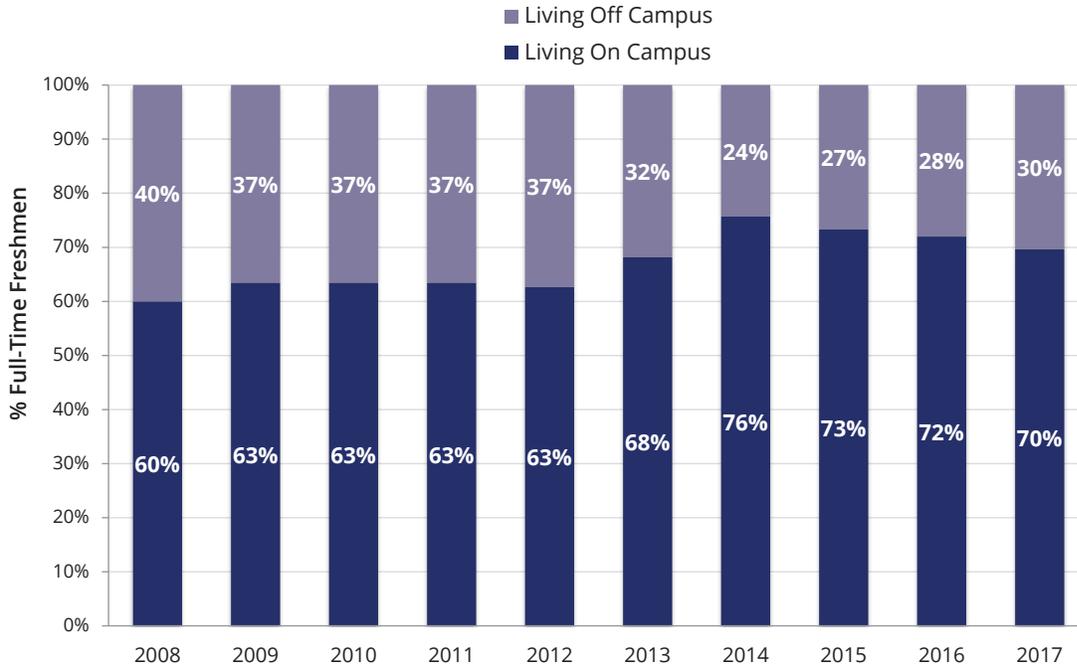
*First-Time, Full-Time Freshmen.*² The percent of first-time, full-time Freshmen living on campus increased from 63% in Fall 2012 to 76% in Fall 2014 with the increased capacity provided by the opening of Weygand Hall. Since Fall 2014, the percent of first-time, full-time Freshmen living on campus consistently decreased from 76% in Fall 2014 to 70% in Fall 2017. (See Figure J.)

² 'First-time, full-time Freshmen' is a slightly different population than 'full-time Freshmen,' which includes transfer and other non-first-time students who still maintain Freshman status based on credits.

Figure 1J

Housing Situation of First-Time, Full-Time Freshmen, Bridgewater State, Fall 2008-2017

Source: Bridgewater State University, Summer 2018



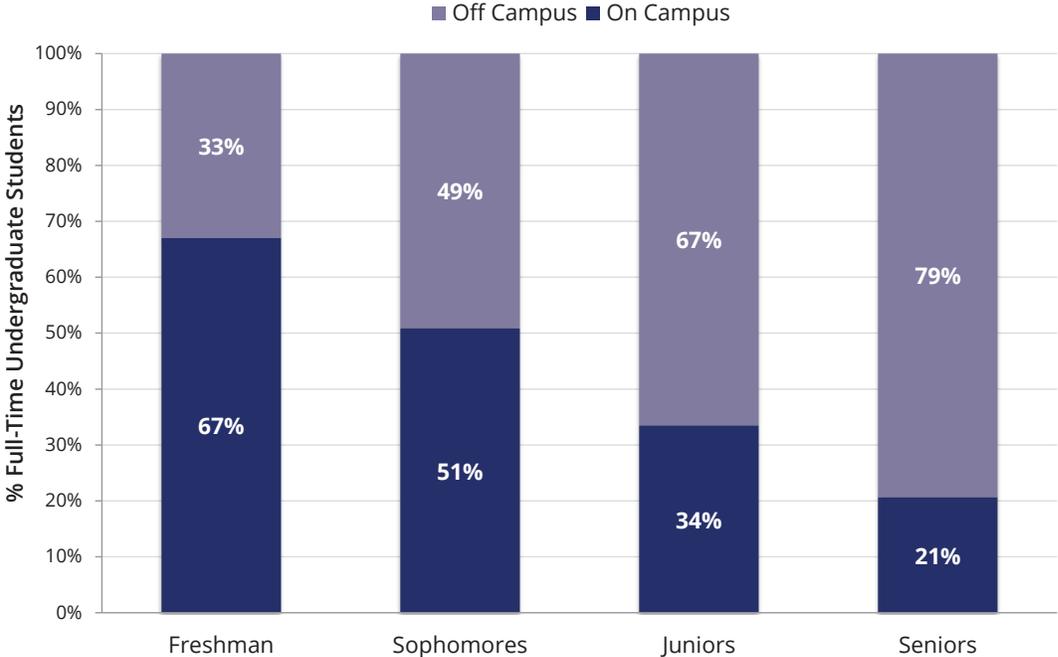
Full-Time Undergraduates by Class. The percent of full-time undergraduates living on campus in Fall 2017 declines by class year. Although students who enter as first-time, full-time Freshmen have the option to live in on-campus housing for eight semesters, most students do not remain in on-campus housing for that length of time. In Fall 2017, 67% of Freshmen and 51% of Sophomores live on campus, compared to 34% of Juniors and 21% of Seniors. (See Figure K.)

Compared to Fall 2015, a lower percent of Freshmen and Sophomores live in on-campus housing in Fall 2017. From Fall 2015 to Fall 2017, the percent of Freshmen living in on-campus housing decreased from 70% to 67%, and the percent of Sophomores living in on-campus housing decreased from 53% to 51%. Meanwhile, the percent of Juniors living in on-campus housing increased from 30% to 34%, and the percent of Seniors living in on-campus housing increased from 17% to 21%.

Figure 1K

Housing Situation of Full-Time Undergraduate Students by Class Year, Bridgewater State, Fall 2017

Source: Bridgewater State University, Summer 2018



HOUSING PORTFOLIO: UPDATES

The 2014 report describes the housing portfolio; there are no significant updates to it since that report. By bed type, in Fall 2017, 45% of beds are traditional, 49% suite-style, and 6% in apartments.

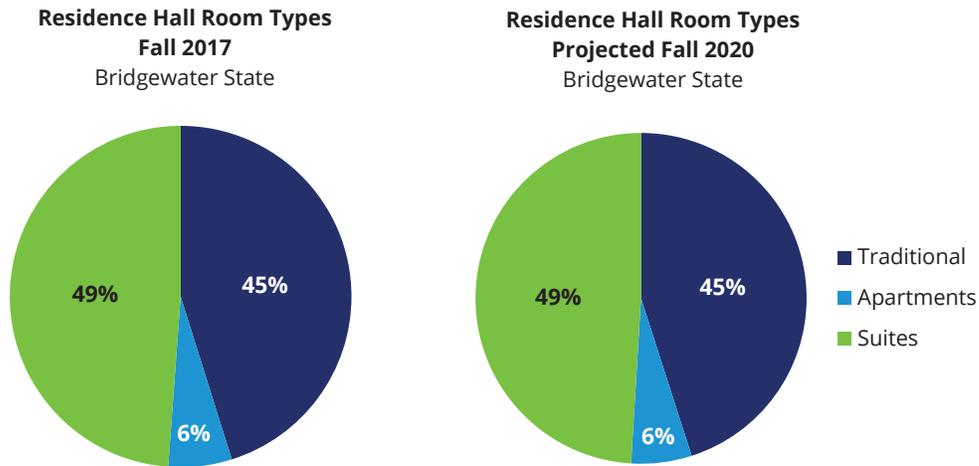
Fitchburg State’s housing stock consists of six residential complexes, and, since 2000, most have been renovated. By bed type, in Fall 2017, 45% of beds are traditional, 49% suite-style, and 6% in apartments.

A complete listing of all Bridgewater State residence halls, including information on construction and renovation dates, square footage, and room styles is included in the Appendix. (See Figure L.)

Figure 1L

Residence Hall Room Types, Bridgewater State

Source: MSCBA, Summer 2018



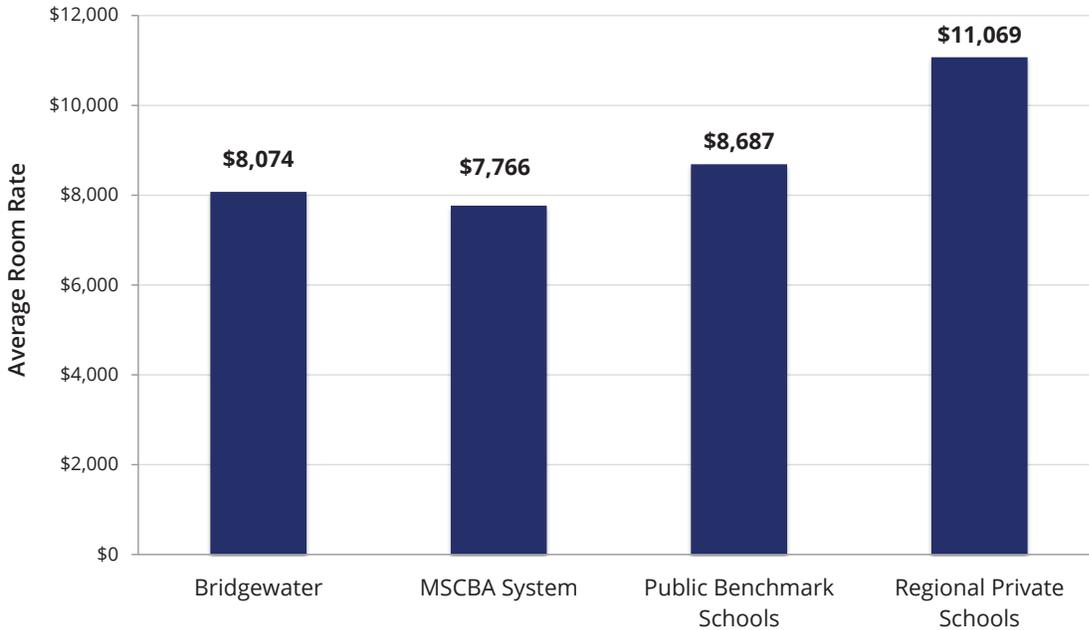
FALL 2018 RENTAL CONTEXT

Overall Cost. The average cost of on-campus housing in Fall 2018 at Bridgewater State is \$8,074 per academic year. This figure is 4% higher than the average MSCBA rent, 7% lower than its public benchmarks, and 27% lower than regional private benchmarks. (See Figure M.)

Figure 1M

Average Room Rate, Fall 2018

Source: MSCBA, Summer 2018; university websites, Summer 2018



Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted. See Appendix for a list of public benchmark schools and regional private schools.

On-Campus Suites and Apartments. In Fall 2018, Bridgewater State’s on-campus suites and apartments are 12% more expensive than on-campus traditional housing; in Fall 2016, they were only 9% more expensive. Between Fall 2016 and Fall 2018, rents for on-campus traditional housing increased by 4%, whereas rents for on-campus suites and apartments increased by 7%. Rents for both on-campus housing options were comparable to the average corresponding costs for the MSCBA, and lower than the averages for the public benchmarks and private regional schools (as was the case in the 2016 update).

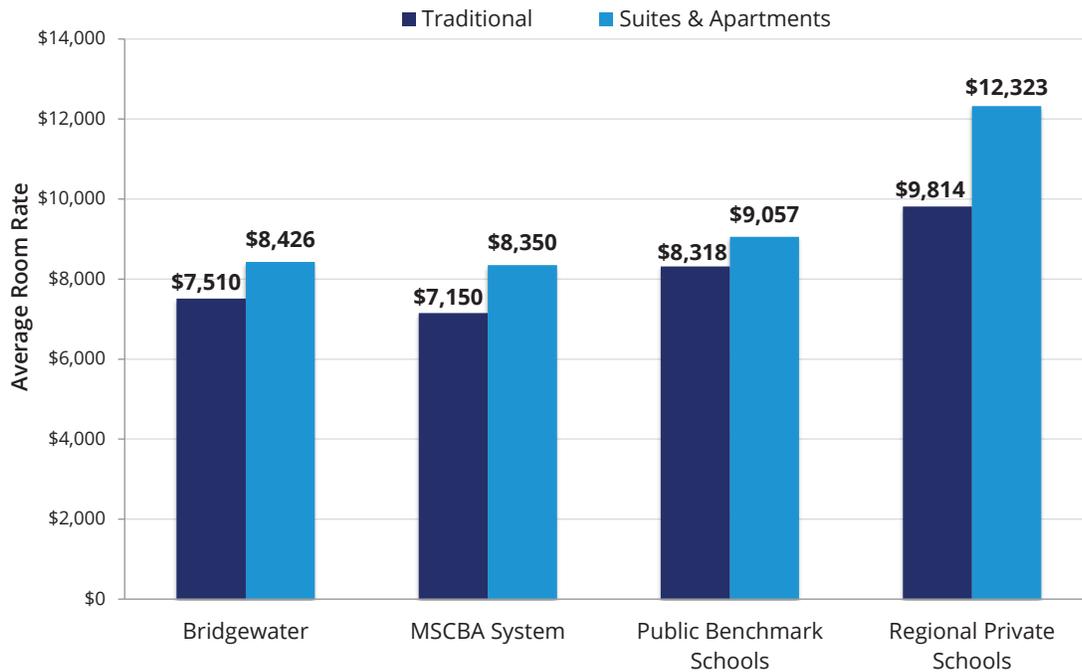


The average room rate for on-campus traditional housing (\$7,510) is 5% higher than the MSCBA average, 10% lower than the public benchmarks, and 23% lower than the regional private schools. The average room rate for on-campus suites and apartments (\$8,426) is 1% higher than the MSCBA average, 7% lower than the public benchmarks, and 32% lower than the regional private schools. (See Figure N.)

Figure 1N

Average Room Rate, Fall 2018: Traditional vs. Suites and Apartments

Source: MSCBA, Summer 2018; university websites, Summer 2018



Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted.

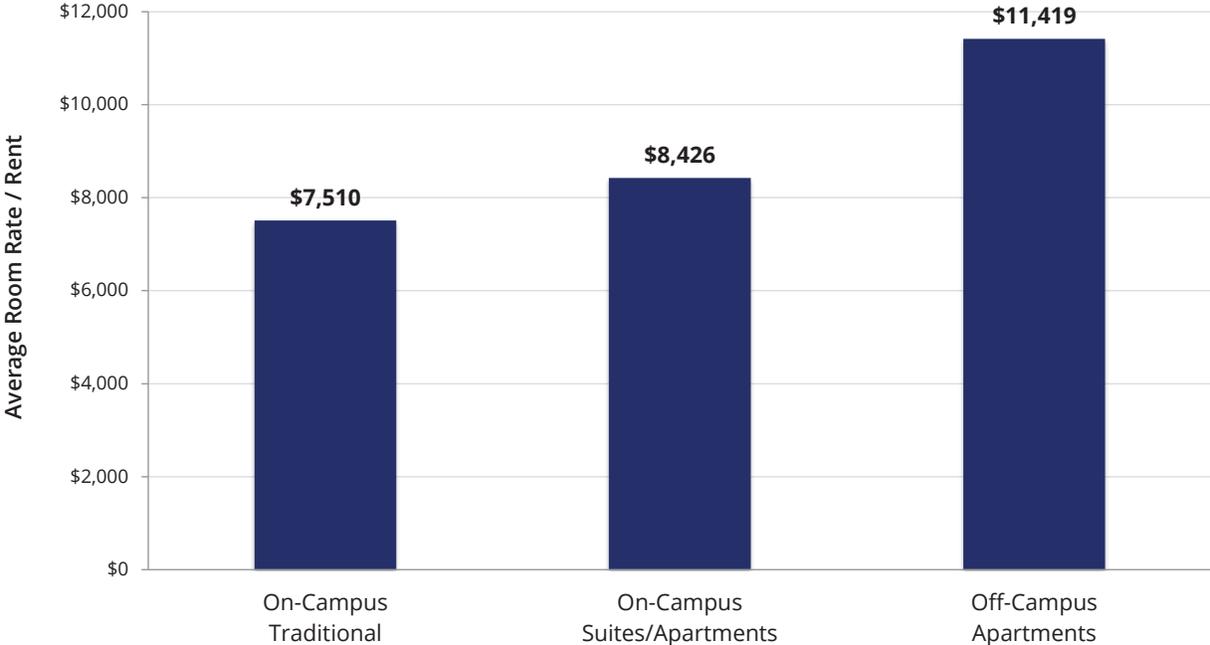
Off-Campus Housing. The average room rate of on-campus suites and apartments is 26% lower than that of off-campus housing. Off-campus housing offers a limited range of unit types; one- and two-bedroom apartments are common, while three- and four-bedroom units are much less available. (See Figure O.)



Figure 10

Average On-Campus Room Rate and Off-Campus 10-Month Rent, Bridgewater State, Fall 2018

Source: MSCBA, Summer 2018; university websites, Summer 2018; market analysis, Summer 2018



Note: Average on-campus room rates for MSCBA schools are weighted by the number of rooms at each price; all other room rates are unweighted.

IV. PLANNED PROJECTS, AND POTENTIAL FUTURE PROJECTS

PLANNING CONTEXT: UPDATES

Bridgewater State’s most recent *Institutional Strategic Plan* was published in January 2018. The following section demonstrates some of the ways that Bridgewater State may be addressing these goals and objectives through current and future housing initiatives.

MSCBA PROJECTS

The table below lists recently completed projects, those currently underway and those anticipated to be completed in the next few years.

Figure 1P

2016-2018: Projects Completed

Shea Durgin Halls	Upgrades to Front Entry Vestibule
Miles Hall	Bathroom Renovations
DiNardo Hall	Bathroom Renovations
Stonehouse Hall	Student Room Furniture

2018-2019: Projects Underway

Woodward Hall	Elevator Repairs
East Campus Commons	Air Handler Replacement

2019 and Beyond: Future Projects Anticipated

Shea Durgin Halls	Bathroom Renovations - Floor 1 Shea, Floors 4-5 Durgin
Pope & Scott Halls	New Local Boilers

INITIATIVES

The 2016 report describes Bridgewater's recent housing initiatives, including several renovations or reconfigurations. It also describes campus initiatives, such as developing student spaces in the Campus Center.

V. SUMMARY

The University has continued to maintain and improve its housing offerings over the past several years. Bridgewater has recently renovated parts of its residence halls and is performing repairs where needed. The University also continues to implement new initiatives for student enrollment, for example by embarking on a partnership with local community colleges to help transfer students move smoothly to a four-year program. In light of statewide enrollment trends, these strategies can keep Bridgewater's enrollment and campus life strong.



FITCHBURG STATE UNIVERSITY



FITCHBURG STATE UNIVERSITY:

2017-2018 FAST FACTS SUMMARY

ENROLLMENT

Total Enrollment	7,075
Undergraduate Student Enrollment	4,117
Full-Time Enrollment	3,386
Part-Time Enrollment	731
Graduate Student Enrollment	2,958

GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	92%
From Out-of-State	8%
From Abroad	<1%

DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	89%
Male	47%
Female	53%
Minority <i>Students with Known Race/Ethnicity</i>	30%
Asian	3%
Black	10%
Hispanic	13%

ACADEMIC MEASURES

Percent Transfer Students <i>All Degree-Seeking Undergraduates</i>	35%
Retention Rate First-Time, <i>Full-Time Undergraduates</i>	78%
6-Year Graduation Rate, 2010 cohort <i>First-Time, Full-Time Undergraduates</i>	54%

HOUSING

Percent Housed <i>Full-Time Undergraduates</i>	49%
Housing Target <i>Full-Time Undergraduates</i>	50%
Occupancy Percent	96%
Design Capacity	1,712
Actual Occupancy	1,652

RENTS

Average On-Campus Rent, Fall 2018	\$7,011
Average Off-Campus Rent, Fall 2018	\$6,299
Average Public Benchmark Schools Rent, Fall 2018	\$8,439
Average Regional Private Schools Rent, Fall 2018	\$10,215
Average MSCBA System Rent, Fall 2018	\$7,766

Map 2A

Campus Map - Fitchburg State



-  MSCBA Housing
-  MSCBA Student Life
-  Campus Owned



I. CAMPUS BACKGROUND

The 2014 report describes campus academic history and recent campus developments; there have been no significant updates to it since that report. The MSCBA's additional projects that have been completed, are underway, or are anticipated can be found in Figure P.

II. STUDENT BODY

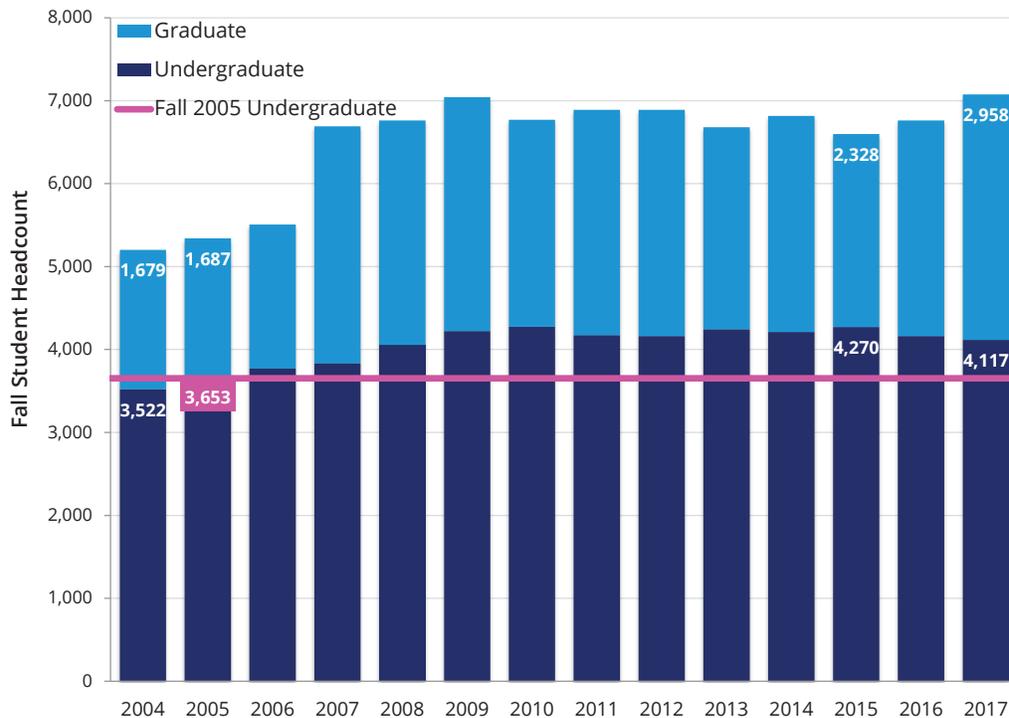
ENROLLMENT

Overall Enrollment. Compared to Fall 2005, Fitchburg State's Fall 2017 overall enrollment is 32% greater (1,735 students). In Fall 2017, the total enrollment of 7,075 includes 4,117 undergraduates and 2,958 graduate students. The graduate student population grew 27% from Fall 2015 to Fall 2017 (630 students), while the undergraduate student population dropped 4% (153 students). (See Figure A.)

Figure 2A

Student Enrollment, Fitchburg State, Fall 2004-2017

Source: Mass DHE 2018

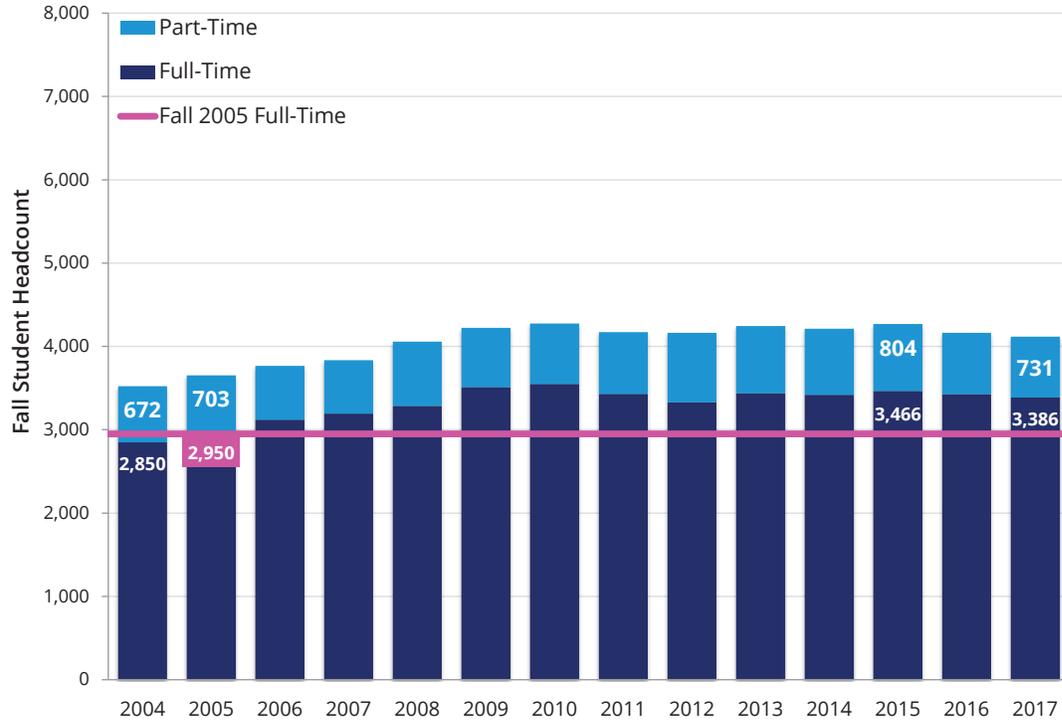


Undergraduate Enrollment. While the part-time enrollment of undergraduates grew 4% over the last 12 years (28 students), the full-time enrollment of undergraduates grew 15% (436 students). From Fall 2015 to Fall 2017, full-time students dropped from 81% to 79% of the undergraduate student body. (See Figure B.)

Figure 2B

Undergraduate Student Enrollment by Part-Time/Full-Time Status, Fitchburg State, Fall 2004-2017

Source: Mass DHE 2018



DEMOGRAPHIC INFORMATION

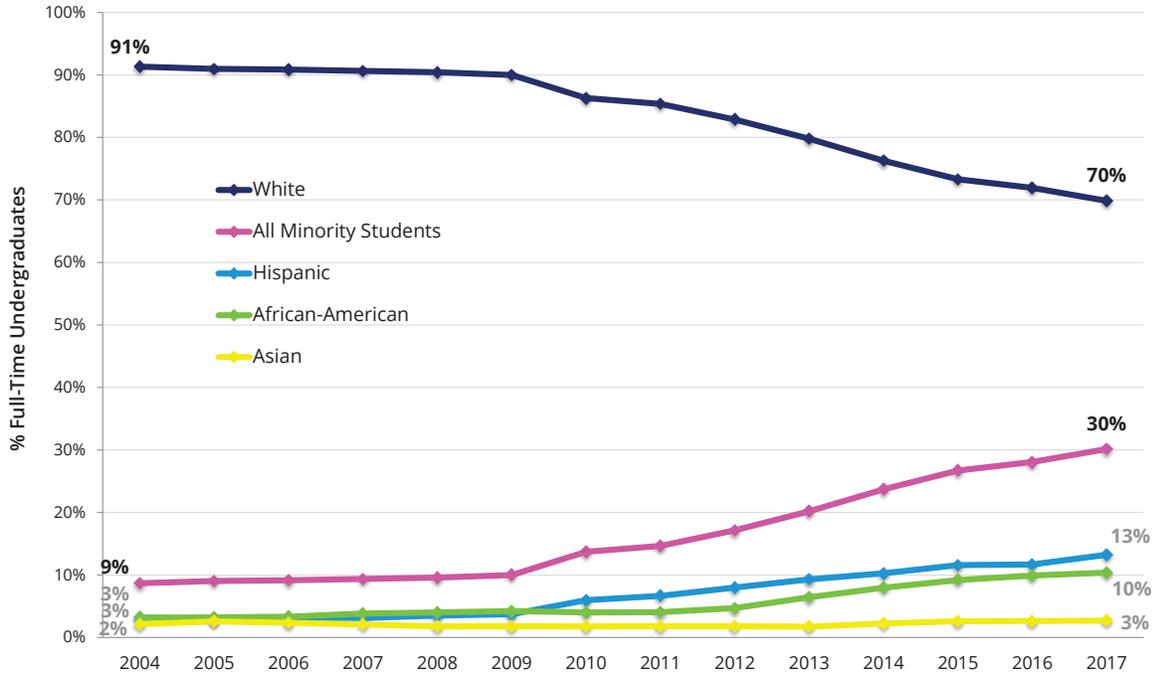
Student Body Composition. Traditional-aged students (18-24) constitute the majority of Fitchburg State’s undergraduate enrollment (89%), though this has decreased from 93% in Fall 2015. In Fall 2017, the full-time undergraduate population is 53% female.

The percent of full-time undergraduates who are minority students grew rapidly, from 9% in Fall 2004 to 30% in Fall 2017. The percent of students who identified themselves as Hispanic or Latino continuously rose from 3% in Fall 2008 to 13% in Fall 2017, exceeding Fitchburg’s goal of 10%. The percent of students who identified themselves as African-American also continuously grew every year, increasing from 3% in Fall 2006 to 10% in Fall 2017. (See Figure C.)

Figure 2C

Full-Time Undergraduate Enrollment by Race/Ethnicity, Fitchburg State, Fall 2004-2017

Source: Mass DHE Special Calculation 2018



Note: In each year, the 'All Minority Students' percent includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American / Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above).

Geographic Distribution.¹ In Fall 2017, 92% of Fitchburg State's full-time undergraduate student population are from Massachusetts. Fitchburg has various strategies in place to recruit students from other states and abroad. 8% of full-time undergraduates come from other states, and fewer than 1% of full-time undergraduates are international.

¹ Map B and Figure D of the previous update reports have been omitted here and will be added in Winter 2019 when the DHE provides the necessary data.

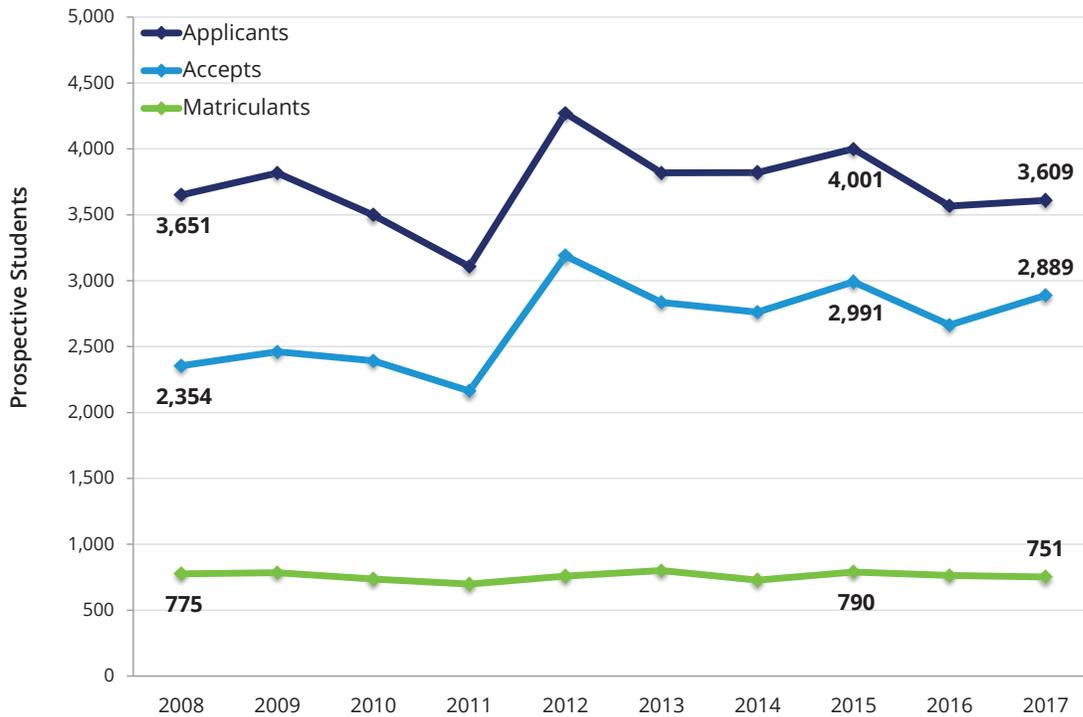
UNDERGRADUATE ADMISSIONS

First-Time Freshman Admissions. The applicant pool for full-time undergraduate students fluctuated over the past nine years, with an overall decrease of 1% during that time (42 students). The number of applicants decreased 10% from Fall 2015 to Fall 2017 (392 students). The pool of accepted students also fluctuated over the past ten years with an overall increase of 23% (535 students). Meanwhile, the number of matriculants remained approximately the same with a decrease of 3% from Fall 2008 to Fall 2017 (24 students). Compared to Fall 2015, the University accepts a higher proportion of their full-time applicants in Fall 2017. The percent of accepted full-time applicants grew from 75% in Fall 2015 to 80% in Fall 2017. (See Figure E.)

Figure 2E

First-Time Freshman Admissions, Fitchburg State, Fall 2008-2017

Source: Fitchburg State University, Summer 2018

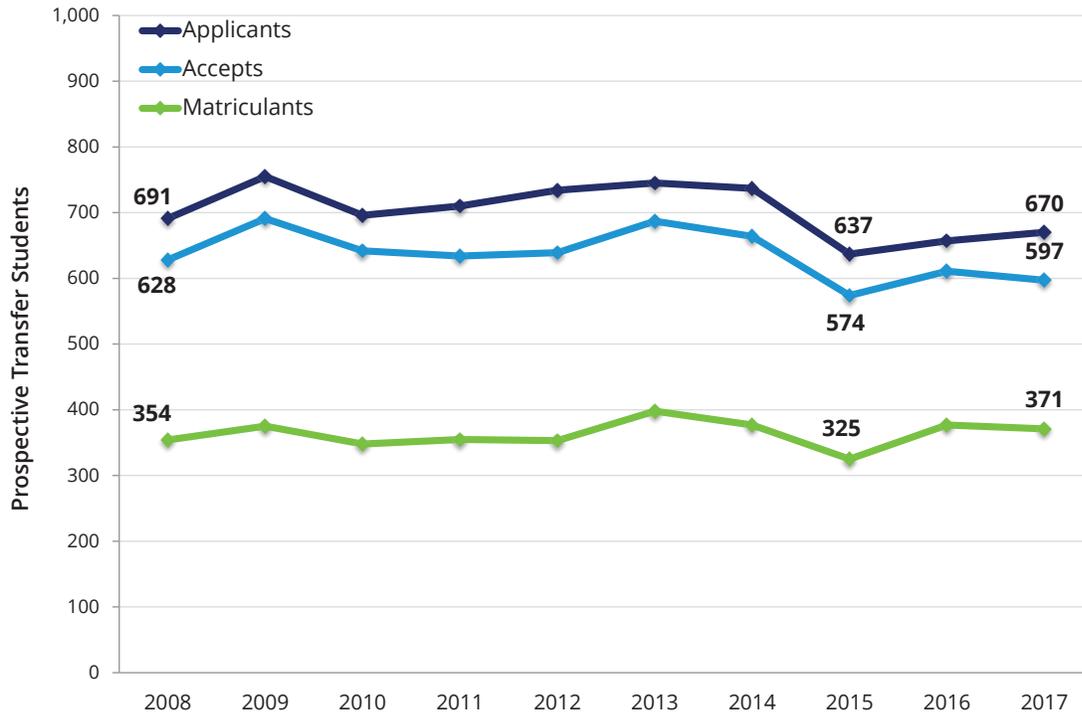


Transfer Admissions. Of all undergraduates at Fitchburg State, 35% (234) are transfer students. Since Fall 2008, Fitchburg State went through several cycles of growth and decline in transfer matriculants; Fall 2015 was the first time when the level of transfer matriculants was lower than it was in 2008. From Fall 2015, the number of transfer matriculants rose again. From Fall 2015 to Fall 2017, the number of transfer matriculants grew by 14% (46 students). (See Figure F.)

Figure 2F

Transfer Admissions, Fitchburg State, Fall 2008-2017

Source: Fitchburg State University, Summer 2018

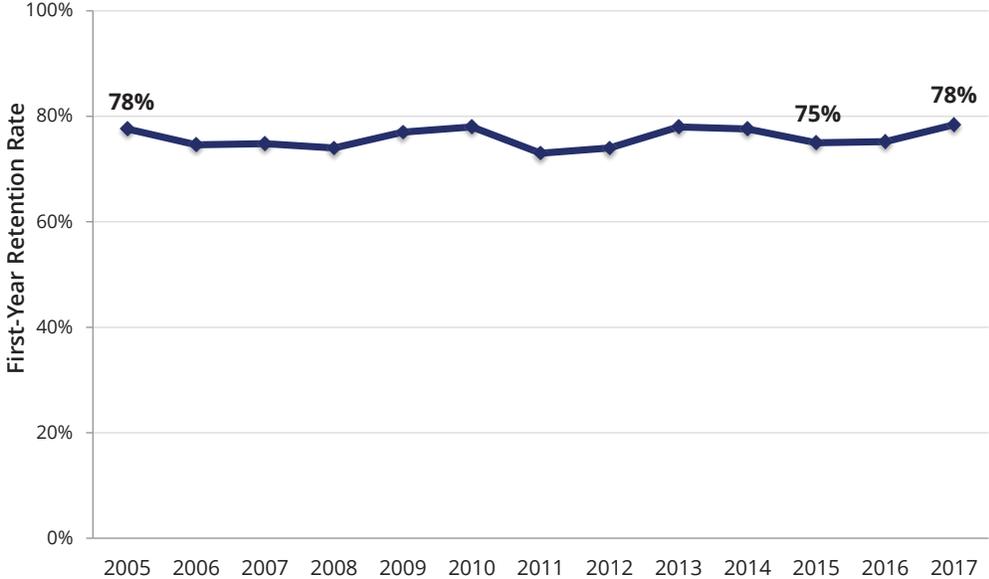


Recruitment and Retention. The University's retention rate for first-time, full-time, degree-seeking undergraduates fluctuated over the past 12 years. In Fall 2017, the rate of 78% is the same as Fall 2005. (See Figure G.)

Figure 2G

First-Time, Full-Time Freshman Retention Rate, Fitchburg State, Fall 2005-2017*

Source: Mass DHE 2018



* The data for each year reflect the percentage of the previous year's first-time, full-time Freshmen who returned to campus.

III. HOUSING

STRATEGIC POSITIONING

The 2016 report describes Fitchburg’s strategic positioning.

DEMAND

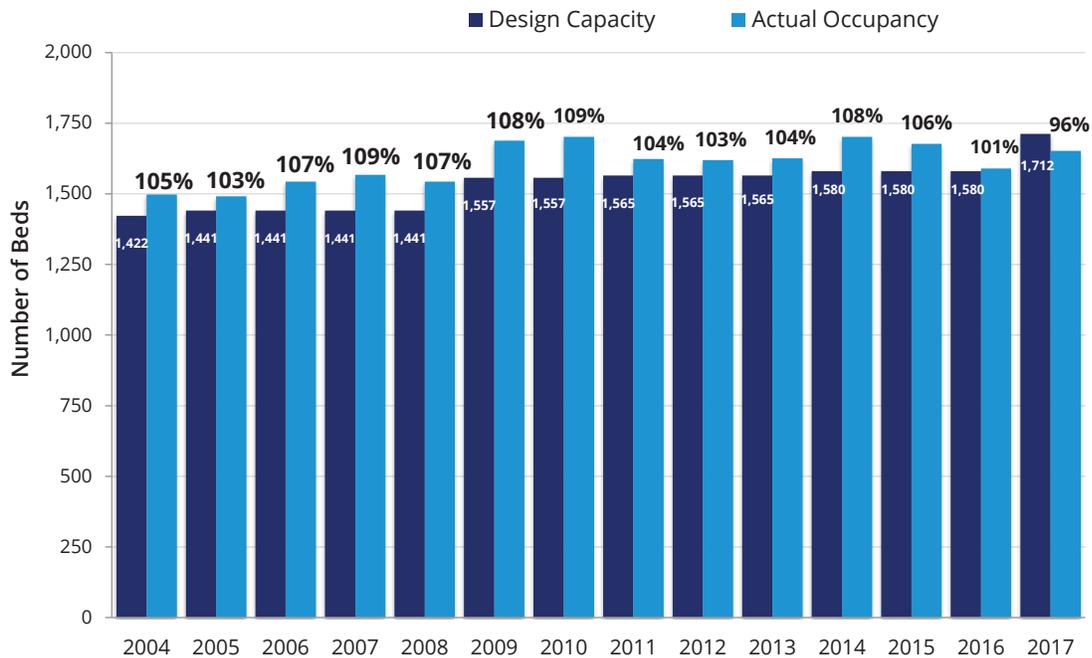
Fitchburg State is currently close to its 50% goal, housing 49% of the University’s Fall 2017 full-time undergraduate population of 3,386 students.

Occupancy. Compared to Fall 2015, Fitchburg State’s on-campus design capacity and actual occupancy increased in Fall 2017. The design capacity increased by 19% (271 rooms), and the actual occupancy increased by 11% (161 rooms). The on-campus residences were consistently oversubscribed between Fall 2005 and Fall 2016. For the first time, Fitchburg went from a state of oversubscription to under subscription in Fall 2017, dropping 5 percentage points from 101% in Fall 2015 to 96% in Fall 2017. (See Figure H.)

Figure 2H

Housing Occupancy, Fitchburg State, Fall 2004-2017

Source: MSCBA, Summer 2018



The addition of 132 beds to Fitchburg’s design occupancy numbers in 2017 is due to the acquisition of Simonds Hall, originally a privately-owned off-campus housing. MSCBA purchased this property on behalf of the college, turning it into a student residence hall.

The 2016 report describes demand for Fitchburg’s housing in detail.

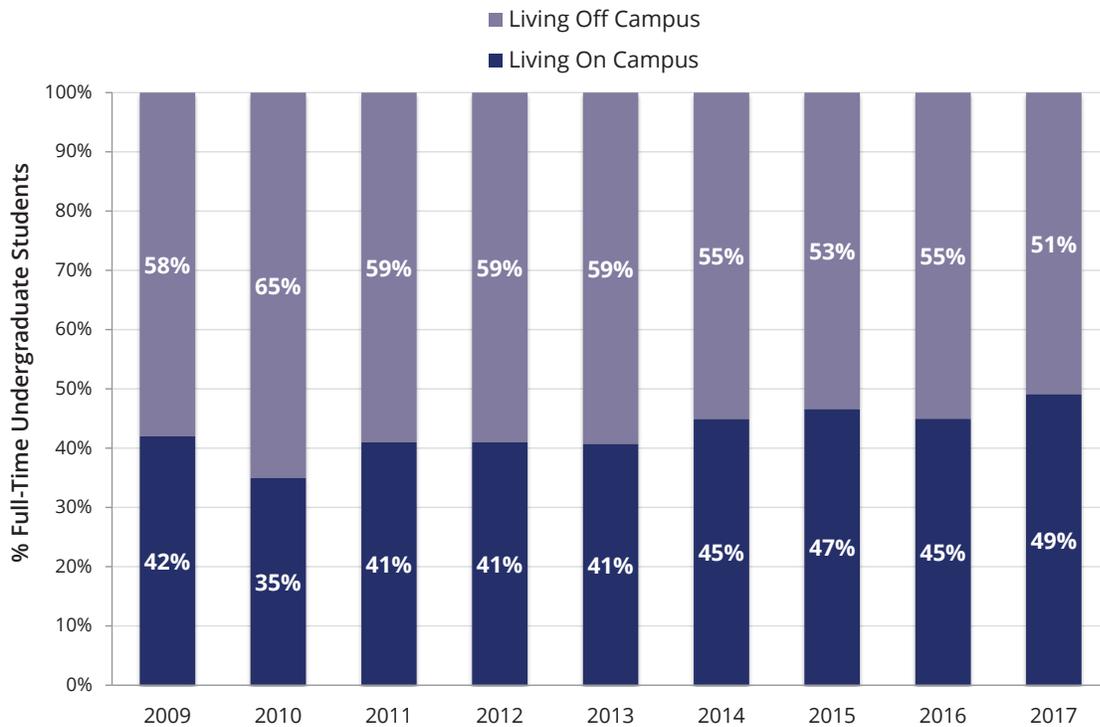
ON-CAMPUS STUDENT HOUSING PROFILE

Full-Time Undergraduates. . The percent of full-time undergraduate students living in on-campus housing grew each year since Fall 2013, with the exception of Fall 2016. In Fall 2017, 49% of full-time undergraduate students live in on-campus housing, close to the target of 50% of full-time undergraduate students living in on-campus housing.² (See Figure 1.)

Figure 2I

Housing Situation of Full-Time Undergraduate Students, Fitchburg State, Fall 2009-2017

Source: Fitchburg State University, Summer 2018

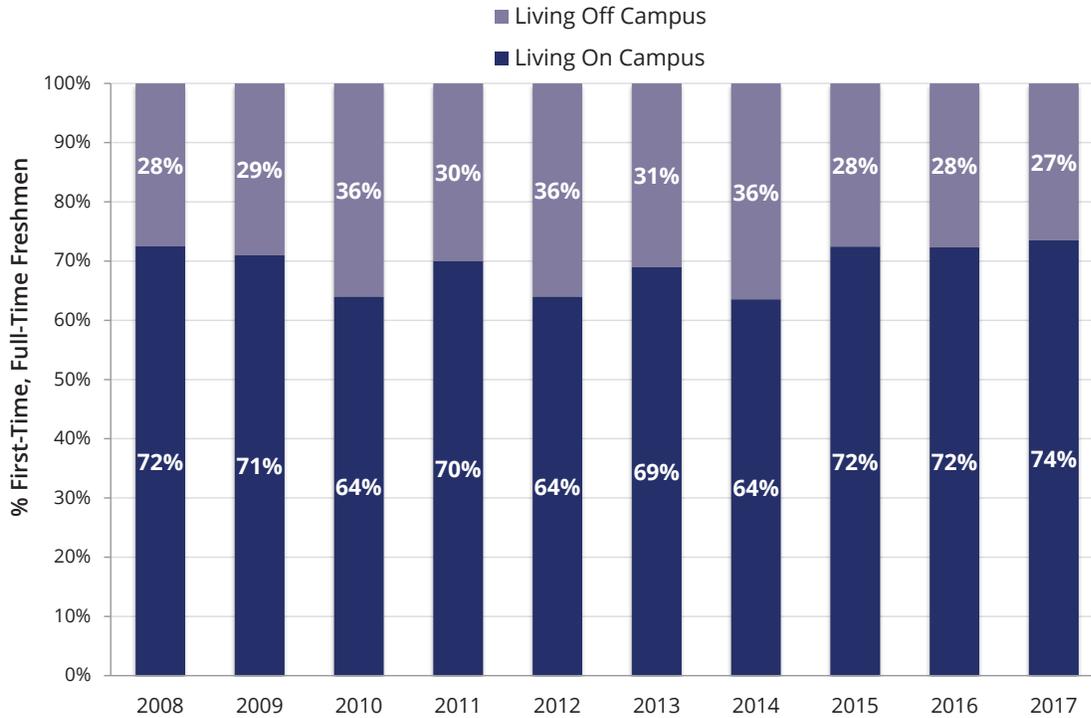


² Note that the University’s own timeline of the percentage of students housed in fall of each year may differ from the percentage reported to the MSCBA in September. There may be additional movement of students in and out of housing throughout the fall. Moreover, there may be a discrepancy from the MSCBA resident count based on whether or not RAs are included in the total.

Figure 2J

Housing Situation of First-Time, Full-Time Freshmen, Fitchburg State, Fall 2008-2017

Source: Fitchburg State University, Summer 2018



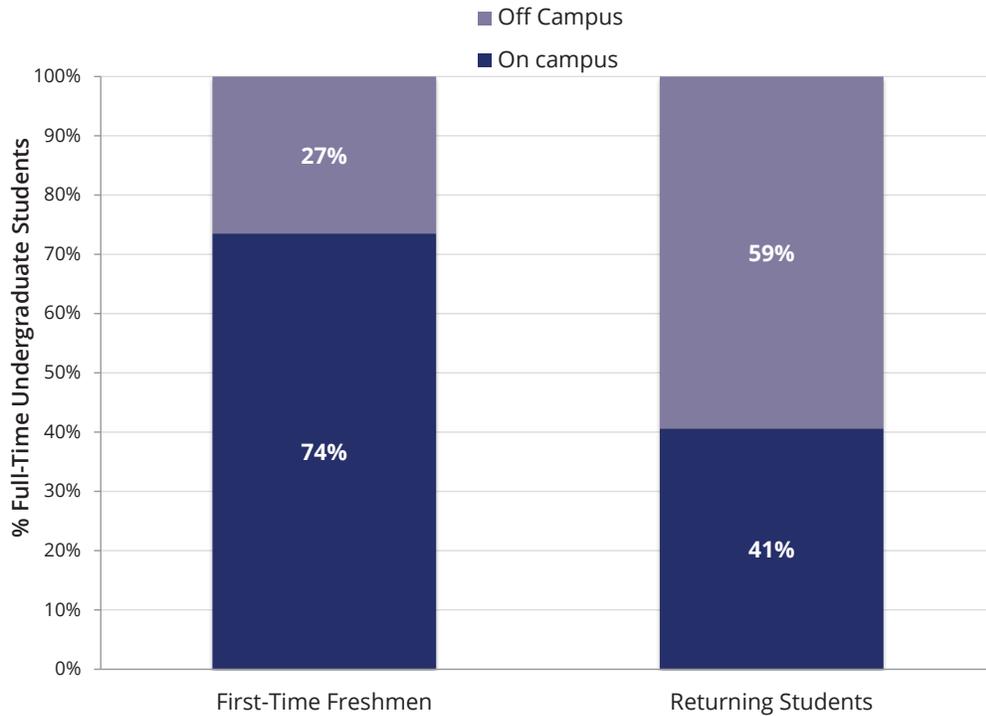
Full-Time Undergraduates by Class.
 Markedly fewer returning full-time undergraduate students live in on-campus housing than do first-time, full-time Freshmen. Only 41% of returning full-time undergraduates, compared to 74% of first-time, full-time Freshmen, live on campus in Fall 2017. (See Figure K.)



