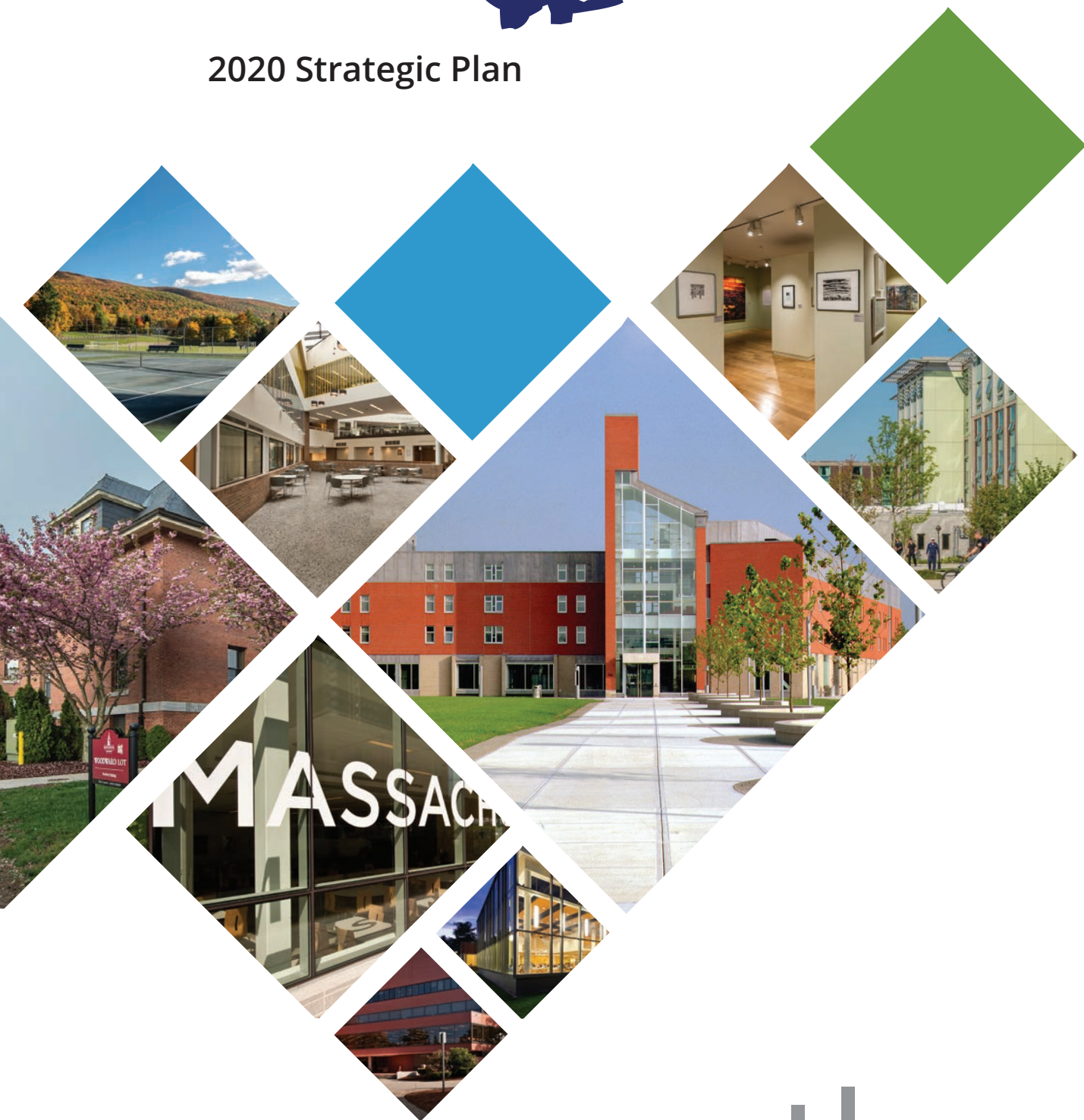




2020 Strategic Plan



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INTRODUCTION

This report is the 2020 biennial update of the Massachusetts State College Building Authority's (MSCBA) Strategic Plan. There are three focal points, a system-wide view of the housing at the Massachusetts State Universities, an in-depth view of each of the nine institutions, and additional data and policies at the nine institutions that can be used for occupancy management strategizing.

Typically, this report is completed in even years, but while the trend data were collected on schedule, the interruption on college campuses due to the COVID-19 pandemic required a deferment of the final report. Moreover, several new sections were added to address demographic changes and their impact on occupancy management.

Section 1, Chapter 1 provides a system-wide exploration of MSCBA housing in Fall 2020. 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 provides additional data and policies for each school that can help with occupancy management. For each school, this section provides a central repository for data and policies related to housing from the perspective of admissions, financial aid, enrollment, on- and off-campus housing, maintenance, dining, and parking.

Section 4 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.

Section 5 is a self-contained study on Alternative Opportunities for Housing. This appendix section provides a window into what institutions across the country are doing when they have excess housing capacity or underutilized land.

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, the University of Massachusetts Donahue Institute, and the Western Interstate Commission for Higher Education (WICHE).

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SECTION 1: OVERVIEW

CHAPTER 1: SYSTEM OVERVIEW

INTRODUCTION

In 2020, and since the last Strategic Plan Update in 2018, the MSCBA continues to find itself in a position of transition vis-a-vis its long-range housing capacity program. Though the number of high school graduates per year had been increasing for some time, the number of students has now decreased and the rate of growth has slowed. There will be fewer high school graduates in the next decade. Colleges and universities had been aware of a decline in potential first-time, full-time, First-Year students projected for 2025-2026 – and they have all been looking for opportunities to build enrollment through the recruitment of new students and student retention.¹

Additionally, the race and ethnicity characteristics of these graduating classes will be far more diverse than in the past. There will be an ever-increasing proportion of students of color headed to college, driven largely by increases in Hispanic and multi-racial high school graduates.

But over and above these demographic shifts, a number of other recent factors have, and will continue to have, significant effects on enrollment.

During the past few years, the inability of American colleges and universities to recruit and retain international students has created significant shortfalls in student enrollment nationwide, and this trend has been compounded by the impact of the COVID virus.² However, international students and out-of-state students are only a small percentage of the student body at the Massachusetts State Universities, and it is unlikely that this will change in the near future.

While the Massachusetts legislature has increased State appropriations for the State Universities by approximately 3-5% annually in the last few years, the total cost of attendance has increased. This may require some students to pay a larger proportion of tuition and fees and make it more difficult for colleges to fund the additional costs related to the pandemic. Many students may not be able to afford these costs, and they may decide to delay or terminate their educational plans. Increases in tuition and fees can also deter low-income students and students of color from enrolling in college thereby worsening racial and class inequality.³ Operating costs for colleges have increased as institutions have increased investment in capital related to campus safety and security, upgrading facilities and maintenance, and balancing the costs of critical labor with the need for additional staffing.

In another major change to the way our institutions function, the COVID pandemic has upended the economy as well as existing or potential enrollment strategies. Due to the medical crisis, college plans for students have been delayed, postponed, or re-considered amid health concerns, costs, and new travel and living situations. More concerning is the impact of the economic downturn on the students and families who can least afford college. Surveys conducted in Spring 2020 of students' college-going plans reported very high proportions of seniors planning to delay their Fall 2020 enrollment (20% or more).⁴ Minority students felt even stronger about delaying college than white students.⁵ But gap years were not the answer, either. Students who could afford to delay their college education and graduation into the labor market did not have many other choices. Internships and jobs were scarce this year, and travel was not an option. The impact will be felt for

¹ Bransberger, Peace, and Demarée Michelau. "Knocking at the College Door: Projections of High School Graduates." Western Interstate Commission for Higher Education. Boulder, CO: December 2020. <https://knocking.wiche.edu/wp-content/uploads/sites/10/2020/12/Knocking-pdf-for-website.pdf>.

² Redden, Elizabeth. "Number of Enrolled International Students Drops." November 18, 2019. <https://www.insidehighered.com/admissions/article/2019/11/18/international-enrollments-declined-undergraduate-graduate-and>.

³ Mitchell, Michael, Michael Leachman, and Matt Saenz. "State Higher Education Funding Cuts Have Pushed Costs to Students, Worsened Inequality." Center on Budget and Policy Priorities. Washington, D.C.: October 24, 2019. <https://www.cbpp.org/research/state-budget-and-tax/state-higher-education-funding-cuts-have-pushed-costs-to-students>.

⁴ Jaschik, Scott. "Colleges Could Lose 20% of Students." Inside Higher Ed. Washington, D.C.: April 29, 2020. <https://www.insidehighered.com/admissions/article/2020/04/29/colleges-could-lose-20-percent-students-analysis-says>.

⁵ Ibid.

many years. Research has shown that students who delay enrollment in college are less likely to graduate, and that will affect their long-term earnings.⁶

All of the above trends, and the particular demographic characteristics of each campus, will need to be taken into account as the Massachusetts State Universities begin to plan for occupancy management.

The following section looks at MSCBA housing using data from Fall 2017 to Fall 2019. 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 2019, the MSCBA portfolio had capacity for 16,736 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.

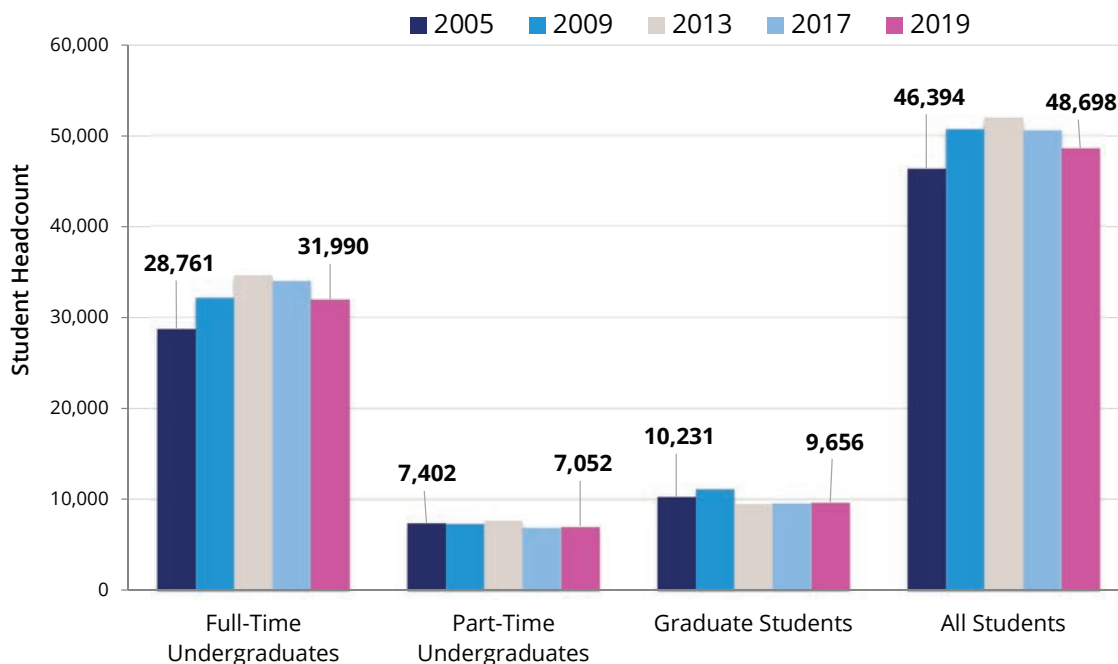
ENROLLMENT

In Fall 2019, 48,698 students were enrolled in the nine State Universities: 31,990 full-time undergraduates, 7,052 part-time undergraduates, and 9,656 graduate students. The overall student population increased 5% since 2005, while the full-time undergraduate student population increased 11%. Between Fall 2017 and Fall 2019, the overall student population declined by 4%, and the full-time undergraduate population declined by 6%. (See Figures 1 and 2.)

Figure 1

State University System Enrollment, Fall 2005, 2009, 2013, 2017, and 2019

Source: Mass DHE 2020

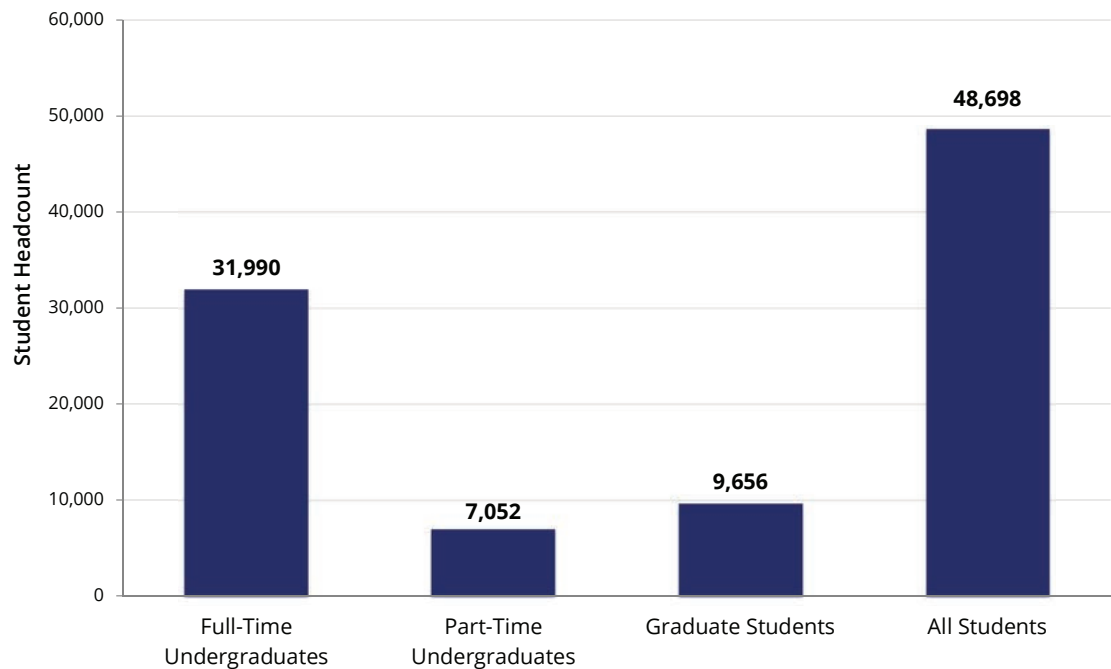


⁶ Burke, Lilah. "Privilege of the Rich." *Inside Higher Ed*. Washington, D.C.: May 29, 2020. <https://www.insidehighered.com/news/2020/05/29/gap-years-and-delayed-enrollment-may-be-concern-during-pandemic>.

Figure 2

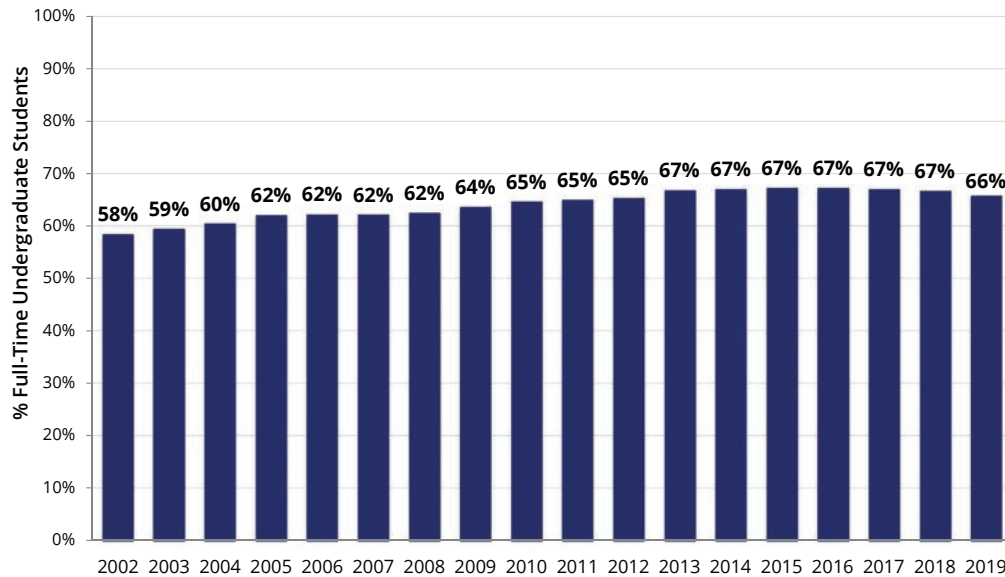
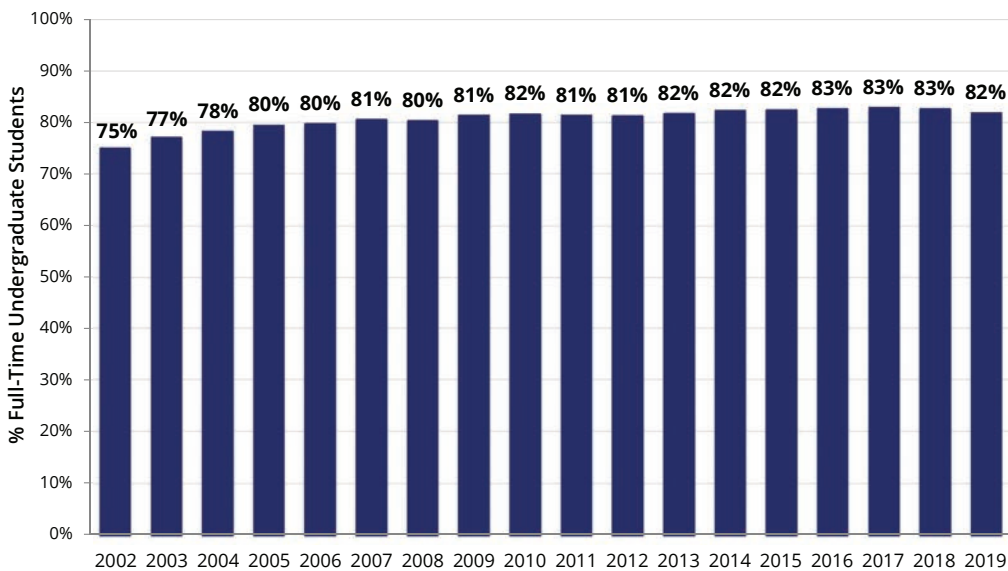
State University System Enrollment, Fall 2019

Source: Mass DHE 2020



The proportion of the entire student body that is composed of full-time undergraduate students grew from 62% in Fall 2005 to 67% in Fall 2017, and remained close at 66% through Fall 2019. As a proportion of undergraduates, full-time undergraduates increased from 80% in Fall 2005, to 83% in Fall 2017, and maintained at 82% in Fall 2019. This steady increase in the proportion of students who are full-time undergraduates has been an important reference point in thinking about housing, as this is the group that is most likely to use dining and athletic facilities, cultural activities, and other campus services. (See Figures 3 and 4.)

This steady increase in the proportion of students who are full-time undergraduates has been an important reference point in thinking about housing, as this is the group that is most likely to use dining and athletic facilities, cultural activities, and other campus services.

Figure 3**Full-Time Undergraduate Students as a Percentage of All Students, State University System, Fall 2002-2019***Source: Mass DHE 2020***Figure 4****Full-Time Undergraduate Students as a Percentage of Undergraduate Students, State University System, Fall 2002-2019***Source: Mass DHE 2020*

HOUSING

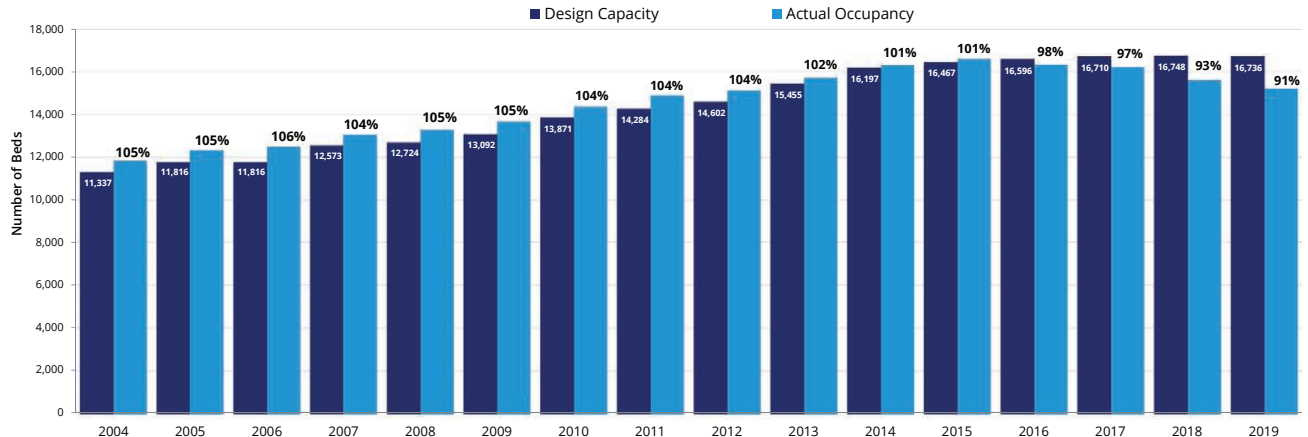
Supply. The MSCBA has added just under 5,000 beds since 2005, which includes about 25 beds added between Fall 2017 and Fall 2019. The rate of increase in the number of beds has slowed in the past several years, in keeping with projected demographic trends. Since Fall 2019, there are only 72 beds planned to address ongoing capacity. Projects in the planning stage will review facility configuration to reconsider supply in light of the decreasing demand.

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, since 2015, system-wide occupancy has decreased, and in Fall 2019, system-wide occupancy is 91% of design capacity, despite compacts like NEBHE's Tuition Break program which provide incentives for New England high school students to stay in New England or apply to Massachusetts State Universities. (See Figure 5.)

Figure 5

Housing Occupancy, State University System, Fall 2004-2019

Source: MSCBA, Summer 2020



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 2019, four of the nine State Universities were near 100% capacity, and four of the nine were between 81% and 91% capacity. The exception was MCLA, which was at 77% capacity. (See Figure 6.)

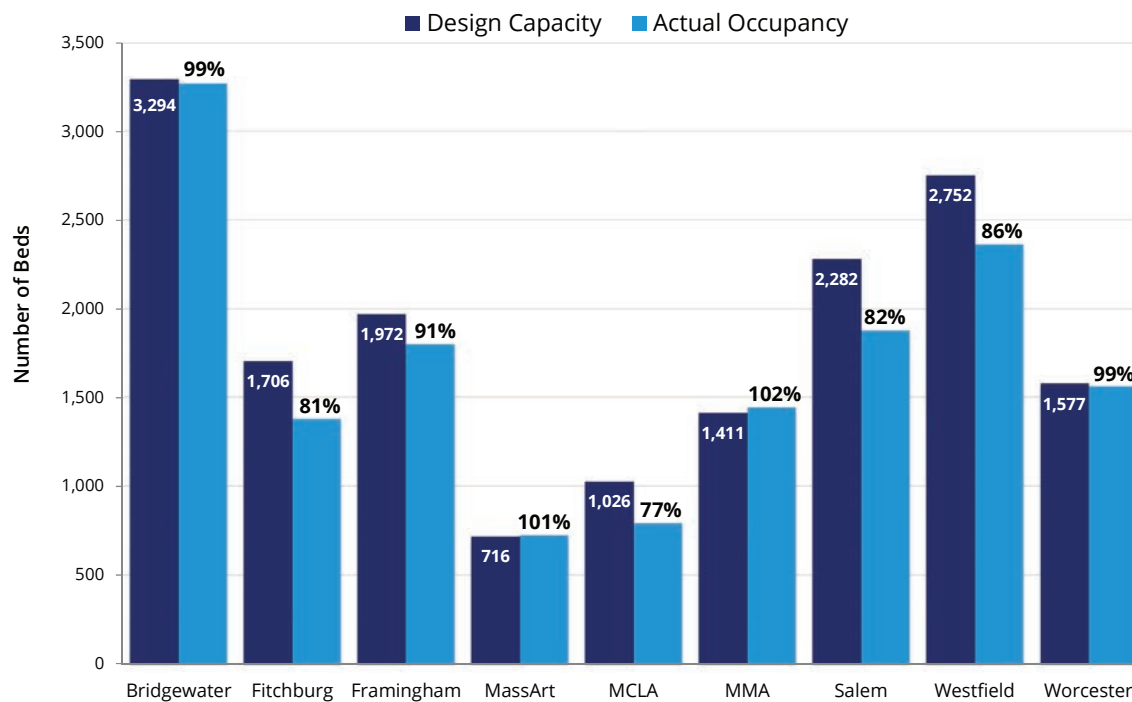


New Hall at Westfield State University

Figure 6

Housing Occupancy by School, Fall 2019

Source: MSCBA, Summer 2020



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 established,⁷ 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.)

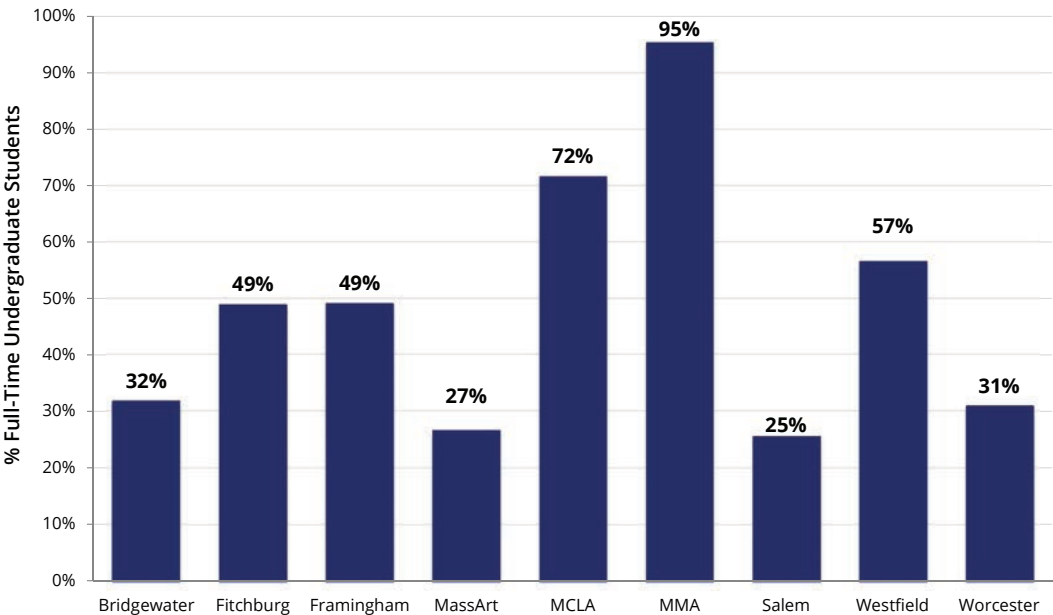


Company #4 at Mass Maritime

Figure 7

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

Source: MSCBA, Fall 2014



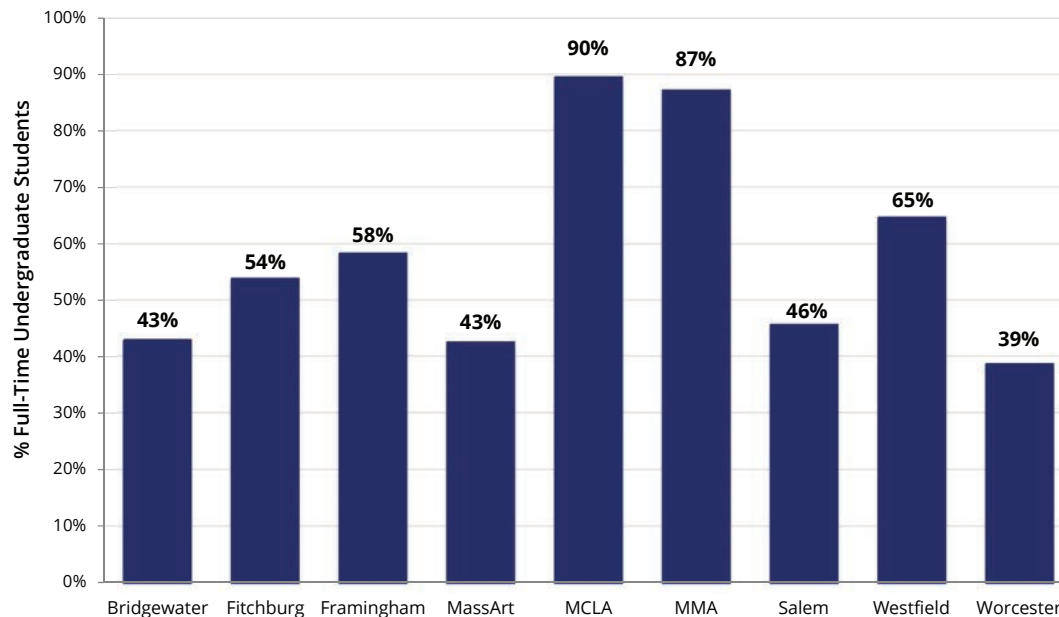
⁷ See Section 1: Chapter 3, Table 1.

Since Fall 2005, the MSCBA increased the overall bed capacity at the State Universities. While housing design capacity varies significantly by institution, between Fall 2017 and Fall 2019, housing design capacity, and design capacity compared to the number of full-time undergraduate students, increased at Bridgewater, Fitchburg, Framingham, MCLA, Salem, Westfield and Worcester. Mass Maritime is building 72 additional beds to meet demand for housing, which is planned to come online in 2022. (See Figure 8.)

Figure 8

Housing Design Capacity as Percentage of Full-Time Undergraduates by School, Fall 2019

Source: MSCBA and Mass DHE, Summer 2020

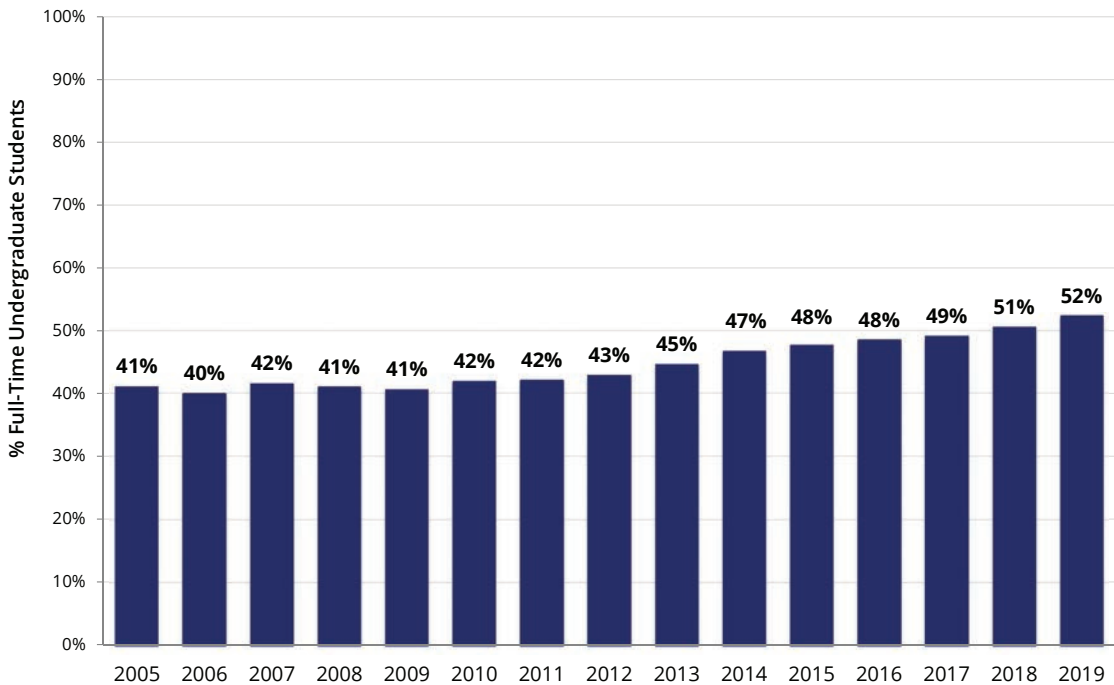


From Fall 2005 to Fall 2017, with the construction of new beds, the MSCBA increased system-wide housing design capacity from 41% of full-time undergraduates to 49%. In Fall 2019, capacity rose to 52%. (See Figure 9.) However, the increase in this metric in 2019 is due to a decline in the number of full-time undergraduates.

