

Strategic Plan Update 2010

Massachusetts State College Building Authority

February 2011

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Table of Contents

Preface	5
PART I : MSCBA System Update and Strategic Directions	9
CHAPTER 1 : System Overview	9
Introduction	11
Occupancy	12
Rents	14
Housing Typologies	16
System Housing Portfolio	19
CHAPTER 2 : Looking Forward	23
Enrollments	25
Economic change	27
Moody's Annual Outlook for U.S. Higher Education	28
Housing demand	29
CHAPTER 3 : Strategic Directions	31
Strategic Directions	33
Program Summary	33
PART II : Campus Profiles	35
Introduction	37
Bridgewater State University	39
Fitchburg State University	45
Framingham State University	51
Massachusetts College of Art	57
Massachusetts College of Liberal Arts	63
Massachusetts Maritime Academy	69
Salem State University	75
Westfield State University	81
Worcester State University	87
Appendices	93
Glossary of Terms	95
Wait List and Admissions Survey Results	97
MSCBA Rent Tables	98
List of Charts and Tables	101

February 2011

Preface

The Authority enters 2011 in a strong position to continue providing residential and student activity facilities to the nine campuses of the Massachusetts State University system. During the last decade, most of its existing housing stock has been comprehensively renewed or built new. Capacity for additional on-campus residents and portfolio diversity are both reflected in the new residence halls built during the past few years. Occupancy continues to be strong on each campus. The Authority's rent levels are competitive for students, and sufficient to meet its financial obligations. There are still comprehensive renewals to be undertaken, and during the next decade buildings will come up for periodic renewal. The scale of this work, however, is readily manageable within the Authority's resources.

The MSCBA's pool of potential residents is drawn primarily from the full time undergraduates at the state universities. Enrollments are affected by the quality and availability of higher education, as well as by the number of potential students. This number is in turn a combination of demographics, economics, workforce changes, and social, immigration and geographic trends. Exploration of recent information on these factors has led to retaining the planning number from the previous Strategic Plan - 2005 enrollments - as a working base enrollment for this cycle of planning. Beyond the gross enrollment numbers, however, need for housing and related projects is strongly influenced by the specific goals and conditions at individual colleges. With a stable overall planning number for enrollments, it is feasible to address individual college needs more directly.

This report is the MSCBA's strategic review of its ongoing programs and planning context in 2010 for the next two years. It is anticipated that new demographic data concomitant with the 2010 federal census and trends in Massachusetts public higher education enrollment will form the basis for a new Strategic Plan in 2012. Ongoing monitoring of the Authority's housing production and pricing in relation to student enrollment and demand, as well as the larger context of student housing, is included here as background to housing and other student activity projects. This document follows on earlier planning work by the Authority including 2004, 2006, and 2008 plans.

Part One of this document provides an update and discussion of systemwide information, and explores strategic directions forward for the housing capacity program.

Part Two includes more detailed information for each individual campus, and additional systemwide detailed data.

Part Three includes appendix information.

Acknowledgments

Edward Adelman, Executive Director; Kate Murray, Assistant Director; and Janet Chrisos, Director of Capital Projects, provided clear and thoughtful direction in the preparation of this report, ably aided as always by Ellen Bell, Chief Administrative Officer. Jonathan Keller and Mario Delci provided information and perspective from the Department of Higher Education.

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Marissa Cheng Consulting

PART I MSCBA System Update and Strategic Directions

February 2011

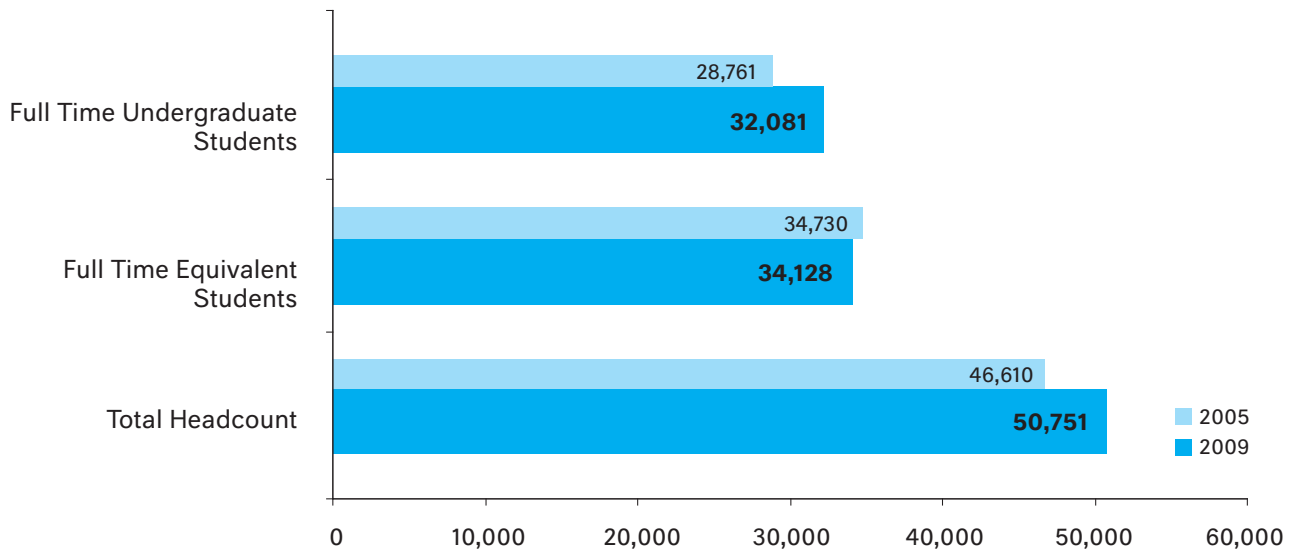
CHAPTER 1 System Overview

February 2011

Introduction

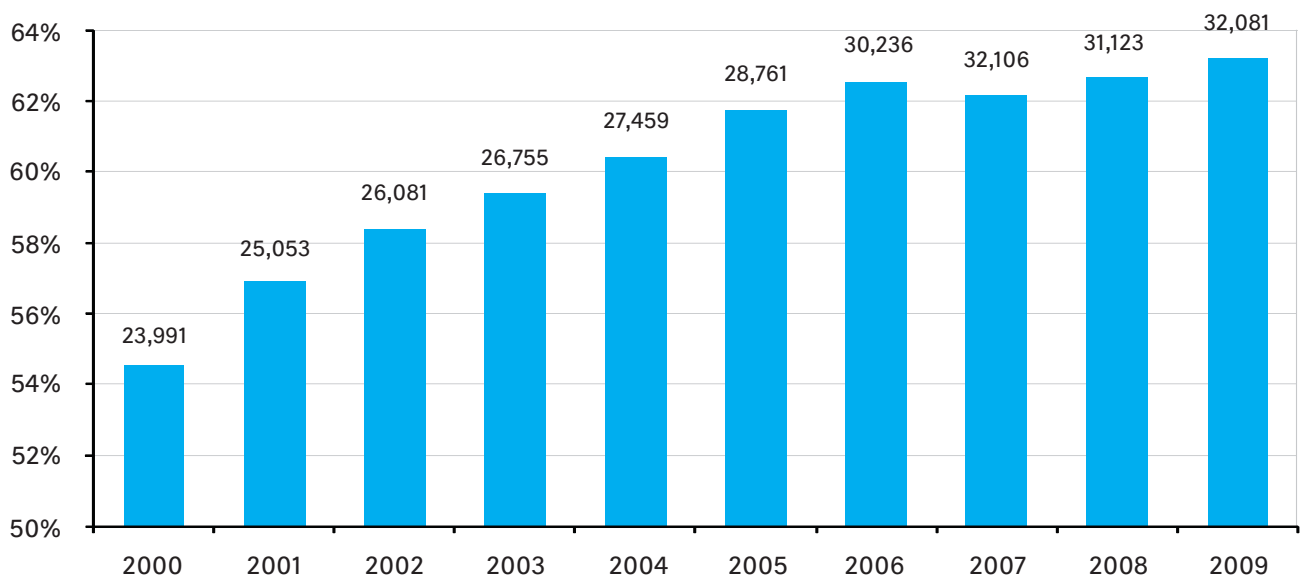
This section looks at MSCBA housing during the academic year 2009-2010, considering the amount and type of housing available to students in the system, and how the system is operating in terms of occupancy, rents and condition. The MSCBA portfolio includes 13,152 beds at the nine State Universities, and is moving forward on the projects identified in earlier plans. The beds serve a student population which continues to grow both in absolute numbers and in proportion of full time undergraduate students.

FIGURE 1. Fall 2009 State University System Enrollment Summary



Source Massachusetts Department of Higher Education, 2010

FIGURE 2. State University Full Time Undergraduates as a Percent of Total Headcount

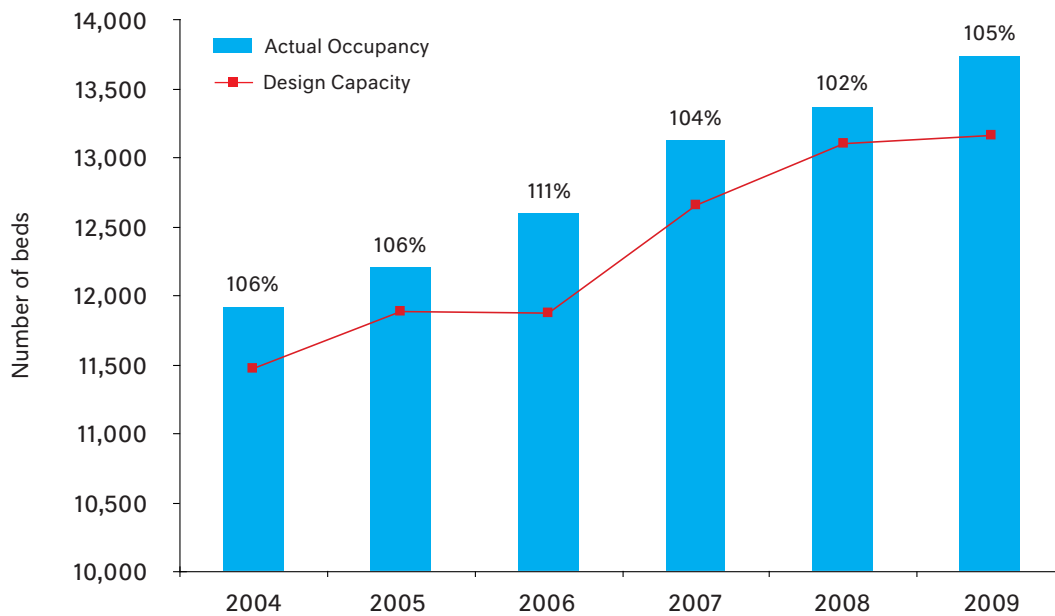


Source Massachusetts Department of Higher Education, 2010

Occupancy

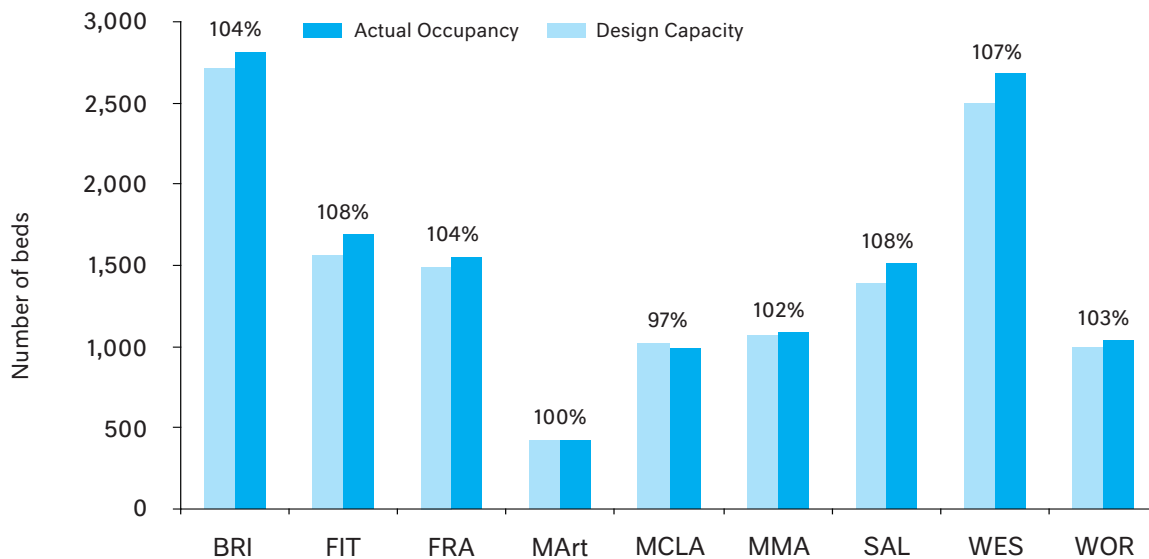
Students are choosing to live on campus with vigor. Occupancy for Fall 2009 was again very high at most campuses, with an overall annual system occupancy of 105%.

FIGURE 3. Fall 2009 System Actual Occupancy versus Design Capacity



Source Massachusetts State College Building Authority, 2010

FIGURE 4. Fall 2009 Actual Occupancy versus Design Capacity by Campus



Source Massachusetts State College Building Authority, 2010

Although the Authority has added housing steadily over the past few years, student demand for housing has also increased. While this is clear evidence of continuing strong demand for the Authority's housing, it can lead to overcrowding, which could reduce the attractiveness of on-campus housing and increase wear and tear. Recently completed housing facilities - and projects under construction - will help to better match occupancy with capacity.

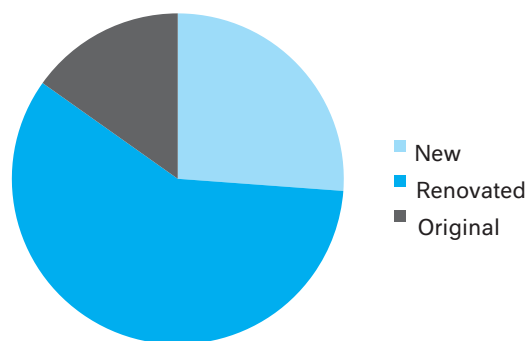
The systemwide occupancy rate reflects different circumstances at the campuses. Special circumstances at some institutions call for higher or lower than average rates, resulting in some service gaps in the total pool of housing.

Mass Maritime requires its cadets to live on campus as part of the academic program. MCLA also has a strong residential focus, with a target of 75% or more of its students on campus. By contrast, the goal for on-campus housing for MassArt is under 50% of its students. It is part of the Boston cluster of many colleges and universities, where student housing has traditionally been available in off-campus apartments. This may be an area of change – increasingly Boston institutions are moving toward higher levels of on-campus residence in order to reduce conflict with neighbors and the city government, as well as provide some predictability for their students in the volatile Boston housing market. Some institutions – notably Bridgewater, Salem and Worcester – continue to have strong enrollment growth and strong demand for housing, with a small starting base of available beds. Capacity additions at these institutions are making progress, but all three are well below their housing targets.

It is important to note that much of the Authority's housing has been either built or renewed within the last decade.

One of the results of this renewal is that there is now a window of 10 to 15 years during which the focus can be on further capacity addition, or on other types of projects, before the cyclical program of capital renewal becomes necessary.

FIGURE 5. MSCBA System Housing Portfolio by Condition

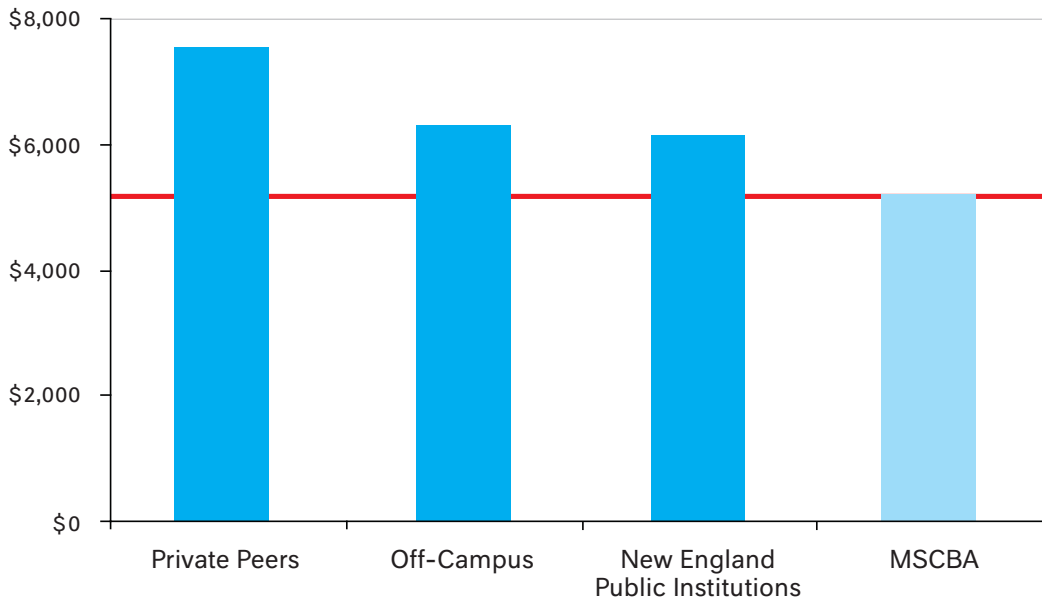


Rents

The cost of housing to students is another key factor. A reasonable level of rent encourages students to live on campus, and generates sufficient revenue for overall operations.

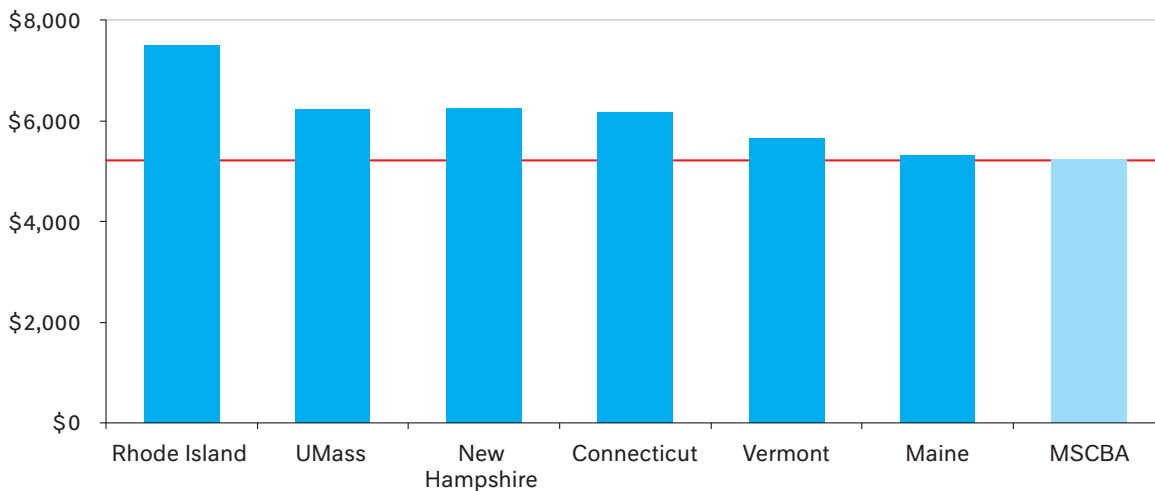
The Authority’s average academic year rent for 2009-10 was \$5,213. It is lower than the average of other New England public institutions and is considerably below the cost of living off campus or at private peer institutions. The Authority’s current rent levels provide sufficient revenue to fund the cost of debt service, utilities, operations and maintenance, and reserves, as necessary to sustain quality facilities and as required by its legislation.

FIGURE 6. System Average Rent Comparison



Source Massachusetts State College Building Authority, 2010

FIGURE 7. Public Higher Education Average Rent Comparison

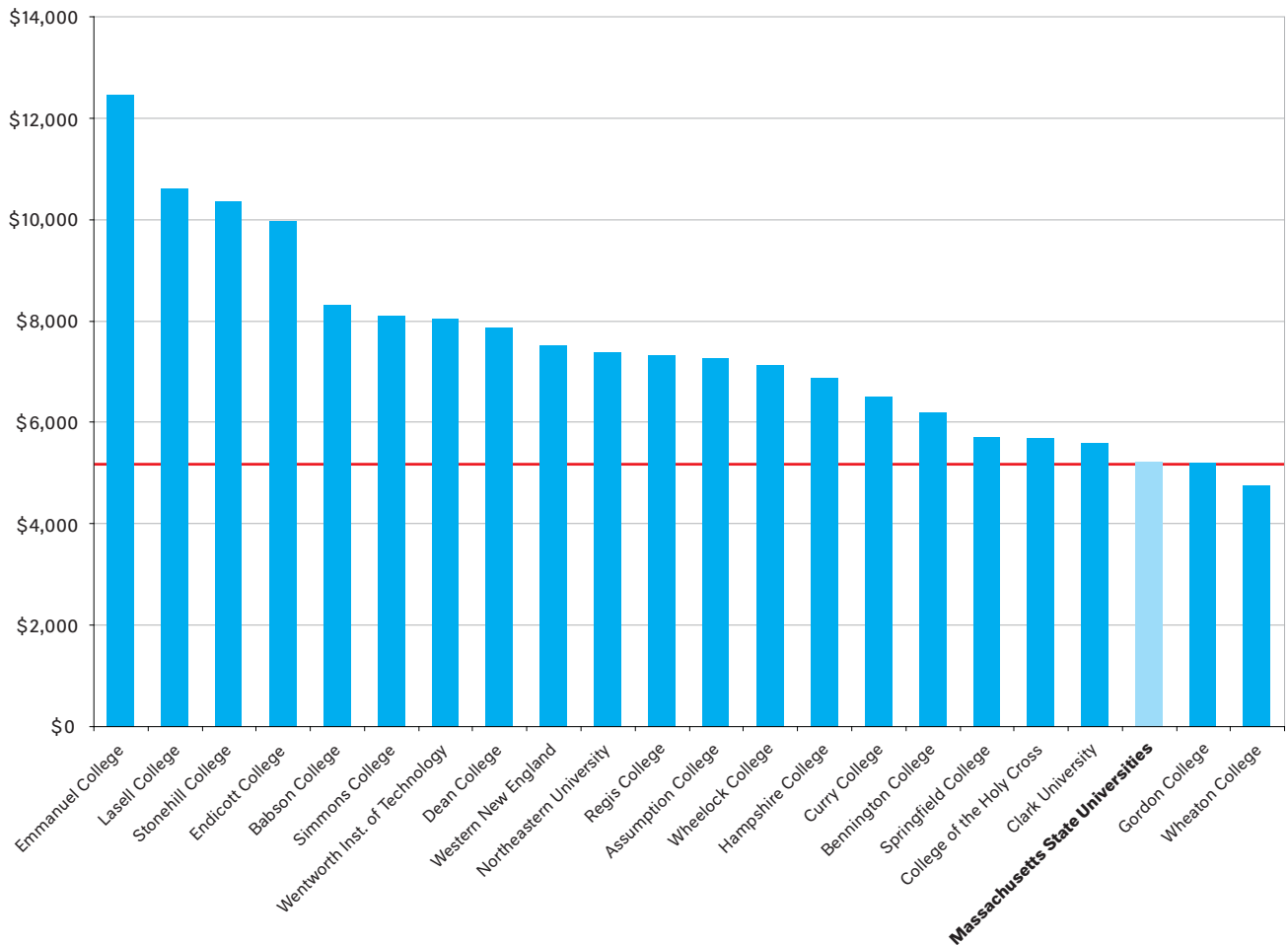


Source Massachusetts State College Building Authority, 2010

MSCBA rents are competitive with other public institutions in New England. As students make college choices in this difficult economic time, MSCBA's ability to offer reasonable rentals for attractive housing increases the desirability of the Massachusetts State University choice.

The following graph illustrates the room rent at the private and peer institutions that potential Massachusetts State University students also consider. MSCBA's rates are at the lower cost end of the scale and support the attractiveness of the State University choice.

FIGURE 8. MSCBA v. Regional Private College & University Room Rent



Source Massachusetts State College Building Authority, 2010

Housing Typologies

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

- Enhanced physical settings – both increased amenities and an increased variety of housing types in a mix of housing typologies,
- Enhanced programming and social support for residents through residential life programs,
- Living/learning capacity programs, which are both physical and programmatic, to enhance the collegiate experience.

Most institutions benefit from having a mixture of housing types on campus.

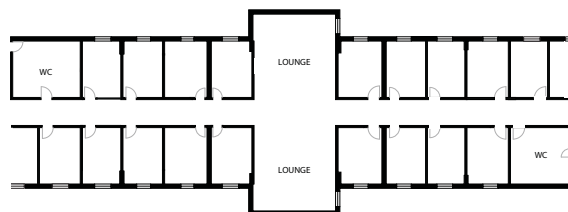
- Different types of housing appeal to students in different market environments. During this decade there has been repeated upgrading of college housing amenities at many undergraduate institutions as part of increasing their market attractiveness to students. These upgrades have been seen as a competitive necessity to prevent losing students to other colleges. Having a basic diversity of housing types allows the State Universities and the Authority to respond in a more fleet-footed way.
- A range of housing configurations provides a diversity of community and privacy appropriate for different levels of student development. Undergraduates of traditional age classically make a transition during their college years from adolescence to adulthood. This is often reflected in growing independence in living situation over this period. Traditional style residence halls – with their double rooms and shared baths – provide group support during the early phases of this change. Sophomores and juniors typically seek more independence. Single rooms within traditional halls, suite and apartments all can serve this need. Older students are more likely to want and to make good use of apartment settings or off-campus housing.
- Different types of student housing provide opportunities for varied educational and developmental programs. Institutional housing has always offered some level of social support or supervision in addition to bed space. A strong recent trend has been to also provide structured programs of academic and social support. These are sometimes focused towards 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.
- Last but certainly not least of the advantages, a diversity of housing types suitable to the college's programs can provide the flexibility to respond quickly and effectively to market trends, and provide the physical setting to offer needed programs less burdensome requirements for major capital investments.

Typology Examples

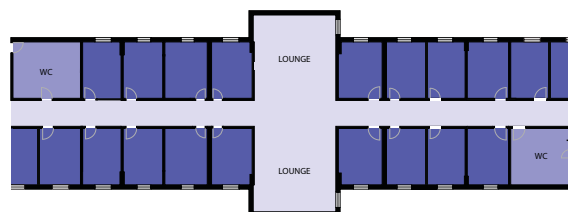
Figure 9 identifies the major housing typologies in the MSCBA system, and some of the identifying characteristics of each. The system overall now has a moderate level of portfolio diversity; future projects should enhance this range of opportunity. Individual campuses have quite different distributions of the various housing types.