Figure 2K

Housing Situation of Full-Time Undergraduate Students by Class Year, Fitchburg State, Fall 2017

Source: Fitchburg State University, Summer 2018



HOUSING PORTFOLIO: UPDATES

The 2014 report describes the housing portfolio; there have been no significant updates to it since that report. By bed type, in Fall 2017, 48% of beds are suite-style, 40% are traditional, and 12% are in apartments.

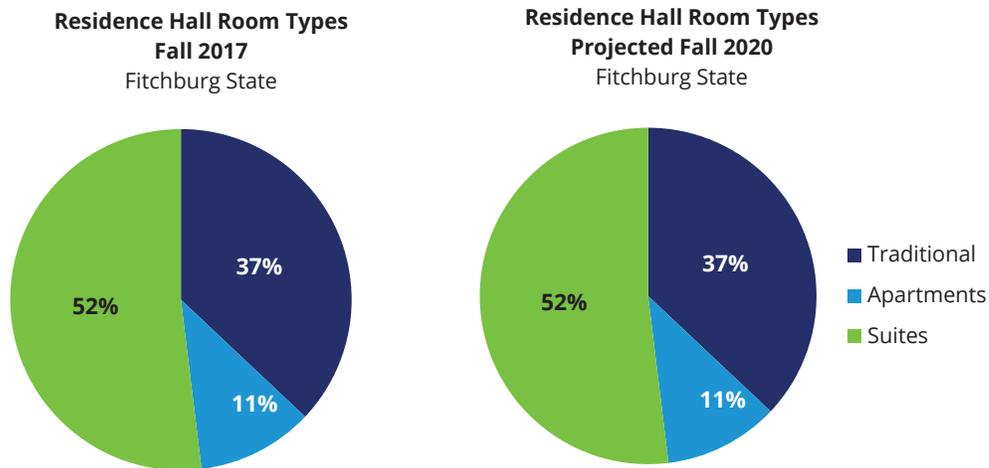


A complete listing of all Fitchburg State residence halls, including information on construction and renovation dates, square footage, and room styles is included in the Appendix. (See Figure L.)

Figure 2L

Residence Hall Room Types, Fitchburg State

Source: MSCBA, Summer 2018



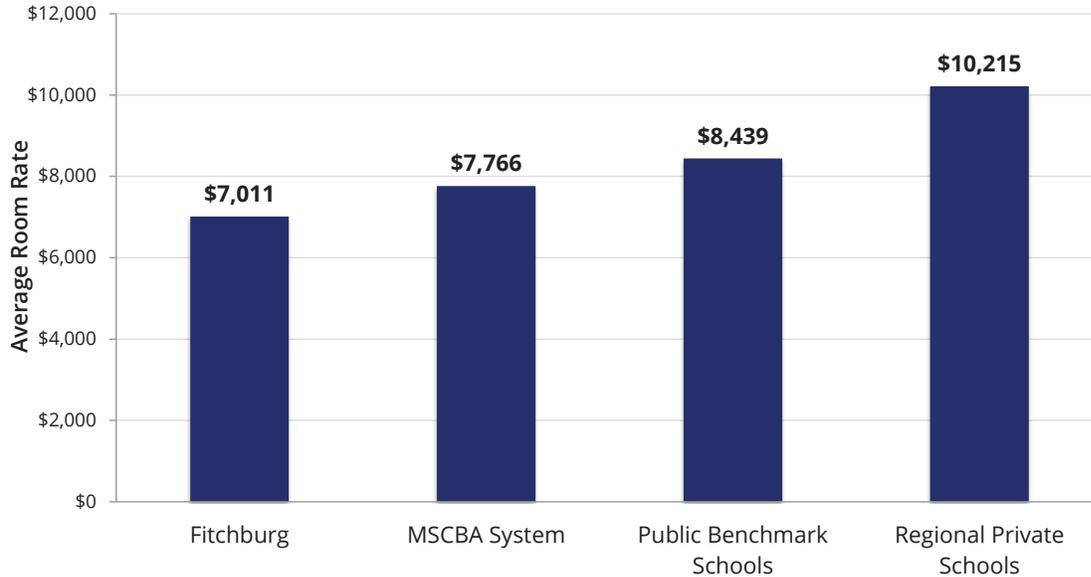
FALL 2018 RENTAL CONTEXT

Overall Cost. The average cost of on-campus housing in Fall 2018 at Fitchburg State is \$7,011 per academic year. This cost is 10% lower than the MSCBA system average (\$7,766), 17% lower than its public benchmarks (\$8,439), and 31% lower than the regional private schools (\$10,215). (See Figure M.)

Figure 2M

Average Room Rate, Fall 2018

Source: MSCBA, Summer 2018; university websites, Summer 2018



Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted. See Appendix for a list of public benchmark schools and regional private schools.

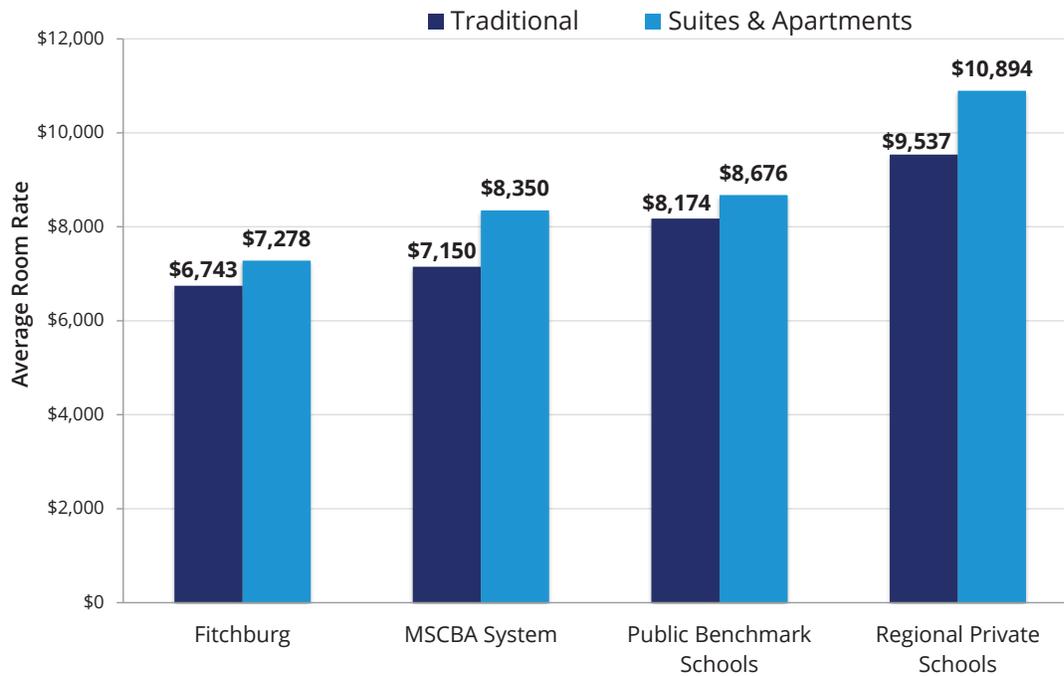
On-Campus Suites and Apartments. In Fall 2018, Fitchburg State’s on-campus suites and apartments are 8% more expensive than on-campus traditional housing. Rents for both on-campus housing options are lower than average corresponding costs for the MSCBA, and for public and private regional benchmarks. The average room rate for on-campus traditional housing is 6% lower than the MSCBA average, 18% lower than the public benchmarks, and 29% lower than the regional private schools. On-campus suites and apartments cost 13% less than the MSCBA average, 16% less than the public benchmarks, and 33% less than the regional private schools. (See Figure N.)

On-campus suites and apartments cost 13% less than the MSCBA average, 16% less than the public benchmarks, and 33% less than the regional private schools.

Figure 2N

Average Room Rate, Fall 2018: Traditional vs. Suites and Apartments

Source: MSCBA, Summer 2018; university websites, Summer 2018



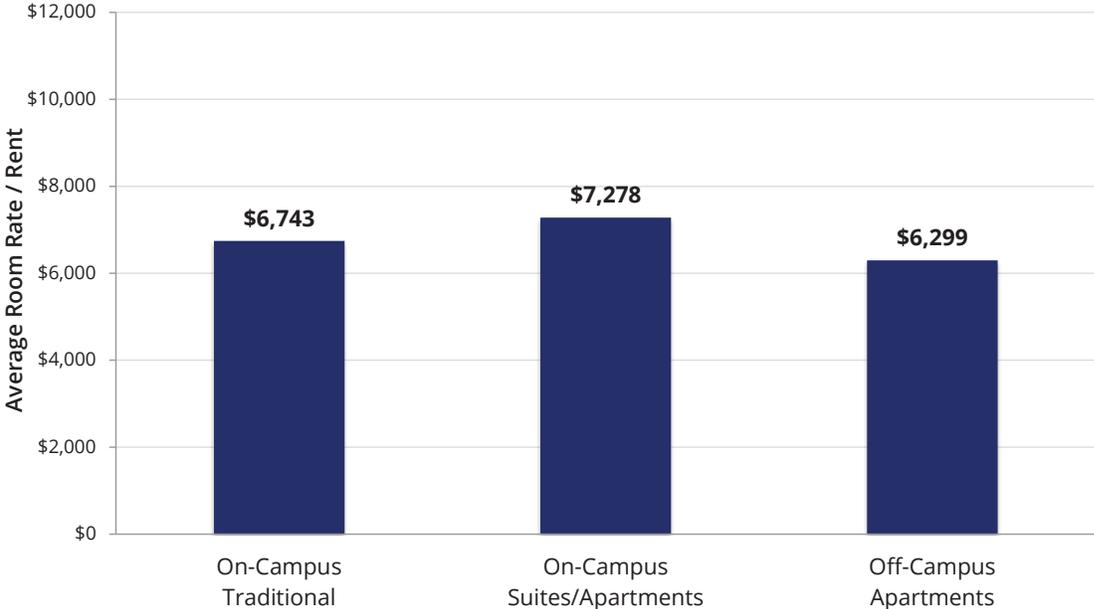
Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted.

Off-Campus Housing. The average cost of off-campus housing is lower than both on-campus options. The average cost of off-campus housing is 7% lower than on-campus traditional housing and 13% lower than on-campus suites and apartments. This may be a reason more than half (59%) of the returning students live off-campus. (See Figure O.)

Figure 20

Average On-Campus Room Rate and Off-Campus 10-Month Rent, Fitchburg State, Fall 2018

Source: MSCBA, Summer 2018; university websites, Summer 2018; market analysis, Summer 2018



Note: Average on-campus room rates for MSCBA schools are weighted by the number of rooms at each price; all other room rates are unweighted.

IV. PLANNED PROJECTS, AND POTENTIAL FUTURE PROJECTS

PLANNING CONTEXT: UPDATES

A summary of Fitchburg State’s Strategic Plan 2015-2020 can be found in the MSCBA’s 2016 Strategic Plan Update. The following section demonstrates some of the ways that Fitchburg State may be addressing these goals and objectives through current and future housing initiatives.

MSCBA PROJECTS

The table below lists recently completed projects, those currently underway and those anticipated to be completed in the next few years.

Figure 2P

2016-2018: Projects Completed

Mara Village	Roofs and Boilers, MV 2,6,7 and Commons
Simonds Hall	Property Acquisition and Interior Improvements
Townhouse Apartments	Envelope Upgrades
Miller Hall	Central Chiller Replacement
Townhouse Apartments	Roof Replacement & Sitework
Landry Arena	Renovation - Sports Surface, Locker Rooms & Training Center
Russell Towers	Bathroom Renovations – Towers C & D
132 Highland	Property Acquisition and Construction of Faculty Staff Housing
Main Street Theater	Rehabilitation and Funding Study
Cedar House	Exterior Painting

2018-2019: Projects Underway

Russell Towers	Bathroom Renovations – Towers A & B
Holmes Dining Hall	Dishroom Renovation
Mara Village	Landscaping & Access Improvements
Recreation Center	Roof Replacement

2019 and Beyond: Future Projects Anticipated

Mara Village	Kitchen Renovations
Townhouse Apartments	Interior Renovations
Herlihy	Electrical Upgrades
Main Street Theater	Renovation & Renovation
Elliot Field	Synthetic Turf Replacement
Parking Study	

INITIATIVES

The 2016 report describes Fitchburg's recent housing initiatives, including several renovations or reconfigurations. It also describes campus initiatives, such as creating a lounge for commuters.

V. SUMMARY

Despite the demographic challenges of the state and declines in undergraduate enrollment, Fitchburg's overall student population has grown thanks to increases in the graduate student population. Fitchburg may consider continuing to grow its graduate student population, and, if so, any potential demand for housing from that population should be accounted for. In Fall 2017, on-campus housing for students is below design occupancy. The University has recently created housing for faculty and staff and embarked on renovations and landscaping improvements.



Framingham

State University



FRAMINGHAM STATE UNIVERSITY

2017-2018 FAST FACTS SUMMARY

ENROLLMENT

Total Enrollment	5,691
Undergraduate Student Enrollment	4,126
Full-Time Enrollment	3,558
Part-Time Enrollment	568
Graduate Student Enrollment	1,565

GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	97%
From Out-of-State	3%
From Abroad	<1%

DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	90%
Male	41%
Female	59%
Minority Students with Known Race/Ethnicity	34%
Asian	3%
Black	12%
Hispanic	15%

ACADEMIC MEASURES

Percent Transfer Students <i>All Degree-Seeking Undergraduates</i>	36%
Retention Rate <i>First-Time, Full-Time Undergraduates</i>	76%
6-Year Graduation Rate, 2010 cohort <i>First-Time, Full-Time Undergraduates</i>	55%

HOUSING

Percent Housed <i>Full-Time Undergraduates</i>	53%
Housing Target <i>Full-Time Undergraduates</i>	50%
Occupancy Percent	97%
Design Capacity	1,978
Actual Occupancy	1,920
Design Capacity, Fall 2018 ¹	1,996

RENTS

Average On-Campus Rent, Fall 2018	\$8,036
Average Off-Campus Rent, Fall 2018	\$12,734
Average Public Benchmark Schools Rent, Fall 2018	\$8,309
Average Regional Private Schools Rent, Fall 2018	\$11,993
Average MSCBA System Rent, Fall 2018	\$7,766

¹ West Hall, a new residence hall opening Fall 2016, replaces beds lost from the conversion of O'Connor Hall to office space.

Map 3A

Campus Map - Framingham State



-  MSCBA Housing
-  MSCBA Student Life
-  Campus Owned



I. CAMPUS BACKGROUND

The 2016 report describes Framingham’s campus academic history and recent campus developments; there have been no significant updates to it since that report. The MSCBA’s additional projects that have been completed, are underway, or are anticipated can be found in Figure P.

II. STUDENT BODY

ENROLLMENT

Overall Enrollment. Framingham State’s overall enrollment had a significant increase beginning in Fall 2011, then declined beginning in Fall 2015. Compared to Fall 2005, the overall enrollment of 5,691 students in Fall 2017 is 3% less.

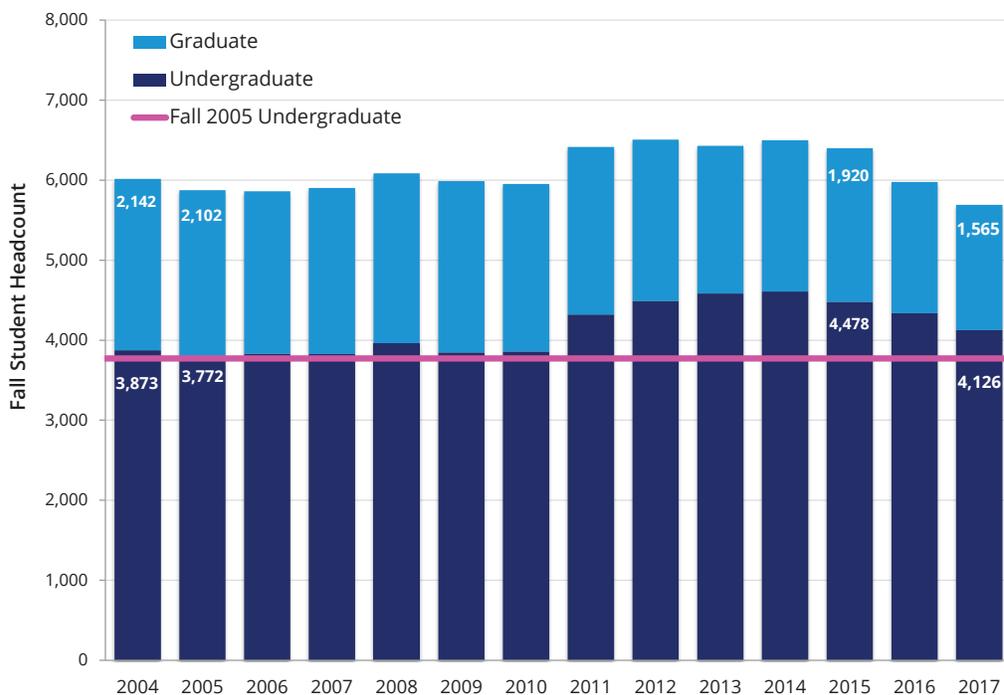
Framingham State’s undergraduate enrollment followed a similar trend. The undergraduate population increased significantly starting in Fall 2011, but then declined beginning in Fall 2015. In Fall 2017, the undergraduate population remains 9% greater than it was in Fall 2005 (354 students). Meanwhile, the graduate student population is 26% less than it was in Fall 2005 (537 students).

Unlike many of the other State Universities, a large portion of Framingham State’s students are graduate students. Of all students, 27% are graduate students. The proportion of graduate students began decreasing in Fall 2010 and continued to follow a general downward trend. From Fall 2015 to Fall 2017, the proportion of graduate students decreased from 30% to 27%. (See Figure A.)

Figure 3A

Student Enrollment, Framingham State, Fall 2004-2017

Source: Mass DHE 2018

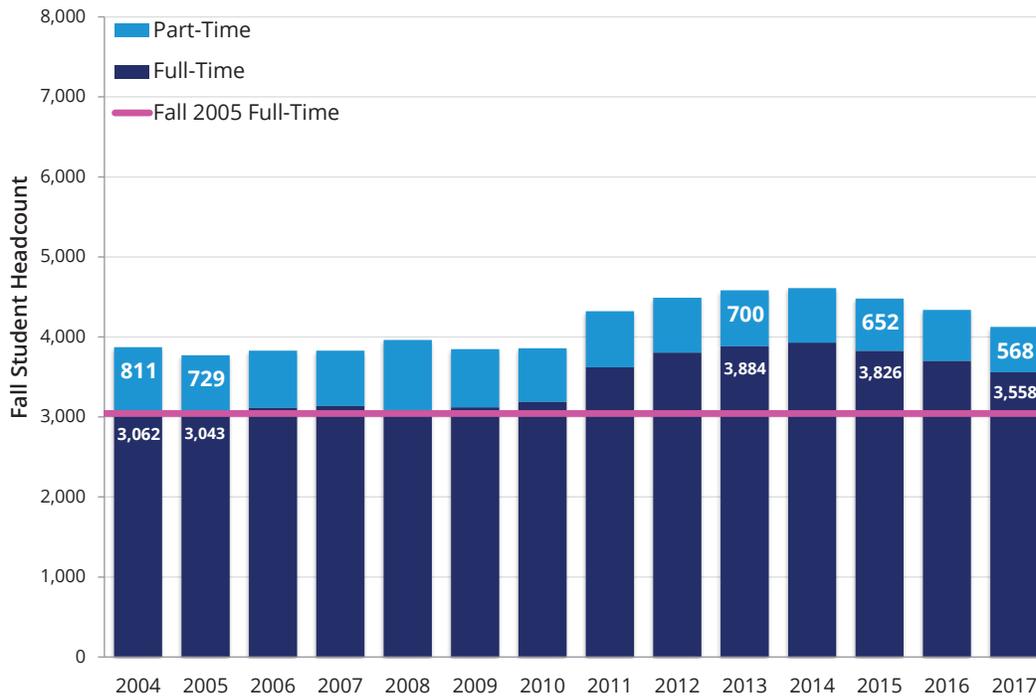


Undergraduate Enrollment. In Fall 2017, Framingham State enrolls 4,126 undergraduate students. The number of full-time undergraduates grew 17% over the past 12 years (515 students), while the part-time undergraduate student population declined 22% (161 students). The proportion of undergraduate students who were full-time thus grew from 79% in Fall 2004 to 86% in Fall 2017. More recently, a declining trend in the number of undergraduate students began in Fall 2015. Compared to Fall 2015, the undergraduate student body decreased by 8% (352 students). (See Figure B.)

Figure 3B

Undergraduate Student Enrollment by Part-Time/Full-Time Status, Framingham State, Fall 2004-2017

Source: Mass DHE 2018



DEMOGRAPHIC INFORMATION

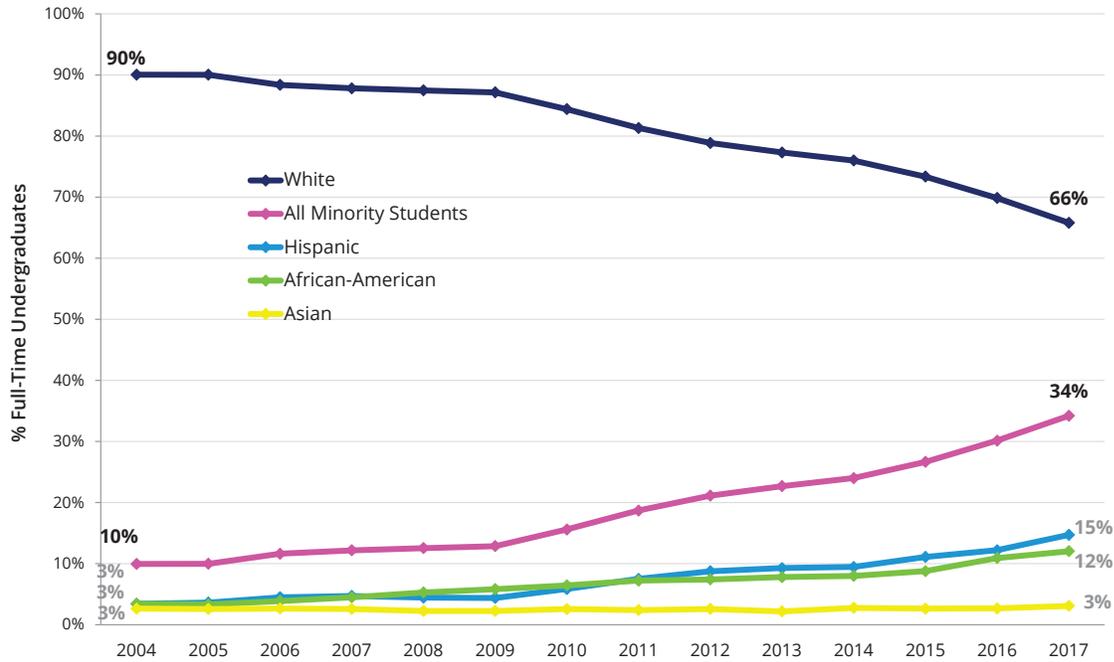
Student Body Composition. Traditional-aged students (18-24) constitute the majority of Framingham State’s undergraduate enrollment (90%). From Fall 2015 to Fall 2017, the proportion of the full-time undergraduate population that is female went from 64% to 59%, a significant change.

The percent of full-time undergraduates who are minority students grew strongly over the last 13 years, from 10% in Fall 2004 to 34% in Fall 2017. Both the Hispanic and African-American undergraduate full-time student populations increased. In Fall 2017, Hispanic students comprise 15% of full-time undergraduates and African-American students comprise 12%. (See Figure C.)

Figure 3C

Full-Time Undergraduate Enrollment by Race/Ethnicity, Framingham State, Fall 2004-2017

Source: Mass DHE Special Calculation 2018



Note: In each year, the 'All Minority Students' percent includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American / Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above).

*Geographic Distribution.*² 97% of Framingham State’s full-time undergraduate population comes from Massachusetts, 3% comes from other states, and fewer than 1% are international students.

² Map B and Figure D of the previous update reports have been omitted here, and will be added in Winter 2019 when the DHE provides the necessary data.

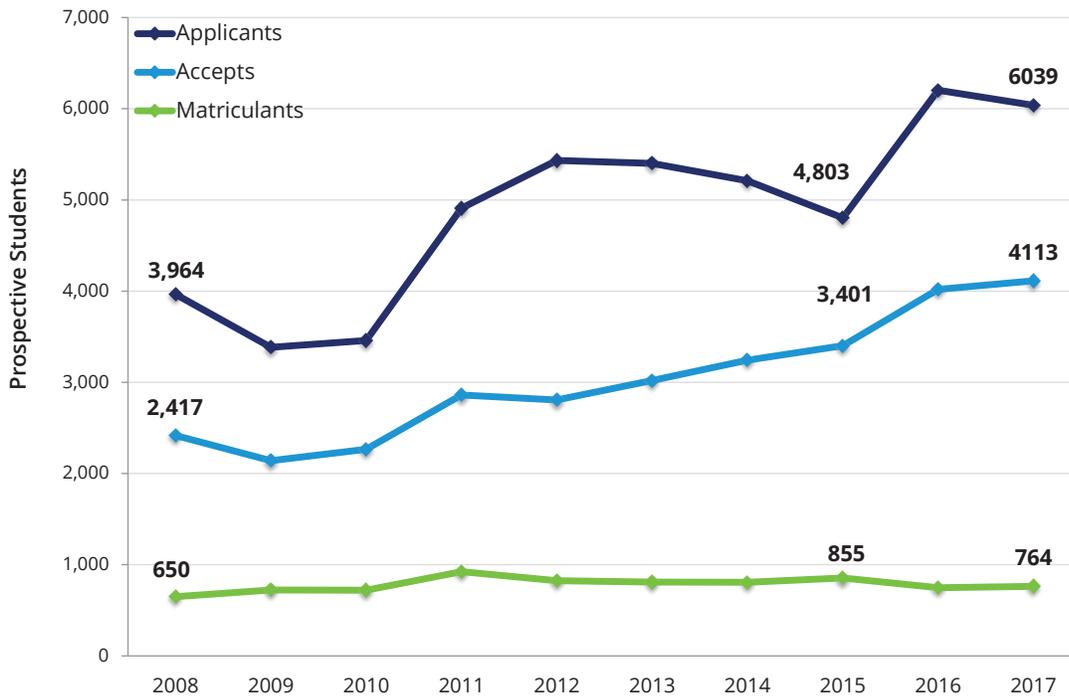
UNDERGRADUATE ADMISSIONS

First-Time Freshman Admissions. Since Fall 2008, the number of first-time Freshmen applicants declined, rose strongly, leveled off, increased strongly, and then declined again. Overall, the number of applications increased by 52% from Fall 2008 to Fall 2017 (2,075 students). During this same time period, the number of matriculants changed by 18% (114 students). (See Figure E.)

Figure 3E

First-Time Freshman Admissions, Framingham State, Fall 2008-2017

Source: Framingham State University, Summer 2018

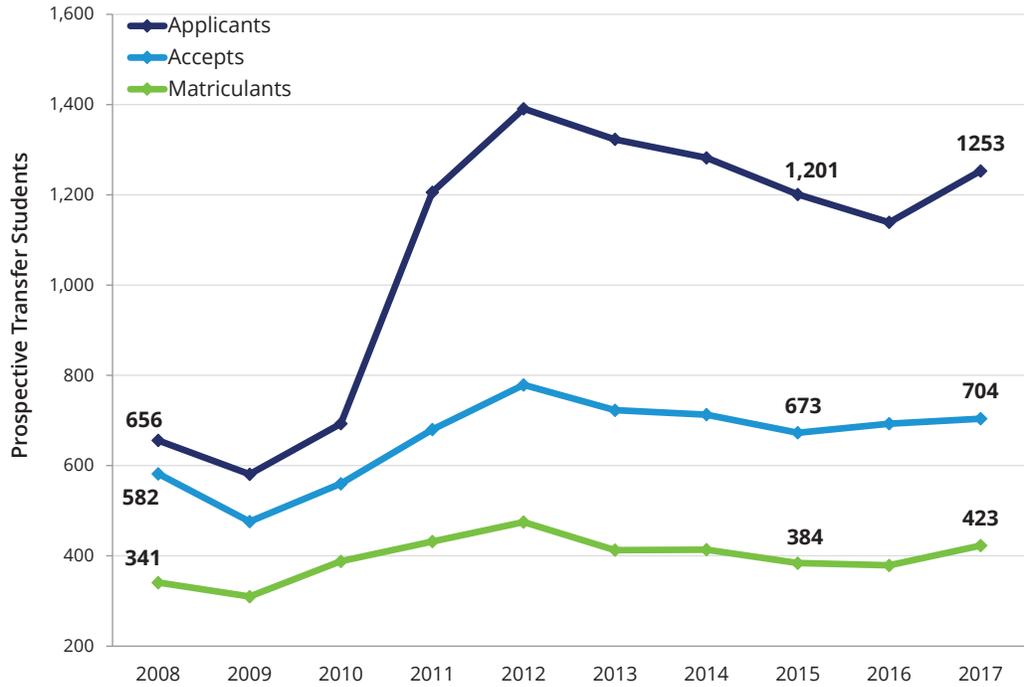


Transfer Admissions. The University almost doubled their transfer applications since Fall 2008. The number of transfer matriculants peaked at 475 students in Fall 2012, a 39% increase since Fall 2008, but declined to 379 students in Fall 2016. Fall 2017 showed an increase in both the number of transfer applicants and matriculants, which may be the beginning of an upward trend. (See Figure F.)

Figure 3F

Transfer Admissions, Framingham State, Fall 2008-2017

Source: Framingham State University, Summer 2018

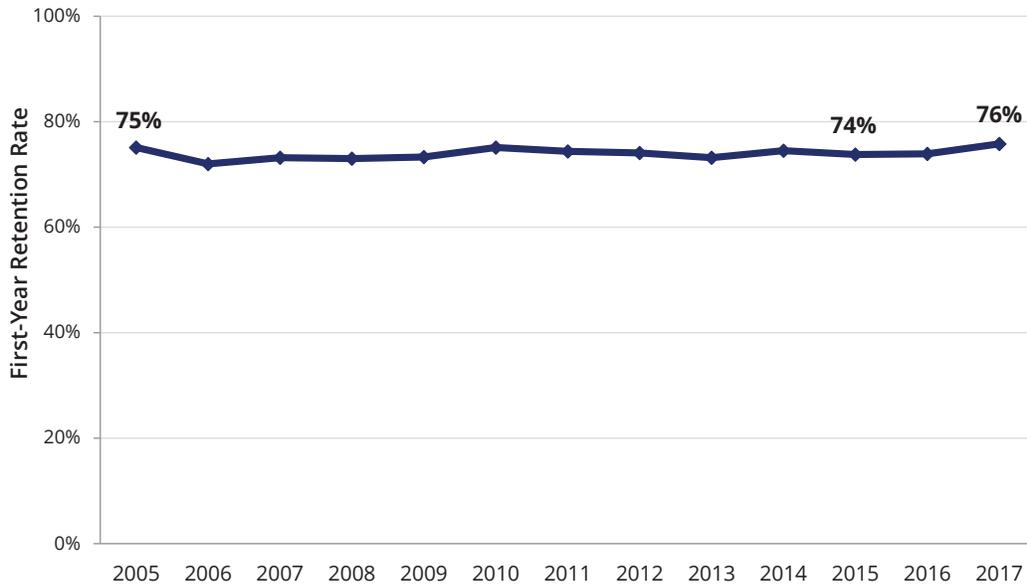


Recruitment and Retention. The University's retention rate has fluctuated slightly over the years, reaching 76% in Fall 2017, compared to 75% in Fall 2005. (See Figure G.)

Figure 3G

First-Time, Full-Time Freshman Retention Rate, Framingham State, Fall 2005-2017*

Source: Mass DHE 2018



* The data for each year reflect the percentage of the previous year's first-time, full-time Freshmen who returned to campus.

III. HOUSING

STRATEGIC POSITIONING

The 2016 report describes Framingham's strategic positioning.

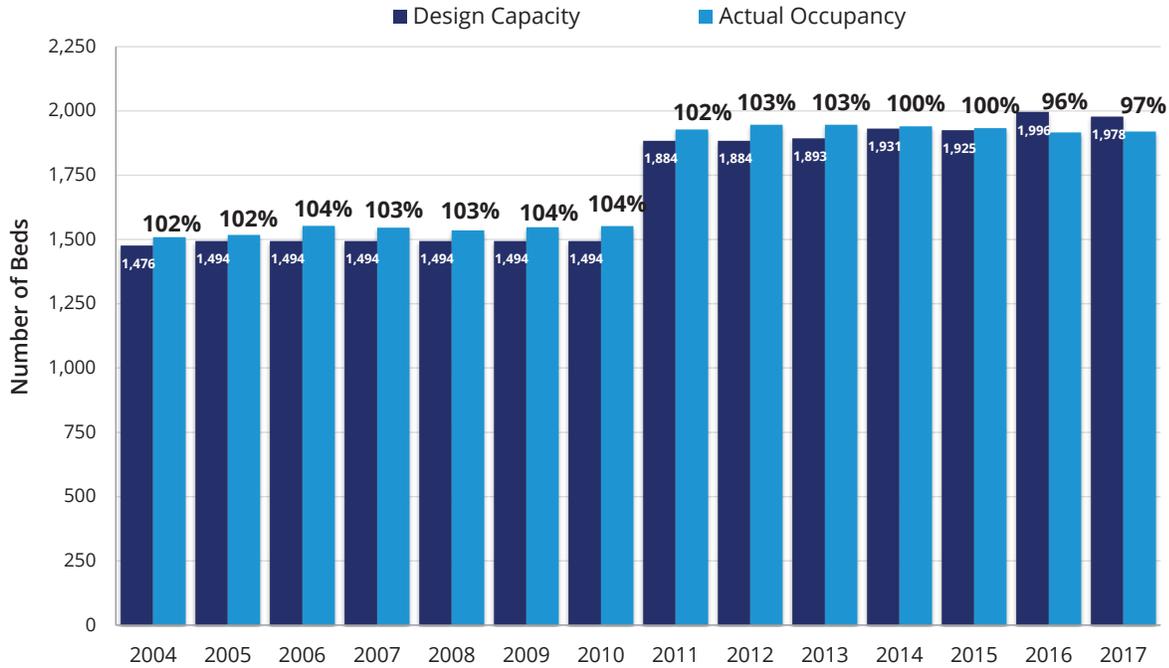
DEMAND

Occupancy. Occupancy. Framingham State greatly increased design capacity with the opening of North Hall, jumping from 1,494 beds in Fall 2010 to 1,884 beds in Fall 2011. Since Fall 2011, design occupancy grew another 5% (94 beds, net of O'Connor) with the opening of West Hall in Fall 2016. Although the occupancy number stabilized after Fall 2011, the occupancy rate changed. In Fall 2017, the actual occupancy is slightly undersubscribed at 97%. This is still an increase compared to the 96% occupancy in Fall 2016. (See Figure H.)

Figure 3H

Housing Occupancy, Framingham State, Fall 2004-2017

Source: MSCBA, Summer 2018



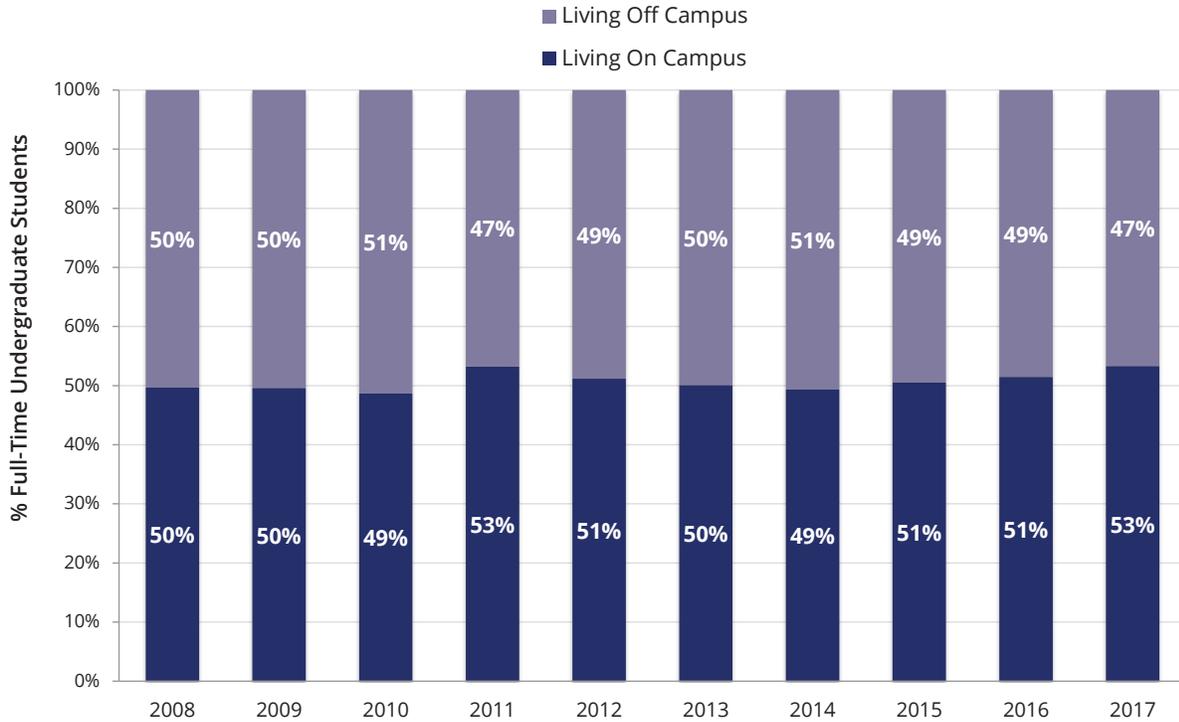
ON-CAMPUS STUDENT HOUSING PROFILE

Full-Time Undergraduates. In Fall 2008 and for several years after that, the percent of full-time undergraduate students living on campus remained around 50%. Then with the opening of North Hall, the percent of full-time undergraduate students living on-campus rose slightly, to 53% in Fall 2011. With a change in student numbers as well as a change in student beds, the percent declined to 49% in Fall 2014, and rose again to 53% in Fall 2017. (See Figure I.)

Figure 3I

Housing Situation of Full-Time Undergraduate Students, Framingham State, Fall 2008-2017

Source: Framingham State University, Summer 2018



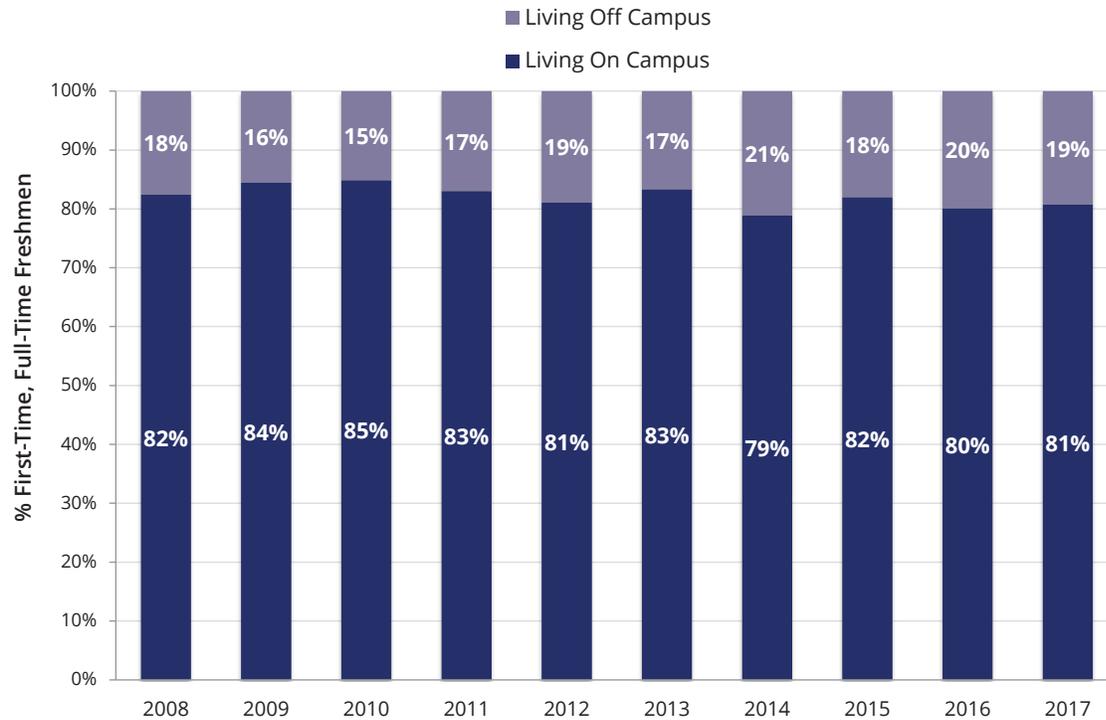
*First-Time, Full-Time Freshmen.*³ The percent of first-time, full-time Freshmen living in on-campus housing stayed between 81% and 85% From Fall 2008 to Fall 2013. Since then, from Fall 2014 to Fall 2017, the percent was lower, between 79% and 82%. (See Figure J.)

³ 'First-time, full-time Freshmen' is a slightly different population than 'full-time Freshmen,' which includes transfer and other non-first-time students who still maintain Freshman status based on credits.

Figure 3J

Housing Situation of First-Time, Full-Time Freshmen, Framingham State, Fall 2008-2017

Source: Framingham State University, Summer 2018

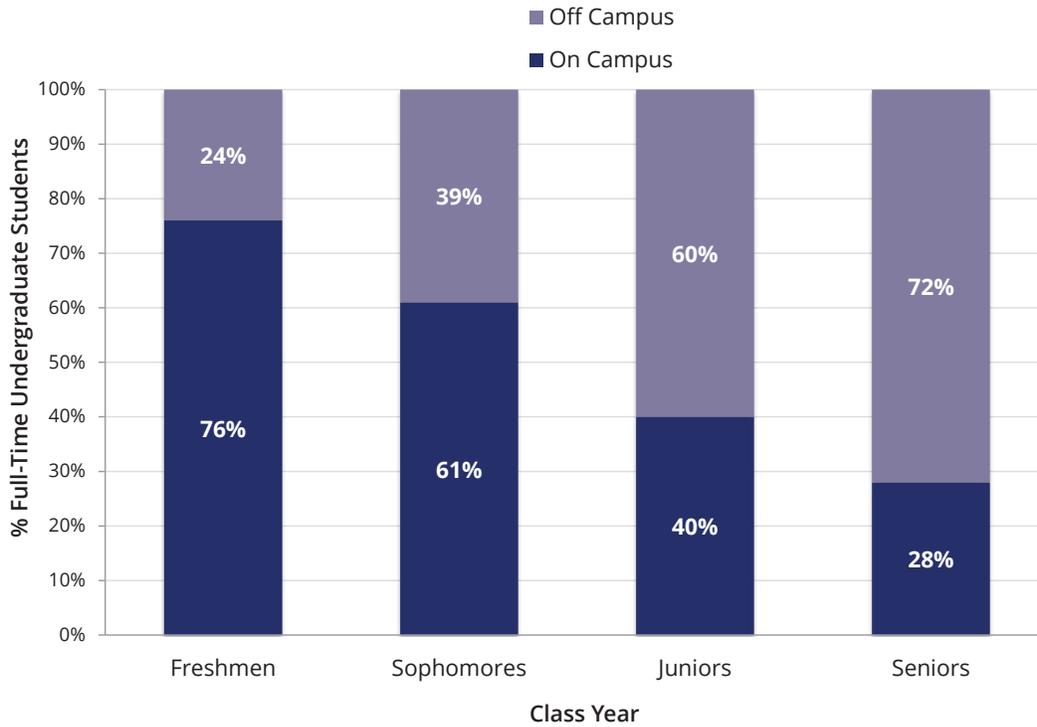


Full-Time Undergraduates by Class. The percent of full-time undergraduates living on campus in Fall 2017 decreases with each subsequent class. (Note that while 81% of first-time, full-time Freshmen live on campus in Fall 2017 (Figure J), only 76% of all full-time Freshmen, which include transfer students and other non-first-time students with Freshman status, live on campus.) Meanwhile, the number of full-time Sophomores living on campus grew from 58% in Fall 2015 to 61% in Fall 2017. (See Figure K.)

Figure 3K

Housing Situation of Full-Time Undergraduate Students by Class Year, Framingham State, Fall 2015

Source: Framingham State University, Summer 2018



HOUSING PORTFOLIO: UPDATES

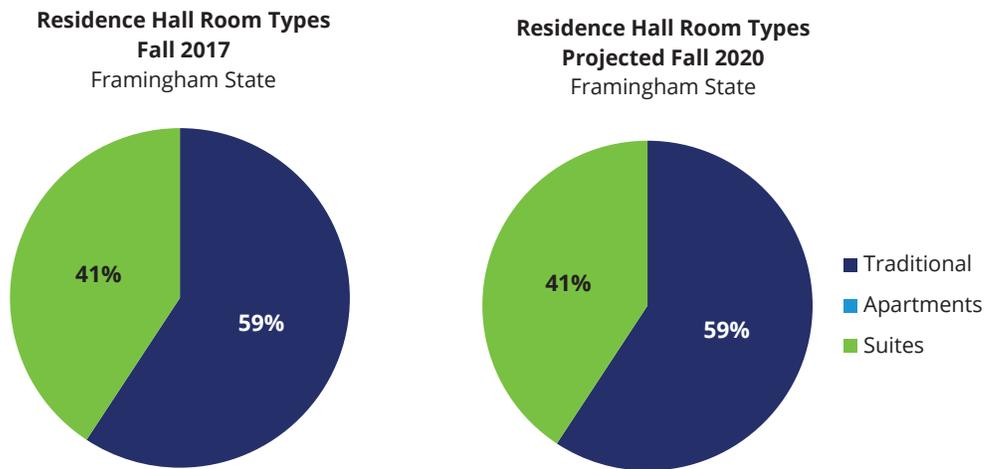
The Fall 2016 opening of the West Hall housing, which was configured as semi-suites, expanded the range of on-campus suites, further enhancing the appeal of on-campus living. This increased the number of on-campus suites from 490 beds in Fall 2015 to 806 beds beginning in Fall 2016. By bed type, in Fall 2018, 41% of beds are suite-style, and 59% are traditional; Framingham does not offer apartments.

A complete listing of all Framingham State residence halls, including information on construction and renovation dates, square footage, and room styles, is included in the Appendix. (See Figure L.)

Figure 3L

Residence Hall Room Types, Framingham State

Source: MSCBA, Summer 2018



FALL 2018 RENTAL CONTEXT

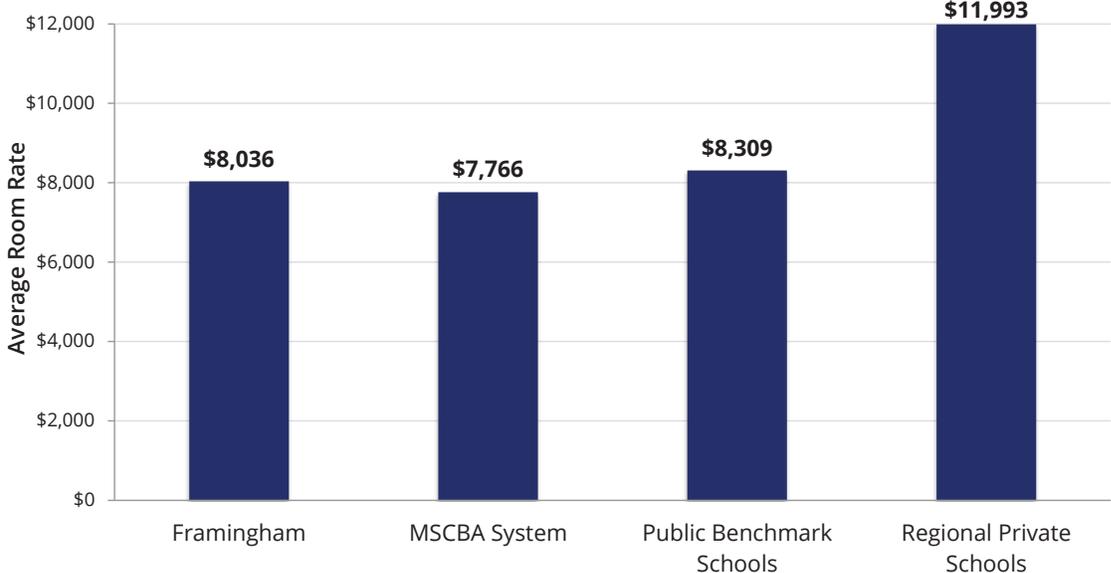
Overall Cost. The average cost of on-campus housing at Framingham State is \$8,036 per academic year, a cost which is 3% higher than the MSCBA average rent, 3% lower than that of public benchmarks, and 33% lower than that of its regional private benchmarks. From Fall 2016 to Fall 2018, Framingham State increased the average cost of on-campus housing by only 4%, whereas public benchmarks increased their housing by 10% and regional private benchmarks by 20%. (See Figure M.)