Figure 9

System-Wide Housing Design Capacity as Percentage of Full-Time Undergraduates, Fall 2005-2019

Source: MSCBA, Summer 2020

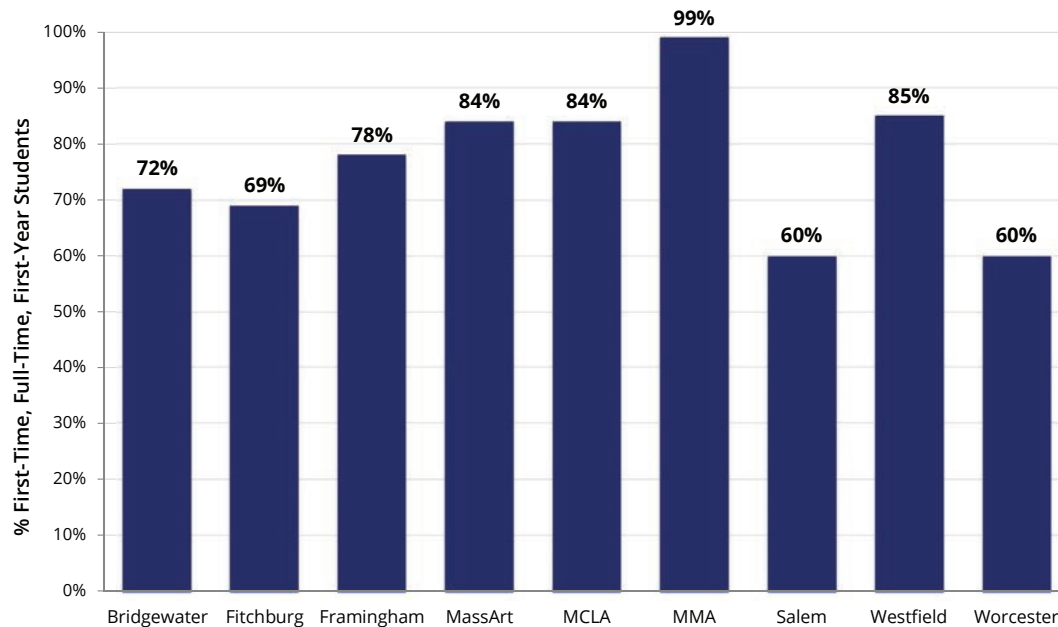


Residential Life Mission. Institutions utilize their residential life program to prepare new students for a successful academic and campus experience. In Fall 2019, each of the nine Universities housed over 60% of full-time, First-Year students, and five schools housed over 78%. (See Figure 10.)

Figure 10

Percentage of First-Time, Full-Time, First-Year Students Housed On-Campus by School, Fall 2019

Source: Massachusetts State Universities, Summer 2020



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. In light of the trends noted above, and particularly the declining number of students entering college, schools may need to reconsider the populations that they have traditionally housed. In addition to focusing on the residential life needs of First-Year students, campuses will need to pay increased attention to the needs of Sophomore, Junior, and Senior students. The methodology of Occupancy Management can assist Residential Life and Housing Offices to evaluate different scenarios.

Schools might also consider housing opportunities for alternate campus or other populations. This might include faculty and staff, or housing for young professionals, partnerships with hospitals and other institutions, or building communities for retirees. (See Appendix II.)

FALL 2020 ROOM RATES⁸

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 sufficient revenue for overall operations. The MSCBA's average rent for Fall 2020 is \$8,620 per bed, for the 10-month academic year. This rate remains competitive with the peer institutions of the MSCBA.

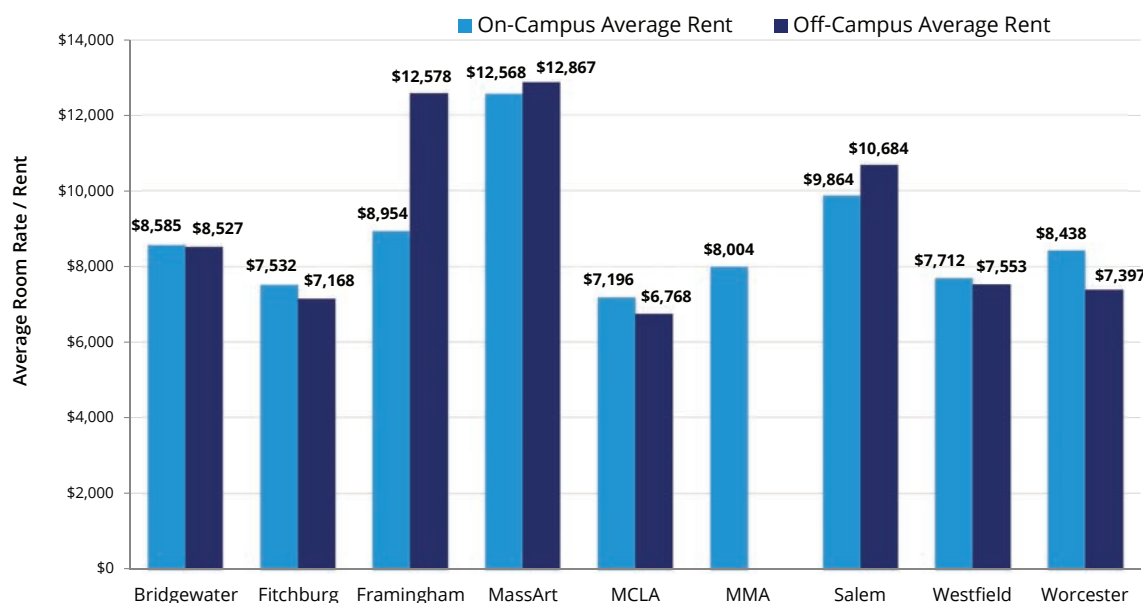
Off-campus apartment rates can vary from year to year, and were especially volatile during the pandemic. Comparing the Fall 2020 on-campus housing costs to off-campus rental costs collected in Summer 2020, the average on-campus housing cost, (which includes rent, utilities, and Internet), at Framingham State and Salem State is significantly lower than off-campus housing costs. At Bridgewater State, MassArt, and Westfield State, average on-campus housing cost is relatively the same as off-campus, (a difference of 2% or less). At Fitchburg State and MCLA, both average on-campus housing and off-campus costs are relatively low, but on-campus rates are 5% to 6% higher than off-campus. At Worcester State, the average on-campus housing cost is significantly higher than off-campus housing.

Some of the Universities, such as Framingham State, Salem State, and MassArt, have many off-campus housing options, while 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 2020

Source: MSCBA, Summer 2020; Market Analysis, Spring 2020



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

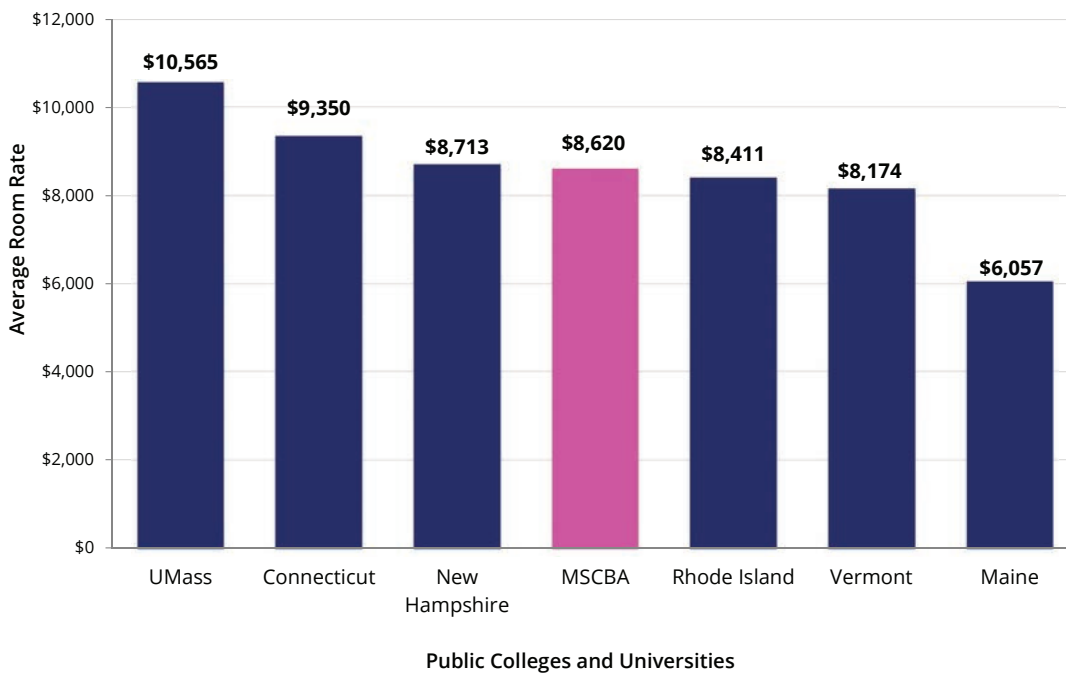
⁸ The off-campus market analysis was conducted in the summer of 2020; campus room rates were collected for Fall 2020 in order to be comparable to the off-campus analysis.

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

Figure 12

Average Room Rate: MSCBA vs. Northeast Public Colleges and Universities, Fall 2020

Source: MSCBA, Summer 2020; university websites, Summer 2020

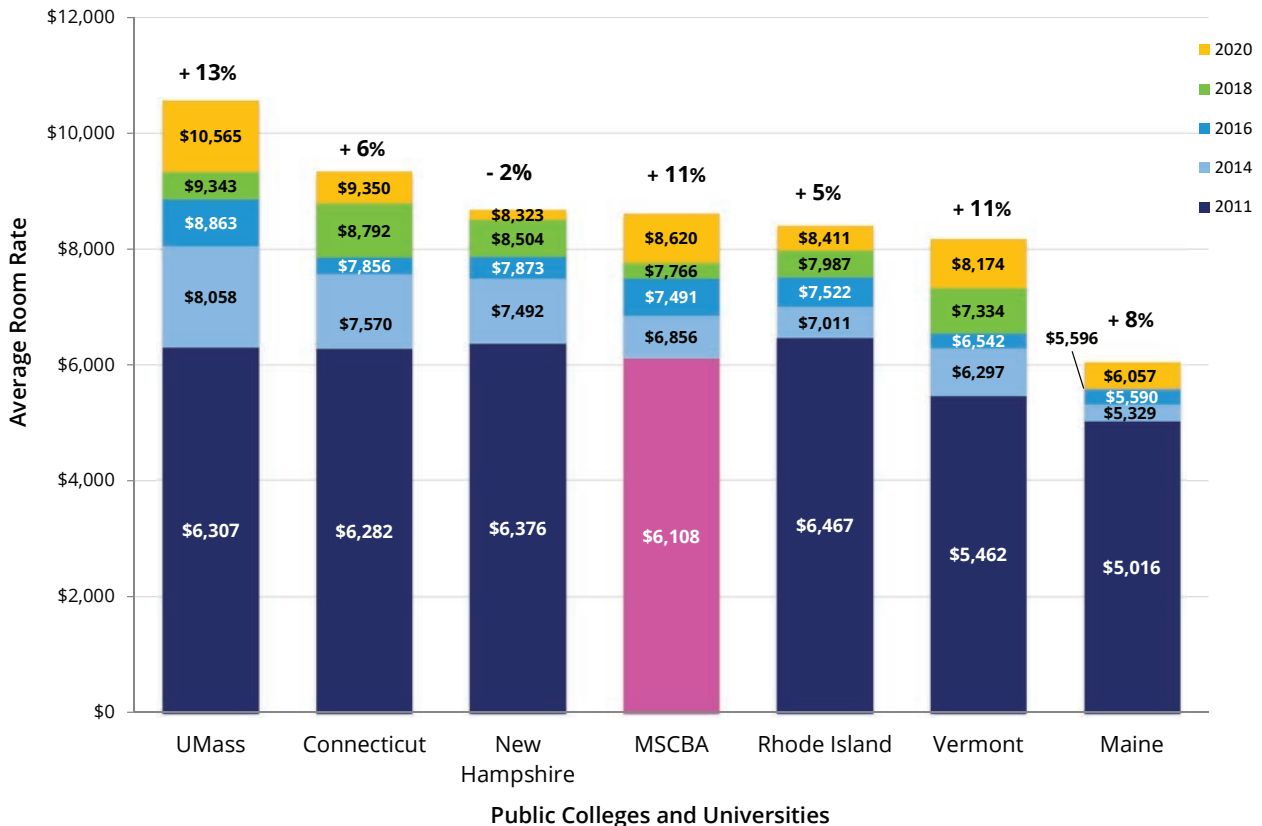


Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; average room rates for all other schools are unweighted.

From Fall 2011 to Fall 2018, the average room rate increased at all of the public college and university systems in the Northeast (as noted in the 2018 update). From Fall 2018 to Fall 2020, for each school system, the average room rate continued to increase for most public college and university systems in the Northeast, although the rate in New Hampshire decreased. The compounded room rent increase for most public colleges and universities ranges from 8% for Maine, 13% for the UMass system, 11% for Vermont, and 6% for Connecticut. The compounded MSCBA room rate increase during this time was 11%. (See Figure 13.)

Figure 13**Average Room Rates, Fall 2011, 2014, 2016, 2018, 2020, and Percentage Increase Fall 2018 to Fall 2020**

Source: MSCBA, Summer 2020; university websites, Summer 2020



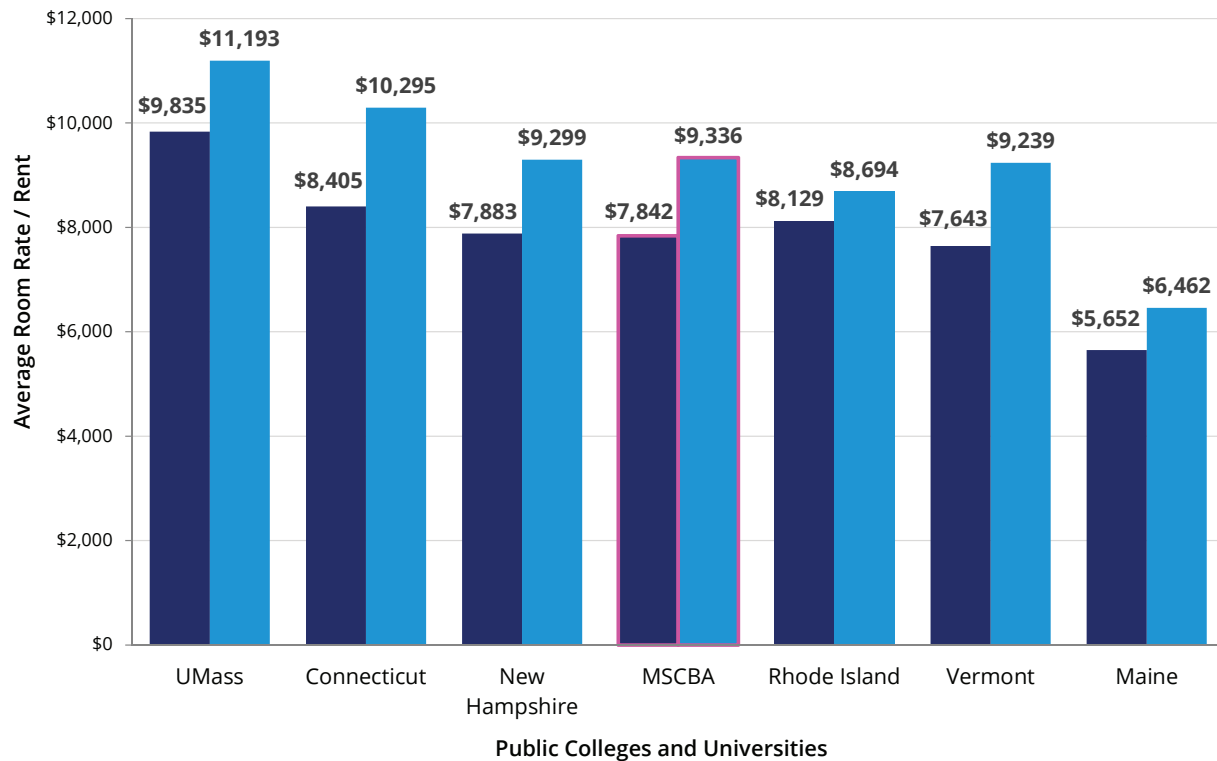
Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; average room rates for all other schools are unweighted.

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 2020, the MSCBA average traditional dormitory room rate is \$7,842, and the suite/apartment room rate is \$9,336, an average 19% difference. The difference between traditional dormitory and suite/apartment room rates varies at other state systems. In addition, as a response to the need for residential safety due to the COVID virus, campuses have begun to develop new pricing for singles that were previously doubles. (See Figure 14.)

Figure 14

Average Rent, Traditional vs. Suites and Apartments: MSCBA vs. Northeast Public Colleges and Universities, Fall 2020

Source: MSCBA, Summer 2020; university websites, Summer 2020



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.

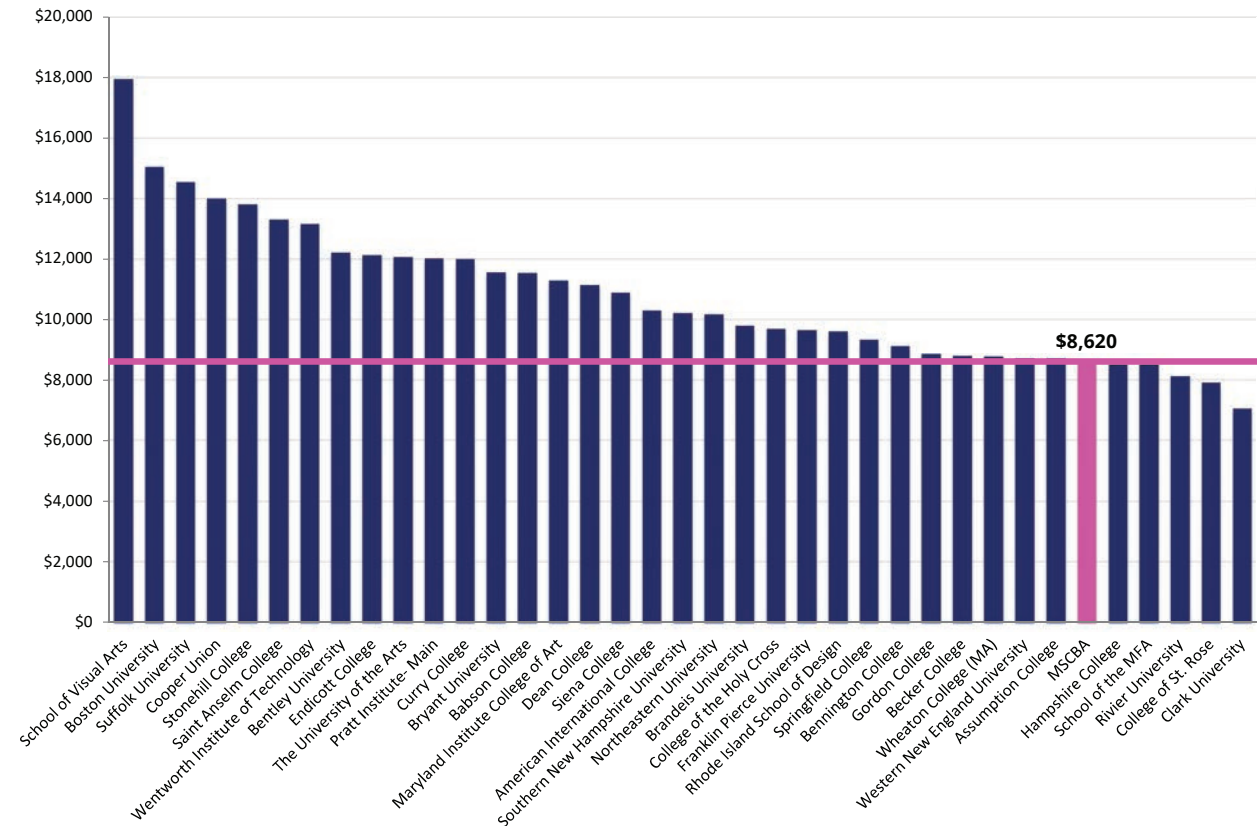
The MSCBA room rate is near the low end of the scale compared to regional private institutions. With their many new and renovated state-of-the-art residence halls, the well-priced State University housing system provides particularly excellent value compared to regional private institutions. (See Figure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

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.

Figure 15

Average Room Rate: MSCBA vs. Regional Private Schools, Fall 2020

Source: MSCBA, Summer 2020; university websites, Summer 2020



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.

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 Commonwealth’s population of 12th graders is decreasing in the long-term, it is anticipated that regional institutions will seek multiple ways to make themselves attractive to incoming students. Having upgraded housing options and reasonable room rates with good value would help the Massachusetts State Universities to distinguish themselves. An increased focus on the housing needs and preferences of Sophomores could also set the Massachusetts State Universities apart from their in-state and out-of-state peers.

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.⁹ 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.
- Acknowledging a new cultural norm for private bathrooms.

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.¹⁰

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.

Mass Maritime, housing 99% of its students, has proposed a new room type in their housing, consisting of doubles with en-suite bathrooms, where they traditionally only had doubles with corridor bathrooms. This new configuration will provide some breadth to their inventory for seniors and honors students with flexible usage for summer programs or safety and medical needs. It will also appeal to students' needs and preferences for more privacy with bathrooms.

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. The MSCBA has consciously increased portfolio diversity, giving more weight to suites and apartments over traditional dormitory rooms to address shifting student preferences. (See Figures 16 and 17.)

Going forward, the campuses will continue to review housing assignments based on students' preferences and comfort.

⁹ HMC Architects. "How Architects Are Improving Student Housing Design Standards." <https://hmcarchitects.com/news/how-architects-are-improving-student-housing-design-standards-2019-02-05/>.

¹⁰ Moody, Josh. "Living on Campus: A Guide to College Housing." U.S. News & World Report. May 1, 2019. <https://www.usnews.com/education/best-colleges/articles/2019-05-01/living-on-campus-a-guide-to-college-housing>.

Figure 16

Current State University System Housing Portfolio by Room Type

Source: MSCBA, Fall 2019

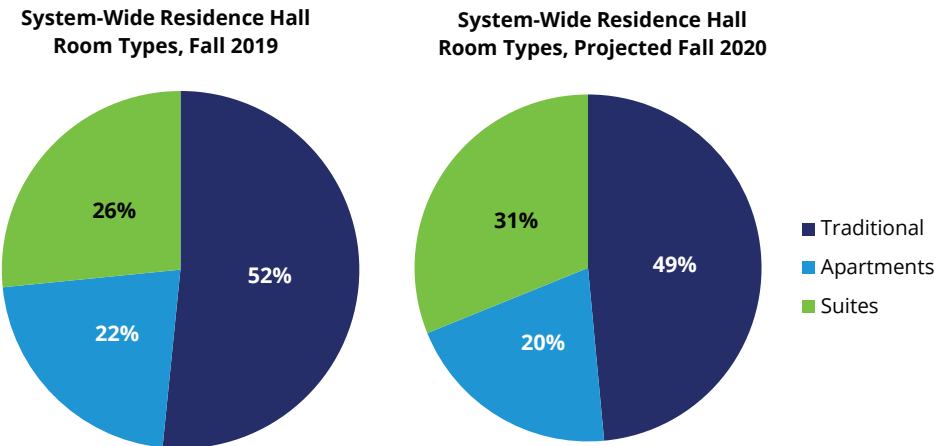
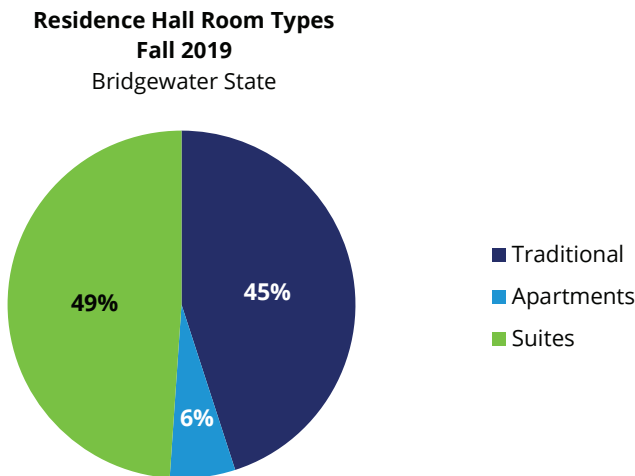


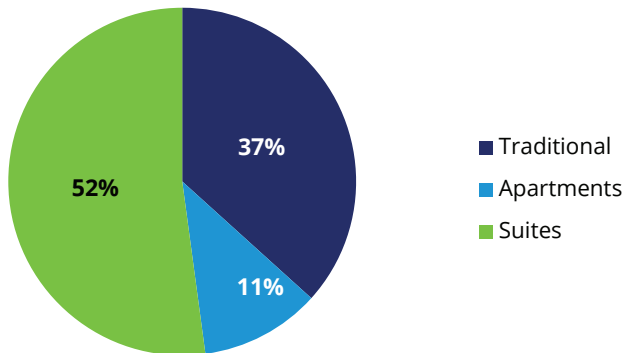
Figure 17

Room Type: Current Housing Portfolio by School

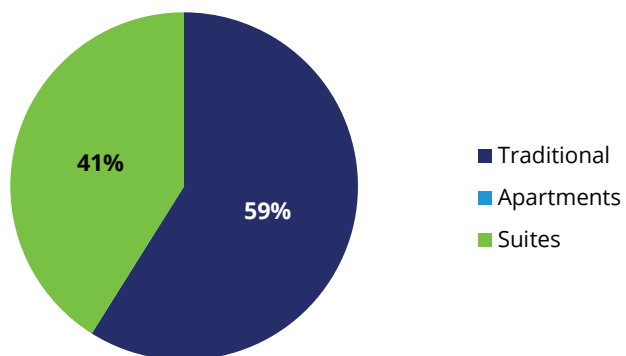
Source: MSCBA, Fall 2019



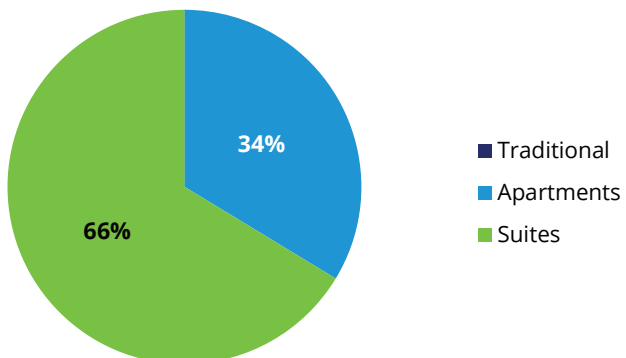
Residence Hall Room Types
Fall 2019
Fitchburg State

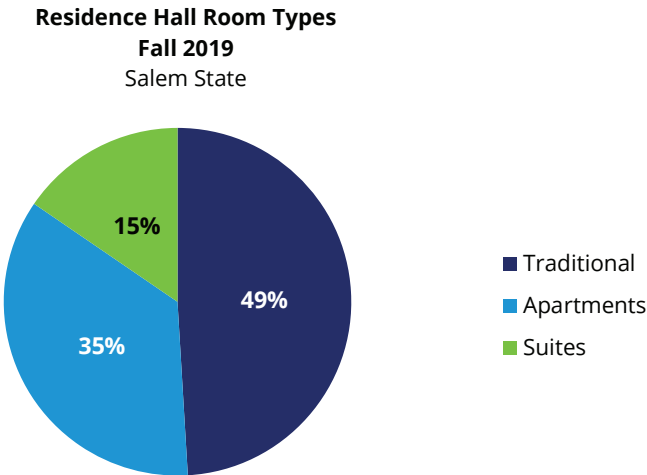
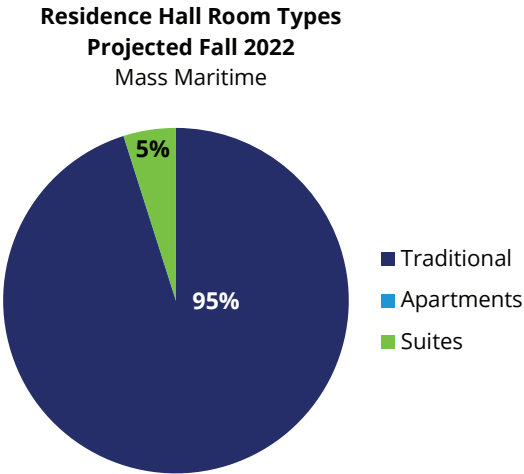
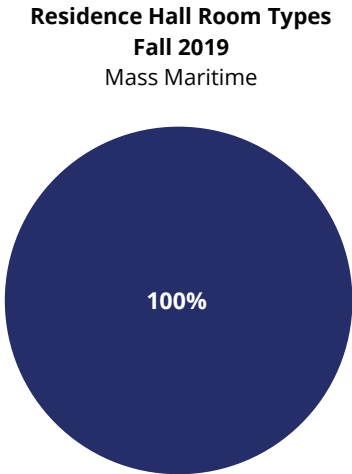
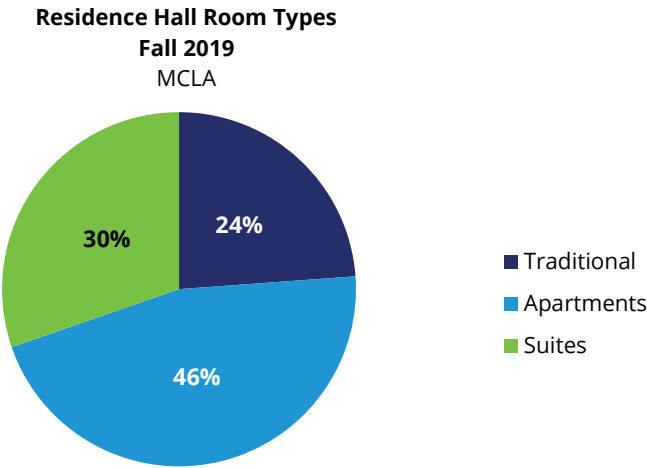


Residence Hall Room Types
Fall 2019
Framingham State

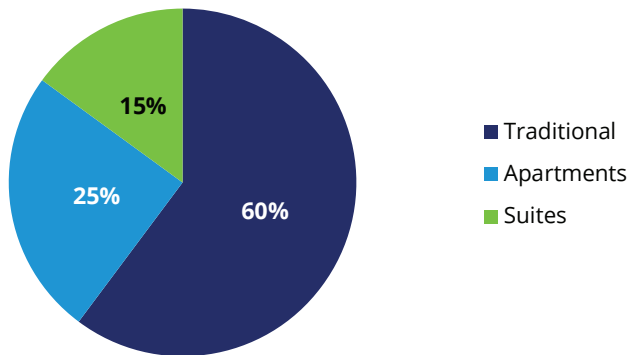


Residence Hall Room Types
Fall 2019
MassArt

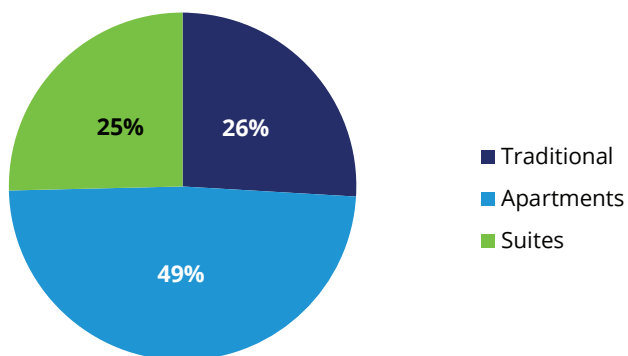




Residence Hall Room Types
Fall 2019
Westfield State



Residence Hall Room Types
Fall 2019
Worcester State



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 4) contains a summary of major housing typologies in the MSCBA system and their identifying characteristics.