FIGURE 9. Major Housing Typologies

Traditional - Double-Loaded Corridor



TYPICAL FLOORPLAN



■ Shared ■ WC ■ Residential

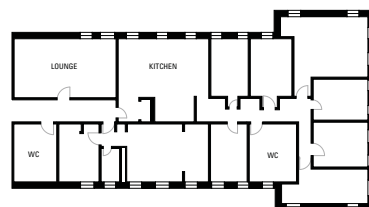
CHARACTERISTICS

- Bedrooms (doubles, triples, quads, some 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-sex and shared with many showers and toilets per bathroom; generally one per floor
- Corridors can be difficult to light

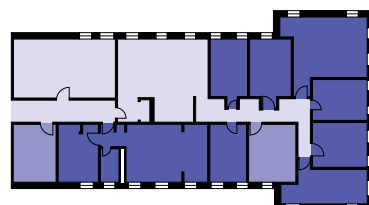
PEDAGOGICAL VALUES

- 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

Suites



TYPICAL FLOORPLAN



■ Shared ■ WC ■ Residential

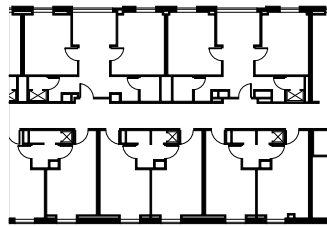
CHARACTERISTICS

- Bedrooms (singles, doubles) are arranged in cluster, usually 4-7 rooms per suite
- Each suite has a lounge 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 floor plan

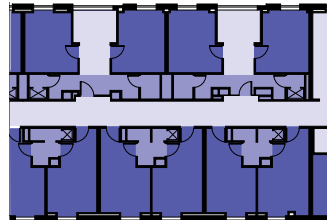
PEDAGOGICAL VALUES

- Can foster more intimate, immediate community
- Very popular among current student population
- Transitional step to greater independence for older students

Semi-suites



TYPICAL FLOORPLAN



Shared WC Residential

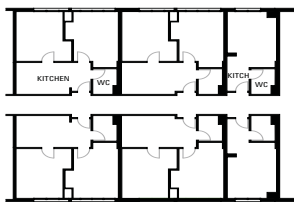
CHARACTERISTICS

- Bedrooms (singles, doubles) are arranged in cluster, usually 2-3 rooms per suite
- Suites have a small common space interior to the units; there are 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 floor plan

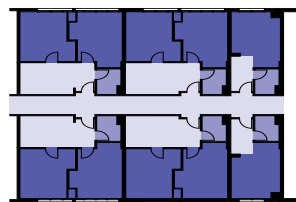
PEDAGOGICAL VALUES

- Can foster more intimate, immediate community
- More cost efficient than suite style housing
- Transitional step to greater independence for older students

Apartments



TYPICAL FLOORPLAN



Shared WC Residential

CHARACTERISTICS

- Bedrooms (singles, doubles) share common space; essentially a small apartment (1-2 rooms per apartment), able to be used a fully independent living situation
- Each suite has a lounge which may share space with the kitchen; there are also more public lounges per floor or on the ground floor of the residence hall
- Each suite has a bathroom and a kitchen
- Less space efficient with respect to cost per sq foot

PEDAGOGICAL VALUES

- For older students - juniors, seniors, graduate students - who have experience with apartment living
- Increased privacy
- Can be a final step in transition to fully independent off-campus living

System Housing Portfolio

Figures 10A-10B shows the Fall 2009 distribution of housing types across the MSCBA's housing portfolio. The following charts show the same distribution for each campus.

FIGURE 10A. MSCBA Portfolio by Type

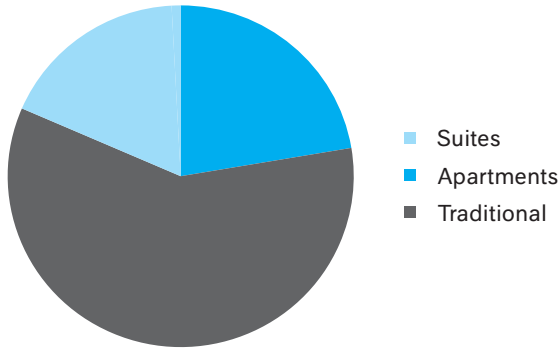


FIGURE 10B. MSCBA Portfolio by Condition

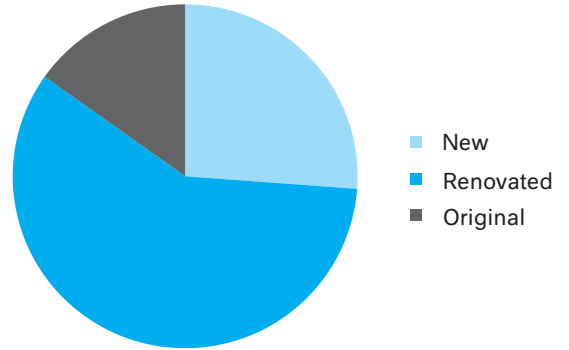


FIGURE 11A. Bridgewater Housing Portfolio by Type

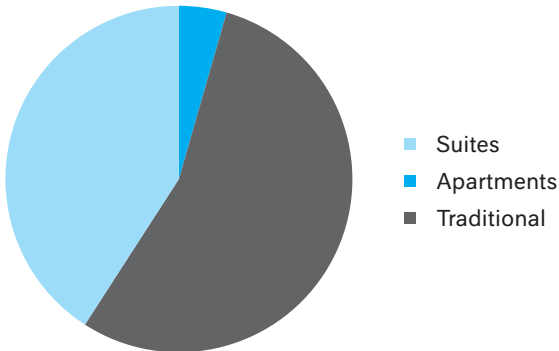


FIGURE 11B. Bridgewater Housing Portfolio by Condition

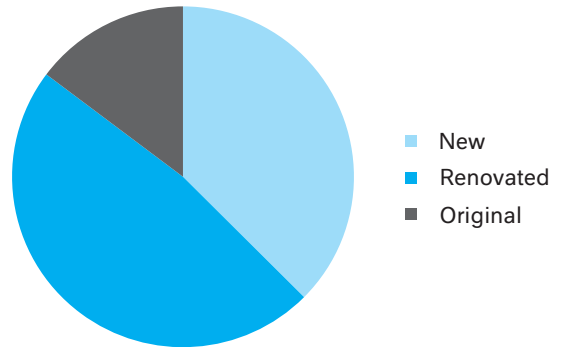


FIGURE 12A. Fitchburg Housing Portfolio by Type

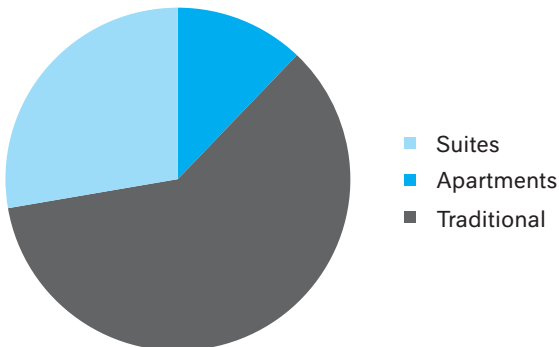


FIGURE 12B. Fitchburg Housing Portfolio by Condition

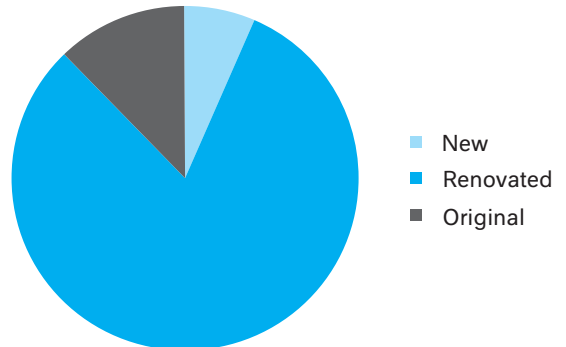


FIGURE 13A. Framingham Housing Portfolio by Type

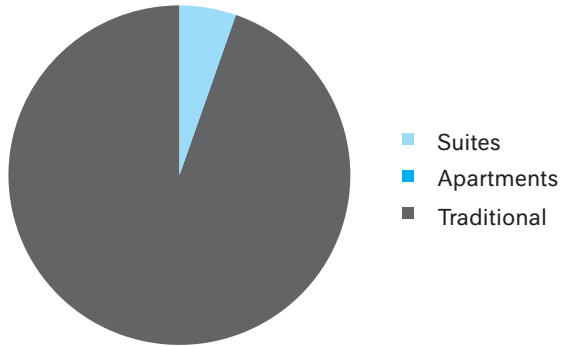


FIGURE 13B. Framingham Housing Portfolio by Condition

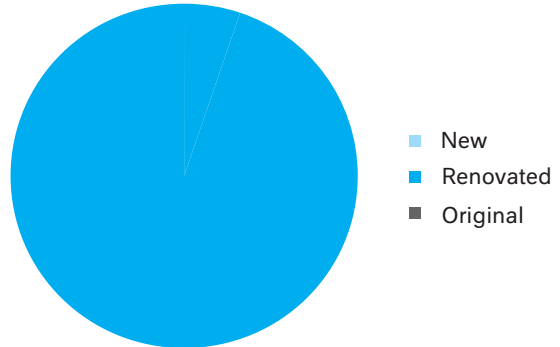


FIGURE 14A. MassArt Housing Portfolio by Type

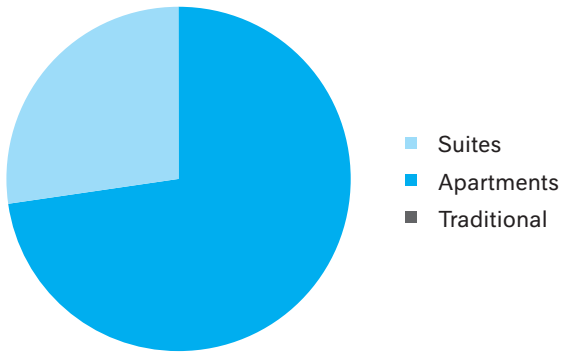


FIGURE 14B. MassArt Housing Portfolio by Condition

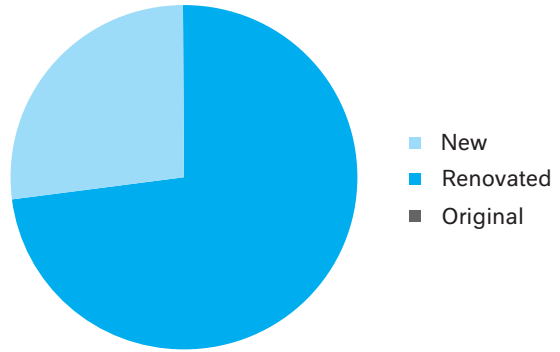


FIGURE 15A. MCLA Housing Portfolio by Type

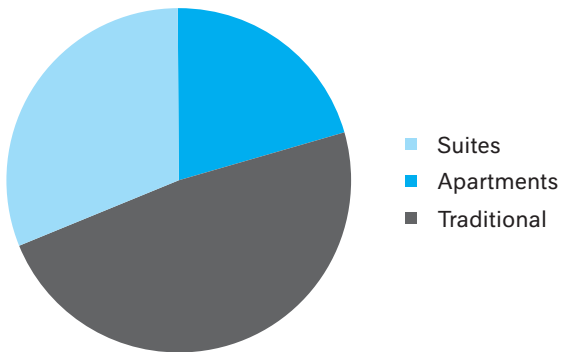


FIGURE 15B. MCLA Housing Portfolio by Condition

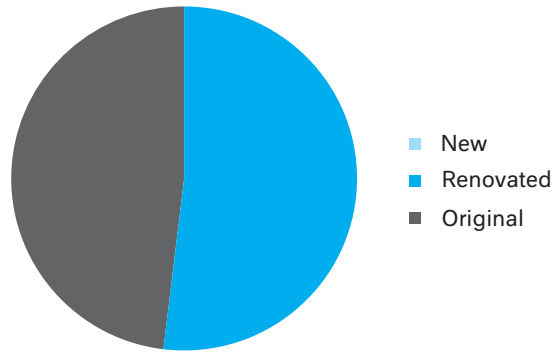


FIGURE 16A. Mass Maritime Housing Portfolio by Type

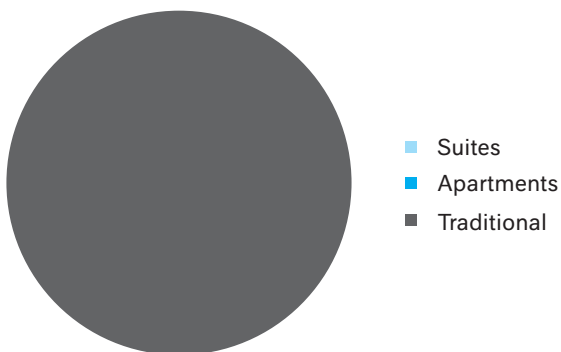


FIGURE 16B. Mass Maritime Housing Portfolio by Condition

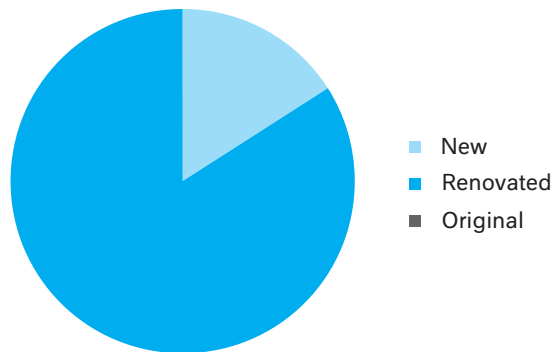


FIGURE 17A. Salem Housing Portfolio by Type

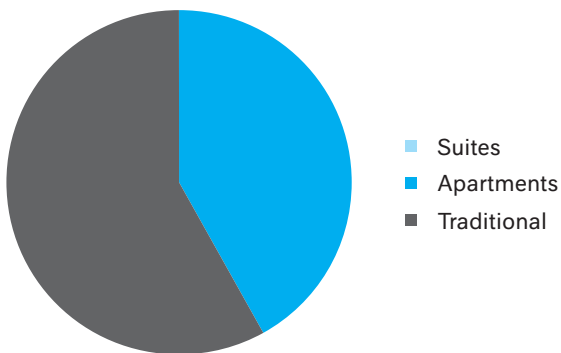


FIGURE 17B. Salem Housing Portfolio by Condition

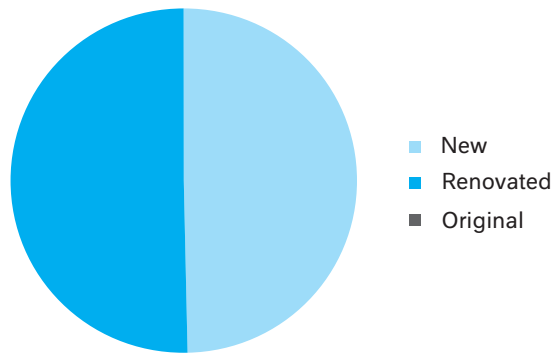


FIGURE 18A. Westfield Housing Portfolio by Type

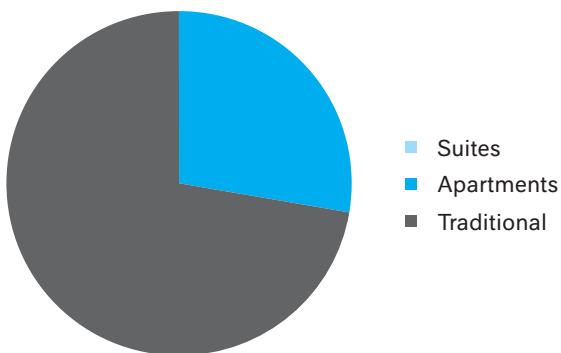


FIGURE 18B. Westfield Housing Portfolio by Condition

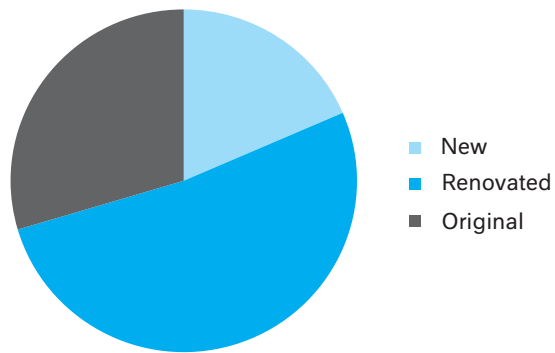


FIGURE 19A. Worcester Housing Portfolio by Type

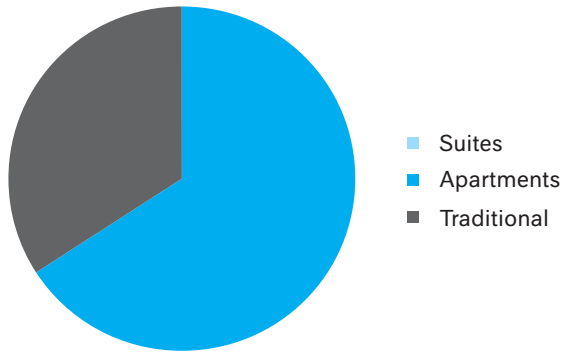
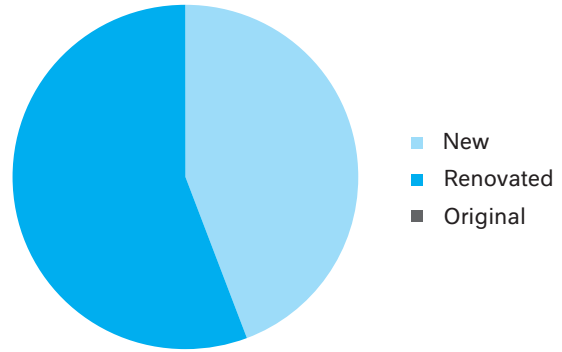


FIGURE 19B. Worcester Housing Portfolio by Condition



CHAPTER 2 Looking Forward

February 2011

Enrollment and Demographic Change

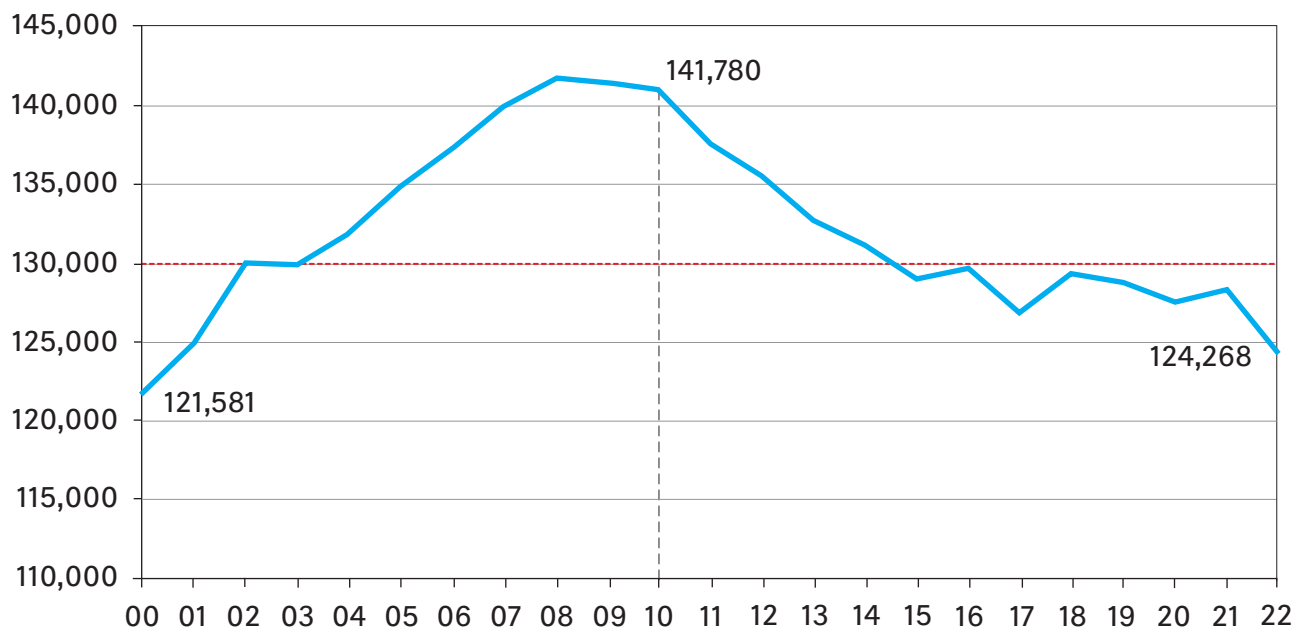
In this section, the changing dynamics of demand are reviewed as a background to the specific strategic plan recommendations. In addition to these sources of demand, the effect of the current economic conditions on State University enrollments is examined.

Enrollment

The core of most State University enrollments is drawn from New England-area graduating high school seniors. This population varies over time according to changing demographic factors such as changes in birth rates, immigration, and economics. 5-10 year projections of graduating high school seniors can provide a reasonable prediction of demographics trends. Over the next 10 years, this population is expected to decline. Within the overall decline, there are regional trends; the Western Interstate Commission for Higher Education (WICHE) has predicted a decline in the northeastern and midwestern United States and an increase in the southern, southwestern, and western United States.

In the previous Strategic Plan, housing targets were based on Fall 2005 enrollment data. The New England Board of Higher Education (NEBHE) prepared the following analysis of the change over the 2000 – 2018 period for New England as a whole. With respect to MSCBA long-term planning, the NEBHE projection shows that the 2005 enrollment data may continue to provide a baseline for State University housing targets without the danger of overbuilding. Unfilled need for housing will be at its worst during the peak years, but will approach desired levels at the bottom of the curve in the 2016 – 2020 period. This corresponds to approximately the same level as 2004, hence the use of Fall 2005 enrollments as a basis for projecting campus housing needs.

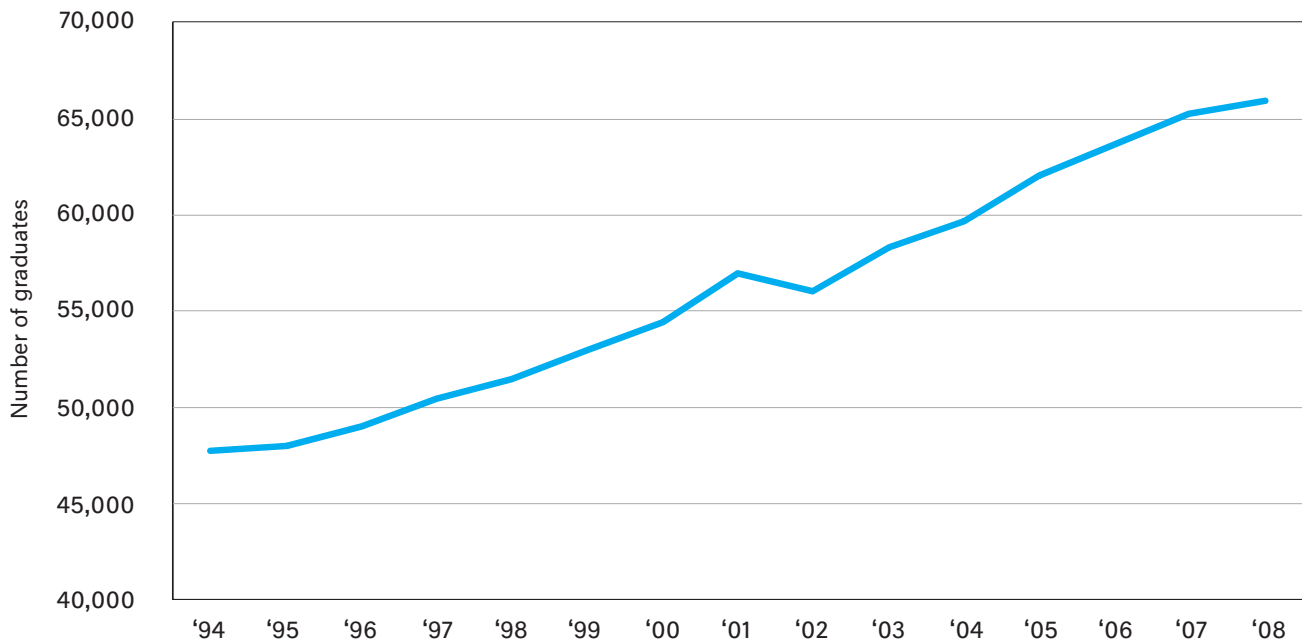
FIGURE 1. Public High School Graduates in New England, Projected 2000 to 2022



Source New England Board of Higher Education, 2010

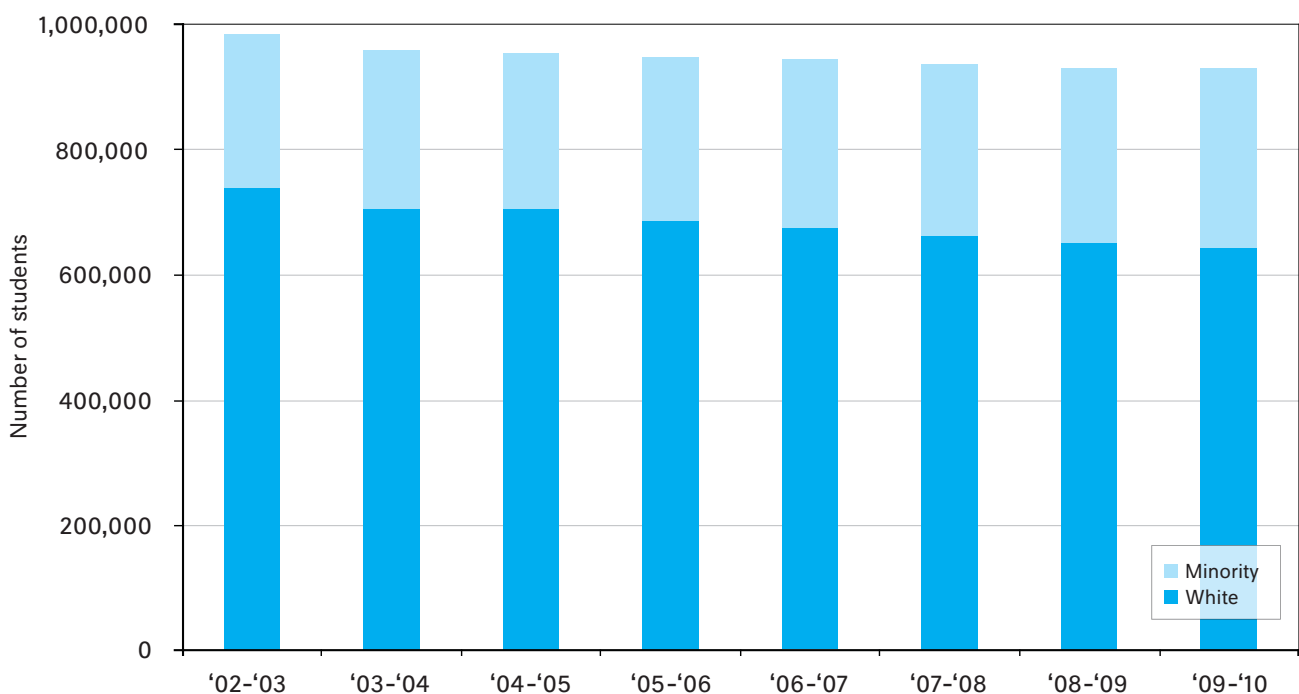
Despite this demographic, a larger percentage of high school graduates are expressing an interest in obtaining higher education. Further, a larger percentage of students are enrolled as full time undergraduates and a growing number of them are interested in living on campus.