Figure 3M

Average Room Rate, Fall 2018

Source: MSCBA, Summer 2018; university websites, Summer 2018



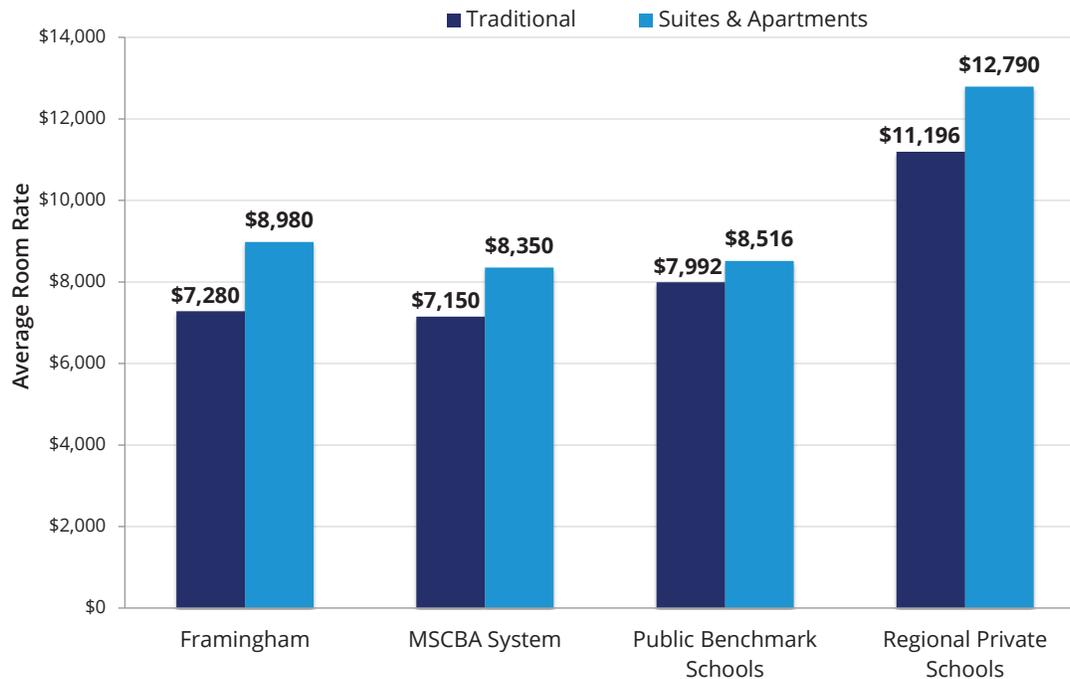
Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted. See Appendix for a list of public benchmark schools and regional private schools.

On-Campus Suites and Apartments. There is a sizable difference in cost in Framingham State’s on-campus housing options, with on-campus suites and apartments costing 23% more than on-campus traditional housing. Costs for traditional options are 2% higher than the MSCBA average, 9% lower than public benchmarks, and 35% lower than private regional benchmarks. Costs for suites and apartments in Fall 2018 are 8% higher than the MSCBA average, 5% higher than public benchmarks, and 30% lower than private regional benchmarks. (See Figure N.)

Figure 3N

Average Room Rate, Fall 2018: Traditional vs. Suites and Apartments

Source: MSCBA, Summer 2018; university websites, Summer 2018



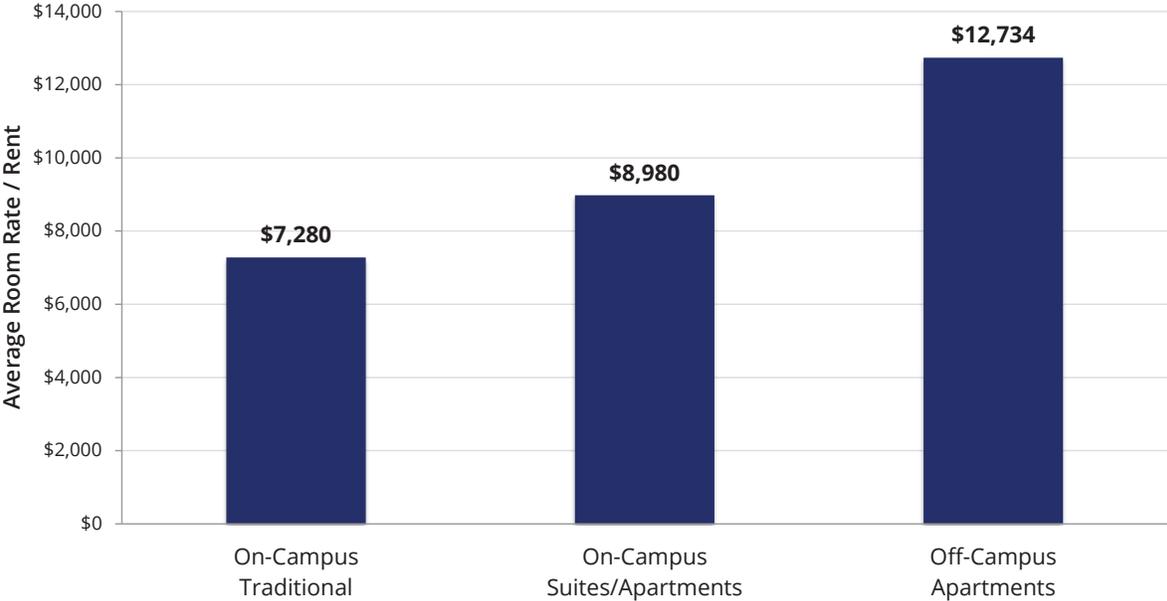
Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted.

Off-Campus Housing. The off-campus housing in the area surrounding Framingham State continues to increase in price. The average monthly cost of off-campus housing increased 15% (\$1,697) from Fall 2016 to Fall 2018. Meanwhile, the average costs of on-campus housing for both traditional and suite options had only a small increase. Rents for on-campus suites and apartments (\$8,980) are 29% lower than average rents for nearby off-campus options (\$12,734), a factor that likely contributes to the demand for on-campus housing. (See Figure O.)

Figure 30

Average On-Campus Room Rate and Off-Campus 10-Month Rent, Framingham State, Fall 2018

Source: MSCBA, Summer 2018; university websites, Summer 2018; market analysis, Summer 2018



Note: Average on-campus room rates for MSCBA schools are weighted by the number of rooms at each price; all other room rates are unweighted.

IV. PLANNED PROJECTS, AND POTENTIAL FUTURE PROJECTS

PLANNING CONTEXT: UPDATES

The Framingham State University Strategic Plan for 2017-2022 is available on the University's website. The following section demonstrates some of the ways that Framingham State may be addressing these goals and objectives through current and future housing initiatives.

MSCBA PROJECTS

The table below lists recently completed projects, those currently underway, and those anticipated to be completed in the next few years.

Figure 3P

2016-2018: Projects Completed

O'Connor Hall	Access, Bathroom Renovations and Office Conversion
Franklin Street Parking	New 322 Surface Parking Facility
Peirce and Horace Mann	Roof Replacement
Larned Hall	Heating Upgrades
Maynard Building	Property Acquisition - Cultural Arts Center
Power Plant	Boiler Replacement
McCarthy Campus Center	Dining Services Improvements
Warren Center	Roof Replacements – Warren House & Northern Lodge
Peirce & Mann Halls	Summer 2018 Residence Hall Renewal
Corrine Hall	Student Lounge Furniture New Student Kitchen

2018-2019: Projects Underway

Maynard Building	Cultural Arts Center Renovation
McCarthy Campus Center	Chiller Replacement
Maple Street Athletic Fields	Football Field Renovation

2019 and Beyond: Future Projects Anticipated

Linsley Hall	Building Renovation Study
---------------------	---------------------------

INITIATIVES

The 2016 report describes Framingham's recent housing initiatives, including the opening of West Hall. It also describes campus initiatives, such as addressing the need for parking space.

V. SUMMARY

Overall enrollment as well as undergraduate enrollment have declined in the past few years at Framingham State, part of a larger demographic trend in Massachusetts. In Fall 2017, Framingham's on-campus housing for students is slightly undersubscribed. The University's acquisitions of cultural spaces are ongoing, and other avenues for students of all backgrounds to enjoy the area's cultural experiences are a priority. Framingham will continue to focus on how its housing and other facilities can help to recruit and retain students.

MASSART

MASSACHUSETTS COLLEGE
OF ART AND DESIGN



MASSACHUSETTS COLLEGE OF ART AND DESIGN

2017-2018 FAST FACTS SUMMARY

ENROLLMENT

Total Enrollment	2,064
Undergraduate Student Enrollment	1,923
Full-Time Enrollment	1,658
Part-Time Enrollment	265
Graduate Student Enrollment	141

GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	67%
From Out-of-State	29%
From Abroad	4%

DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	93%
Male	29%
Female	71%
Minority Students with Known Race/Ethnicity	29%
Asian	9%
Black	5%
Hispanic	12%

ACADEMIC MEASURES

Percent Transfer Students <i>All Degree-Seeking Undergraduates</i>	21%
Retention Rate <i>First-Time, Full-Time Undergraduates</i>	87%
6-Year Graduation Rate, 2010 cohort <i>First-Time, Full-Time Undergraduates</i>	72%

HOUSING

Percent Housed <i>Full-Time Undergraduates</i>	42%
Housing Target <i>Full-Time Undergraduates</i>	40%
Occupancy Percent <i>Excludes Non-MassArt Students</i> ¹	98%
Design Capacity	919
Actual Occupancy <i>MassArt Students Only</i> ¹	645

RENTS

Average On-Campus Rent, Fall 2018	\$10,490
Average Off-Campus Rent, Fall 2018	\$21,752
Average Public Benchmark Schools Rent, Fall 2018 ²	\$12,028
Average Regional Private Schools Rent, Fall 2018	\$10,454
Average MSCBA System Rent, Fall 2018	\$7,766

¹ MassArt has a long-term agreement to lease 261 beds to the Massachusetts College of Pharmacy and Health Sciences. In 2017-2018, MassArt also temporarily leases 30 beds from Wentworth and 58 beds from Wheelock to be occupied for MassArt students. 658 beds are available to MassArt students.

² Private art schools were used as benchmark institutions for MassArt.

Map 4A

Campus Map - Massachusetts College of Art and Design



-  MSCBA Housing
-  MSCBA Student Life
-  Campus Owned



I. CAMPUS BACKGROUND

CAMPUS ACADEMIC HISTORY: UPDATES

The 2014 report describes MassArt’s campus academic history and recent campus developments; there have been no significant updates to it since that report. The MSCBA’s projects that have been completed, are underway, or are anticipated can be found in Figure P.

II. STUDENT BODY

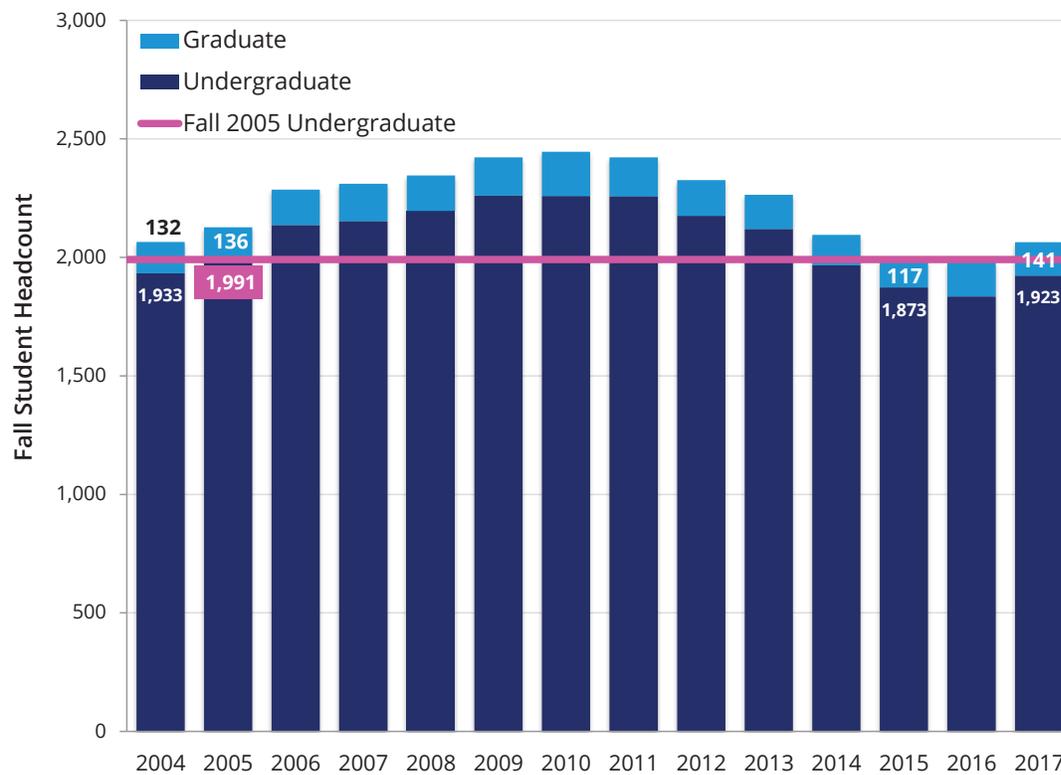
Overall Enrollment. MassArt’s overall enrollment decreased 3% between Fall 2005 and Fall 2017. The overall enrollment peaked in Fall 2010, declined 19% to 1,990 students in Fall 2015, and then rose again in Fall 2017. Compared to Fall 2015, the overall student enrollment in Fall 2017 is 4% greater (74 students).

Undergraduate students currently compose 93% of the overall Fall 2017 enrollment (1,923 students), and graduate students compose 7% of the overall enrollment (141 students). (See Figure A.)

Figure 4A

Student Enrollment, MassArt, Fall 2004-2017

Source: Mass DHE 2018

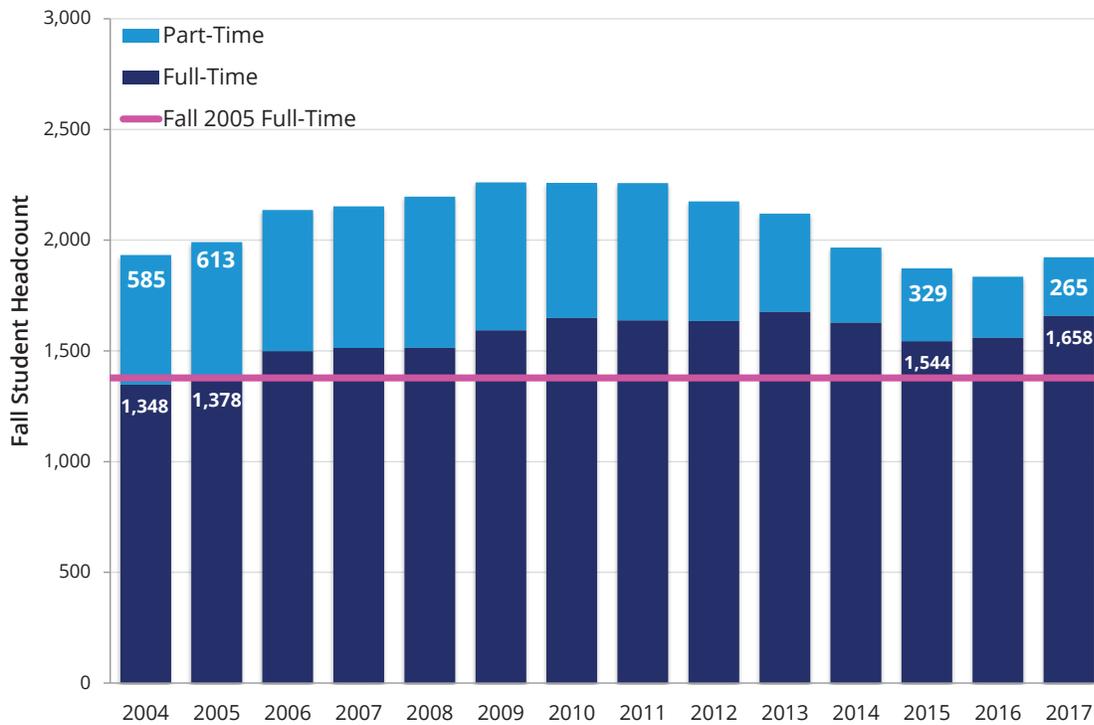


Undergraduate Enrollment. The undergraduate population decreased 3% over the past 12 years due to fewer part-time undergraduates. During the same time period, the number of full-time undergraduates increased 20%, while the number of part-time undergraduates decreased by 57%. The proportion of full-time undergraduates increased from 70% in Fall 2009 to 86% in Fall 2017. From Fall 2015 to Fall 2017, the number of full-time undergraduates increased by 7% (114 students), while the number of part-time undergraduates decreased by 19% (64 students). Undergraduate enrollment has remained stable in the past several years. (See Figure B.)

Figure 4B

Undergraduate Student Enrollment by Part-Time/Full-Time Status, MassArt, Fall 2004-2015

Source: Mass DHE 2018

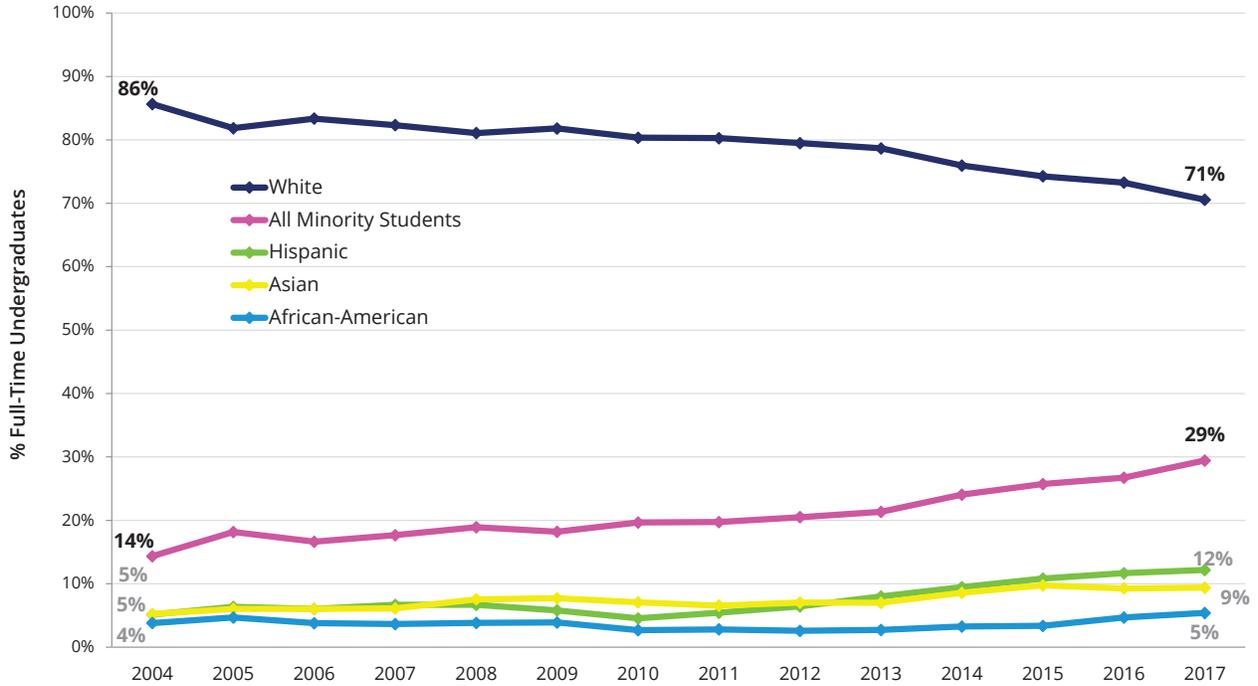


Student Body Composition. Of the full-time undergraduate population, 71% are female, 93% are of traditional age (18-24), and 29% are from minority populations. MassArt’s minority population grew consistently each year since Fall 2006. In Fall 2017, 9% are Asian, 5% are African-American, and 12% are Hispanic. (See Figure C.)

Figure 4C

Full-Time Undergraduate Enrollment by Race/Ethnicity, MassArt, Fall 2004-2017

Source: Mass DHE Special Calculation 2018



Note: In each year, the 'All Minority Students' percent includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American / Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above).

*Geographic Distribution.*³ In Fall 2017, MassArt draws 67% of its full-time undergraduate students from within Massachusetts, a slight increase in percent from what was reported in the last update for Fall 2015 (66%). Of the full-time undergraduate student body, 29% is from other states. Among the State Universities, MassArt has the highest percent of full-time undergraduate students who are from other states.

The international population at MassArt is 4% of full-time undergraduates. Among the State Universities, MassArt has the highest proportion of students who are international.

³ Map B and Figure D of the previous update reports have been omitted here and will be added in Winter 2019 when the DHE provides the necessary data.

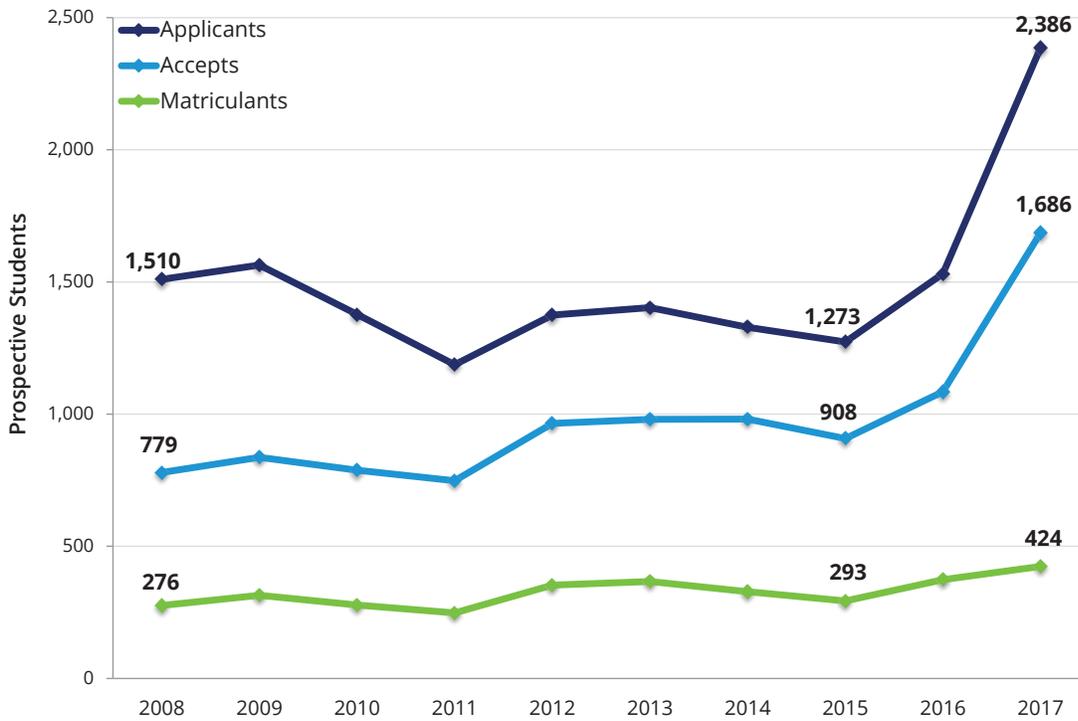
UNDERGRADUATE ADMISSIONS

First-Time Freshman Admissions. The number of MassArt first-time Freshmen applications dipped in Fall 2011 and then followed an increasing trend, peaking in Fall 2017. From Fall 2015, the number of first-time Freshmen applicants strongly increased by 87% to 2,386 applicants in Fall 2017. Compared to Fall 2008, the number of first-time Freshmen applicants in Fall 2017 is 58% greater (876 applicants). During the same time period, the number of matriculants also increased significantly. From Fall 2008, the number of matriculants increased by 54% to 424 students in Fall 2017 (148 students). (See Figure E.)

Figure 4E

First-Time Freshman Admissions, MassArt, Fall 2008-2017

Source: MassArt, Summer 2018



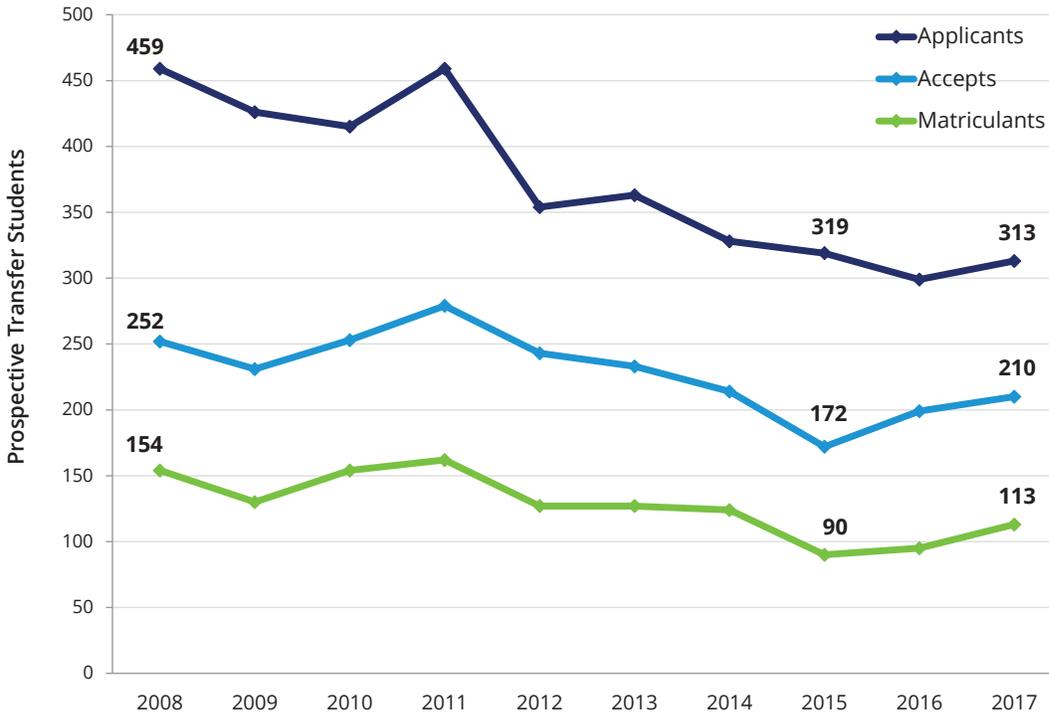
Transfer Admissions. Mass Art’s number of transfer applications declined since 2008, with the exception of Fall 2011. The number of transfer applicants pivoted upward from Fall 2016 to Fall 2017, a potential indication of an increasing trend. Still, compared to Fall 2008, the number of transfer applicants is 32% less in Fall 2017.

The number of transfer matriculants increased from Fall 2008 to Fall 2011, then followed a gradual declining trend until Fall 2015. From Fall 2015 to Fall 2017, the number of transfer matriculants grew by 26%. (See Figure F.)

Figure 4F

Transfer Admissions, MassArt, Fall 2008-2017

Source: MassArt, Summer 2018



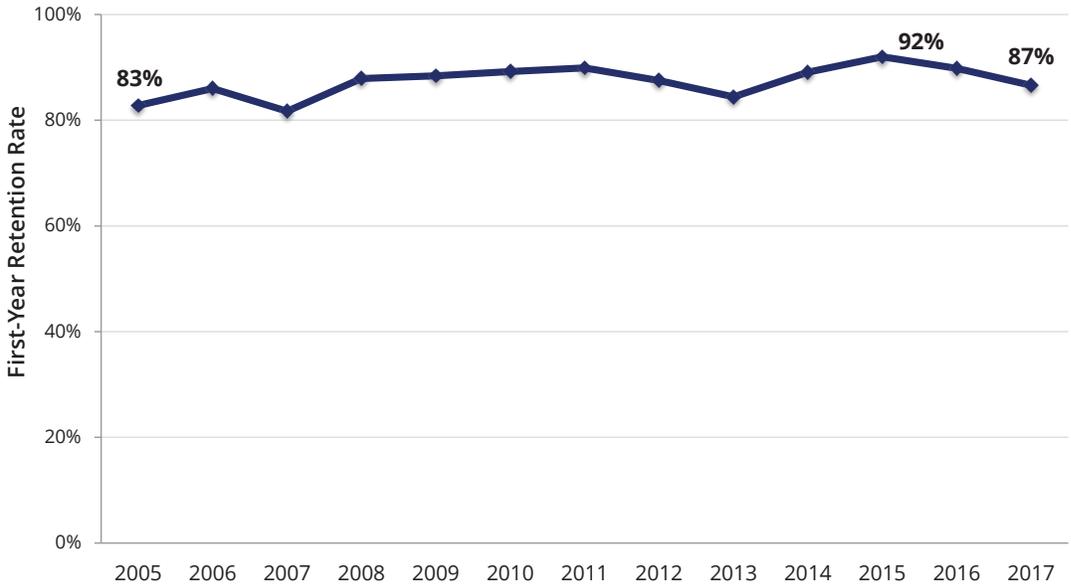
Recruitment and Retention. In Fall 2017, 87% of the previous fall's first-time, full-time Freshmen persisted into their second year. This retention rate varied widely, starting at 83% in Fall 2005, reaching a peak of 92% in Fall 2015, and declining to 87% in Fall 2017. Moreover, MassArt and one other specialty institution in the MSCBA have a significantly higher six-year graduation rate (72%) for first-time, full-time Freshmen compared to the other State Universities. (See Figure G.)



Figure 4G

First-Time, Full-Time Freshman Retention Rate, MassArt, Fall 2005-2017*

Source: Mass DHE 2018



* The data for each year reflect the percentage of the previous year's first-time, full-time Freshmen who returned to campus.

III. HOUSING

STRATEGIC POSITIONING

The 2016 report describes MassArt's strategic positioning.

DEMAND

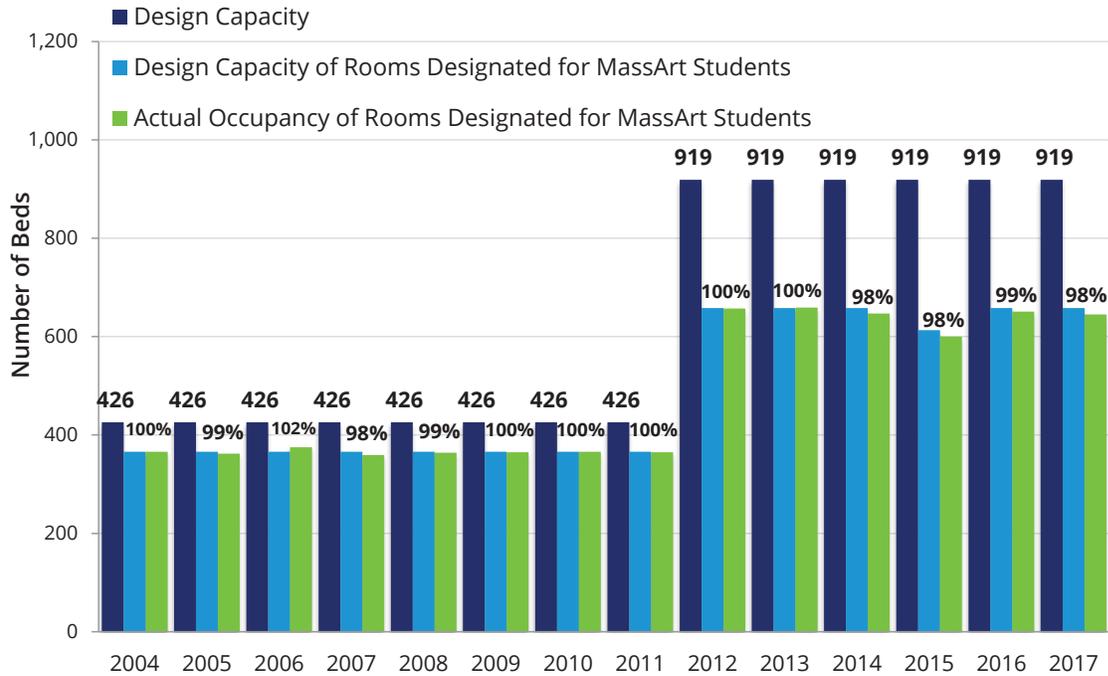
MassArt's occupancy rate remains stable, starting at 100% in Fall 2005 and ending at 98% in Fall 2017. In Fall 2017, 261 beds are under a long-term lease agreement with the Massachusetts College of Pharmacy and Health Sciences University. (Note that in Fall 2017, MassArt also rents 30 beds from Wentworth and 58 beds from Wheelock for MassArt students; these bed numbers are excluded from any calculations.) (See Figure H.)



Figure 4H

Housing Occupancy, MassArt, Fall 2004-2017

Source: MSCBA, Summer 2018



Note: Actual occupancy takes into account the number of MassArt students living in rooms designated for MassArt students.

The 2016 report describes demand for MassArt’s housing in detail.

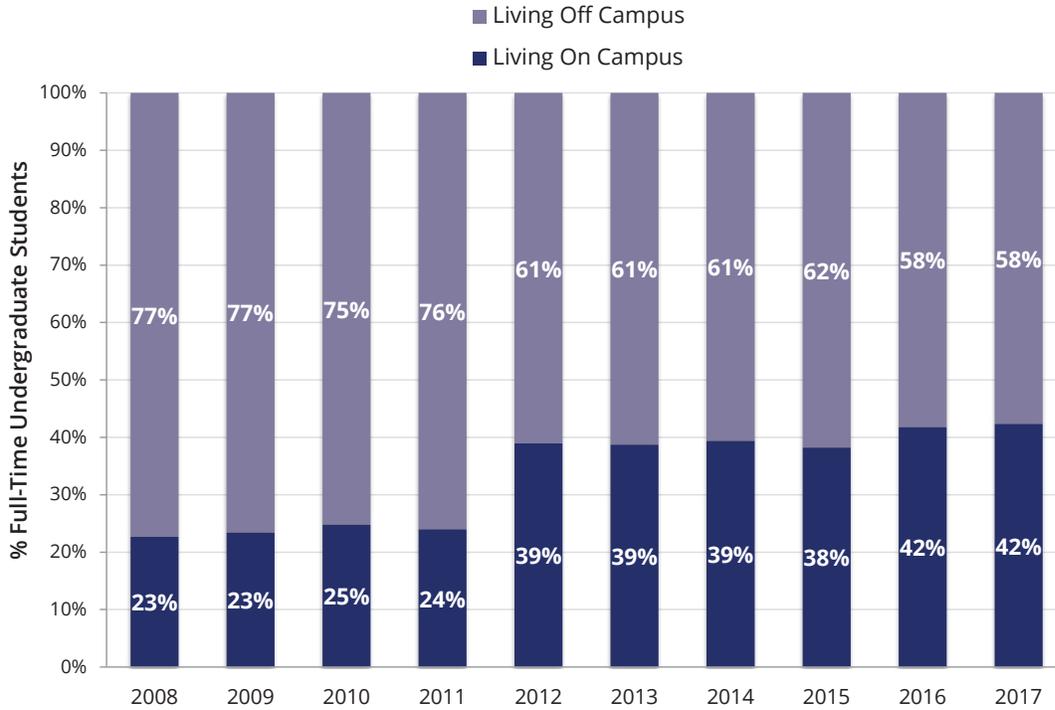
ON-CAMPUS STUDENT HOUSING PROFILE

Full-Time Undergraduates. In Fall 2016, for the first time, the percent of full-time undergraduate students living on campus was above the campus target of 40%. In Fall 2017, the percent of full-time undergraduate students living on campus is at 42%. (See Figure I.)

Figure 4I

Housing Situation of Full-Time Undergraduate Students, MassArt, Fall 2008-2015

Source: MassArt, Summer 2018



First-Time, Full-Time Freshmen.

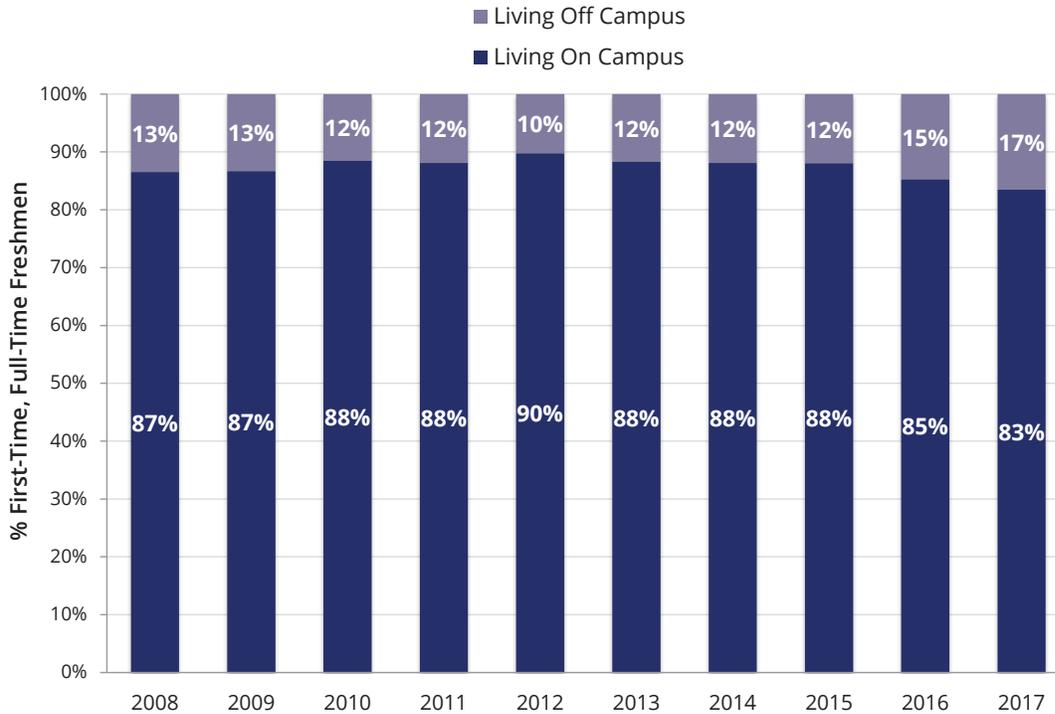
The percentage of first-time, full-time Freshmen in on-campus housing remains stable over the past five years. In Fall 2015, 88% of first-time, full-time Freshmen live on campus. It is notable that the majority of Freshmen live on campus even though they are not required to do so. (See Figure J.)



Figure 4j

Housing Situation of First Time, Full-Time Freshmen, MassArt, Fall 2008-2015

Source: MassArt, Summer 2018

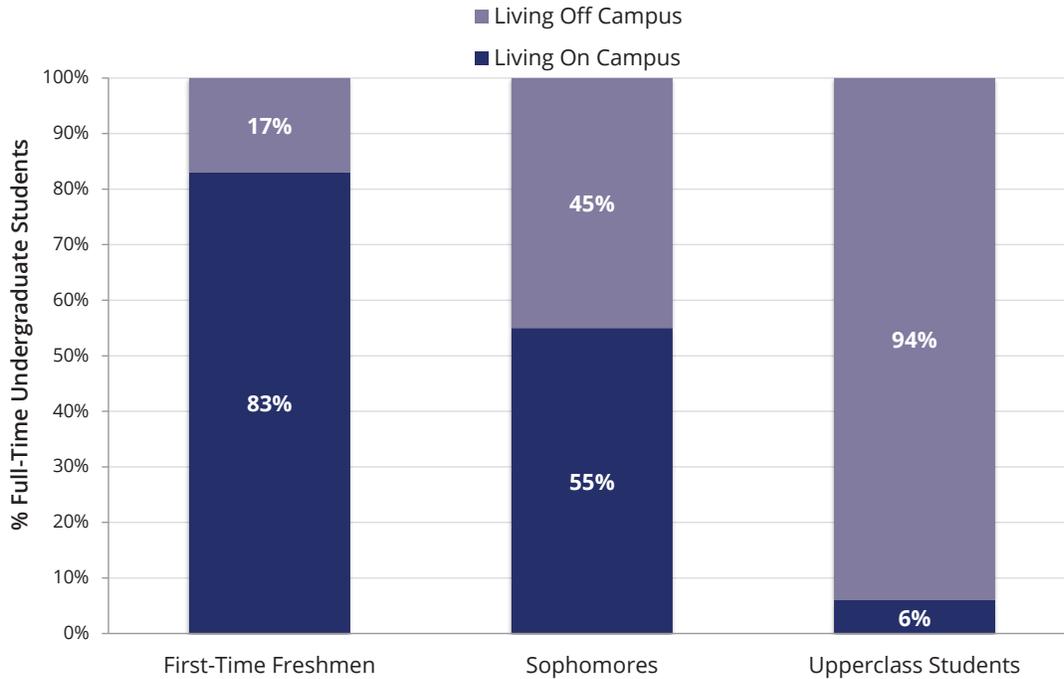


Full-Time Undergraduates by Class. In Fall 2015, 88% of first-time, full-time Freshmen, 57% of full-time Sophomores, and 7% of full-time Juniors and Seniors live on campus. Although housing is guaranteed for Freshmen and Sophomores, it is not mandated for either class, and more than half of full-time Sophomore students continue choose to live on campus. (See Figure K.)

Figure 4K

Housing Situation of Full-Time Undergraduate Students by Class Year, MassArt, Fall 2008-2015

Source: MassArt, Summer 2018



Note: "Upperclass students" include Juniors and Seniors only.

HOUSING PORTFOLIO: UPDATES

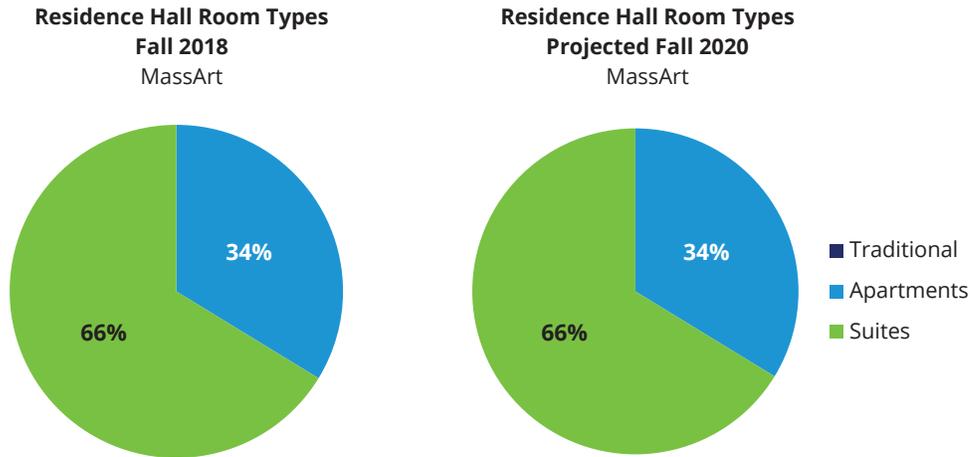
The 2014 report describes the housing portfolio; there are no updates to it since the last report. By bed type, in Fall 2017, 66% of beds are suite-style and 34% are in apartments. There are no traditional dormitories.

A complete listing of the residence halls, including information on construction and renovation dates, square footage, and room styles is included in the Appendix. (See Figure L.)

Figure 4L

Residence Hall Room Types, MassArt

Source: MSCBA, Summer 2018

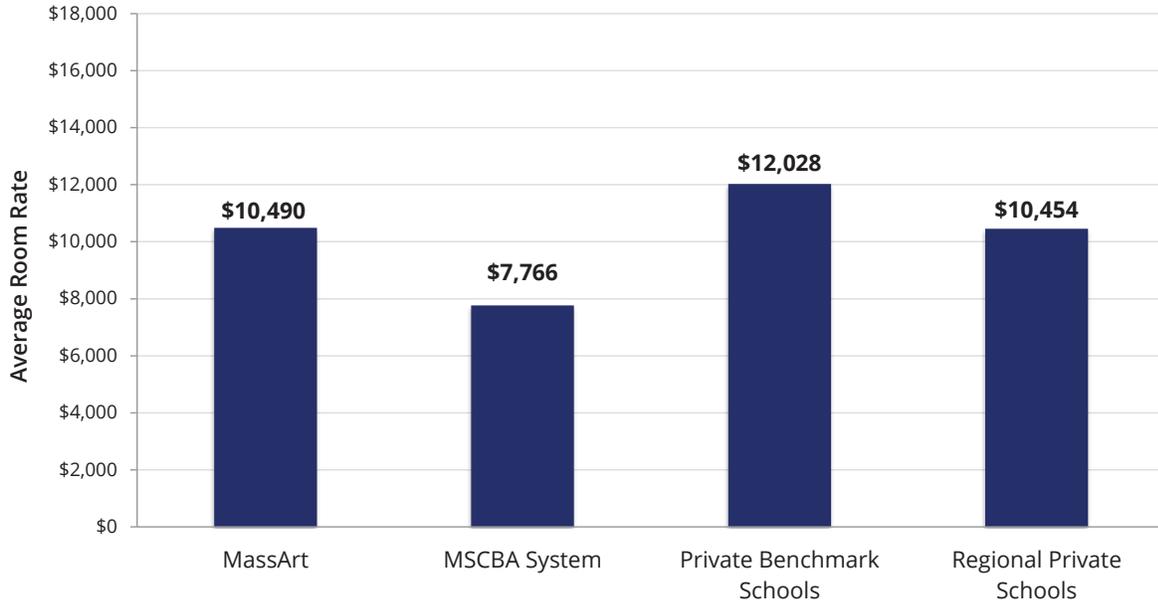


FALL 2018 RENTAL CONTEXT

Overall Cost. Based on Fall 2018 housing data, the average cost of on-campus housing at MassArt is \$10,490 per year, 35% higher than the average MSCBA rent, 13% lower than the average private benchmark schools, and comparable to that of MassArt’s regional private benchmarks. Note that the relative cost of the private benchmarks has changed; in Fall 2016, the average cost of the private benchmark schools was similar to that of MassArt. MassArt’s rents are the highest in the Massachusetts State University System, due to the Boston location (as was the case in the previous updates). (See Figure M.)

Figure 4M**Average Room Rate, Fall 2018**

Source: MSCBA, Summer 2018; university websites, Summer 2018



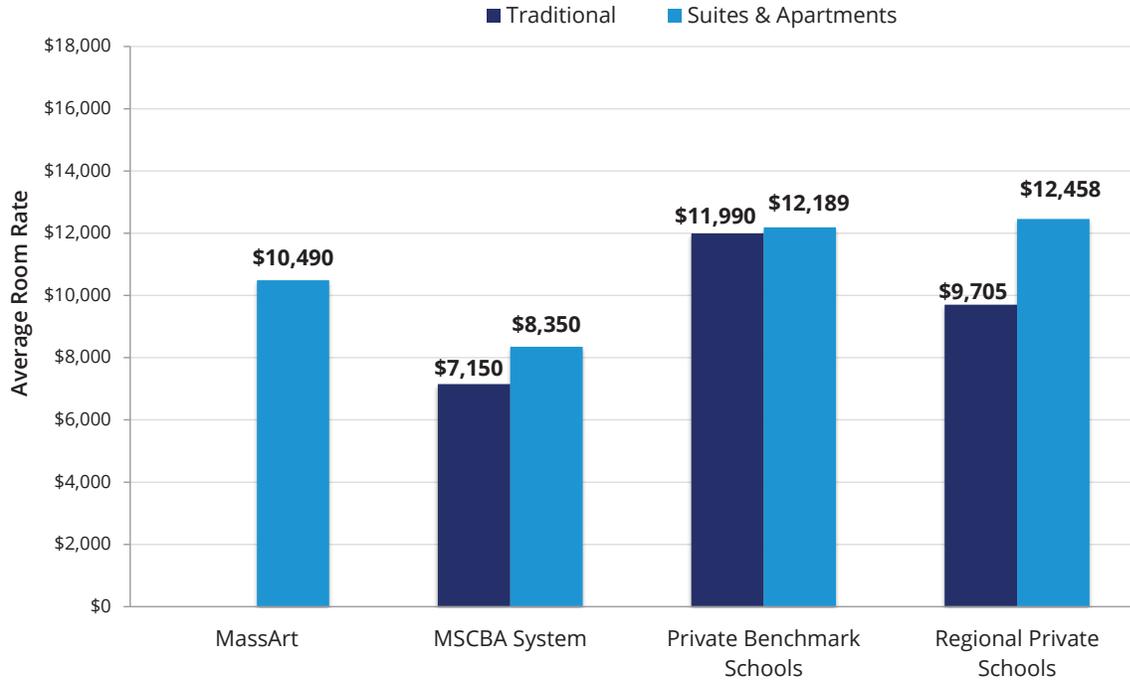
Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted. Private art schools were used as benchmark schools for Mass Art; see Appendix for a list of private benchmark schools and regional private schools.

On-Campus Suites and Apartments. MassArt's apartments cost more than the average rents for suites and apartments relative to the MSCBA, less than the average rents for suites and apartments at private benchmarks, and less than the average rents for suites and apartments at regional private schools. Comparing rents for suites and apartments, MassArt's suites and apartments are 26% more than the MSCBA system average, 14% less than private benchmarks, and 16% less than regional private schools. Note that since MassArt does not have traditional housing, direct benchmark comparisons are made only for suites and apartments. (See Figure N.)

Figure 4N

Average Room Rate, Fall 2018: Traditional vs. Suites and Apartments

Source: MSCBA, Summer 2018; university websites, Summer 2018



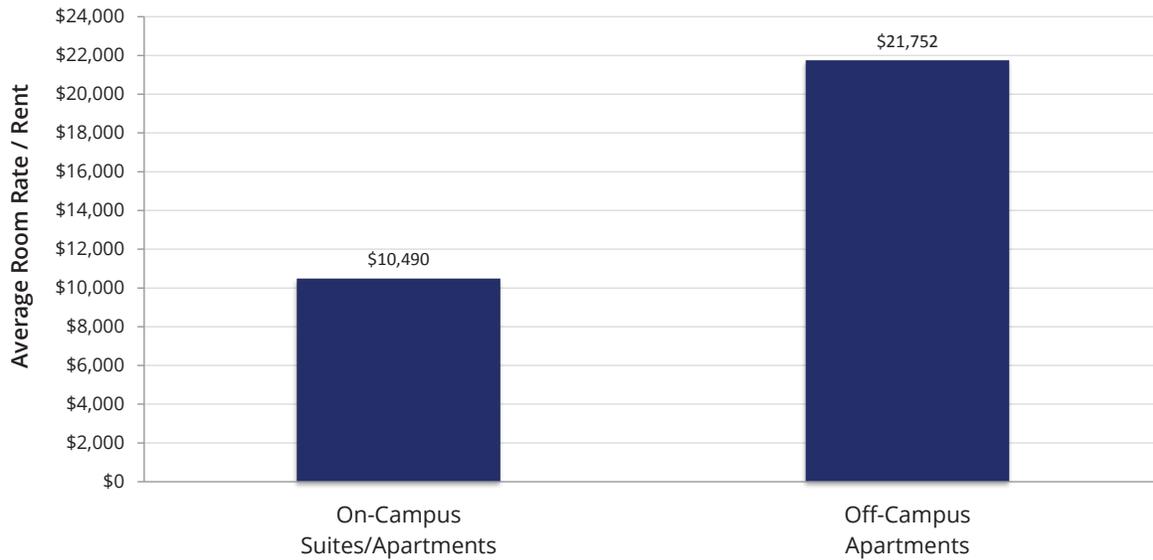
Note: Average on-campus room rates for MSCBA schools are weighted by the number of rooms at each price; all other room rates are unweighted. MassArt does not have traditional-style rooms.