FACILITY CONSTRUCTION AND RENEWAL

Since 2005, the MSCBA constructed just under 5,000 beds for a Fall 2019 system bed count of 16,736 (an increase in total beds of 42%). 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 4) 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), then by mechanical, electrical, and plumbing systems, and lastly by interior finishes. Between 2000 and 2015, deferred maintenance was reduced significantly from \$61.1M to \$6.8M, resulting in a much-improved condition of the MSCBA's housing stock. During this time, the Authority has maintained a Facility Condition Index (FCI) of less than 5% for the system buildings.

Each campus has recently completed maintenance or small renovation projects, or has projects underway or anticipated. Design is underway for a new residence hall at Mass Maritime to be completed in 2022.



Townhouse Apartments at Fitchburg State University

ENERGY SUSTAINABILITY PERFORMANCE AND MEASURES

All of the State Universities have signed on to the President's Climate Commitment, and will develop all new construction to meet the Massachusetts LEED Plus rating (approximately equivalent to USGBC LEED Silver). 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 energy and utilities. The MSCBA continues to take a leadership position in the development of building retrofits and the creation of greener operational programs. Since 2009, 18 projects of the MSCBA have been certified by the United States Green Building Council (USGBC) as LEED Gold (11 projects) or Silver (6 projects).¹¹

Table 1

MSCBA Projects Certified by the United State Green Building Council (USGBC), Fall 2020

(Source: MSCBA, Summer 2020)

Campus	Building	Date	Beds	GSF	Certification
Bridgewater State University	<i>Crimson Hall</i>	2009	408	129,900	LEED Silver
	<i>Pope Hall</i>	2010	337	75,400	LEED Silver
	<i>Scott Hall</i>	2010	270	67,750	LEED Silver
	<i>Weygand Hall</i>	2014	500	170,000	LEED Gold
Fitchburg State University	<i>Hammond Campus Center</i>	2017	N/A	157,831	LEED Silver
	<i>Mara Village Building 8 & North Hall</i>	2010	104	44,023	LEED Silver
Framingham State University	<i>North Hall</i>	2012	410	128,900	LEED Gold
	<i>West Hall</i>	2017	316	97,083	LEED Gold
MA College of Art & Design	<i>Kennedy Campus Center</i>	2011	N/A	57,913	LEED Gold
	<i>Treehouse Residence</i>	2015	493	145,520	LEED Gold
MA Maritime Academy	<i>Company 1 & 2 Expansion</i>	2008	168	33,120	LEED Gold
	<i>Company 4 Expansion</i>	2015	196	35,435	LEED Silver
Salem State University	<i>Marsh Hall</i>	2013	525	162,637	LEED Gold
	<i>Viking Hall</i>	2015	353	99,100	LEED Gold
	<i>North Campus Parking Structure</i>	2016	N/A	237,269	Parksmart Bronze
Westfield State University	<i>University Hall</i>	2013	411	134,000	LEED Gold
Worcester State University	<i>Dowden Hall Addition</i>	2011	173	41,640	LEED Gold
	<i>Sheehan Hall</i>	2017	400	150,000	LEED Gold
TOTAL			5,064	1,967,521	

¹¹ Eliis, David A., Michael Fallon, John J. Burns, and Edward Adelman. "Annual Report: Fiscal Year 2019." Massachusetts State College Building Authority. Boston, MA: December 31, 2019. https://www.mscba.org/docs/115_FY2019AnnualReport.pdf.

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. Considering the impact of the national and state socio-economic and demographic trends noted in the Introduction will aid the Occupancy Management planning on each 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. Some campuses have already seen interest in their current housing from part-time students, non-degree seeking students (often in exchange programs), and graduate students. There may also be a desire by some of the campuses to provide housing intentionally built 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 (\$2.3M in Fiscal Year 2019) continues to be in demand from the nine State Universities. In Fiscal Year 2019, approximately 13.4% of students will receive a grant for their housing costs through this program.



Kennedy Building at MassArt

CONCLUSION

Long-term strategic planning in Massachusetts high education has been challenging in the last few years. There is a continuing concern about declining high school student populations; the overall full-time student population at the nine State Universities declined 2% between Fall 2017 and Fall 2019. However, the full-time undergraduate enrollment at two of the State Universities has remained stable. While current student demand for housing is being met, systemwide housing occupancy is below 100%. The desirability of the system's housing stock has increased with 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 evaluating the pace of the decline in full-time student enrollment and the number of full-time students interested 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 10th edition of WICHE's "Knocking at the College Door" report was published in 2020, and it includes population projections through 2037.¹

According to the 2020 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 78,000.² In 2019, the number of graduates is around 79,318 (part of that total is observed, part projected), after which it is projected to stay at the same level and then peak at 79,421 in 2025. The WICHE report then projects that the number of graduates will decrease by 10% from 2019 to 2037, for a total of 71,305 projected graduates in 2037.

The percent of these graduates who come from public schools is projected to increase from 85.6% in 2019 to 87.9% in 2037.

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 2019-2020, and projections through 2023-2024. The DOE recorded a peak in enrollment in 2007-2008, and projected a total of 67,957 students for 2019-2020. However, the DOE projections were done in 2014 and the actual number for 2019-2020 is higher than they projected, at 69,373 students. (See Figure 1.) The actual numbers for the Commonwealth are similarly higher than the WICHE projections.

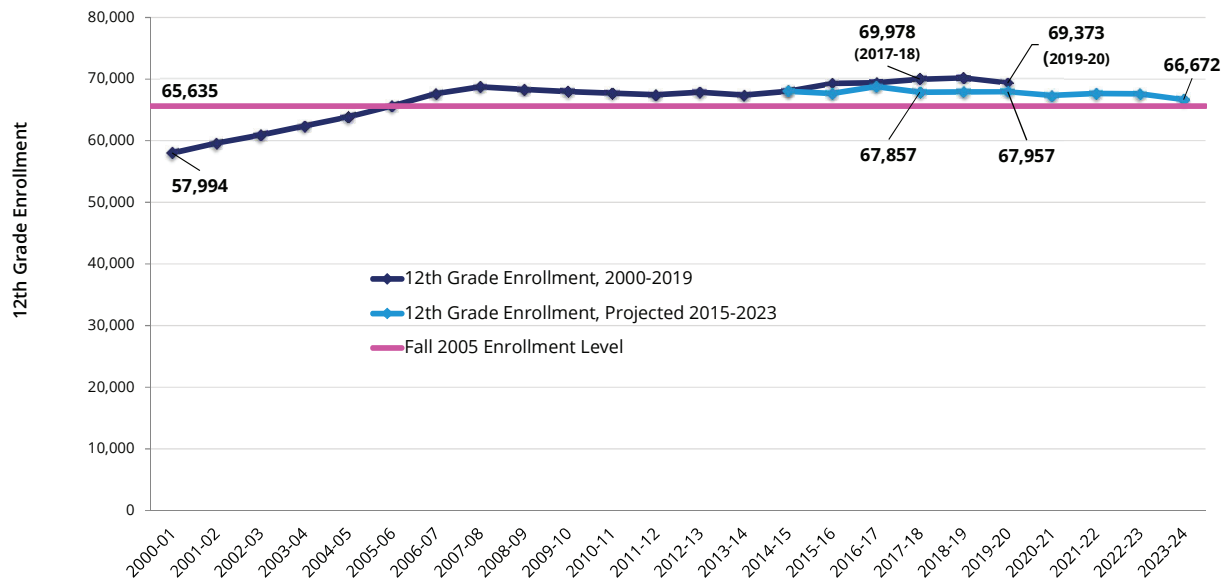
¹ Western Interstate Commission for Higher Education, *Knocking at the College Door: Projections of High School Graduates*, Boulder: December 2020, <https://static1.squarespace.com/static/57f269e19de4bb8a69b470ae/t/5a4bf94f24a694d32cfe41ab/1https://knocking.wiche.edu/wp-content/uploads/sites/10/2020/12/Knocking-pdf-for-website.pdf>.

² Western Interstate Commission for Higher Education, <https://knocking.wiche.edu/dashboards-profiles/>.

Figure 1

12th Grade Enrollment in Massachusetts Public High Schools, Actual (2000-01 through 2019-20) and Projected (2015-16 through 2023-24)

Source: Massachusetts Department of Elementary and Secondary Education, Summer 2020



The current 12th grade enrollment of 69,373 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 systemwide undergraduate enrollment.

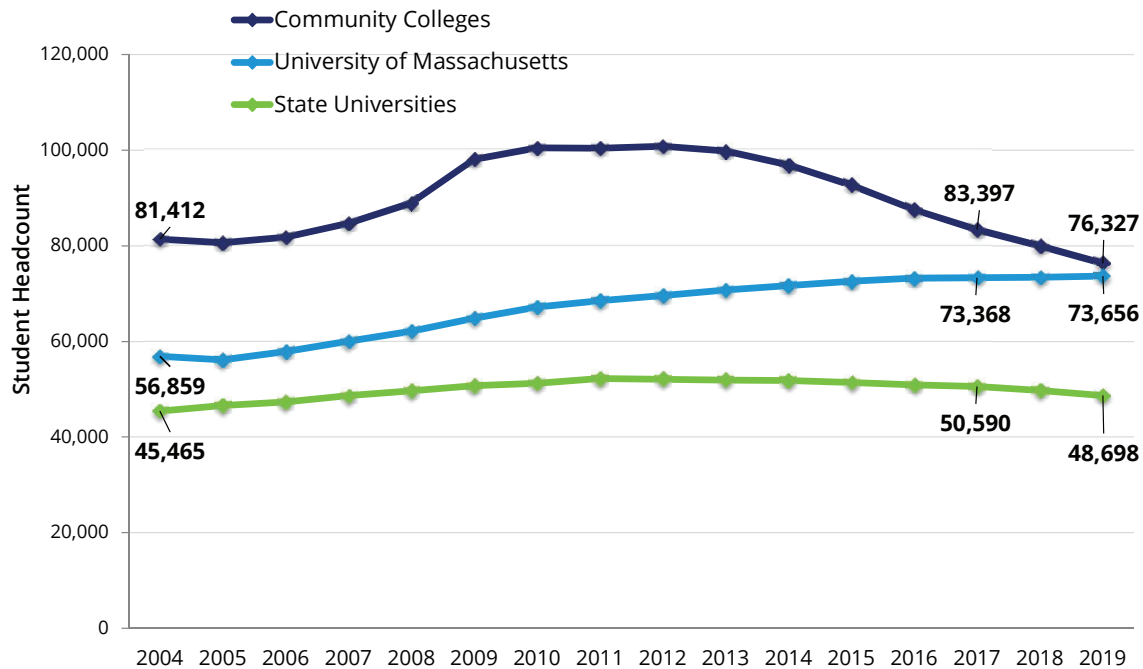
Higher Education Current Trends. From Fall 2017 to Fall 2019, public higher education enrollment in Massachusetts has declined overall by 4.2%. Enrollment has declined by 8.5% at Massachusetts community colleges; declined by 3.7% at State Universities; and increased by 0.4% at the University of Massachusetts system. (See Figure 2.)



Woodward Hall at Bridgewater State University

Figure 2**Massachusetts Public Higher Education Enrollment, Fall 2004-2019**

Source: Mass DHE 2020



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 2014.³

To understand the impact of these projections on students in housing, the MSCBA is interested in the number of full-time undergraduates, as this is the population that is most likely to be interested in student housing. A projection was created for the 2016 Strategic Plan Update of the full-time undergraduate population at the State Universities. 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, this projection included the assumption that the proportion of undergraduates who are full-time would remain at the current level (2019) of 82% through Fall 2025.

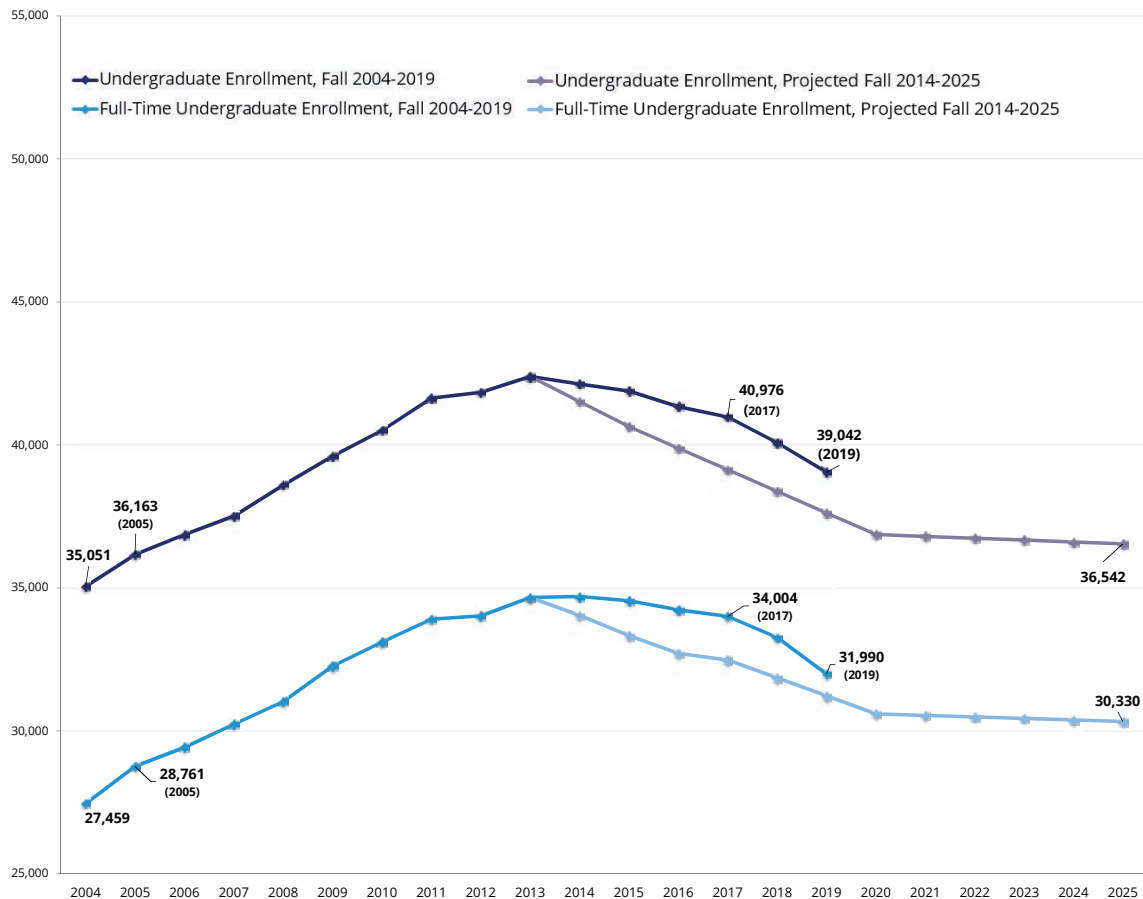
However, since the UMass Donahue Institute developed its projections, the actual undergraduate enrollment has been tracking higher than the projections. Although the steep decline in actual enrollment from Fall 2017 to Fall 2019 brought the actual full-time enrollment closer to the projection, in Fall 2019, the system-wide State University actual undergraduate enrollment remains higher than the Donahue Institute's projection for both undergraduate enrollment and full-time enrollment. It is anticipated that Fall 2020 will be an aberrant year for enrollment due to COVID-19, but after that, the hope is that enrollment will track the Donahue projection. It is notable that despite the decline in full-time enrollment, in Fall 2019 and going forward to Fall 2025, the actual full-time enrollment is still substantially higher than Fall 2005 full-time enrollment. (See Figure 3.)

³ Renski, Henry, Lindsay Koshgarian, and Susan Strate. "Long-term Population for Massachusetts Regions and Municipalities." UMass Donahue Institute Population Projections, November 2013. http://pep.donahue-institute.org/UMDI_Longtermpopulationprojectionsreport_2013.11.pdf.

Figure 3

MSCBA System Undergraduate Enrollment, Actual (Fall 2004 through Fall 2019) and Projected (Fall 2014 through Fall 2025)

Source: UMass Donahue Institute and Demographic Perspectives, Summer 2020

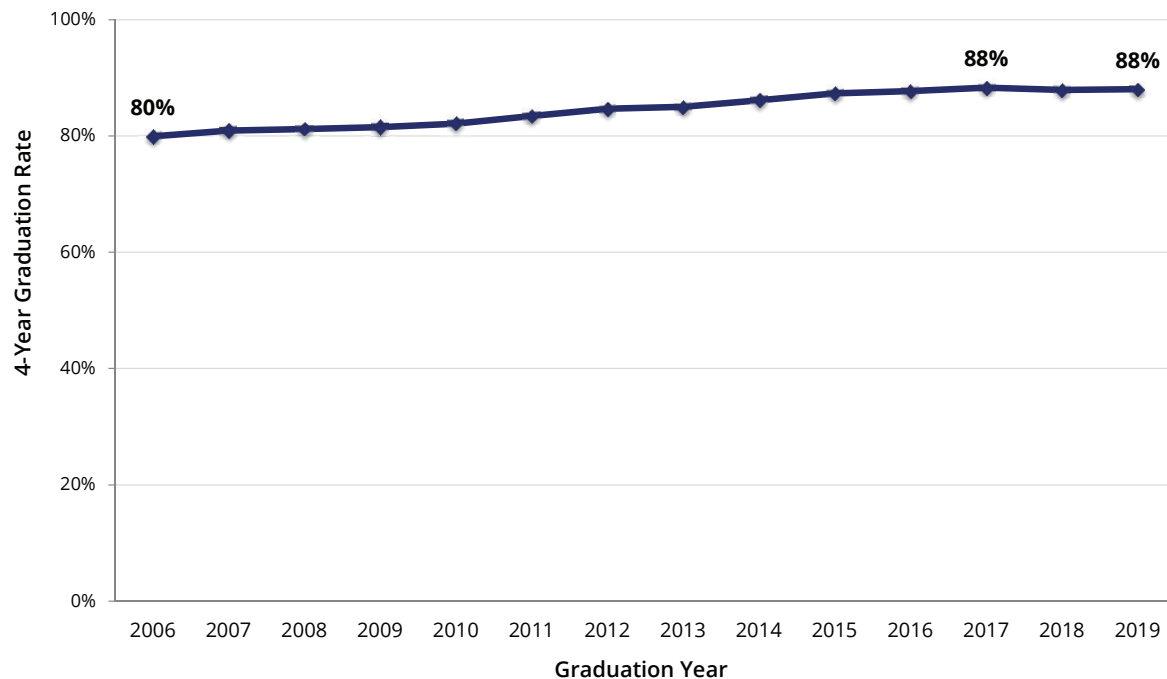


OTHER FACTORS AFFECTING MASSACHUSETTS COLLEGE ENROLLMENT

Multiple demographic projections of Massachusetts 12th graders, high school graduates, and the college-age population have all 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.

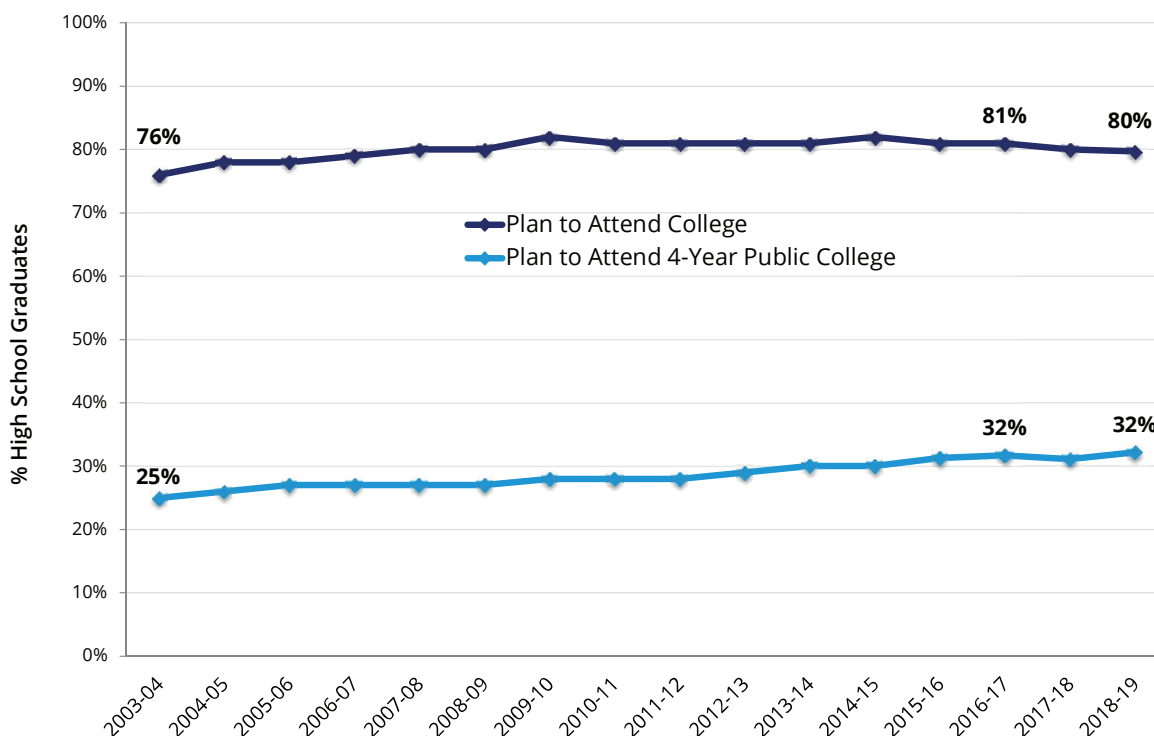
PRE-COLLEGE CASCADE

High School Graduation Rate. The four-year graduation rate from Massachusetts public high schools increased from 80% in 2006 to 88% in 2017, then held steady at 88% in 2019. 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, 2006-2019***Source: Massachusetts Department of Elementary and Secondary Education, Summer 2020*

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 percentage of graduates who said that they intend to enroll at a four-year public college (not specifying in which state) has increased from 25% of the public high school Class of 2004, to 32% of the Class of 2019. (See Figure 5.)

When asked what type of college they plan to attend, the percentage of graduates who said that they intend to enroll at a four-year public college (not specifying in which state) has increased from 25% of the public high school Class of 2004, to 32% of the Class of 2019.

Figure 5**Graduation Plans of Massachusetts Public High School Graduates, 2004-2019***Source: Massachusetts Department of Elementary and Secondary Education, Summer 2020*

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, First-Year students 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 for the foreseeable future.

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 82% in Fall 2019.

(See Chapter 1, Figure 4.)

The 2014 report summarizes the many factors that explain students' increased interest in studying full-time. For example, universities have increased the availability of financial aid, removing one of the biggest barriers to full-time studies, and they have created numerous work experiences related to students' academic program of study, allowing students to gain experience and income.

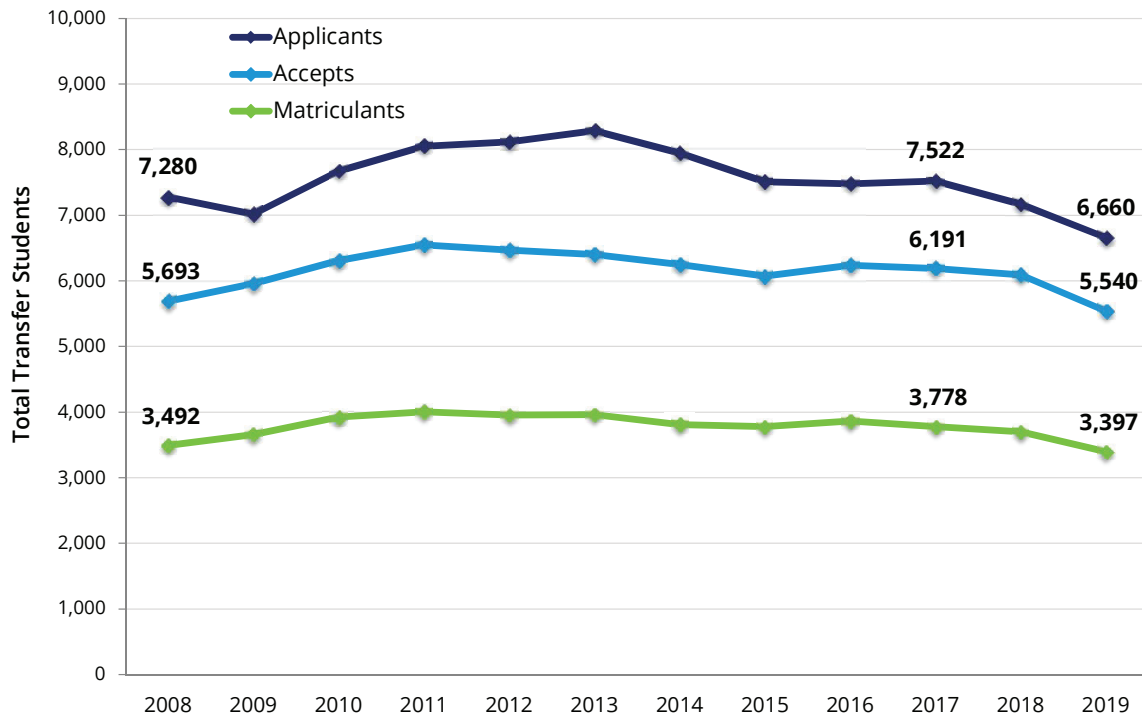
Students are motivated to finish college quickly, and studying full-time while working part-time is cost effective. Schools have also accommodated working students by introducing flexible academic scheduling. Our projections include the assumption that the percentage of students studying full-time will remain stable.

Transfer Students. The transfer student population includes students who were previously at community colleges and four-year institutions, as well as students from Massachusetts and out-of-state. Since Fall 2017, the number of transfer applicants and matriculants to Massachusetts State Universities declined, with 6,660 applicants and 3,397 matriculants in Fall 2019. The number of acceptances decreased 11%, from 6,191 students in Fall 2017, to 5,540 in Fall 2019. (See Figure 6.)

Figure 6

Transfer Students to Massachusetts State Universities, Fall 2008-2019

Source: Massachusetts State Universities, Summer 2020

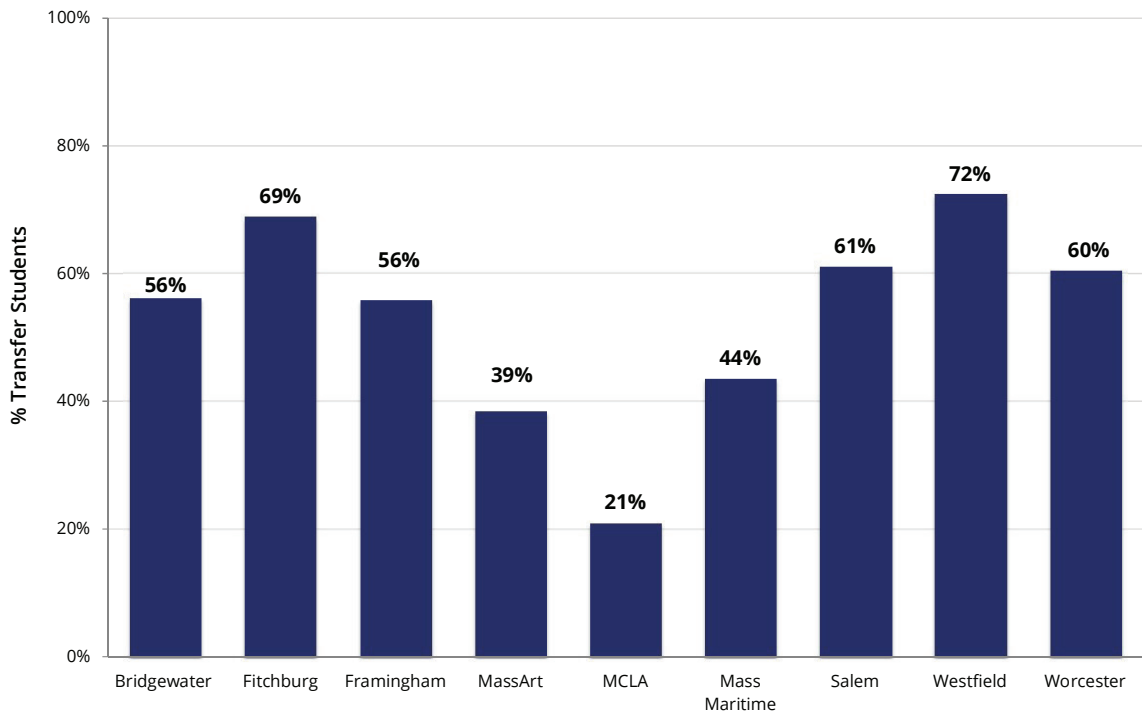


In Fall 2019, 58% of incoming transfer students to the State Universities came from the Massachusetts Community Colleges. This proportion varied by institution, from 21% of MCLA's transfer students, to 72% of Westfield State's transfer students. An important challenge for the State University system 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. The Donahue Institute is likely to be publishing updated projections in the fall of 2021 and we will review them for changes. From 2017 to 2019, community college enrollment in Massachusetts saw an 8.5% decline. (See Figure 7.)

Figure 7

Transferring from Massachusetts Community Colleges, Fall 2019

Source: Mass DHE, Summer 2020



Retention. The Massachusetts State University System has established many retention programs to encourage students to complete their course of study in a timely manner. Each University adds its own programs, geared to its specific student population, courses of study, and campus culture. The MSCBA’s long-range housing capacity program created an increased ability to provide institutional support for campus life, and thus supported improved retention and increased enrollment.

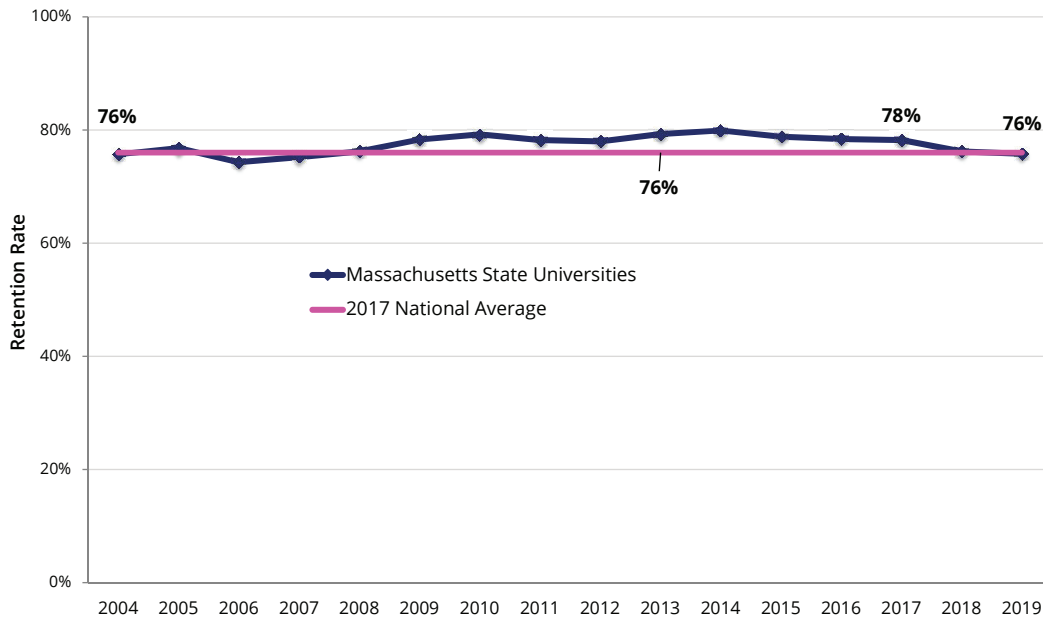
The proportion of State University First-Year students who went on to become Sophomores (the first-year retention rate) increased from 76% in Fall 2004, to a peak of 80% in Fall 2014. The retention rate then decreased slightly to 76% in Fall 2019. For the past decade, the State University retention rate has remained equal to or higher than the national rate.⁴ (See Figure 8.)