FIGURE 2. Massachusetts High School Graduates, 1994-2008

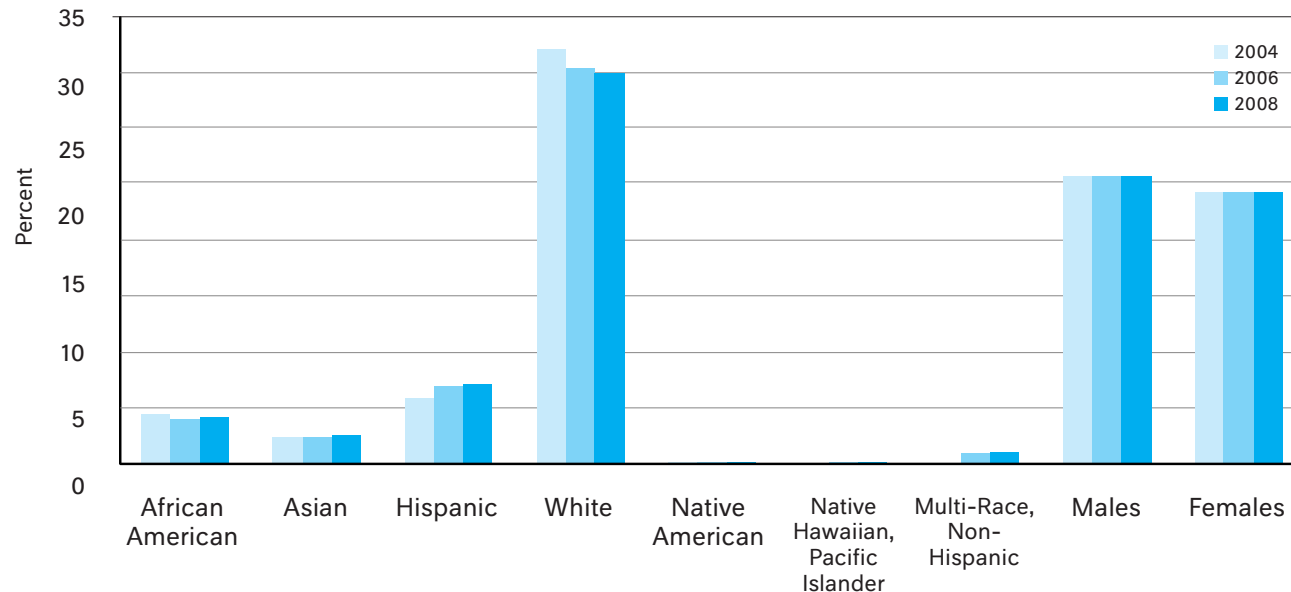


Source Massachusetts Department of Elementary and Secondary Education, 2010

FIGURE 3. Massachusetts K-12 Total Enrollment



Source Massachusetts Department of Elementary and Secondary Education, 2010

FIGURE 4. Massachusetts K-12 Enrollment by Race

Source Massachusetts Department of Elementary and Secondary Education, 2010

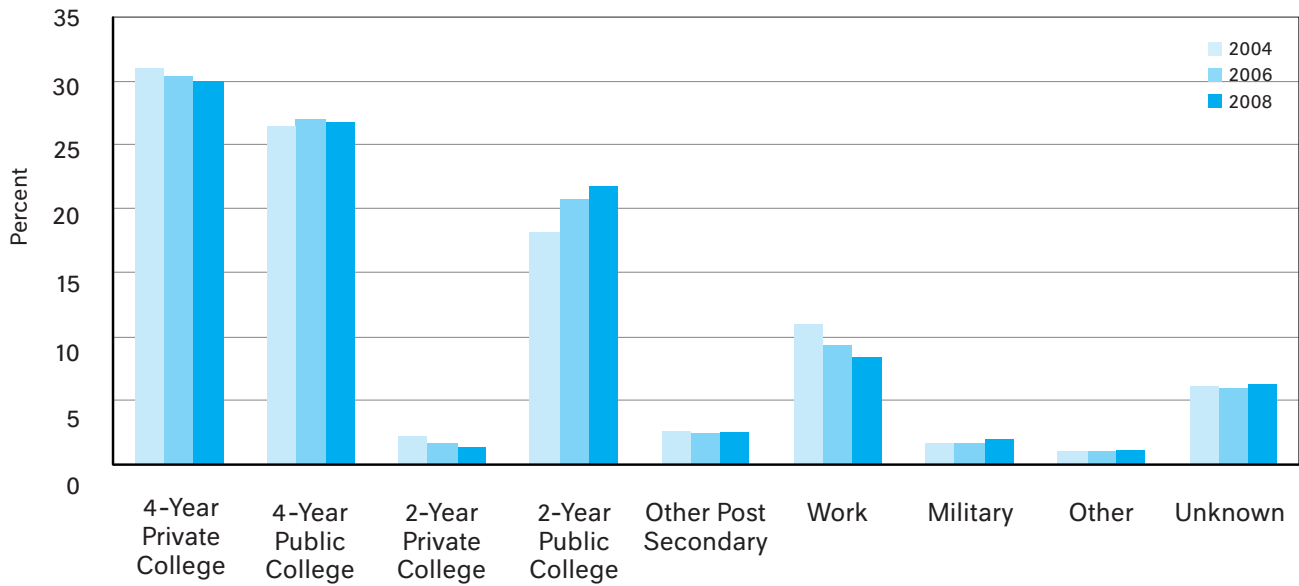
Another trend to monitor is the ethnic makeup of the Massachusetts school population, which can vary dramatically with world events – immigration has been a major source of Massachusetts enrollments for decades – as well as with local population dynamics. A quick look at the current Massachusetts trends suggest that the number of minority students is likely to increase. Further analysis may be necessary to project their interest in on-campus housing.

Economic Change

Demographics are one of several factors that influence college enrollments. Economic trends interact with enrollments in a complex way, and the competitive advantages and disadvantages of different institutions have an effect on enrollments. Based on anecdotal evidence, the continued economic downturn seems to have had a noticeable effect on enrollment in public colleges and universities. Families' ability to dedicate their assets towards higher education has declined, and enrollment in public institutions has increased. Massachusetts has been a strong draw for college students of all types for many years, a trend that is likely to continue due to economic conditions.

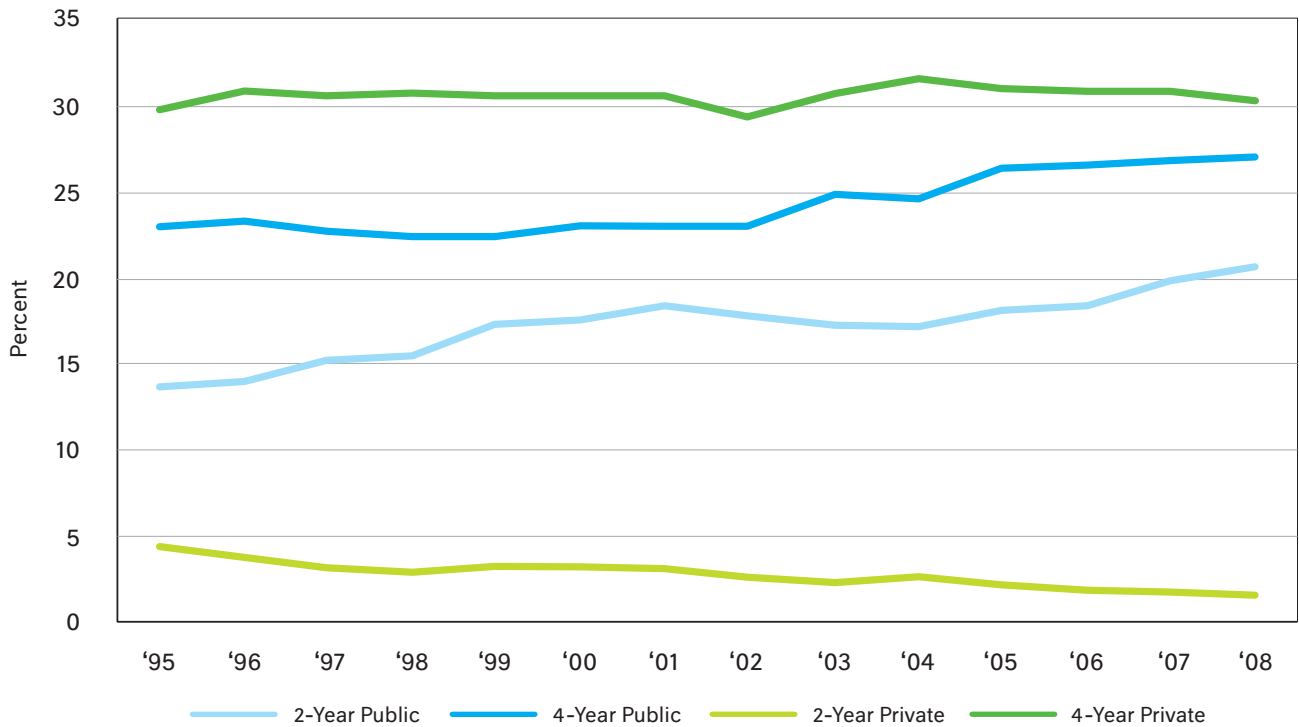
Massachusetts DOE data also shows a particularly high increase in 2-year public college enrollments. The Community College and State University systems have established active and increasingly effective retention programs to encourage students to complete their course of study in a timely way, and to encourage community college students to transition to 4-year programs, including those at the State Universities. The increase in 2-year public college enrollments may thus signify a future trend in State University enrollments.

FIGURE 5. Plans of Massachusetts High School Graduates



Source Massachusetts Department of Elementary and Secondary Education, 2010

FIGURE 6. Plans of Massachusetts High School Graduates to Attend College



Source Massachusetts Department of Elementary and Secondary Education, 2010

Moody's Annual Sector Outlook for U.S. Higher Education

Moody's annual review of higher education details the effect of the recession on enrollment and tuition rates - emphasizing that financial factors are most important in predicting enrollment. Pointing out that public colleges and universities are under less pressure from reduced financial flexibility as compared to private institutions, due to public subsidy, Moody's reported that the lower cost of education is playing a large role in students' decisions of where to matriculate. Until the economy stabilizes, enrollment at public institutions will increase, especially full-time student enrollment. The following figures, excerpted from the Moody's report, further describe the impact of the economy on enrollment.

FIGURE 2

Key Metrics That May Influence Willingness to Pay Tuition

	2006	2007	2008	2009
Change in Household Net Worth 1, 2	8.1%	1.9%	-14.2%	2.9%
Change in Median Sales Price of Existing Single-Family Homes 1, 3	-3.6%	-4.2%	-14.9%	-4.0%
Unemployment Rate - December 4	4.4%	5.0%	7.4%	10.0%

(1) Change figure represents annual change between last quarter of previous and current year except in 2009, when it represents change between third quarter of 2009 and fourth quarter of 2008

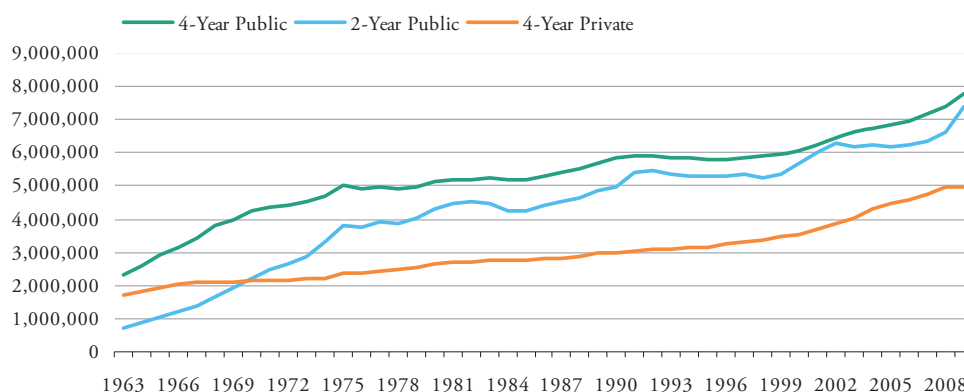
(2) Source: Federal Reserve Board: Flow of Funds; Moody's Economy.com

(3) Source: National Association of Realtors: Real Estate Outlook; Moody's Economy.com

(4) Source: Bureau of Labor Statistics

FIGURE 3

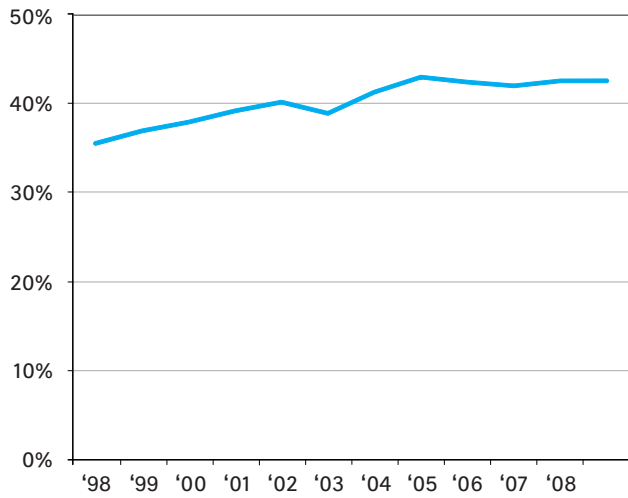
Total Fall Enrollment Trends for U.S. Higher Education 1963-2009



SOURCE: U.S. Department of Education, National Center for Education Statistics; Projected Fall 2008 and 2009 data based on Moody's estimates assuming same growth rate in enrollment patterns as occurred during recession of 2002-2003 and American Association of Community Colleges "Community College Enrollment Surge" - December 2009

Housing Demand

FIGURE 6. Students in MSCBA Housing



Source: BHE, MSCBA.

The demographic trends summarized in the previous sections are factors in future demand for student housing. The chart below shows the percentage of full-time students who live on campus, which fluctuates as enrollments grow and new housing comes online. The plateau in this percentage, despite increasing full-time student enrollments, indicates that there is additional demand for on-campus housing.

CHAPTER 3 Strategic Directions

February 2011

Strategic Directions

Having looked at the current status of the Authority's housing, and the various forces working on demand for housing , the next step is to review the Authority's current and proposed programs for capacity addition, and potential opportunities in student activity support projects.

Considering existing and anticipated conditions, the MSCBA can adopt several steps:

- Continue progress on the planned capacity addition projects
- Increase capacity addition efforts at those colleges farthest from their housing goals – Bridgewater, Salem & Worcester

FIGURE 1. Housing Capacity Addition Program

	Fall 10 Design Capacity	Fall 10 % Housed [2009 FTUG]	Planning Target [2005 FTUG]	Fall 10 % Housed [2005 FTUG]	Current Project Beds	Status	Proposed Occupancy	Resulting % Housed [2005 FTUG]
Bridgewater	2,781	36%	6,434	43%	500	Design	2013/14	51%
Fitchburg	1,557	40%	2,950	53%				53%
Framingham	1,494	49%	3,043	49%	160	Const.	2011	54%
MassArt	366 ¹	22%	1,378	27%	290 ²	Const.	2012	48%
MCLA	1,027	73%	1,211	85%				85%
Mass Maritime	1,063	87%	923	115%	100	Study		126%
Salem	1,929	32%	5,468	35%				35%
Westfield	2,516	54%	4,112	61%	400	Design	2013/4	71%
Worcester	1,177	34%	3,242	36%	300	Study		46%
TOTAL	13,910	42%	28,761	48%	1,750			54%
Capacity at Completion of Program excluding MassArt, MCLA, and Mass Maritime:								51%

Notes:

1. MassArt owns 426 beds, but leases 60 beds to the School of the Museum of Fine Arts.
2. MassArt is building 493 beds, but will lease 203 beds to a local institution of higher education.

Program Summary

The chart above provides a summary of the current program, and an indication of areas for further action. The information is as follows:

Fall '09 Design Capacity: this identifies the number of beds available at each campus in Fall 2009.

2009 Actual Occupancy: percentage of full time undergraduates living on campus

Planning Target: This is the number of full time undergraduates at each campus in Fall 2005 – the number identified as the planning target.

Fall '09 Capacity (2005 FTUG): This shows the amount of the housing goal able to be achieved by

existing 2009 capacities using the planning target number of students. 2005 enrollments were lower than 2009 enrollments, so the housing capacity is a slightly higher percentage than is actually available to Fall 2009 students. Some colleges – notably Bridgewater, Salem, and Worcester – are far below desirable levels.

A general goal of providing housing for 50% of students addresses, generically, students in the first two years of college – when residence life programs and opportunities can support the transition to independence most effectively. Circumstances and programs at the individual campuses will likely be different.

MassArt and Mass Maritime offer specialty programs, with special housing circumstances. The program requirement for 100% of Maritime cadets to live on campus links enrollment and housing capacity closely. Given the sustained increase in enrollment at Mass Maritime, and the programmatic requirement to house most cadets on campus, additional capacity is recommended for study.

The Boston location of MassArt means that its students are part of the thousands of students in the Boston housing market. Traditionally this has meant that a lower percentage of MassArt students wanted to be and needed to be on campus. The independent nature of art students may also contribute to the lower goal for MassArt housing. As Boston institutions of all types increase their on-campus housing, this situation may evolve. The Boston location – with its complex development environment – and the minimal sites available suggest that MassArt and MSCBA might benefit from looking at non-traditional means of adding future beds. Multi-institutional projects, purchase-and-reuse, and long-term rental are among the choices that could be considered.

MCLA's academic program calls for a higher level of on-campus residence than other institutions as part of its scholastic model, and Westfield is also moving in this direction from a housing perspective.

Institutions far from satisfying their demand include Bridgewater, Salem, Westfield, and Worcester. Salem and Worcester, and to a lesser extent Bridgewater, will be below the desirable levels of housing capacity. Future projects should be considered at each of these campuses.

Recommended projects to meet current on-campus housing projects include the following:

FIGURE 2. Future Housing Capacity Projects

Campus	Capacity	Status
Bridgewater State University	500 beds	Design
Massachusetts Maritime Academy	100 beds	Study
Westfield State University	400 beds	Design
Worcester State University	300 beds	Study

Part II MSCBA Campus Profiles

February 2011

Introduction

This section provides housing context at each of the colleges, including the following:

Campus Plan Maps: Provided for each campus – the black and white key plan identifies campus buildings, and uses an aerial photographic base to provide a sense of the campus context and physical neighborhood. The second map identifies the principal uses of each building, to give a sense of housing locations in relation to academic buildings. Possible future housing sites which have been identified by the Authority are shown here, as are projects under construction.

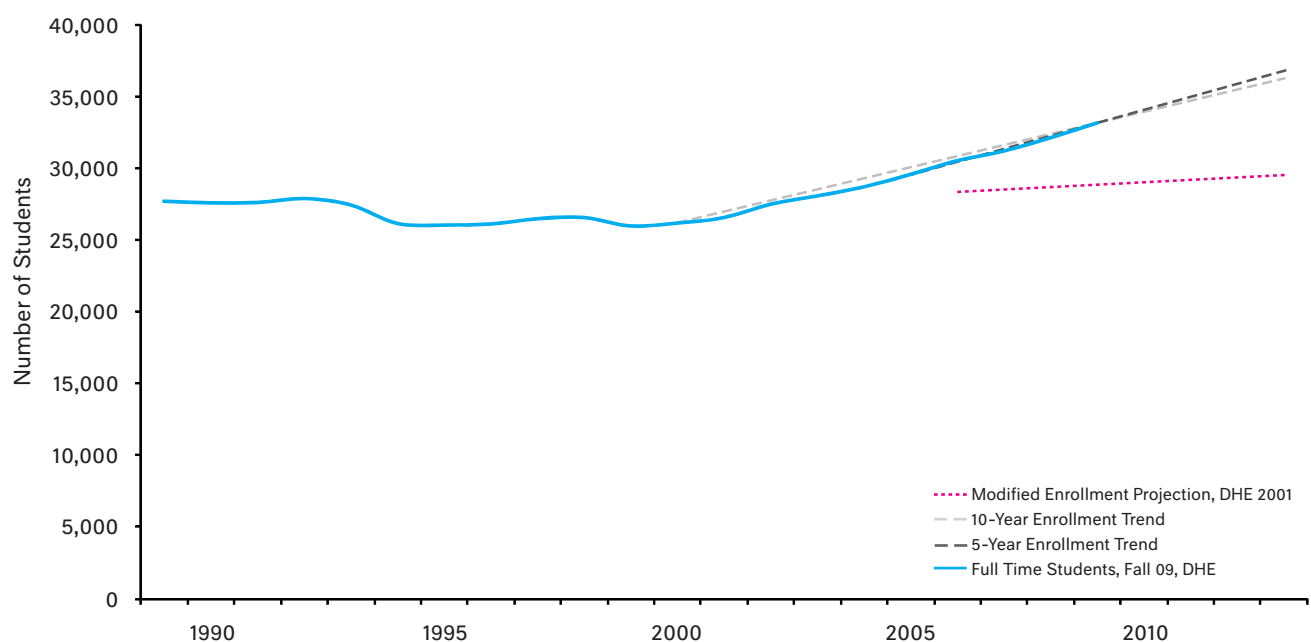
Enrollment Projections: Progress against the 2001 DHE/DCAM/State University enrollment projections is reviewed. While these projections are becoming somewhat dated, they do provide a consistent thread in the wide-ranging planning effort which has been underway for several years. The systemwide projection is included here, with individual college projections included in each profile. The 5 and 10 year trends show what enrollments might be expected to be in the future, if the trends of the past 5 or 10 years are extrapolated into the future.

Housing Portfolio: The housing portfolios of each college are summarized by type and age since last comprehensive renewal, and their capacity and occupancy for the last few years are noted.

Rental Comparison: Rental comparison information is also provided, both in summary form for each State University, and disaggregated by housing type. Local peers are nearby public colleges; for colleges located where there are few nearby public peers, this may be extended to include peer public colleges from the larger New England region. Private peers are regional private peer institutions.

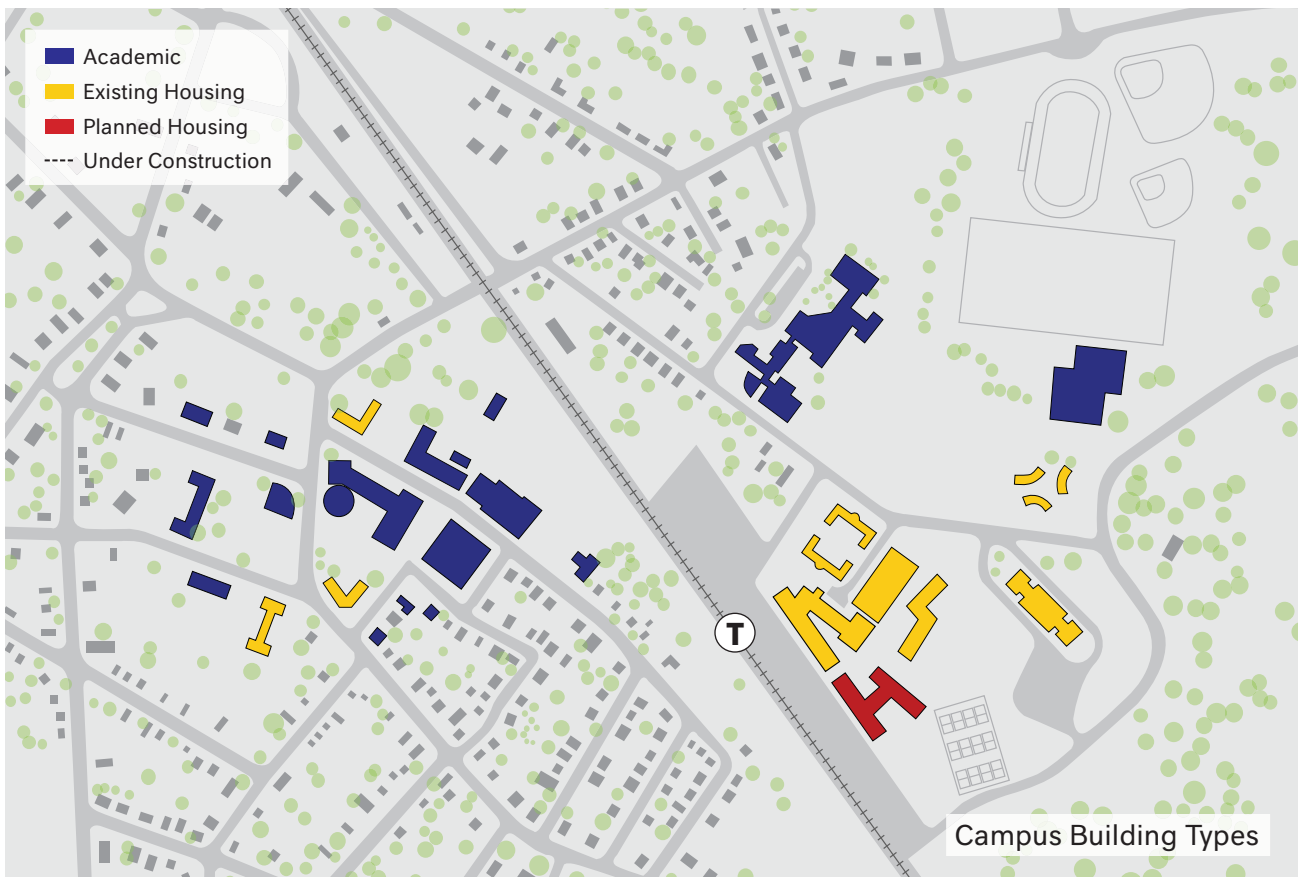
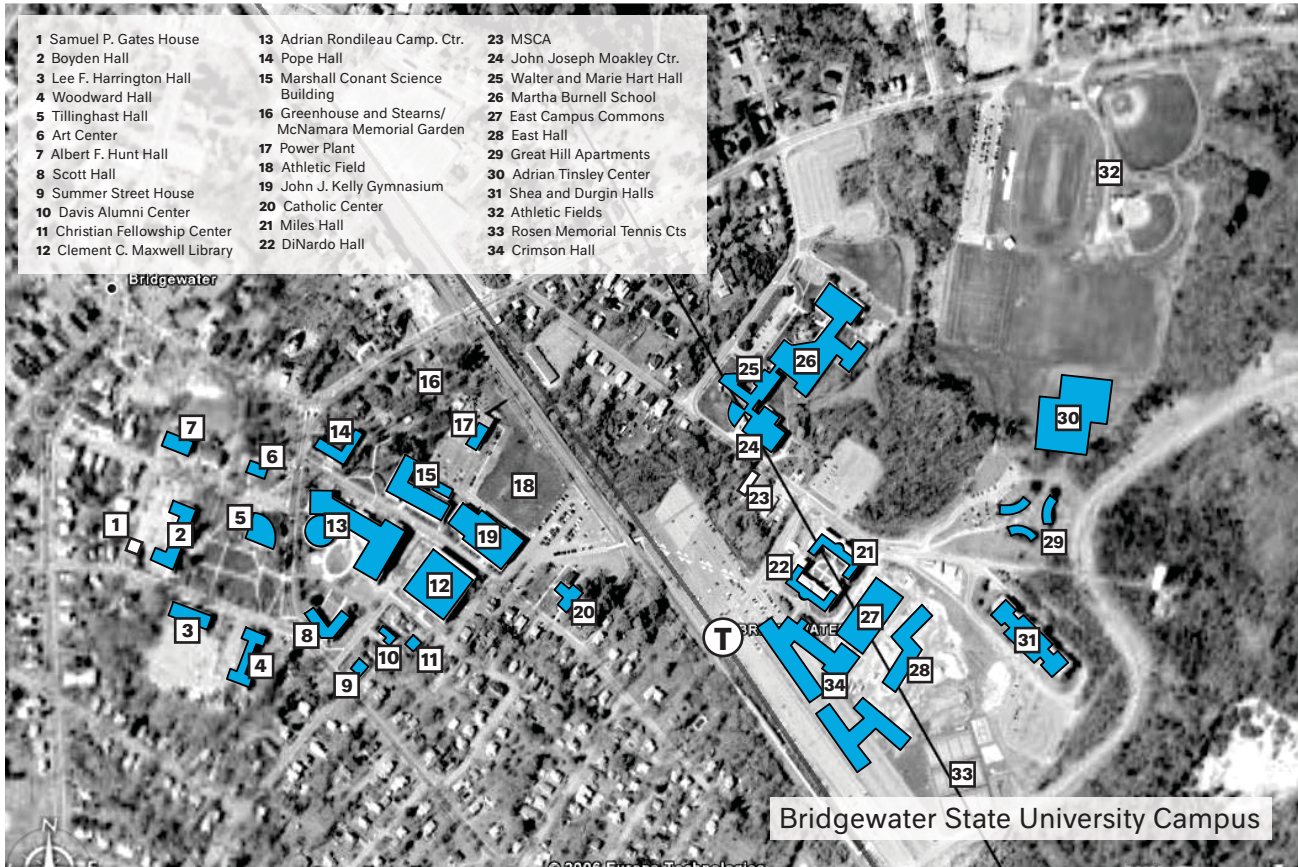
Students in On-Campus Housing: This section tracks the progress of each State University towards its housing goal. It also examines the distribution of housing demand by class year, in Fall 2009 and over the past several years. This analysis provides additional context for the continuing and future demand for housing at each State University.