Off-Campus Housing. Off-campus housing in the areas surrounding MassArt is plentiful and offers a good range of housing types, but its cost is consistently high. Compared to Fall 2016, the average cost for off-campus housing is 27% higher in Fall 2018 (an increase of \$4,645). In Fall 2018, the average cost of housing for on-campus suites and apartments is approximately half of the average cost for off-campus housing in the neighborhoods close to MassArt. Due to the high cost of Boston housing, students may also be choosing to live in areas within Boston and its surrounding towns that are far from campus. (See Figure O.)

Figure 40

Average On-Campus Room Rate and Off-Campus 10-Month Rent, MassArt, Fall 2016

Source: MSCBA, Summer 2018; university websites, Summer 2018; market analysis, Summer 2018



Note: Average on-campus room rates for MSCBA schools are weighted by the number of rooms at each price; all other room rates are unweighted.

IV. PLANNED PROJECTS, AND POTENTIAL FUTURE PROJECTS

PLANNING CONTEXT: UPDATES

The MassArt Strategic Plan 2015-2020, which was approved in Fall of 2014, is summarized in the MSCBA's 2014 Strategic Plan Update.

The following section demonstrates some of the ways that MassArt may be addressing these goals and objectives through current and future housing initiatives.

Figure 4P**MSCBA PROJECTS**

The table below lists recently completed projects, those currently underway and those anticipated to be completed in the next few years, including their cost.

2016-2018: Projects Completed

Smith Hall	Electrical Upgrades & New Lobby Elevator Modernization Student Room Furniture Replacement
Artists Residence	Corridor Ceiling and Lighting Replacement
South Building	Bakalar & Paine Galleries – Site and Enabling Work

2018-2019: Projects Underway

South Building	Bakalar & Paine Galleries Renovation South Building – Code and Life Safety Upgrades
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2019 and Beyond: Future Projects Anticipated

No projects currently anticipated

INITIATIVES

The 2016 report describes MassArt's recent housing initiatives, including several renovations or re-configurations. It also describes campus initiatives, such as addressing the need for parking space.

V. SUMMARY

Undergraduate enrollment has remained stable in the past several years, and housing occupancy is at 98% in Fall 2017. MassArt, more than the other State Universities, must continue to prepare first- and second-year students who are still on campus for life as tenants off campus. A significant portion of full-time undergraduate students are from out of state and will likely need local housing if not living on campus. MassArt also has representation in neighbor groups that meet regularly to address town-gown relationships. The Colleges of the Fenway's (COF) infrastructure provides a system of continual assessment of services and programs.

The tight urban footprint of the College contributes an additional layer of complexity in considering typical challenges, such as the need for green space and parking. MassArt has completed or is completing renovations and upgrades to galleries and other campus spaces.



MASSACHUSETTS COLLEGE OF LIBERAL ARTS

2017-2018 FAST FACTS SUMMARY

ENROLLMENT

Total Enrollment	1,588
Undergraduate Student Enrollment	1,407
Full-Time Enrollment	1,201
Part-Time Enrollment	206
Graduate Student Enrollment	181

GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	73%
From Out-of-State	27%
From Abroad	<1%

DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	95%
Male	38%
Female	62%
Minority <i>Students with Known Race/Ethnicity</i>	25%
Asian	2%
Black	9%
Hispanic	10%

ACADEMIC MEASURES

Percent Transfer Students <i>All Degree-Seeking Undergraduates</i>	30%
Retention Rate <i>First-Time, Full-Time Undergraduates</i>	73%
6-Year Graduation Rate, 2010 cohort <i>First-Time, Full-Time Undergraduates</i>	53%

HOUSING

Percent Housed <i>Full-Time Undergraduates</i>	68%
Housing Target <i>Full-Time Undergraduates</i>	70%
Occupancy Percent	78%
Design Capacity	1,045
Actual Occupancy	818

RENTS

Average On-Campus Rent, Fall 2018	\$6,445
Average Off-Campus Rent, Fall 2018	\$4,816
Average Public Benchmark Schools Rent, Fall 2018	\$8,033
Average Regional Private Schools Rent, Fall 2018	\$9,217
Average MSCBA System Rent, Fall 2018	\$7,766

Map 5A

Campus Map - MCLA



-  MSCBA Housing
-  MSCBA Student Life
-  Campus Owned



I. CAMPUS BACKGROUND

The 2016 report describes MCLA’s campus academic history and recent campus developments; there have been no significant updates to it since that report. The MSCBA’s projects that have been completed, are underway, or are anticipated can be found in Figure P.

II. STUDENT BODY

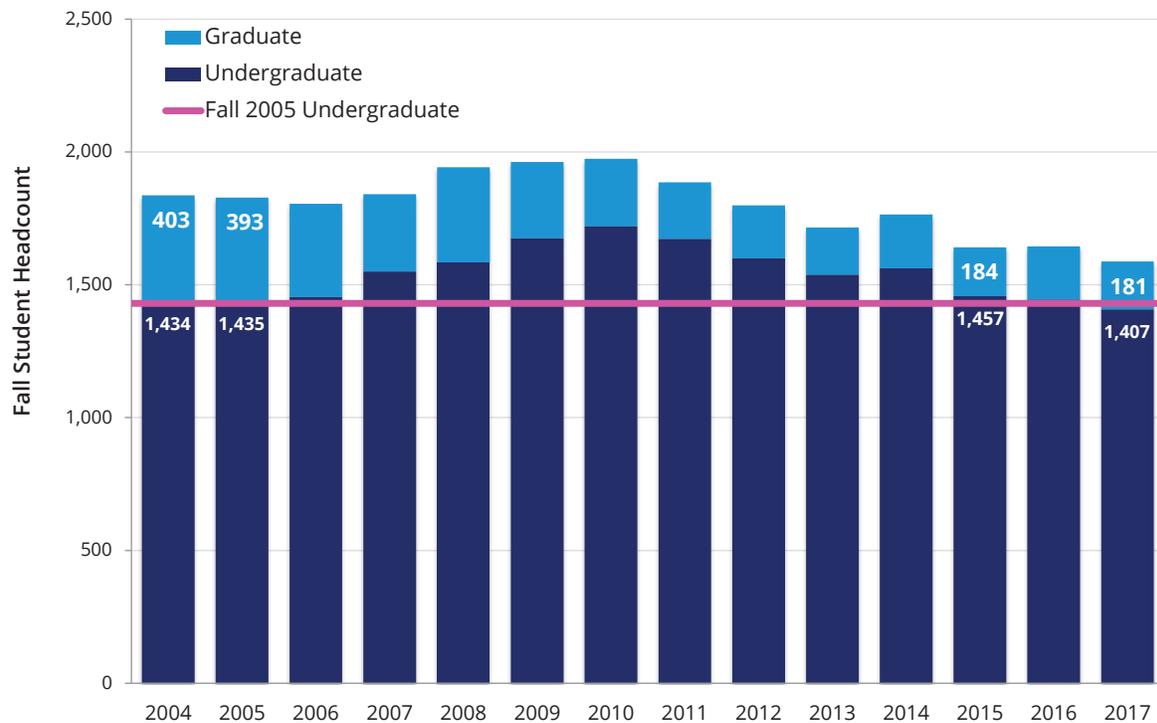
ENROLLMENT

Overall Enrollment. MCLA’s overall enrollment rose from 1,828 students in Fall 2005 to a peak of 1,974 in Fall 2010. Since Fall 2010, the total enrollment declined 20% to 1,588 students in Fall 2017. Graduate enrollment peaked in Fall 2004, and since then declined by more than half (222 fewer students) by Fall 2017. MCLA’s undergraduate enrollment rose from 1,435 students in Fall 2005 to a peak of 1,721 in Fall 2010. Since then, the undergraduate enrollment level declined by 18% to 1,407 in Fall 2017. (See Figure A.)

Figure 5A

Student Enrollment, MCLA, Fall 2004-2017

Source: Mass DHE 2018



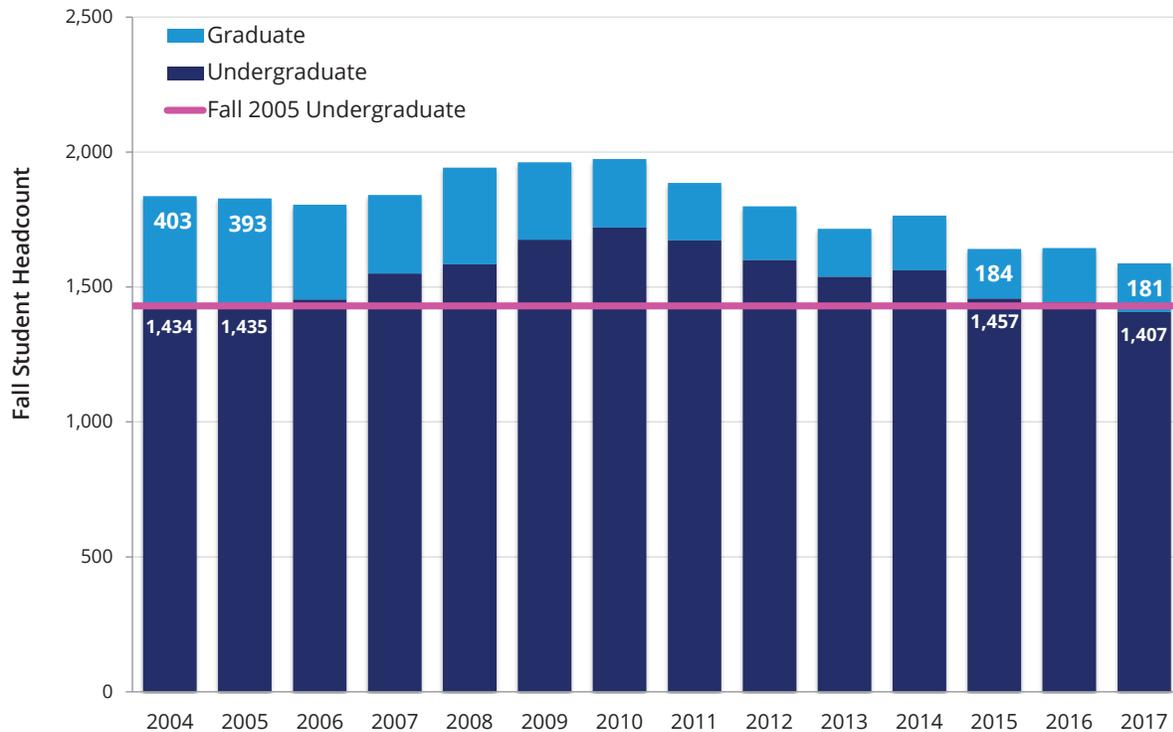
Undergraduate Enrollment. Most MCLA undergraduate students enroll full-time. The percent of the undergraduate student body that is full-time was stable at 88% from Fall 2009 to Fall 2015. Since Fall 2015, the proportion of undergraduate students that is full-time declined to 85% in Fall 2017.

From the peak in Fall 2010, the full-time student body declined by 20% in Fall 2017. Yet, compared to Fall 2005, the full-time undergraduate enrollment decreased by only 1% in Fall 2017. From Fall 2005 to Fall 2017, the part-time undergraduate enrollment declined by 8%. (See Figure B.)

Figure 5B

Student Enrollment, MCLA, Fall 2004-2017

Source: Mass DHE 2018



DEMOGRAPHIC INFORMATION

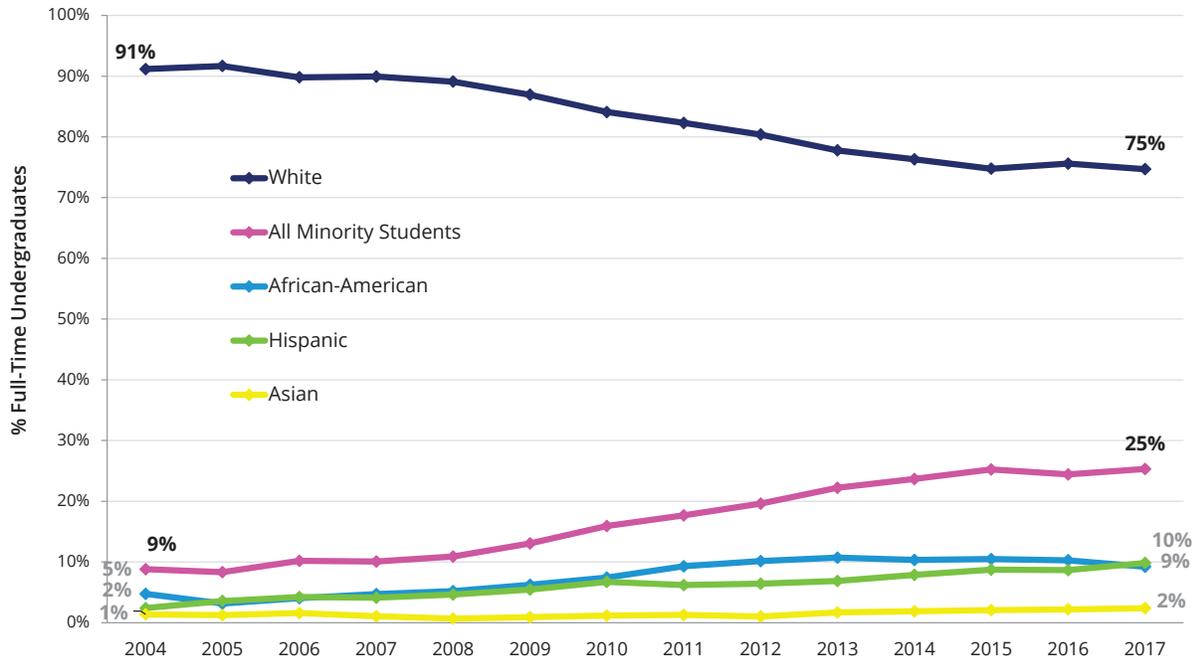
Student Body Composition. The MCLA full-time undergraduate student body is predominantly of traditional age (95% are ages 18-24); 62% of the full-time undergraduates are female.

Since Fall 2005, the percent of full-time undergraduate minority students rose steadily from 8% to 25% in Fall 2017. The percent of Hispanic students alone increased from 4% in Fall 2005 to 10% in Fall 2017. (See Figure C.)

Figure 5C

Full-Time Undergraduate Enrollment by Race/Ethnicity, MCLA, Fall 2004-2017

Source: Mass DHE Special Calculation 2018



Note: In each year, the 'All Minority Students' percent includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American / Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above).

*Geographic Distribution.*¹ In Fall 2017, MCLA draws 72% of its full-time undergraduate students from within Massachusetts. Among the State Universities, MCLA has the second highest percent of students from states outside of Massachusetts. Of the full-time undergraduate students, 27% are from out of state, while fewer than 1% are international.

¹ Map B and Figure D of the previous update reports have been omitted here, and will be added in Winter 2019 when the DHE provides the necessary data.

UNDERGRADUATE ADMISSIONS

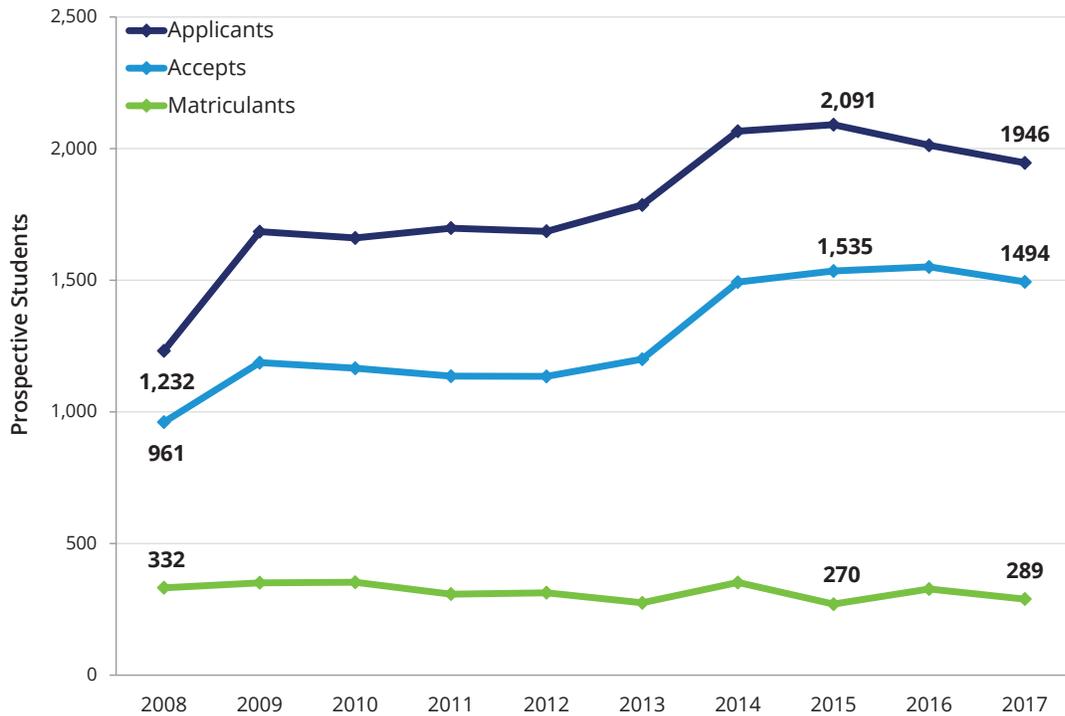
First-Time Freshman Admissions. The number of undergraduate applications to MCLA followed an upward trend from Fall 2008, reaching an all-time high of 2,091 in Fall 2015. Between Fall 2015 and Fall 2017, the number of undergraduate applicants decreased by 7% (145 fewer applications). Overall, the number of applicants increased by 58% from Fall 2008 to Fall 2017 (714 more applicants).

The number of matriculants vacillated, starting with 332 matriculants in Fall 2008 and ending with 289 in Fall 2017. Compared to Fall 2008, the number of matriculants dropped 13% in Fall 2017 (43 fewer students). (See Figure E.)

Figure 5E

First-Time Freshman Admissions, MCLA, Fall 2008-2017

Source: MCLA, Summer 2018



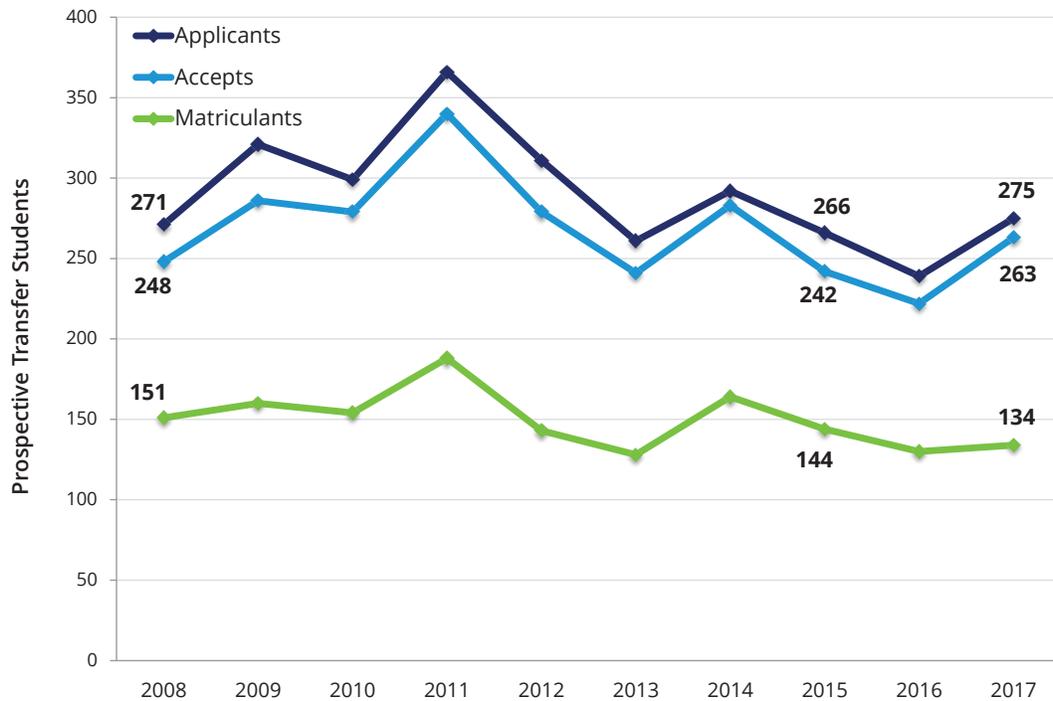
Transfer Admissions. The number of transfer applications fluctuated widely, but overall it increased by only 1% from Fall 2008 to Fall 2017. After reaching an all-time low of 239 applicants in Fall 2016, the number of transfer applicants increased by 15% in Fall 2017.

The number of transfer matriculants also fluctuated, starting with 151 matriculants in Fall 2008 and ending with 134 in Fall 2017, a decline of 11%. (See Figure F.)

Figure 5F

Transfer Admissions, MCLA, Fall 2008-2017

Source: MCLA, Summer 2018

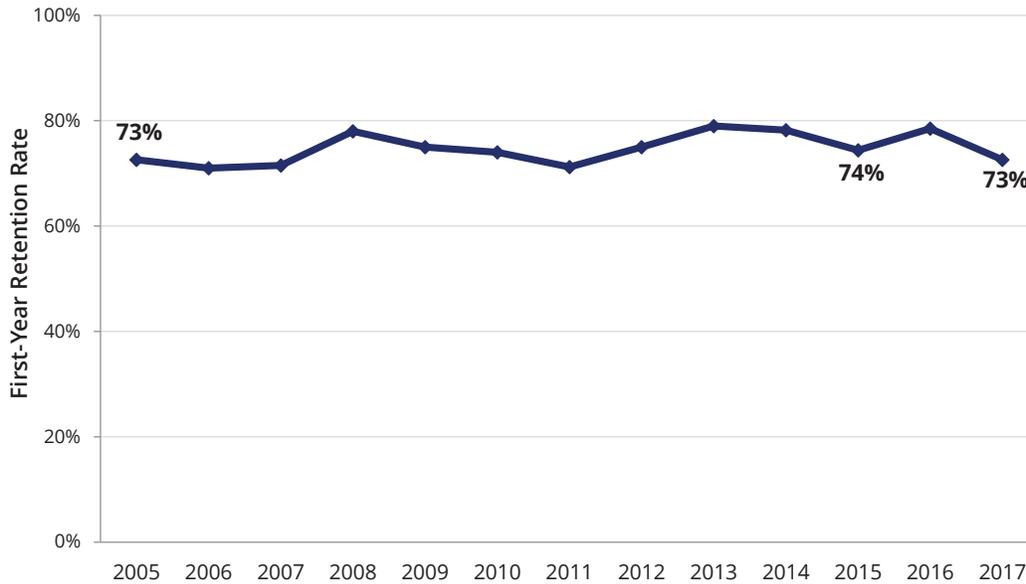


Recruitment and Retention. MCLA’s retention rate was 73% in Fall 2005. The retention rate fluctuated in the intervening years, before returning to 73% in Fall 2017. (See Figure G.)

Figure 5G

First-Time, Full-Time Freshman Retention Rate, MCLA, Fall 2005-2017*

Source: Mass DHE 2018



* The data for each year reflect the percentage of the previous year's first-time, full-time Freshmen who returned to campus.

III. HOUSING

STRATEGIC POSITIONING

The 2016 report describes MCLA's strategic positioning.

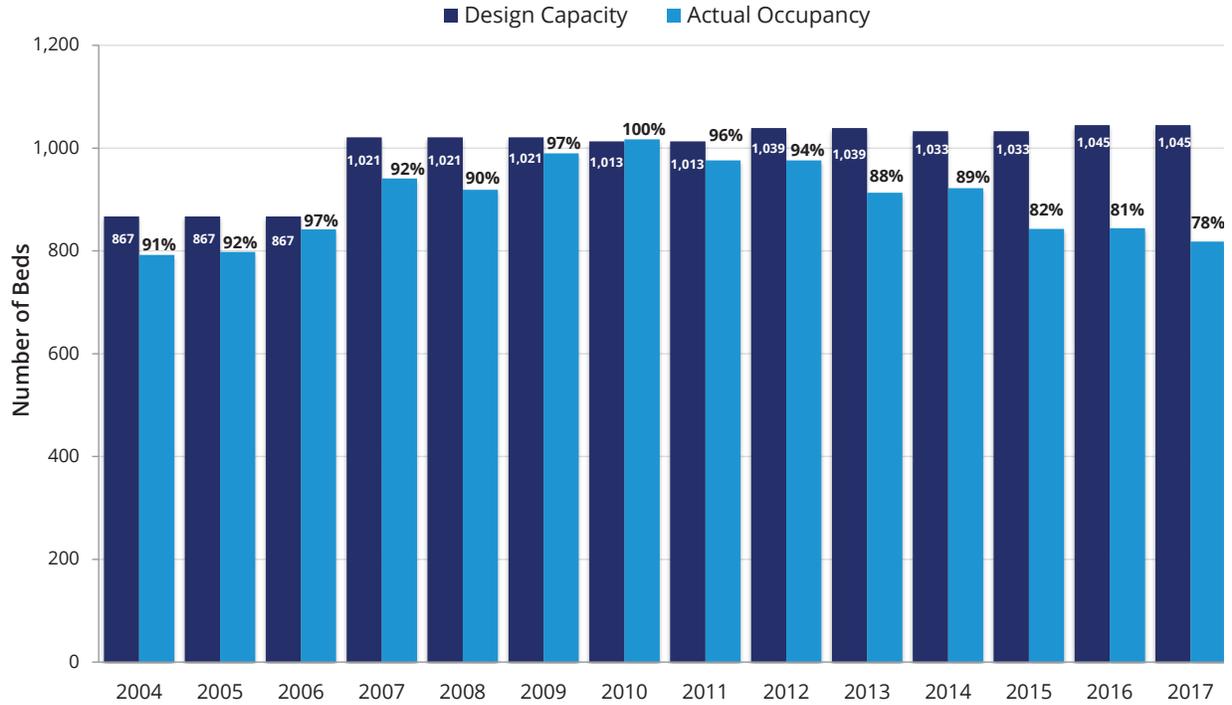
DEMAND

In Fall 2017 MCLA houses 68% of its full-time undergraduate students on campus (816 students). On-campus housing availability remains consistent with the current target of housing approximately 70% of the full-time undergraduate enrollment and allows for increased growth in housing numbers over the next few years. (See Figure I.)

Figure 5H

Housing Occupancy, MCLA, Fall 2004-2017

Source: MSCBA, Summer 2018

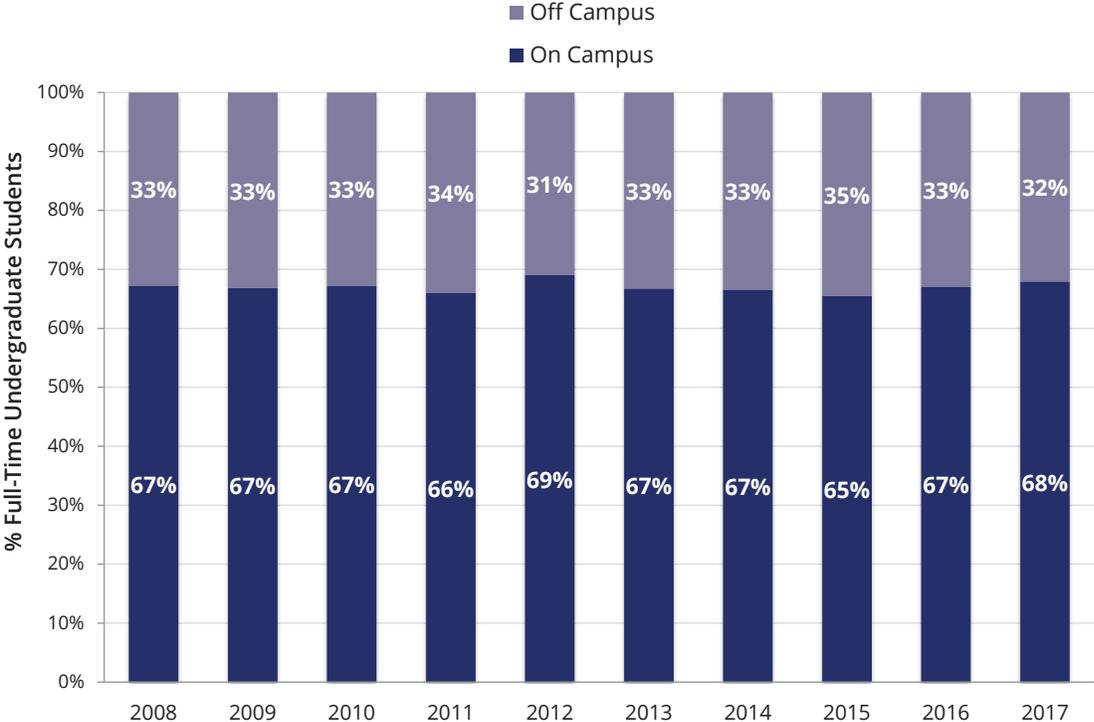


Occupancy. After reaching 100% occupancy in Fall 2010, MCLA’s occupancy rate followed a declining trend since Fall 2011. In Fall 2017, the occupancy rate reaches an all-time low of 78%. The low occupancy rate is due, in part, to the declining student enrollment. (See Figure H)

Figure 5I

Housing Situation of Full-Time Undergraduate Students, MCLA, Fall 2008-2017

Source: MCLA, Summer 2018



The 2016 report describes demand for MCLA’s housing in detail.

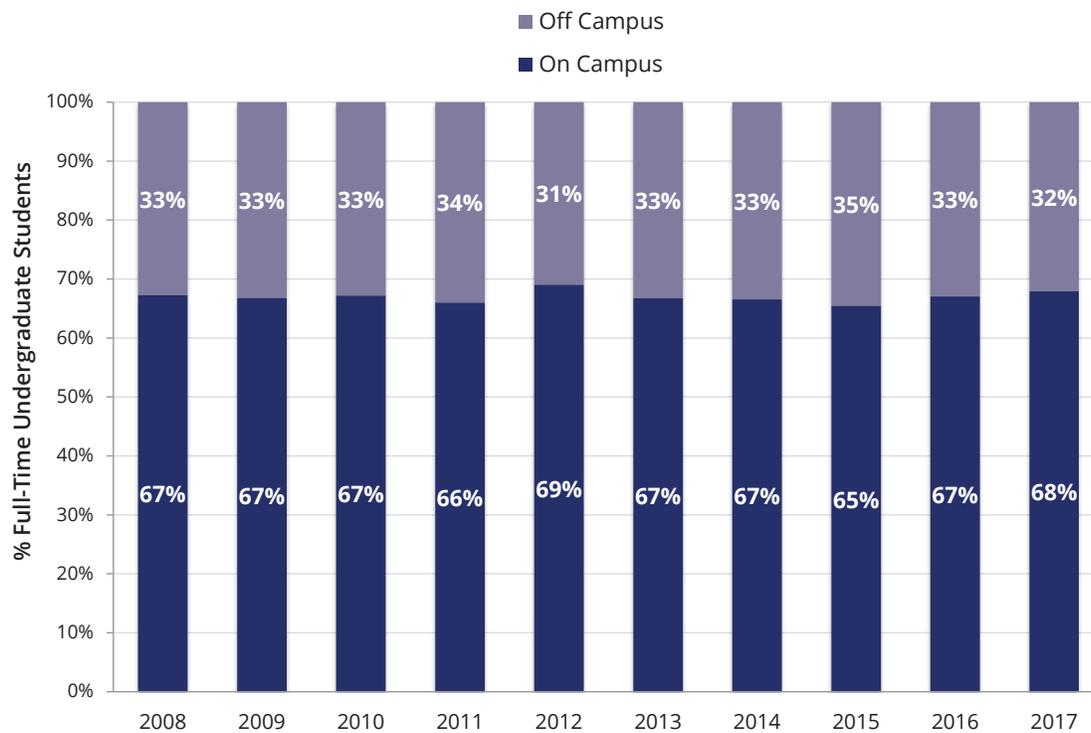
ON-CAMPUS STUDENT HOUSING PROFILE

Full-Time Undergraduates. The percent of full-time undergraduate students living on campus remained stable at around 67% from Fall 2008 to Fall 2017. Each year MCLA was close to reaching its housing target of 70% of full-time undergraduate students. In Fall 2017, MCLA houses 68% of its full-time undergraduate students on campus, up from 65% in Fall 2015, indicating a potential upward trend. (See Figure I.)

Figure 5I

Housing Situation of Full-Time Undergraduate Students, MCLA, Fall 2008-2017

Source: MCLA, Summer 2018

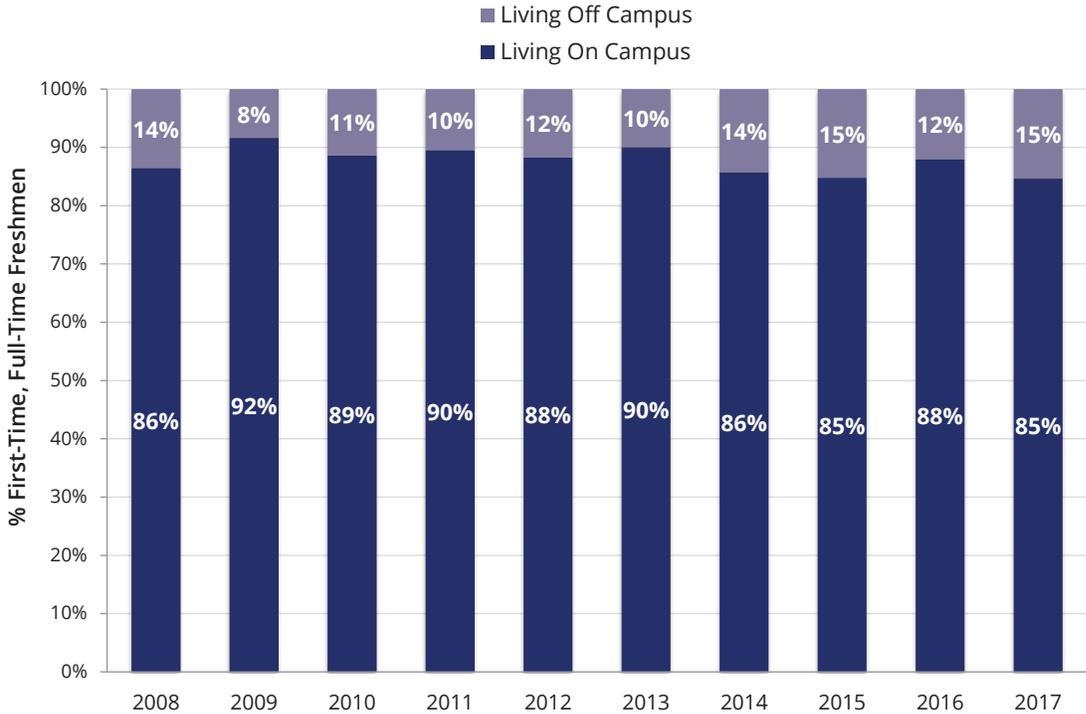


First-Time, Full-Time Freshmen. The percent of first-time, full-time Freshmen living in on-campus housing stayed between 88% and 92% From Fall 2009 to Fall 2013. Since then, from Fall 2014 to Fall 2017 (with the exception of Fall 2016), the percent was lower, between 85% and 87%. Currently in Fall 2017, 85% of first-time, full-time Freshmen live on campus. (See Figure J.)

Figure 5J

Housing Situation of First-Time, Full-Time Freshmen, MCLA, Fall 2008-2017

Source: MCLA, Summer 2018

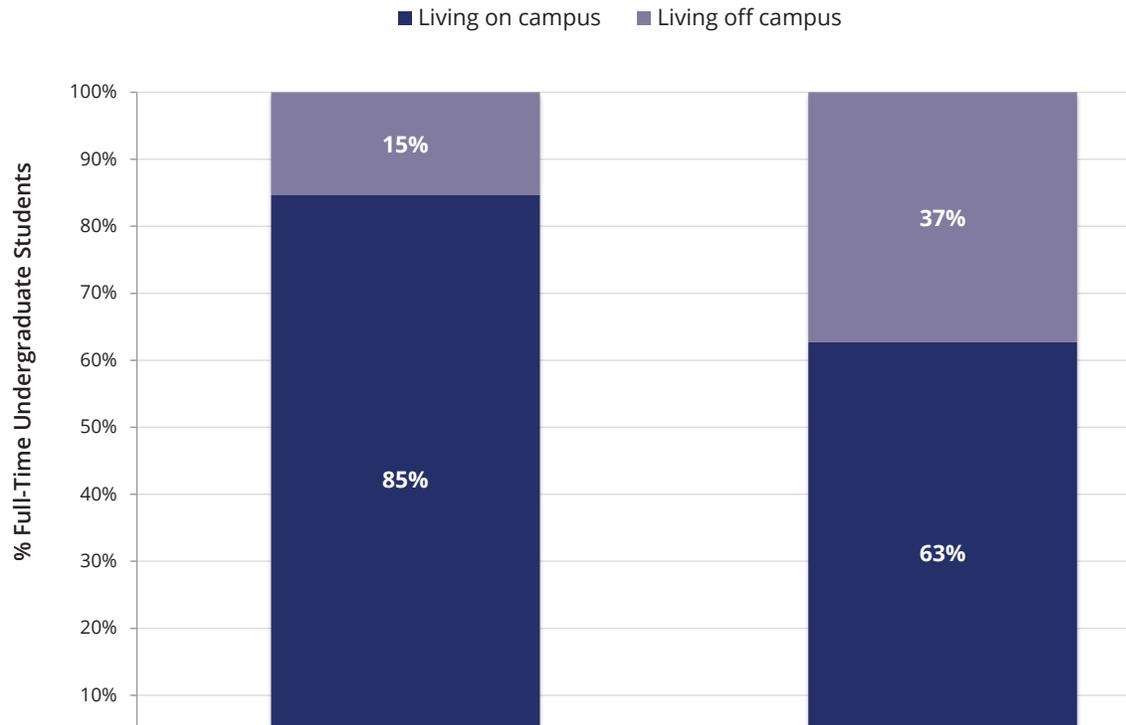


Full-Time Undergraduates by Class. MCLA has a three-year on-campus housing requirement. In Fall 2017, the majority of undergraduate students in each class live on campus; 85% of first-time, full-time freshmen and 63% of returning full-time undergraduates live on campus. Although the number of returning full-time undergraduates living on campus did not increase from Fall 2015 to Fall 2017, the percent of returning full-time undergraduates living on campus grew from 56% in Fall 2015 to 63% in Fall 2017. This may be an indication of a growing shift in preference for on-campus housing options among returning students, despite the lower average cost of off-campus apartments. Moreover, having a significantly higher percent of returning students living on campus can help create a different residential life experience for those students. (See Figure K.)

Figure 5K

Housing Situation of Full-Time Undergraduate Students by Class Year, MCLA, Fall 2015

Source: MCLA, Summer 2018



HOUSING PORTFOLIO: UPDATES

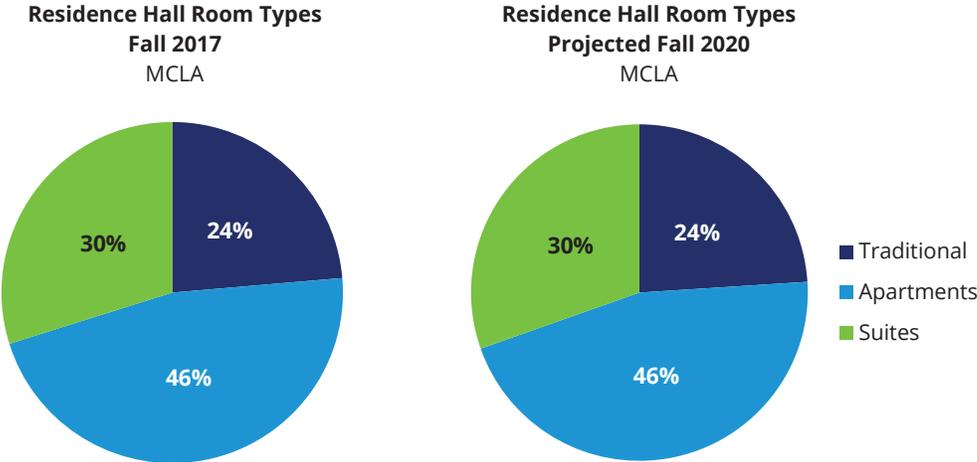
The housing portfolio slightly changed from that of Fall 2015. By bed type, in Fall 2017, 24% of beds are traditional, 30% are suite-style, and 46% are in apartments.

A complete listing of all MCLA residence halls, including information on construction and renovation dates, square footage, and room styles is included in the Appendix. (See Figure L.)

Figure 5L

Residence Hall Room Types, MCLA

Source: MSCBA, Summer 2018



FALL 2016 RENTAL CONTEXT

Overall Cost. Based on Fall 2018 data, the average cost of on-campus housing at MCLA is \$6,445 per year. The average costs for all types of on-campus housing are lower than the average corresponding costs for other MSCBA schools as well as the College's public and private benchmarks. The average cost of on-campus housing at MCLA is 17% lower than the MSCBA average rent, 20% lower than that of its public benchmarks, and 30% lower than that of its regional private schools.

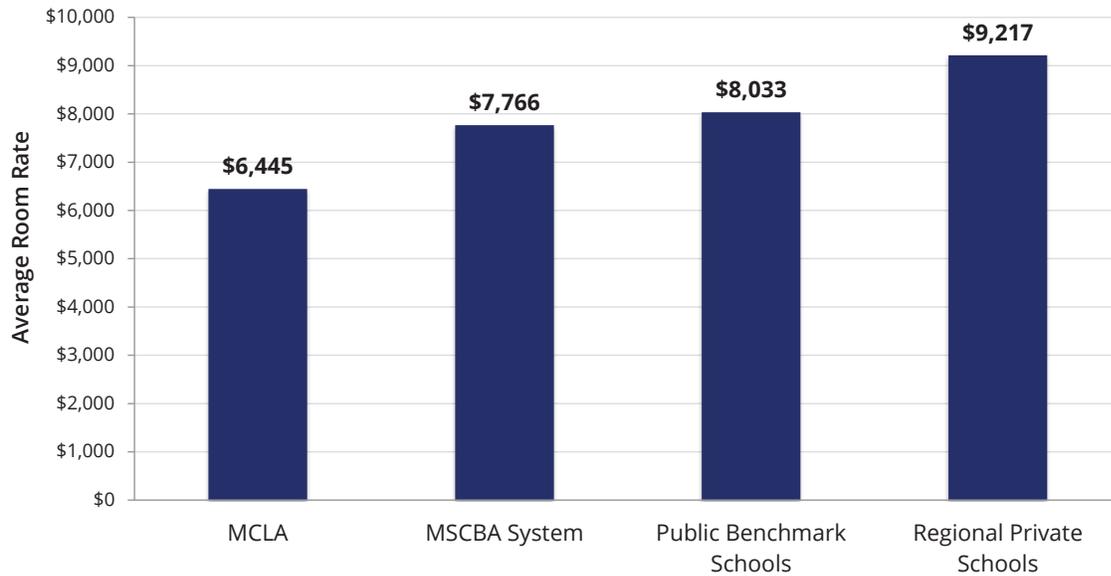
(See Figure M.)



Figure 5M

Average Room Rate, Fall 2018

Source: MSCBA, Summer 2018; university websites, Summer 2018



Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted. See Appendix for a list of public benchmark schools and regional private schools.

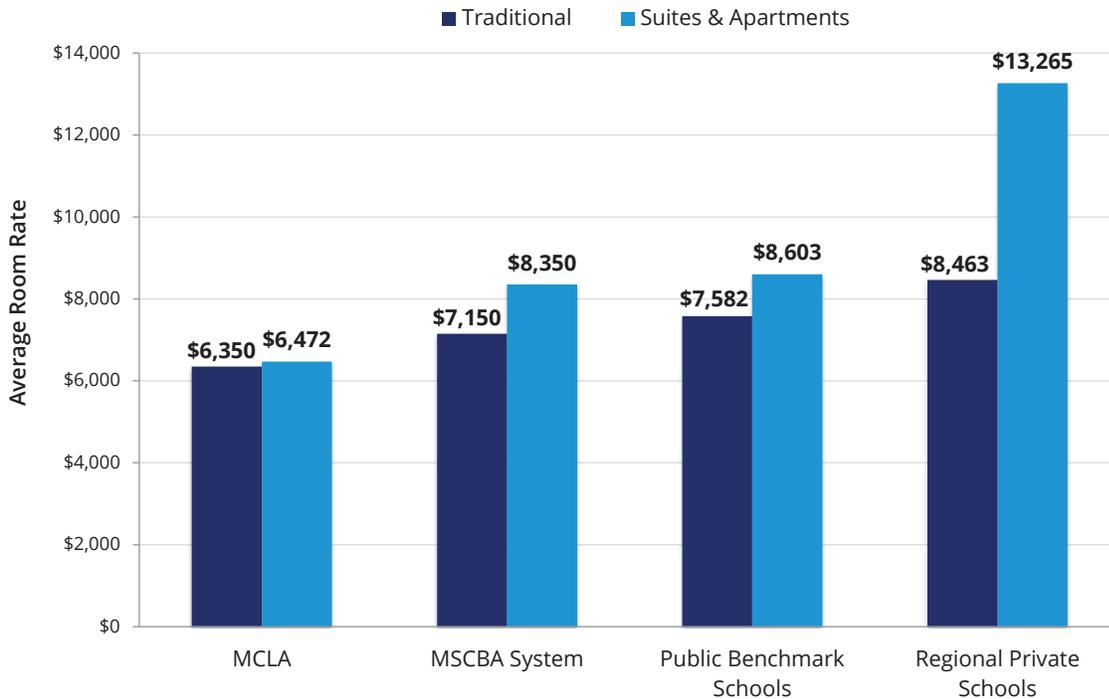
On-Campus Suites and Apartments. The cost of MCLA's suites and apartments is just 2% higher than the cost of its traditional residence hall. All of MCLA's residence options cost less than the average corresponding room rates for the MSCBA system, and the College's public and private regional benchmarks (as was the case in the 2016 update). The cost for MCLA's traditional residence hall is 11% lower than the average for the MSCBA system, 16% lower than the average room rate at public benchmarks, and 25% lower than the average room rate at regional private schools. The cost for MCLA's suites and apartments is 22% lower than the MSCBA system average, 25% lower than the average room rate for public benchmarks, and 51% lower than the average room rate for regional private schools. (See Figure N.)

Costs for all types of on-campus housing are lower than the average corresponding costs for other MSCBA schools as well as the College's public and private benchmarks.

Figure 5N

Average Room Rate, Fall 2018: Traditional vs. Suites and Apartments

Source: MSCBA, Summer 2018; university websites, Summer 2018



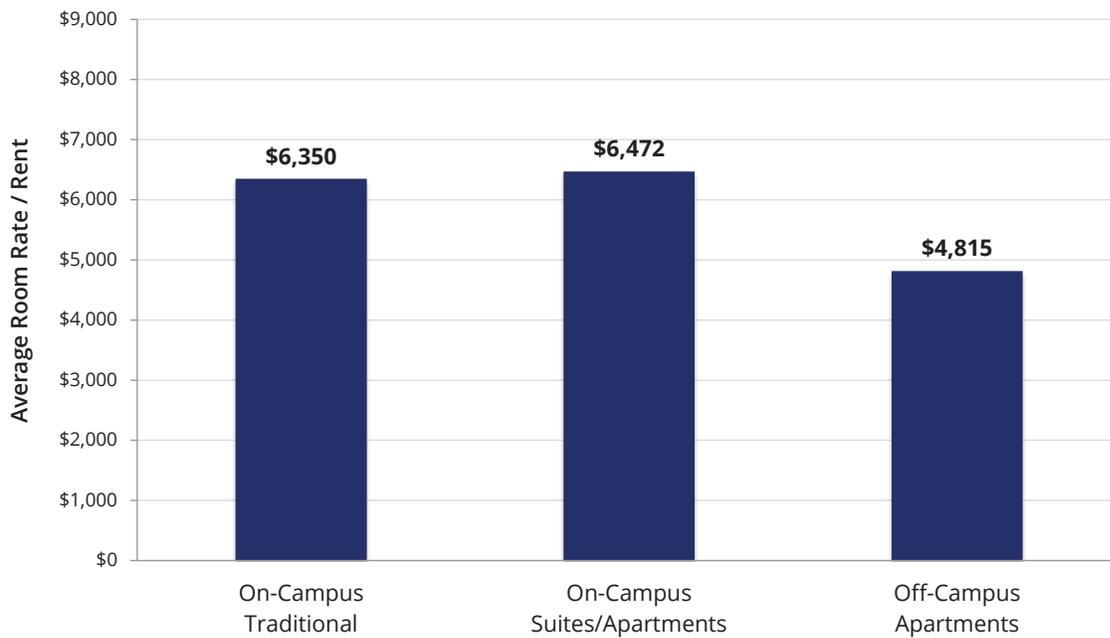
Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted.

Off-Campus Housing. Off-campus housing options are significantly less expensive than on-campus options. Based on rental data collected in Summer 2018, average costs for MCLA’s on-campus suites and apartments are 34% higher than off-campus rents in the area surrounding MCLA, and rents for MCLA’s on-campus traditional housing options are 32% higher than average costs of off-campus housing. (See Figure O.)

Figure 50

Average On-Campus Room Rate and Off-Campus 10-Month Rent, MCLA, Fall 2018

Source: MSCBA, Summer 2018; university websites, Summer 2018; market analysis, Summer 2018



Note: Average on-campus room rates for MSCBA schools are weighted by the number of rooms at each price; all other room rates are unweighted.

IV. PLANNED PROJECTS AND POTENTIAL FUTURE PROJECTS

PLANNING CONTEXT: UPDATES

MCLA's 2017-2022 *Strategic Plan* was published in Fall 2017. The following section demonstrates some of the ways that MCLA may be addressing these goals and objectives through current and future housing initiatives.

Figure 5P

MSCBA PROJECTS

The table below lists recently completed projects, those currently underway and those anticipated to be completed in the next few years.

2016-2018: Projects Completed

Berkshire Towers	Suite Corridor Lighting and Finish Upgrades Bathroom Renovations Generator Upgrade
Flagg Townhouses	Domestic Hot Water System - Buildings A,B & C

2018-2019 Projects Underway

Hoosac Hall	Elevator Study
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2019 and Beyond: Future Projects Anticipated

Hoosac Hall	Elevator Modernization
Flagg Townhouses	Reuse or Reconfiguration Study
Hoosac Hall	Concrete Patio Regrading

INITIATIVES

The 2016 report describes MCLA's recent housing initiatives, including the establishment of Living Learning Communities. It also describes campus initiatives, such as providing dining programming.