⁴ 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>

Figure 8

First-Time, Full-Time, First-Year Student Retention Rate, Massachusetts State Universities, Fall 2004-2019*

Source: Mass DHE, 2020



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

Enrollment of Non-Traditional Students. Some of the State Universities 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.



McCarthy Campus Center at Framingham State University

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

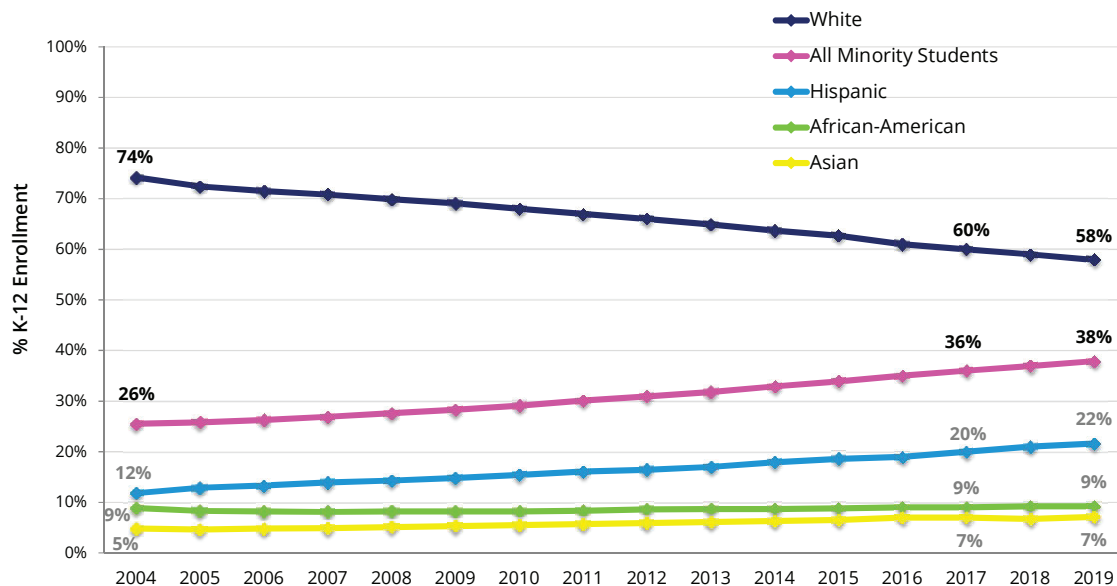
While diversity encompasses race, ethnicity, sexual orientation, socioeconomic status, disability status, and gender identity, it is race and ethnicity that have affected enrollment significantly. The racial/ethnic composition of the U.S. population is continually changing, and each racial/ethnic group 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 58% in Fall 2019. At both the national and state level, the biggest growth since 2004 is in the Hispanic population, and, in Fall 2019, Hispanic students comprise 22% of all K-12 students. (See Figure 9.)

Figure 9

Massachusetts Statewide Public K-12 Enrollment by Race/Ethnicity, Fall 2004-2019

Source: Massachusetts Department of Elementary and Secondary Education, Summer 2020



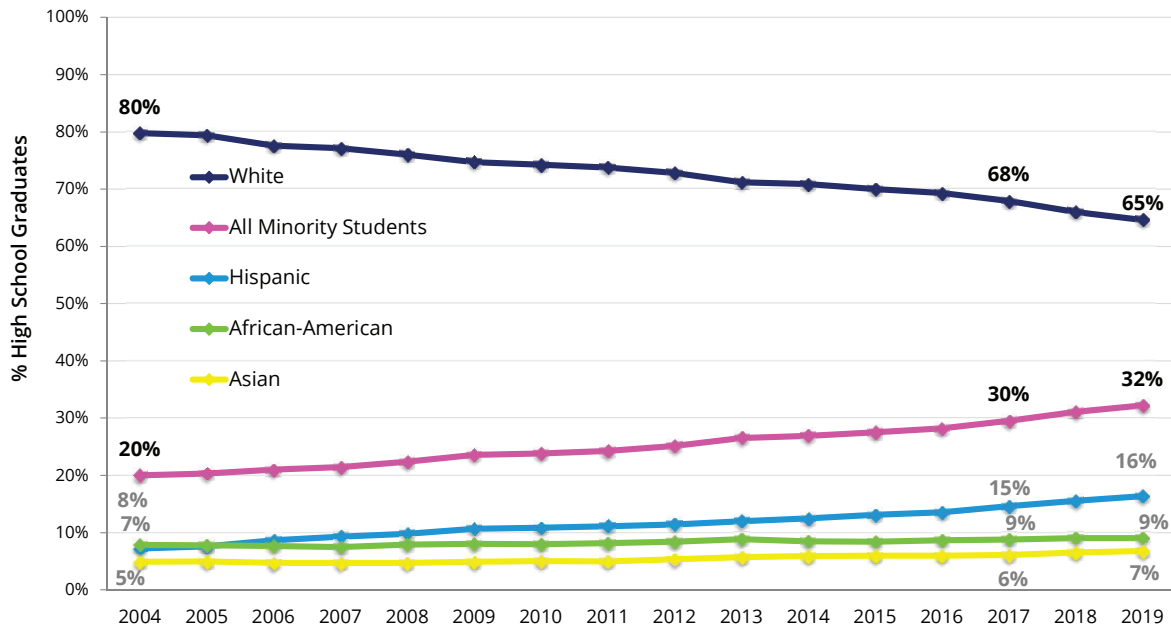
Note: In each year, the 'All Minority Students' percent includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American / Alaskan Native students, and students of two or more races (data for those two populations not shown in 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, 2004-2019

Source: Massachusetts Department of Elementary and Secondary Education, Summer 2020



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).

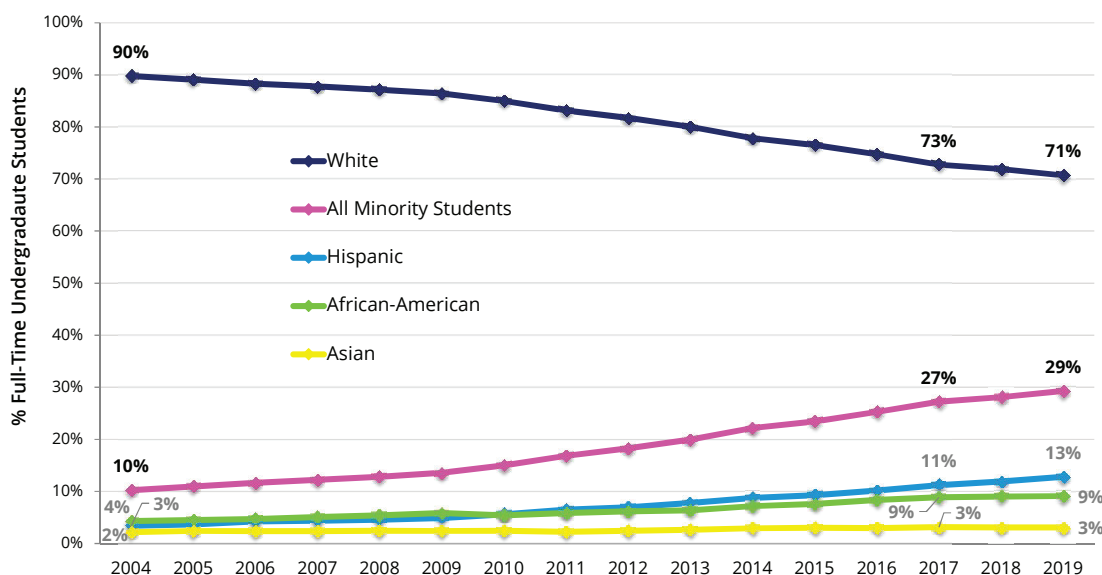
Diversity College Enrollment Update. Massachusetts State Universities and community colleges are reaching underrepresented populations by pursuing relationships with high schools, recruiting out of state, emphasizing faculty as key to student recruitment and retention, providing financial support for tuition and related expenses and engaging in various other initiatives. The percent of undergraduates at the State Universities who are minority has continued to rise, from 27% in Fall 2017 to 29% in Fall 2019. This percentage also varies by campus. (See Figure 11.)

The percent of undergraduates at the State Universities who are minority has continued to rise, from 27% in Fall 2017 to 29% in Fall 2019. This percentage also varies by campus.

Figure 11

MSCBA System Full-Time Undergraduate Enrollment by Race/Ethnicity, Fall 2004-2019

Source: Mass DHE Special Calculation, 2020



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. First-generation students have to overcome numerous obstacles to get to and through college. Colleges and universities are aware of these challenges as they recruit first-generation students. The cost of housing is a significant factor, and many choose to live at home unable to afford the cost of living on campus.

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. Though more Hispanic students are enrolling in college than ever before, they struggle to finish and graduate and they generally need more support and services on campus. Overcoming their concerns about adjusting to the college environment and, providing support mechanisms, would increase the number of these students completing college. These support mechanisms may also affect their choice of whether to live on campus. 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 Implementing various supports for both first-generation students and Hispanics may influence future demand for university housing.

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. As indicated, throughout this section, the actual enrollment of full-time undergraduates has exceeded the Donahue estimates.

However, between 2025 and 2037, both nationally and within the state, the number of high school graduates is projected to decrease significantly, and consequently, the number of students matriculating to college will be much lower.⁷

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, and investigating alternative uses for housing.

⁷ Western Interstate Commission for Higher Education, <https://knocking.wiche.edu/dashboards-profiles/>.

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. While each campus developed its own goal in 2018 for on-campus student housing, we are mindful of the impact that future enrollment may have on the percentage of students housed, to ensure full occupancy and financial stability.

LONG-RANGE HOUSING CAPACITY PROGRAM

MSCBA SYSTEM-WIDE TARGET

The 50% systemwide housing goal was originally crafted as a way 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 in 2005 to increase the percentage housed to 50% of the 28,761 full-time undergraduate population, or 14,380 students (beds).

Growth in Beds and Proportion Housed. From Fall 2005 to Fall 2019, the MSCBA steadily built and renovated housing to provide many new beds. But as the full-time undergraduate population was also growing, the number of beds needed to house 50% of these students also grew. From Fall 2005 to the peak year of Fall 2018, 4,932 beds were added, for a total of 16,748 beds. For the first time, the MSCBA was able to achieve its goal of housing 50% of the full-time undergraduate population. (The number of beds declined nominally in Fall 2019 to 16,736 beds.)

From Fall 2005 to the peak year of Fall 2014, the full-time undergraduate population grew significantly, from 28,761 students to 34,697 students, an increase of 21%. This population then stayed about the same until Fall 2017, followed by a steep drop to 31,990 in Fall 2019. The dual trends of the extra beds and the recent decline in full-time students has allowed the MSCBA to reach its 50% goal. In Fall 2019, the MSCBA houses only slightly more than 50% of the full-time undergraduate population (52%). (See Figure 1.)

Figure 1**MSCBA System-Wide Target**

Source: Mass DHE, 2020; MSCBA, Summer 2020

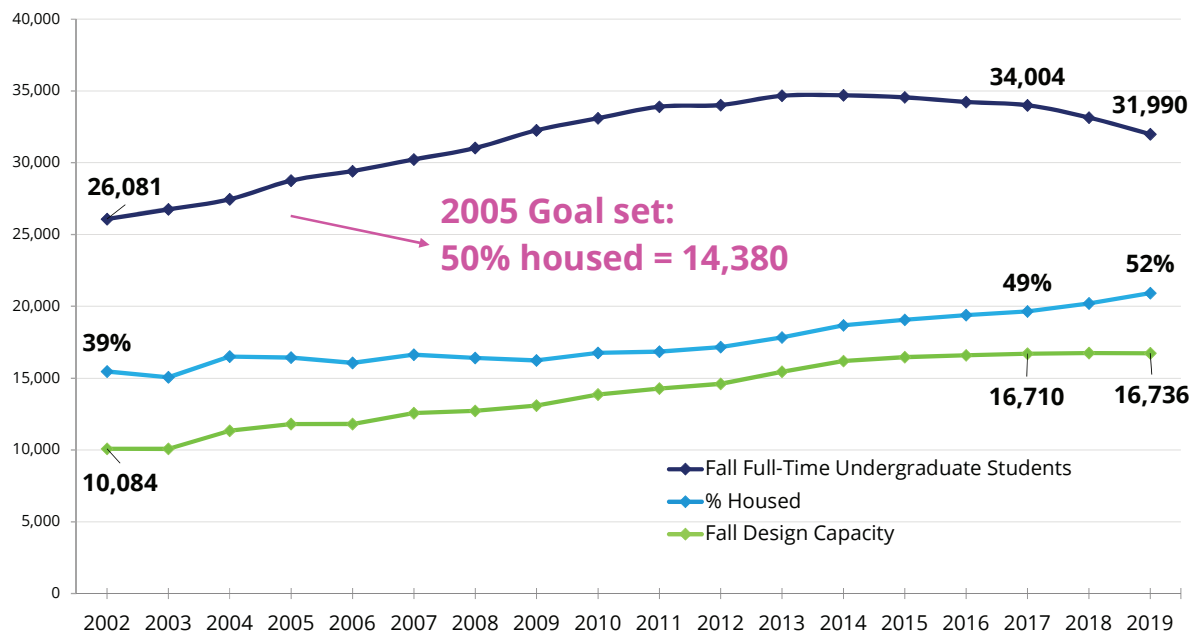
**PROGRAM DETAILS**

Table 1 provides details of the MSCBA long-range housing capacity program in Fall 2019, including a listing of current projects.

Table 1**Long-Range Housing Capacity Program**

Source: Mass DHE, 2020; MSCBA, Summer 2020

	Fall 2019 Design Capacity	Fall 2019 Full-Time UG Population	Fall 2019 Housing Design Capacity (Fall 2019 Full-Time UG)	2018 Target Goal	Proposed Beds	Status of MSCBA Work	Proposed Occupancy	Resulting % Housed (Fall 2019 Full-Time UG)	Fall 2005 Full-Time UG Population	Resulting % Housed (Fall 2005 Full-Time UG)
	A	B	C	D	E	F	G	H	I	J
Bridgewater	3,294	7,681	43%	50%	0			43%	6,434	51%
Fitchburg	1,706	3,164	54%	50%	0			54%	2,950	58%
Framingham	1,972	3,376	58%	50%	0			58%	3,043	65%
Mass Art	716	1,682	43%	40%	0			43%	1,378	52%
MCLA	1,026	1,145	90%	70%	0			90%	1,211	85%
Mass Maritime	1,411	1,616	87%	100%	72	Design	2022	92%	923	161%
Salem	2,282	4,997	46%	50%	0			46%	5,468	42%
Westfield	2,752	4,251	65%	60%	0			65%	4,112	67%
Worcester	1,577	4,078	39%	50%	0			39%	3,242	49%
SYSTEM	16,736	31,990	52%		72			53%	28,761	58%
System*	13,583	27,547	49%		0			49%	25,249	54%

* Excludes MassArt, MCLA, Mass Maritime.

Following is a description of each column in Table 1:

Column A: Fall 2019 Design Capacity

The number of beds available at each campus in Fall 2019.

Column B: Fall 2019 Full-Time UG Population

The number of full-time undergraduates enrolled on each campus in Fall 2019.

Column C: Fall 2019 Housing Design Capacity (Fall 2019 Full-Time UG)

The percentage of full-time undergraduates who can be housed on campus in Fall 2019, by design capacity.

Column D: Campus Goal

Each institution's goal in 2018 for the percentage of full-time undergraduates they wished to have living on campus.

Column E: Proposed Beds

Capacity additions currently underway on each campus.

- Mass Maritime: 72 new beds in planning 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 2019 Full-Time UG)

The percentage of housing goal achievable by new capacities based on Fall 2019 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 Notes "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 rents 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 2017 (as described in the previous Strategic Plan Update), to what is proposed for 2022 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 2022, over the Fall 2019 full-time undergraduate student population. In the first column, we see that, in Fall 2017, the MSCBA system had the capacity to house 49% of its full-time undergraduate students. This proportion will increase to 53% of the Fall 2019 student population, according to the Fall 2022 proposed design capacity. Any additional changes in the level of enrollments or the level of inventory at all nine State Universities might result in an increased capacity to house students. (See Table 2.)

Table 2

Change in Percent Full-Time Undergraduates Housed, Fall 2017 (Actual) to Fall 2022 (Proposed)

Source: Mass DHE, 2020; MSCBA, Summer 2020

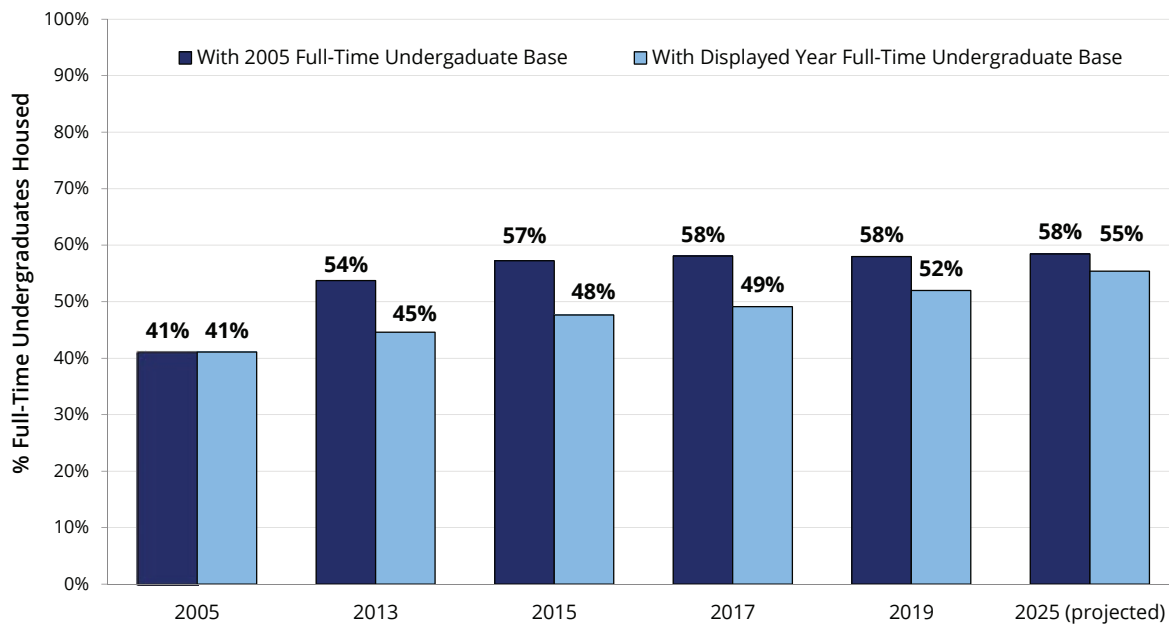
	Fall 2017 Housing Design Capacity (Fall 2017 Full-Time UG)	Fall 2022 Housing Design Capacity (Fall 2019 Full-Time UG)	Change
Bridgewater	42%	43%	+
Fitchburg	51%	54%	+
Framingham	56%	58%	+
Mass Art	40%	43%	+
MCLA	87%	90%	+
Mass Maritime	88%	92%	+
Salem	39%	46%	+
Westfield	57%	65%	+
Worcester	38%	39%	+
SYSTEM	49%	53%	+
System*	46%	49%	+

* 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 two 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 lighter blue column is based on the full-time undergraduate population (actual or projected) for each time point.

Figure 2

Housing Design Capacity, as Percent of Full-Time Undergraduates, Actual (Fall 2005-Fall 2019) and Projected (Fall 2025)



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 2017, the MSCBA had exceeded their 50% goal by achieving enough housing for 58% of the Fall 2005 full-time undergraduate population. This trend is projected to persist through Fall 2025, when the MSCBA will continue to have the capacity to house 58% of the full-time undergraduate population from Fall 2005.¹ However, as the full-time undergraduate population has grown between Fall 2005 and Fall 2019, the number of beds related to the actual Fall 2019 population (52%) is closer to the 50% goal. With its current inventory, after all MSCBA new capacity projects in design or construction have been completed in 2022, and after a continuing projected decline in the number of enrolled students, in 2025 the MSCBA is projected to be able to house a slightly higher proportion of the full-time undergraduate population (55%).

As mentioned above and listed in Table 1, each campus developed its own goal in 2018 for on-campus student housing.

In fact, the most recent growth models for MA high school graduate and college enrollment developed in 2020 by the Western Interstate Commission for Higher Education heralds a dramatic drop in college enrollment in Massachusetts, the rest of New England, and nationwide in 2026. Colleges are retooling and preparing now for what is being termed as the “demographic cliff.”²

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

² Bransberger, Peace, and Demarée Michelau. “Knocking at the College Door: Projections of High School Graduates.” Western Interstate Commission for Higher Education. Boulder, CO: December 2020.

The MSCBA will be partnering with the campuses in a systematic approach to occupancy management to address the declining number of students. Some strategies may include a partnership between enrollment management and housing to encourage returning students to live on campus; emphasizing wellness and diversity trends to encourage students to live on-campus during their Junior and Senior years; adapting room types to acknowledge students' increasing desire for privacy; or entertaining alternate uses for current housing beyond the full-time undergraduate student population.

FUTURE DIRECTION

The MSCBA has developed a plan that meets the campus housing and student activity facility needs of the nine State Universities. This plan is based on a financial model as measured with a strategy for each campus that allows for variations in housing requirements.

The 2020 Update 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
- Creating strategies to encourage inclusivity in campus housing, by ensuring that residents from all backgrounds, races, ethnicity, sexuality and abilities are safe, healthy and comfortable

To ensure full occupancy, the following additional strategies could be considered:

- Reducing the density of existing stock, such as creating premium singles
- Researching joint housing opportunities with community colleges and other institutions
- 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)

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 and to meet the academic mission of the institution. 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 through programs such as living-learning themes, and faculty-in-residence.

MSCBA PROJECTS

The MSCBA continues to address maintenance and renovations as needed. Only Massachusetts Maritime Academy has a construction project in planning at this time.

Table 3

MSCBA Projects

MASSACHUSETTS MARITIME ACADEMY

2022: Future Projects Anticipated

New Capacity

Design is under way for 72 bed project

STUDENT ACTIVITY PROJECTS

As colleges and universities move to meet changing academic and student demands, and as the on-campus student body grows or declines 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.

ADDITIONAL ISSUES TO MONITOR

International and Out-of-state Migration. International students and out-of-state students are only a small percentage of the student body at the Massachusetts State Universities, but they are one of the growing student populations as their numbers have increased 5% between Fall 2017 and Fall 2019³. However, political circumstances in the United States and worldwide as well as the 2020-2021 COVID epidemic have limited the ability of American colleges and universities to recruit and retain international students.⁴

For those international or out-of-state students who do consider enrolling, on-campus housing may be the best and simplest choice. Living on campus allows them to easily become part of a college community with close proximity to classes, food, laundry and social opportunities.⁵

Impact of the Economy on Enrollment. Though the State Legislature has consistently increased state funding support for higher education over the last five years at the State Universities in Massachusetts, there have been some increases in fees. In addition, the pandemic has had a major impact on the economy and unemployment numbers are still high in Massachusetts.⁶ The effect of a decline in family household income combined with higher tuition and fees may mean that fewer students may be able to afford these costs, and they may decide to delay or terminate their educational plans. It is yet to be seen whether the students who ‘stopped out’ during the pandemic will have the resources

³ Special calculation provided by the Massachusetts Department of Higher Education.

⁴ Redden, Elizabeth. “Number of Enrolled International Students Drops.” *Inside Higher Ed*. Washington, D.C.: November 18, 2019. <https://www.insidehighered.com/admissions/article/2019/11/18/international-enrollments-declined-undergraduate-graduate-and>.

⁵ Moody, Josh. “International Student Housing Options in the U.S.” *U.S. News & World Report*. August 15, 2019. <https://www.usnews.com/education/best-colleges/articles/2019-08-15/international-student-housing-options-in-the-us>.

⁶ Greater Boston Chamber of Commerce. “COVID-19 Unemployment in Massachusetts.” Boston, MA: 2020. <https://www.bostonchamber.com/public-policy/issues-impact/covid-19-unemployment-in-massachusetts>.

or the desire to return to college. In particular, increases in tuition could further deter low-income students, students of color, and other marginalized students from enrolling in college⁷. If housing costs rise as well, due to the need for colleges to deal with increased operating costs for safety, security, facility upgrades, and additional maintenance, the State Universities are likely to see worsening racial and class inequality.⁸ Colleges may need to consider additional housing options for students in order to ensure a diverse campus.

These trends, as well as the particular demographic characteristics of each campus, will need to be taken into account as the Massachusetts State Universities begin to do occupancy planning and management for Fall 2021 and on.

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. There is an increased desire for privacy in both bedrooms and bathrooms. Single bedrooms within suites, and ensuite or single-user bathrooms provide greater accommodation for individuals with disabilities (students and visitors), as well as for students with non-binary 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. The Hispanic population of Massachusetts is expected to continue to grow throughout the coming decades. There may be room for growth in the proportion that attends college, especially for second generation Hispanic teens whose parents have also attended college.⁹ There is currently a national trend for colleges to recruit Hispanic and Latino students.¹⁰ The Massachusetts State Universities are participating in this trend; systemwide, while the overall undergraduate student enrollment declined 6% from Fall 2017 to Fall 2019, the Hispanic student population grew 7%.

However, from Fall 2018 to Fall 2019, the systemwide retention rate was lowest for new first-time, full-time, degree-seeking Hispanic students when compared to other race/ethnic groups¹¹. The overall growth of the Hispanic student population at the nine State Universities may also negatively affect housing demand, as past research has shown that Hispanic students may be more likely than

⁷ Massachusetts Department of Higher Education. "Historic Declines in Fall Undergraduate Enrollment Call for Evidence-Based, Equity-Minded Policy Solutions." Boston, MA: March 22, 2021. <https://www.mass.edu/datacenter/2020enrollmentestimates.asp>.

⁸ Mitchell, Michael, Michael Leachman, and Matt Saenz. "State Higher Education Funding Cuts Have Pushed Costs to Students, Worsened Inequality." Center on Budget and Policy Priorities. Washington, D.C.: October 24, 2019. <https://www.cbpp.org/research/state-budget-and-tax/state-higher-education-funding-cuts-have-pushed-costs-to-students>.

⁹ 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>.

¹⁰ 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/>.

¹¹ Special calculations provided by the Massachusetts Department of Higher Education.

other groups to indicate a preference for living at home during college.¹² In Fall 2019, systemwide, new first-year, full-time, degree-seeking Hispanic undergraduates were the racial/ethnic group least likely to live on-campus¹³. Attention will need to be given to the housing preferences and needs of Hispanic students, as well as to the appropriate provision of academic and social support throughout campus and in housing.

DIVERSITY, EQUITY AND INCLUSION (DEI)

Organizations are increasingly being urged to evaluate their strategic goals and their commitments to create a more diverse, equitable and inclusive workplace. The current challenge is to create inclusive access to opportunities. In addition, the MSCBA is aware that the business case for focusing on diversity and inclusion is stronger than ever. The Authority is committed to building relationships that improve quality, competition, productivity, and retention.

The MSCBA pledges its commitment to a diversity, equity, and inclusion (DEI) strategy that aligns with our goals of an equitable and inclusive workforce. The Authority will do so by:

- Advancing a public statement of diversity, equity, and inclusion for the Authority;
- Developing practices for diversity, equity and inclusion that will be central to the Authority's operation including education, accountability within roles that are responsible for soliciting services, and reinforcement of positive efforts;
- Creating access for initiatives that support growth for MBE and WBE businesses in construction and non-construction contracting;
- Committing to continuous improvement in equal employment opportunities for workforce participation;
- Measuring, monitoring, and reporting DEI data with potential to create MSCBA-specific MBE and WBE goals;
- Prioritizing diversity in the selection of teams and vendors and providing merit to those firms with a proven track record of credible practices and relationships.

¹² 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.

¹³ Special calculation provided by the Massachusetts Department of Higher Education.

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 2020 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:

2019-2020 FAST FACTS SUMMARY

ENROLLMENT

Total Enrollment	10,881
Undergraduate Student Enrollment	9,463
Full-Time Enrollment	7,681
Part-Time Enrollment	1,782
Graduate Student Enrollment	1,418

GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	96%
From Out-of-State	4%
From Abroad	1%

DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	91%
Male	40%
Female	60%
Minority Students <i>with Known Race/Ethnicity</i>	27%
Asian	2%
Black	11%
Hispanic	8%

ACADEMIC MEASURES *Degree-Seeking Undergraduates*

Percent Transfer Students <i>All Degree-Seeking</i>	34%
Retention Rate <i>First-Time, Full-Time</i>	77%
6-Year Graduation Rate, 2013 cohort <i>First-Time, Full-Time</i>	61%

HOUSING

Percent Housed <i>Full-Time Undergraduates</i>	41%
2018 Housing Target <i>Full-Time Undergraduates</i>	50%
Occupancy Percent	99%
Design Capacity	3,304
Actual Occupancy	3,271




RENTS

Average On-Campus Rent, Fall 2020	\$8,585
Average Off-Campus Rent, Fall 2020	\$8,527
Average Public Benchmark Schools Rent, Fall 2020	\$9,203
Average Regional Private Schools Rent, Fall 2020	\$11,555
Average MSCBA System Rent, Fall 2020	\$8,620

Map 1A

Campus Map - Bridgewater State



-  MSCBA Housing
-  MSCBA Student Life
-  Campus Owned



I. CAMPUS BACKGROUND

In Fall 2019, Bridgewater State University has a total enrollment of 10,881 students. The University awarded 2,449 Bachelor's and Master's degrees in Academic Year 2018-2019. Bridgewater State is located in Plymouth County.