FIGURE 1. MSCBA System Enrollment, 1989–2013



February 2011

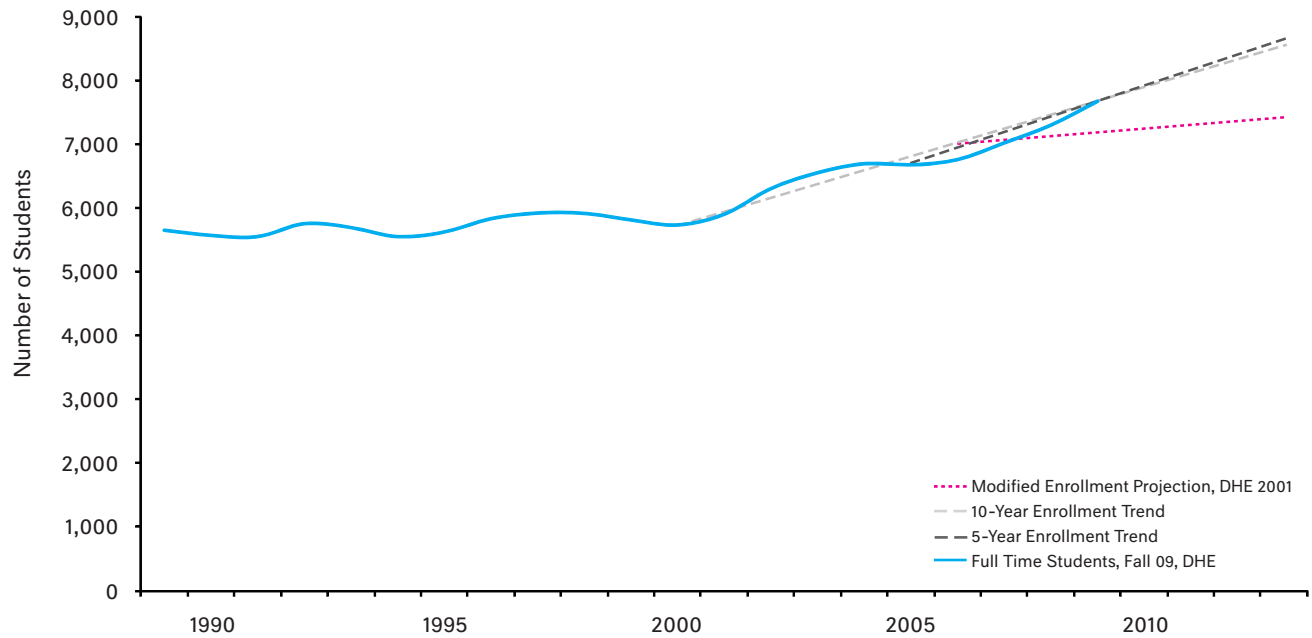
Bridgewater State University



Bridgewater State University

Bridgewater State University provides expanding opportunities for housing students on-campus. Despite changing demographics and economic conditions, enrollment has continued to grow steadily, at an increasing rate. Both 5- and 10-year enrollment trends continue to predict higher enrollment than the DHE 2001 projection.

FIGURE 2A. Bridgewater State University Enrollment, 1989-2013



Source Massachusetts Department of Higher Education, 2010

FIGURE 2B. Design Capacity v. Actual Occupancy

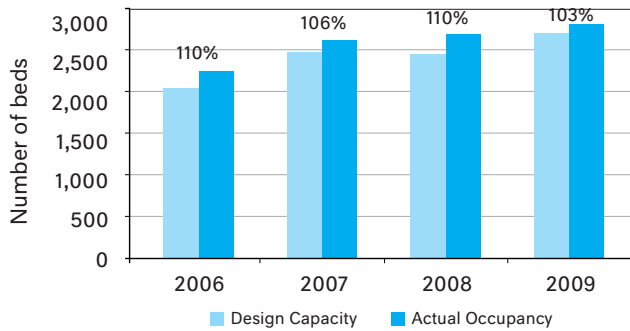


FIGURE 2C. Bridgewater Housing Portfolio by Type

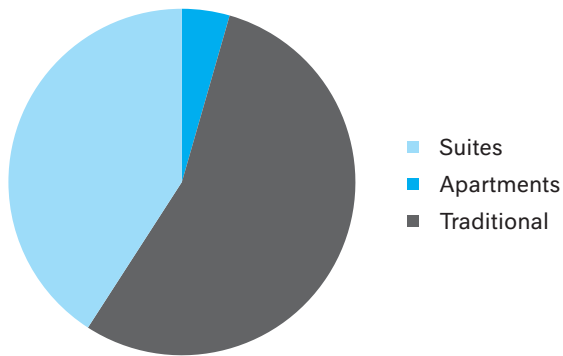
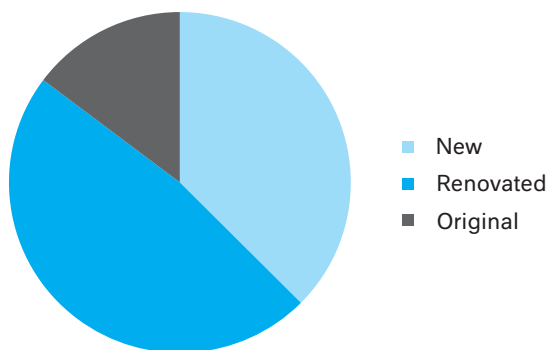


FIGURE 2D. Bridgewater Housing Portfolio by Condition



Housing Portfolio

Bridgewater attracts most of its students from surrounding towns and cities. The college currently houses 37% of its full time students. The addition of Crimson Hall in 2007, in addition to the expansion of Pope and Scott Halls in 2009, increased capacity significantly.

After a recent dip in enrollment, Bridgewater is seeing strong growth in enrollment, which suggests that there will be increased demand for housing. The older residence halls on campus are traditional dormitory style, and have been comprehensively renewed since 2000. Recent new construction has provided suites, which add needed diversity to the mix of on-campus opportunities.

In spite of the recent capacity additions, Bridgewater is still far from its goal of providing housing for half of its students, and further capacity additions should be considered for this campus.

Rental Context

The cost of on-campus housing at Bridgewater is lower than that of off-campus housing. Bridgewater's on-campus housing is also significantly lower in cost compared to local peers, both public and private. There is a fair supply of off-campus housing, consisting primarily of one-, two- and three-bedroom apartments.

FIGURE 2E. Overall Rent Summary

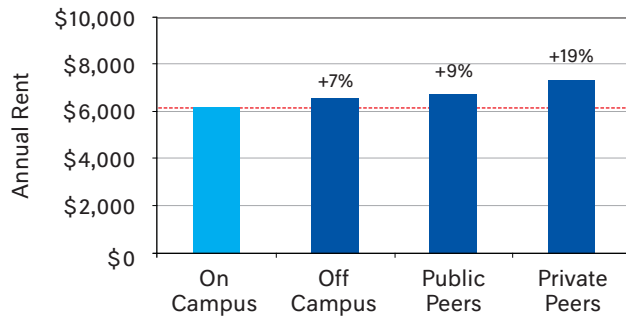
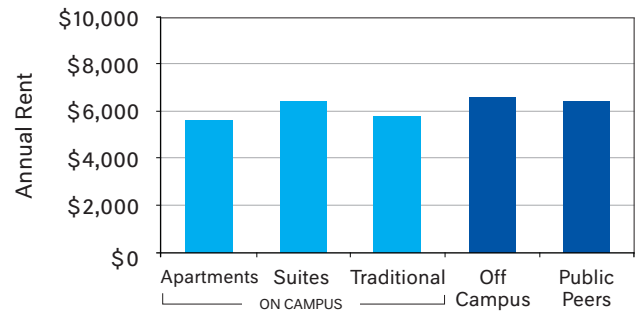


FIGURE 2F. Rent by Housing Type

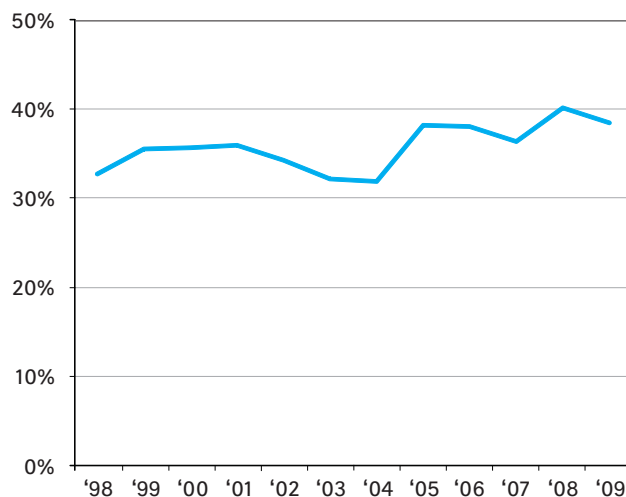


Note: All rents are 9-month rents per person. Off-campus rents include utility allowance, and assume one person per bedroom.

Students in On-Campus Housing

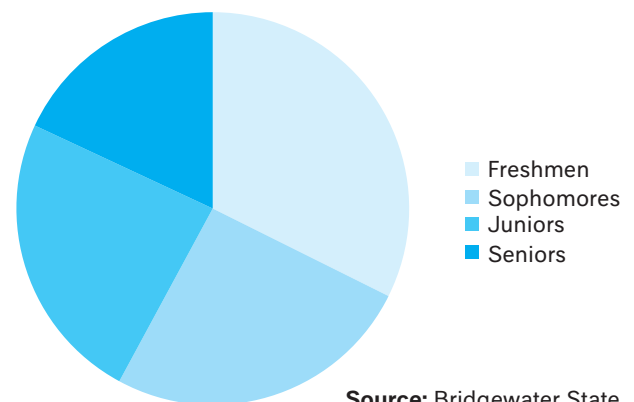
The percentage of full-time students in on-campus housing has increased over the past several years, although it remains below the Bridgewater's target of 50%. A slight decrease in this percentage may indicate that additional housing may be needed in the future.

FIGURE 2G. Students in MSCBA Housing



Source: BHE, MSCBA.

FIGURE 2H. Students in Housing by Class Year



Source: Bridgewater State

February 2011

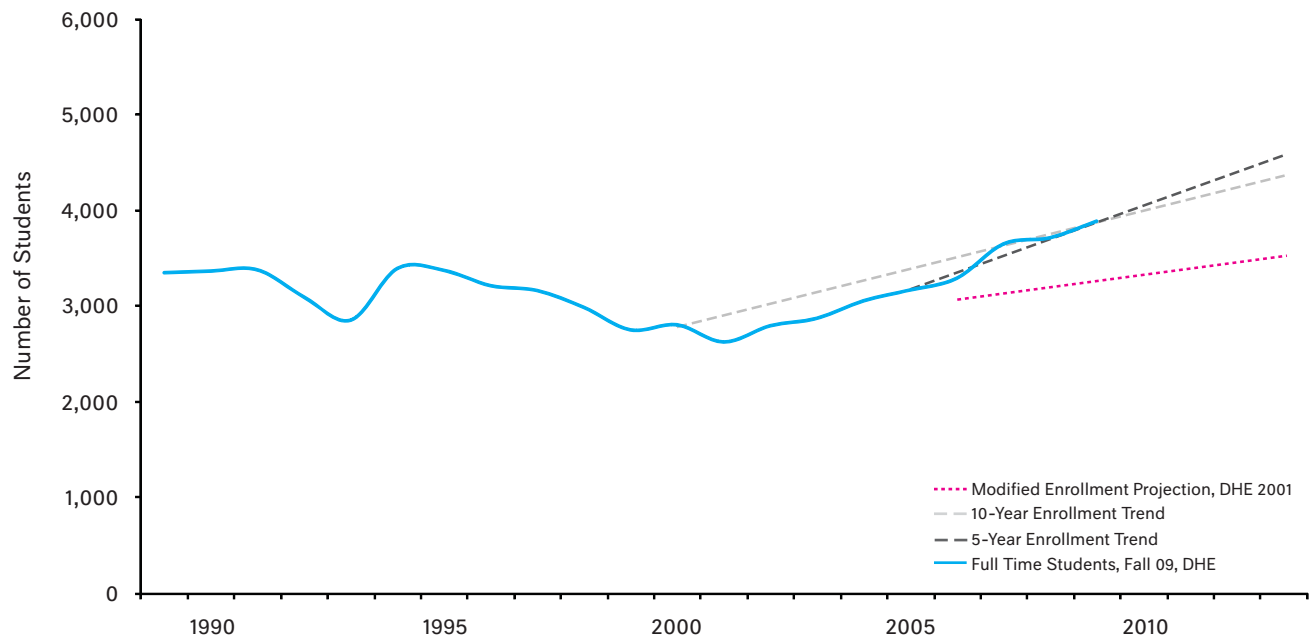
Fitchburg State University



Fitchburg State University

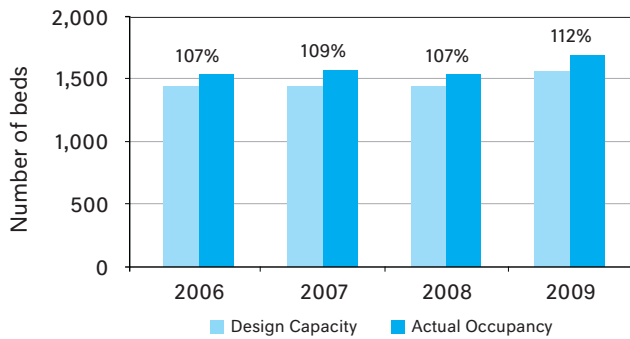
Growth in enrollment at Fitchburg State University increased from 2008-2009, after a year of slower growth from 2007-2008. While Fitchburg has experienced periods of lower enrollment, the trend of increasing enrollment has continued since 2001. The college continues to draw most of its students from the towns closest to the campus.

FIGURE 3A. Fitchburg State University Enrollment, 1989-2013



Source Massachusetts Department of Higher Education, 2010

FIGURE 3B. Design Capacity v. Actual Occupancy



Housing Portfolio

Nearly all of Fitchburg's housing portfolio has been renovated since 2001. The expansion of Mara Village in 2010 increased capacity by approximately 100 beds. In the past few years, occupancy has increased, reflecting higher demand for the upgraded housing. Fitchburg's housing portfolio is mostly suites, which is the housing type in highest demand by prospective students.

As at Bridgewater, Fitchburg has an older building with apartments, several traditional residence halls that have been renewed since 2000, and a cluster of buildings with suites. The continuing development of the suites at Mara Village provides the needed balance of housing type at this increasingly residential institution.

FIGURE 3C. Fitchburg Housing Portfolio by Type

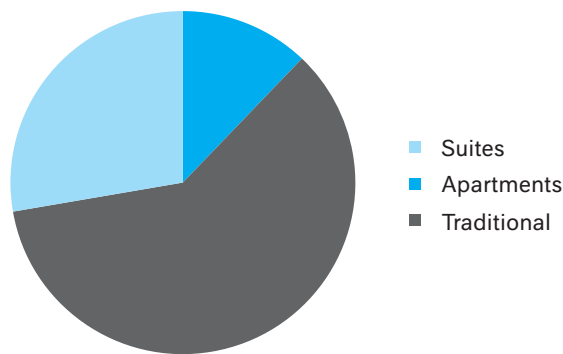
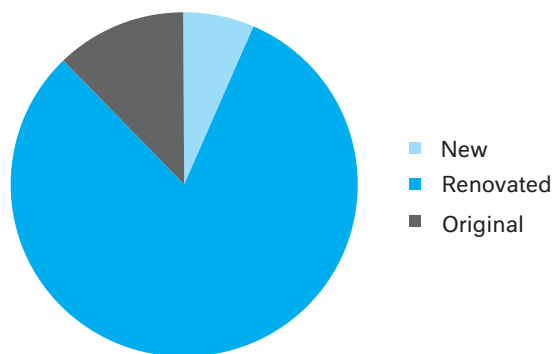


FIGURE 3D. Fitchburg Housing Portfolio by Condition



Rental Context

Fitchburg’s on-campus housing rents are higher than off-campus and private peer rents. Local public peer college rents are significantly higher than Fitchburg’s on-campus rents.

FIGURE 3E. Overall Rent Summary

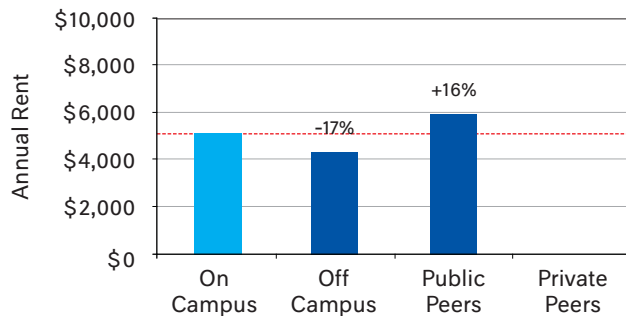
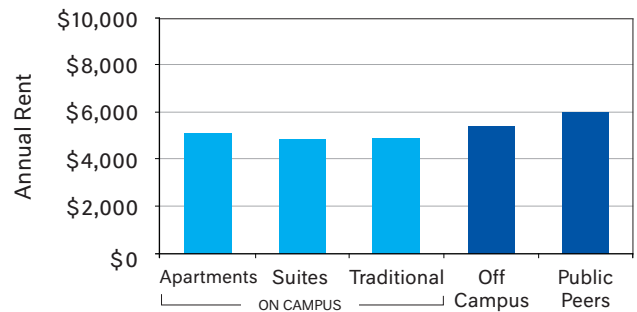


FIGURE 3F. Rent by Housing Type

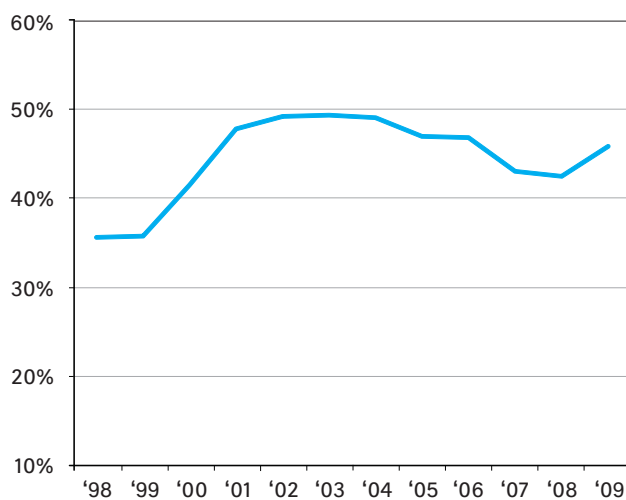


Note: All rents are 9-month rents per person. Off-campus rents include utility allowance, and assume one person per bedroom.

Students in On-Campus Housing

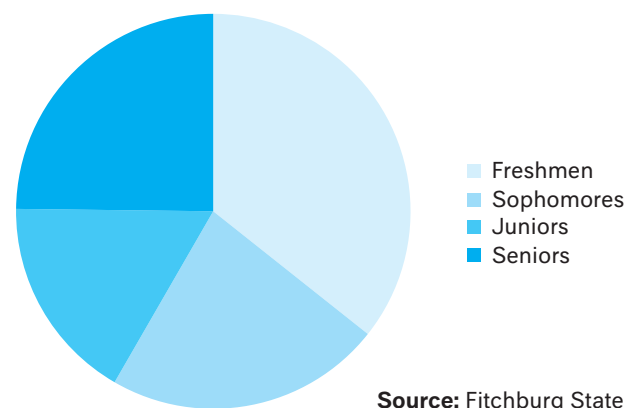
The percentage of full-time students in on-campus housing at Fitchburg has increased since 2007. This increase reflects both upgraded housing and economic factors on student housing choices, as well as a relatively limited off-campus rental market. A significant proportion of students in their senior year choose to stay in on-campus housing.

FIGURE 3G. Students in MSCBA Housing



Source: BHE, MSCBA.

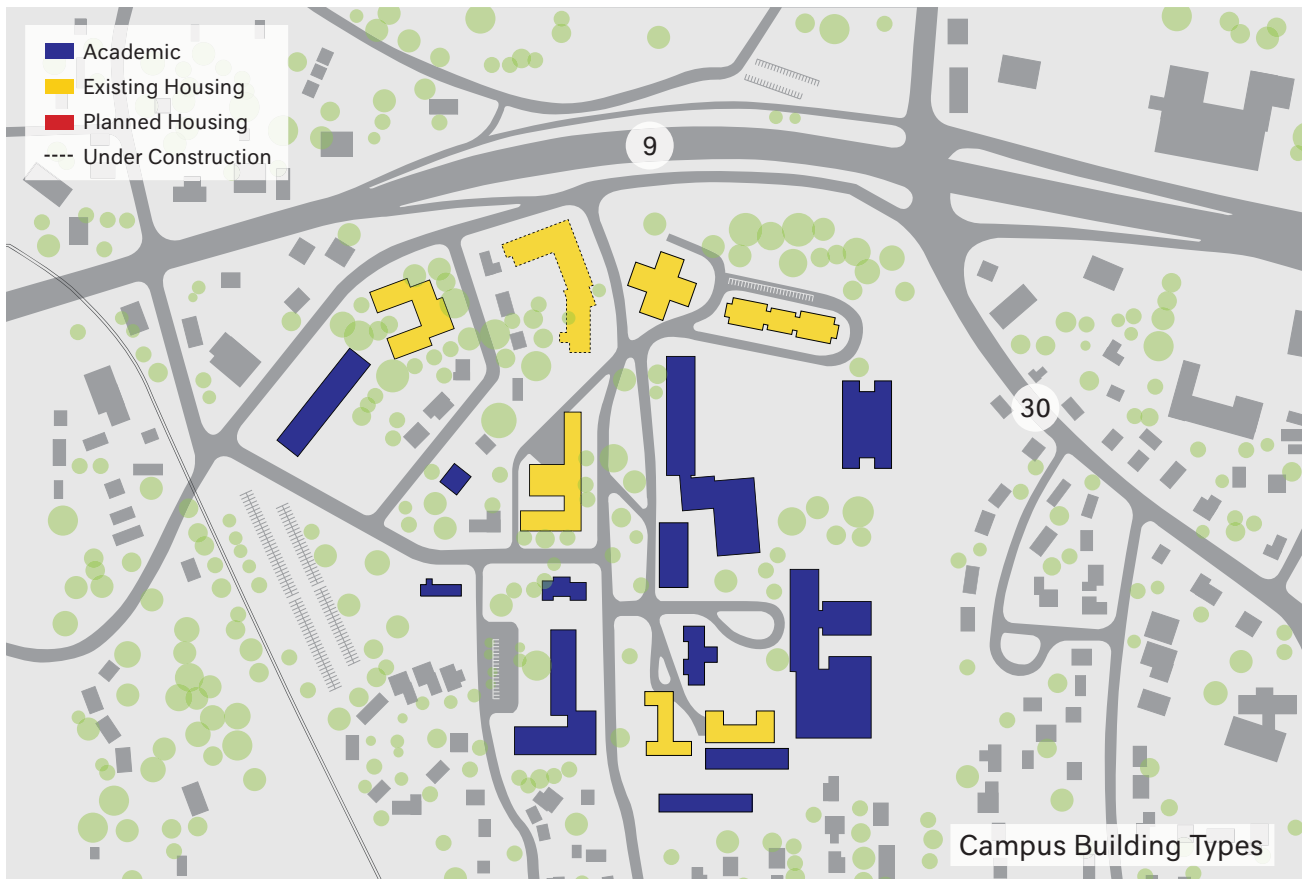
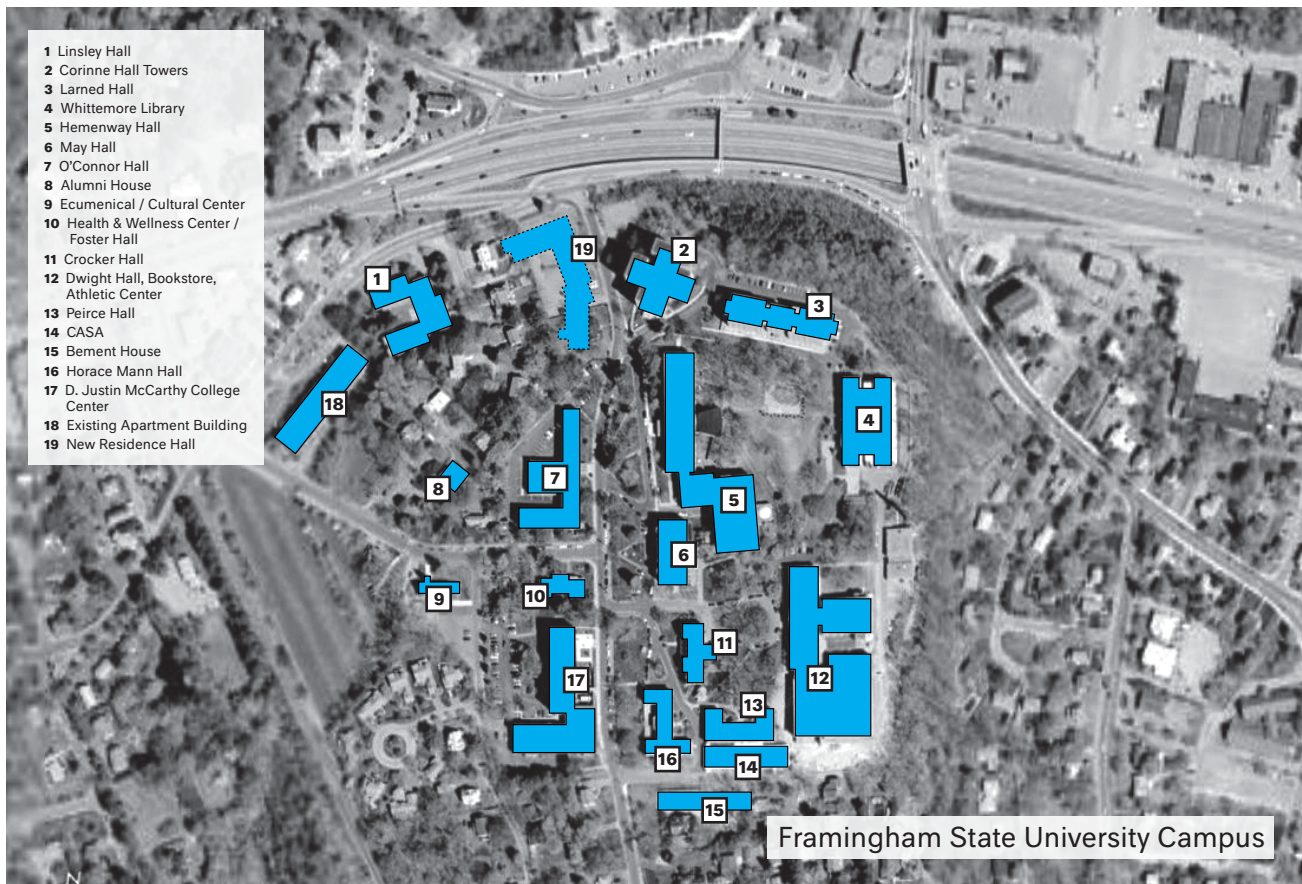
FIGURE 3H. Students in Housing by Class Year



Source: Fitchburg State

February 2011

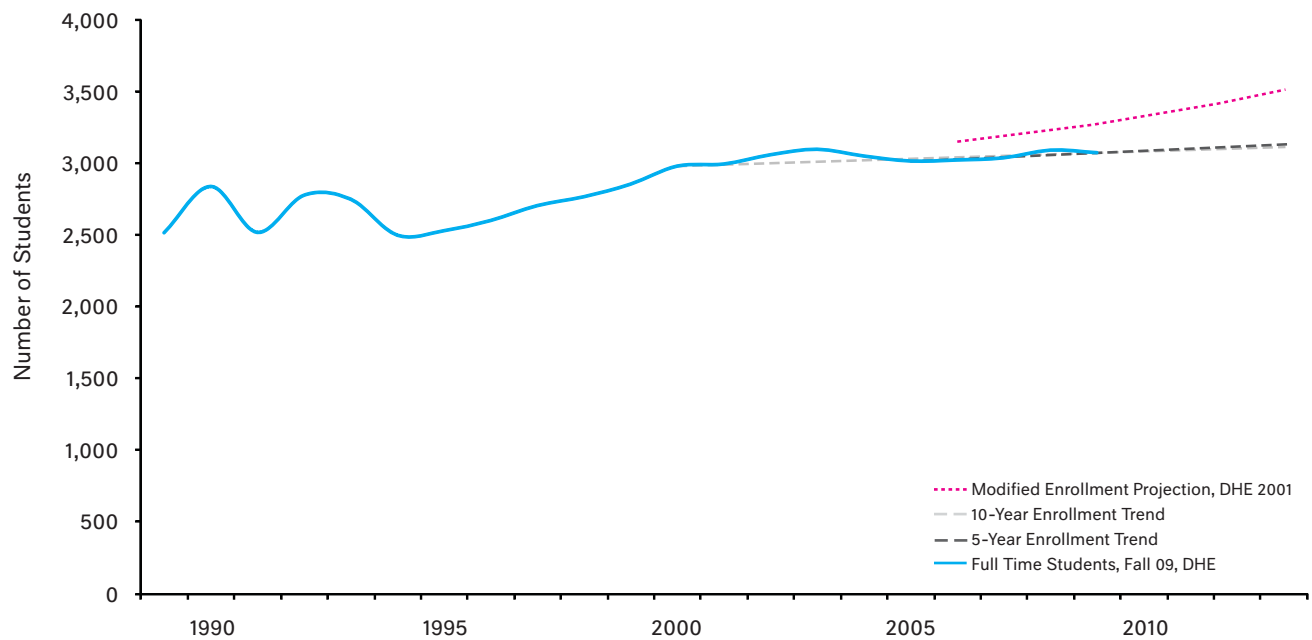
Framingham State University



Framingham State University

Enrollment at Framingham State University continues to grow slowly but steadily since a slight decrease in 2004. Framingham houses a high percentage of its full time undergraduate students (slightly more than 60%). However, its residence halls remain overcrowded at 104% design capacity.