V. SUMMARY

MCLA is unique among the State Universities as a liberal arts college with a three-year residency requirement. The College has a mission to provide supportive residences for full-time undergraduate students in different class years and with different needs. The College continues to develop housing strategies that address this mission, such as its plans to expand living-learning communities. MCLA has recently completed some renovations and upgrades to campus spaces and is considering further upgrades and reconfigurations in the near future. Enrollment has continued to decline, and MCLA's housing is undersubscribed, at 78% occupancy in Fall 2017. To address this, the College may wish to explore other strategies for the use of their housing, such as a higher retention of upperclass students in housing, the increased summer use of housing, or converting some housing spaces for academic or other uses.



MASSACHUSETTS
MARITIME ACADEMY



MASSACHUSETTS MARITIME ACADEMY

2017-2018 FAST FACTS SUMMARY

ENROLLMENT

Total Enrollment	1,780
Undergraduate Student Enrollment	1,688
Full-Time Enrollment	1,607
Part-Time Enrollment	81
Graduate Student Enrollment	92

GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS¹

From Massachusetts	80%
From Out-of-State	20%
From Abroad	1%

DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	98%
Male	88%
Female	12%
Minority Students with Known Race/Ethnicity	9%
Asian	1%
Black	1%
Hispanic	4%

ACADEMIC MEASURES

Percent Transfer Students <i>All Degree-Seeking Undergraduates</i>	8%
Retention Rate <i>First-Time, Full-Time Undergraduates</i>	87%
6-Year Graduation Rate, 2010 cohort <i>First-Time, Full-Time Undergraduates</i>	76%

HOUSING

Percent Housed <i>Full-Time Undergraduates</i>	98%
Housing Target <i>Full-Time Undergraduates</i>	100%
Occupancy Percent	103%
Design Capacity	1,411
Actual Occupancy	1,447
Design Capacity, Anticipated Fall 2019 <i>Includes New Beds²</i>	1,611

RENTS³

Average On-Campus Rent, Fall 2016	\$7,130
Average Public Maritime Schools Rent, Fall 2016	\$5,424
Average Regional Private Schools Rent, Fall 2016	\$9,249
Average MSCBA System Rent, Fall 2016	\$7,491

¹ Will not add to 100% due to rounding.

² Mass Maritime is studying an addition of 200 beds. The change in design occupancy from one year to the next may net to a different number than the design occupancy of the new residence hall due to changes in other residence halls.

³ Off-campus rents were not assessed, as Mass Maritime aims to house 100% of its undergraduate students on campus. On-campus suite and apartment rates were also not assessed, as 99% of Mass Maritime's housing stock consists of traditional-style rooms.

Map 6A

Campus Map - Massachusetts Maritime Academy



-  MSCBA Housing
-  MSCBA Student Life
-  Campus Owned



MASSACHUSETTS
MARITIME ACADEMY

I. CAMPUS BACKGROUND

The 2014 report describes Mass Maritime’s campus academic history and recent campus developments; there have been no significant updates since that report. The MSCBA’s additional projects that have been completed, are underway, or are anticipated can be found in Figure P.

II. STUDENT BODY

ENROLLMENT

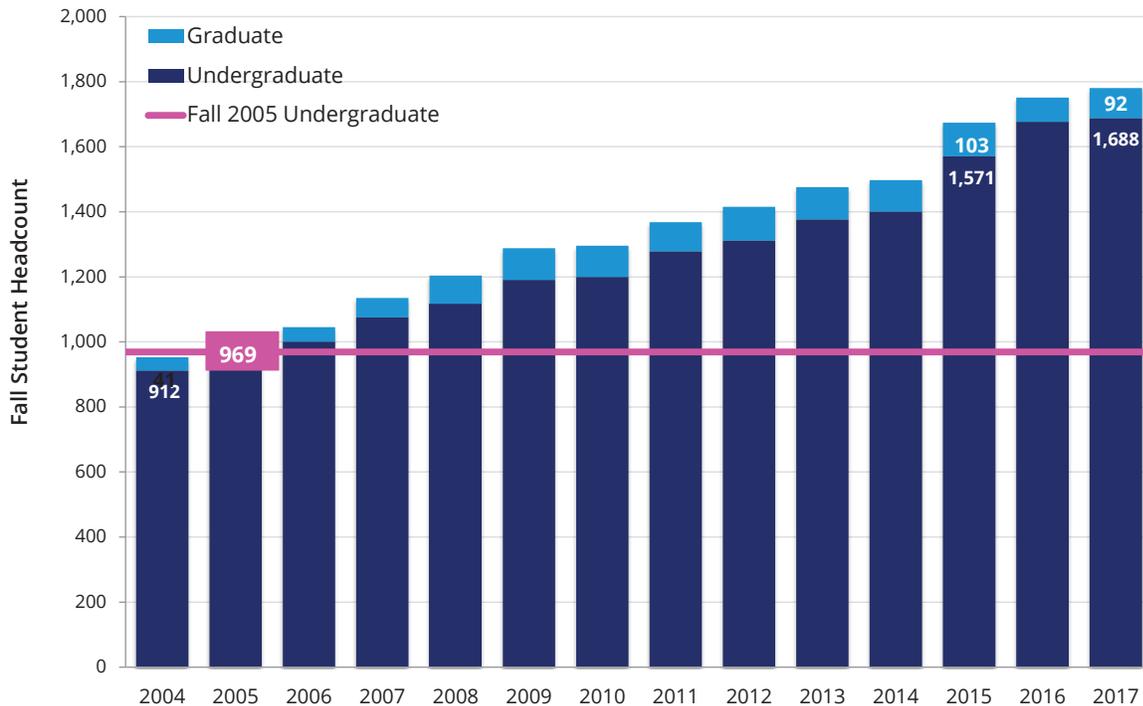
Overall Enrollment. The total enrollment of the Academy grew continuously over the last 12 years, due to the constant increase in undergraduate enrollment every year. The overall enrollment increased 77%, from 1,008 students in Fall 2005 to 1,780 in Fall 2017. From Fall 2005 to Fall 2017, the number of undergraduate students increased 74% (719 students), and the number of graduate students more than doubled.

In Fall 2017, undergraduates comprise 95% of the student body. Though small, the Academy’s graduate population more than doubled over the past 12 years from 39 students in Fall 2005, to 92 students in Fall 2017. (See Figure A.)

Figure 6A

Student Enrollment, Mass Maritime, Fall 2004-2017

Source: Mass DHE 2018



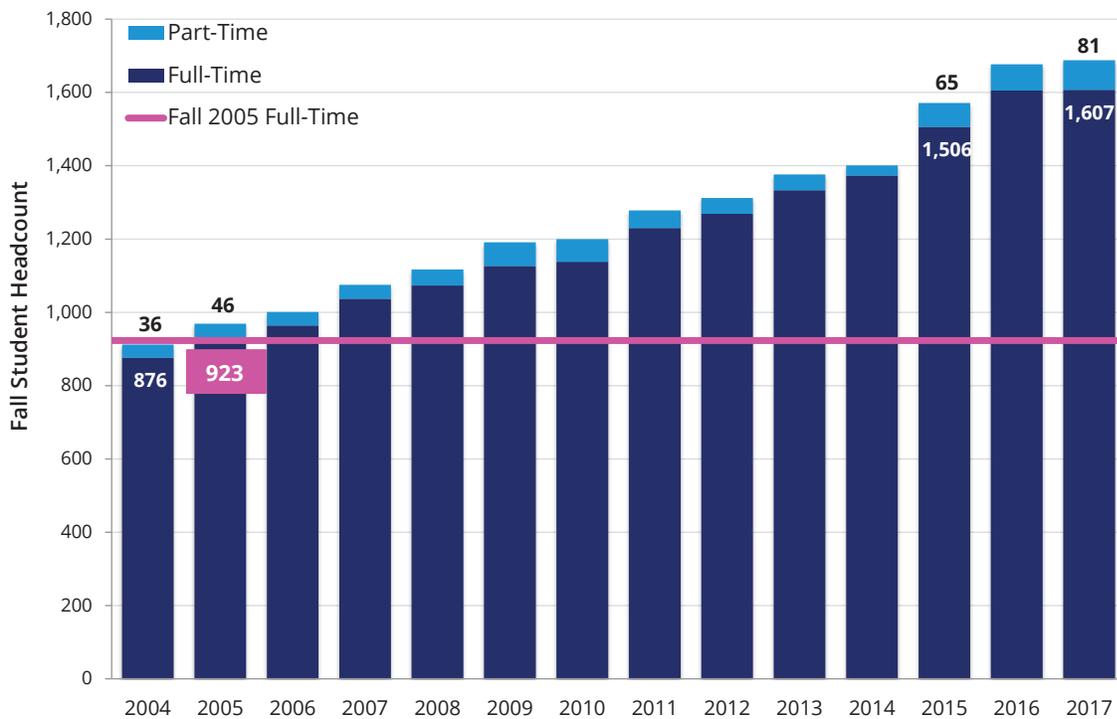
Undergraduate Enrollment. The undergraduate population grew at a consistent rate, increasing by 74% since Fall 2005 (719 students). In Fall 2017, Mass Maritime has a total undergraduate population of 1,688. Undergraduate enrollment has remained stable in the past several years.

In Fall 2017, 95% of all undergraduate students are full-time (1,607 students). From Fall 2005, the full-time undergraduate student body increased by 74% (684 students), and the small number of part-time undergraduate students increased by 76% (35 students) (See Figure B.)

Figure 6B

Undergraduate Student Enrollment by Part-Time/Full-Time Status, Mass Maritime, Fall 2004-2017

Source: Mass DHE 2018



DEMOGRAPHIC INFORMATION

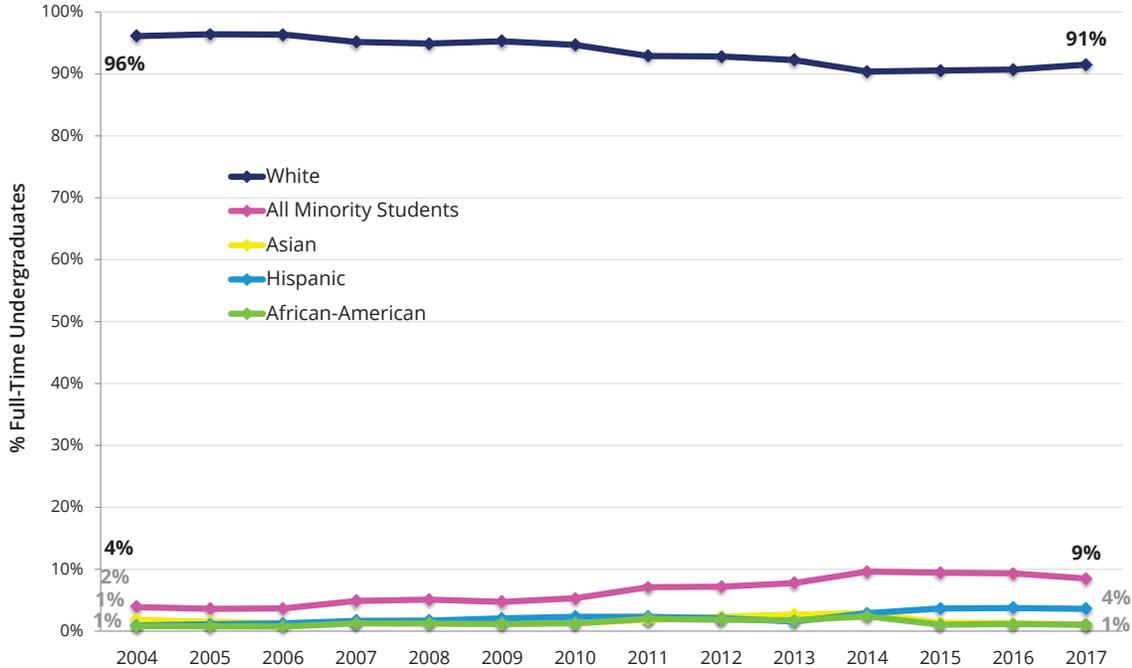
Student Body Composition. In Fall 2017, the percent of full-time students of color is 9%, an increase from 4% in Fall 2005. Of the full-time undergraduate student body, 4% are Hispanic, double the percent in Fall 2013 (2%). Although the Academy has made great strides in increasing the number and proportion of students of color, they still lag significantly behind the other MSCBA schools.

In Fall 2017, 98% of the full-time undergraduates are of traditional age, and the Academy has a full-time female undergraduate enrollment of 12%, which it continues to work to increase. (See Figure C.)

Figure 6C

Full-Time Undergraduate Enrollment by Race/Ethnicity, Mass Maritime, Fall 2004-2017

Source: Mass DHE Special Calculation 2018



Note: In each year, the 'All Minority Students' percent includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American / Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above).

*Geographic Distribution.*⁴ In Fall 2017, more than three-quarters of Mass Maritime’s full-time undergraduate student body is in-state (80%). Approximately a quarter of Mass Maritime’s full-time undergraduate student body is domestic but out-of-state (20%), and around 1% is international.

UNDERGRADUATE ADMISSIONS

First-Time Freshman Admissions. After some fluctuation from Fall 2008 to Fall 2014, the number of first-time Freshman applications remained relatively stable with a slight increase starting in Fall 2015. Compared to Fall 2015, the number of applicants increased by 2% (13 students) in Fall 2017.

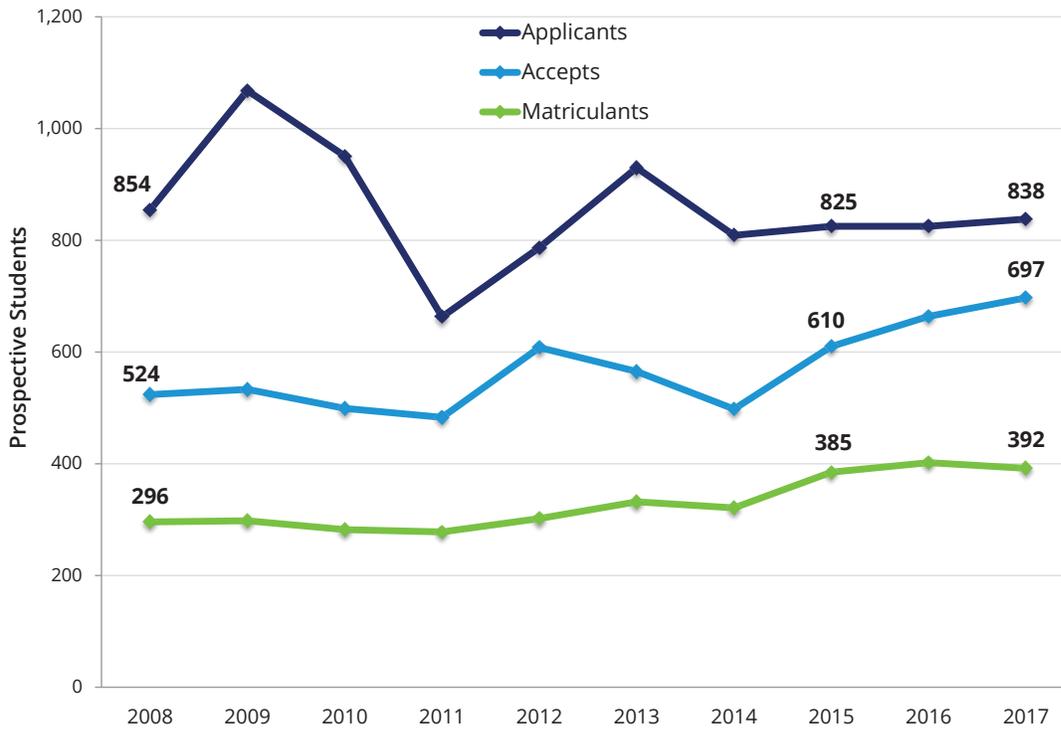
⁴ Map B and Figure D of the previous update reports have been omitted here and will be added in Winter 2019 when the DHE provides the necessary data.

The number of matriculants grew each year beginning in Fall 2008, with the exception of Fall 2010 and Fall 2014. From Fall 2008 to Fall 2017, the number of matriculants grew 32% (96 students), and from Fall 2015 to Fall 2017, the number increased by 2% (7 students). There are 392 first-time Freshman matriculants in Fall 2017. (See Figure E.)

Figure 6E

First-Time Freshman Admissions, Mass Maritime, Fall 2008-2017

Source: Mass Maritime Academy, Summer 2018

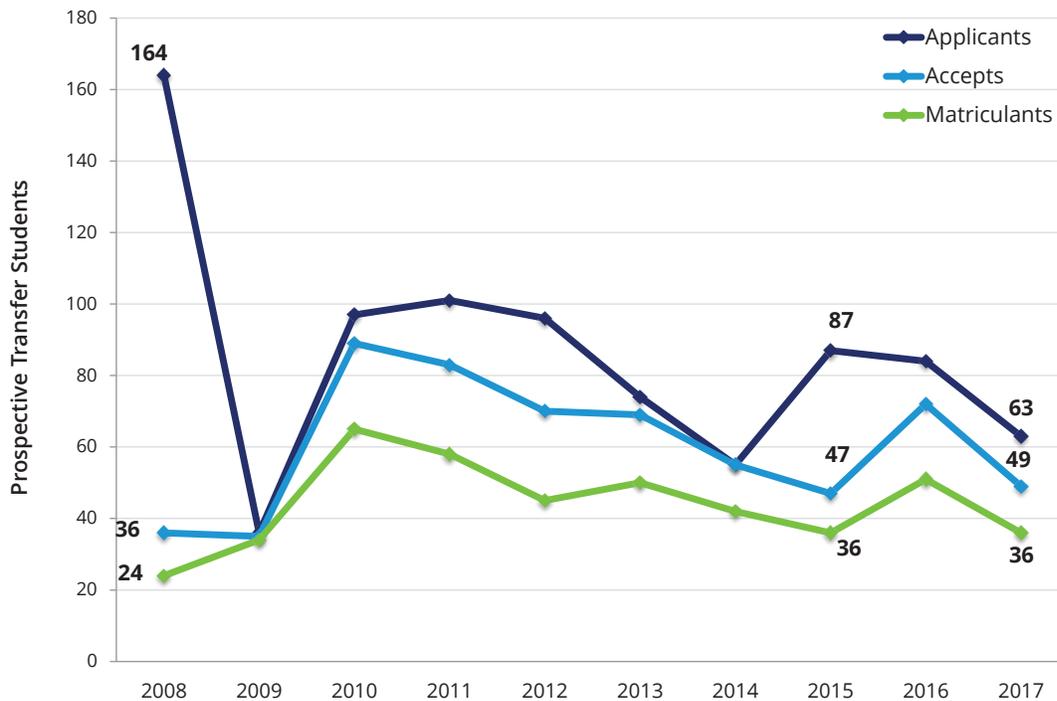


Transfer Admissions. Transfer admissions do not make a large contribution to the overall admissions numbers. In Fall 2017, there are 63 transfer applicants, and 36 matriculants. (See Figure F.)

Figure 6F

Transfer Admissions, Mass Maritime, Fall 2008-2017

Source: Mass Maritime Academy, Summer 2018



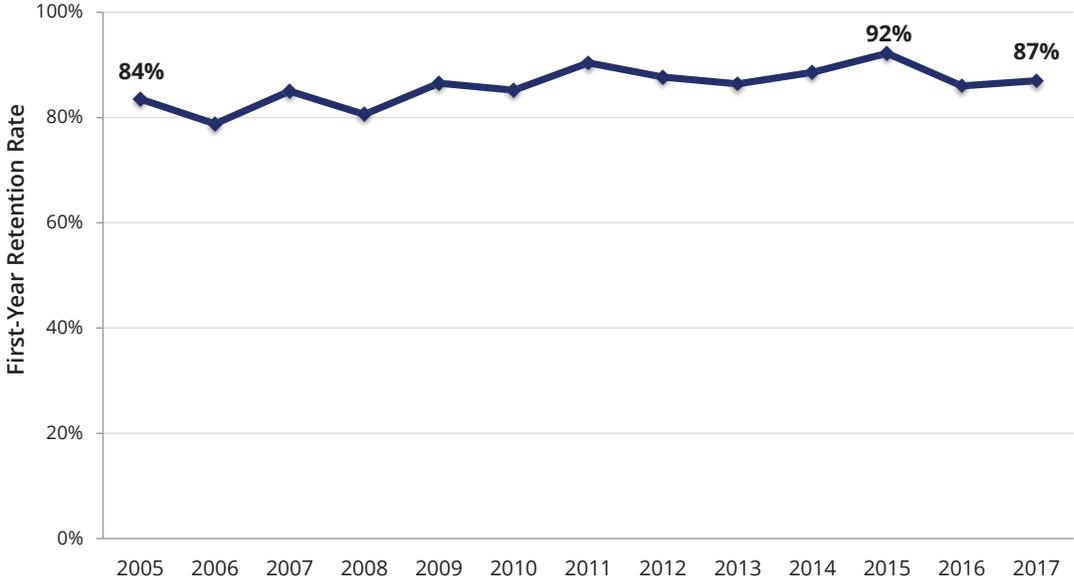
Retention. The Academy's retention rate fluctuated between Fall 2005 and Fall 2017, but, overall, followed an upward trend. The retention rate increased by 3 percentage points from 84% in Fall 2005 to 87% in Fall 2017. (See Figure G.)



Figure 6G

First-Time, Full-Time Freshman Retention Rate, Mass Maritime, Fall 2005-2017*

Source: Mass DHE 2018



* The data for each year reflect the percentage of the previous year's first-time, full-time Freshmen who returned to campus.

III. HOUSING

The 2016 report describes Mass Maritime’s strategic positioning.

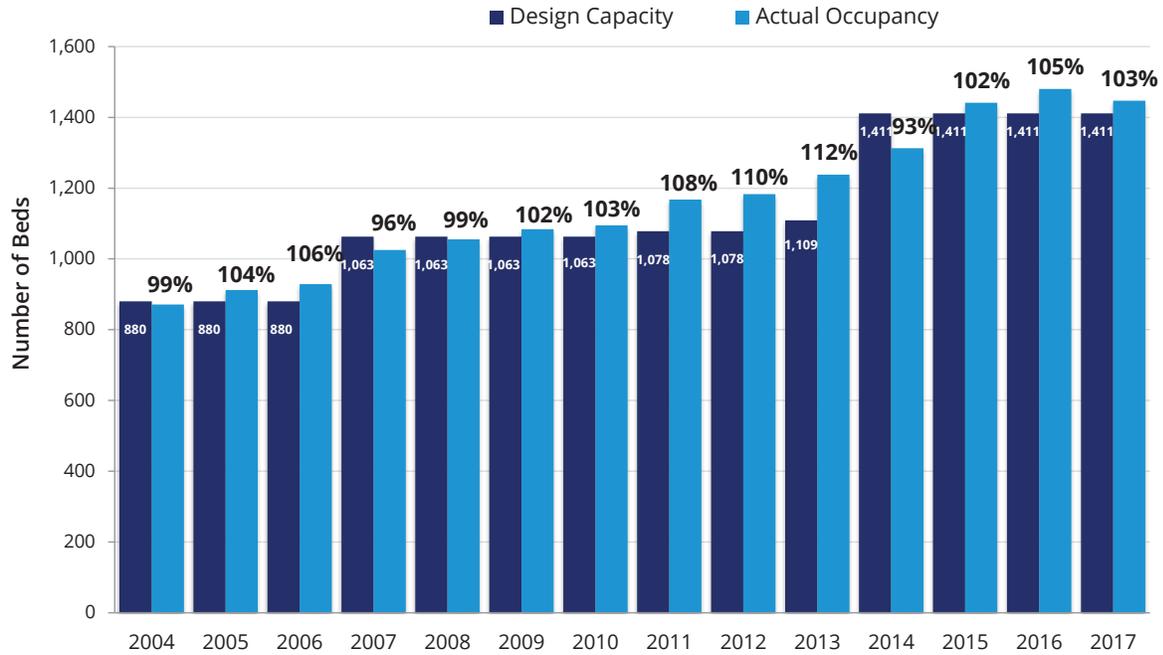
DEMAND

Demand for on-campus housing at the Academy remains high. From Fall 2015 to Fall 2017, Mass Maritime housing went from 102% to 103% of design occupancy. (See Figure H.)

Figure 6H

Housing Occupancy, Mass Maritime, Fall 2004-2017

Source: MSCBA, Summer 2018



The 2016 report describes demand for Mass Maritime’s housing in detail.

ON-CAMPUS STUDENT HOUSING PROFILE

Full-Time Undergraduates. In Fall 2017, 1,567 of the Academy’s 1,607 full-time undergraduate cadets live on-campus. There are about 40 students who are allowed to live in the community.

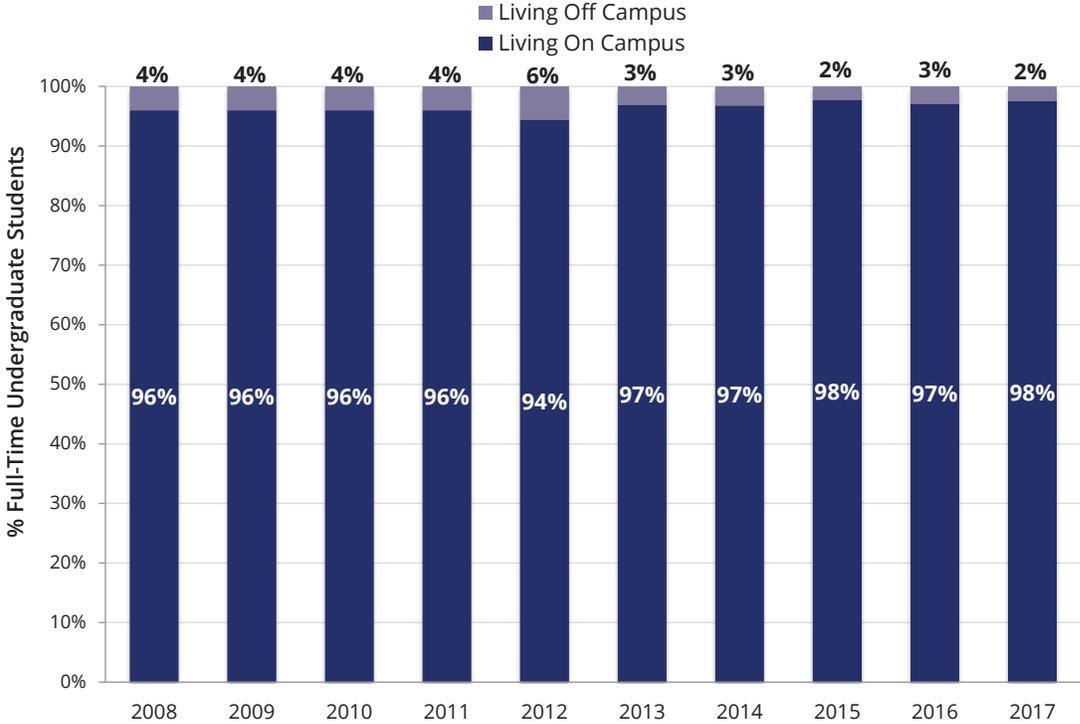
At 98% housed, the Academy is slightly short of its 100% goal, which reflects what the Academy considers to be a housing shortage, rather than a lack of students interested in living on campus.⁵ The Academy has the highest on-campus residency rate in the Massachusetts State University System. (See Figure I.)

⁵ The Academy’s own timeline of the percentage of students housed in fall of each year includes the cadets who live on the ship and differs from the percentage reported to the MSCBA in September.

Figure 6I

Housing Situation of Full-Time Undergraduate Students, Mass Maritime, Fall 2008-2017

Source: Mass Maritime Academy, Summer 2018

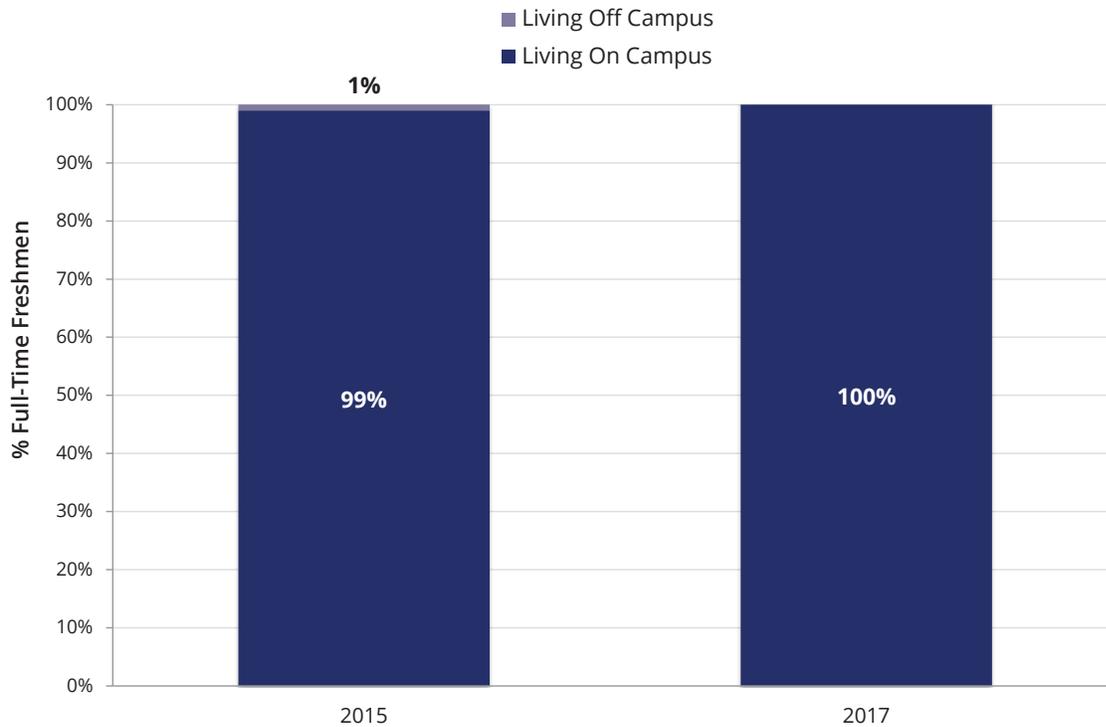


Full-Time Freshmen. In Fall 2017, all full-time Freshmen live on campus. (See Figure J.)

Figure 6J

Housing Situation of All Full-Time Freshmen, Mass Maritime, Fall 2015-2017

Source: Mass Maritime Academy, Summer 2018



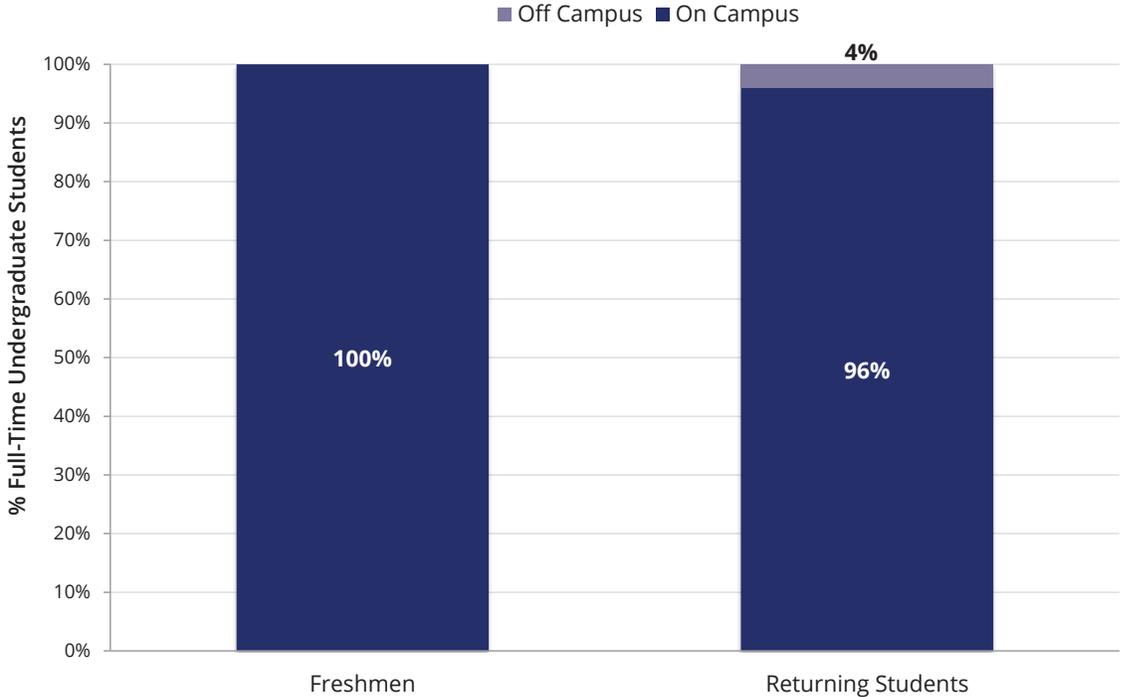
Full-Time Undergraduates by Class. Just 4% of returning full-time undergraduate students live off campus in Fall 2017. The remaining 96% of returning students, and 100% of full-time Freshmen, live on campus. (See Figure K.)



Figure 6K

Housing Situation of Full-Time Undergraduate Students by Class Year, Mass Maritime, Fall 2015

Source: Mass Maritime Academy, Summer 2018



HOUSING PORTFOLIO: UPDATES

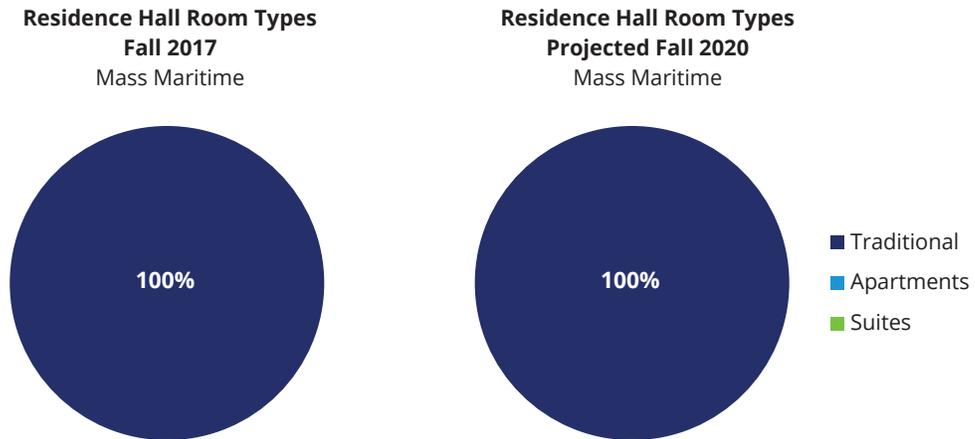
The 2014 report describes the housing portfolio; there have been no significant updates to it since that report. By bed type, in Fall 2017, 100% of all beds are in traditional dormitories.

A complete listing of all the Academy’s residence halls, including information on construction and renovation dates, square footage, and room styles, is included in the Appendix. (See Figure L.)

Figure 6L

Residence Hall Room Types, Mass Maritime

Source: MSCBA, Summer 2018



FALL 2018 RENTAL CONTEXT

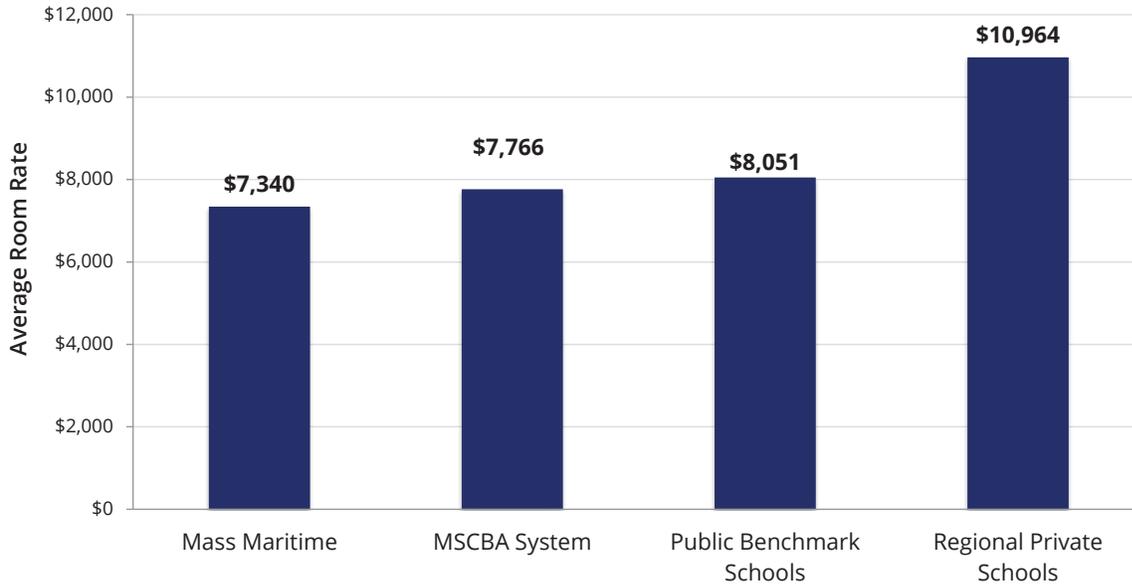
Overall Cost. The average cost of on-campus housing at Mass Maritime is \$7,340 per academic year, a cost which is 5% lower than the MSCBA average rent; 9% lower than that of its public benchmarks; and 33% lower than that of its regional private university benchmarks. (See Figure M.)



Figure 6M

Average Room Rate, Fall 2018

Source: MSCBA, Summer 2018; university websites, Summer 2018



Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted. See Appendix for a list of public benchmark schools and regional private schools.

Note that Figures N and O are not included in this chapter. Figure N compares the average cost of traditional housing and the average cost of suites and apartments. Since Mass Maritime’s housing portfolio consists exclusively of traditional housing, Figure M sufficiently presents the comparative housing costs. Figure O, which compares school rent data with average off-campus housing rent data, is not presented here because Mass Maritime houses almost all of its students on campus.

IV. PLANNED PROJECTS, AND POTENTIAL FUTURE PROJECTS

PLANNING CONTEXT: UPDATES

A summary of Mass Maritime’s 2016-2020 Strategic Plan can be found in the MSCBA’s 2016 Strategic Plan Update. The following section demonstrates some of the ways that Mass Maritime may be addressing these goals and objectives through current and future housing initiatives.

Figure 6P**MSCBA PROJECTS**

The table below lists recently completed projects, those currently underway and those anticipated to be completed in the next few years.

2016-2018: Projects Completed

Waterfront	New Floating Dock
Taylor Road Parking	New 236 Surface Parking Facility
Baseball Field	Synthetic Turf and Lighting Upgrades

2018-2019: Projects Underway

Waterfront	Dock Bumper System
New Capacity	Housing Study for 75-100 Cadets
Mess Deck	Food Service Expansion
Football /Softball Field	Synthetic Turf Replacement
Company 3&5	Roof Replacement

2019 and Beyond: Future Projects Anticipated

New Capacity	Housing Expansion, Renovation, Lease or New Construction
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INITIATIVES

The 2016 report describes Mass Maritime's potential housing initiatives, including strengthening internet service. It also describes campus initiatives, such as addressing dining and parking spaces.

V. SUMMARY

Total enrollment at the Academy grew continuously over the last 12 years, and undergraduate enrollment grew as well. In light of the increasing undergraduate population and a housing occupancy rate of 103%, the Academy is exploring ways to increase its housing inventory to address the rising numbers. This will support its goal of housing 100% of its students. In addition to housing, Mass Maritime has expanded its parking and dining capacity in recent years. Recent and future projects will continue to provide the best possible on-campus housing experience for all students.



SALEM STATE UNIVERSITY: 2017-2018 FAST FACTS SUMMARY

ENROLLMENT

Total Enrollment	8,702
Undergraduate Student Enrollment	7,110
Full-Time Enrollment	5,792
Part-Time Enrollment	1,318
Graduate Student Enrollment	1,592

GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	94%
From Out-of-State	3%
From Abroad	3%

DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	88%
Male	39%
Female	61%
Minority <i>Students with Known Race/Ethnicity</i>	33%
Asian	4%
Black	10%
Hispanic	16%

ACADEMIC MEASURES

Percent Transfer Students <i>All Degree-Seeking Undergraduates</i>	37%
Retention Rate <i>First-Time, Full-Time Undergraduates</i>	77%
6-Year Graduation Rate, 2008 cohort <i>First-Time, Full-Time Undergraduates</i>	52%

HOUSING

Percent Housed <i>Full-Time Undergraduates</i>	39%
Housing Target <i>Full-Time Undergraduates</i>	50%
Occupancy Percent, Fall 2017	98%
Design Capacity, Fall 2017	2,282
Actual Occupancy, Fall 2017	2,243

RENTS

Average On-Campus Rent, Fall 2018	\$9,045
Average Off-Campus Rent, Fall 2018	\$13,745
Average Public Benchmark Schools Rent, Fall 2018	\$8,878
Average Regional Private Schools Rent, Fall 2018	\$10,297
Average MSCBA System Rent, Fall 2018	\$7,766

Map 7A

Campus Map - Salem State



Note: A location is yet to be determined for a proposed new residence hall.

- MSCBA Housing
- MSCBA Student Life
- Campus Owned



I. CAMPUS BACKGROUND

The 2016 report describes Salem’s campus academic history and recent campus developments; there have been no significant updates to it since that report. The MSCBA’s additional projects that have been completed, are underway, or are anticipated can be found in Figure P.

II. STUDENT BODY

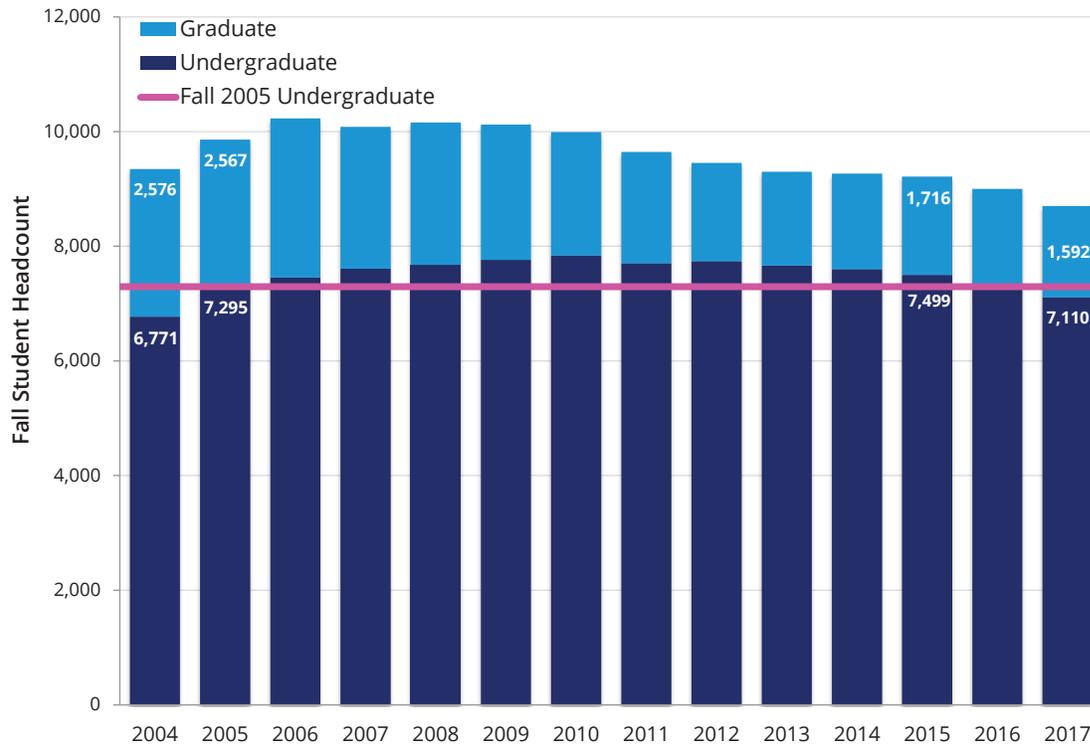
ENROLLMENT

Overall Enrollment. Salem State’s overall enrollment grew slightly from Fall 2005 to Fall 2008 and has declined since then. The Fall 2017 overall enrollment of 8,702 students is 12% less than it was in Fall 2005. Since Fall 2005, the undergraduate population followed a gradual upward trend, and began declining in Fall 2013. In Fall 2017, the undergraduate student population of 7,110 students is 3% less than it was in Fall 2005 (185 students). In the same time period, the graduate student population declined by 38% (975 students). (See Figure A.)

Figure 7A

Student Enrollment, Salem State, Fall 2004-2017

Source: Mass DHE 2018

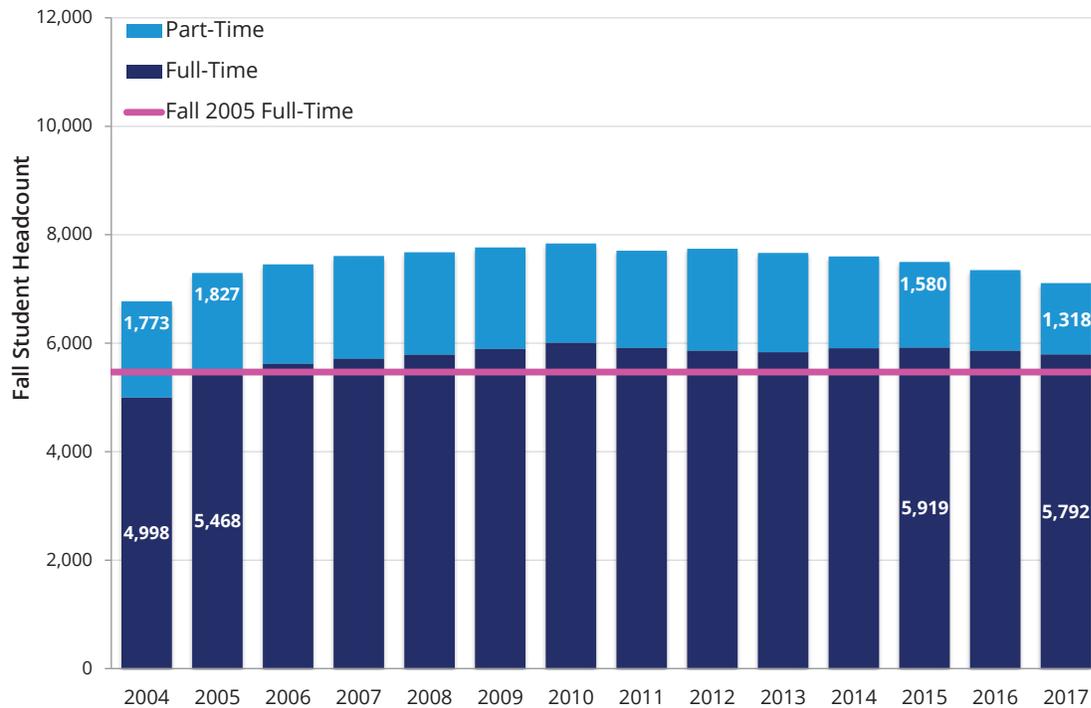


Undergraduate Enrollment. In Fall 2017, Salem State has 7,110 undergraduate students, of which 81% are full-time students. All of the growth in the undergraduate population over the years comes from the increased enrollment of full-time undergraduates, as the part-time population has declined significantly. Compared to Fall 2005, the full-time undergraduate population in Fall 2017 is 6% greater (324 students). Meanwhile, the part-time undergraduate population in Fall 2017 is 28% less than that of Fall 2015. (See Figure B.)

Figure 7B

Undergraduate Student Enrollment by Part-Time/Full-Time Status, Salem State 2004-2015

Source: Mass DHE 2018



DEMOGRAPHIC INFORMATION

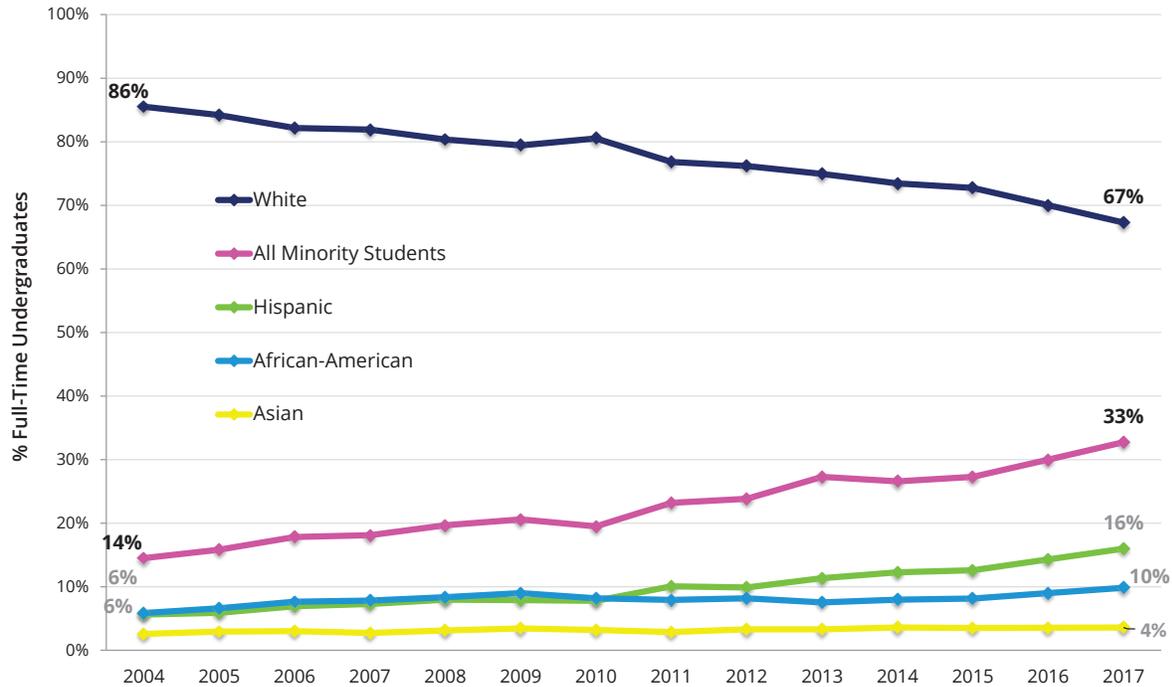
Student Body Composition. Traditional-aged (18-24) students constitute the majority of Salem State’s undergraduate enrollment. In Fall 2017, more than half (61%) of the full-time undergraduate population is female.