II. STUDENT BODY

ENROLLMENT

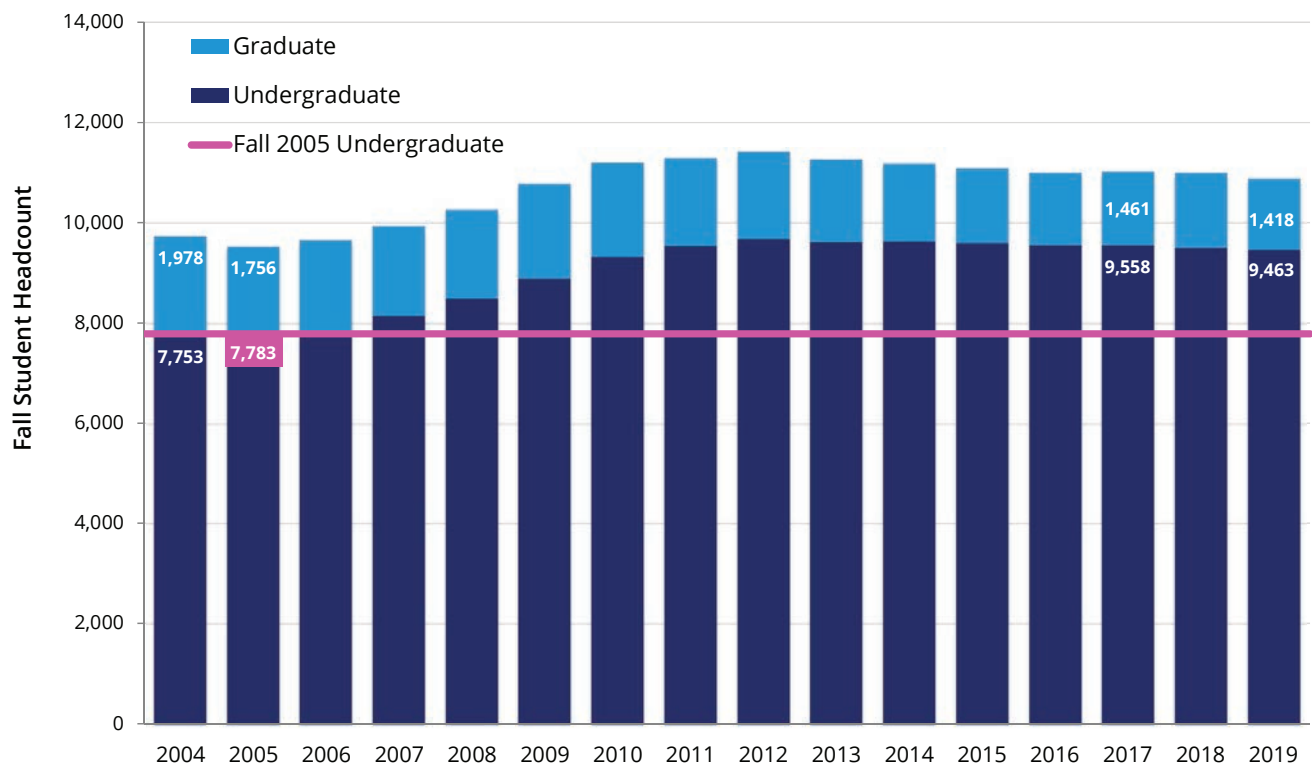
Overall Enrollment. Compared to Fall 2005, Bridgewater State's overall enrollment of 10,881 students is 14% greater. Since Fall 2005, the undergraduate population increased by 22% (1,680 students), but the graduate student population declined by 19% (338 students).

The undergraduate population remained relatively steady since about 2011, with a slight decline of 1% since Fall 2017. By contrast, the graduate student population declined over time, with a decline of 3% since Fall 2017. (See Figure A.)

Figure 1A

Student Enrollment, Bridgewater State, Fall 2004-2019

Source: Mass DHE 2020

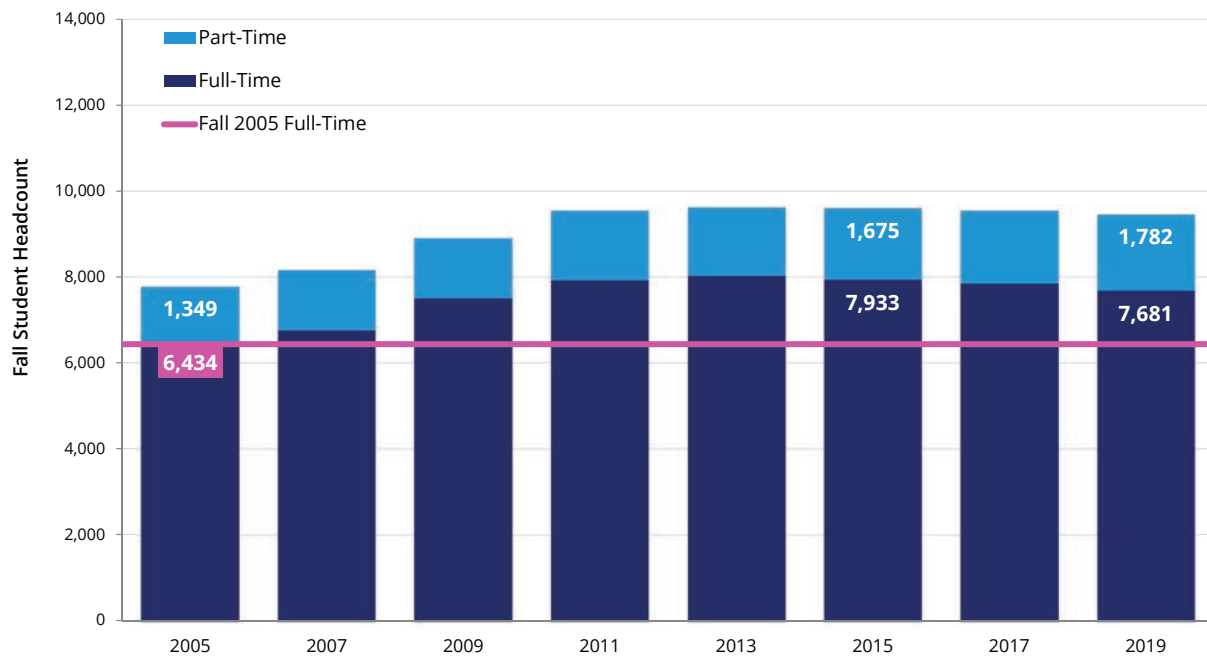


Undergraduate Enrollment. In Fall 2019, Bridgewater State enrolled 9,463 undergraduate students. The number of full-time undergraduates is 19% greater than it was in Fall 2005 (1,247 students), and the part-time population is 32% greater (433 students). Between Fall 2017 and Fall 2019, the full-time undergraduate population declined by 2% (177 students), while the part-time undergraduate student population grew by 5% (82 students). Throughout the past decade, full-time students remained between 81% and 84% of the undergraduate student body. (See Figure B.)

Figure 1B

Undergraduate Student Enrollment by Part-Time/Full-Time Status, Bridgewater State, Fall 2005-2019

Source: Mass DHE 2020



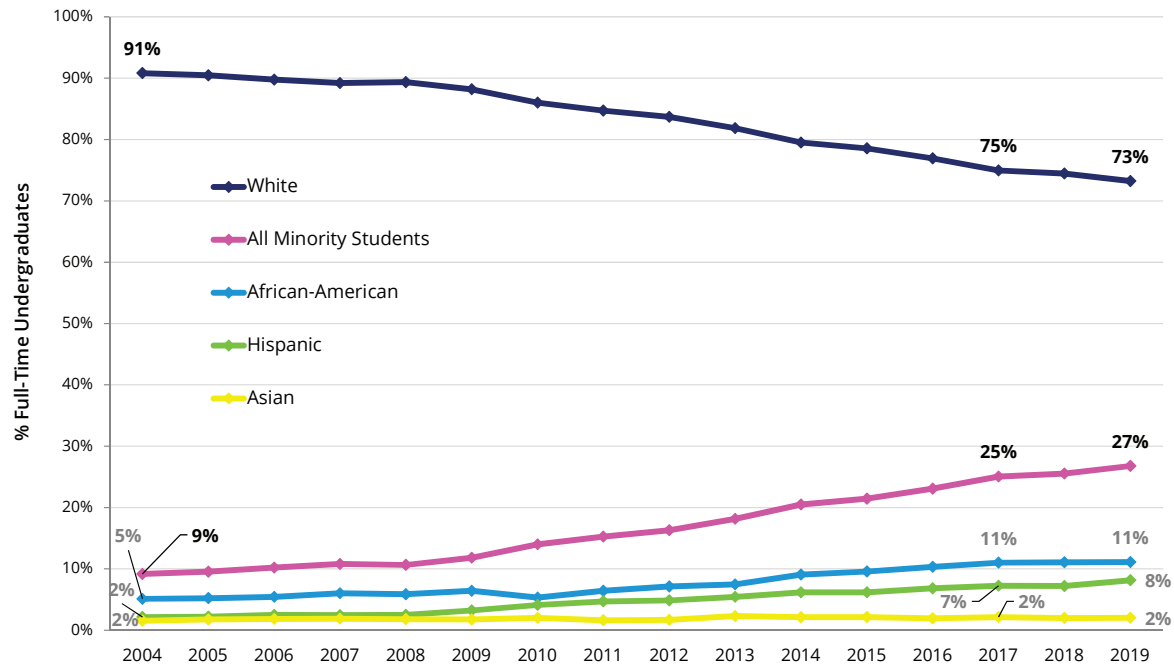
DEMOGRAPHIC INFORMATION

Student Body Composition. Bridgewater State continues to be successful in increasing diversity among its undergraduates. Over the past 14 years, the percent of undergraduate minority students grew from 10% in Fall 2005 to 27% in Fall 2019. Since Fall 2017, the percent grew from 25% to 27%. (See Figure C.)

Figure 1C

Full-Time Undergraduate Enrollment by Race/Ethnicity, Bridgewater State, Fall 2004-2019

Source: Mass DHE Special Calculation 2020



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). The percentages are based on the total number of students of known race or ethnicity.

Traditional-aged students (18-24) constitute the majority of Bridgewater State's undergraduate enrollment (91%). (See 2019 Fast Facts Summary.)

*Geographic Distribution.*¹ In Fall 2017, Bridgewater State drew most of its in-state full-time undergraduate students from towns and cities on the south coast of Massachusetts. In Fall 2019, 96% of the full-time undergraduate student body are from Massachusetts, 4% 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. See mid-year Counties of Residence Report. https://www.msba.org/docs/117_MSC-BA2018_CountiesOfResidenceReport_DemographicPerspectives_4.24.2019.pdf

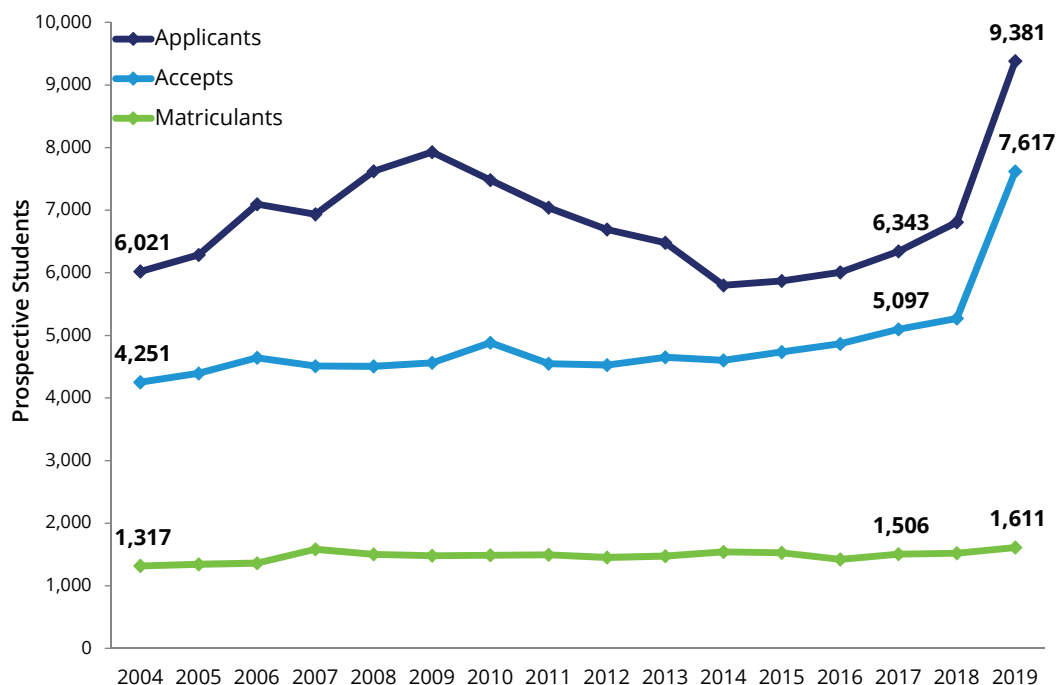
UNDERGRADUATE ADMISSIONS

First-Time, First-Year Admissions. Since Fall 2005, Bridgewater State's first-time, first-year applicant pool increased, peaking in 2009, and then declined until 2014. After several years again of growth, in Fall 2019, the number of applications markedly increased²; in Fall 2019, the number of applicants (9,381) is 49% (3,094 applicants) greater than in Fall 2005. Compared to Fall 2005, Bridgewater accepted 73% (3,225) more students in Fall 2019, and the number of matriculants grew by 20% (268 students). The University has 1,611 matriculants in Fall 2019. (See Figure E.)

Figure 1E

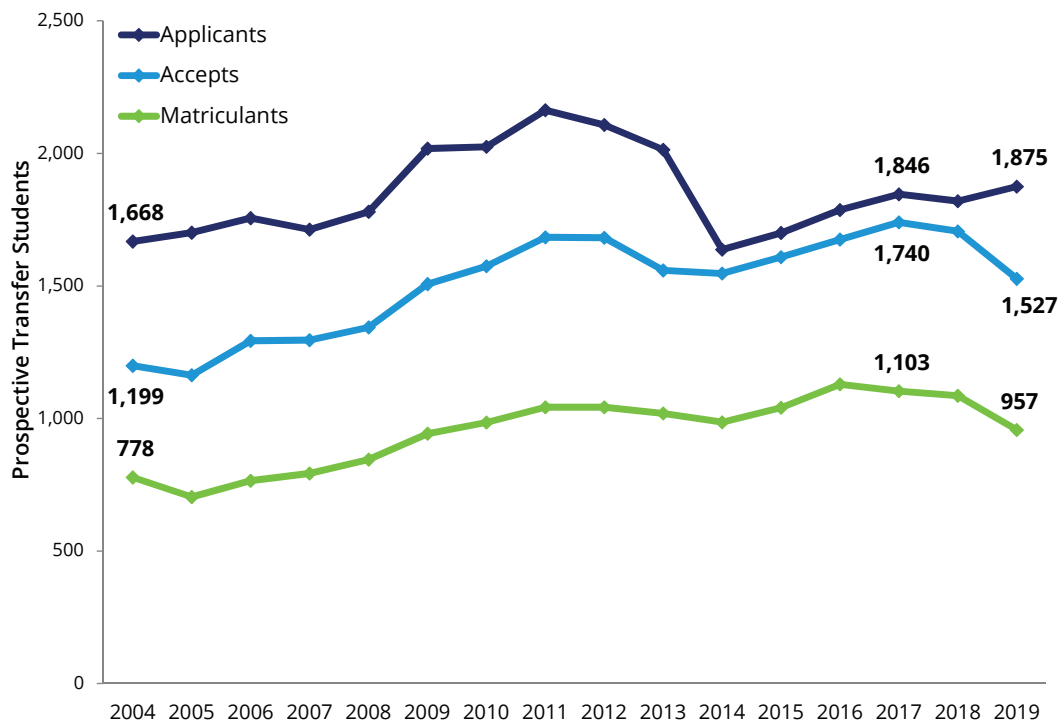
First-Time, First-Year Student Admissions, Bridgewater State, Fall 2004-2019

Source: Bridgewater State University, Summer 2020



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 and a steady proportion accepted (94%). In Fall 2019, while the number of applications continued to increase, both the matriculation rate and the number of transfer matriculants declined. In Fall 2019, the number of transfer applicants (1,875) is 10% greater (174) than in Fall 2005, and the number of transfer matriculants increased by 36% since Fall 2005 (253). (See Figure F.)

² Bridgewater State implemented the Common Application for Fall 2019 admissions which resulted in a marked increase in the number of applications received.

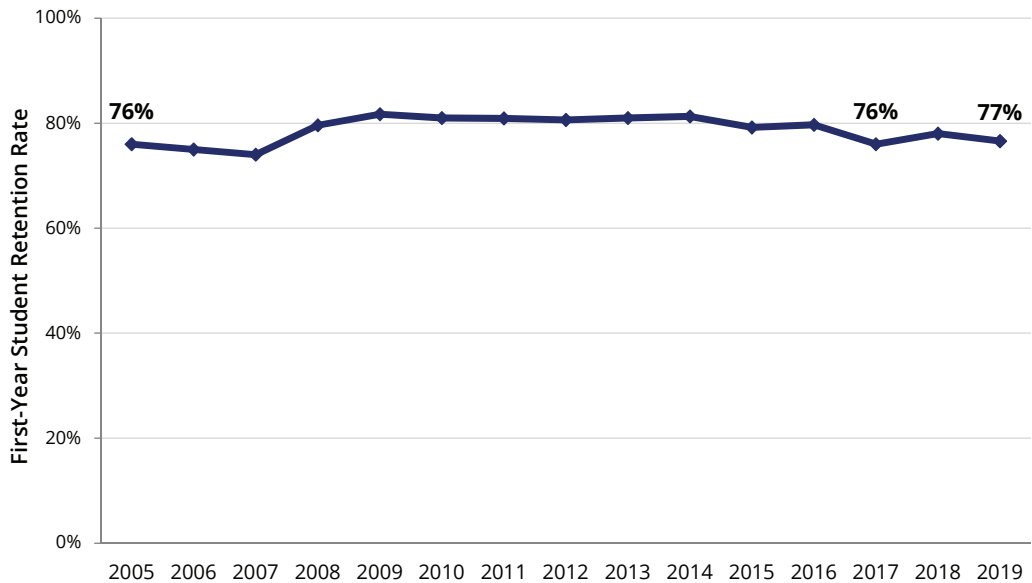
Figure 1F**Transfer Admissions, Bridgewater State, Fall 2004-2019***Source: Bridgewater State University, Summer 2020*

Retention. Retention of the University's first-time, full-time, First-Year students 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 first-time, full-time, First-Year to Sophomore retention rate declined slightly to 79% in Fall 2015. This decline continued to 2017 where the retention rate dropped to 76%. It then increased to 77% in Fall 2019. The retention rate of transfer students was also strong and on par with that of First-Year students. (See Figure G.)

Figure 1G

First-Time, Full-Time, First-Year Student Retention Rate, Bridgewater State, Fall 2005-2019*

Source: Mass DHE 2020



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

III. HOUSING

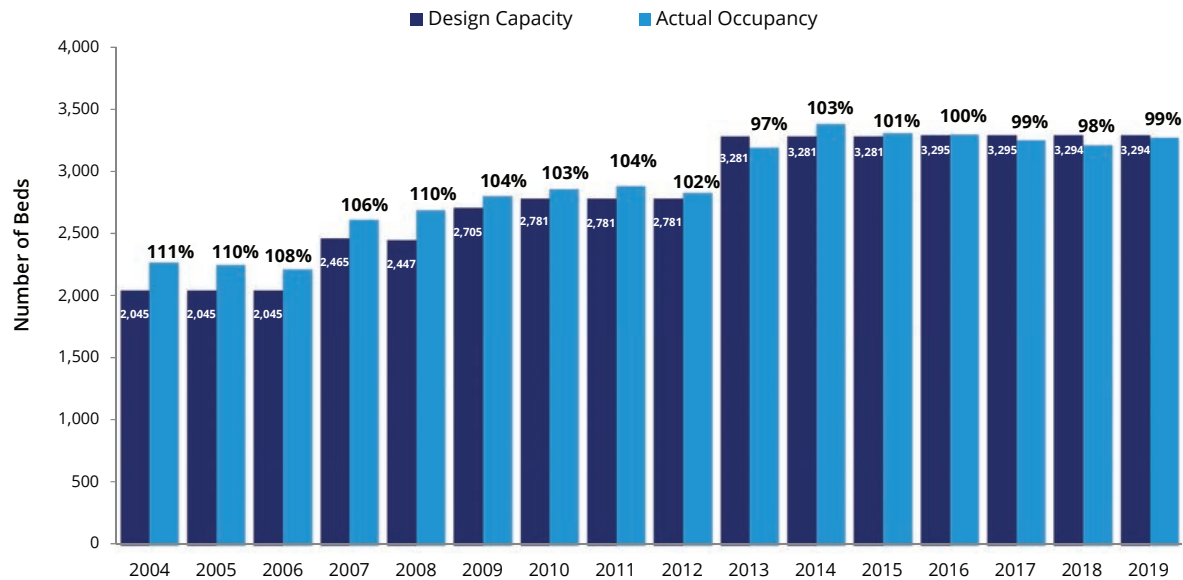
DEMAND

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 2019.

Occupancy. In Fall 2017, Bridgewater’s housing occupancy was 99%. Occupancy percent has remained consistent in Fall 2019, at 99% out of a total design capacity of 3,304 beds. (See Figure H.)

Figure 1H**Housing Occupancy, Bridgewater State, Fall 2004-2019**

Source: MSCBA, Summer 2020

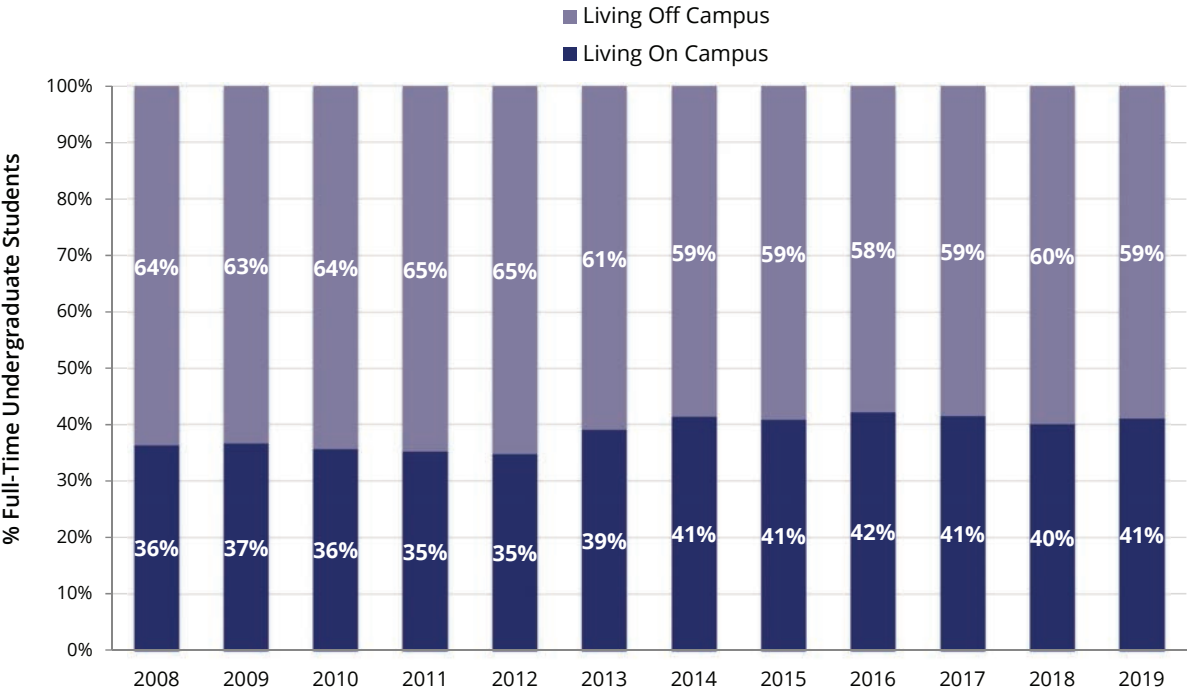
**ON-CAMPUS STUDENT HOUSING PROFILE**

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 2017. Since Fall 2017, 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 2008-2019

Source: Bridgewater State University, Summer 2020



*First-Time, Full-Time, First-Year Students.*³ The percent of first-time, full-time, First-Year students 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, First-Year students living on-campus has fluctuated; in Fall 2019, 72% live on-campus. (See Figure J.)



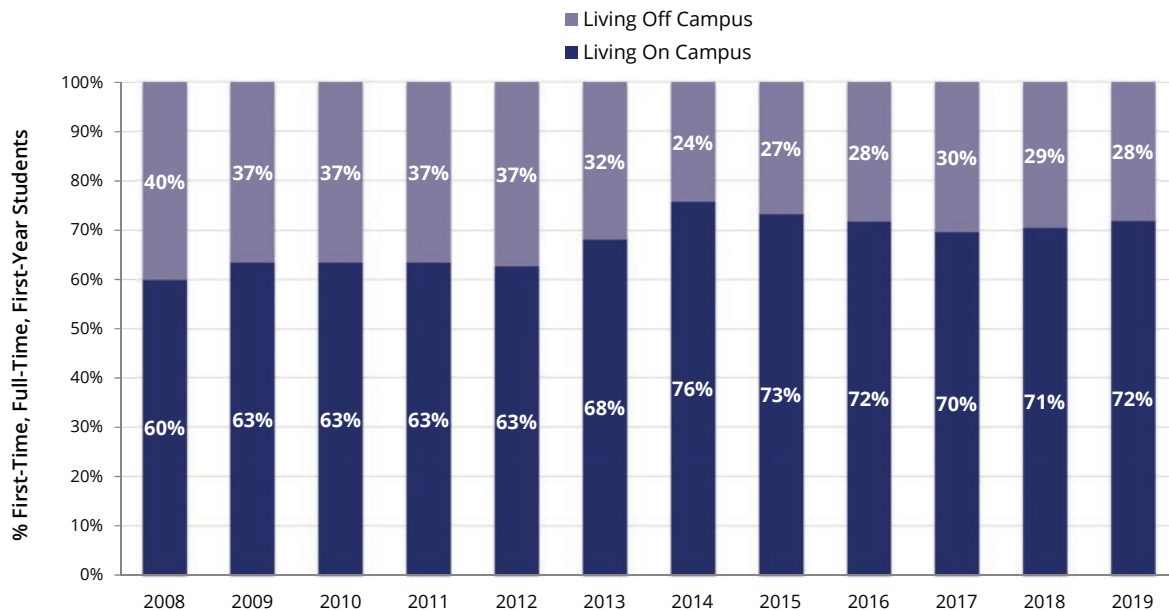
Dining Commons, Crimson Hall at Bridgewater State University

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

Figure 1J

Housing Situation of First-Time, Full-Time, First-Year Students, Bridgewater State, Fall 2008-2019

Source: Bridgewater State University, Summer 2020



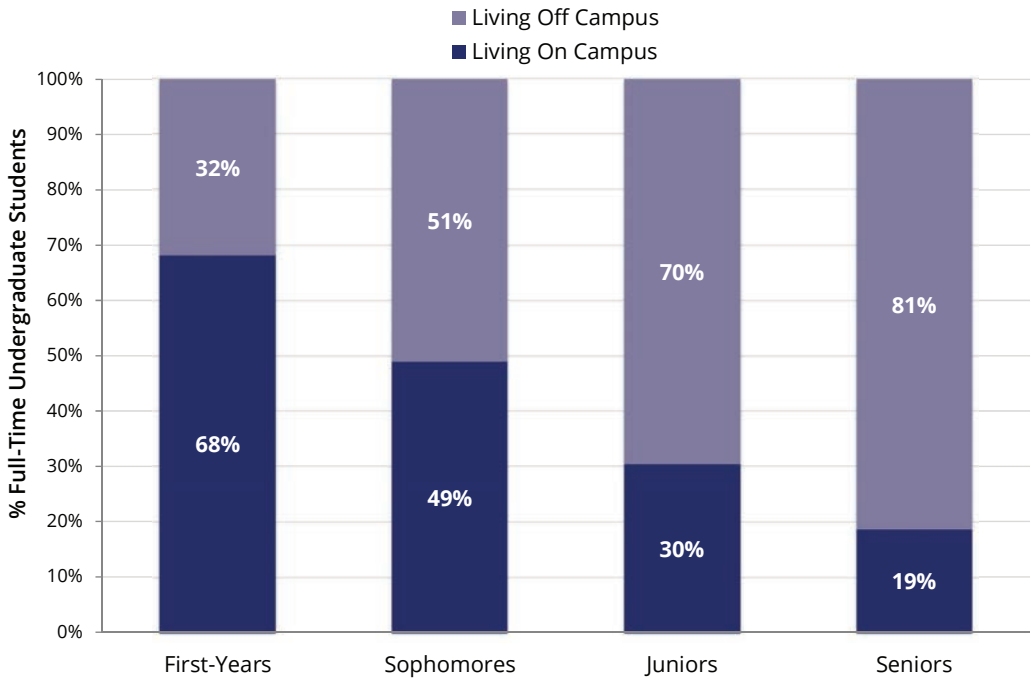
Full-Time Undergraduates by Class. The percent of full-time undergraduates living on-campus in Fall 2019 declines by class year. Although students who enter as first-time, full-time, First-Year students have the option to live in on-campus housing for eight semesters, most students do not remain in on-campus housing for that length of time. In Fall 2019, 68% of First-Year students and 49% of Sophomores lived on-campus, compared to 30% of Juniors and 19% of Seniors. (See Figure K.)

Compared to Fall 2017, a lower percent of Sophomores live in on-campus housing in Fall 2019. From Fall 2017 to Fall 2019, the percent of First-Year students living in on-campus housing increased from 67% to 68%, and the percent of Sophomores living in on-campus housing decreased from 51% to 49%. Meanwhile, the percent of Juniors living in on-campus housing decreased from 34% to 30%, and the percent of Seniors living in on-campus housing decreased from 21% to 19%.

Figure 1K

Housing Situation of Full-Time Undergraduate Students by Class Year, Bridgewater State, Fall 2019

Source: Bridgewater State University, Summer 2020



HOUSING PORTFOLIO

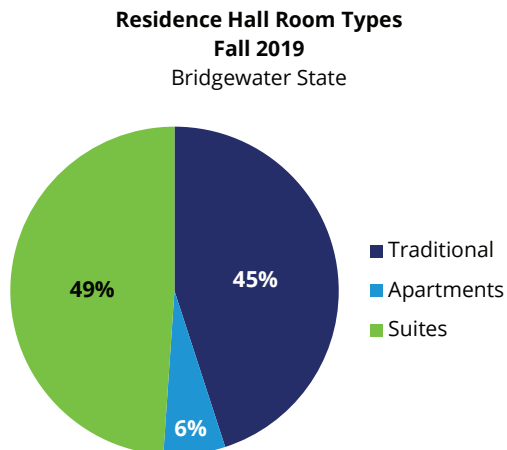
Bridgewater State’s housing stock consists of nine residential complexes. By bed type, in Fall 2019, 45% of beds are traditional, 49% suite-style, and 6% in apartments.

A complete listing of all Bridgewater State residence halls, including information on construction and renovation dates, square footage, and room styles is included in Section 3. There may be some adjustments made to the '20-'21 room types due to COVID-19. (See Figure L.)

Figure 1L

Residence Hall Room Types, Bridgewater State

Source: MSCBA, Fall 2019



FALL 2020 RENTAL CONTEXT

Overall Cost. The average cost of on-campus housing in Fall 2020 at Bridgewater State is \$8,585 per academic year. This figure is about the same as the average MSCBA rent, 7% lower than its public benchmarks, and 26% lower than regional private benchmarks. (See Figure M.)