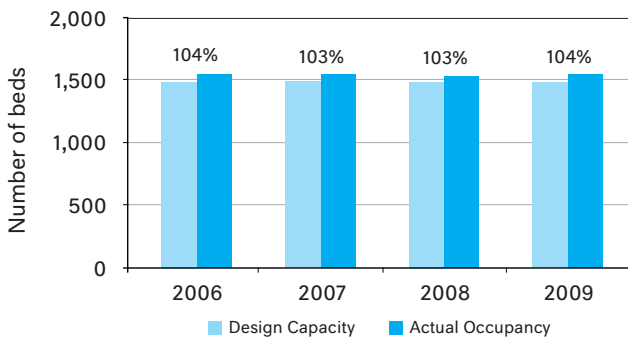
FIGURE 4A. Framingham State University Enrollment, 1989-2013



Source Massachusetts Department of Higher Education, 2010

Housing Portfolio

FIGURE 4B. Design Capacity v. Actual Occupancy



Framingham has renovated all of its residence halls since 2002. The availability of convenient housing with modern amenities is likely to continue to increase demand for on-campus housing, which is already strong. Occupancy remains high, at 103% of design capacity.

Most of Framingham’s housing is in traditional residence halls, which have been renewed since 2000. Presently a new 410-bed residence hall is under construction in a suite-style configuration.

FIGURE 4C. Framingham Housing Portfolio by Type

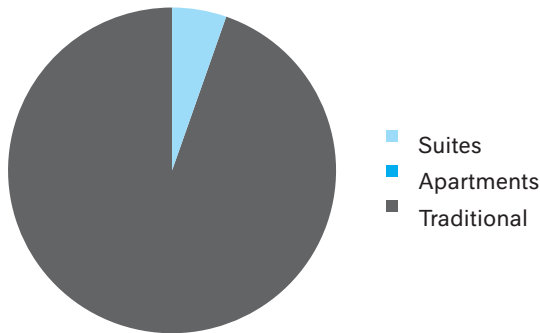
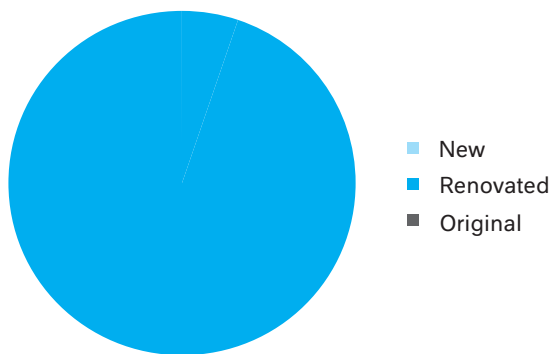


FIGURE 4D. Framingham Housing Portfolio by Condition



Rental Context

Framingham’s on-campus rents are significantly lower than off-campus and peer rents. The high off-campus rents are probably a contributing factor in the continuing, high demand for on-campus housing.

FIGURE 4E. Overall Rent Summary

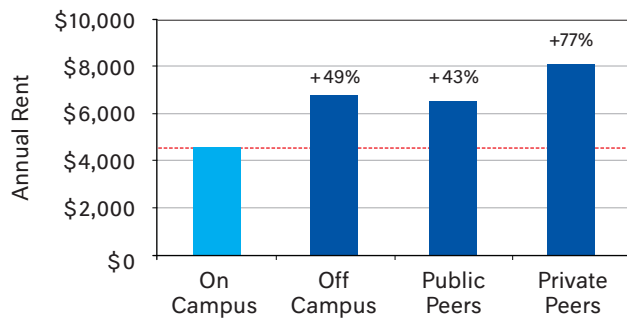
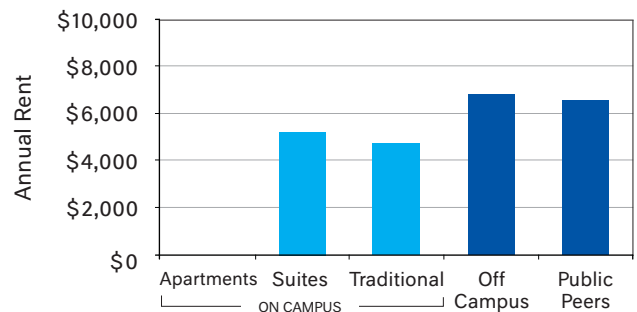


FIGURE 4F. Rent by Housing Type

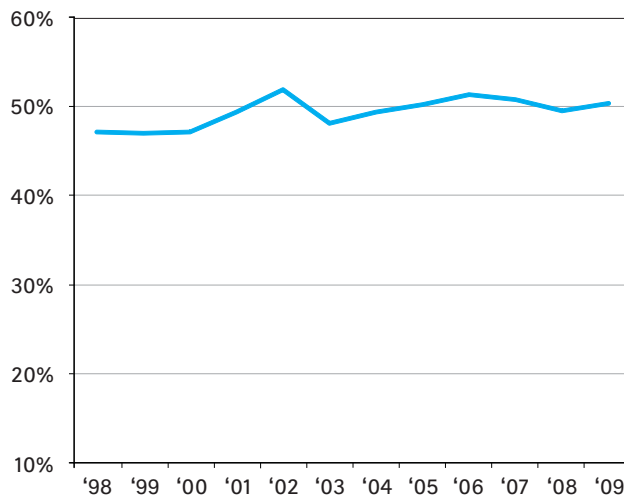


Note: All rents are 9-month rents per person. Off-campus rents include utility allowance, and assume one person per bedroom.

Students in On-Campus Housing

Framingham has seen steady growth in the percentage of full-time students in on-campus housing. This growth is expected to persist, given the significant cost of off-campus housing.

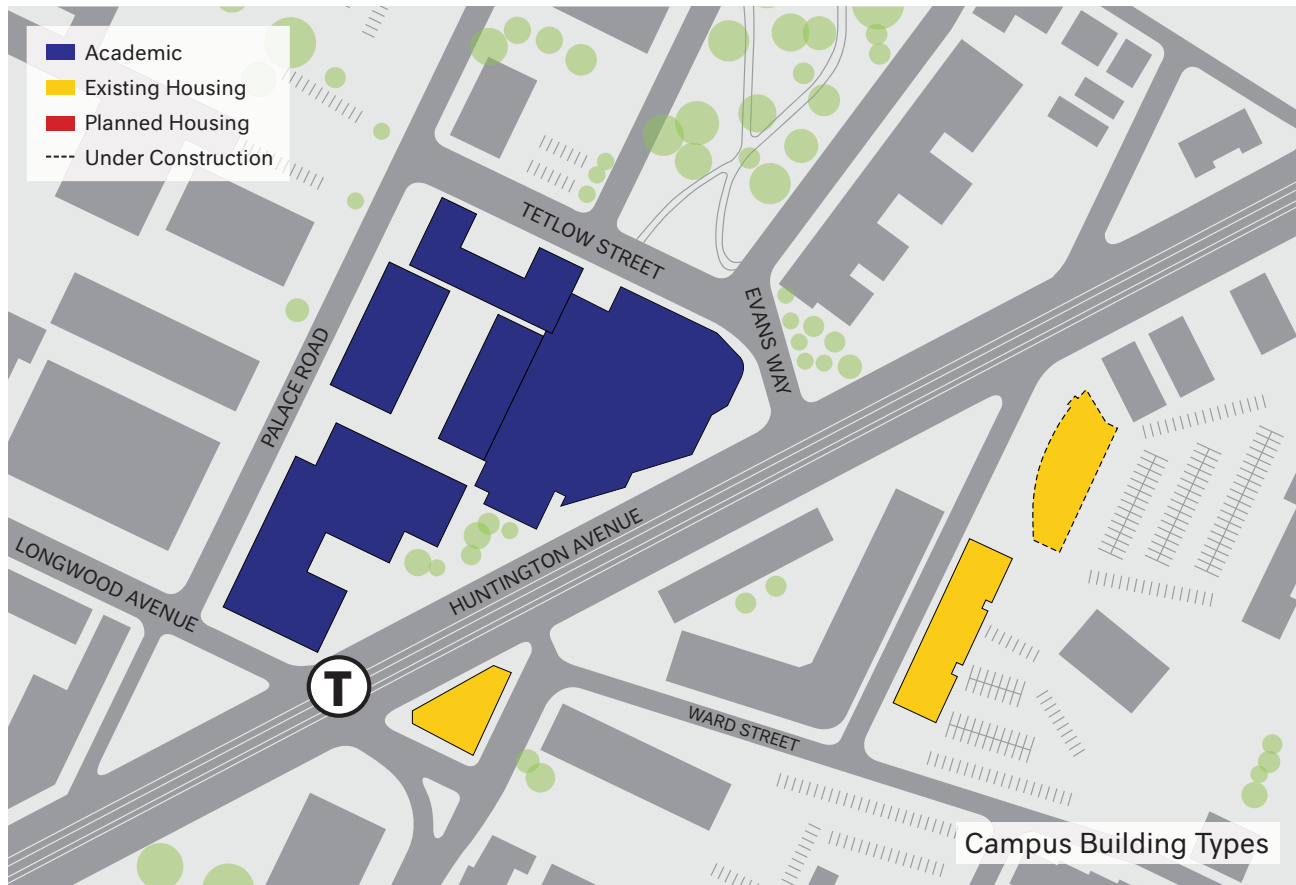
FIGURE 4G. Students in MSCBA Housing



Source: BHE, MSCBA.

February 2011

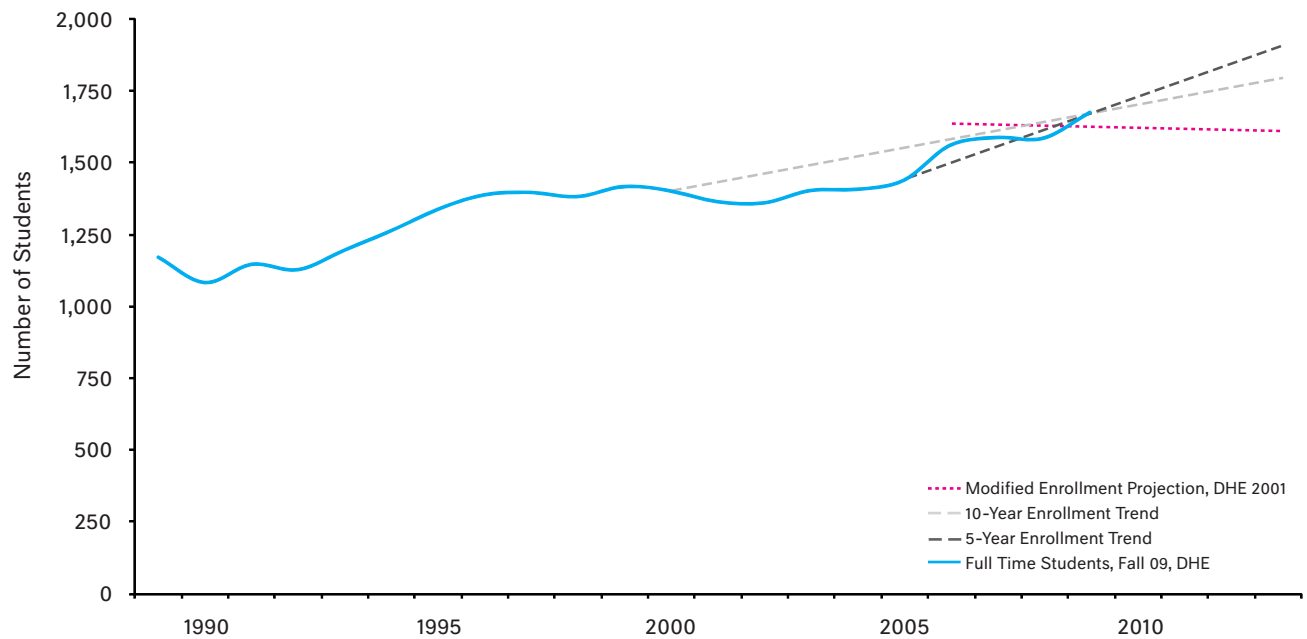
Massachusetts College of Art and Design



Massachusetts College of Art and Design

The growth rate of enrollment at Massachusetts College of Art increased from 2008-2009. This recent growth is reflected in the 5-year enrollment trend, which predicts a student body of nearly 2,000 by 2013; MassArt enrollment is set by DHE policy at 1,500 FTE. MassArt does not house a high proportion of its students due to its tight urban location and extensive local off-campus student housing market. MassArt owns 426 beds and leases 60 beds to the School of the Museum of Fine Arts.

FIGURE 5A. Massachusetts College of Art and Design Enrollment, 1989-2013



Source Massachusetts Department of Higher Education, 2010

FIGURE 5B. Design Capacity v. Actual Occupancy

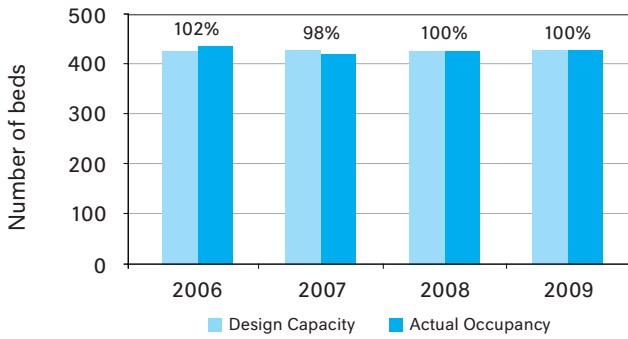


FIGURE 5C. MassArt Housing Portfolio by Type

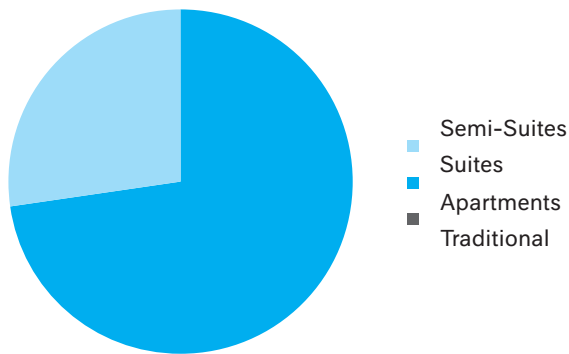
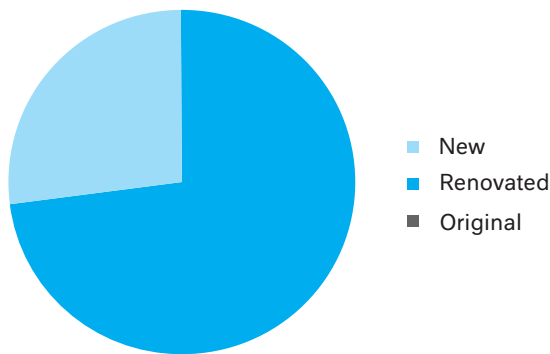


FIGURE 5D. MassArt Housing Portfolio by Condition



Housing Portfolio

MassArt has a desirable range of housing types that are popular among prospective students, with apartments and suites. The campus' urban location contributes both to difficulty in finding new housing sites, but also provides more opportunities for off-campus housing.

MassArt has two residence halls – Smith Hall, an older traditional hall, and the Artists' Residence – a new and somewhat specialized apartment/studio building. As part of the Fenway area collection of colleges, there is a large pool of students who need housing, and a difficult urban development climate. Presently a 493-bed residence hall is under construction at MassArt; 203 beds will be under a long-term lease agreement with another local institute of higher education.

Rental Context

MassArt’s rents are the highest of the State Universities, in large part due to its urban location. However, off-campus rents remain higher than on-campus rents. Apartment on-campus housing is higher than the average off-campus rent, although further analysis indicates that while one-bedroom apartments are significantly more expensive off-campus, multiple-bedroom apartments are significantly less expensive than on-campus housing options.

FIGURE 5E. Overall Rent Summary

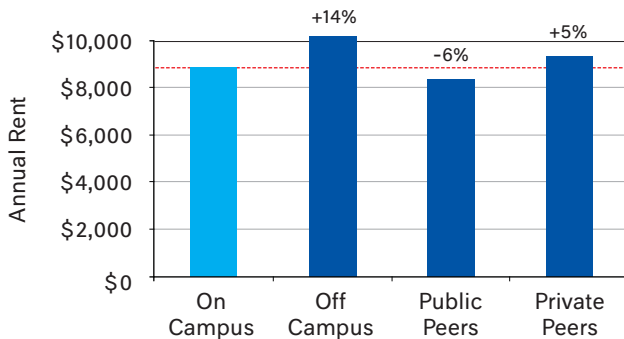
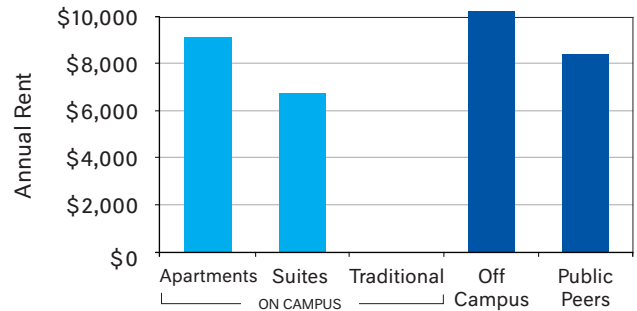


FIGURE 5F. Rent by Housing Type

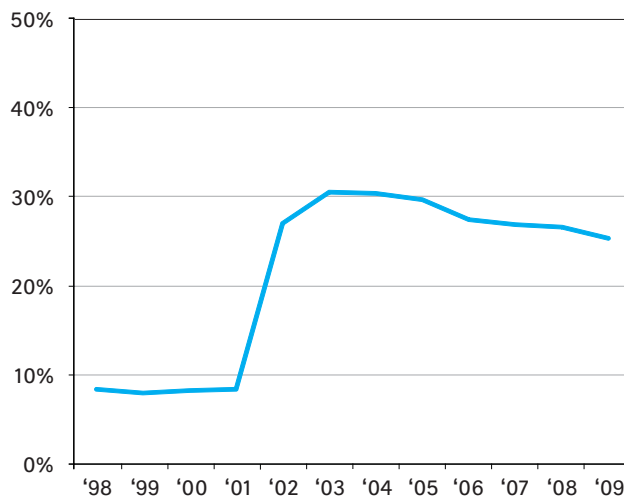


Note: All rents are 9-month rents per person. Off-campus rents include utility allowance, and assume one person per bedroom. Private peer colleges and universities for MassArt are local peers, not academic peers, thus reflecting the local housing market.

Students in MSCBA Housing

The percentage of full-time students in on-campus housing increased sharply in 2001, with the addition of a new residence hall to MassArt’s housing portfolio. Since that increase, this percentage has remained fairly constant. A slight decrease in the past few years may indicate a future need for additional on-campus housing.

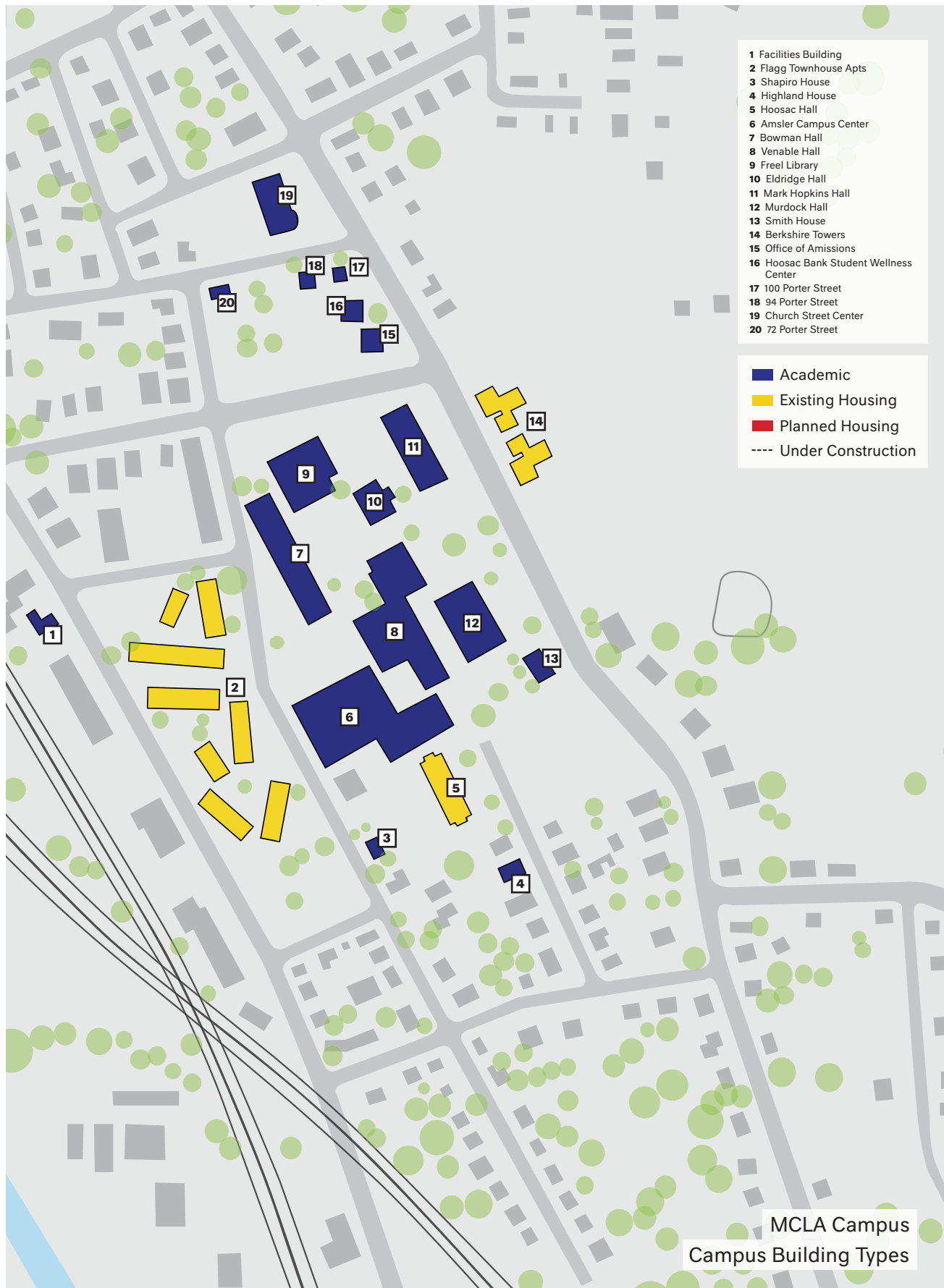
FIGURE 5G. Students in MSCBA Housing



Source: BHE, MSCBA.