The percent of full-time undergraduates who are minority students grew strongly over the last 12 years. Most of the growth came from an increase in the Hispanic undergraduate full-time population, from 6% in Fall 2005 to 16% in Fall 2017. The African-American undergraduate full-time population also contributed to the growth in the minority student body, from 7% in Fall 2005 to 10% in Fall 2017. Among the State Universities, Salem State has the second highest proportion of full-time undergraduates who are minority students (33%). (See Figure C.)

Figure 7C

Full-Time Undergraduate Enrollment by Race/Ethnicity, Salem State, Fall 2004-2017

Source: Mass DHE Special Calculation 2018



Note: In each year, the 'All Minority Students' percent includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American / Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above).

*Geographic Distribution.*² Overall, 94% of the full-time undergraduates come from Massachusetts, with 3% from other states and 3% from abroad.

Salem State has a large international student population. Among the State Universities, Salem State has the second highest proportion of international students (3%).

³ Map B and Figure D of the previous update reports have been omitted here, and will be added in Winter 2019 when the DHE provides the necessary data.

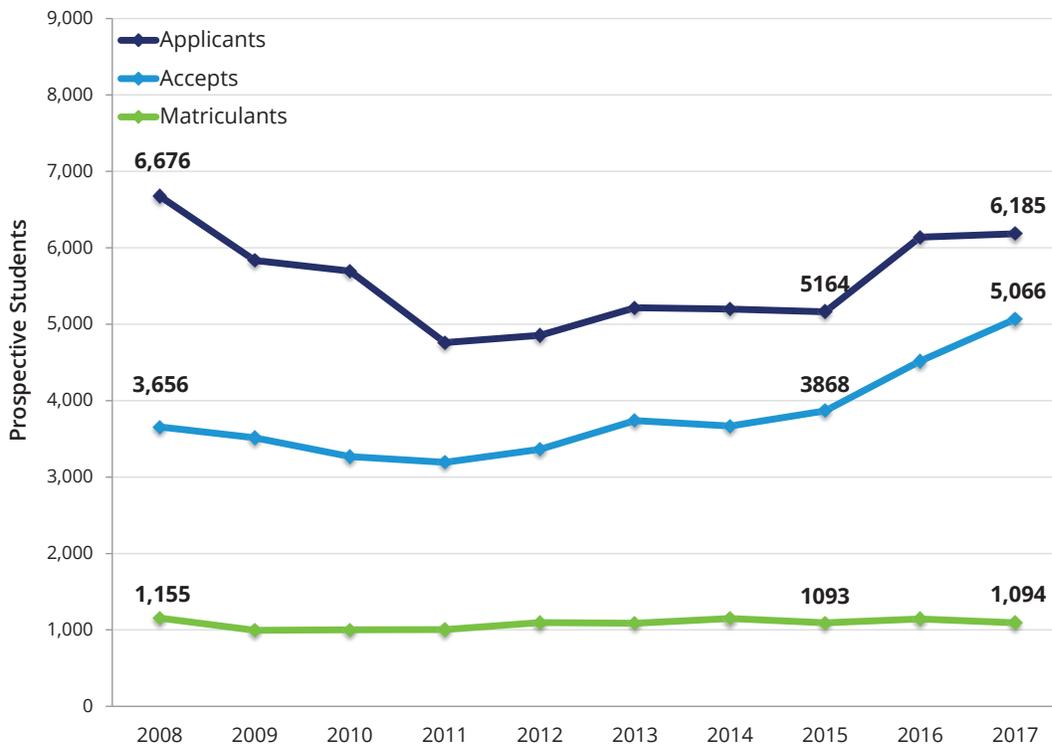
UNDERGRADUATE ADMISSIONS

First-Time Freshman Admissions. Salem State's first-time Freshman applications significantly dropped from Fall 2008 to Fall 2011, but then followed an upward trend. From Fall 2015 to Fall 2017, the first-time Freshman applications significantly increased by 20% (1,021 applicants). First-time Freshman matriculants remained stable, with only a slight decrease (5%) to 1,094 students in Fall 2017. (See Figure E.)

Figure 7E

First-Time Freshman Admissions, Salem State, Fall 2008-2017

Source: Salem State University, Summer 2018



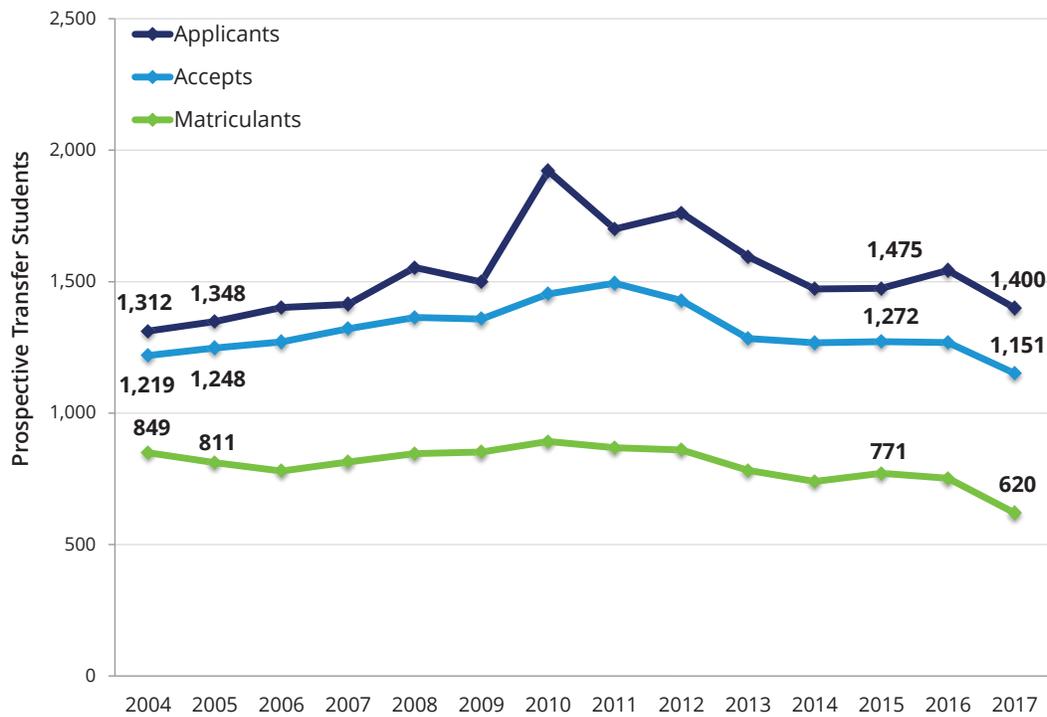
Transfer Admissions. The number of transfer applicants followed an upward trend from Fall 2005 to Fall 2010, after which it began to decline. From Fall 2015 to Fall 2017, the number of transfer applicants decreased 5% (75 applicants). Overall, compared to Fall 2005, the number of transfer applicants in Fall 2017 is 4% greater.

The number of transfer matriculants reached an all-time high in Fall 2010 and then followed a general downward trend. From Fall 2015 to Fall 2017, the number of transfer matriculants dropped 20% (151 matriculants). Compared to Fall 2005, the number of transfer matriculants in Fall 2017 is 24% less (191 matriculants). (See Figure F.)

Figure 7F

Transfer Admissions, Salem State, Fall 2004-2017

Source: Salem State University, Summer 2018

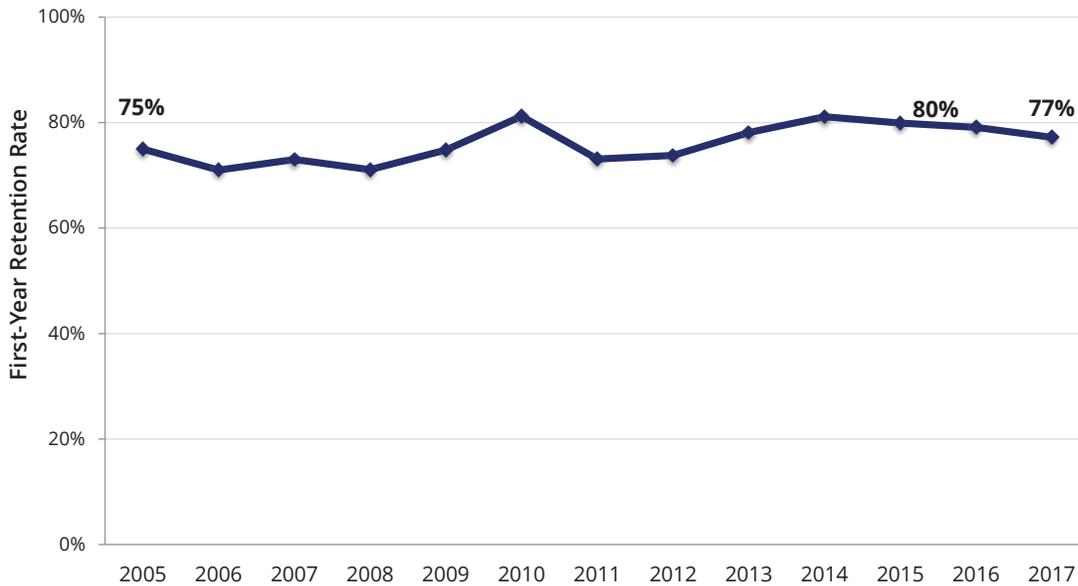


Recruitment and Retention. The retention rate fluctuated widely over the past 12 years. While the retention rate increased from 75% in Fall 2005 to 77% Fall 2017, the Fall 2017 rate is significantly lower than previous peaks of 81% in Fall 2010 and Fall 2014. (See Figure G.)

Figure 7G

First-Time, Full-Time Freshman Retention Rate, Salem State, Fall 2005-2017*

Source: Mass DHE 2018



* The data for each year reflect the percentage of the previous year's first-time, full-time Freshmen who returned to campus.

III. HOUSING

STRATEGIC POSITIONING

The 2016 report describes Salem’s strategic positioning.

DEMAND

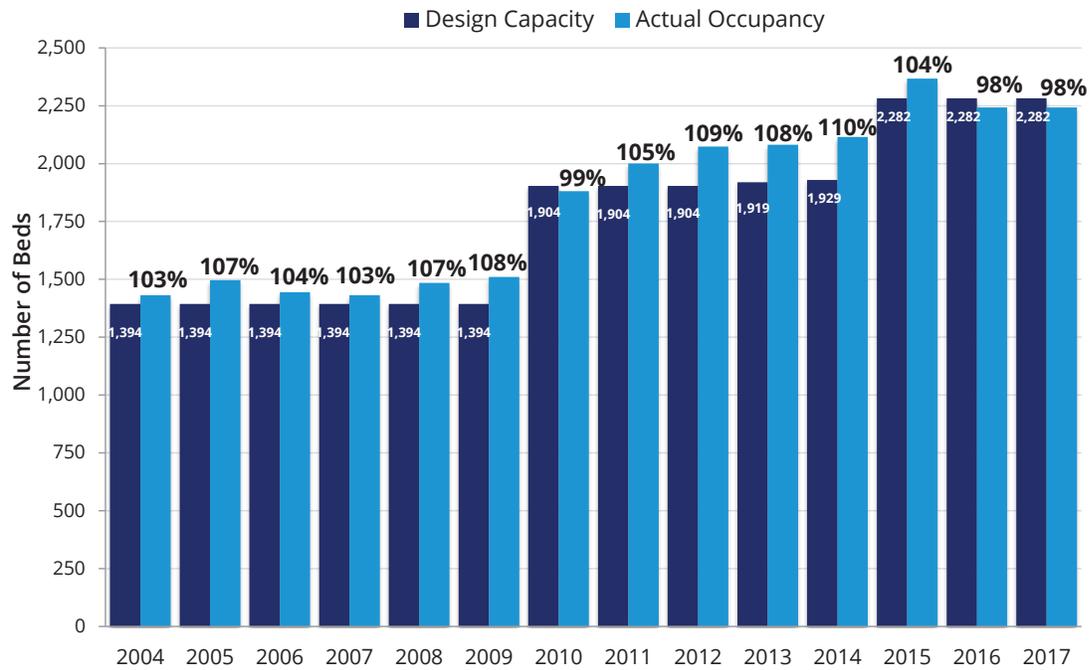
In Fall 2017, Salem State University houses 2,243 undergraduate students on campus. 39% of the full-time undergraduate population lives on campus, still below its 50% target. In July 2016, Salem State conducted a market demand study for new housing, but the current occupancy picture does not warrant consideration of new housing at this point.

Occupancy. Over time, Salem State housing was significantly oversubscribed, reaching a peak occupancy rate of 110% in 2014. In Fall 2015, Salem State opened Viking Hall, a new 350-bed dorm. In Fall 2017, occupancy is now at 98%, a slight undersubscription. (See Figure H.)

Figure 7H

Housing Occupancy, Salem State, Fall 2004-2017

Source: MSCBA, Summer 2018



The 2016 report describes demand for Salem’s housing in detail.

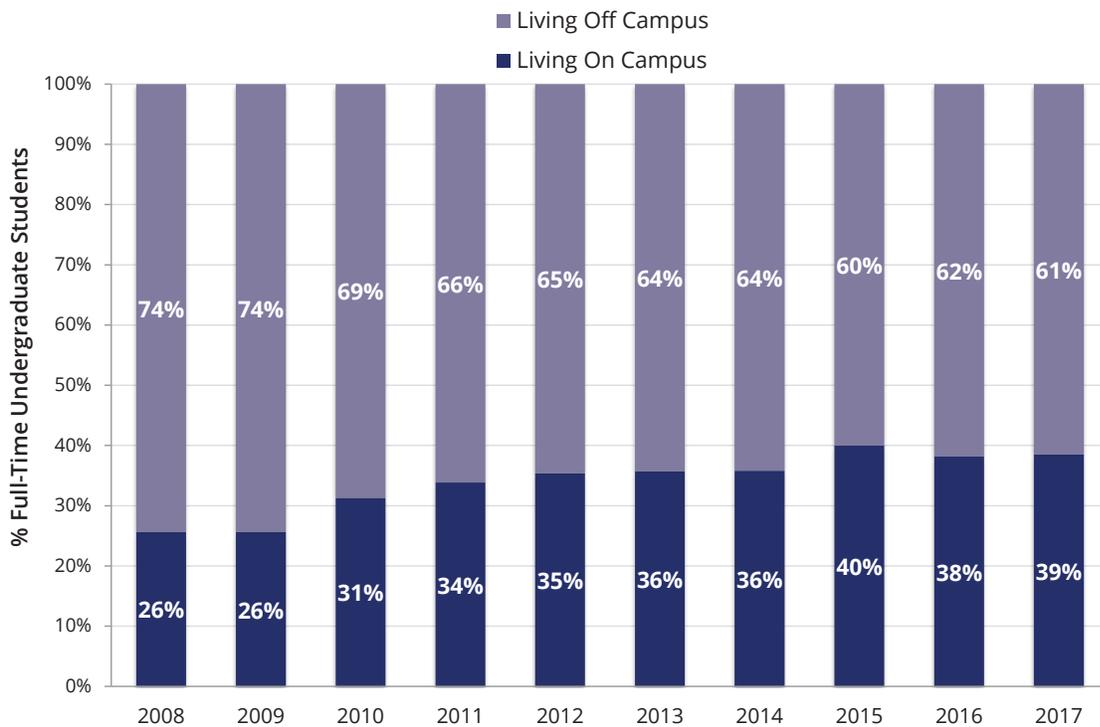
ON-CAMPUS STUDENT HOUSING PROFILE

Full-Time Undergraduates. The percent of full-time undergraduate students living on campus followed an increasing trend starting in Fall 2008, peaking in Fall 2015, and then stabilizing in Fall 2016. From Fall 2015 to Fall 2017, the percent of full-time undergraduate students living on campus decreased by only 1 percentage point to 39%. Compared to Fall 2008, the percent of full-time undergraduate students living on campus in Fall 2017 is 13 percentage points greater. (See Figure 1.)

Figure 71

Housing Situation of Full-Time Undergraduate Students, Salem State, Fall 2008-2017

Source: Salem State University, Summer 2018

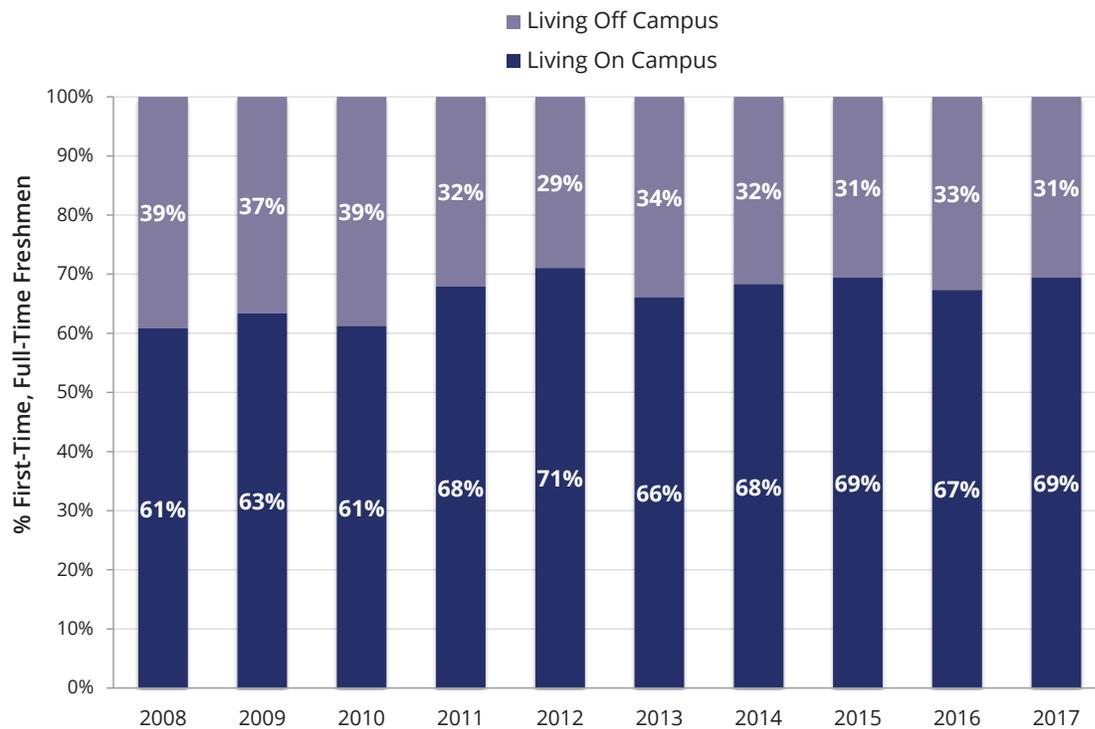


First-Time, Full-Time Freshmen. The percent of first-time, full-time Freshmen in on-campus housing fluctuated over the years, with an all-time high of 71% in Fall 2012. The percent of first-time, full-time Freshmen living on-campus began to stabilize after Fall 2014. The percent of first-time, full-time Freshmen living on-campus in Fall 2017 is 69%, 8 percentage points greater than that of Fall 2008. (See Figure J.)

Figure 7J

Housing Situation of First-Time, Full-Time Freshmen, Salem State, Fall 2008-2017

Source: Salem State University, Summer 2018



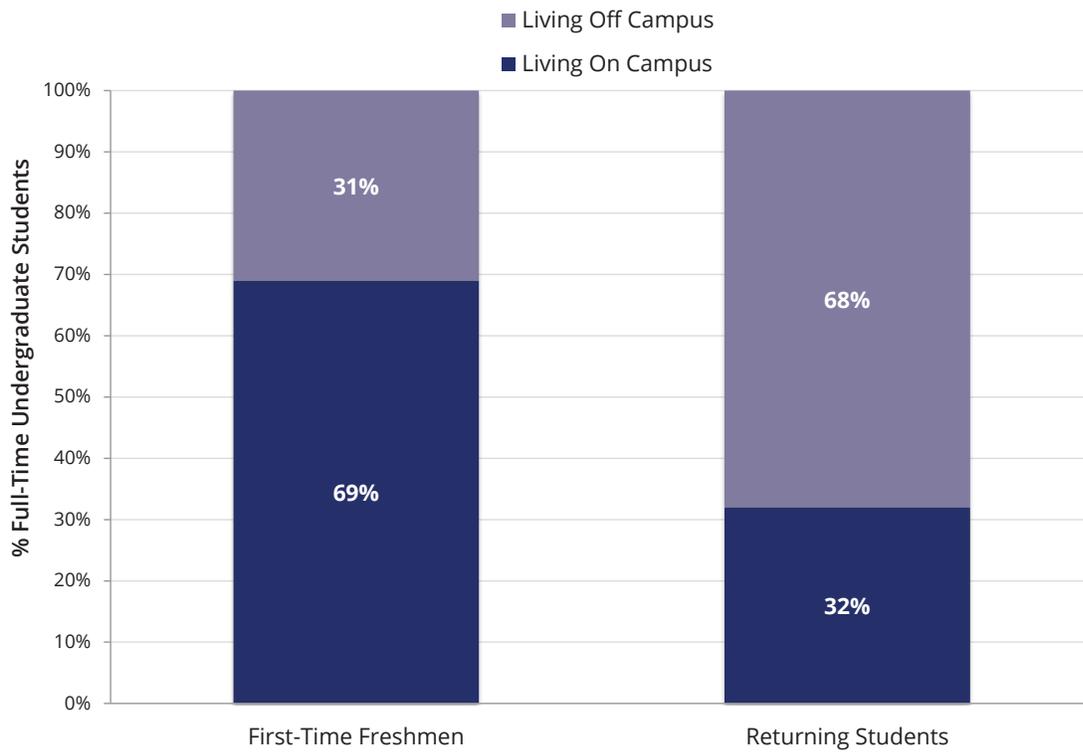
Full-Time Undergraduates by Class. In Fall 2017, the percent of first-time, full-time Freshmen living on campus (69%) is more than double the percent of returning students living on campus (32%).

Compared to Fall 2015, the percent of first-time, full-time Freshmen living on campus remains the same in Fall 2017. In the same time period, the percent of returning students living on campus decreases by 8 percentage points, despite the increase in upper class beds with the opening of Viking Hall. This may indicate a shift in preference to off campus housing options among returning students. (See Figure K.)

Figure 7K

Housing Status of Full-Time Undergraduate Students by Class Year, Salem State, Fall 2017

Source: Salem State University, Summer 2018



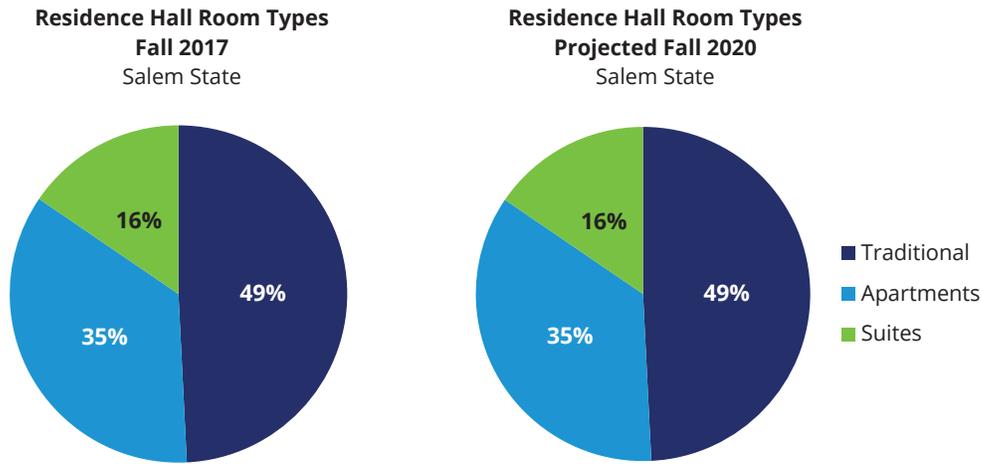
HOUSING PORTFOLIO: UPDATES

The 2016 report describes the housing portfolio. There have been no changes in bed types; in Fall 2017, 49% of beds are traditional, 16% are suite-style, and 35% are apartments.

Figure 7L

Residence Hall Room Types, Salem State

Source: MSCBA, Summer 2018



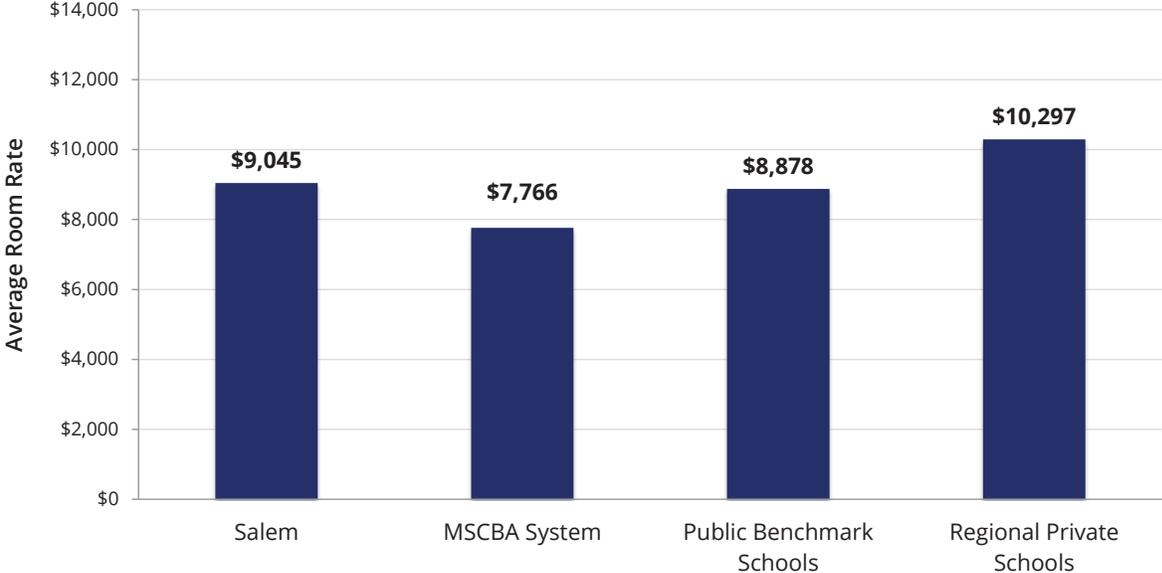
FALL 2016 RENTAL CONTEXT

Overall Cost. Based on Fall 2018 data, the average cost of on-campus housing is \$9,045 at Salem State. This cost is 16% higher than the MSCBA average rent and 2% higher than that of Salem State’s public benchmarks, but 12% lower than regional private benchmarks. (See Figure M.)

Figure 7M

Average Room Rate, Fall 2018

Source: MSCBA, Summer 2018; university websites, Summer 2018



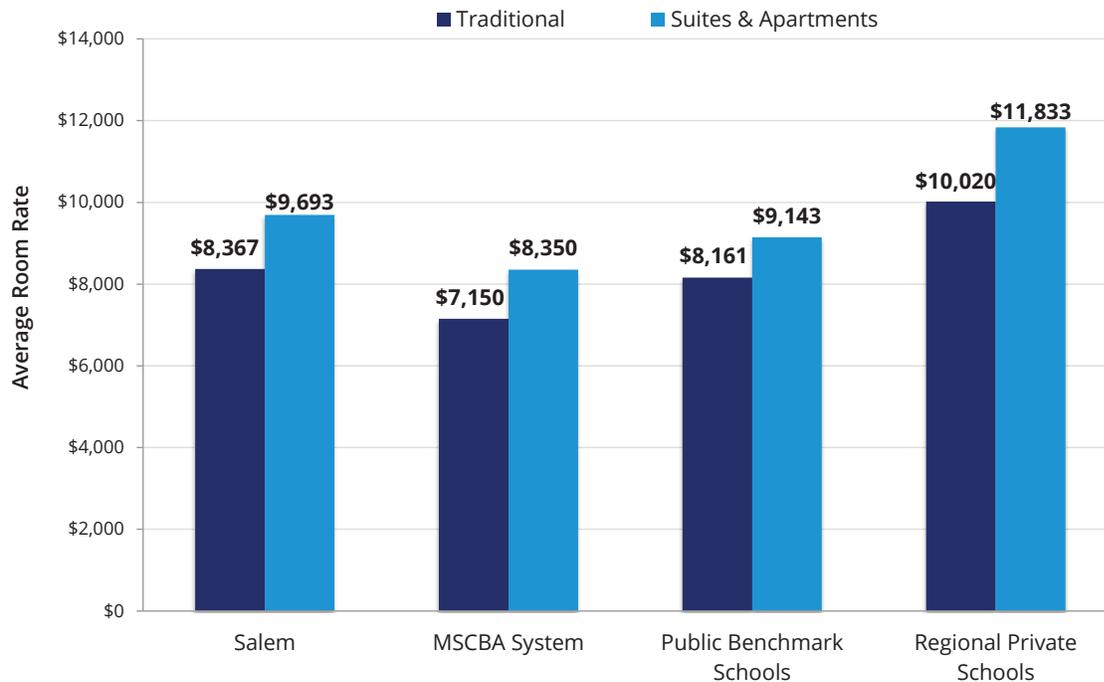
Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted. See Appendix for a list of public benchmark schools and regional private schools.

On-Campus Suites and Apartments. Salem State’s on-campus suites and apartments are 16% more expensive than on-campus traditional housing. Rents for both, however, are higher than the average corresponding costs for the MSCBA and public benchmarks, and lower than those for private schools (as was the case in the 2016 update). (See Figure N.)

Figure 7N

Average Room Rate, Fall 2018: Traditional vs. Suites and Apartments

Source: MSCBA, Summer 2018; university websites, Summer 2018



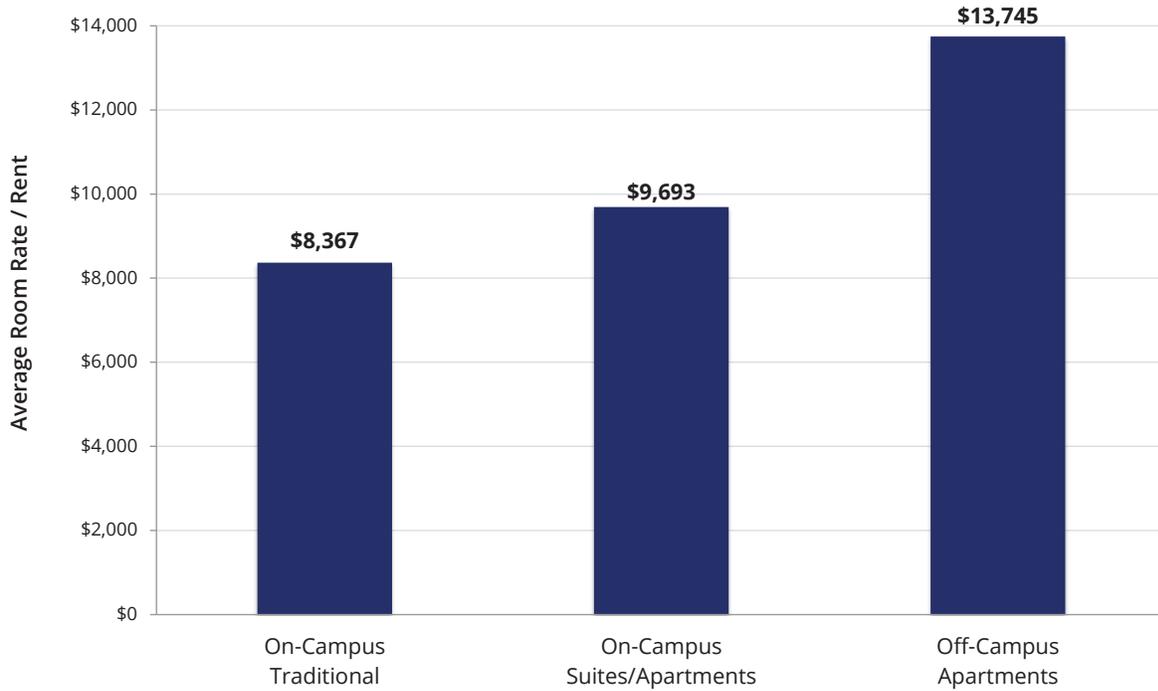
Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted.

Off-Campus Housing. The average cost of on-campus housing is considerably less expensive than the average cost of off-campus options. The average room rate for on-campus suites and apartments is 29% lower than the average off-campus room rate (\$13,745). (Note: the Salem area includes many rentals in private homes and converted houses; these unit types are under-represented in the snapshot of listings available for the market data analysis.) (See Figure O.)

Figure 70

Average On-Campus Room Rate and Off-Campus 10-Month Rent, Salem State, Fall 2016

Source: MSCBA, Summer 2018; university websites, Summer 2018; market analysis, Summer 2018



Note: Average on-campus room rates for MSCBA schools are weighted by the number of rooms at each price; all other room rates are unweighted.

IV. PLANNED PROJECTS, AND POTENTIAL FUTURE PROJECTS

PLANNING CONTEXT: UPDATES

Salem State's *Strategic Plan 2018-21* was published in December 2017. The following section demonstrates some of the ways that Salem State may be addressing these goals and objectives through current and future housing initiatives.

Figure 6P**MSCBA PROJECTS**

The table below lists recently completed projects, those currently underway and those anticipated to be completed in the next few years.

2016-2018: Projects Completed

North Campus	Precinct Planning Study
Peabody Hall	Carpeting, Furniture & Laundry Room Improvements
Bowditch Hall	Carpeting, Furniture & Laundry Room Improvements Roof Replacement
Atlantic Hall	Carpeting and Student Lounge Furniture

2018-2019: Projects Underway

Peabody Hall	Bathroom Renovations
Bowditch Hall	Bathroom Renovations
Marsh Hall	Photovoltaic Array Installation
Bates Complex	Renewal Study Door Replacement

2019 and Beyond: Future Projects Anticipated

Peabody Hall	Roof Replacement Fire Pump Replacement
Bates Hall	Renewal or Replacement Study
Ellison Campus Center	Expansion and/or Renovations

INITIATIVES

The 2016 report describes Salem's recent housing initiatives and other campus initiatives.

V. SUMMARY

Salem State strives to balance the needs of its residential and commuter students with new or renovated residence halls, room occupancy not exceeding design capacity, enriched residence hall programming, increased campus gathering places for all students, and parking for commuters. The growing lack of affordable off-campus options for upperclass students will continue to keep demand for campus housing high. The campus is currently undergoing a study for a new residence hall, and continues to strive to reach its goal of housing 50% of the full-time undergraduate student body.

Westfield

STATE UNIVERSITY



WESTFIELD STATE UNIVERSITY

2017-2018 FAST FACTS SUMMARY

ENROLLMENT

Total Enrollment	6,237
Undergraduate Student Enrollment	5,552
Full-Time Enrollment	4,791
Part-Time Enrollment	761
Graduate Student Enrollment	685

GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	93%
From Out-of-State	7%
From Abroad	<1%

DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	90%
Male	46%
Female	54%
Minority <i>Students with Known Race/Ethnicity</i>	22%
Asian	2%
Black	5%
Hispanic	10%

ACADEMIC MEASURES

Percent Transfer Students <i>All Degree-Seeking Undergraduates</i>	31%
Retention Rate <i>First-Time, Full-Time Undergraduates</i>	78%
6-Year Graduation Rate, 2010 cohort <i>First-Time, Full-Time Undergraduates</i>	66%

HOUSING

Percent Housed <i>Full-Time Undergraduates</i>	59%
Housing Target <i>Full-Time Undergraduates</i>	60%
Occupancy Percent	98%
Design Capacity ¹	2,752
Actual Occupancy ²	2,687

RENTS

Average On-Campus Rent, Fall 2018	\$7,130
Average Off-Campus Rent, Fall 2018	\$8,358
Average Public Benchmark Schools Rent, Fall 2018	\$8,305
Average Regional Private Schools Rent, Fall 2018	\$9,526
Average MSCBA System Rent, Fall 2018	\$7,766

¹ Housing design capacity does not include 205 beds in Lansdowne Place, an off-campus apartment building leased to the University until 2021. Housing design capacity decreased slightly since the 2014 update due to the renovation of Dickinson Hall in Summer 2015.

² Housing occupancy does not include occupants of Lansdowne Place.

Map 8A

Campus Map - Westfield State



- MSCBA Housing
- MSCBA Student Life
- Campus Owned



I. CAMPUS BACKGROUND

CAMPUS ACADEMIC HISTORY: UPDATES

The 2016 report describes Westfield’s campus academic history and recent campus developments. The MSCBA’s projects that have been completed, are underway, or are anticipated can be found in Figure P.

II. STUDENT BODY

ENROLLMENT

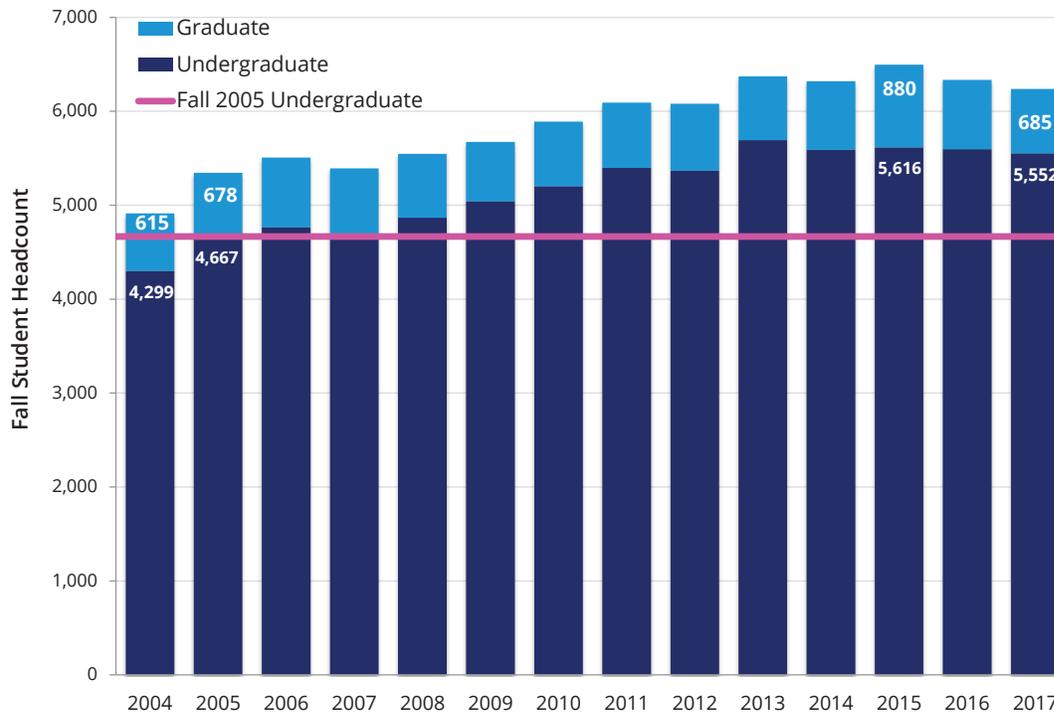
Overall Enrollment. Westfield State experienced a steady rise in overall enrollment from Fall 2005 to Fall 2015, but then saw a drop of 4% from Fall 2015 to Fall 2017 (259 students). The majority of growth over time is within the undergraduate population, which grew 19% from Fall 2005 to Fall 2017, with only a small decline of 1% from Fall 2015 to Fall 2017 (64 students).

After fluctuating narrowly from Fall 2005 onward, the graduate student population had what now appears to be an artificial peak in Fall 2015 (880 students) and has since declined 22% in Fall 2017 (195 students). (See Figure A.)

Figure 8A

Student Enrollment, Westfield State, Fall 2004-2017

Source: Mass DHE 2018

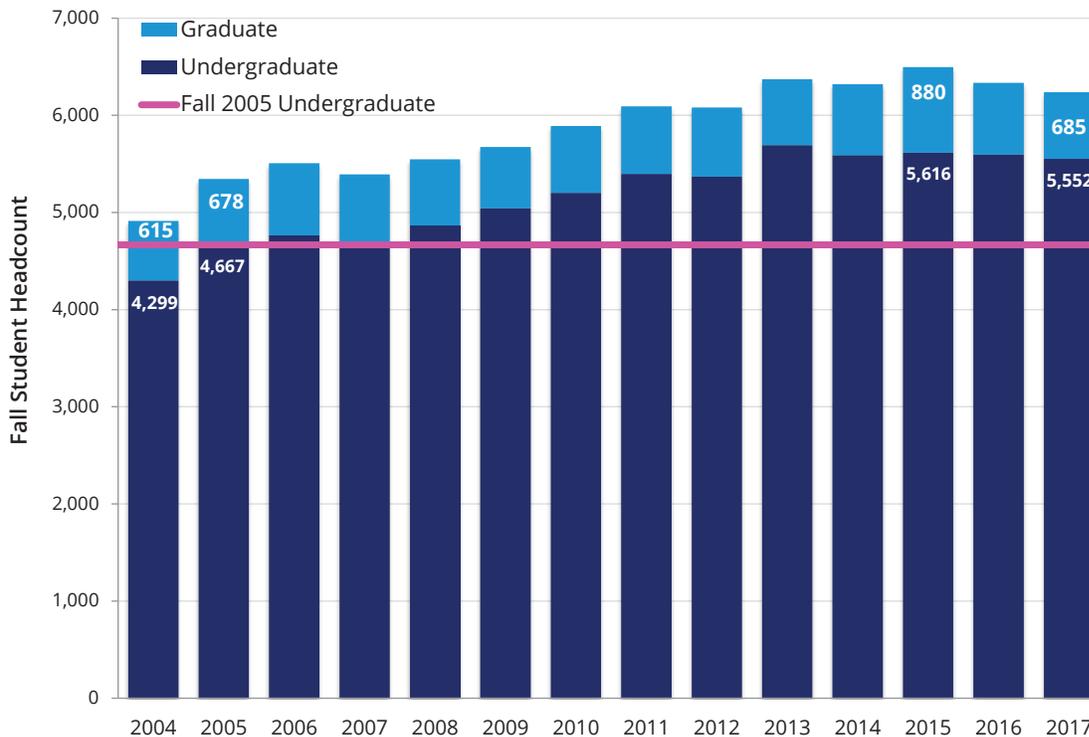


Undergraduate Enrollment. Most of the growth in the overall undergraduate student population is from full-time students. The number of full-time undergraduates increased by 17% from Fall 2005 to Fall 2017 (885 students). In the same time period, the percent of undergraduate students who are enrolled full-time fluctuated narrowly; in Fall 2017, 86% of undergraduates are full-time. While the number of part-time undergraduates is small compared to the number of full-time undergraduate students, the part-time undergraduate student body still experienced a significant growth of 37% from Fall 2005 to Fall 2017 (206 students). From Fall 2015 to Fall 2017, the part-time student body continued to grow by 17% (108 students). (See Figure B.)

Figure 8B

Undergraduate Student Enrollment by Part-Time/Full-Time Status, Westfield State, Fall 2004-2015

Source: Mass DHE 2018



DEMOGRAPHIC INFORMATION

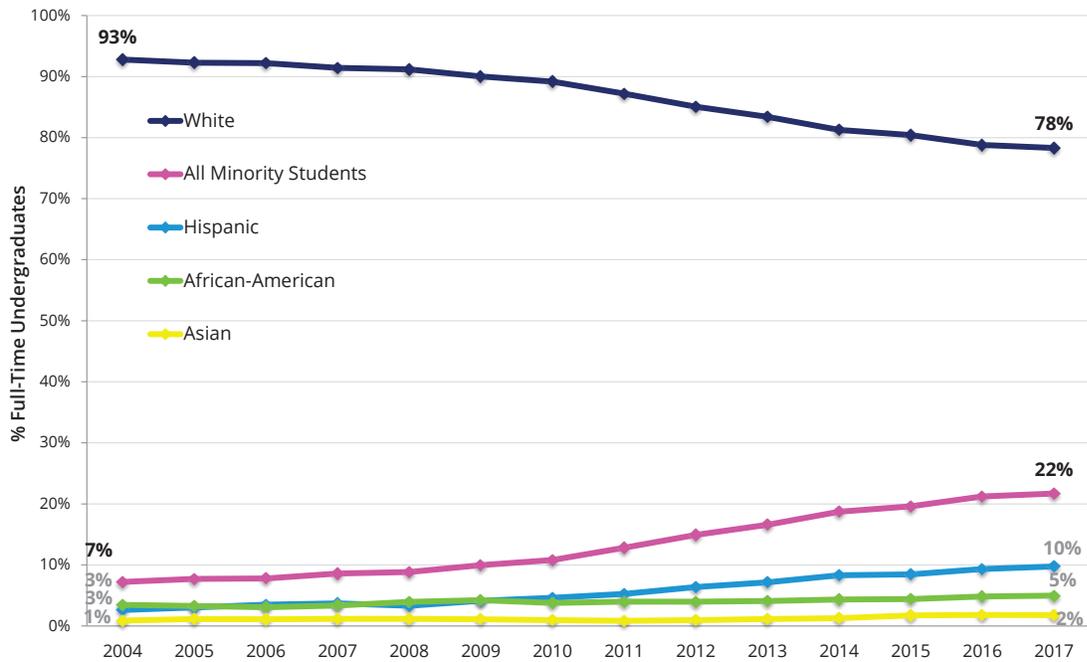
Student Body Composition. Of the full-time undergraduate population, 54% are female, 90% are of traditional age (18-24), and 22% are from minority populations. The minority population as a portion of full-time undergraduates almost tripled over the past 12 years, from 8% in Fall 2005 to 22% in Fall 2015.

The growth in minority population is mostly due to the increasing Hispanic full-time undergraduate population. The Hispanic full-time undergraduate student body more than tripled, increasing from 3% in Fall 2005 to 10% in Fall 2017. (See Figure C.)

Figure 8C

Full-Time Undergraduate Enrollment by Race/Ethnicity, Westfield State, Fall 2004-2017

Source: Mass DHE Special Calculation 2018



Note: In each year, the 'All Minority Students' percent includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American / Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above).

*Geographic Distribution.*³ Westfield State draws 93% of its student body from Massachusetts, 7% from other states, and less than 1% from abroad.

UNDERGRADUATE ADMISSIONS

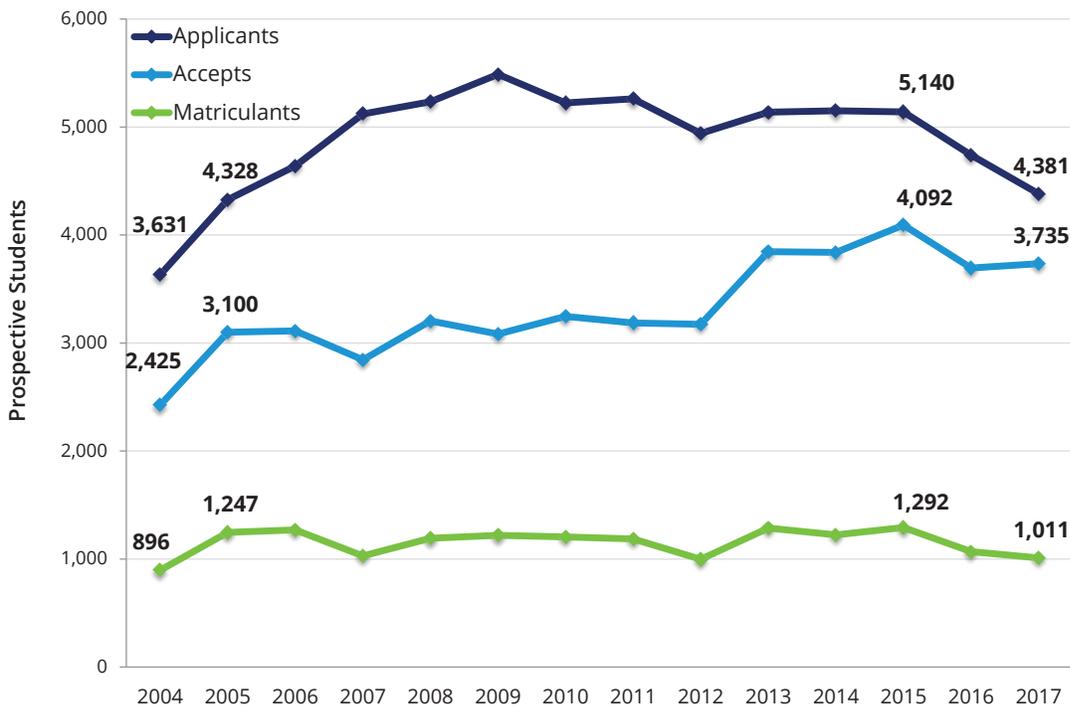
First-Time Freshman Admissions. The number of first-time Freshmen applicants peaked in Fall 2009 then followed a staggered downward trend. From Fall 2015 to Fall 2017, the number of first-time Freshmen applicants declined by 15% (759 applicants). Compared to Fall 2005, the number of first-time Freshmen applicants is only 1% greater (53 applicants).

The number of matriculants experienced several downturns but otherwise remained relatively stable until Fall 2015. From Fall 2015 to Fall 2017, the number of matriculants drops 22% (281 students). Compared to Fall 2005, the number of matriculants in Fall 2017 is 19% less (236 students). (See Figure E.)