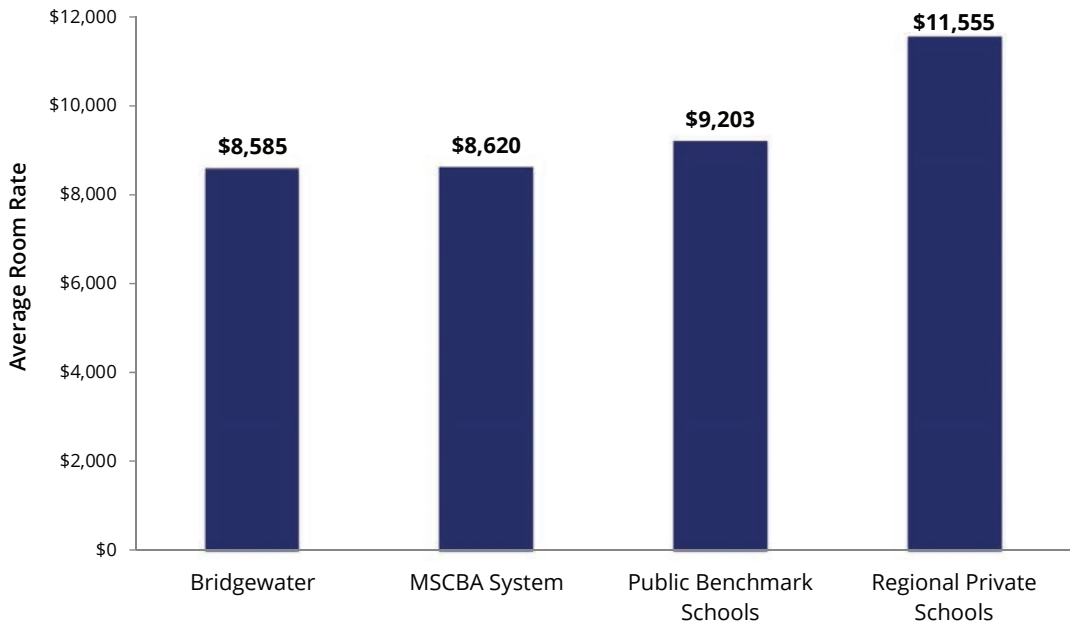


Great Hill Apartments at Bridgewater State University

Figure 1M

Average Room Rate, Fall 2020

Source: MSCBA, Summer 2020; university websites, Summer 2020



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 2020, Bridgewater State’s on-campus suites and apartments are 11% more expensive than on-campus traditional housing; in Fall 2018, they were 12% more expensive. Between Fall 2018 and Fall 2020, rents for on-campus traditional housing increased by 8%, 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 2018 update).



Scott Hall at Bridgewater State University

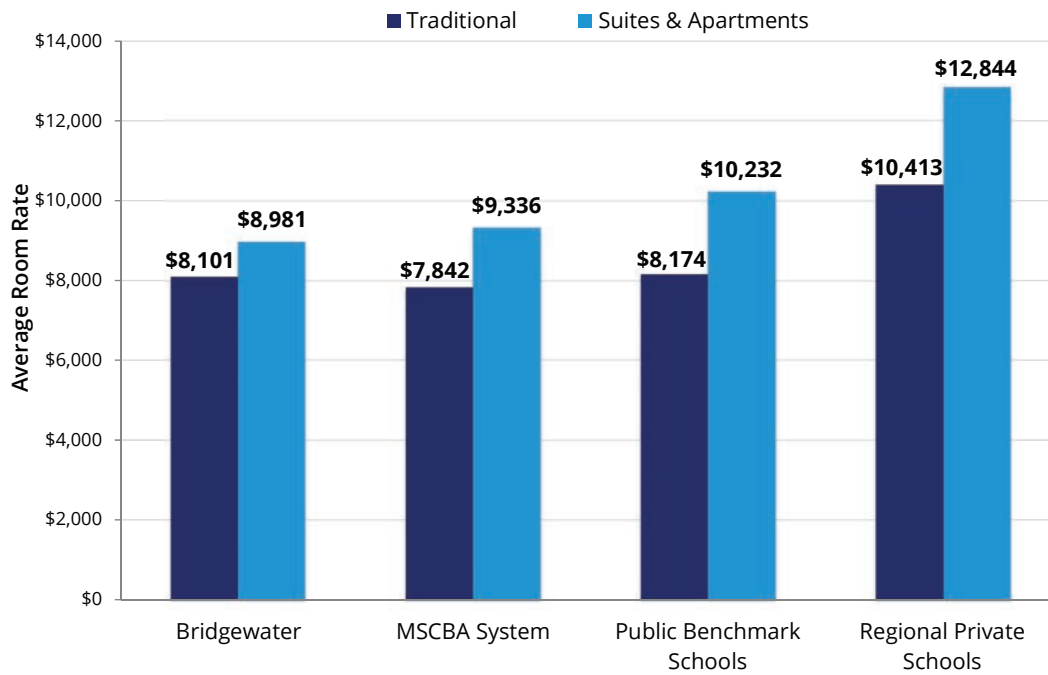
The average room rate for on-campus traditional housing (\$8,101) is 3% higher than the MSCBA average, 1% lower than the public benchmarks, and 22% lower than the regional private schools.

The average room rate for on-campus suites and apartments (\$8,981) is 4% lower than the MSCBA average, 12% lower than the public benchmarks, and 30% lower than the regional private schools. (See Figure N.)

Figure 1N

Average Room Rate, Fall 2020: Traditional vs. Suites and Apartments

Source: MSCBA, Summer 2020; university websites, Summer 2020



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 5% higher than that of off-campus housing, based on off-campus rental data collected in Summer 2020. 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.)

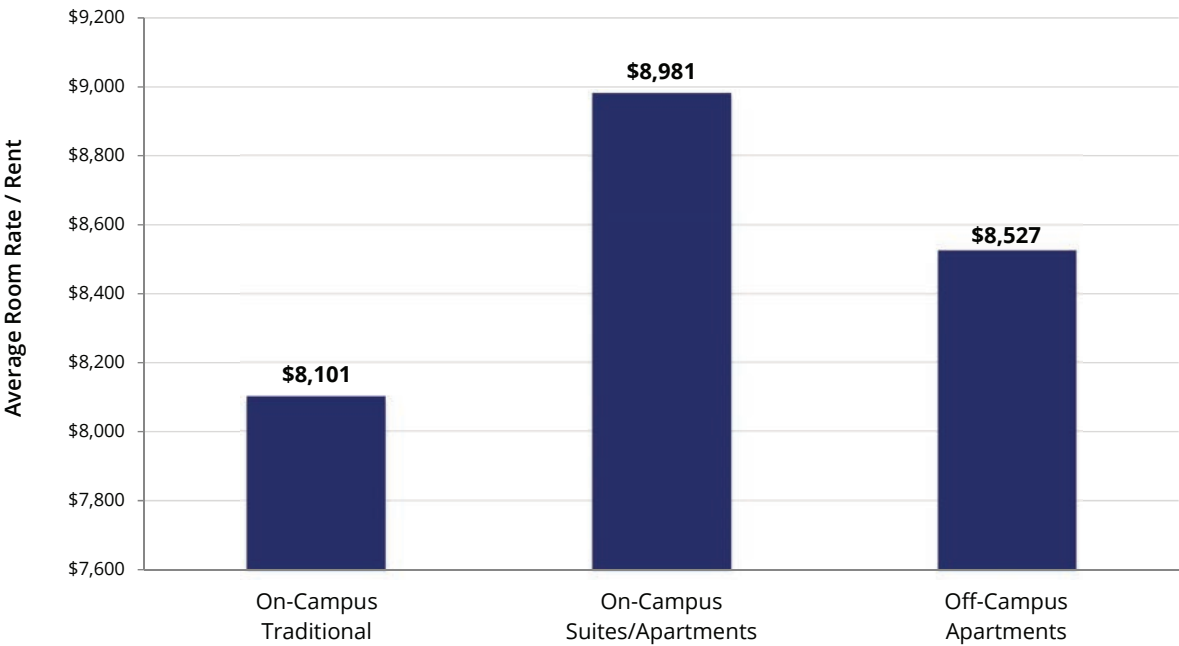


Pope Hall at Bridgewater State University

Figure 10

Average On-Campus Room Rate and Off-Campus 10-Month Rent, Bridgewater State, Fall 2020

Source: MSCBA, Summer 2020; university websites, Summer 2020; market analysis, Summer 2020



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

Bridgewater State’s most recent Institutional Strategic Plan was published in January 2018 and is available on the University’s website.⁴ The report outlines some of the ways that Bridgewater State may be addressing these goals and objectives through current and future Residence Life initiatives. This includes increasing the number of students involved in Residence Life, and increasing residential students’ involvement with the local community through activities such as inviting children onto campus in the fall for the Housing Haunted Halls program.

MSCBA PROJECTS

The MSCBA continues to address maintenance and renovations as needed. No major construction is planned at this point.

⁴ https://www.bridgew.edu/sites/bridgew/files/BSU-Institutional-Strategic-Plan-01_15_18_0.pdf

V. SUMMARY

The University continues to renovate its residence halls and perform repairs where needed. In addition, the University is developing new initiatives to strengthen student enrollment, such as implementing the Common Application. Bridgewater has increased the number of first-time, First-Year applications, has increased diversity in the undergraduate student body, and has maintained a 99% housing occupancy. These strategies will serve to keep Bridgewater's enrollment and campus life strong given demographic and other changes in the years to come.



FITCHBURG STATE UNIVERSITY:

2019-2020 FAST FACTS SUMMARY

ENROLLMENT

Total Enrollment	7,252
Undergraduate Student Enrollment	4,044
Full-Time Enrollment	3,164
Part-Time Enrollment	880
Graduate Student Enrollment	3,208

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)	93%
Male	48%
Female	52%
Minority <i>Students with Known Race/Ethnicity</i>	31%
Asian	3%
Black	11%
Hispanic	14%

ACADEMIC MEASURES *Degree-Seeking Undergraduates*

Percent Transfer Students <i>All Degree-Seeking</i>	34%
Retention Rate First-Time, <i>Full-Time</i>	74%
6-Year Graduation Rate, 2013 cohort <i>First-Time, Full-Time</i>	58%

HOUSING

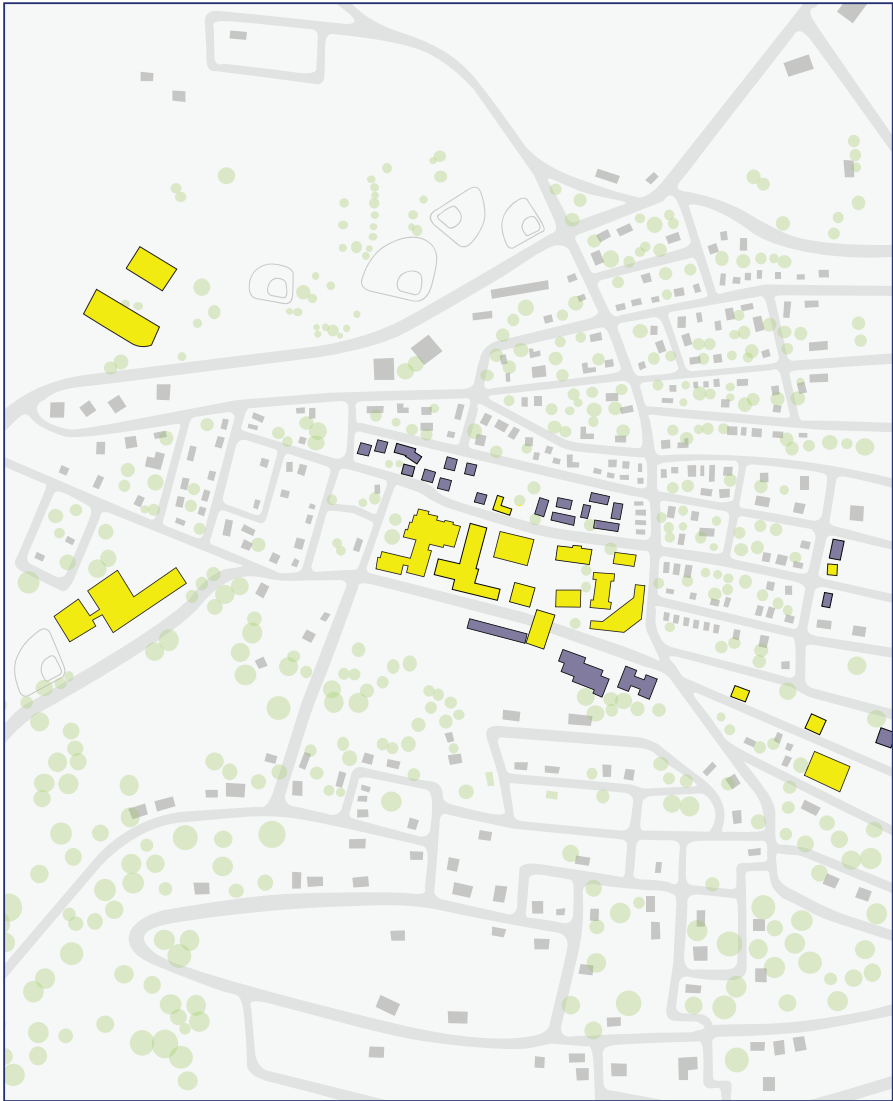
Percent Housed <i>Full-Time Undergraduates</i>	44%
2018 Housing Target <i>Full-Time Undergraduates</i>	50%
Occupancy Percent	81%
Design Capacity	1,705
Actual Occupancy	1,379




RENTS

Average On-Campus Rent, Fall 2020	\$7,532
Average Off-Campus Rent, Fall 2020	\$7,168
Average Public Benchmark Schools Rent, Fall 2020	\$8,613
Average Regional Private Schools Rent, Fall 2020	\$10,221
Average MSCBA System Rent, Fall 2020	\$8,620

Map 2A

Campus Map - Fitchburg State



-  MSCBA Housing
-  MSCBA Student Life
-  Campus Owned



I. CAMPUS BACKGROUND

In Fall 2019, Fitchburg State University has a total enrollment of 7,252 students. The University awarded 1,467 Bachelor's and Master's degrees in Academic Year 2018-2019. Fitchburg State is located in northern Worcester County.

II. STUDENT BODY

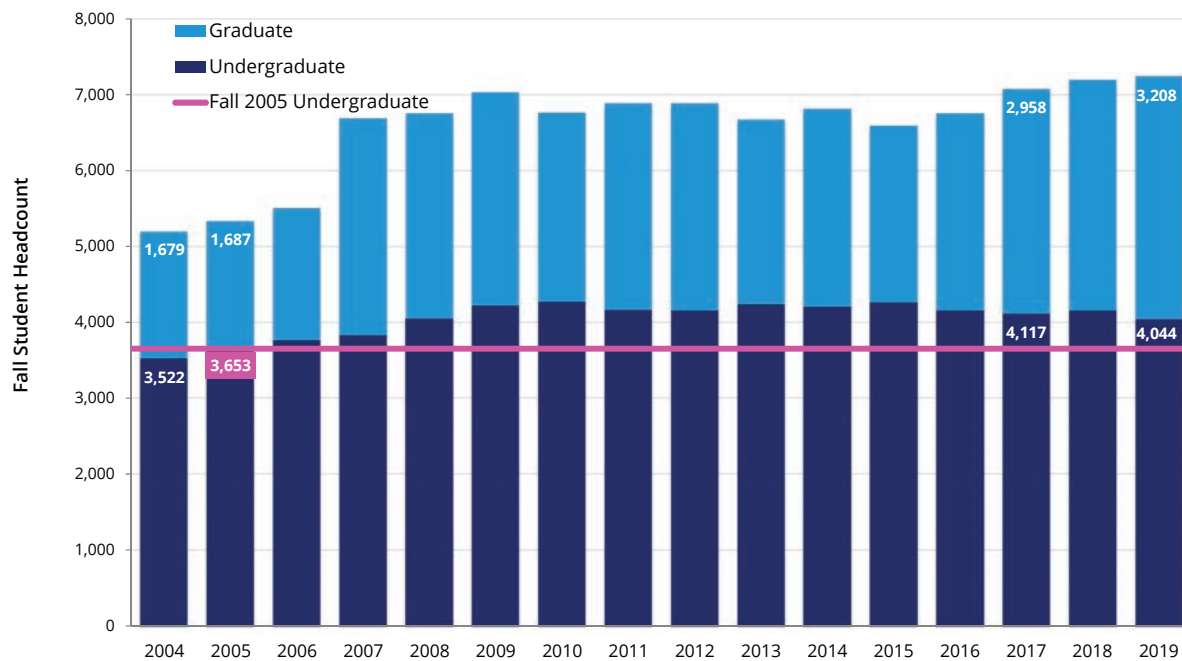
ENROLLMENT

Overall Enrollment. Compared to Fall 2005, Fitchburg State's Fall 2019 overall enrollment is 36% greater (1,912 students). In Fall 2019, the total enrollment of 7,252 includes 4,044 undergraduates and 3,208 graduate students. The graduate student population grew 8% from Fall 2017 to Fall 2019 (250 students), while the undergraduate student population dropped 2% (73 students). (See Figure A.)

Figure 2A

Student Enrollment, Fitchburg State, Fall 2004-2019

Source: Mass DHE 2020

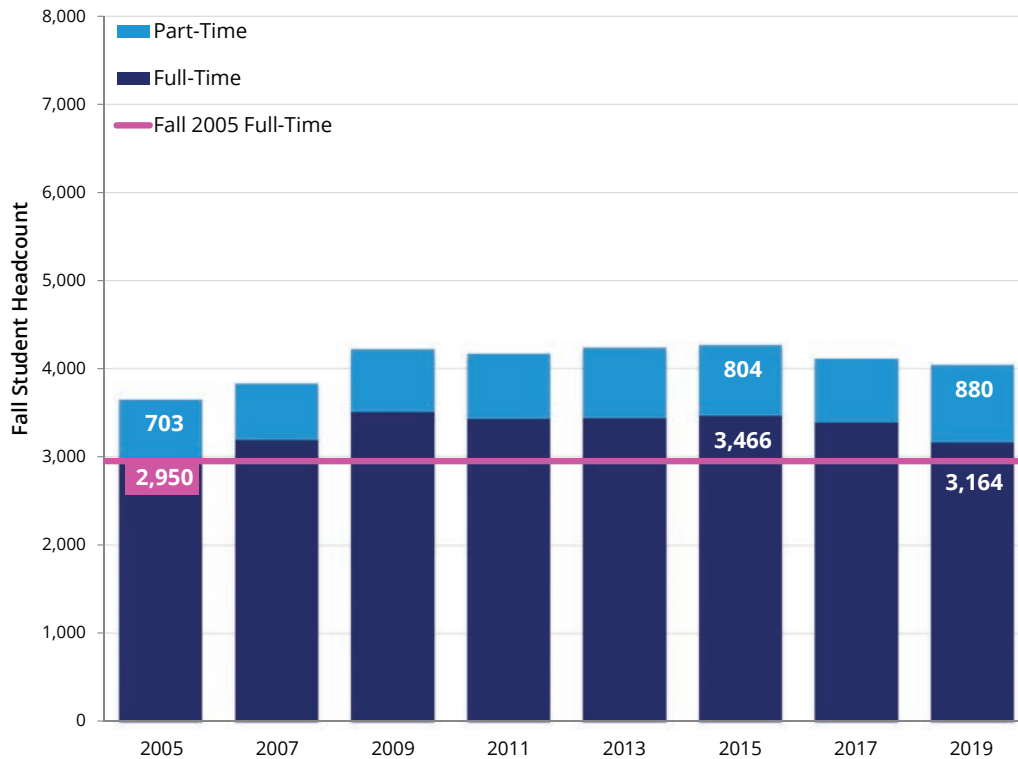


Undergraduate Enrollment. While the part-time enrollment of undergraduates grew 25% over the last 14 years (177 students), the full-time enrollment of undergraduates grew 7% (214 students). From Fall 2017 to Fall 2019, full-time students dropped from 82% to 78% of the undergraduate student body. (See Figure B.)

Figure 2B

Undergraduate Student Enrollment by Part-Time/Full-Time Status, Fitchburg State, Fall 2005-2019

Source: Mass DHE 2020



DEMOGRAPHIC INFORMATION

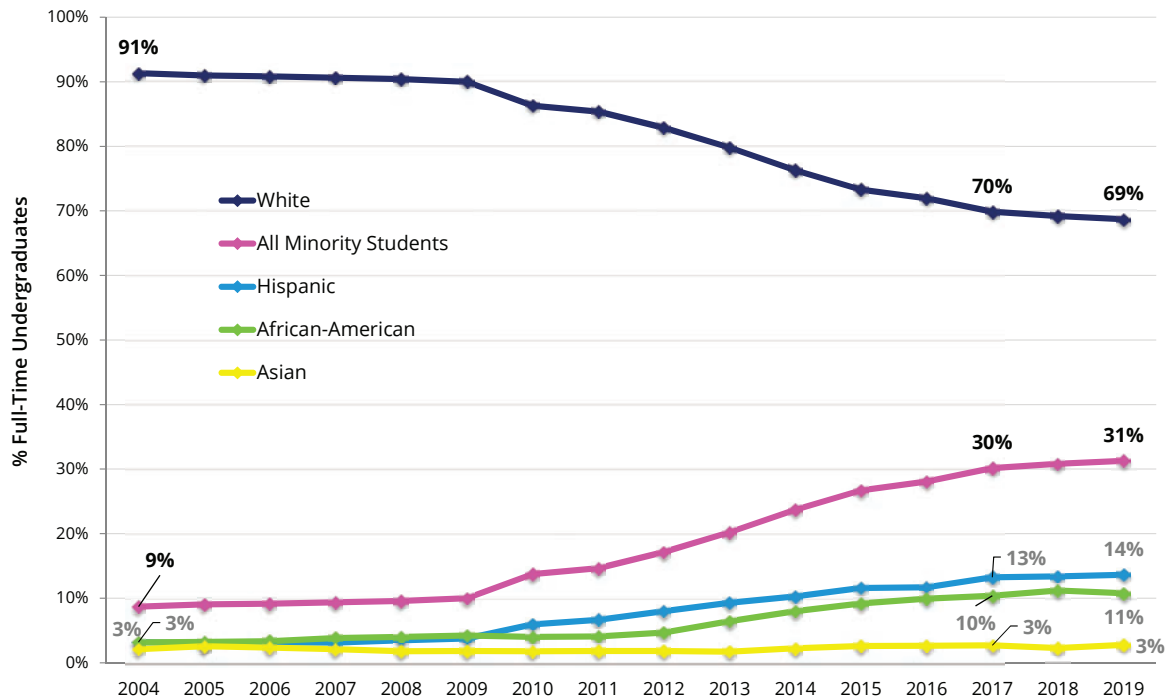
Student Body Composition. Traditional-aged students (18-24) constitute the majority of Fitchburg State's undergraduate enrollment (93%), though this has increased from 89% in Fall 2017. In Fall 2019, the full-time undergraduate population is 52% female.

The percent of full-time undergraduates who are minority students grew rapidly, from 9% in Fall 2004 to 31% in Fall 2019. The percent of students who identified themselves as Hispanic or Latino continuously rose from 4% in Fall 2008 to 14% in Fall 2019, 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 11% in Fall 2019. (See Figure C.)

Figure 2C

Full-Time Undergraduate Enrollment by Race/Ethnicity, Fitchburg State, Fall 2004-2019

Source: Mass DHE Special Calculation 2020



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).

*Geographic Distribution.*¹ In Fall 2019, 93% 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. 7% 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. See mid-year Counties of Residence Report. https://www.msoba.org/docs/117_MSC-BA2018_CountiesOfResidenceReport_DemographicPerspectives_4.24.2019.pdf

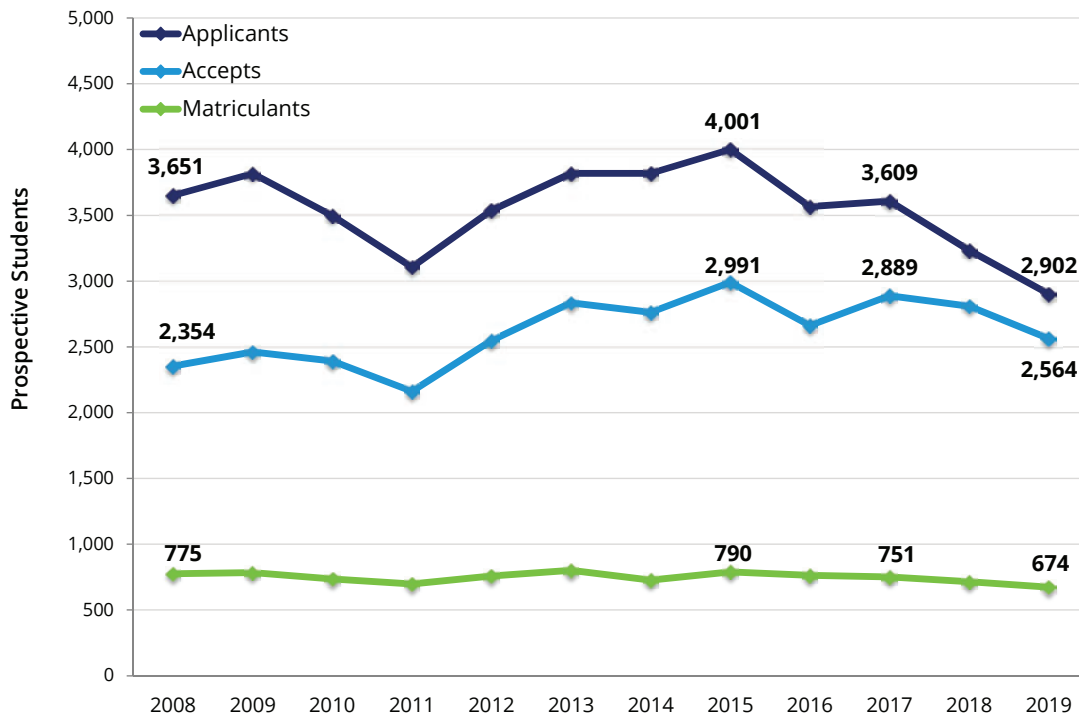
UNDERGRADUATE ADMISSIONS

First-Time, First-Year Admissions. The applicant pool for full-time undergraduate students fluctuated over the past eleven years, with an overall decrease of 21% during that time (749 students). The number of applicants decreased 20% from Fall 2017 to Fall 2019 (707 students). The pool of accepted students also fluctuated over the past eleven years with an overall increase of 9% (210 students). Meanwhile, the number of matriculants decreased by 13% from Fall 2008 to Fall 2019 (101 students). Compared to Fall 2017, the University accepted a higher proportion of their full-time applicants in Fall 2019. The percent of accepted full-time applicants grew from 80% in Fall 2017 to 88% in Fall 2019. (See Figure E.)

Figure 2E

First-Time, First-Year Student Admissions, Fitchburg State, Fall 2008-2019

Source: Fitchburg State University, Summer 2020

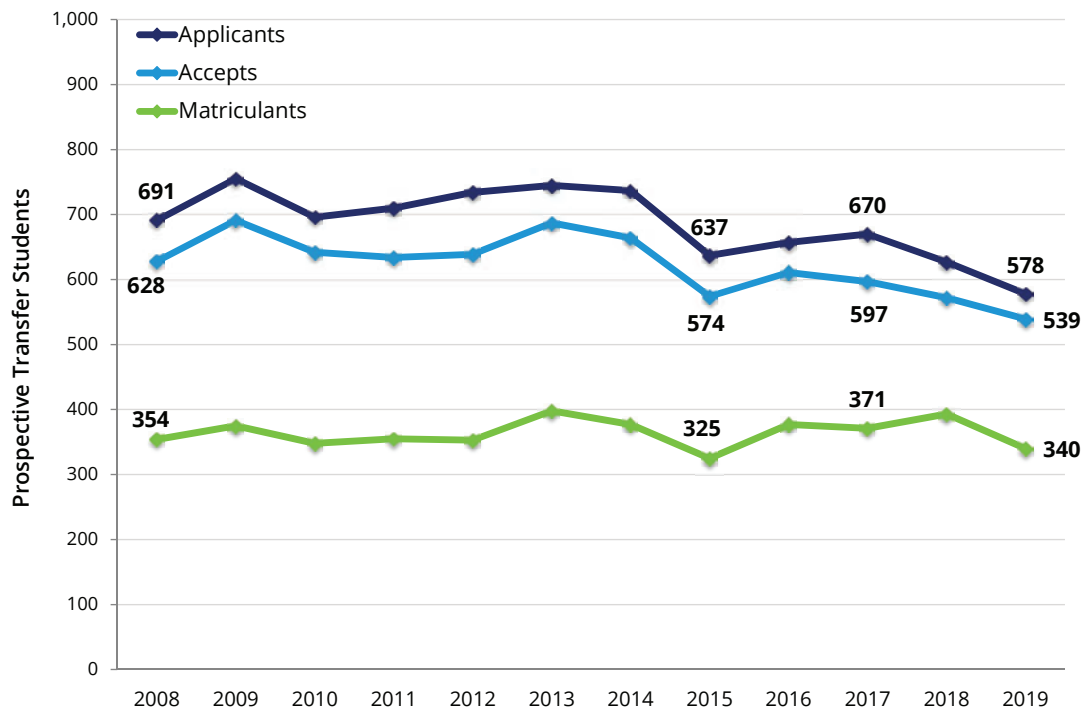


Transfer Admissions. Of all undergraduates at Fitchburg State, 34% (340) are transfer students. Since Fall 2008, Fitchburg State went through several cycles of growth and decline in transfer matriculants; Fall 2015 was the first time when the level of transfer matriculants was lower than it was in 2008. From Fall 2015, the number of transfer matriculants rose again. From Fall 2017 to Fall 2019, the number of transfer matriculants declined by 8% (31 students). (See Figure F.)

Figure 2F

Transfer Admissions, Fitchburg State, Fall 2008-2019

Source: Fitchburg State University, Summer 2020

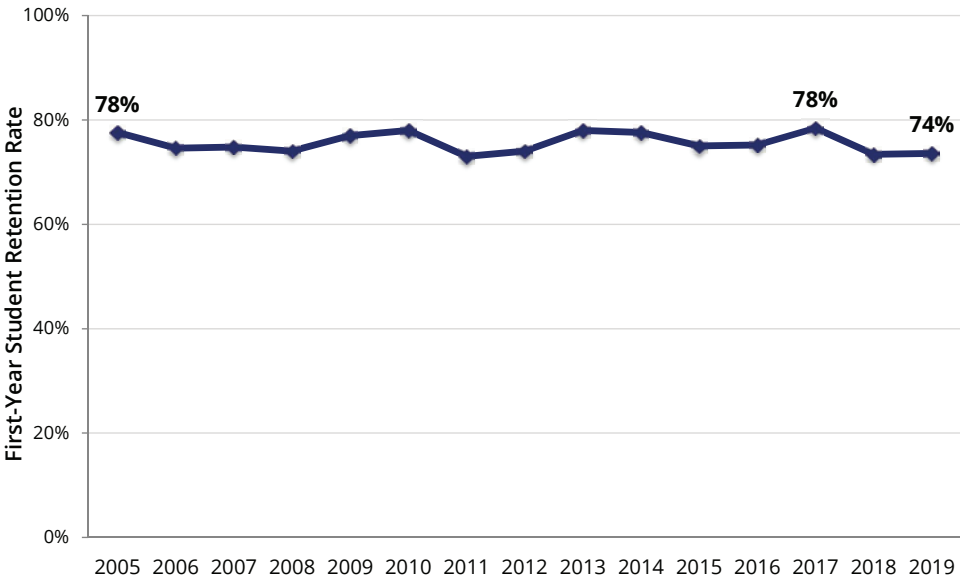


Retention. The University’s retention rate for first-time, full-time, degree-seeking undergraduates fluctuated over the past 12 years. In Fall 2019, the rate of 74% is 4% lower than Fall 2005. (See Figure G.)