February 2011

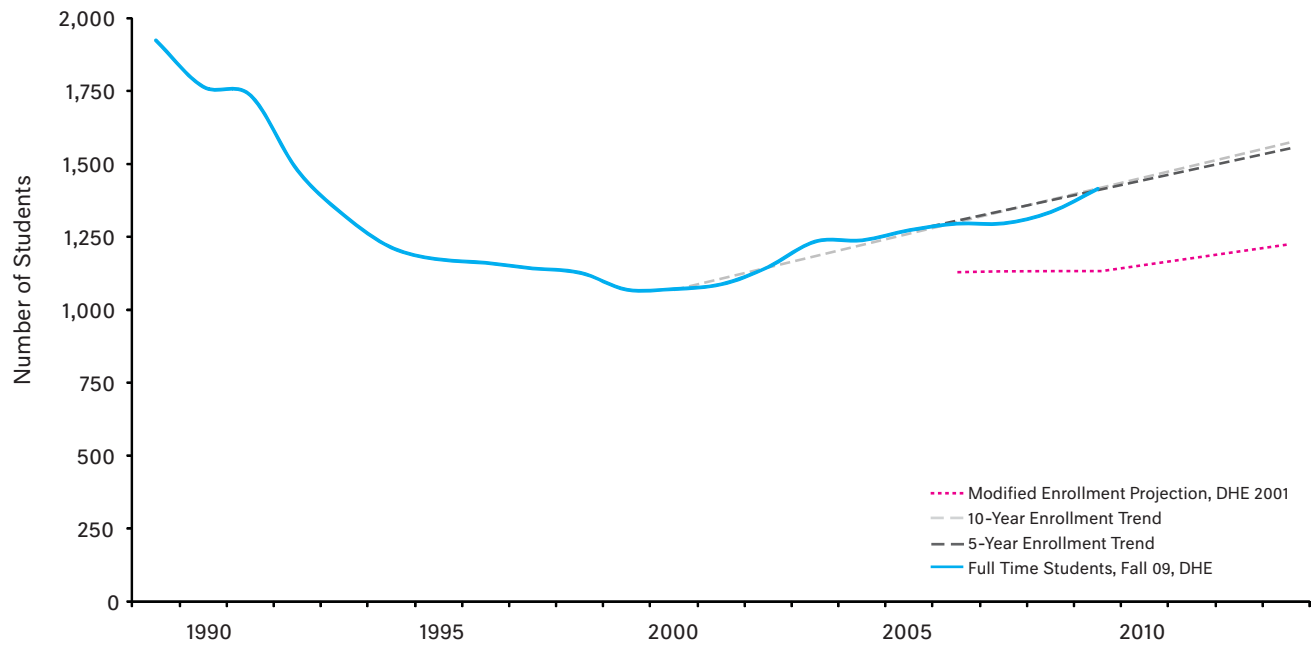
Massachusetts College of Liberal Arts



Massachusetts College of Liberal Arts

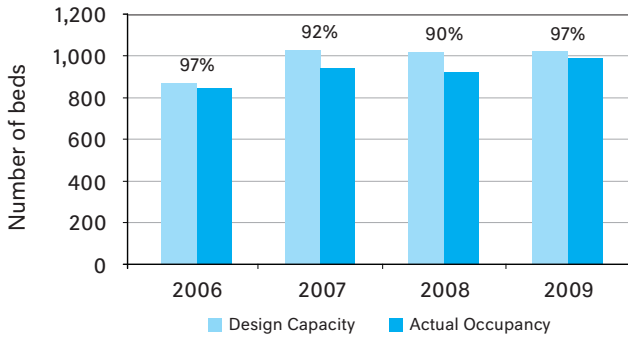
Growth in enrollment at the Massachusetts College of Liberal Arts increased in 2008-2009. This increase brings the 5-year enrollment trend in line with the 10-year enrollment trend, predicting a student body of about 1,600 by 2013. MCLA houses 76% of its students in its residence halls, slightly more than its target of 75% on-campus housing. This higher horizon goal reflects both MCLA's academic approach and the constrained local housing market.

FIGURE 6A. Massachusetts College of Liberal Arts Enrollment, 1989-2013



Source Massachusetts Department of Higher Education, 2010

FIGURE 6B. Design Capacity v. Actual Occupancy



Housing Portfolio

MCLA has made significant progress in renewing its housing portfolio; all residence halls have now been renovated. MCLA's renovated Flagg Townhouses consists of apartment-style housing, while the remainder of its housing portfolio consists of traditional housing.

MCLA has a high level of on-campus residence as part of its academic program. While it does have quite a few beds available on campus, the apartments renovated since 2000 are the only renewed buildings. The traditional residence halls were last renovated in the 1980's, and while still serviceable, they may need renewal and perhaps reconfiguration to provide some suites in the foreseeable future.

FIGURE 6C. MCLA Housing Portfolio by Type

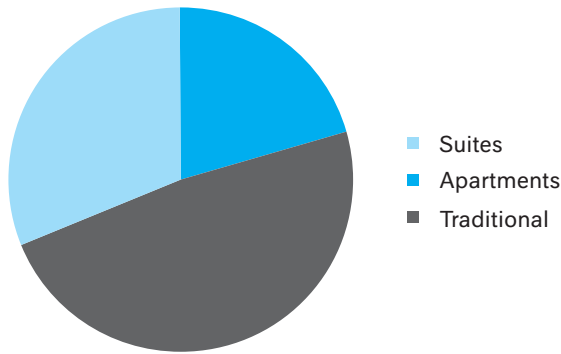
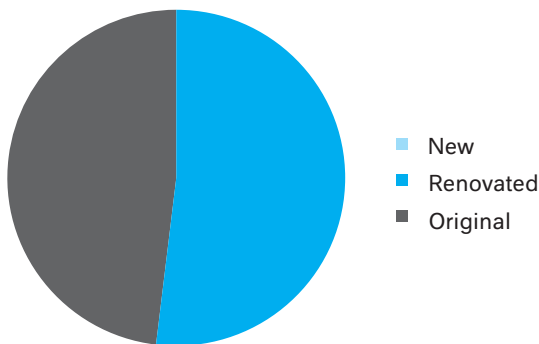


FIGURE 6D. MCLA Housing Portfolio by Condition



Rental Context

Rents around MCLA's campus are lower than most of the State Universities, due to its geographic location. On-campus rents remain lower than off-campus and local peer rents, as well as providing the most plentiful source of housing.

FIGURE 6E. Overall Rent Summary

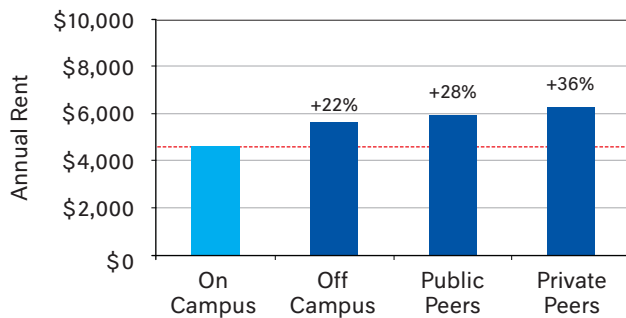
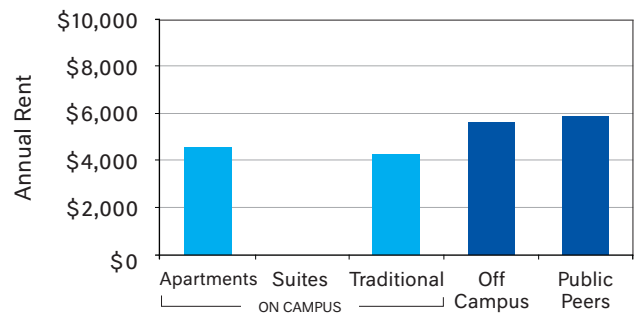


FIGURE 6F. Rent by Housing Type

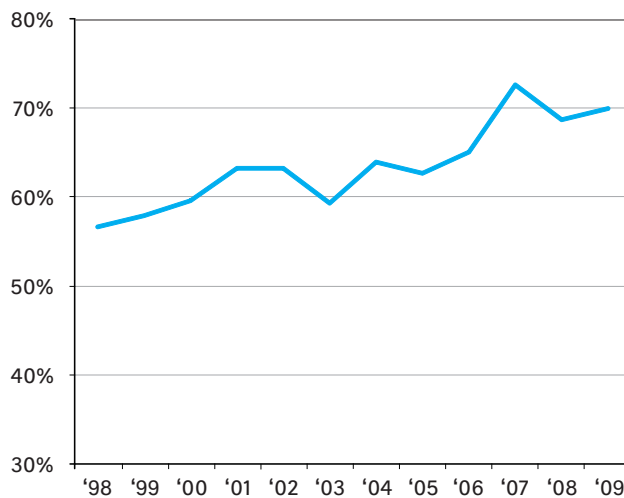


Note: All rents are 9-month rents per person. Off-campus rents include utility allowance, and assume one person per bedroom.

Students in MSCBA Housing

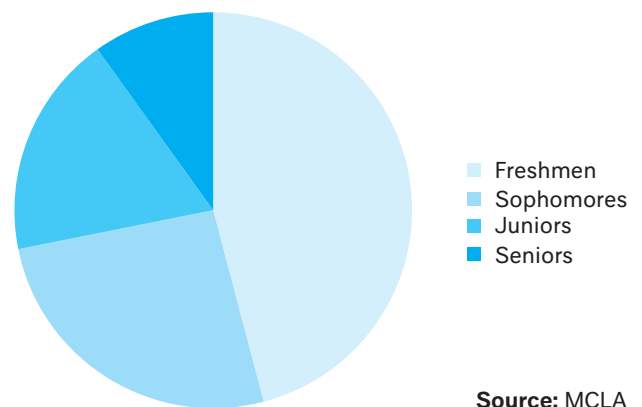
MCLA currently houses about 70% of its full-time students. MCLA's policy to house 75% of its undergraduate students and the scarcity of rental units around the campus both contribute to this percentage, which is significantly higher than most of the State Universities.

FIGURE 6G. Students in MSCBA Housing



Source: BHE, MSCBA.

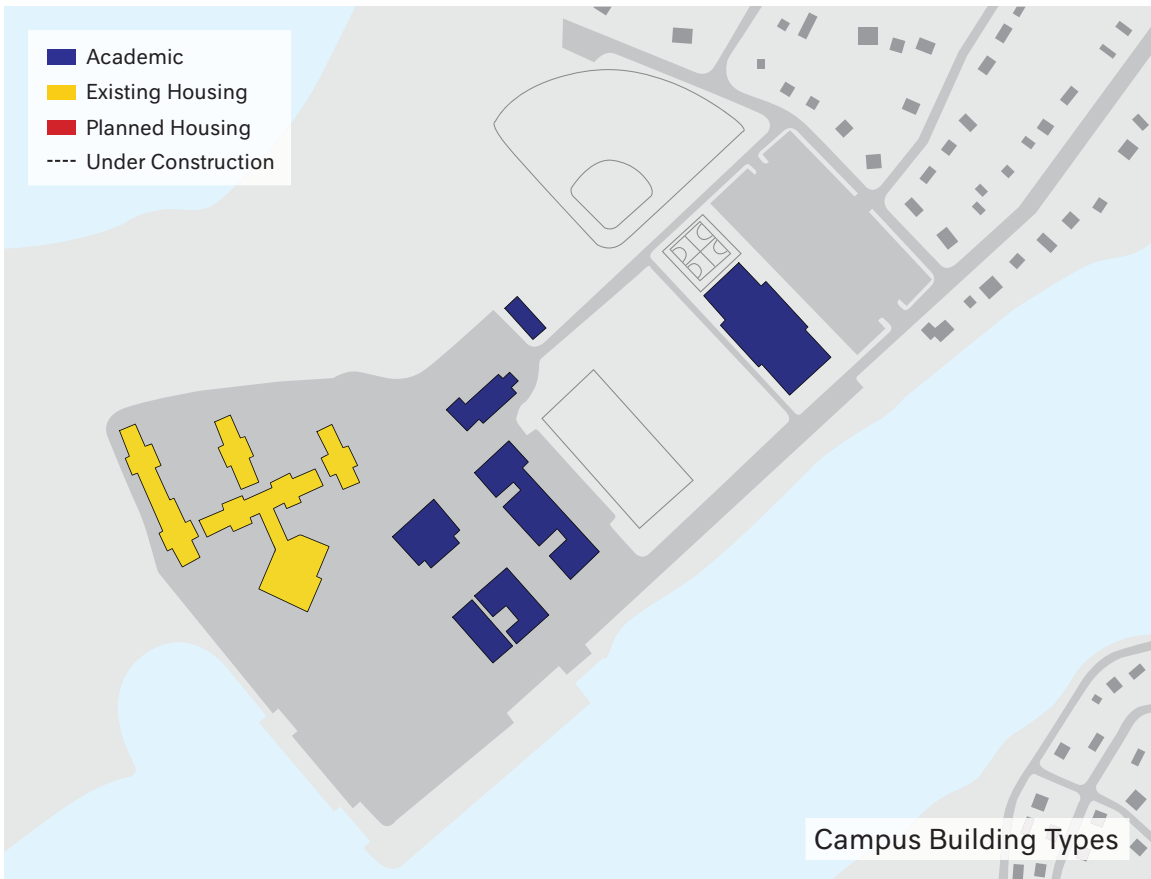
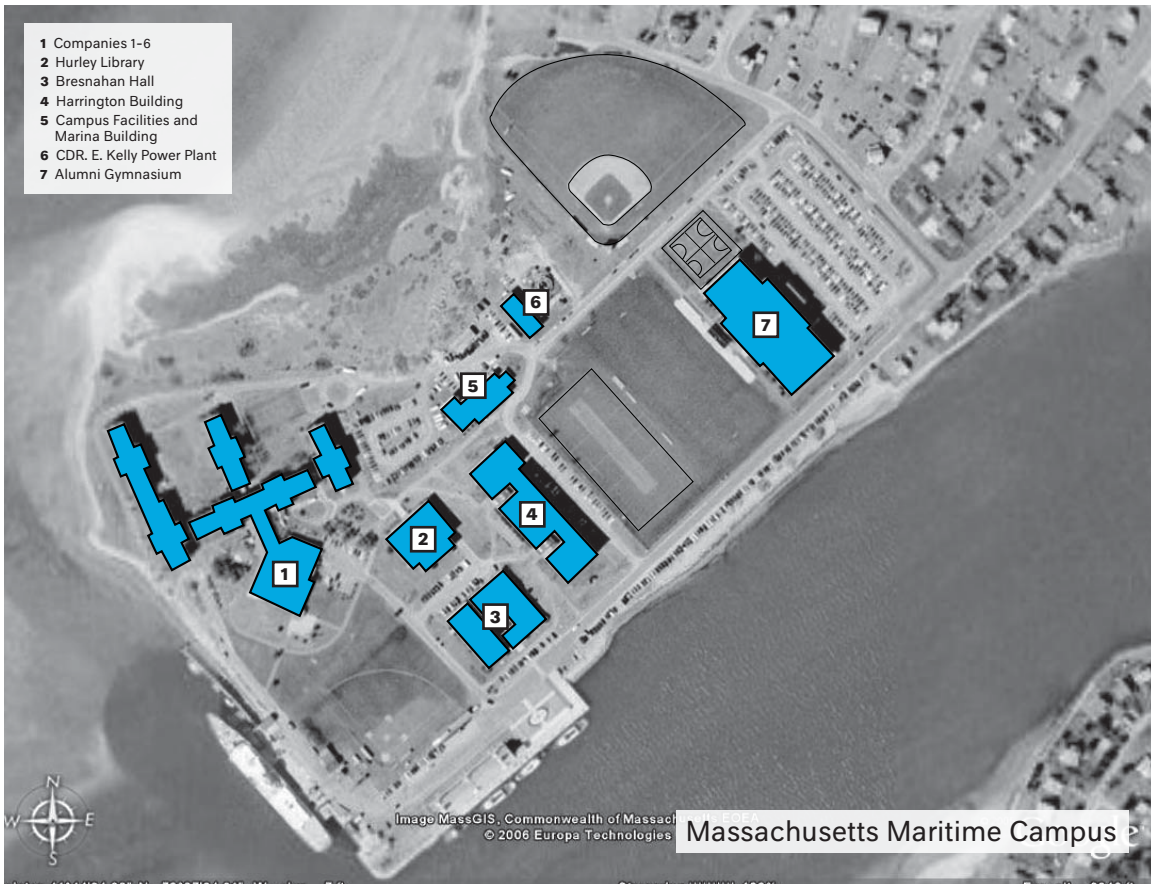
FIGURE 6H. Students in Housing by Class Year



Source: MCLA

February 2011

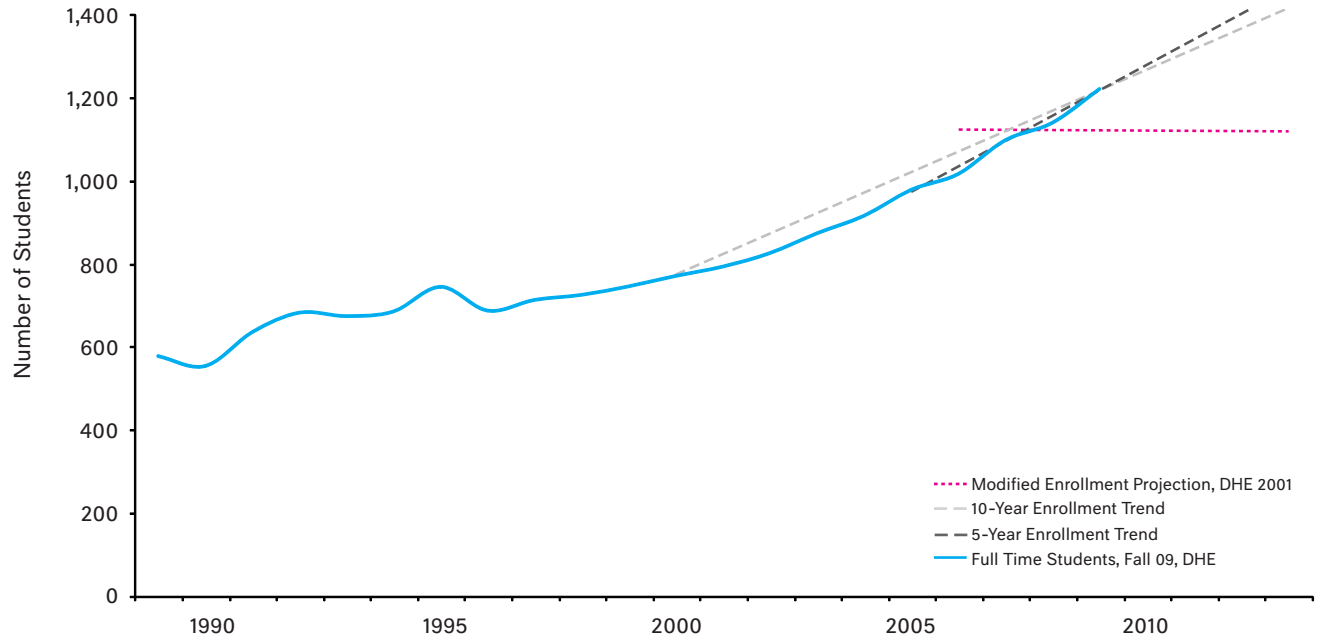
Massachusetts Maritime Academy



Massachusetts Maritime Academy

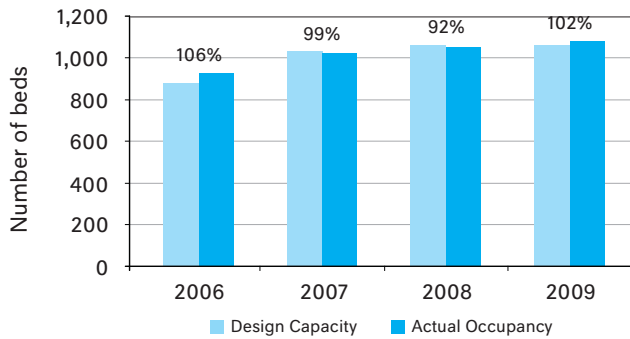
Massachusetts Maritime Academy occupies a singular position among the State Universities, in its requirement for all students to be housed on campus. Because of this requirement, additional housing will likely be needed in the future, as enrollment continues to increase. Enrollment is established by policy at approximately 1,200 cadets, but both 5- and 10-year trends predict that enrollment will reach 1,400 students by 2013.

FIGURE 7A. Massachusetts Maritime Academy Enrollment, 1989-2013



Source Massachusetts Department of Higher Education, 2010

FIGURE 7B. Design Capacity v. Actual Occupancy



Housing Portfolio

Massachusetts Maritime Academy houses its students in traditional housing. All of Mass Maritime’s traditional residence halls have been built or renewed since 2006. An additional 168 beds were built in 2007, in response to rising enrollment. The continuing increase in enrollment may indicate a need for further additional housing.

FIGURE 7C. Mass Maritime Housing Portfolio by Type

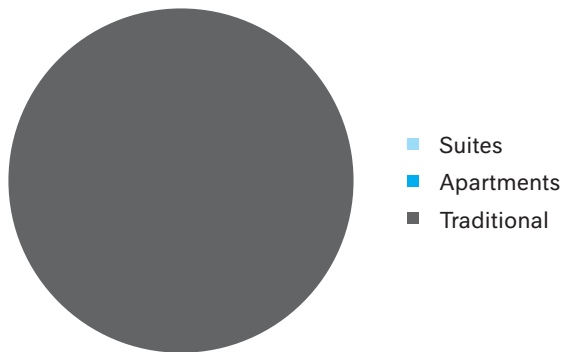
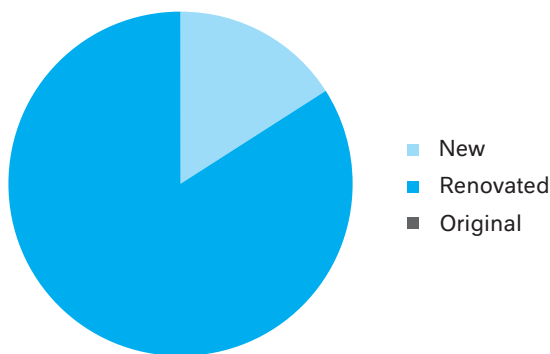


FIGURE 7D. Mass Maritime Housing Portfolio by Condition



Rental Context

Because Mass Maritime requires its students to live on campus, the off-campus rental market does not provide additional insight into the campus’ rental context. Rents at local peer colleges are significantly higher than on-campus rents.

FIGURE 7E. Overall Rent Summary

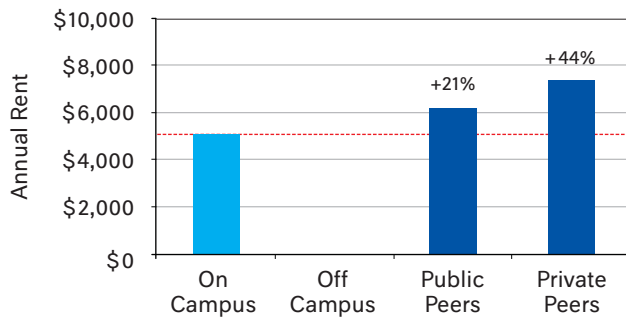
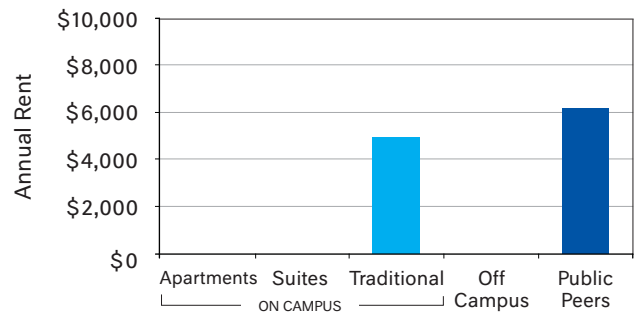


FIGURE 7F. Rent by Housing Type

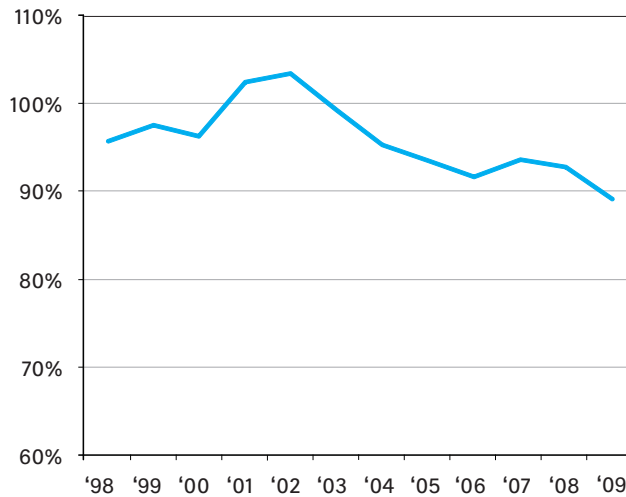


Note: All rents are 9-month rents per person. Off-campus rents include utility allowance, and assume one person per bedroom. Because Mass Maritime houses all cadets on-campus, off-campus rents were not included in this study.

Students in MSCBA Housing

Mass Maritime’s policy to house all of its cadets has kept the percentage of students in on-campus housing at a high level. The recent decreases in students in on-campus housing may be attributed to rising enrollment.

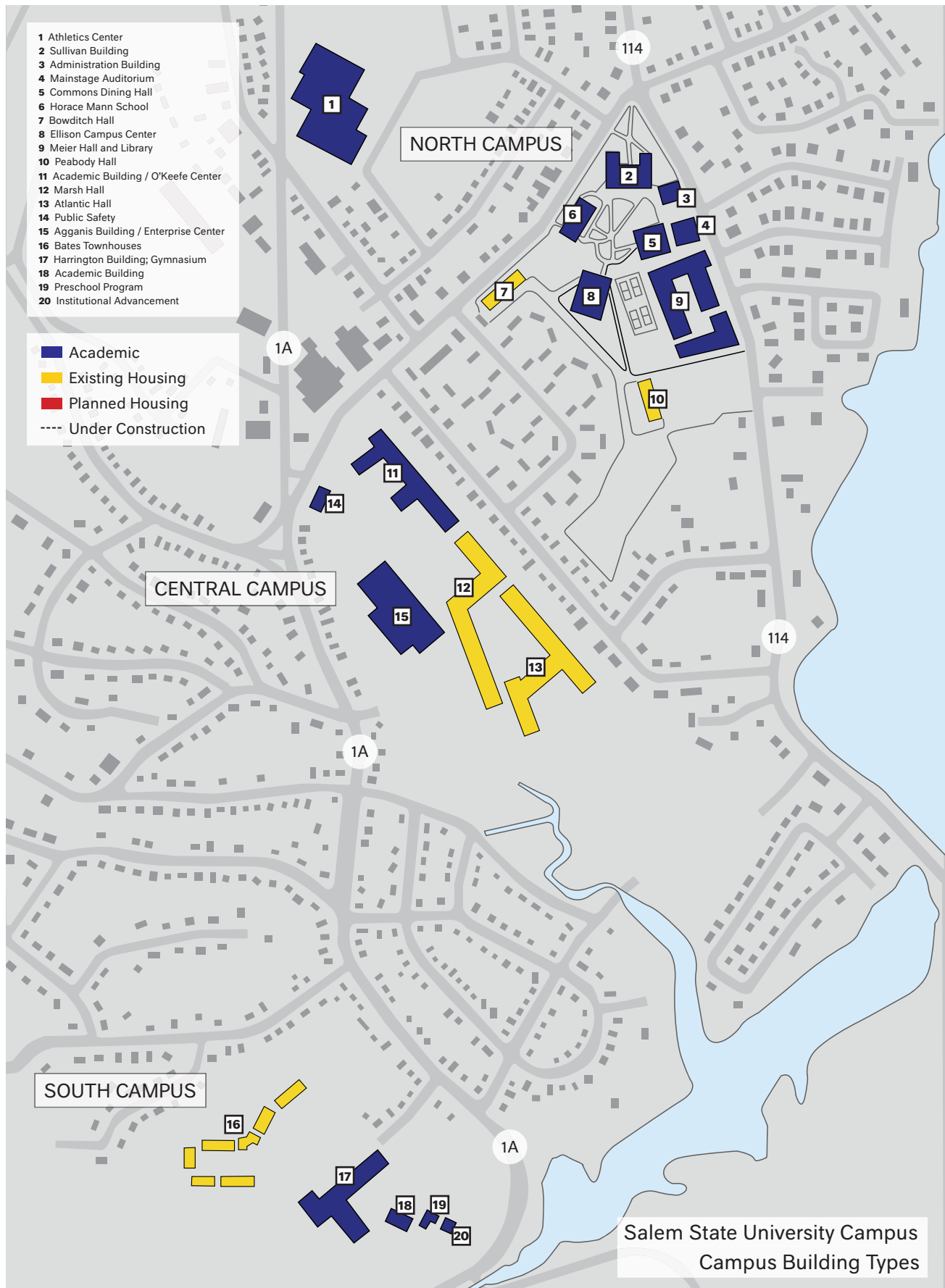
FIGURE 7G. Students in MSCBA Housing



Source: BHE, MSCBA.