Figure 8E

First-Time Freshman Admissions, Westfield State, Fall 2004-2017

Source: Westfield State University, Summer 2018



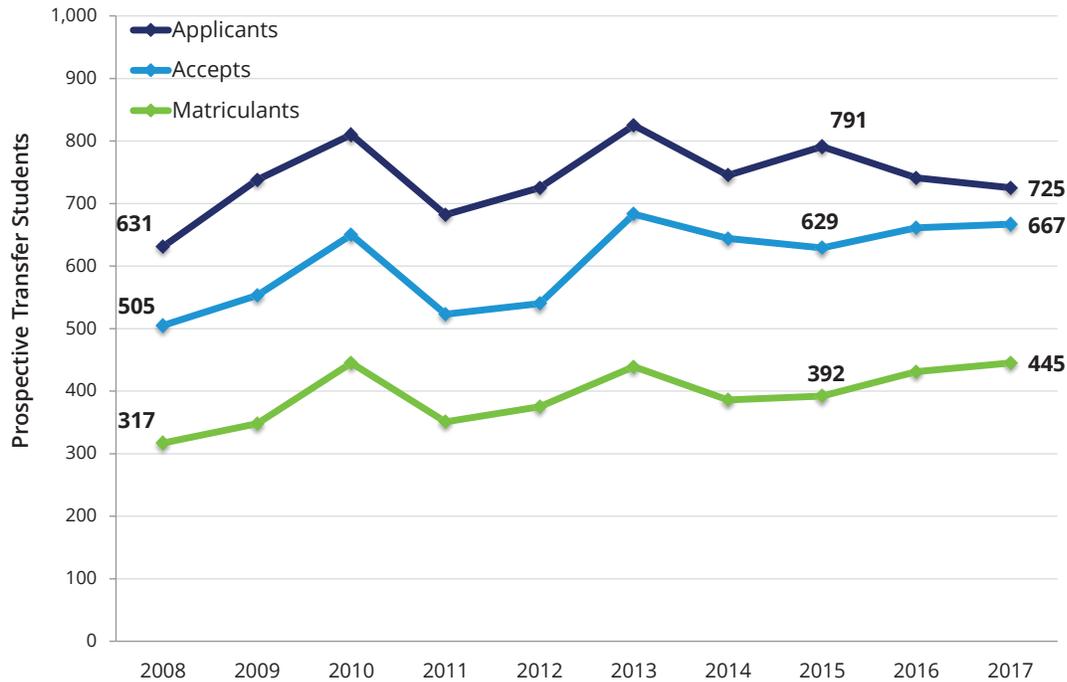
³ Map B and Figure D of the 2014 update have been omitted from the 2016 update, as the geographic distribution of students tends not to change rapidly over time. This topic will be reexamined in the 2018 update.

Transfer Admissions. After a dip in Fall 2011 and then an increase in Fall 2013, the number of transfer applications has generally been declining. From Fall 2015 to Fall 2017, the number of transfer applicants declined by 8% (66 applicants). By contrast, the number of transfer matriculants has generally been increasing since Fall 2008, with a couple of volatile peaks. The number of transfer matriculants increased by 14% from Fall 2015 to Fall 2017 (53 students). (See Figure F.)

Figure 8F

Transfer Admissions, Westfield State, Fall 2008-2017

Source: Westfield State University, Summer 2018



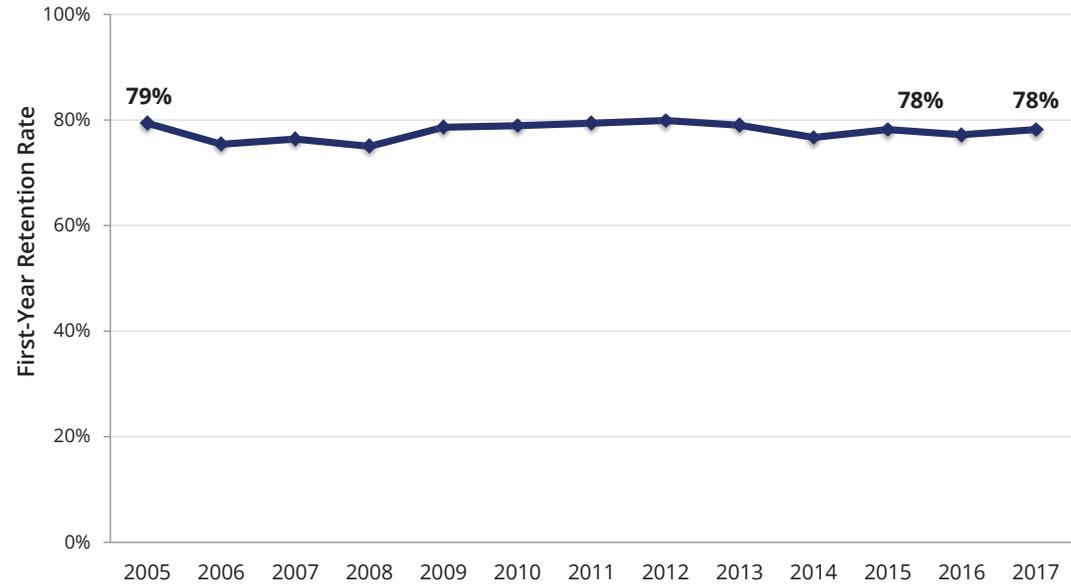
Recruitment and Retention. Westfield State's current retention rate fluctuates between 77% and 78%, a slight decline from Fall 2009 through Fall 2013 when 79% to 80% of first-time full-time Freshmen persisted into their second year.⁴ (See Figure G.)

⁴ "State University Six-Year Graduation Rates for First-time Full-time Baccalaureate Degree-seeking Freshmen Cohort," Massachusetts Department of Higher Education Data Center, last modified February 11, 2016, <http://www.mass.edu/datacenter/success/SUSixYearGradRate.asp>.

Figure 8G

First-Time, Full-Time Freshman Retention Rate, Westfield State, Fall 2005-2017*

Source: Mass DHE 2018



* The data for each year reflect the percentage of the previous year's first-time, full-time Freshmen who returned to campus.

III. HOUSING

STRATEGIC POSITIONING

The 2016 report describes Westfield's strategic positioning.

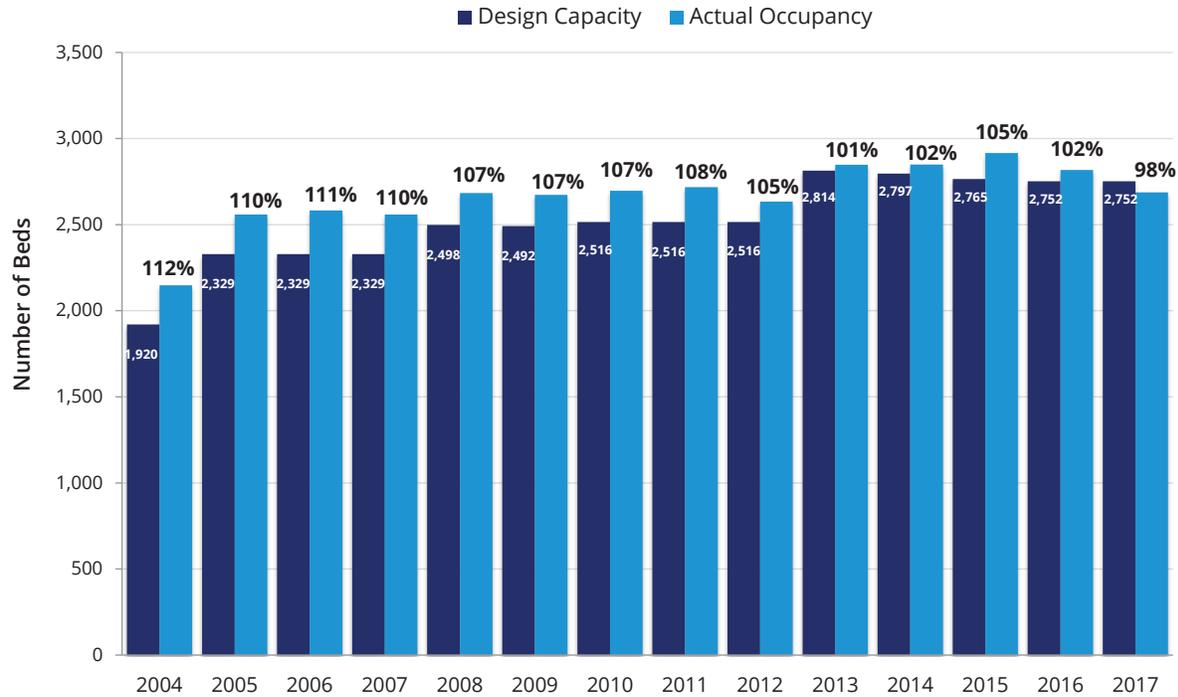
DEMAND

Since Fall 2005, the University experienced a high demand for housing every year, reaching occupancy rates of over 100%. The occupancy percent transitioned from an oversubscription of 105% in Fall 2015 to a slight undersubscription of 98% in Fall 2017. (See Figure H.)

Figure 8H

Housing Occupancy, Westfield State, Fall 2004-2017

Source: MSCBA, Summer 2018



The 2016 report describes demand for Westfield’s housing in detail.

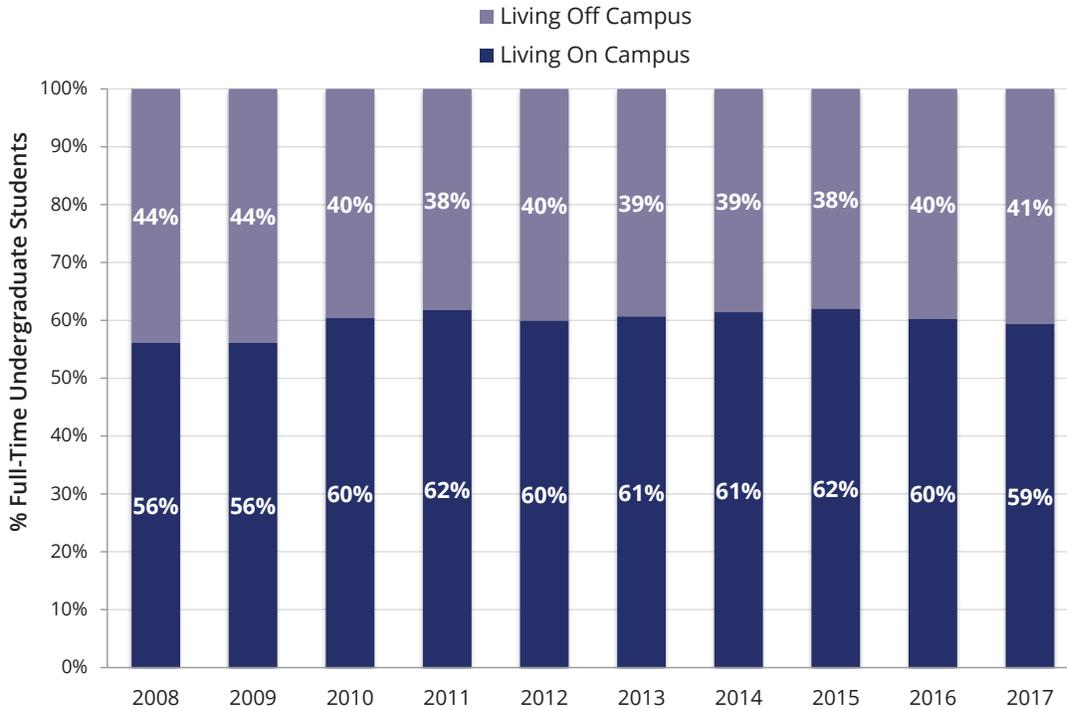
ON-CAMPUS STUDENT HOUSING PROFILE

Full-Time Undergraduates. The percent of full-time undergraduates living on campus remained relatively stable since Fall 2010. In Fall 2017, 59% of full-time undergraduates live on campus, falling slightly short of the University’s housing target of 60%. (See Figure I.)

Figure 8I

Housing Situation of Full-Time Undergraduate Students, Westfield State, Fall 2008-2015

Source: Westfield State University, Summer 2018



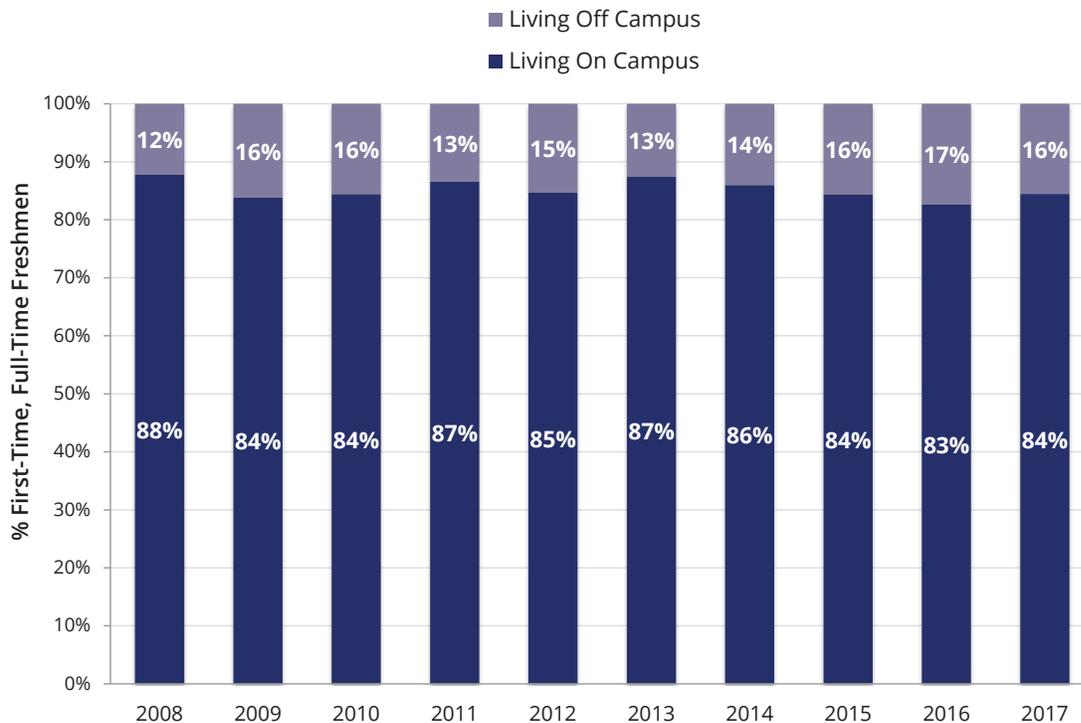
*First-Time, Full-Time Freshmen.*⁵ In general, the percent of first-time, full-time Freshmen living in on-campus housing decreased until Fall 2015. From Fall 2015 to Fall 2017, the proportion of first-time, full-time Freshmen living on-campus stabilized at 84%. (See Figure J.)

⁵ 'First-time, full-time Freshmen' is a slightly different population than 'full-time Freshmen,' which includes transfer and other non-first-time students who still maintain Freshman status based on credits.

Figure 8J

Housing Situation of First-Time, Full-Time Freshmen, Westfield State, Fall 2008-2017

Source: Westfield State University, Summer 2018



Full-Time Undergraduates by Class.

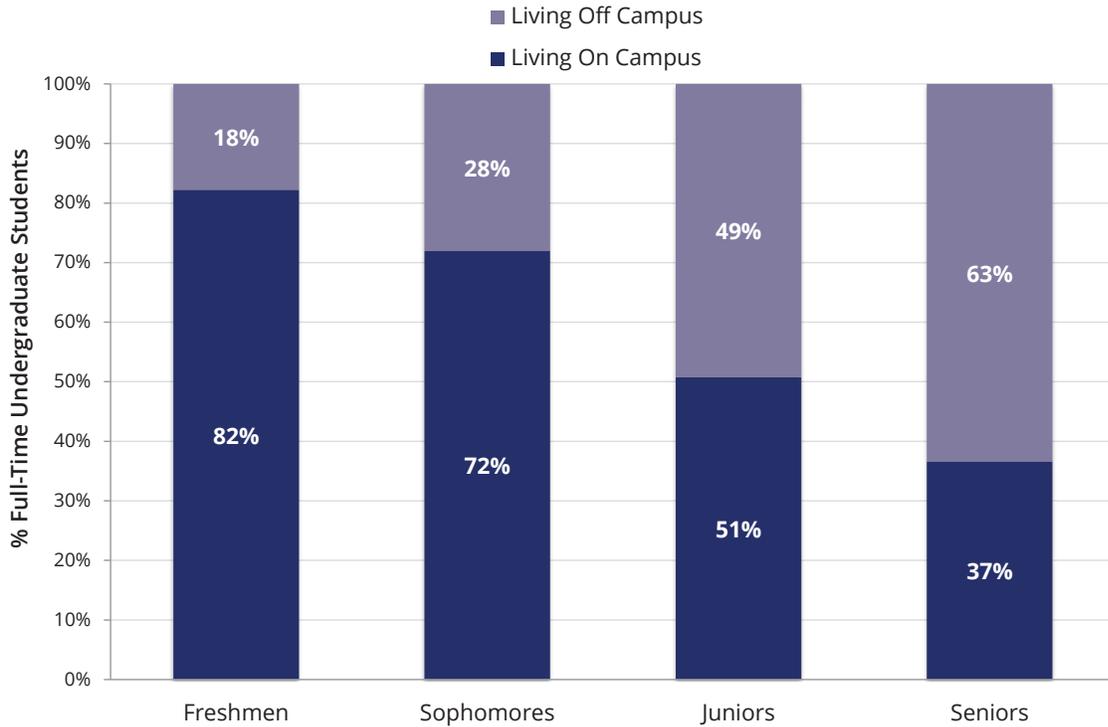
The percent of full-time undergraduates living on campus in Fall 2017 declines for each subsequent class, but it is notable that about half (51%) of full-time Juniors and more than one-third (37%) of full-time Seniors choose to live on campus. The proportion of full-time undergraduates living on campus rose for each class from Fall 2015 to Fall 2017, indicating a shift in preference towards on-campus housing options. (See Figure K.)



Figure 8K

Housing Situation of Full-Time Undergraduate Students by Class Year, Westfield State, Fall 2015

Source: Westfield State University, Summer 2018



HOUSING PORTFOLIO: UPDATES

The housing portfolio changed from the 2016 update, with more traditional beds and fewer apartment beds in Fall 2017. By bed type, in Fall 2017, 64% of beds are traditional, 15% of beds are suite-style, and 21% are apartments.

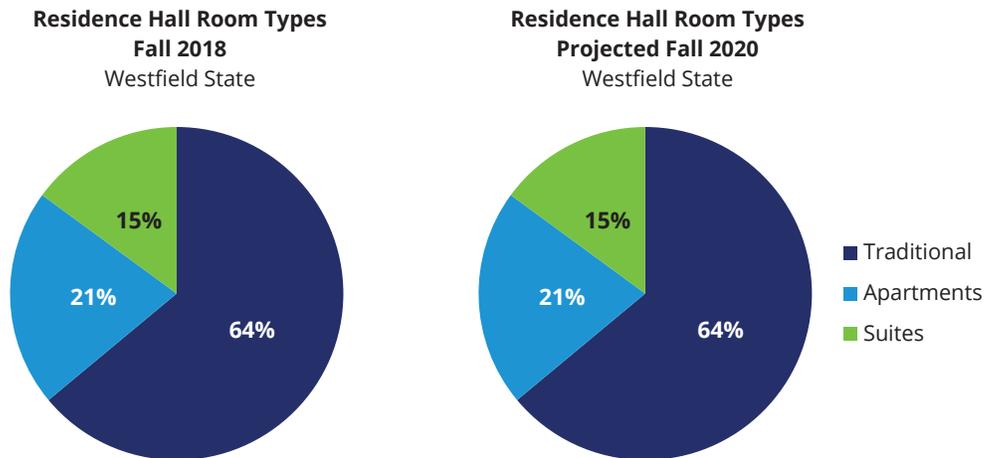
A complete listing of all Westfield State residence halls, including information on construction and renovation dates, square footage, and room styles, is included in the Appendix. (See Figure L.)



Figure 8L

Residence Hall Room Types, Westfield State

Source: MSCBA, Summer 2018



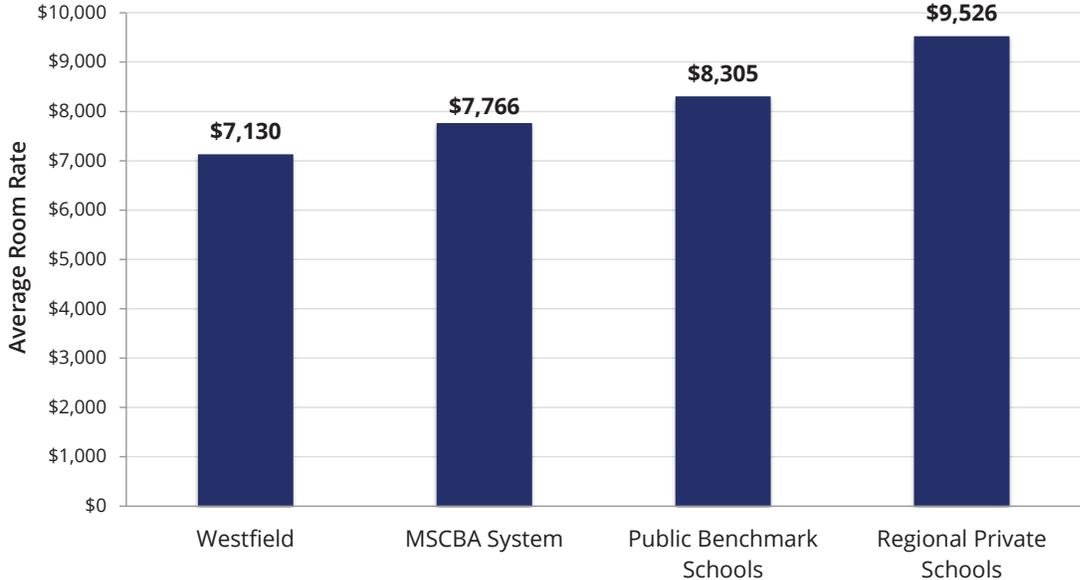
FALL 2018 RENTAL CONTEXT

Overall Cost. The average cost of on-campus housing at Westfield State is \$7,130 per year. This average cost is lower than all of its benchmarks: 8% lower than the MSCBA average rent, 14% lower than the public benchmarks, and 25% lower than regional private universities (comparable to the 2016 update). (See Figure M.)

Figure 8M

Average Room Rate, Fall 2018

Source: MSCBA, Summer 2018; university websites, Summer 2018



Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted. See Appendix for a list of public benchmark schools and regional private schools.

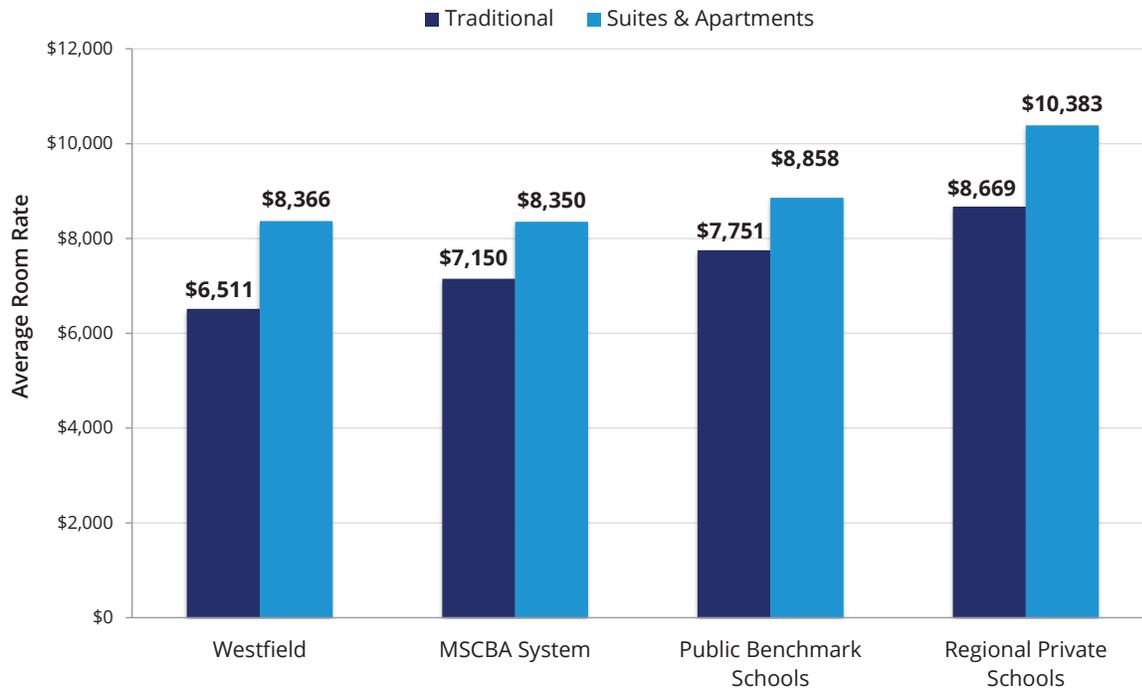
On-Campus Suites and Apartments. On-campus suites and apartments are 28% more expensive than on-campus traditional housing. Rents for both on-campus housing options are lower than the average corresponding costs across the MSCBA, public benchmarks, and regional private schools. All of these comparisons are consistent with the 2016 update. (See Figure N.)



Figure 8N

Average Room Rate, Fall 2018: Traditional vs. Suites and Apartments

Source: MSCBA, Summer 2018; university websites, Summer 2018



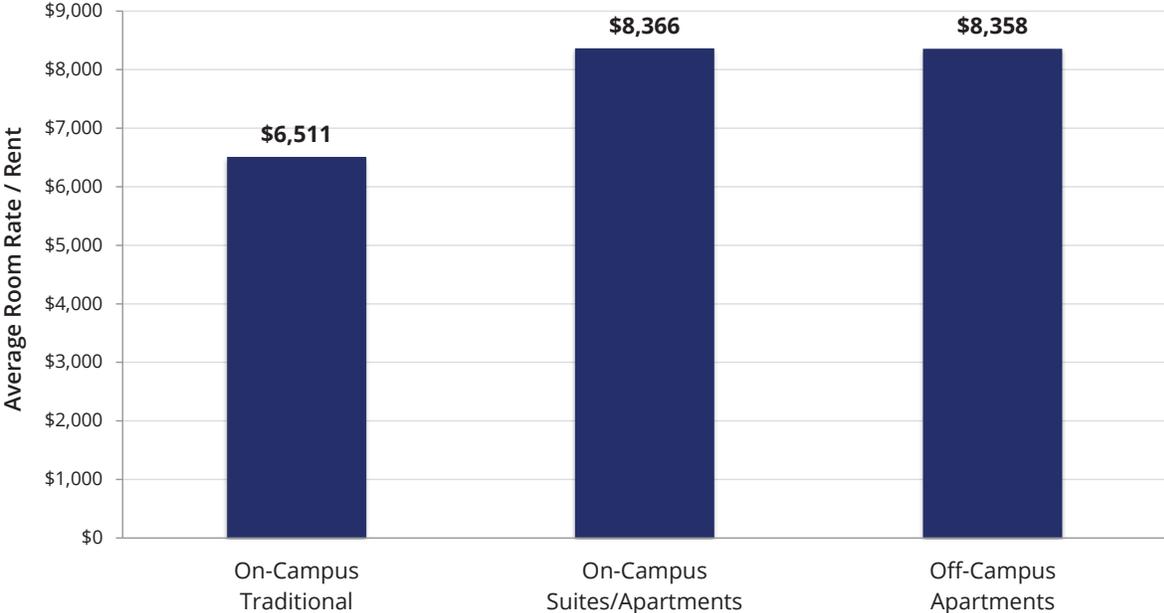
Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted.

Off-Campus Housing. Rents for Westfield State’s traditional rooms are 22% lower than off-campus rents in the area surrounding Westfield State; meanwhile, on-campus suites and apartments are comparable to off-campus rents. (See Figure O.)

Figure 80

Average On-Campus Room Rate and Off-Campus 10-Month Rent, Westfield State, Fall 2018

Source: MSCBA, Summer 2018; university websites, Summer 2018; market analysis, Summer 2018



Note: Average on-campus room rates for MSCBA schools are weighted by the number of rooms at each price; all other room rates are unweighted.

IV. PLANNED PROJECTS, AND POTENTIAL FUTURE PROJECTS

PLANNING CONTEXT: UPDATES

Westfield State's *Strategic Plan 2018-2023* was published in draft form in August 2018. The following section demonstrates some of the ways that Westfield State may be addressing these goals and objectives through current and future housing initiatives.

Figure 8P**MSCBA PROJECTS**

The table below lists recently completed projects, those currently underway and those anticipated to be completed in the next few years.

2016-2018: Projects Completed

Davis Hall	New Student Lounge and Elevator Addition
Davis Hall	Campus Electrical Infrastructure
Lammers Hall	Sewer Lift Station Repairs
New Hall	Multi Purpose Room Conversion
WSC Apartments	Fire Escape Repairs
Courtney Hall	New Doors and Locks
Athletic Field	Football Field - Synthetic Turf and Track Surface Renovation

2018-2019: Projects Underway

Campus-wide	Strategic Housing Study
Residence Halls	IT Upgrades Fire Alarm/Life Safety Improvements

2019 and Beyond: Future Projects Anticipated

Courtney Hall	Bathroom Upgrades
Lammers Hall	Elevator, Bathroom Core Renovations

INITIATIVES

The 2016 report describes Westfield's recent housing initiatives and other campus initiatives.

V. SUMMARY

Westfield State has had a slight decrease in enrollment in the past few years, and housing occupancy is at 98% in Fall 2017. The University is currently conducting a Strategic Housing Study and has completed a number of renovations and repairs. Any renovation of residence halls, including adding enriched programming and new common spaces must be balanced with the students' needs for affordable student housing. Additionally, as the lease at the off-campus student housing facility, Lansdowne Place, expires in 2021, planning needs to commence on how to accommodate the approximately 200 students who reside there.



WORCESTER STATE UNIVERSITY



WORCESTER STATE UNIVERSITY

2017-2018 FAST FACTS SUMMARY

ENROLLMENT

Total Enrollment	6,434
Undergraduate Student Enrollment	5,495
Full-Time Enrollment	4,153
Part-Time Enrollment	1,342
Graduate Student Enrollment	939

GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	94%
From Out-of-State	5%
From Abroad	1%

DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	90%
Male	41%
Female	59%
Minority <i>Students with Known Race/Ethnicity</i>	29%
Asian	5%
Black	8%
Hispanic	12%

ACADEMIC MEASURES

Percent Transfer Students <i>All Degree-Seeking Undergraduates</i>	37%
Retention Rate <i>First-Time, Full-Time Undergraduates</i>	80%
6-Year Graduation Rate, 2010 cohort <i>First-Time, Full-Time Undergraduates</i>	56%

HOUSING

Percent Housed <i>Full-Time Undergraduates</i>	29%
Housing Target <i>Full-Time Undergraduates</i>	50%
Occupancy Percent	99%
Design Capacity	1,577
Actual Occupancy	1,562

RENTS

Average On-Campus Rent, Fall 2018	\$8,113
Average Off-Campus Rent, Fall 2018	\$7,131
Average Public Benchmark Schools Rent, Fall 2018	\$8,397
Average Regional Private Schools Rent, Fall 2018	\$9,201
Average MSCBA System Rent, Fall 2018	\$7,766

Map 9A

Campus Map - Worcester State



-  MSCBA Housing
-  MSCBA Student Life
-  Campus Owned



I. CAMPUS BACKGROUND

CAMPUS ACADEMIC HISTORY: UPDATES

The 2016 report describes Worcester’s campus academic history and recent campus developments; there have been no significant updates to it since that report. The MSCBA’s additional projects that have been completed, are underway, or are anticipated can be found in Figure P.

II. STUDENT BODY

ENROLLMENT

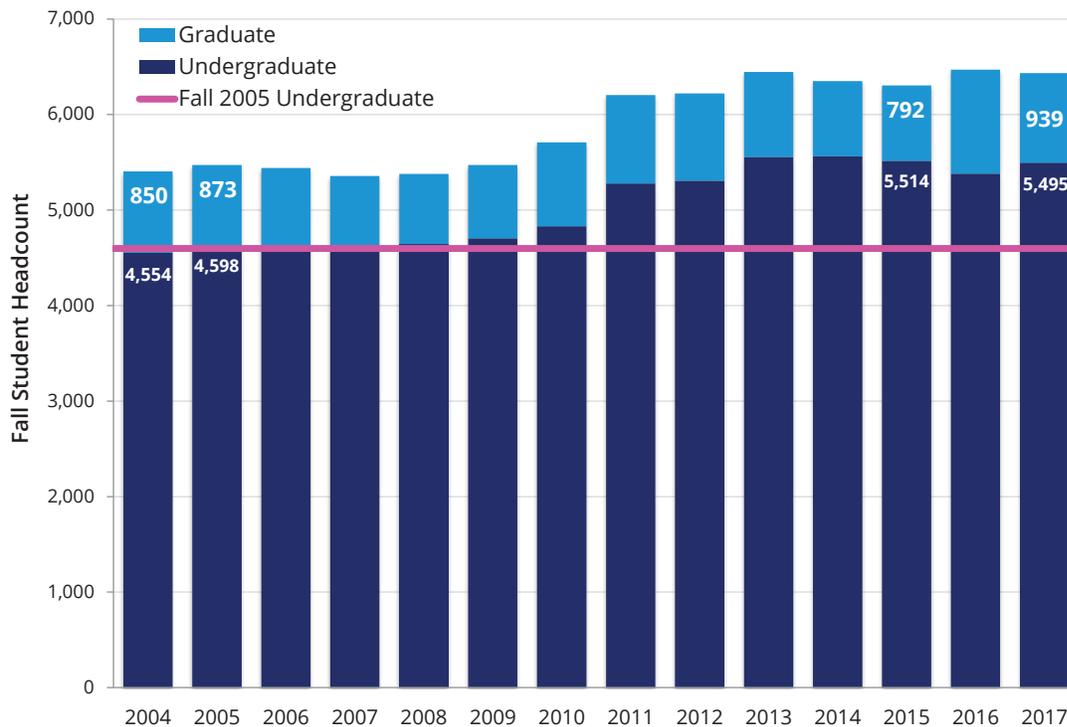
Overall Enrollment. Worcester State’s overall enrollment grew from Fall 2008 to Fall 2013. After Fall 2013, the overall enrollment stabilized. Compared to Fall 2005, the overall enrollment of 6,434 in Fall 2017 is 18% higher (963 more students).

The undergraduate population increased from Fall 2005 to Fall 2013, and since then remained stable. Compared to Fall 2005, the undergraduate population of 5,495 in Fall 2017 is 20% greater (897 more students). In the same time period, the graduate student population increased by 8%. (See Figure A.)

Figure 9A

Student Enrollment, Worcester State, Fall 2004-2017

Source: Mass DHE 2018



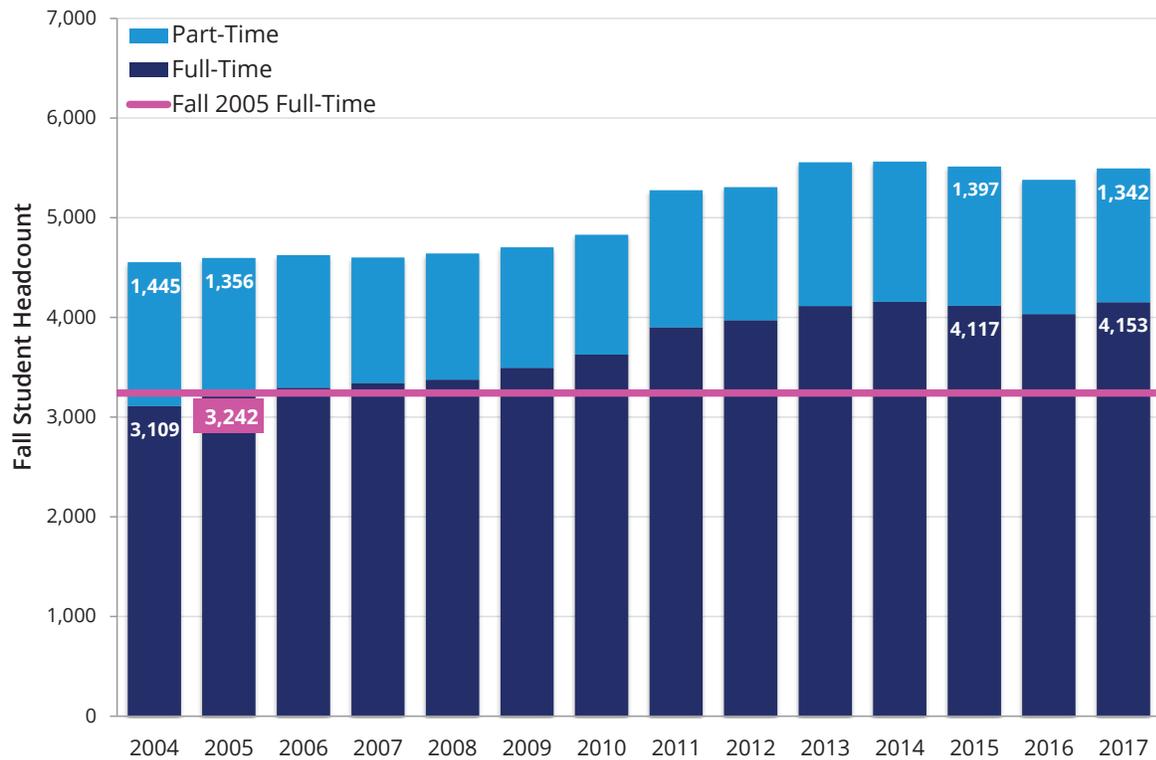
Undergraduate Enrollment. In Fall 2017, Worcester State enrolled 5,495 undergraduate students. The number of full-time undergraduates followed an inclining trend from Fall 2005 to Fall 2014, then, from Fall 2015 to Fall 2017, the full-time undergraduate population size remained fairly consistent. The full-time undergraduate population grew 28% over the past 12 years (911 more students), while the part-time population slightly declined.

The proportion of undergraduate students who were full-time began at 71% in Fall 2005 and slowly grew to 76% in Fall 2017. (See Figure B.)

Figure 9B

Undergraduate Student Enrollment by Part-Time/Full-Time Status, Worcester State, Fall 2004-2017

Source: Mass DHE 2018



DEMOGRAPHIC INFORMATION

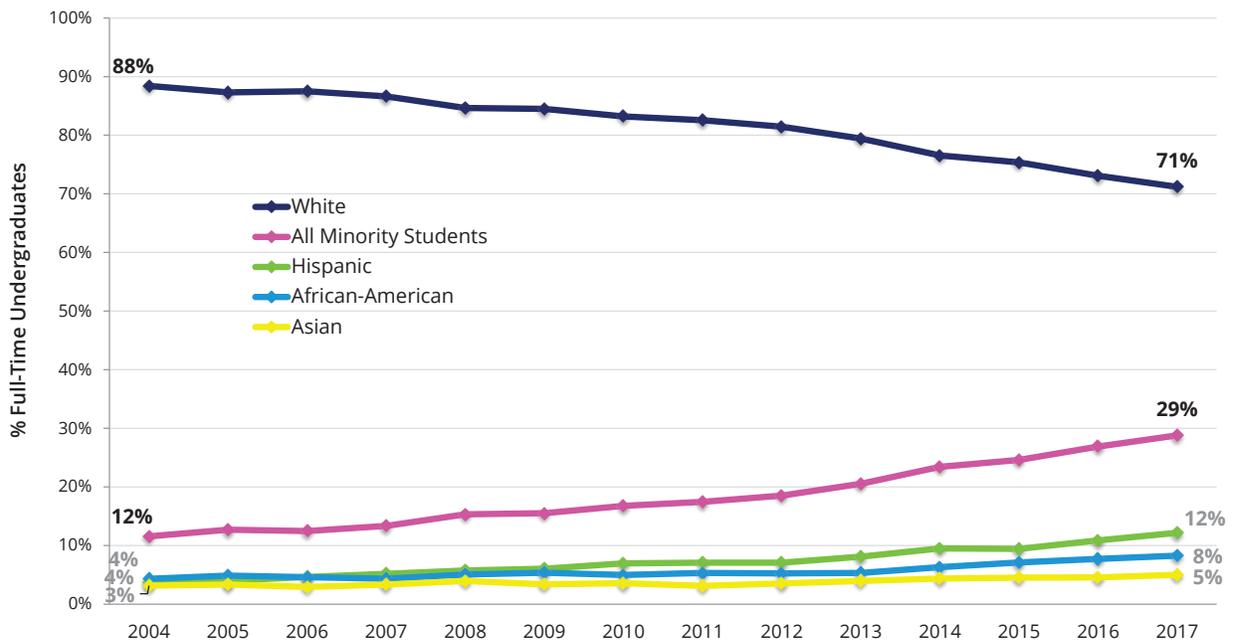
Student Body Composition. Traditional-aged students (18-24) constitute the majority of Worcester State’s full-time undergraduate enrollment, at 90%. In Fall 2017, the full-time undergraduate population is 59% female.

The overall proportion of full-time undergraduates who are minority students has been growing strongly over the last 12 years, from 13% in Fall 2005 to 29% in Fall 2017. In the same time period, the proportion of full-time undergraduates who are Hispanic has tripled from 4% to 12%. (See Figure C.)

Figure 9C

Full-Time Undergraduate Enrollment by Race/Ethnicity, Worcester State, Fall 2004-2017

Source: Mass DHE Special Calculation 2018



Note: In each year, the 'All Minority Students' percent includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American / Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above).

*Geographic Distribution.*¹ Worcester State draws 94% of its full-time undergraduate student body from Massachusetts, 5% from out of state, and 1% from abroad.

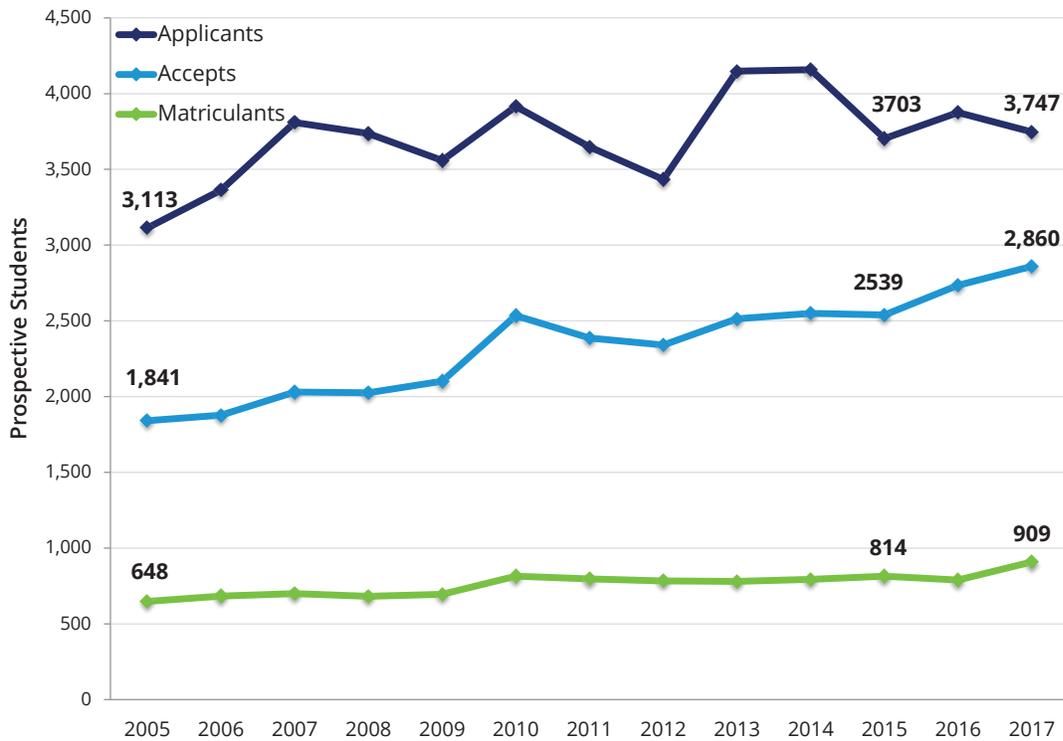
UNDERGRADUATE ADMISSIONS

First-Time Freshman Admissions. Worcester State’s first-time Freshman applications rose significantly from Fall 2005, peaking in Fall 2013. Compared to Fall 2005, the number of first-time Freshmen applicants increased by 20% to 3,747 in Fall 2017 (634 more applicants). In the same time period, the number of first-time Freshman matriculants grew 40% to 909 matriculants in Fall 2017. From Fall 2015 to Fall 2017, the number of first-time Freshman matriculants continued to grow 12% (95 more students). (See Figure E.)

Figure 9E

First-Time Freshman Admissions, Worcester State, Fall 2005-2017

Source: Worcester State University, Summer 2018



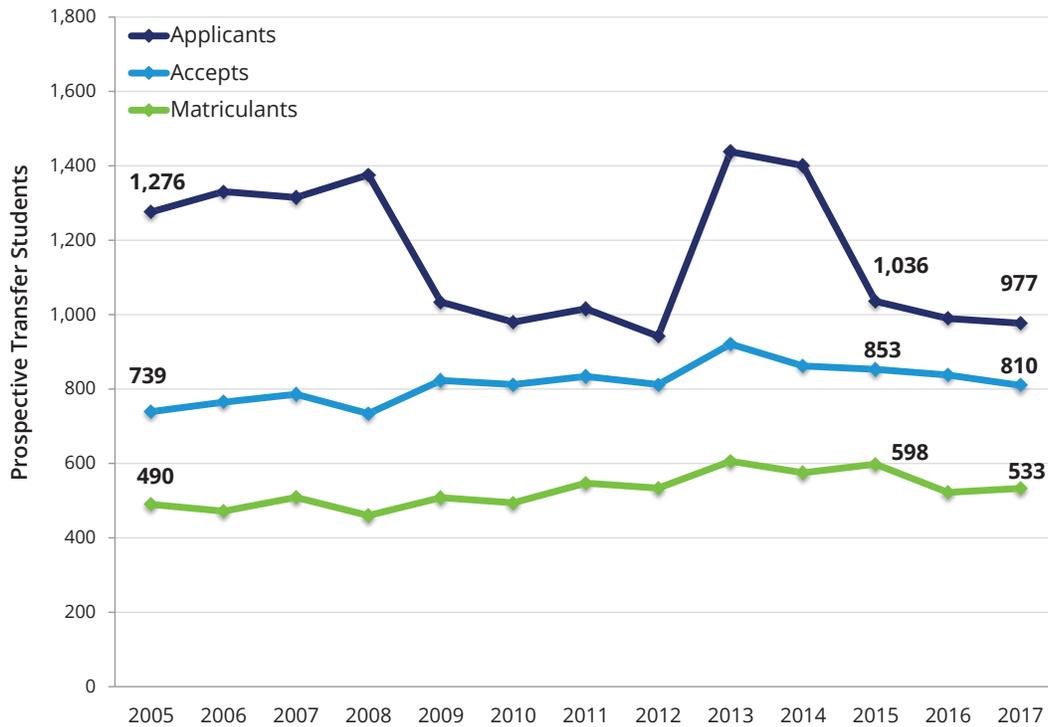
¹ Map B and Figure D of the previous update reports have been omitted here and will be added in Winter 2019 when the DHE provides the necessary data.

Transfer Admissions. After several years of decline, the total number of transfer applications strongly increased in Fall 2013 to 1,438 and has since decreased to 1,036 in Fall 2015. The number of enrolled transfer students has been on an upward trajectory throughout the decade, but has varied from year to year. The University has many transfer agreements, and participates in the MassTransfer program. (See Figure F.)

Figure 9F

Transfer Admissions, Worcester State, Fall 2005-2017

Source: Worcester State University, Summer 2018

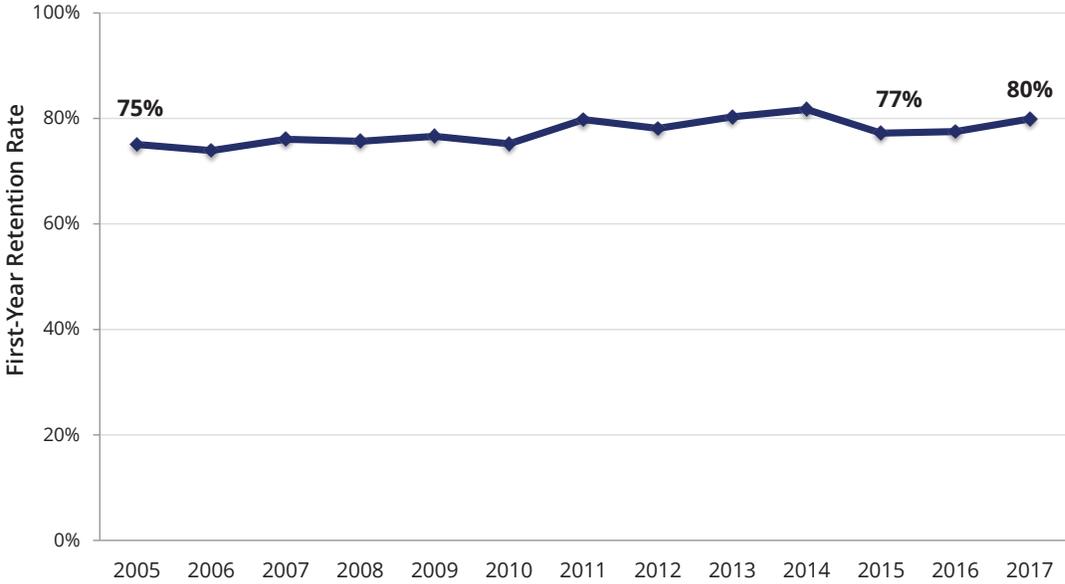


Recruitment and Retention. Worcester State’s retention rate increased from 75% in Fall 2005 to 82% in Fall 2014. The retention rate slightly dipped in Fall 2015, but then recovered to 80% in Fall 2017. The six-year graduation rate is 56%. (See Figure G.)

Figure 9G

First-Time, Full-Time Freshman Retention Rate, Worcester State, Fall 2005-2017*

Source: Mass DHE 2018



* The data for each year reflect the percentage of the previous year’s first-time, full-time Freshmen who returned to campus.

III. HOUSING

STRATEGIC POSITIONING

The 2016 report describes Worcester’s strategic positioning.