Figure 2G

First-Time, Full-Time, First-Year Student Retention Rate, Fitchburg State, Fall 2005-2019*

Source: Mass DHE 2020



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

III. HOUSING

DEMAND

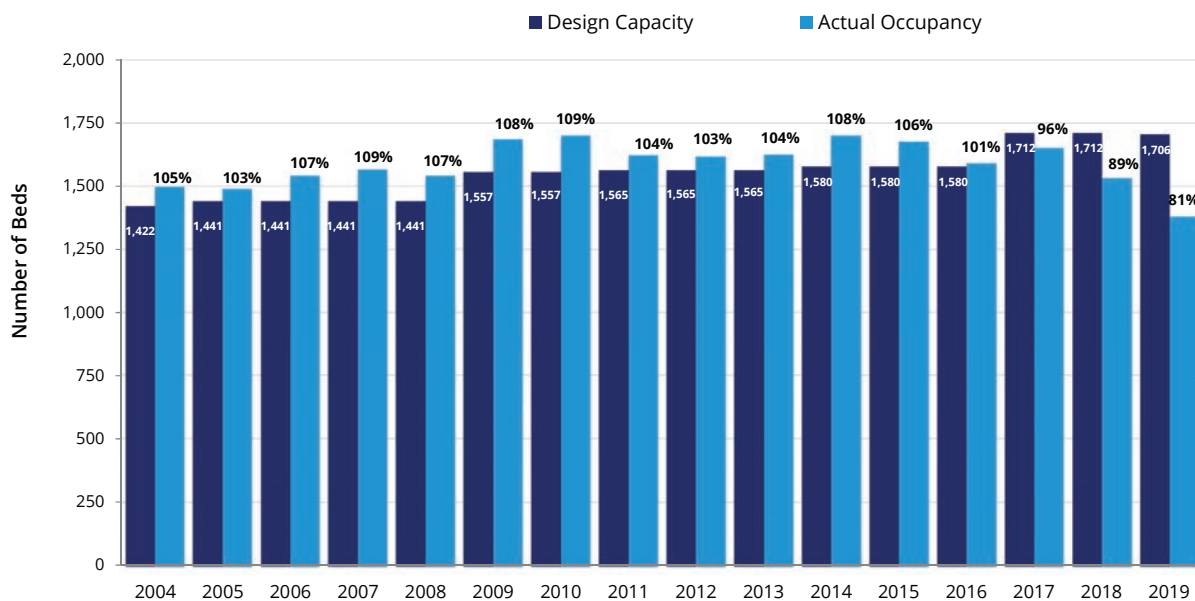
Fitchburg State has not yet attained its 2018 goal of housing 50% of its full-time undergraduate population; they currently house 44% of the Fall 2019 full-time undergraduate population of 3,164 students.

Occupancy. Compared to Fall 2017, Fitchburg State's on-campus design capacity and actual occupancy decreased in Fall 2019. The design capacity decreased by 0.3% (6 beds), and the actual occupancy decreased by 17% (273 beds). Design capacity in Fall 2019 is 1,705 beds. 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 undersubscription in Fall 2017, and occupancy continued to drop 15 percentage points from 96% in Fall 2017 to 81% in Fall 2019. (See Figure H.)

Figure 2H

Housing Occupancy, Fitchburg State, Fall 2004-2019

Source: MSCBA, Summer 2020



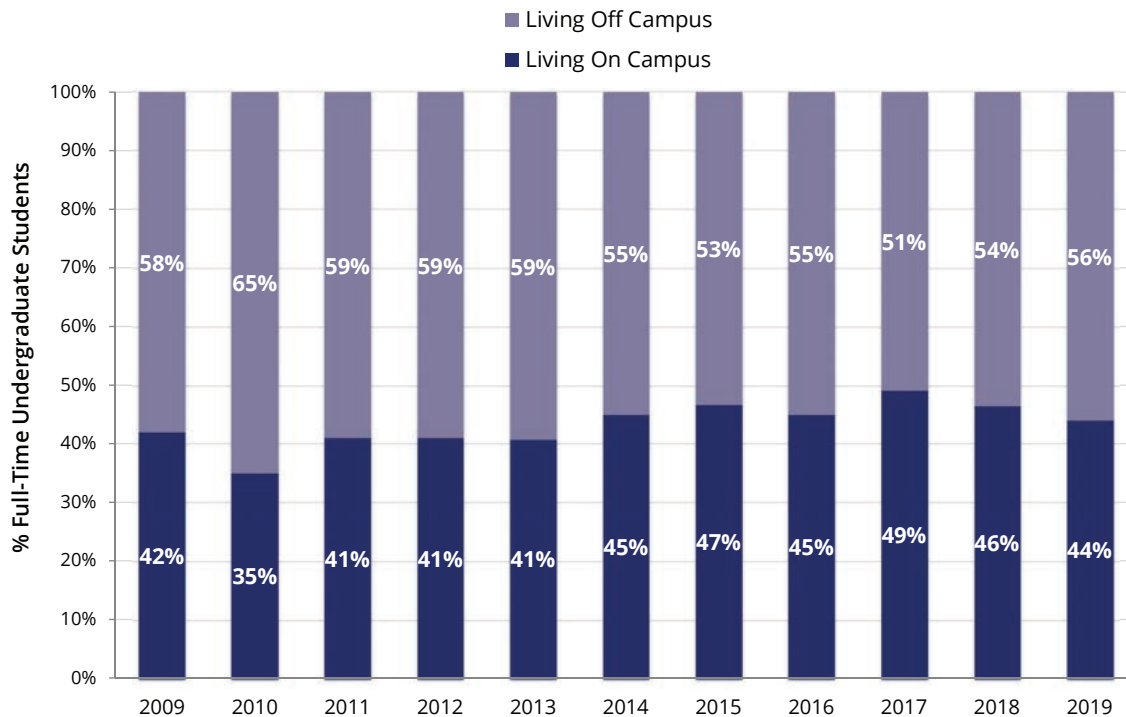
ON-CAMPUS STUDENT HOUSING PROFILE

Full-Time Undergraduates. The percent of full-time undergraduate students living in on-campus housing has fluctuated. In Fall 2019, 44% of full-time undergraduate students live in on-campus housing, which does not yet meet the 2018 housing target of 50% of full-time undergraduate students living in on-campus housing.² (See Figure I.)

Figure 2I

Housing Situation of Full-Time Undergraduate Students, Fitchburg State, Fall 2009-2019

Source: Fitchburg State University, Summer 2020



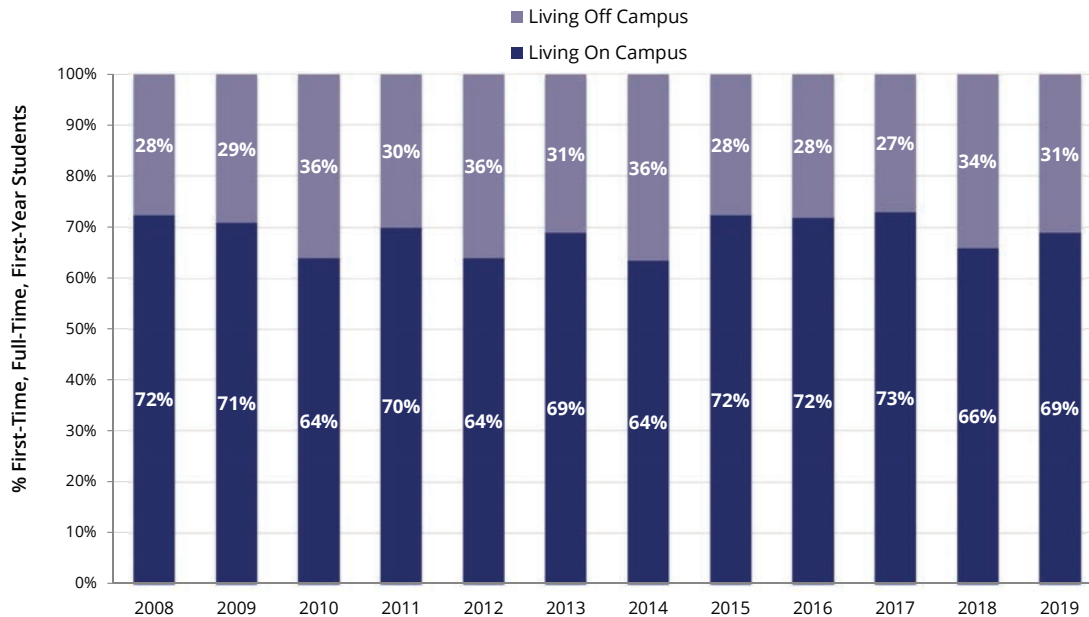
First-Time, Full-Time, First-Year Students. The percent of first-time, full-time, First-Year students living on-campus fluctuated from 2008 to 2017, but stayed around 72%. Since Fall 2016, the proportion of First-Year students living on-campus decreased, with 69% living on-campus in Fall 2019. (See Figure J.)

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 2]

Housing Situation of First-Time, Full-Time, First-Year Students, Fitchburg State, Fall 2008-2019

Source: Fitchburg State University, Summer 2020



Full-Time Undergraduates by Class.

Markedly fewer returning full-time undergraduate students live in on-campus housing than do first-time, full-time, First-Year students. Only 37% of returning full-time undergraduates live on-campus in Fall 2019, compared to 66% of first-time, full-time, First-Year students. (See Figure K.)

Using a slightly different definition of full-time, degree-seeking students by class year, 68% of first-time, full-time students lived on-campus in Fall 2019, 48% of Sophomores, 39% of Juniors, and 29% of Seniors. (Data not depicted in graphs.)

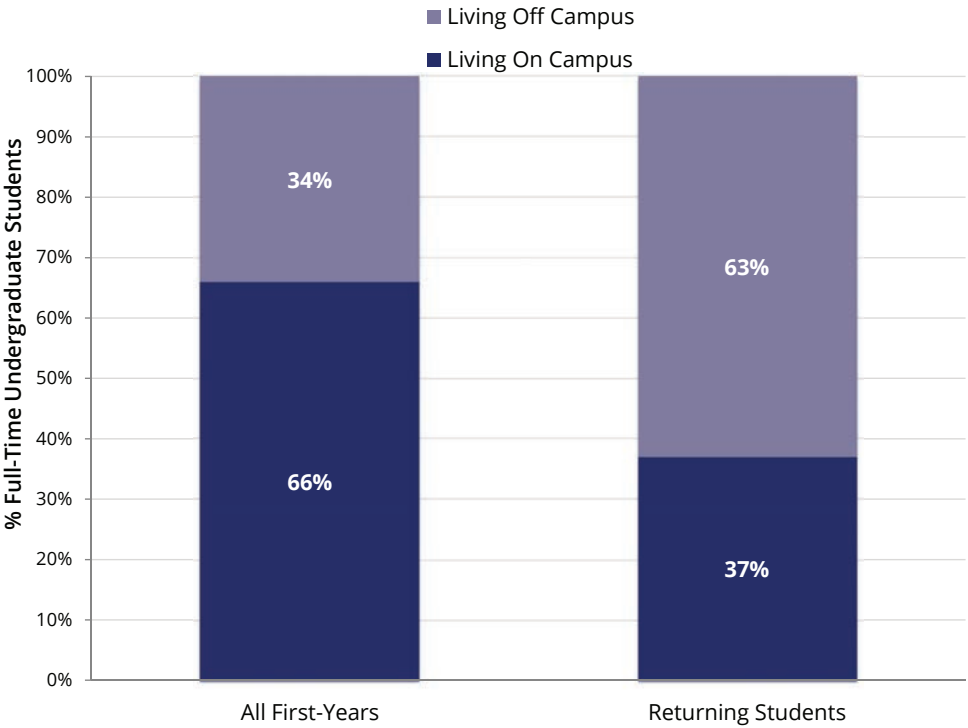


Hammond Campus Center at Fitchburg State University

Figure 2K

Housing Situation of Full-Time Undergraduate Students by Class Year, Fitchburg State, Fall 2019

Source: Fitchburg State University, Summer 2020



HOUSING PORTFOLIO

Fitchburg State’s housing stock consists of seven residential complexes. By bed type, in Fall 2017, 48% of beds are suite-style, 40% are traditional, and 12% are in apartments.



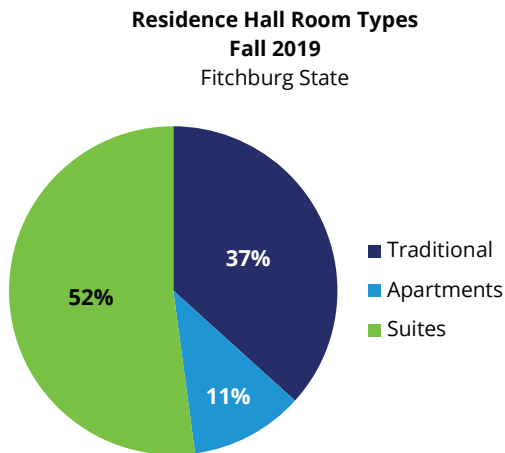
Townhouse Apartments at Fitchburg State University

A complete listing of all Fitchburg State residence halls, including information on construction and renovation dates, square footage, and room styles is included in Figure L. There may be some adjustments made to the '20-'21 room types due to COVID-19. (See Figure L.)

Figure 2L

Residence Hall Room Types, Fitchburg State

Source: MSCBA, Fall 2019



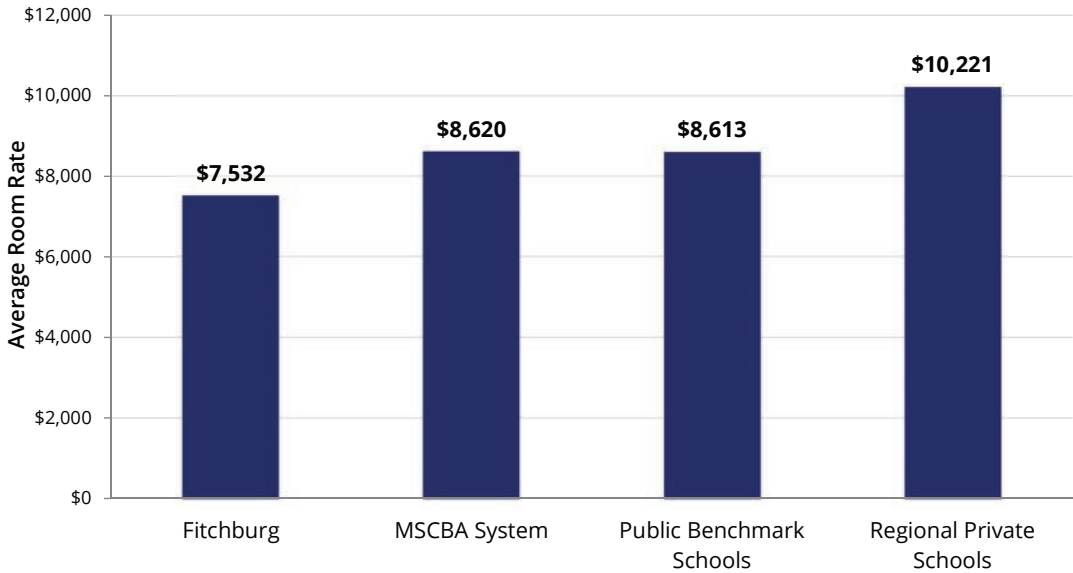
FALL 2020 RENTAL CONTEXT

Overall Cost. The average cost of on-campus housing in Fall 2020 at Fitchburg State is \$7,532 per academic year. This cost is 13% lower than the MSCBA system average (\$8,620), 13% lower than its public benchmarks (\$8,613), and 26% lower than the regional private schools (\$10,221). (See Figure M.)

Figure 2M

Average Room Rate, Fall 2020

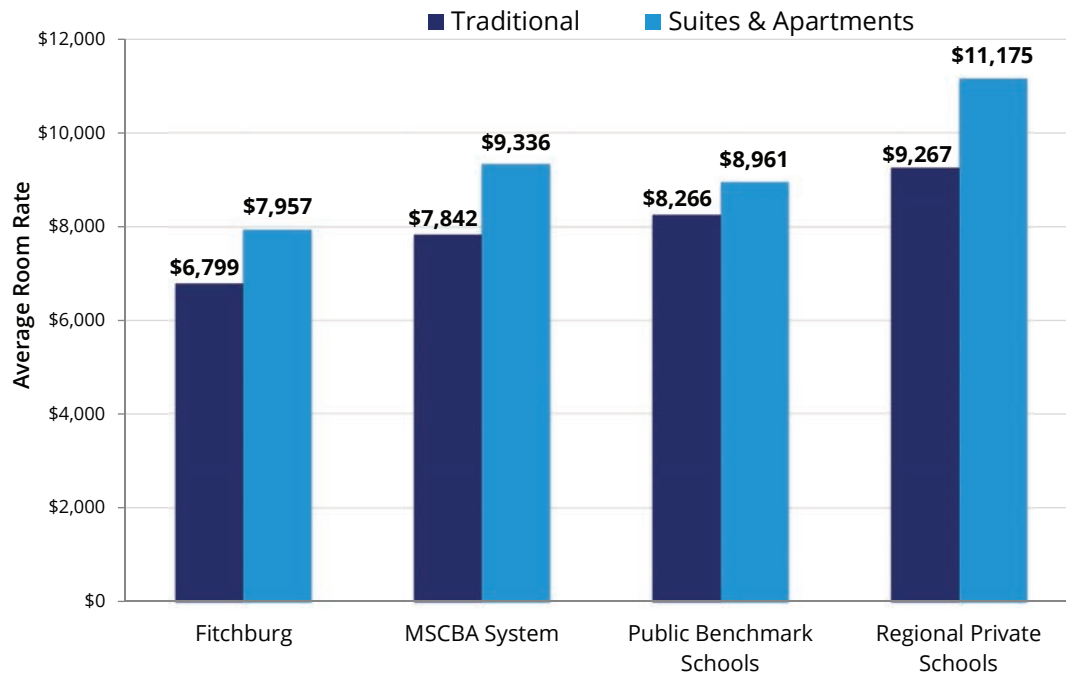
Source: MSCBA, Summer 2020; university websites, Summer 2020



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 2020, Fitchburg State’s on-campus suites and apartments are 17% 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 12% lower than the MSCBA average, 18% lower than the public benchmarks, and 27% lower than the regional private schools. On-campus suites and apartments cost 15% less than the MSCBA average, 11% less than the public benchmarks, and 29% less than the regional private schools. (See Figure N.)

The average room rate for on-campus traditional housing is 12% lower than the MSCBA average, 18% lower than the public benchmarks, and 27% lower than the regional private schools.

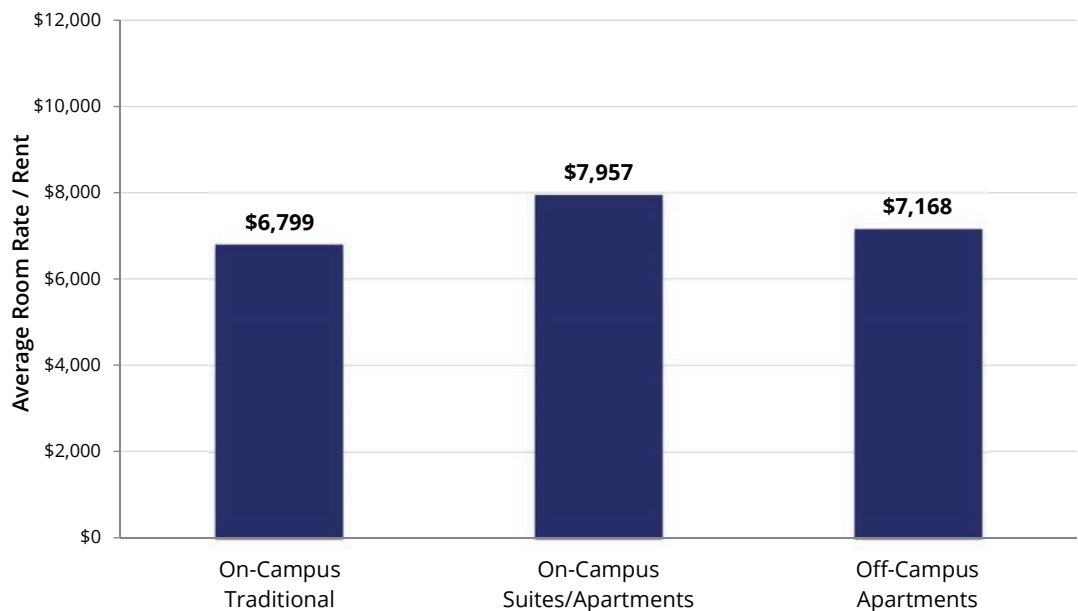
Figure 2N**Average Room Rate, Fall 2020: Traditional vs. Suites and Apartments***Source: MSCBA, Summer 2020; university websites, Summer 2020**Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted.*

Off-Campus Housing. Based on off-campus rental data collected in Summer 2020, the average cost of off-campus apartments is lower than the on-campus suites/apartments, but higher than the traditional on-campus room. The average cost of off-campus apartments is 3% higher than on-campus traditional housing and 6% lower than on-campus suites and apartments. This may be one of the reasons that more than half (63%) 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 2020

Source: MSCBA, Summer 2020; university websites, Summer 2020; market analysis, Summer 2020



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

Fitchburg State’s *Strategic Plan 2020-2025* was approved in December 2020 and is available on the University’s website.³ The report outlines some of the ways that Fitchburg State may be addressing these goals and objectives through current and future housing initiatives. This includes the expansion of housing opportunities for faculty, students, and staff in the university neighborhood.

MSCBA PROJECTS

The MSCBA continues to address maintenance and renovations as needed. No major construction is planned at this point.

³ <https://www.fitchburgstate.edu/sites/default/files/documents/2020-12/Final%20Strategic%20Plan%20Dec%202020.pdf>

V. SUMMARY

Despite the demographic challenges of the state and declines in undergraduate enrollment, Fitchburg's overall student population continues to grow due to increases in the part-time undergraduate and graduate student populations. In Fall 2019, on-campus housing for students is significantly below design occupancy. However, the University has seen some improvement in the percent of first-time full-time, First-year students living on-campus, and there may be an opportunity to house the growing number of graduate students in on-campus suites and apartments. The University has also recently developed innovative housing for faculty and staff.



Framingham

State University

FRAMINGHAM STATE UNIVERSITY

2019-2020 FAST FACTS SUMMARY

ENROLLMENT

Total Enrollment	5,463
Undergraduate Student Enrollment	3,864
Full-Time Enrollment	3,376
Part-Time Enrollment	488
Graduate Student Enrollment	1,599

GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	95%
From Out-of-State	5%
From Abroad	<1%

DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	91%
Male	43%
Female	57%
Minority <i>Students with Known Race/Ethnicity</i>	33%
Asian	3%
Black	14%
Hispanic	18%

ACADEMIC MEASURES *Degree-Seeking Undergraduates*

Percent Transfer Students <i>All Degree-Seeking</i>	36%
Retention Rate <i>First-Time, Full-Time</i>	74%
6-Year Graduation Rate, 2013 cohort <i>First-Time, Full-Time</i>	61%

HOUSING

Percent Housed <i>Full-Time Undergraduates</i>	52%
2018 Housing Target <i>Full-Time Undergraduates</i>	50%
Occupancy Percent	91%
Design Capacity	1,972
Actual Occupancy	1,803




RENTS

Average On-Campus Rent, Fall 2020	\$8,954
Average Off-Campus Rent, Summer 2020	\$12,578
Average Public Benchmark Schools Rent, Fall 2020	\$8,516
Average Regional Private Schools Rent, Fall 2020	\$13,079
Average MSCBA System Rent, Fall 2020	\$8,620

Map 3A

Campus Map - Framingham State



-  MSCBA Housing
-  MSCBA Student Life
-  Campus Owned



Framingham
State University

I. CAMPUS BACKGROUND

In Fall 2019, Framingham State University has a total enrollment of 5,456 students. The University awarded 1,294 Bachelor's and Master's degrees in AY 2018-2019. Framingham State is located in Middlesex County.

II. STUDENT BODY

ENROLLMENT

Overall Enrollment. Framingham State's overall enrollment had a significant increase beginning in Fall 2011, then declined beginning in Fall 2016. Compared to Fall 2005, the overall enrollment of 5,463 students in Fall 2019 is 7% less.

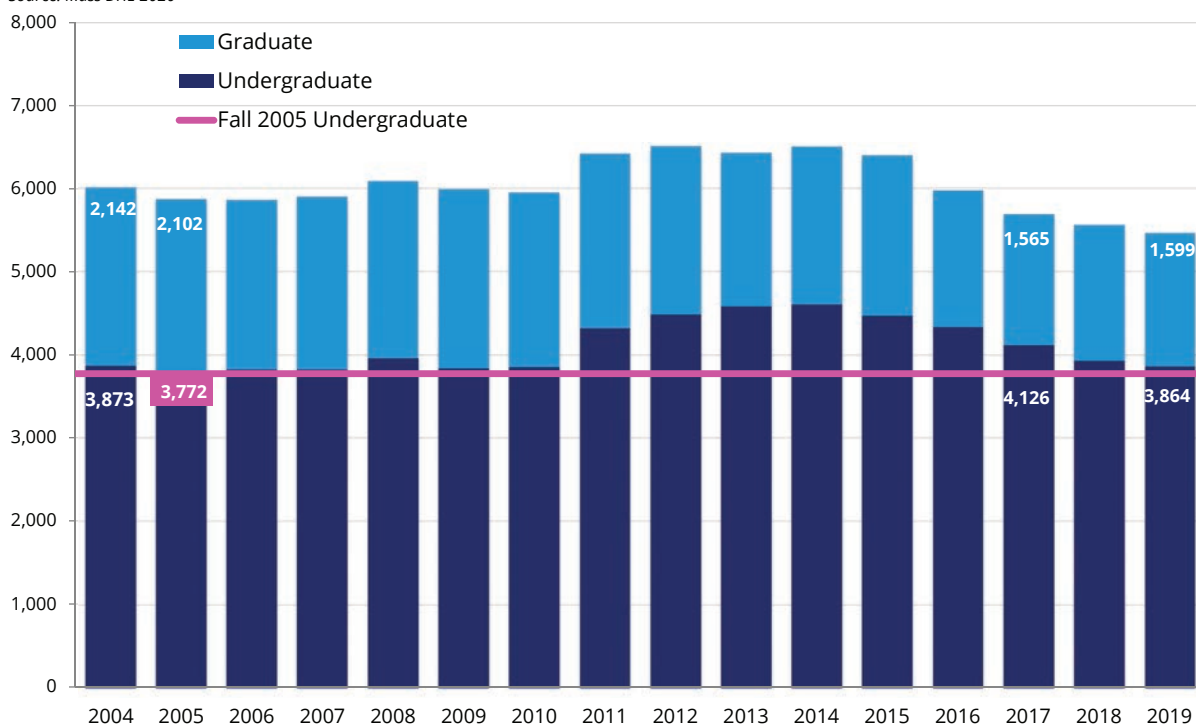
Framingham State's undergraduate enrollment followed a similar trend. The undergraduate population increased significantly starting in Fall 2011, but then declined beginning in Fall 2015. In Fall 2019, the undergraduate population remains 2% greater than it was in Fall 2005 (92 students). Meanwhile, the graduate student population is 24% less than it was in Fall 2005 (503 students).

Unlike many of the other State Universities, a large portion of Framingham State's students are graduate students. Of all students, 29% are graduate students. The proportion of graduate students began decreasing in Fall 2010 and continued to follow a general downward trend. However, from Fall 2017 to Fall 2019, the proportion of graduate students increased from 27% to 29%. (See Figure A.)

Figure 3A

Student Enrollment, Framingham State, Fall 2004-2019

Source: Mass DHE 2020

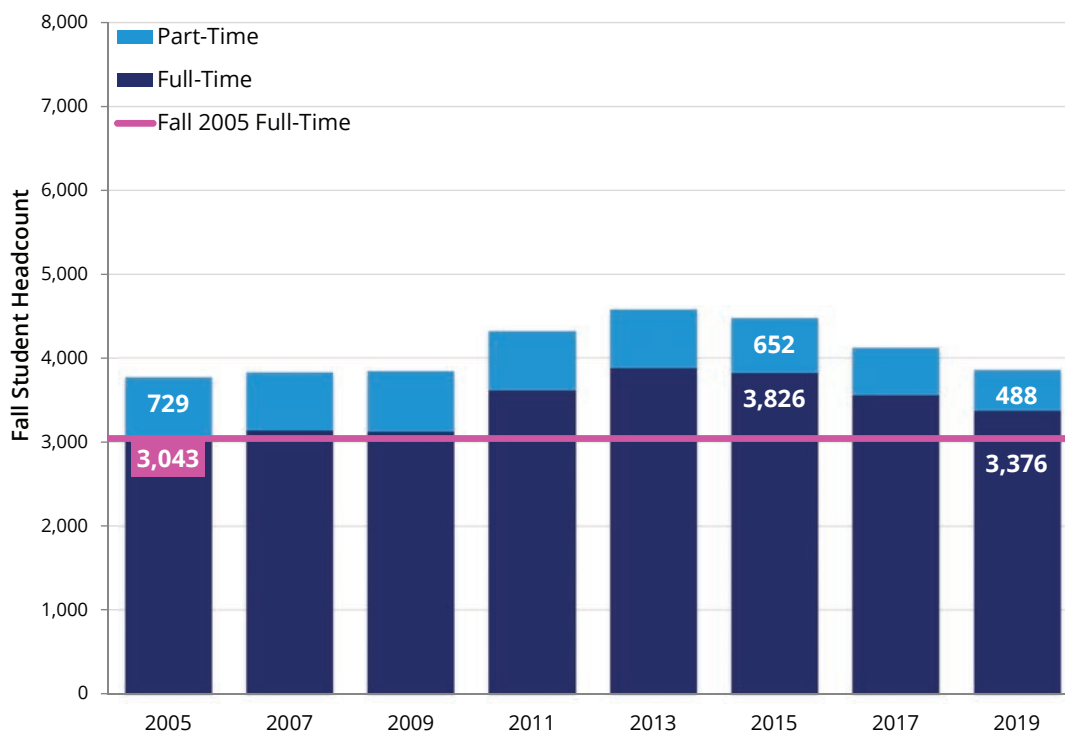


Undergraduate Enrollment. In Fall 2019, Framingham State enrolled 3,864 undergraduate students. The number of full-time undergraduates grew 11% over the past 14 years (333 students), while the part-time undergraduate student population declined 33% (241 students). The proportion of undergraduate students who were full-time grew from 79% in Fall 2004 to 87% in Fall 2019. More recently, a declining trend in the number of undergraduate students began in Fall 2015. Compared to Fall 2017, the undergraduate student body decreased by 6% (262 students). (See Figure B.)