February 2011

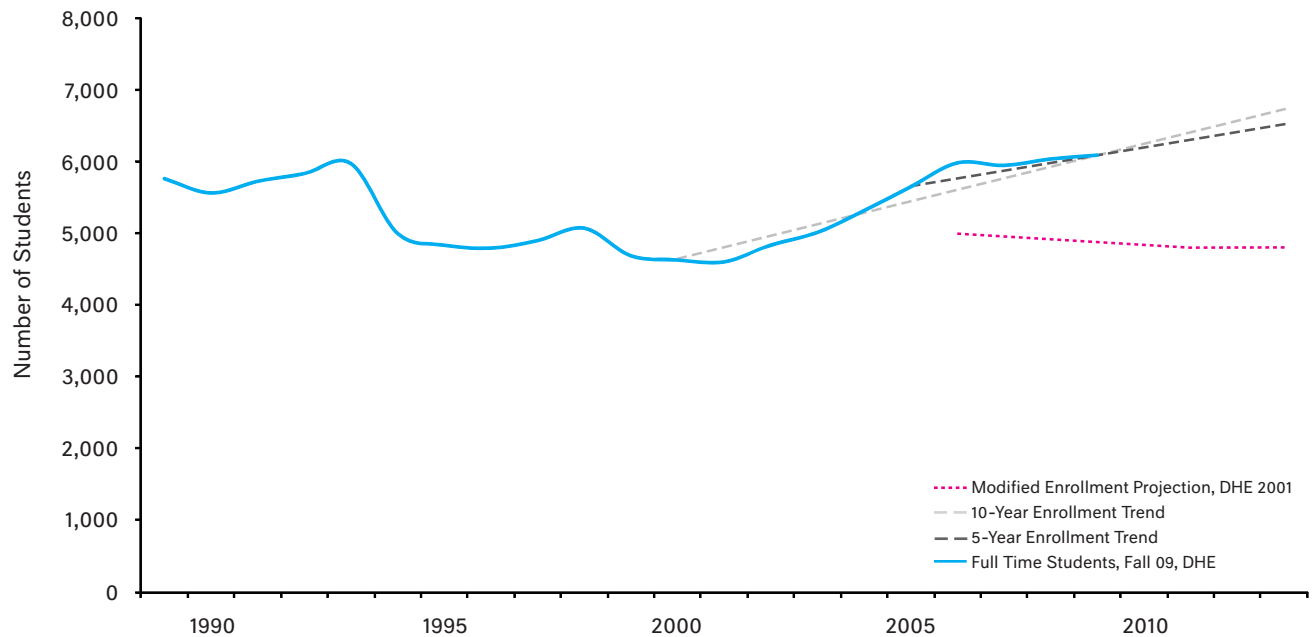
Salem State University



Salem State University

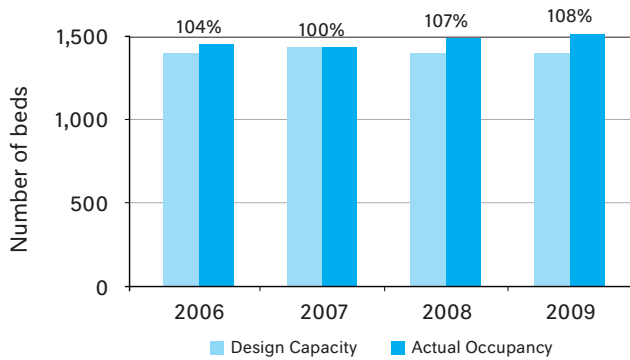
Enrollment at Salem State University continues to increase, though at a slower rate than from 2000-2005. Additional overcrowding will be alleviated with the opening of Marsh Hall in 2010 - an addition of 525 beds. Salem currently houses 35% of its full-time students. Additional housing capacity will bring Salem closer to its housing target.

FIGURE 8A. Salem State University Enrollment, 1989-2013



Source Massachusetts Department of Higher Education, 2010

FIGURE 8B. Design Capacity v. Actual Occupancy



Housing Portfolio

Salem State University has a varied housing portfolio, currently operating at 108% design capacity. Although Salem has alleviated most overcrowding in its residence halls, the college only houses 31% of its full-time students. Many of its non-resident, full-time students appear to live nearby or commute.

Salem’s housing portfolio has been renewed over the past few years, and consists mainly of traditional beds and apartments in single and double configurations. Salem is one of the State Universities far below desirable levels of housing to offer students. Adding capacity, as well as suite-format beds, would help the campus meet its academic and community goals.

FIGURE 8C. Salem Housing Portfolio by Type

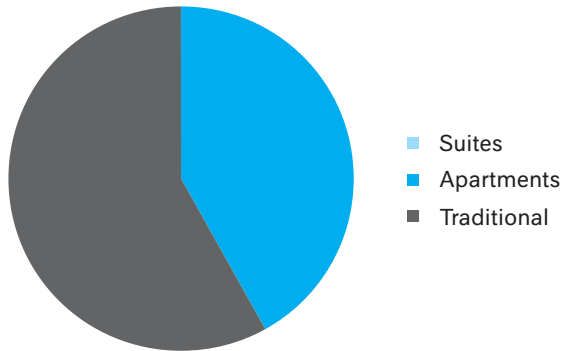
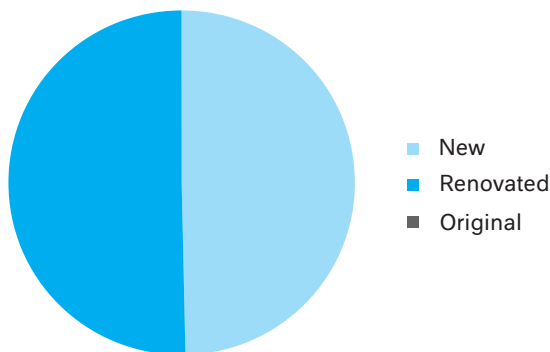


FIGURE 8D. Salem Housing Portfolio by Condition



Rental Context

Salem’s on-campus rents are slightly higher than off-campus rents. However, the off-campus rental market is limited. The local rental market is also influenced by higher numbers of non-students seeking housing in the surrounding market.

FIGURE 8E. Overall Rent Summary

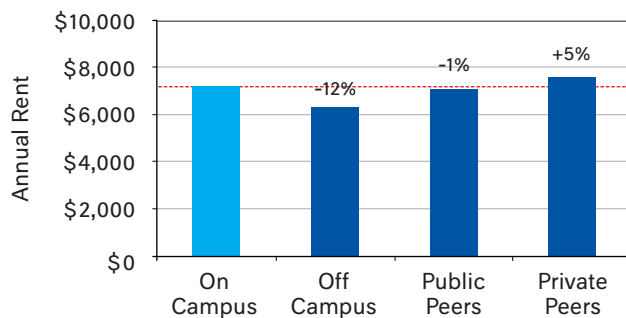
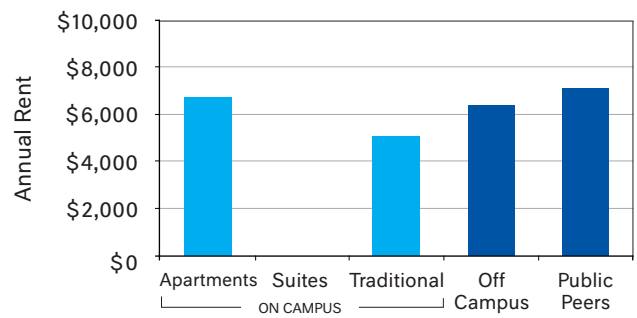


FIGURE 8F. Rent by Housing Type

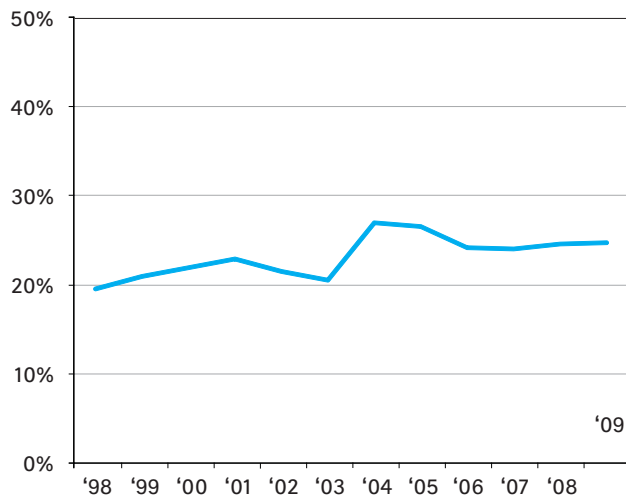


Note: All rents are 9-month rents per person. Off-campus rents include utility allowance, and assume one person per bedroom.

Students in On-Campus Housing

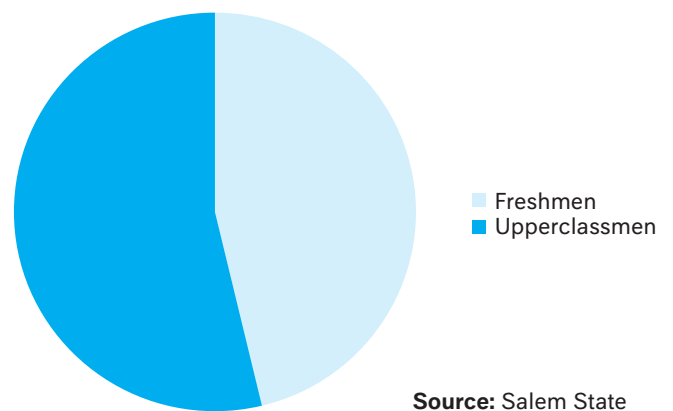
At Salem, the percentage of full-time students in on-campus housing has increased over the past several years. The relatively low percentage of students in housing, which is still far from the university’s target of 50%, indicates continued strong demand for housing, despite Salem’s large proportion of commuter students. Freshman students occupy a larger proportion of on-campus housing than at other State Universities.

FIGURE 8G. Students in MSCBA Housing



Source: BHE, MSCBA.

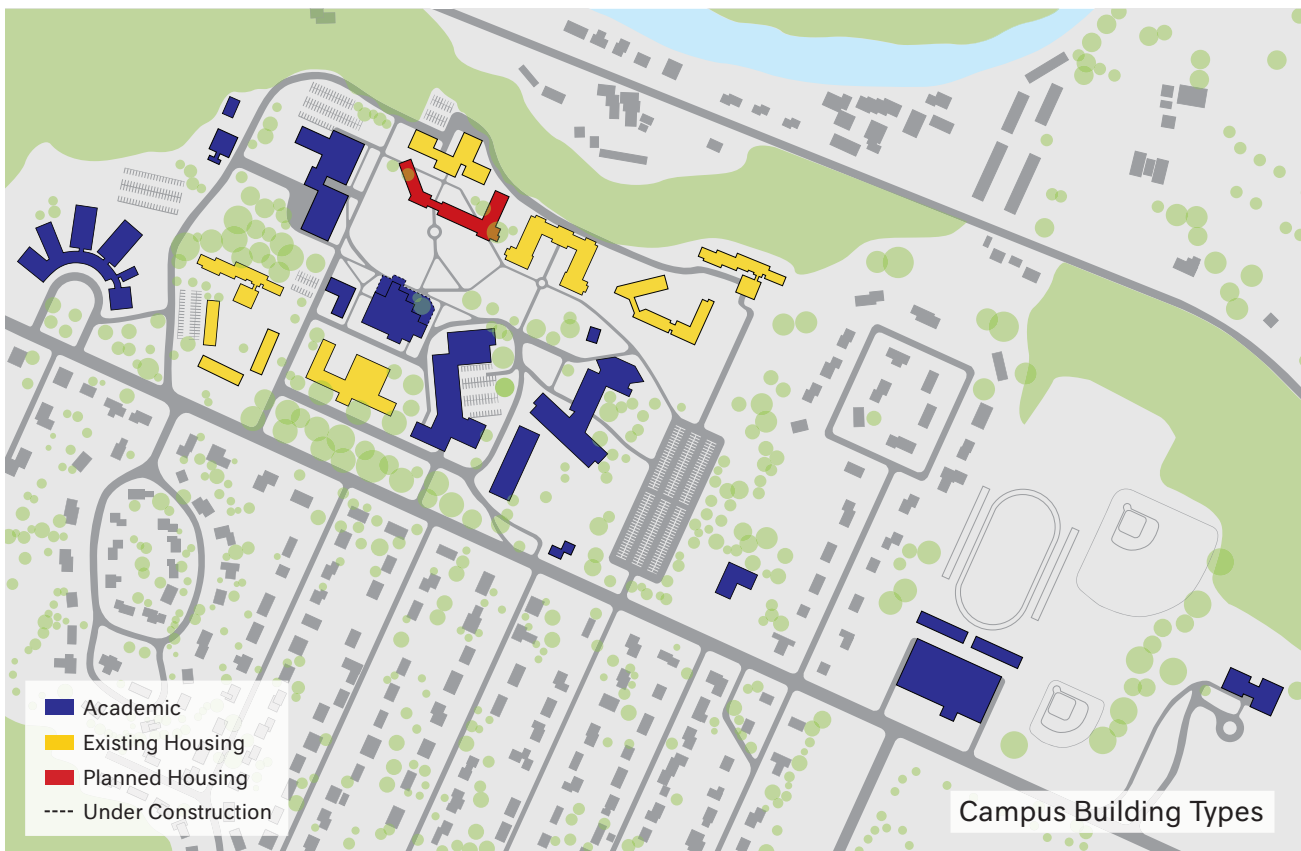
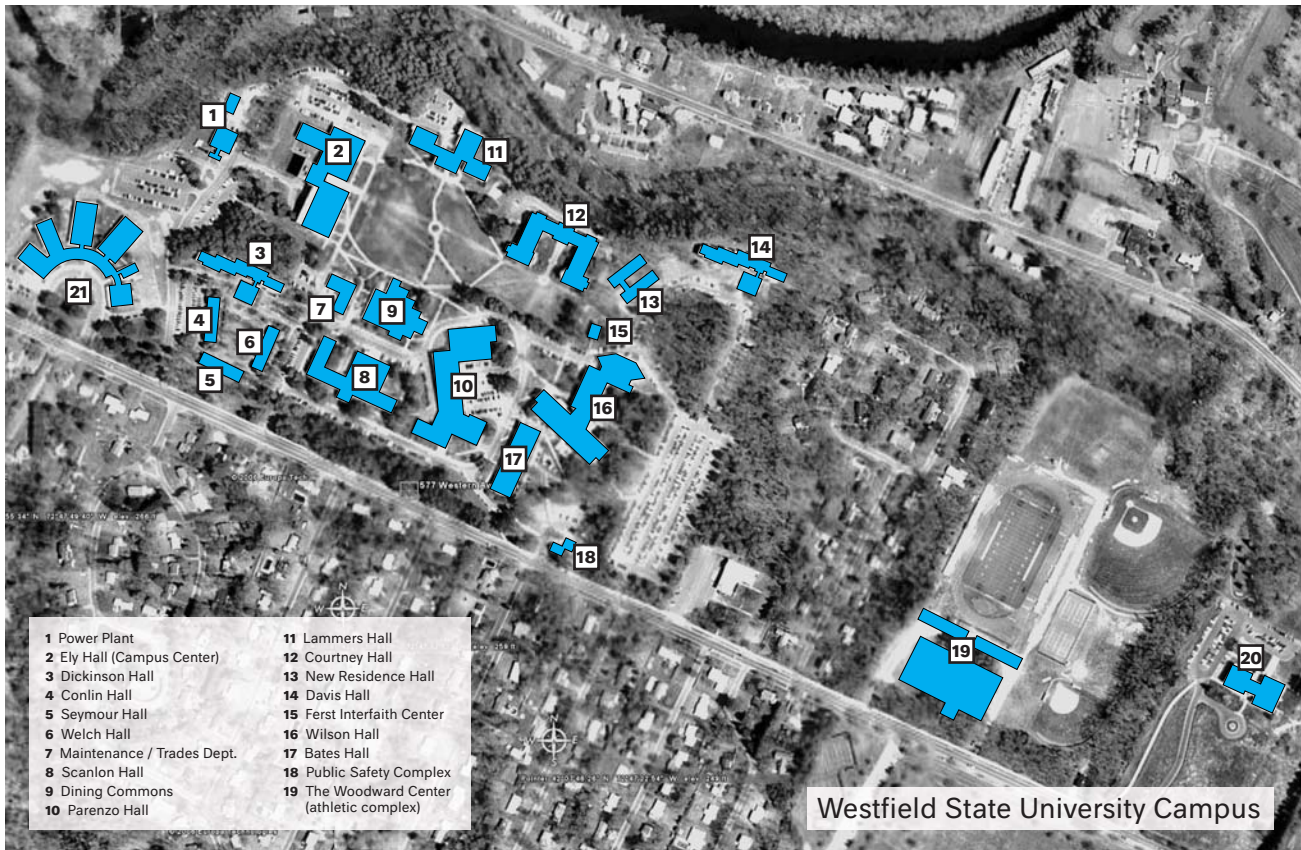
FIGURE 8H. Students in Housing by Class Year



Source: Salem State

February 2011

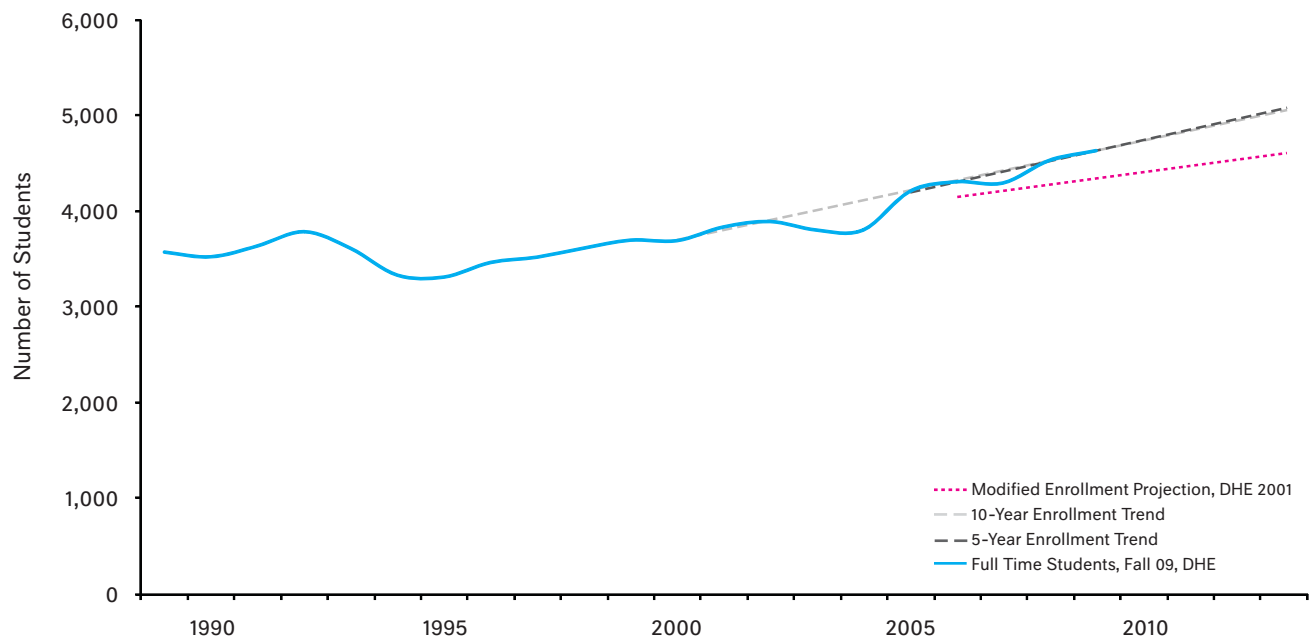
Westfield State University



Westfield State University

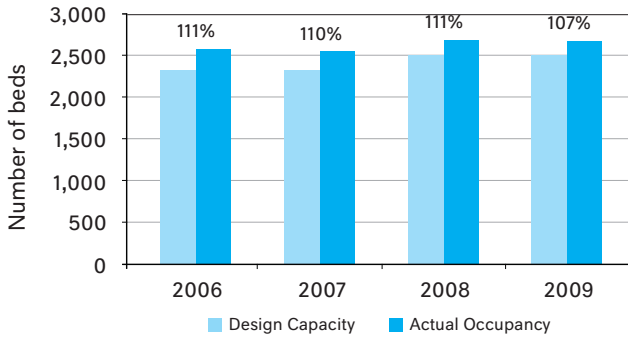
Enrollment at Westfield State University is growing at an increasing rate since it reached a brief plateau from 2005-2007. Both 5- and 10-year enrollment trends predict steady increases in enrollment. Westfield has increased its residence hall capacity since 2005 with the addition of a 400-bed dormitory. The university has housed more of its student each year as its enrollment has risen, indicating that demand for housing remains high. As enrollment increases, Westfield may need additional housing capacity.

FIGURE 9A. Westfield State University Enrollment, 1989-2013



Source Massachusetts Department of Higher Education, 2010

FIGURE 9B. Design Capacity v. Actual Occupancy



Housing Portfolio

Westfield’s housing portfolio consists mostly of traditional housing. Demand for on-campus housing remains high, in part due to low availability of off-campus housing. The construction of a new 400-bed dormitory in 2004 increased capacity; however, occupancy did not significantly decrease.

Westfield’s mix of traditional residence halls and apartments have substantially been renovated or built since 2000. Any further housing or reconfiguration should consider adding some suite-format spaces. Spaces which contribute to the development of the residential community can also be considered.

FIGURE 9C. Westfield Housing Portfolio by Type

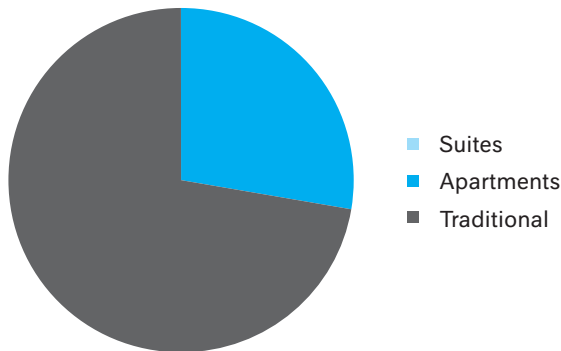
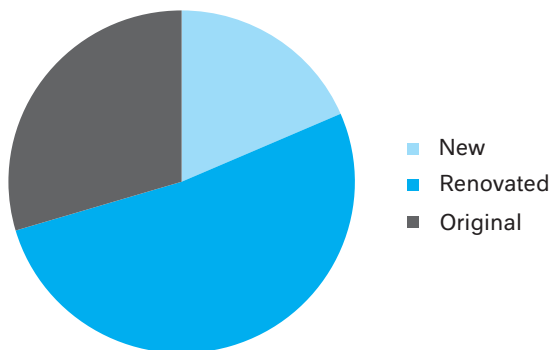


FIGURE 9D. Westfield Housing Portfolio by Condition



Source: MSCBA

Rental Context

Westfield's off-campus rents are comparable to on-campus rents - off-campus rents are slightly lower than on-campus rents. However, there are not many off-campus units available. The unavailability of off-campus housing contributes to high demand for on-campus housing.

FIGURE 9E. Overall Rent Summary

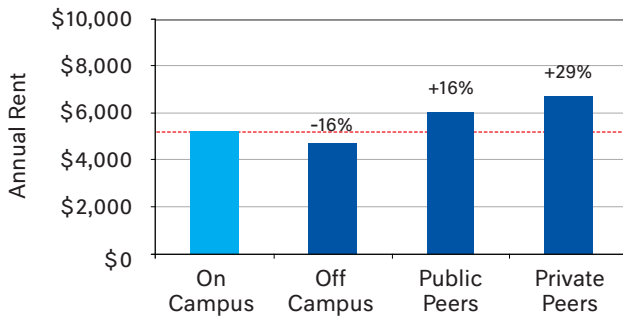
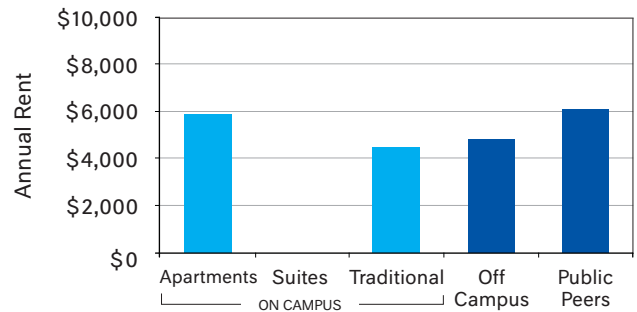


FIGURE 9F. Rent by Housing Type

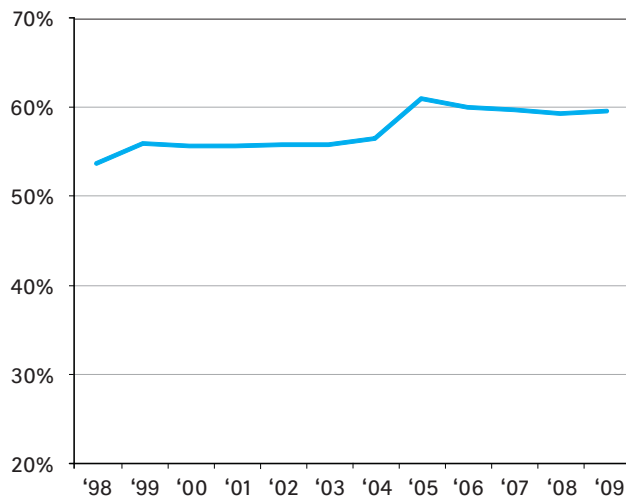


Note: All rents are 9-month rents per person. Off-campus rents include utility allowance, and assume one person per bedroom.

Students in On-Campus Housing

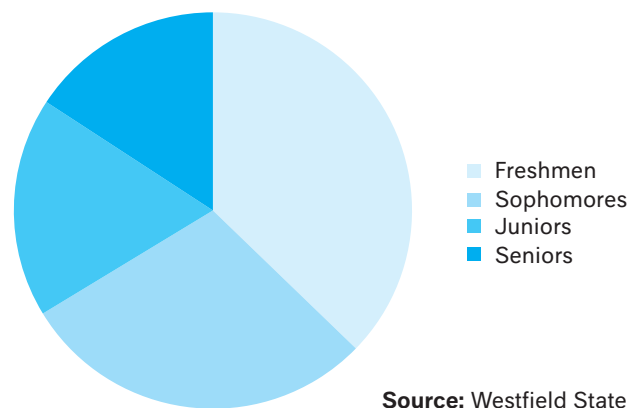
At Westfield, the percentage of full-time students in on-campus housing has grown steadily over the past several years. However, occupancy remains high, indicating continued high demand for on-campus housing.

FIGURE 9G. Students in MSCBA Housing



Source: BHE, MSCBA.