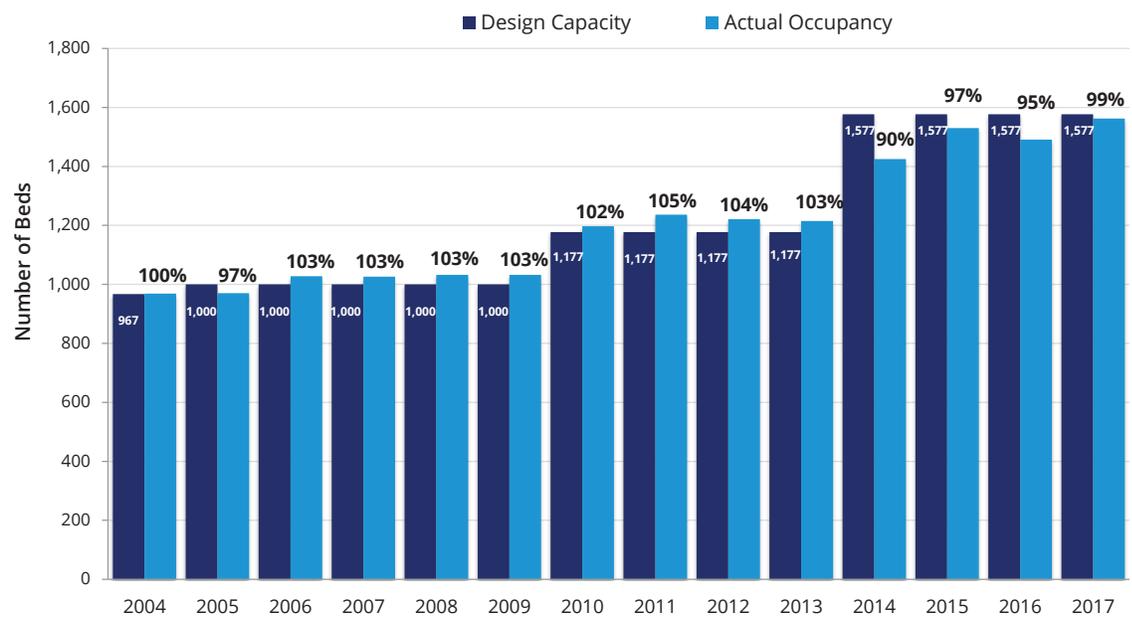
DEMAND

Occupancy. The overall occupancy of University housing is 99% in Fall 2017, only slightly under subscribed by 1%. Compared to Fall 2015, the occupancy rose by 2 percentage points. (See Figure H.)

Figure 9H

Housing Occupancy, Worcester State, Fall 2004-2017

Source: MSCBA, Summer 2018



The 2016 report describes demand for Worcester’s housing in detail.

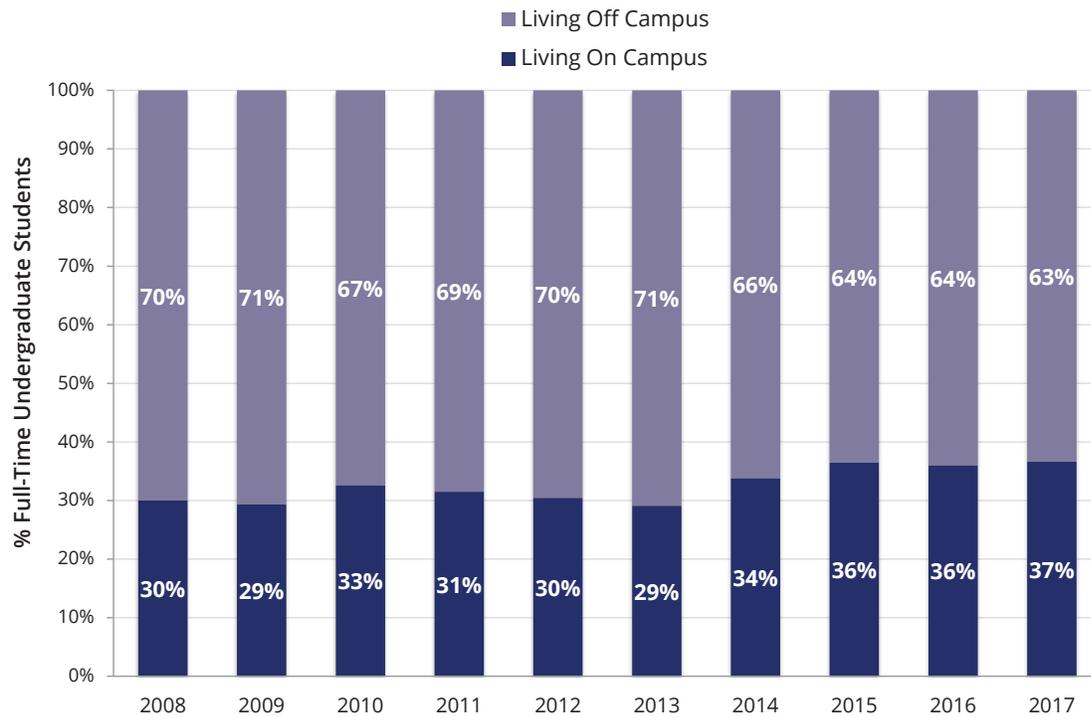
ON-CAMPUS STUDENT HOUSING PROFILE

Full-Time Undergraduates. Although Worcester has a goal of housing 50% of its students, it has not yet come close to achieving that. The percent of full-time undergraduates living on campus remained relatively constant since Fall 2008, with the exception of Fall 2010. In Fall 2017, 29% of the 4,140 full-time undergraduate students live on campus. (See Figure I.)

Figure 9I

Housing Situation of Full-Time Undergraduate Students, Worcester State, Fall 2008-2017

Source: Worcester State University, Summer 2018



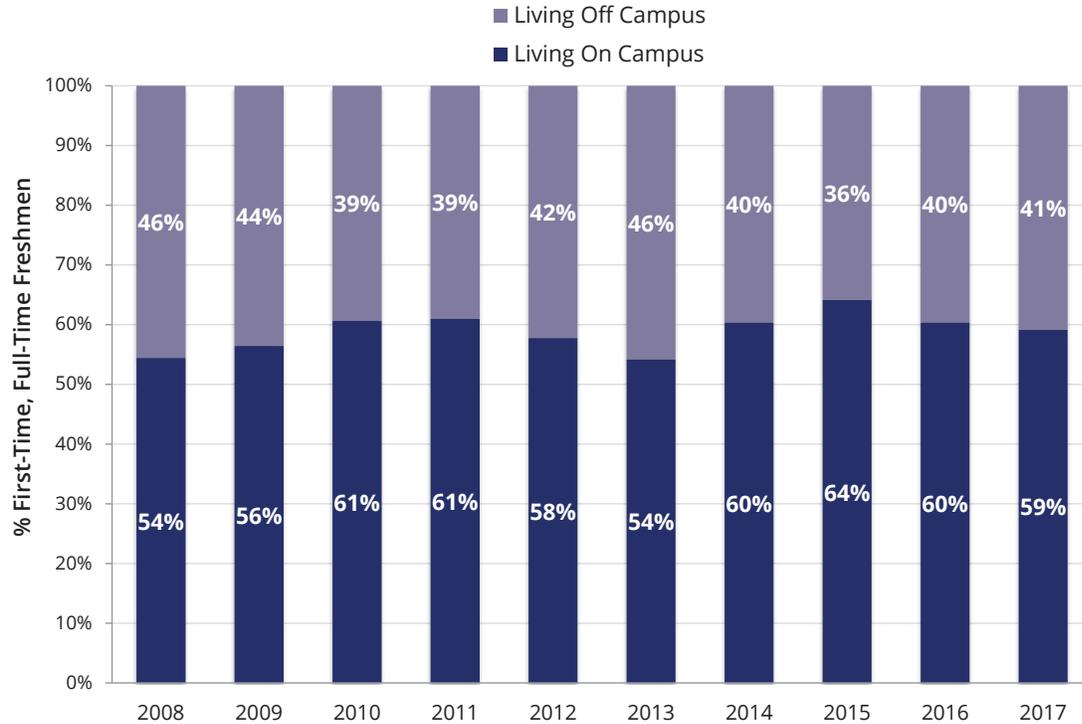
*First-Time, Full-Time Freshmen.*² The proportion of first-time, full-time Freshmen who live on campus significantly increased in Fall 2015 after the opening of Sheehan Hall to 64%. Since then, the proportion of first-time, full-time Freshmen living on campus declined to 59% in Fall 2017. Compared to Fall 2008, the percent of first-time, full-time Freshmen living on campus in Fall 2017 is 5 percentage points higher. (See Figure J.)

² 'First-time, full-time Freshmen' is a slightly different population than 'full-time Freshmen,' which includes transfer and other non-first-time students who still maintain Freshman status based on credits.

Figure 9J

Housing Situation of First-Time, Full-Time Freshmen, Worcester State, Fall 2008-2017

Source: Worcester State University, Summer 2018



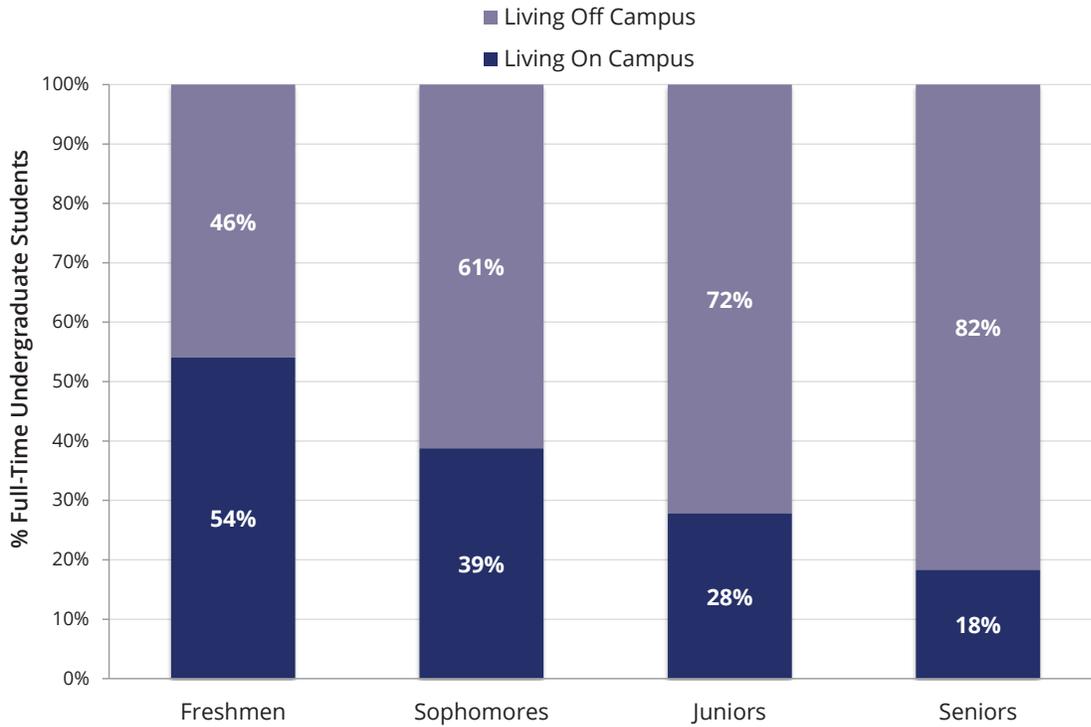
Full-Time Undergraduates by Class. The percent of full-time undergraduates living on campus in Fall 2017 is lower for each subsequent class. 54% of full-time Freshmen, 39% of Sophomores, 28% of Juniors, and 18% of Seniors live on campus. For each class, the proportion of full-time undergraduates living on campus increased from Fall 2015, indicating a growing preference in on-campus housing options.

While 59% of first-time, full-time Freshmen live on campus in Fall 2017 (Figure J), 54% of all full-time Freshmen, which include transfer students and other second-year students with Freshman status, live on campus. (See Figure K.)

Figure 9K

Housing Situation of Full-Time Undergraduate Students by Class Year, Worcester State, Fall 2015

Source: Worcester State University, Summer 2018



HOUSING PORTFOLIO: UPDATES

By bed type, in Fall 2017, 26% of beds are traditional, 25% of beds are suite-style, and 49% are in apartments.

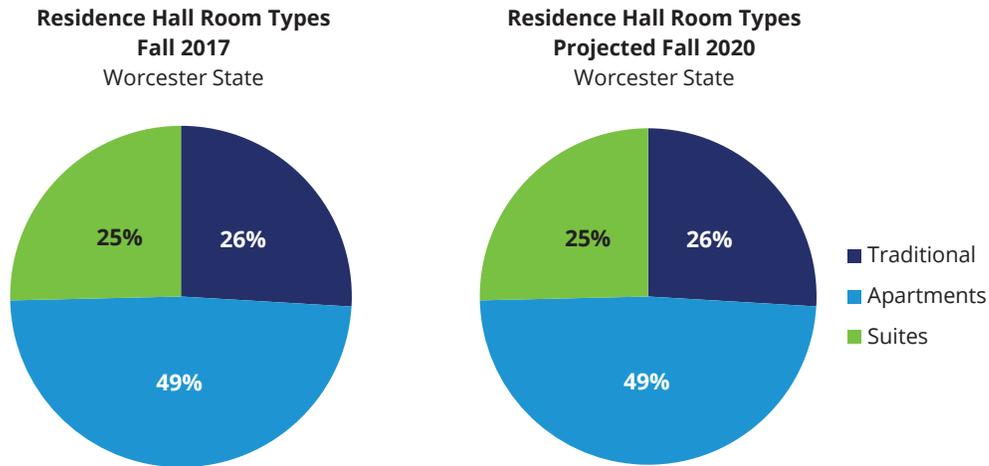
A complete listing of all Worcester State residence halls, including information on construction and renovation dates, square footage, room styles, and their costs, is included in the Appendix.

(See Figure L.)

Figure 9L

Residence Hall Room Types, Worcester State

Source: MSCBA, Summer 2018



FALL 2018 RENTAL CONTEXT

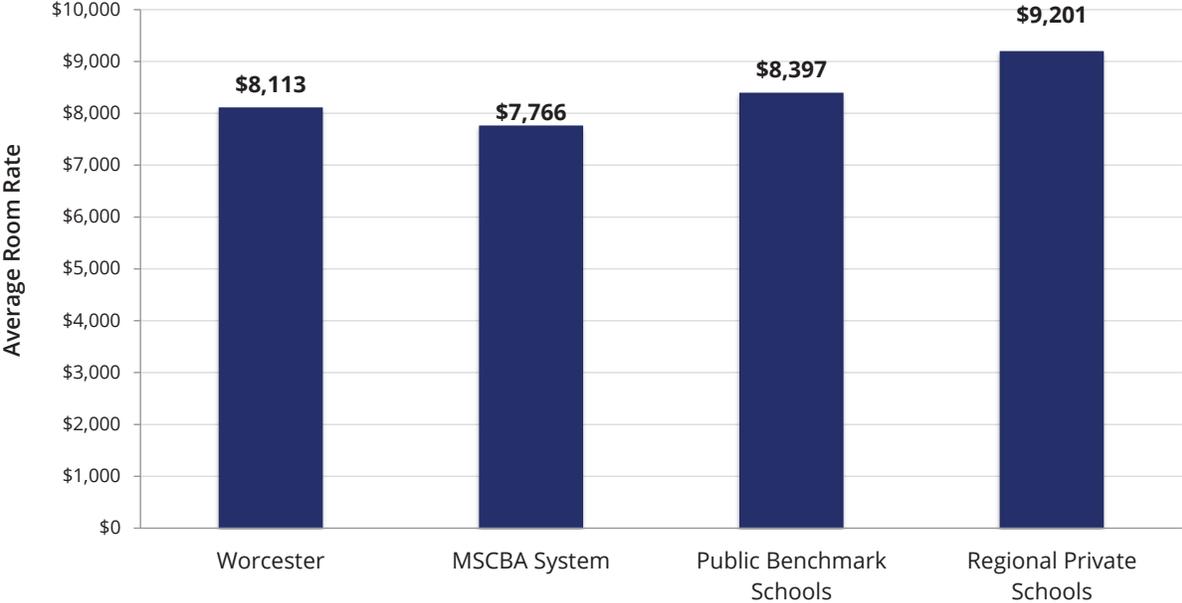
Overall Cost. The average cost of on-campus housing at Worcester State is \$8,113 per year. This figure is 4% higher than the MSCBA average rent; 3% lower than public benchmarks; and 12% lower than regional private benchmarks. (See Figure M.)



Figure 9M

Average Room Rate, Fall 2018

Source: MSCBA, Summer 2018; university websites, Summer 2018



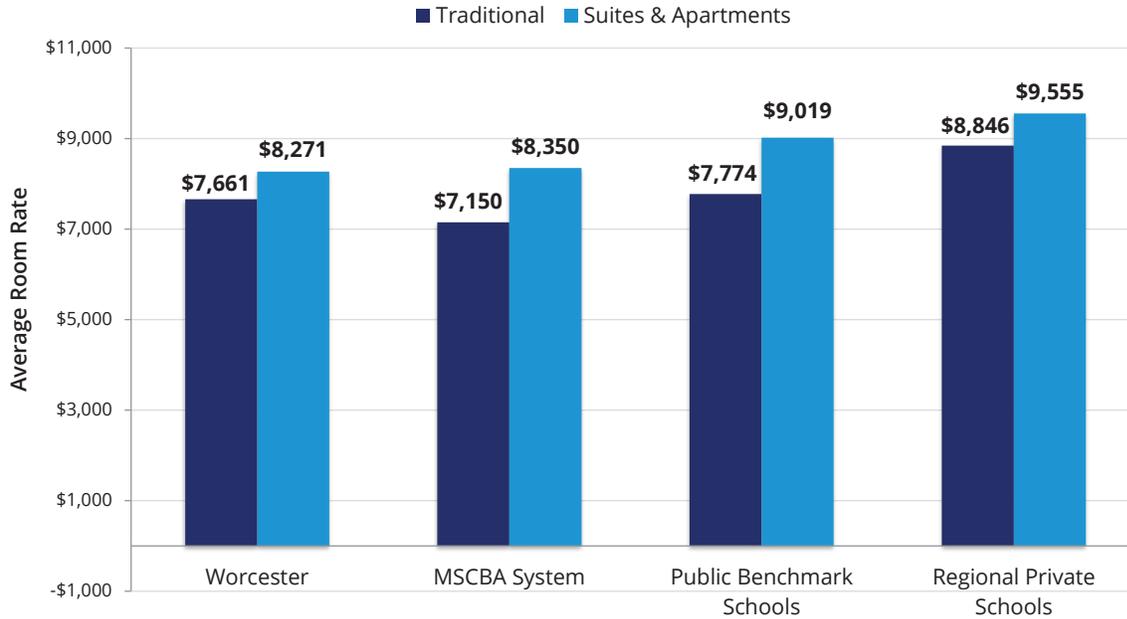
Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted. See Appendix for a list of public benchmark schools and regional private schools.

On-Campus Suites and Apartments. Worcester State’s on-campus suites and apartments are 8% more expensive than on-campus traditional housing. Rents for on-campus suites and apartments are 1% lower than the MSCBA average, 8% lower than public benchmarks, and 13% lower than regional private benchmarks. (See Figure N.)

Figure 9N

Average Room Rate, Fall 2018: Traditional vs. Suites and Apartments

Source: MSCBA, Summer 2018; university websites, Summer 2018



Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted.

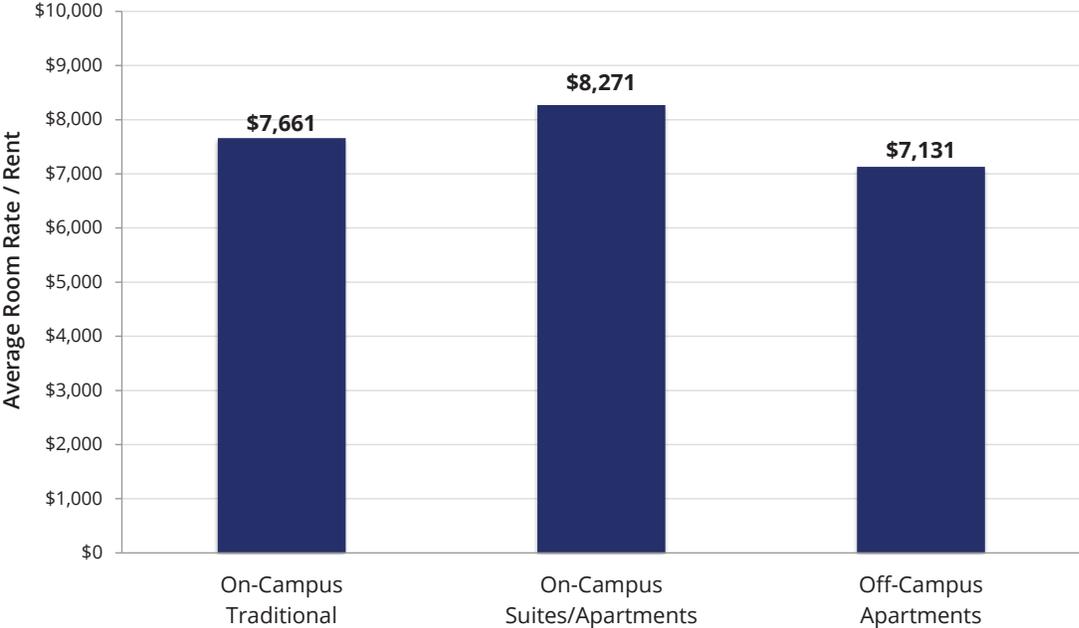
Off-Campus Housing. The average cost for off-campus housing significantly dropped from Fall 2016 to Fall 2018 as the average costs for both on-campus housing options only slightly increased. Based on real estate listings available in Summer 2018³, the average rent for on-campus suites and apartments is 16% higher than the average rent for off-campus housing in the area up to 1.25 miles surrounding Worcester State. (See Figure O.)

³ In December 2018, the average 10-month rental for 191 available properties near to Worcester State University on the West Side of Worcester of \$7,220 was very close to the Summer 2018 average.

Figure 90

Average On-Campus Room Rate and Off-Campus 10-Month Rent, Worcester State, Fall 2018

Source: MSCBA, Summer 2018; university websites, Summer 2018; market analysis, Summer 2018



Note: Average on-campus room rates for MSCBA schools are weighted by the number of rooms at each price; all other room rates are unweighted.

IV. PLANNED PROJECTS, AND POTENTIAL FUTURE PROJECTS

PLANNING CONTEXT

The portions of Worcester State’s 2015-2020 Strategic Plan that are relevant to housing and campus community are summarized in the MSCBA’s 2016 Strategic Plan Update. The following section demonstrates some of the ways that Worcester State may be addressing their goals and objectives through current and future housing initiatives.

Figure 9P**MSCBA PROJECTS**

The table below lists recently completed projects, those currently underway and those anticipated to be completed in the next few years.

2016-2018: Projects Completed

Wasylean Hall	New Domestic Hot Water System Cooling Tower Replacement
Dowden Hall	Student Room Furniture

2018-2019: Projects Underway

Dowden Hall	Elevator Replacements (2)
Chandler Village	Renewal or Replacement Study

2019 and Beyond: Future Projects Anticipated

Wasylean Hall	Evaporator Replacement
Sheehan Hall	Mechanical System Improvements

INITIATIVES

The 2016 report describes Worcester's recent housing initiatives and other campus initiatives.

V. SUMMARY

Worcester State's housing is at 99% occupancy in Fall 2017, and overall enrollment decreased slightly since 2014. The University is conducting a planning study for potential renovation or replacement of Chandler Village. In general, Worcester State is now turning its focus from building new beds to the programmatic aspects of developing and administering a top-notch residential experience to each student in the residence halls.

SECTION 3: APPENDIX

SOURCES

Data for this strategic review were assembled from several sources, including the Massachusetts State Universities, Massachusetts Department of Education sources, other education, higher education, government, and research organizations, and each school's Offices of Institutional Research.

Institutional Research Contacts include Kathleen McLaren-Poole, Bridgewater State University; Anthony Wilcox, Fitchburg State University; Ann Caso, Framingham State University; Gail Chartoff, Massachusetts College of Art and Design; Marlene Clapp, Massachusetts Maritime Academy; Jason Canales, Massachusetts College of Liberal Arts; Karen Sayles, Salem State University; Lisa Plantefaber, Westfield State University; Kenneth Smith, Worcester State University.

State campus enrollment figures for the past several years were provided by Mario Delci at the Massachusetts Department of Higher Education (DHE). The DHE reported full-time and part-time headcounts and full-time equivalents. The DHE also provided admissions and student retention data for recent years, extracted from their Higher Education Information Resource System (HEIRS) data system. The admissions statistics were augmented by information provided directly from the State Universities. Data on students in housing were provided by the MSCBA and the Offices of Housing and Residential Life at each of the State Universities.

The MSCBA provided information on State University rooms, occupancy levels, and rents. Peer comparison university rent information was obtained from those universities' websites. The list of peer institutions was established for the 2012 Strategic Update, and were chosen based on commonality with the State Universities' academic programs and their geographic locations. U.S. Department of Education Integrated Postsecondary Education Data System (IPEDS) peer university definitions were also used to help define the list of peer universities.

Off-campus rent estimates were developed from data collected from Craigslist.com and Zillow.com, and individual apartment complex and real estate websites, in summer 2018. To make the off-campus rental data comparable with school rent data, a number of adjustments were made to the off-campus data. To make the off-campus rental data equivalent to the ten-month rental cycle used for MSCBA rents, average monthly off-campus rents were multiplied by ten. A factor equal to 20% of the average off-campus rent for each school was added to the off-campus averages to take into account the services that are included in on-campus rents (heat, electricity, hot water, furniture, high-speed Internet service, and cable TV).

Projections of future enrollment were assembled from data provided by the U.S. Census Bureau and the University of Massachusetts Donahue Center, and other demographic data sources.

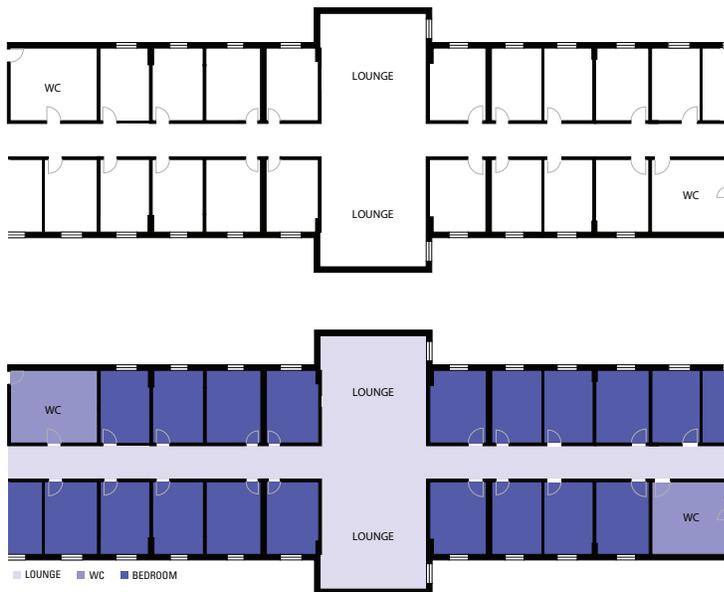
The report was compiled by Edward Adelman and Janet Chrisos at the MSCBA, and Rena Cheskis-Gold, Gilah Benson-Tilsen, Angela Lee, Matthew Rogers, Kaat Laheye, and William Buccheri at Demographic Perspectives, LLC.

HOUSING TYPOLOGIES

The following provides a brief summary of the major housing typologies in the MSCBA system, and some of the identifying characteristics of each. The system overall now has a moderate level of portfolio diversity, and future projects will continue to enhance the range of opportunity. The individual State Universities have quite different distributions of the various housing types.

TRADITIONAL DOUBLE-LOADED CORRIDOR

Figure 1



Characteristics

Bedrooms (mainly doubles, but can include triples, quads, or singles) are located on both sides of a single corridor.

Lounges are distributed among the bedrooms on each floor, with at least one large study lounge per floor.

Bathrooms are single-gender and shared with multiple showers and toilets per bathroom: generally, one per floor.

Pedagogical Values

Provides the 'classic' college experience.

Highly efficient use of space; low construction cost per square foot.

Shared facilities foster meeting new people and forming social groups.

Considered ideal for freshmen; encourages students to engage with others many times during the day.

SUITES

Figure 2



Characteristics

Bedrooms (singles and doubles) are arranged in a cluster, usually 2 to 4 rooms per suite (4 to 6 students).

Each suite has a living room that is shared according to the residents' wishes: there are also more public lounges per floor or on the ground floor of the residence hall.

Each suite has 1-2 bathrooms, depending on the size of the suite.

Allows for more flexibility in the floor plan.

Pedagogical Values

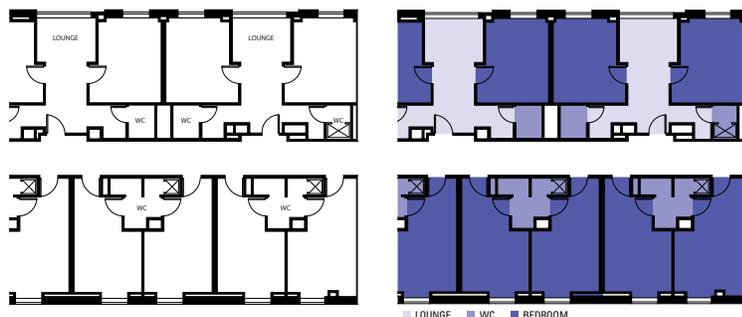
Can foster more intimate, immediate community.

Transitional step to greater independence for older students.

Provides added privacy that is increasingly valued as students remain in housing.

SEMI- SUITES (OR DOUBLE-DOUBLE)

Figure 3



Characteristics

Bedrooms (singles and doubles) are arranged in a cluster, usually 2 to 4 rooms per suite (4 to 6 students).

Each suite has a living room that is shared according to the residents’ wishes: there are also more public lounges per floor or on the ground floor of the residence hall.

Each suite has 1-2 bathrooms, depending on the size of the suite.

Allows for more flexibility in the floor plan.

Pedagogical Values

Can foster more intimate, immediate community.

More cost efficient than suite style housing.

Transitional step to greater independence for older students.

APARTMENTS

Figure 4



Characteristics

Bedrooms (singles, doubles), share common space: essentially a small apartment (2-4 rooms per apartment), able to be used as a fully independent living situation.

Each apartment has a living room, which may be shared space with the kitchen; there can also be more public lounges elsewhere in the building.

Each apartment has a bathroom and a kitchen.

Pedagogical Values

For older students- juniors, seniors, graduate students to gain experience with independent living.

Increased privacy.

Can be the final step in transition to fully independent off-campus living.

MSCBA RESIDENCE HALL DATA

The following table provides information about each State University's portfolio of residence halls. Year of construction or renovation is noted as well as square footage and typology of each residence hall.

Table 1

MSCBA Residence Hall Data, Fall 2018

BRIDGEWATER STATE UNIVERSITY

Residence Hall	Built	Renovated	Gross Sq. Ft.	Beds	Typology
Crimson Hall	2007		129,900	408	Suites
Stonehouse Hall (fka East)	2002		83,000	300	Suites
Great Hill Apartments	1978	2010	61,350	198	Apartments
Miles-Dinardo Halls	1989	2008	94,550	401	Traditional
Pope Hall	1960	2008	39,900	186	Traditional
Pope Hall Addition	2009		35,500	151	Traditional
Scott Hall	1960	2008	36,000	152	Traditional
Scott Hall Addition	2009		31,750	118	Traditional
Shea-Durgin Hall	1967	2010	140,400	650	Traditional
Weygand Hall	2013		170,000	500	Suites
Woodward Hall	1912	2002/2014	56,600	231	Traditional
CAMPUS TOTAL			878,950	3,295	

FITCHBURG STATE UNIVERSITY

Residence Hall	Built	Renovated	Gross Sq. Ft.	Beds	Typology
Aubuchon Hall	1967	2010/2014	100,000	325	Suites
Cedar House	1900	2010	13,348	28	Traditional
Herlihy Hall	1958	2002	37,760	154	Traditional
Mara Village	1989	2010	82,000	328	Suites
Mara Village Expansion	2009		38,000	104	Suites
Russell Towers	1971	2005	102,700	452	Traditional
Townhouse Apartments	1978	2017	47,680	189	Apartments
Simonds Hall	1918	2012	43,700	132	Suites
CAMPUS TOTAL			465,188	1,712	

FRAMINGHAM STATE UNIVERSITY

Residence Hall	Built	Renovated	Gross Sq. Ft.	Beds	Typology
Corinne Towers	1973	2006	110,000	504	Traditional
Horace Mann Hall	1920	2008	22,500	119	Traditional
Larned Hall	1968	2008	85,200	368	Traditional
Linsley Hall	1972	2002	22,250	80	Suites
			22,250	77	Traditional
West Hall	2016		95,000	316	Semi-suites
North Hall	2010		125,202	410	Semi-Suites
Peirce Hall	1917	2008	22,200	104	Traditional
CAMPUS TOTAL			504,602	1,978	

MASSACHUSETTS COLLEGE OF ART AND DESIGN

Residence Hall	Built	Renovated	Gross Sq. Ft.	Beds	Typology
Artists' Residence	2002		120,000	310	Apartments
Smith Hall	1920	1989/2009	32,000	116	Suites
Tree House	2012		147,000	493	Semi-Suites
CAMPUS TOTAL			297,000	919	

MASSACHUSETTS COLLEGE OF LIBERAL ARTS

Residence Hall	Built	Renovated	Gross Sq. Ft.	Beds	Typology
Berkshire Towers	1976	2009	73,000	312	Suites
Flagg Townhouses	1972	2010	110,000	486	Apartments
Hoosac Hall	1967	2010	64,500	247	Traditional
CAMPUS TOTAL			247,500	1,045	

MASSACHUSETTS MARITIME ACADEMY

Residence Hall	Built	Renovated	Gross Sq. Ft.	Beds	Typology
Beachmoor	1900	2011	7,819	15	Semi-Suites
Companies 1-6	1971/1973/1976	2007/2011/2014	180,800	1,032	Traditional
Companies 1-2 Expansion	2007		33,120	168	Traditional
Company 4 Buildover	2014		35,435	196	Traditional
CAMPUS TOTAL			257,174	1,411	

SALEM STATE UNIVERSITY

Residence Hall	Built	Renovated	Gross Sq. Ft.	Beds	Typology
Atlantic Hall	2004		141,980	452	Apartments
Bates Complex	1990	2010	107,700	354	Apartments
Bowditch Hall	1965	2005	59,500	276	Traditional
Marsh Hall	2010		162,637	525	Traditional
Peabody Hall	1965	2005	68,000	322	Traditional
Viking Hall	2015		102,000	353	Semi-Suites

CAMPUS TOTAL **641,817** **2,282**

WESTFIELD STATE UNIVERSITY

Residence Hall	Built	Renovated	Gross Sq. Ft.	Beds	Typology
Conlon, Seymor & Welch	1976	2001/2013	78,000	270	Apartments
Courtney Hall	1989	2009	105,463	460	Traditional
Davis Hall	1966	2014	73,700	268	Traditional
Dickinson Hall	1966	2007	73,700	272	Traditional
Lammers Hall	1972	2003	72,700	311	Traditional
New Hall	2005		125,096	404	Apartments
Scanlon Hall	1954	2010	79,200	356	Traditional
University Hall	2013		130,000	411	Suites

CAMPUS TOTAL **737,859** **2,752**

WORCESTER STATE UNIVERSITY

Residence Hall	Built	Renovated	Gross Sq. Ft.	Beds	Typology
Chandler Village	1973	2004	110,000	420	Apartments
Dowden Hall	1989	2010	57,000	236	Traditional
Dowden Hall Expansion	2010		41,640	173	Traditional
Sheehan Hall	2014		119,000	400	Semi-Suites
Wasylean Hall	2004		109,600	348	Apartments

CAMPUS TOTAL **437,240** **1,577**

PEER INSTITUTIONS USED FOR ROOM RATE COMPARISONS

Table 2

List of Peer Institutions, by State University

BRIDGEWATER STATE UNIVERSITY

Public Peer Colleges

Kutztown University of Pennsylvania
 Millersville University of Pennsylvania
 California University of Pennsylvania
 Rowan College of New Jersey
 SUNY Buffalo
 SUNY Oswego

Regional Private Colleges

Bentley University
 Curry College
 Dean College
 Northeastern University
 Suffolk University
 Wheaton College

FITCHBURG STATE UNIVERSITY

Public Peer Colleges

Bloomsburg University of Pennsylvania
 Salisbury State University
 Shippensburg University of Pennsylvania
 Sonoma State University
 SUNY New Paltz
 SUNY Plattsburgh
 The College of New Jersey
 William Patterson College of New Jersey

Regional Private Colleges

Endicott College
 Southern New Hampshire
 Springfield College
 Franklin Pierce College

FRAMINGHAM STATE UNIVERSITY

Public Peer Colleges

Coppin State University
 Kean University
 Morgan State University
 Rowan College of New Jersey
 Bloomsburg University of Pennsylvania
 Millersville University of Pennsylvania
 Shippensburg University of Pennsylvania

Regional Private Colleges

Babson College
 Brandeis University
 Regis College

MASSACHUSETTS COLLEGE OF ART AND DESIGN**Private Peer Colleges**

Cooper Union
 Maryland Institute College of Art
 Pratt Institute - Main
 School of Visual Arts
 The University of the Arts
 Rhode Island School of Design

Regional Private Colleges

Northeastern University
 Wentworth Institute of Technology
 Wheelock College
 School of the MFA

MASSACHUSETTS COLLEGE OF LIBERAL ARTS**Public Peer Colleges**

Castleton University
 Hartwick College
 Saint Mary's College of Maryland
 Susquehanna University
 Lyndon State College
 SUNY Albany
 SUNY Geneseo
 SUNY Potsdam
 University of Maine Farmington
 University of Pittsburgh Johnstown

Regional Private Colleges

Bennington College
 Green Mountain College
 Siena College

MASSACHUSETTS MARITIME ACADEMY**Public Maritime Academies**

California Maritime Academy
 Maine Maritime Academy
 SUNY Maritime College
 Citadel Military College of South Carolina
 Virginia Military Institute

Regional Private Colleges

Curry College
 Dean College
 Stonehill College
 Wheaton College
 Bentley University
 Western New England University
 Norwich University

SALEM STATE UNIVERSITY**Public Peer Colleges**

California University of Pennsylvania
 Kean University
 Montclair State University
 Rowan College of New Jersey
 SUNY Buffalo
 West Chester University of Pennsylvania
 The College of New Jersey

Regional Private Colleges

Endicott College
 Gordon College
 Southern New Hampshire
 Assumption College
 Bentley University
 Northeastern University
 Suffolk University
 Boston University

WESTFIELD STATE UNIVERSITY**Public Peer Colleges**

East Stroudsburg University of Pennsylvania
 Salisbury State University
 SUNY Geneseo
 The College of New Jersey
 SUNY Brockport

Regional Private Colleges

American International College
 Hampshire College
 Springfield College
 Western New England University
 Assumption College
 Bentley University

WORCESTER STATE UNIVERSITY**Public Peer Colleges**

East Stroudsburg University of Pennsylvania
 SUNY Brockport
 SUNY Geneseo
 William Patterson College of New Jersey

Regional Private Colleges

Assumption College
 Becker College
 Clark University
 College of the Holy Cross
 Rivier University
 Saint Anselm College

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Figure 2	Housing Design Capacity, as Percent of Full-Time Undergraduates, Actual (Fall 2005, 2013, 2015, 2017) and Projected (Fall 2020, 2025)
Table 3	MSCBA Projects

SECTION 2: CAMPUS PROFILES¹**BRIDGEWATER STATE UNIVERSITY**

Map 1A	Campus Map
Figure 1A	Student Enrollment, Fall 2004-2017
Figure 1B	Undergraduate Student Enrollment by Part-Time/Full-Time Status, Fall 2004-2017
Figure 1C	Full-Time Undergraduate Enrollment by Race/Ethnicity, Fall 2004-2017
Figure 1E	First-Time Freshman Admissions, Fall 2004-2017
Figure 1F	Transfer Admissions, Fall 2004-2017
Figure 1G	First-Time, Full-Time Freshman Retention Rate, Fall 2005-2017
Figure 1H	Housing Occupancy, Fall 2004-2017
Figure 1I	Housing Situation of Full-Time Undergraduate Students, Fall 2008-2017
Figure 1J	Housing Situation of First-Time, Full-Time Freshmen, Fall 2008-2017
Figure 1K	Housing Situation of Full-Time Undergraduate Students by Class Year, Fall 2017
Figure 1L	Residence Hall Room Types
Figure 1M	Average Room Rate, Fall 2018
Figure 1N	Average Room Rate, Fall 2018: Traditional vs. Suites and Apartments
Figure 1O	Average On-Campus Room Rate and Off-Campus 10-Month Rent, Fall 2018
Figure 1P	MSCBA Projects

FITCHBURG STATE UNIVERSITY

Map 2A	Campus Map
Figure 2A	Student Enrollment, Fall 2004-2017
Figure 2B	Undergraduate Student Enrollment by Part-Time/Full-Time Status, Fall 2004-2017
Figure 2C	Full Time Undergraduate Enrollment by Race/Ethnicity, Fall 2004-2017
Figure 2E	First-Time Freshman Admissions, Fall 2004-2017
Figure 2F	Transfer Admissions, Fall 2008-2017
Figure 2G	First-Time, Full-Time Freshman Retention Rate, Fall 2005-2017
Figure 2H	Housing Occupancy, Fall 2004-2017
Figure 2I	Housing Situation of Full-Time Undergraduate Students, Fall 2009-2017
Figure 2J	Housing Situation of First-Time, Full-Time Freshmen, Fall 2008-2017
Figure 2K	Housing Situation of Full-Time Undergraduate Students by Class Year, Fall 2017
Figure 2L	Residence Hall Room Types

¹ Map B and Figure D of the previous update reports have been omitted here and will be added in Winter 2019 when the DHE provides the necessary data.

Figure 2M	Average Room Rate, Fall 2018
Figure 2N	Average Room Rate, Fall 2018: Traditional vs. Suites and Apartments
Figure 2O	Average On-Campus Room Rate and Off-Campus 10-Month Rent, Fall 2018
Figure 2P	MSCBA Projects

FRAMINGHAM STATE UNIVERSITY

Map 3A	Campus Map
Figure 3A	Student Enrollment, Fall 2004-2017
Figure 3B	Undergraduate Student Enrollment by Part-Time/Full-Time Status, Fall 2004-2017
Figure 3C	Full Time Undergraduate Enrollment by Race/Ethnicity, Fall 2004-2017
Figure 3E	First-Time Freshman Admissions, Fall 2008-2017
Figure 3F	Transfer Admissions, Fall 2008-2017
Figure 3G	First-Time, Full-Time Freshman Retention Rate, Fall 2005-2017
Figure 3H	Housing Occupancy, Fall 2004-2017
Figure 3I	Housing Situation of Full-Time Undergraduate Students, Fall 2008-2017
Figure 3J	Housing Situation of First-Time, Full-Time Freshmen, Fall 2008-2017
Figure 3K	Housing Situation of Full-Time Undergraduate Students by Class Year, Fall 2017
Figure 3L	Residence Hall Room Types
Figure 3M	Average Room Rate, Fall 2018
Figure 3N	Average Room Rate, Fall 2018: Traditional vs. Suites and Apartments
Figure 3O	Average On-Campus Room Rate and Off-Campus 10-Month Rent, Fall 2018
Figure 3P	MSCBA Projects

MASSACHUSETTS COLLEGE OF ART AND DESIGN

Map 4A	Campus Map
Figure 4A	Student Enrollment, Fall 2004-2017
Figure 4B	Undergraduate Student Enrollment by Part-Time/Full-Time Status, Fall 2004-2017
Figure 4C	Full-Time Undergraduate Enrollment by Race/Ethnicity, Fall 2004-2017
Figure 4E	First-Time Freshman Admissions, Fall 2008-2017
Figure 4F	Transfer Admissions, Fall 2008-2017
Figure 4G	First-Time, Full-Time Freshman Retention Rate, Fall 2005-2017
Figure 4H	Housing Occupancy, Fall 2004-2017
Figure 4I	Housing Situation of Full-Time Undergraduate Students, Fall 2008-2017
Figure 4J	Housing Situation of First-Time, Full-Time Freshmen, Fall 2008-2017
Figure 4K	Housing Situation of Full-Time Undergraduate Students by Class Year, Fall 2017
Figure 4L	Residence Hall Room Types
Figure 4M	Average Room Rate, Fall 2018
Figure 4N	Average Room Rate, Fall 2018: Traditional vs. Suites and Apartments
Figure 4O	Average On-Campus Room Rate and Off-Campus 10-Month Rent, Fall 2018
Figure 4P	MSCBA Projects

MASSACHUSETTS COLLEGE OF LIBERAL ARTS

Map	5A	Campus Map
Figure	5A	Student Enrollment, Fall 2004-2017
Figure	5B	Undergraduate Student Enrollment by Part-Time/Full-Time Status, Fall 2004-2017
Figure	5C	Full-Time Undergraduate Enrollment by Race/Ethnicity, Fall 2004-2017
Figure	5E	First-Time Freshman Admissions, Fall 2004-2017
Figure	5F	Transfer Admissions, Fall 2008-2017
Figure	5G	First-Time, Full-Time Freshman Retention Rate, Fall 2005-2017
Figure	5H	Housing Occupancy, Fall 2004-2017
Figure	5I	Housing Situation of Full-Time Undergraduate Students, Fall 2008-2017
Figure	5J	Housing Situation of First-Time, Full-Time Freshmen, Fall 2008-2017
Figure	5K	Housing Situation of Full-Time Undergraduate Students by Class Year, Fall 2017
Figure	5L	Residence Hall Room Types
Figure	5M	Average Room Rate, Fall 2018
Figure	5N	Average Room Rate, Fall 2018: Traditional vs. Suites and Apartments
Figure	5O	Average On-Campus Room Rate and Off-Campus 10-Month Rent, Fall 2018
Figure	5P	MSCBA Projects

MASSACHUSETTS MARITIME ACADEMY

Map	6A	Campus Map
Figure	6A	Student Enrollment, Fall 2004-2017
Figure	6B	Undergraduate Student Enrollment by Part-Time/Full-Time Status, Fall 2004-2017
Figure	6C	Full-Time Undergraduate Enrollment by Race/Ethnicity, Fall 2004-2017
Figure	6E	First-Time Freshman Admissions, Fall 2008-2017
Figure	6F	Transfer Admissions, Fall 2008-2017
Figure	6G	First-Time, Full-Time Freshman Retention Rate, Fall 2005-2017
Figure	6H	Housing Occupancy, Fall 2004-2017
Figure	6I	Housing Situation of Full-Time Undergraduate Students, Fall 2008-2017
Figure	6J	Housing Situation of All Full-Time Freshmen, Fall 2008-2017
Figure	6K	Housing Situation of All Full-Time Undergraduate Students by Class Year, Fall 2017
Figure	6L	Residence Hall Room Types
Figure	6M	Average Room Rate, Fall 2018
Figure	6P	MSCBA Projects

Note: Figures 'N' and 'O' are omitted for Massachusetts Maritime Academy.

SALEM STATE UNIVERSITY

Map	7A	Campus Map
Figure	7A	Student Enrollment, Fall 2004-2017
Figure	7B	Undergraduate Student Enrollment by Part-Time/Full-Time Status, Fall 2004-2017
Figure	7C	Full-Time Undergraduate Enrollment by Race/Ethnicity, Fall 2004-2017
Figure	7E	First-Time Freshman Admissions, Fall 2008-2017

Figure 7F	Transfer Admissions, Fall 2004-2017
Figure 7G	First-Time, Full-Time Freshman Retention Rate, Fall 2005-2017
Figure 7H	Housing Occupancy, Fall 2004-2017
Figure 7I	Housing Situation of Full-Time Undergraduate Students, Fall 2008-2017
Figure 7J	Housing Situation of First-Time, Full-Time Freshmen, Fall 2008-2017
Figure 7K	Housing Situation of Full-Time Undergraduate Students by Class Year, Fall 2017
Figure 7L	Residence Hall Room Types
Figure 7M	Average Room Rate, Fall 2018
Figure 7N	Average Room Rate, Fall 2018: Traditional vs. Suites and Apartments
Figure 7O	Average On-Campus Room Rate and Off-Campus 10-Month Rent, Fall 2018
Figure 7P	MSCBA Projects

WESTFIELD STATE UNIVERSITY

Map 8A	Campus Map
Figure 8A	Student Enrollment, Fall 2004-2017
Figure 8B	Undergraduate Enrollment by Part-Time/Full-Time Status, Fall 2004-2017
Figure 8C	Full Time Undergraduate Enrollment by Race/Ethnicity, Fall 2004-2017
Figure 8E	First-Time Freshman Admissions, Fall 2004-2017
Figure 8F	Transfer Admissions, Fall 2008-2017
Figure 8G	First-Time, Full-Time Freshman Retention Rate, Fall 2005-2017
Figure 8H	Housing Occupancy, Fall 2004-2017
Figure 8I	Housing Situation of Full-Time Undergraduate Students, Fall 2008-2017
Figure 8J	Housing Situation of First-Time, Full-Time Freshmen, Fall 2008-2017
Figure 8K	Housing Situation of Full-Time Undergraduate Students by Class Year, Fall 2017
Figure 8L	Residence Hall Room Types
Figure 8M	Average Room Rate, Fall 2018
Figure 8N	Average Room Rate, Fall 2018: Traditional vs. Suites and Apartments
Figure 8O	Average On-Campus Room Rate and Off-Campus 10-Month Rent, Fall 2018
Figure 8P	MSCBA Projects

WORCESTER STATE UNIVERSITY

Map 9A	Campus Map
Figure 9A	Student Enrollment, Fall 2004-2017
Figure 9B	Undergraduate Student Enrollment by Part-Time/Full-Time Status, Fall 2004-2017
Figure 9C	Full-Time Undergraduate Enrollment by Race/Ethnicity, Fall 2004-2017
Figure 9E	First-Time Freshman Admissions, Fall 2005-2017
Figure 9F	Transfer Admissions, Fall 2005-2017
Figure 9G	First-Time, Full-Time Freshman Retention Rate, Fall 2005-2017
Figure 9H	Housing Occupancy, Fall 2004-2017
Figure 9I	Housing Situation of Full-Time Undergraduate Students, Fall 2008-2017
Figure 9J	Housing Situation of First-Time, Full-Time Freshmen, Fall 2008-2017
Figure 9K	Housing Situation of Full-Time Undergraduate Students by Class Year, Fall 2017
Figure 9L	Residence Hall Room Types
Figure 9M	Average Room Rate, Fall 2018
Figure 9N	Average Room Rate, Fall 2018: Traditional vs. Suites and Apartments
Figure 9O	Average On-Campus Room Rate and Off-Campus 10-Month Rent, Fall 2018
Figure 9P	MSCBA Projects

SECTION 3: APPENDIX

Table 1	MSCBA Residence Hall Data, Fall 2018
Figure 1	Traditional Double-Loaded Corridor Example
Figure 2	Suite Example
Figure 3	Semi-Suite Example
Figure 4	Apartment Example
Table 2	List of Peer Institutions, by State University

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