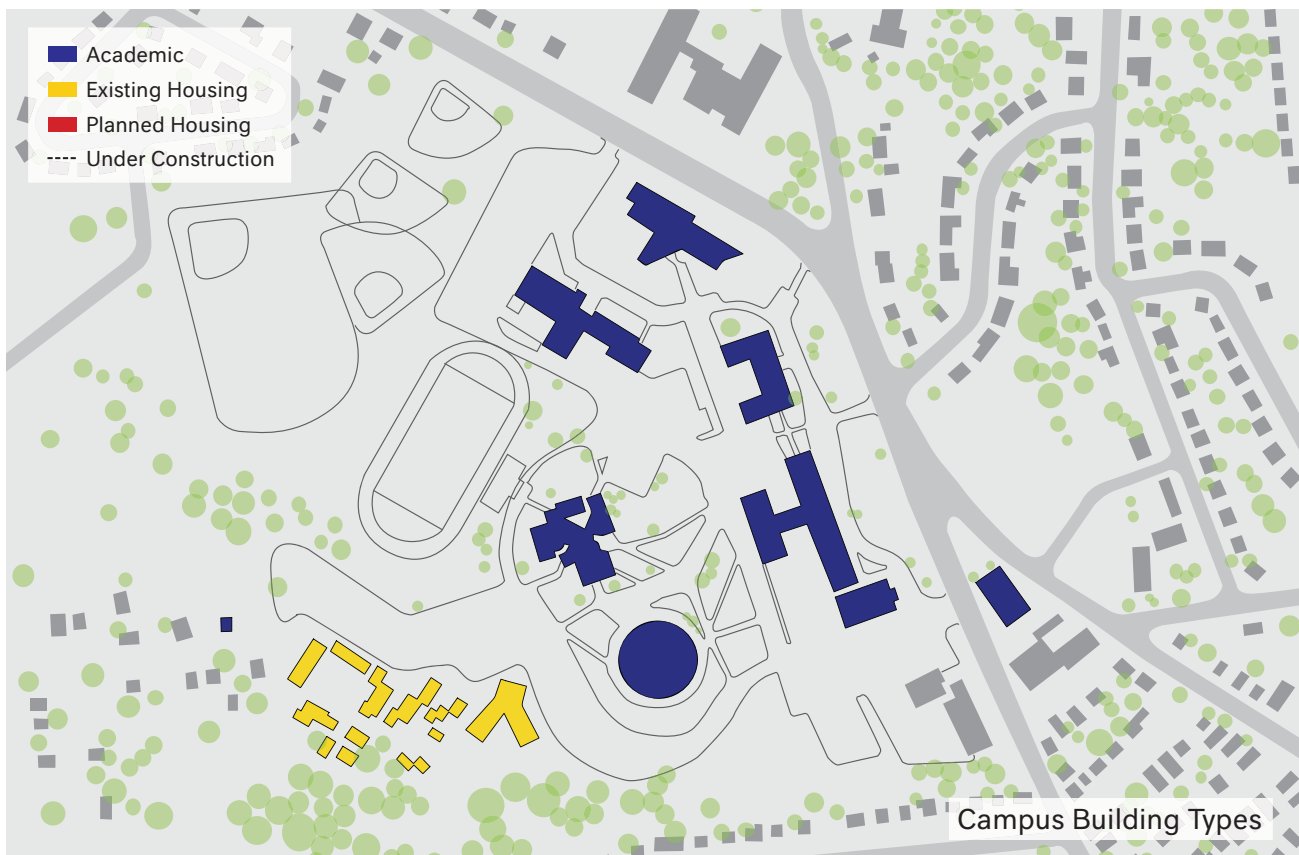
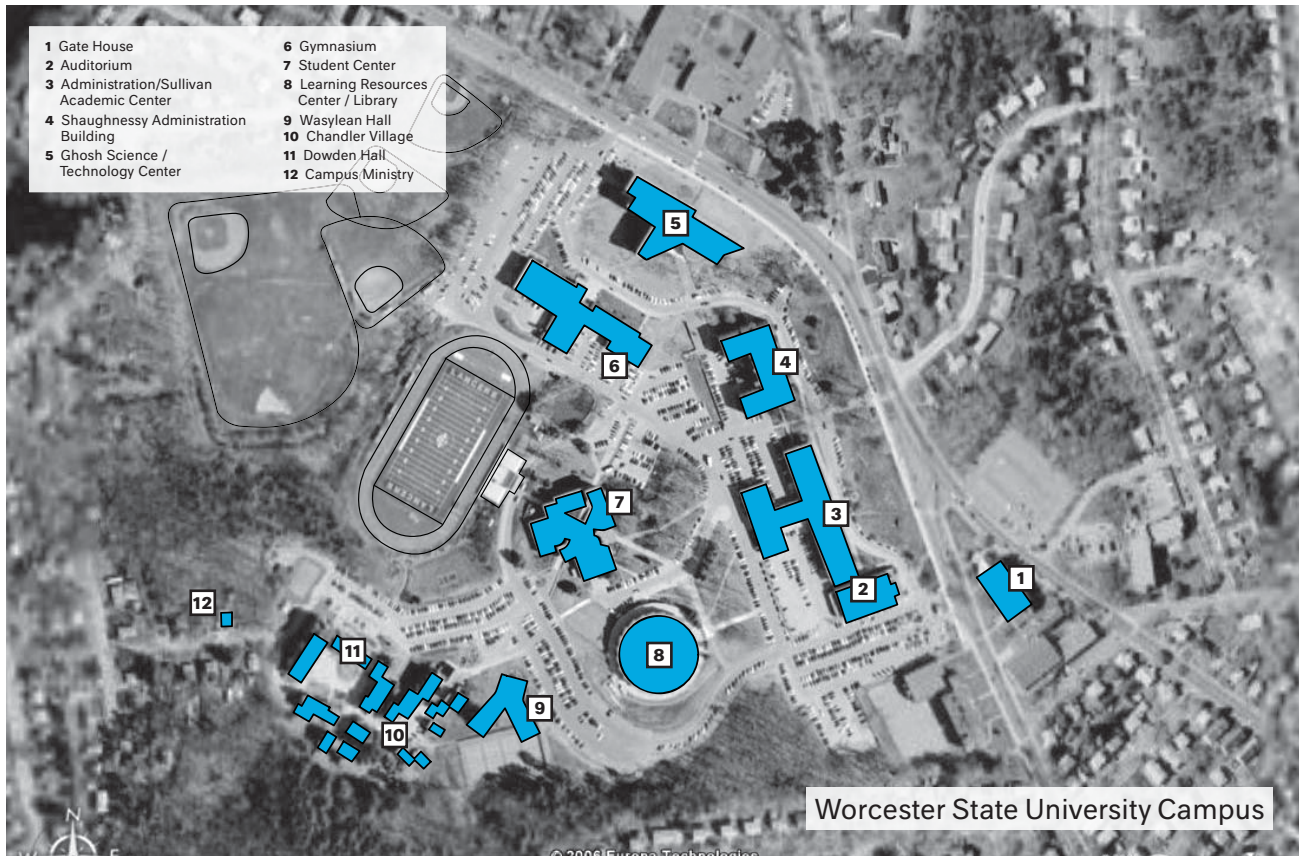
FIGURE 9H. Students in Housing by Class Year



Source: Westfield State

February 2011

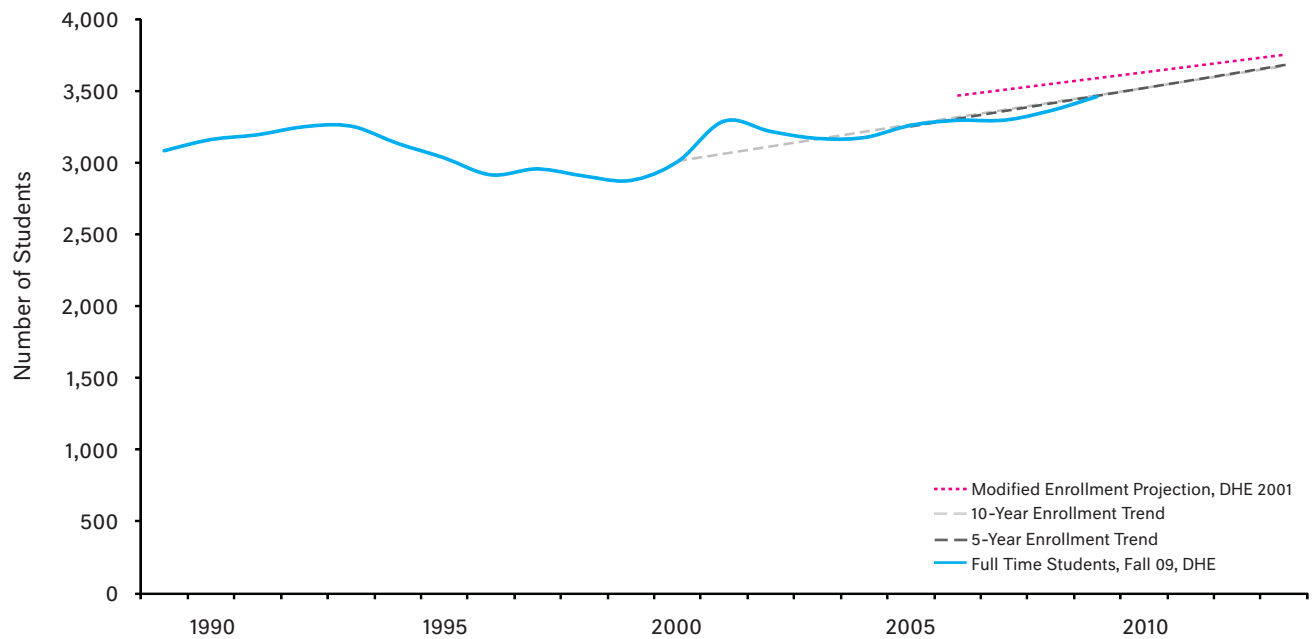
Worcester State University



Worcester State University

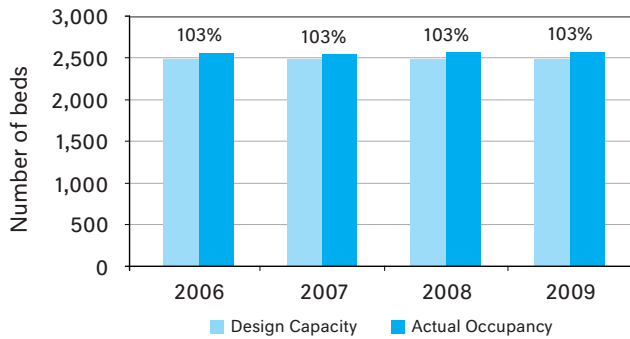
Enrollment at Worcester State University grew at a faster pace from 2008-2009, continuing the trend from 2007 of an increasing growth rate. Steady growth is predicted by 5- and 10-year enrollment trends, following a decline in enrollment in 2001. Worcester houses just 32% of its full time students, with its residence halls remain occupied at 103% design capacity.

FIGURE 10A. Worcester State University Enrollment, 1989-2013



Source Massachusetts Department of Higher Education, 2010

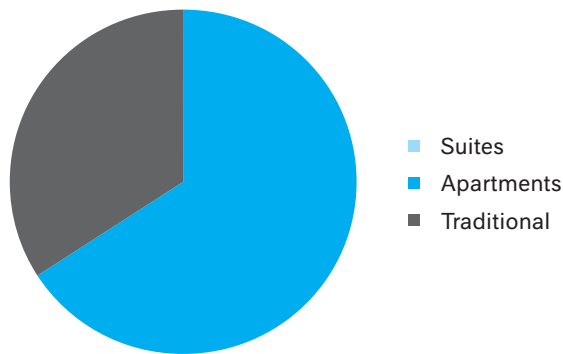
FIGURE 10B. Design Capacity v. Actual Occupancy



Housing Portfolio

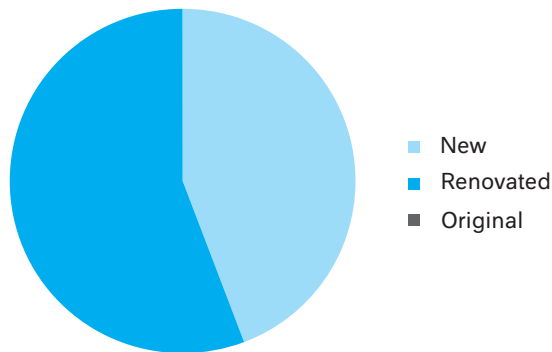
Worcester built a 300-bed residence hall in 2004 - Wasylean Hall - adding apartment-style housing to its portfolio. Worcester’s housing portfolio consists of mostly apartments - 72% - in addition to some traditional housing. Of the college’s apartments, Wasylean Hall is new and Chandler Village has been renovated. The expansion of Dowden Hall - consisting of 167 new beds in traditional configuration - opened in Fall 2010.

FIGURE 10C. Worcester Housing Portfolio by Type



Despite the increase in design capacity, occupancy remains high, most recently at 103%. These conditions indicate continued high demand for on-campus housing. It is another of the State Universities with a persistent shortage of housing. Adding suites to the mix at some point, as well as considering residential community support projects, could help Worcester achieve its housing goals.

FIGURE 10D. Worcester Housing Portfolio by Condition



Rental Context

Worcester’s on-campus rents are comparable to both off-campus and local peer rents. Off-campus rents are significantly lower than on-campus rents, yet occupancy remains high, indicating low availability and desirability of off-campus housing.

FIGURE 10E. Overall Rent Summary

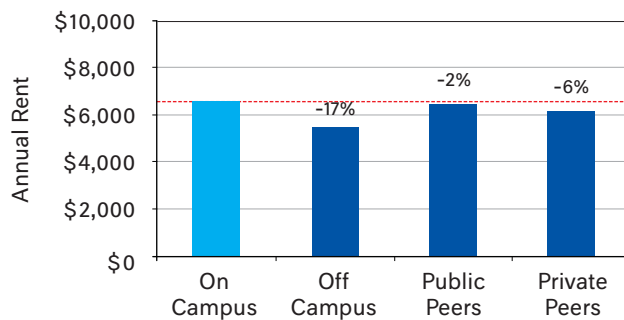
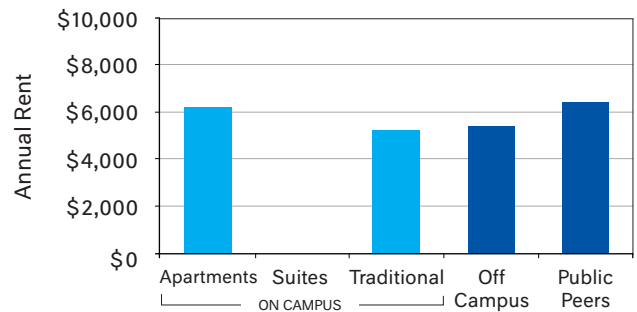


FIGURE 10F. Rents by Housing Type

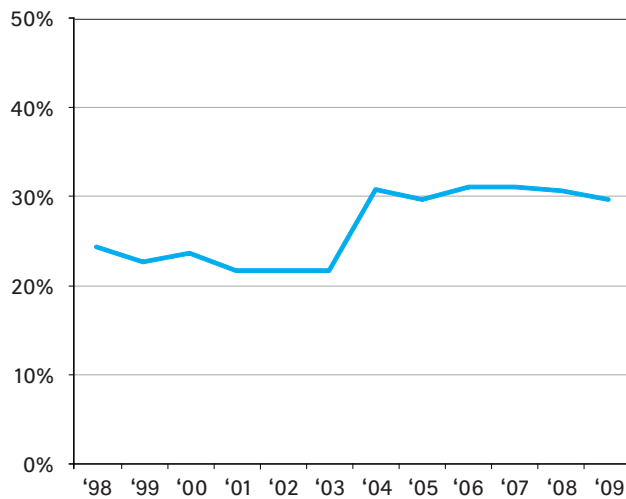


Note: All rents are 9-month rents per person. Off-campus rents include utility allowance, and assume one person per bedroom.

Students in On-Campus Housing

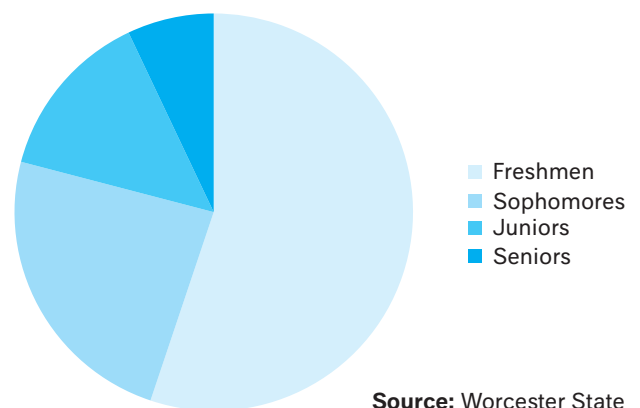
At Worcester, the percentage of students in on-campus housing increased with the opening of Wasylean Hall in 2004. On-campus housing seems to be a significantly popular choice among freshmen, who comprise a large proportion of on-campus residents.

FIGURE 10G. Students in MSCBA Housing



Source: BHE, MSCBA.

FIGURE 10H. Students in Housing by Class Year



Source: Worcester State

February 2011

Appendix

Glossary of Terms

Students in On-Campus Housing

MSCBA Residence Hall Data

Notes on Methodology

Glossary of Terms

Corridor: Traditional residence hall design with bedrooms located along long corridors. Typically each corridor will include one communal bathroom, a single lounge, and kitchen.

FTE (Full Time Equivalency): A formulated number of students equal to the amount of full time students enrolled. This number combines the number of part time students based on credit hours to formulate the comparable number of full time students.

Full Time Undergraduates: The total number of undergraduate students taking 15 credit hours per week.

State University: In July 2010, Governor Deval Patrick signed legislation that renamed six of the Massachusetts State Colleges as Massachusetts State Universities. These campuses include: Bridgewater, Fitchburg, Framingham, Salem, Westfield, and Worcester. MassArt, MCLA, and Mass Maritime retain their current names.

Suite: A residence hall configuration with the bedrooms clustered around common living areas. This style typically allots more living space per student and more semi-private living areas.

Townhouse: Residence halls configured into apartment style dwellings. Each townhouse typically has its own entrance from the outside, a kitchen, living area, one bathroom, and bedrooms. This housing configuration is most common among upperclassmen.

Unduplicated Headcount: The total number of graduate and undergraduate students enrolled in the MA State College system, regardless of the number of credit hours a student is enrolled in.

February 2011

Students in On-Campus Housing

The following tables chart the distribution by class year of students in on-campus housing, from data provided by the State Universities. The tables show that the general distribution at each campus persists from year to year, with little fluctuation despite an increasing total number of students in college housing.

FIGURE 1. Bridgewater State University

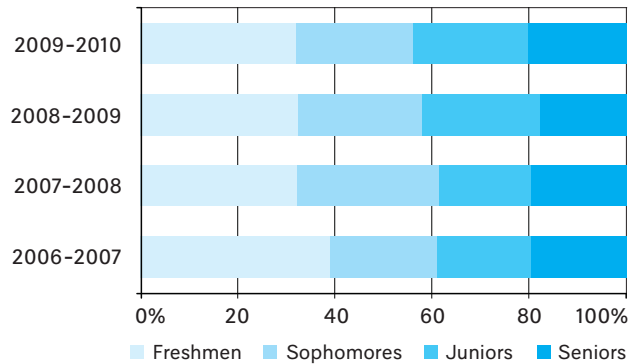


FIGURE 2. Fitchburg State University

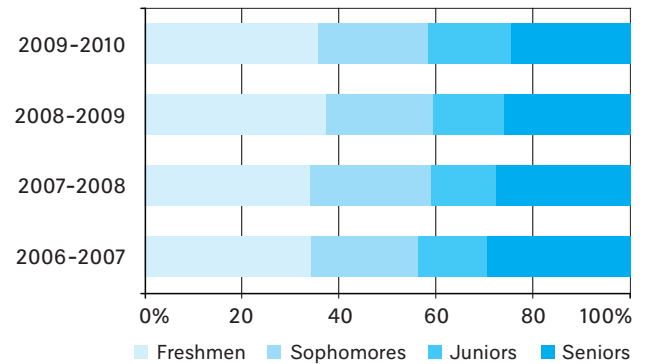


FIGURE 3. Massachusetts Coll. of Liberal Arts

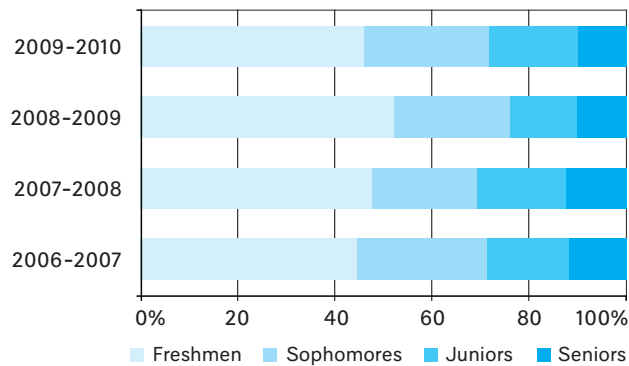


FIGURE 4. Salem State University

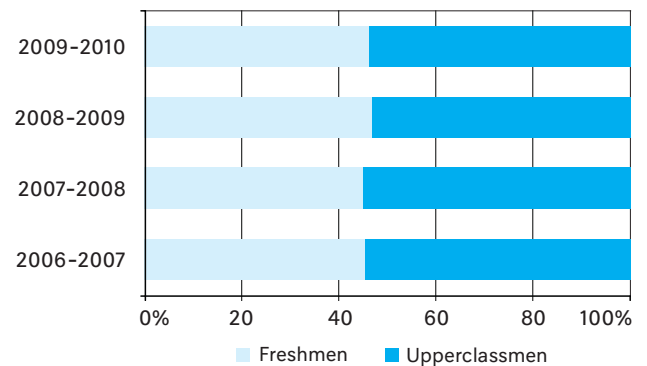
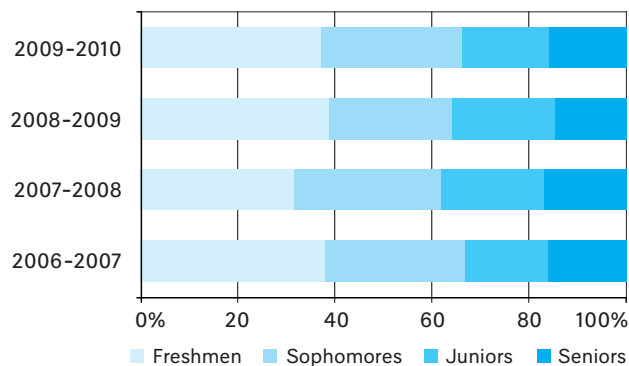


FIGURE 5. Westfield State University



MSCBA Residence Hall Data

The following table provides information about each State University's portfolio of residence halls.

Bridgewater State University

Residence Hall	Area (sq ft)	Date Built	Date Renovated	Room Types
Great Hill Apartments	61,350	1978	2010	Apartments
Miles-DiNardo Halls	94,550	1989	2008	Suites
Pope Hall	39,900	1960	2008	Traditional
Scott Hall	36,000	1960	2008	Traditional
Pope/Scott Addition	67,250	2009		Traditional
Shea/Durgin Halls	140,400	1967	2010	Traditional
Woodward Hall	56,000	1912	2001	Traditional
East Hall	83,000	2002		Suites - Singles Suites - Doubles
Crimson Hall	129,900	2007		Suites - Singles Suites - Doubles

Fitchburg State University

Residence Hall	Area (sq ft)	Date Built	Date Renovated	Room Types
The Apartments	47,680	1978		Apartments
Aubuchon Hall	100,000	1967	2010	Traditional
Cedar Street	17,135	1900	2010	Traditional
Herlihy Hall	37,760	1958	2002	Traditional
Mara Village	82,000	1989	2008	Suites
Mara Expansion	38,000	2009		Suites
Russell Towers	102,700	1971	2005	Traditional

Framingham State University

Residence Hall	Area (sq ft)	Date Built	Date Renovated	Room Types
Corinne Hall Towers	110,000	1973	2006	Traditional
Foster Hall	6,000	1971		Apartments
Horace Mann Hall	22,500	1920	2008	Traditional
Larned Hall	85,200	1968	2008	Traditional
Linsley Hall	44,500	1972	2002	Traditional
Linsley Suites			2002	Suites
O'Connor Hall	50,000	1961	2009	Traditional
Peirce Hall	22,200	1917	2008	Suites - Doubles

Massachusetts College of Art

Residence Hall	Area (sq ft)	Date Built	Date Renovated	Room Types
Smith Hall	32,000	1989	2009	Traditional
Artists' Residence	125,000	2002		Apartments - Singles Apartments - Doubles

Massachusetts College of Liberal Arts

Residence Hall	Area (sq ft)	Date Built	Date Renovated	Room Types
Berkshire Hall	75,889	1976	2009	Traditional
Hoosac Hall	64,500	1967	2010	Traditional
Flagg Townhouses	110,000	1972	2010	Apartments

Massachusetts Maritime Academy

Residence Hall	Area (sq ft)	Date Built	Date Renovated	Room Types
Companies 1-6	180,800	1971	2007	Traditional
Expansion	33,120	2007		Traditional

Salem State University

Residence Hall	Area (sq ft)	Date Built	Date Renovated	Room Types
Bates Complex	107,700	1990	2010	Apartments
Bowditch Hall	59,500	1965	2005	Traditional
Peabody Hall	68,000	1965	2005	Traditional
Marsh Hall	159,424	2010		Traditional
Atlantic Hall	145,700	2004		Apartments - Singles Apartments - Doubles

Westfield State University

Residence Hall	Area (sq ft)	Date Built	Date Renovated	Room Types
Apartments	78,000	1976	2001	Apartments
Courtney Hall	105,463	1989	2009	Traditional
Davis Hall	73,700	1966	2008	Traditional
Dickinson Hall	73,700	1966	2008	Traditional
Lammers Hall	72,700	1972	2003	Traditional
Scanlon Hall	79,200	1967	2010	Traditional
New Residence Hall	125,100	2005		Apartments - Singles Apartments - Doubles

Worcester State University

Residence Hall	Area (sq ft)	Date Built	Date Renovated	Room Types
Chandler Village - 1	110,000	1973	2005	Apartments
Chandler Village - 2			2005	Apartments
Dowden Hall	57,000	1989	2010	Traditional
Dowden Expansion	48,741	2010		Traditional
Wasylean	110,000	2004		Apartments - Singles Apartments - Doubles
MSCBA TOTALS	3,569,862			

Notes on Methodology

Enrollment data was drawn from the Massachusetts BHE and the Massachusetts Department of Higher Education.

On-campus housing data - including occupancy, design, condition, type, and rental rates - was provided by the MSCBA. Peer college rental rates for the 2010-2011 academic year were drawn from those institutions' websites. Peer colleges were chosen based on the State Universities' academic programs and their geographic locations; the IPED listing was also used to further refine these selections. The State Universities provided data regarding students in on-campus housing according to class year,

Off-campus rents were researched from online apartment listings (including Craigslist and PadMapper), as well as the State Universities' listings for off-campus housing. Rents were collected over a period of two months, providing a basis for average rents for different housing types. For rents that did not include utilities, a 20% increase in the listed rent was included. Average rents were then applied to a 9-month rental period, in order to provide an accurate comparison with MSCBA and peer college rents.