Figure 3B

Undergraduate Student Enrollment by Part-Time/Full-Time Status, Framingham State, Fall 2005-2019

Source: Mass DHE 2020



DEMOGRAPHIC INFORMATION

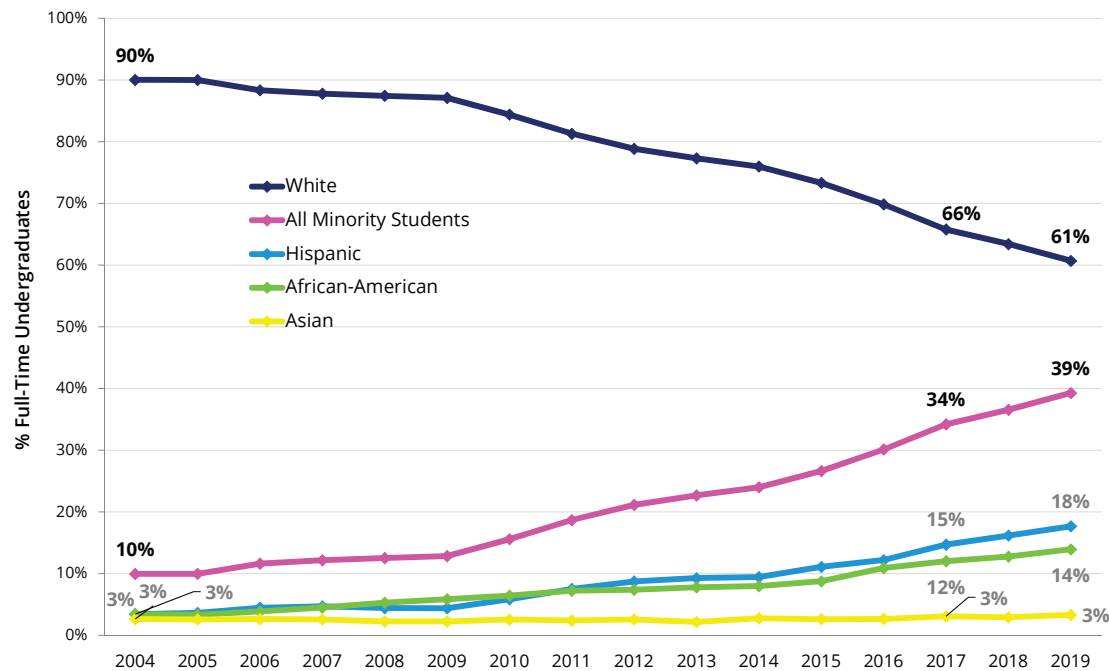
Student Body Composition. Traditional-aged students (18-24) constitute the majority of Framingham State's undergraduate enrollment (91%). From Fall 2017 to Fall 2019, the proportion of the full-time undergraduate population that is female went from 59% to 57%.

The percent of full-time undergraduates who are minority students grew strongly over the last 15 years, from 10% in Fall 2004 to 39% in Fall 2019. Both the Hispanic and African-American undergraduate full-time student populations increased. In Fall 2019, Hispanic students comprise 18% of full-time undergraduates and African-American students comprise 14%. Framingham State has the highest proportion of minority enrollment among the nine State Universities. (See Figure C.)

Figure 3C

Full-Time Undergraduate Enrollment by Race/Ethnicity, Framingham State, Fall 2004-2019

Source: Mass DHE Special Calculation 2020



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 95% of Framingham State's full-time undergraduate population comes from Massachusetts, 5% comes from other states, and fewer than 1% are international students.

¹ Map B and Figure D of the previous update reports have been omitted here. See mid-year Counties of Residence Report. https://www.msoba.org/docs/117_MSCBA2018_CountiesOfResidenceReport_DemographicPerspectives_4.24.2019.pdf

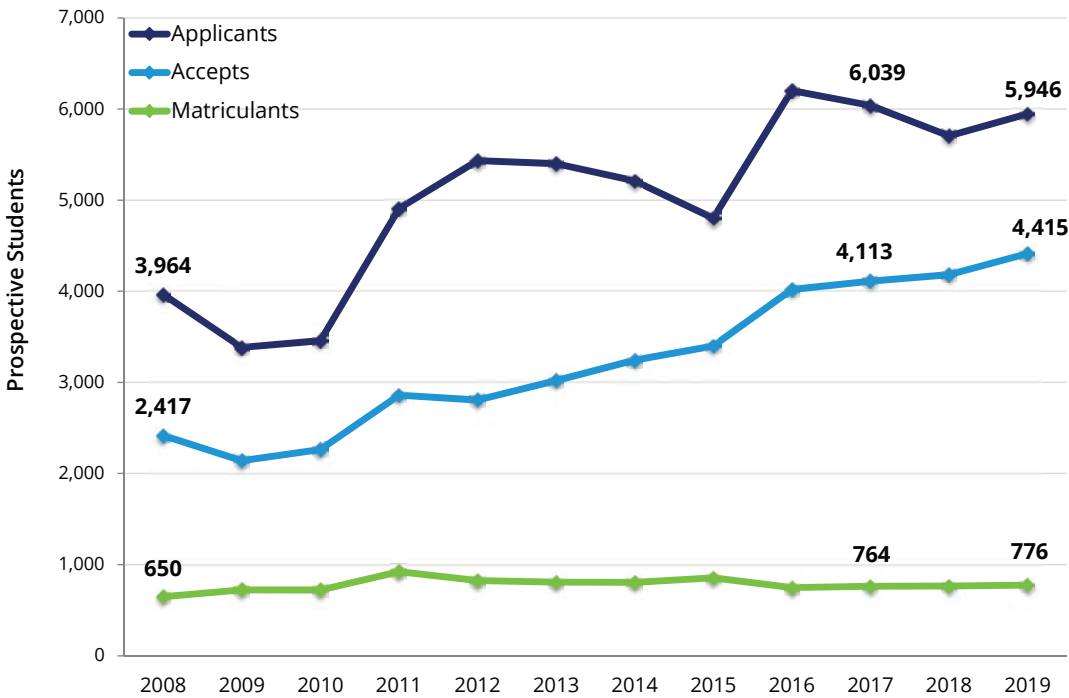
UNDERGRADUATE ADMISSIONS

First-Time, First-Year Admissions. Since Fall 2008, the number of first-time, First-Year applicants declined, rose strongly, leveled off, increased strongly, and then declined somewhat. Overall, the number of applications increased by 50% from Fall 2008 to Fall 2019 (1,982 students). During this same time period, the number of matriculants increased by 19% (126 students). (See Figure E.)

Figure 3E

First-Time, First-Year Student Admissions, Framingham State, Fall 2008-2019

Source: Framingham State University, Summer 2020

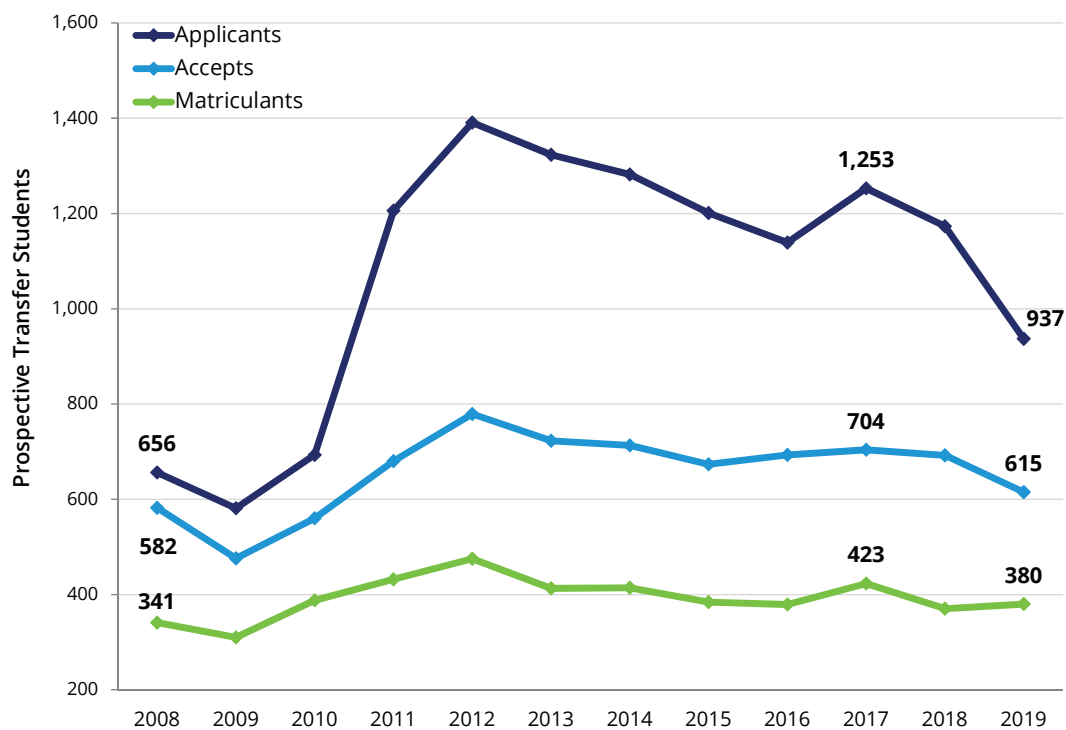


Transfer Admissions. The University doubled their transfer applications since Fall 2008, but have recently seen a decline. The number of transfer matriculants peaked at 475 students in Fall 2012, a 39% increase since Fall 2008, but declined to 370 students in Fall 2018. Fall 2019 showed a significant decrease in the number of transfer applicants, but an increase in the enrollment rate and a slight increase in matriculants, which may be the beginning of an upward trend. (See Figure F.)

Figure 3F

Transfer Admissions, Framingham State, Fall 2008-2019

Source: Framingham State University, Summer 2020

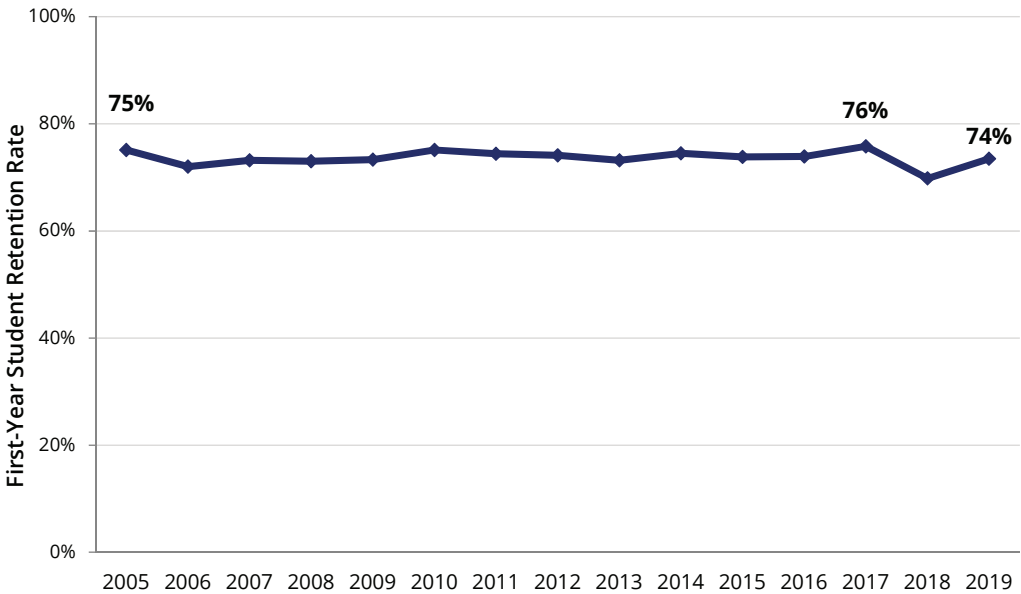


Retention. The University’s retention rate has fluctuated slightly over the years. In Fall 2019, the retention rate is 74%, compared to 75% in Fall 2005. (See Figure G.)

Figure 3G

First-Time, Full-Time, First-Year Student Retention Rate, Framingham State, Fall 2005-2019*

Source: Mass DHE 2020



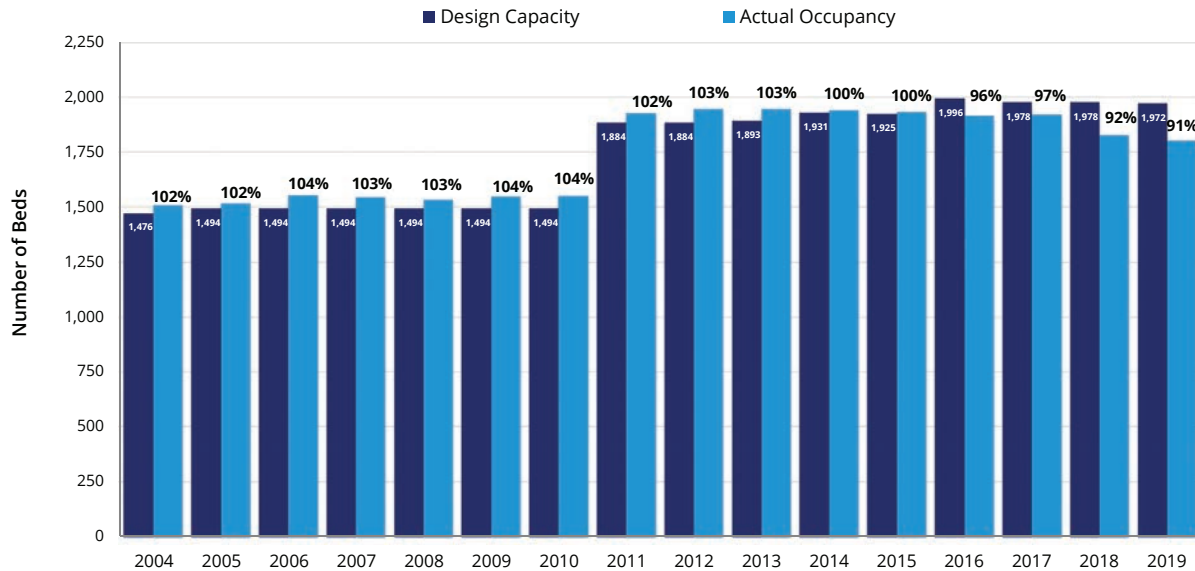
* The data for each year reflect the percentage of the previous year’s first-time, full-time, First-Year students who returned to campus.

III. HOUSING DEMAND

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 capacity grew another 5% (94 beds, net of O’Connor) with the opening of West Hall in Fall 2016. In Fall 2019, design capacity is 1,972 beds. Although the actual occupancy number stabilized after Fall 2011, the occupancy rate declined. Recently, the occupancy rate declined from 97% in Fall 2017, to 91% in Fall 2019. (See Figure H.)

Figure 3H**Housing Occupancy, Framingham State, Fall 2004-2019**

Source: MSCBA, Summer 2020

**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, but rose again to 52% in Fall 2019. (See Figure I.)

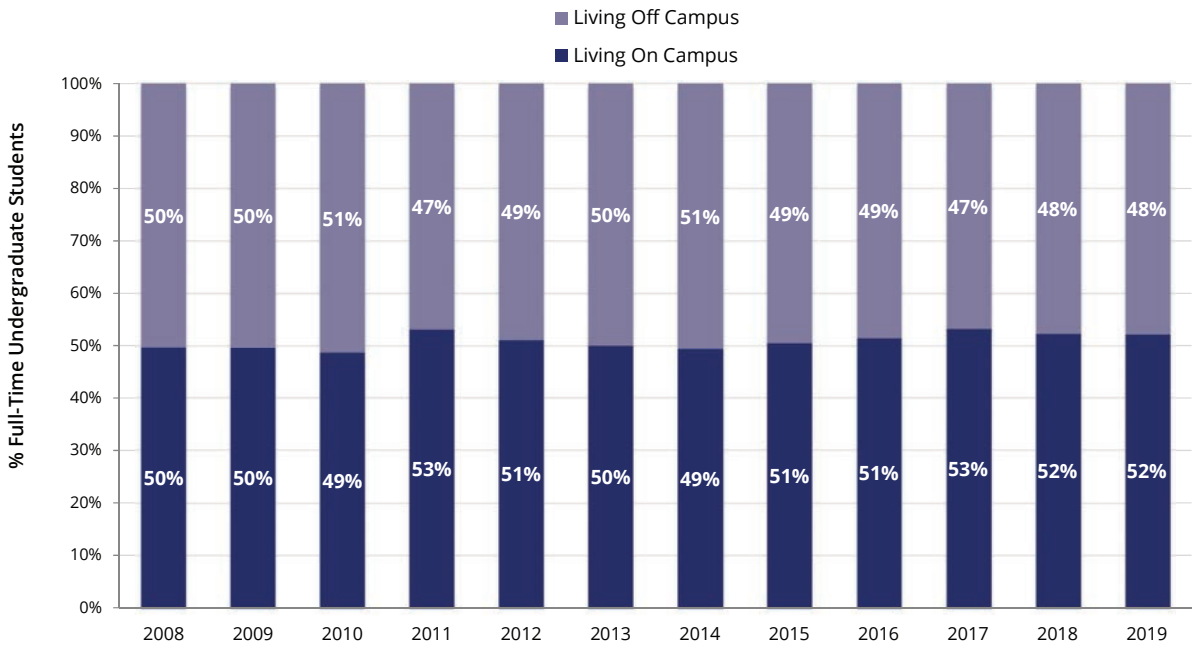


Miles-Bibb Hall at Framingham State University

Figure 3I

Housing Situation of Full-Time Undergraduate Students, Framingham State, Fall 2008-2019

Source: Framingham State University, Summer 2020



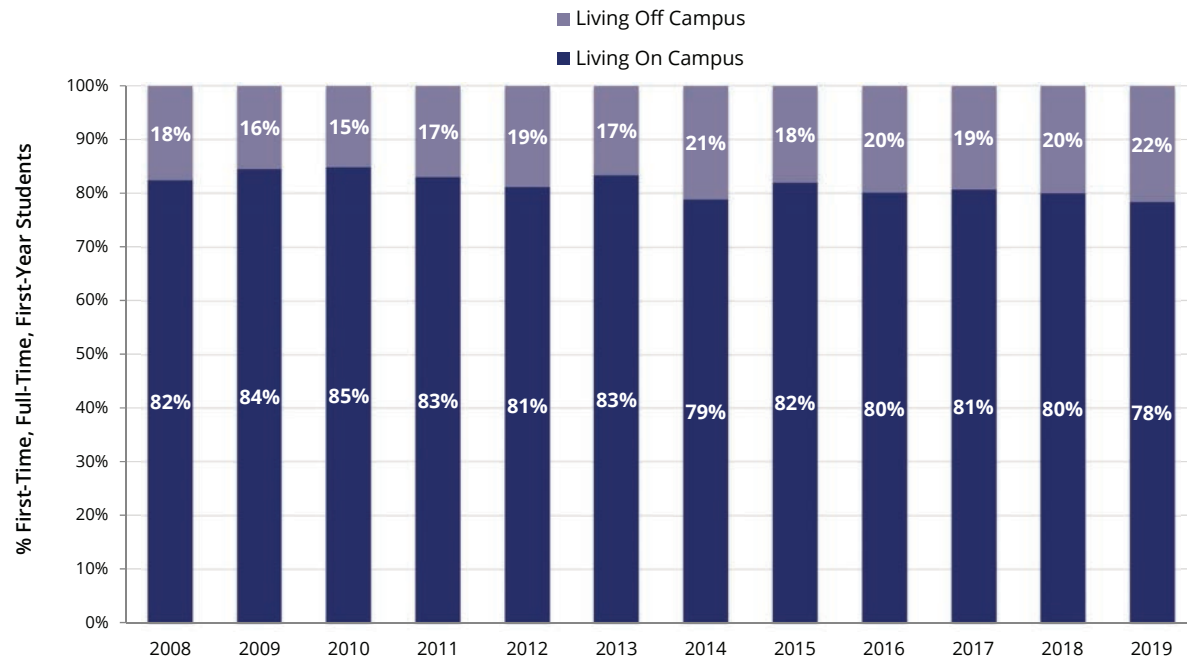
*First-Time, Full-Time, First-Year Students.*² The percent of first-time, full-time, First-Year students living in on-campus housing stayed between 81% and 85% From Fall 2008 to Fall 2013. Since then, it peaked at 82% in Fall 2015, then dropped to 78% in 2019. (See Figure J.)

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

Figure 3J

Housing Situation of First-Time, Full-Time, First-Year Students, Framingham State, Fall 2008-2019

Source: Framingham State University, Summer 2020

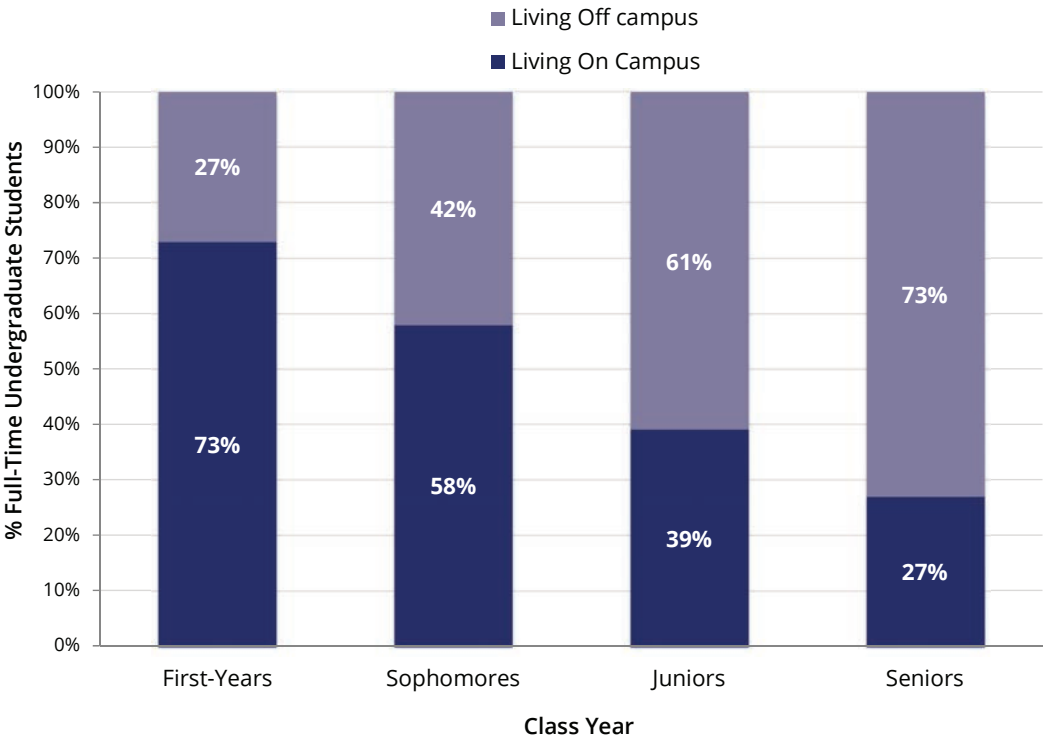


Full-Time Undergraduates by Class. The percent of full-time undergraduates living on-campus in Fall 2019 decreases with each subsequent class. (Note that while 78% of first-time, full-time, First-Year students live on-campus in Fall 2019 (Figure J), only 73% of all full-time, First-Year students, which include transfer students and other non-first-time students with First-Year status, live on-campus.) Meanwhile, the number of full-time Sophomores living on-campus decreased from 61% in Fall 2017 to 58% in Fall 2019. (See Figure K.)

Figure 3K

Housing Situation of Full-Time Undergraduate Students by Class Year, Framingham State, Fall 2019

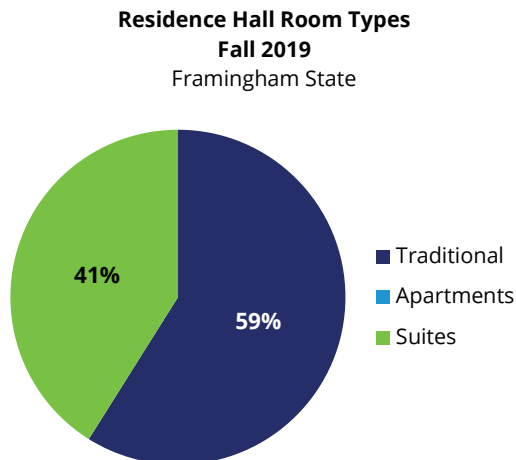
Source: Framingham State University, Summer 2020



HOUSING PORTFOLIO

Framingham State’s housing stock consists of seven residential complexes. By bed type, in Fall 2019, 59% of beds are traditional, and 41% suite-style; the campus 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 Section 3. There may be some adjustments made to the '20-'21 room types due to COVID-19. (See Figure L.)

Figure 3L**Residence Hall Room Types, Framingham State***Source: MSCBA, Fall 2019*

FALL 2020 RENTAL CONTEXT

Overall Cost. The average cost of on-campus housing at Framingham State is \$8,954 per academic year, a cost which is 4% higher than the MSCBA average rent, 5% higher than that of public benchmarks, and 32% lower than that of its regional private benchmarks. From Fall 2018 to Fall 2020, Framingham State increased the average cost of on-campus housing by 11%, whereas public benchmarks increased their housing by 2% and regional private benchmarks by 9%. (See Figure M.)

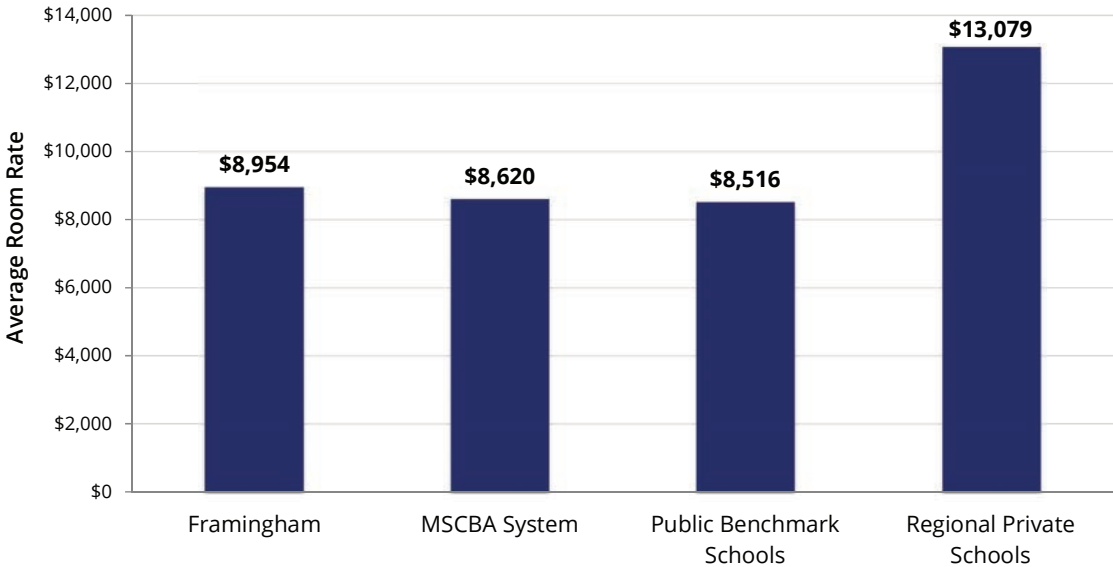


Larned Hall at Framingham State University

Figure 3M

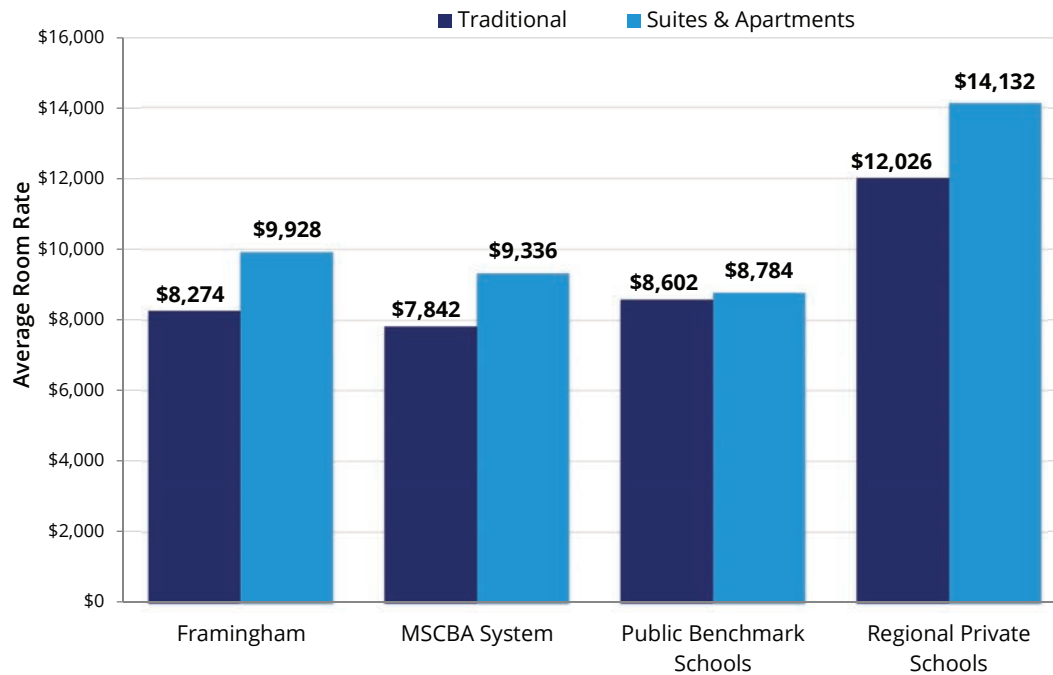
Average Room Rate, Fall 2020

Source: MSCBA, Summer 2020; university websites, Summer 2020



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. There is a sizable difference in cost in Framingham State’s on-campus housing options, with on-campus suites costing 20% more than on-campus traditional housing. Costs for traditional options are 6% higher than the MSCBA average, 9% lower than public benchmarks, and 31% lower than private regional benchmarks. Costs for suites in Fall 2020 are 6% higher than the MSCBA average, 13% higher than public benchmarks, and 30% lower than private regional benchmarks. (See Figure N.)

Figure 3N**Average Room Rate, Fall 2020: Traditional vs. Suites and Apartments***Source: MSCBA, Summer 2020; university websites, Summer 2020**Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted.*

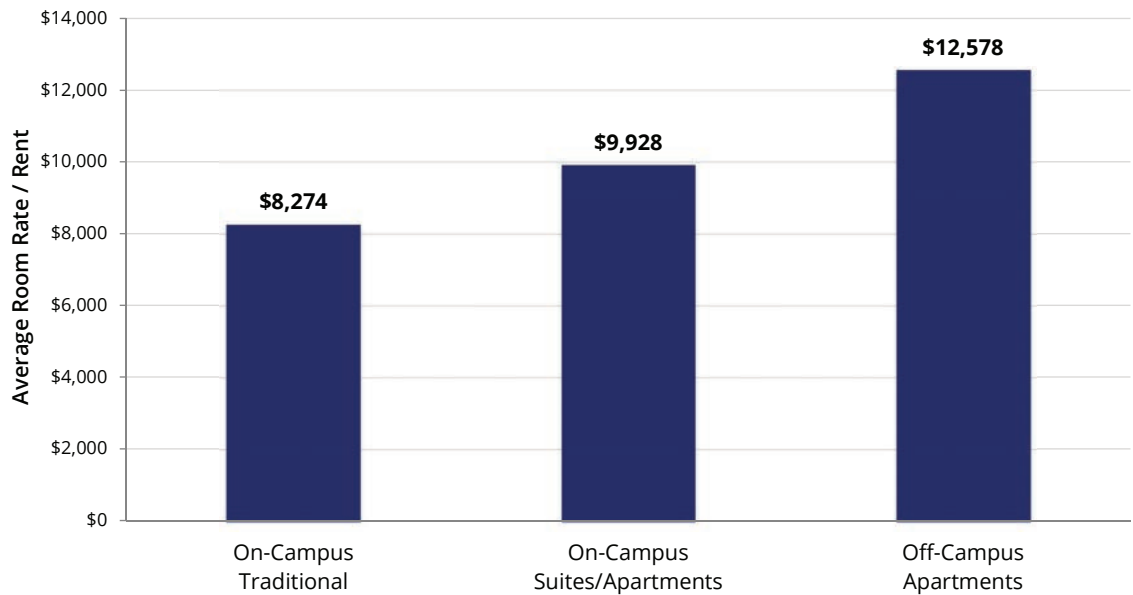
Off-Campus Housing. Based on off-campus rental data collected in Summer 2020, the average monthly cost of off-campus housing decreased by 1% (\$156) from Fall 2018 to Fall 2020. Meanwhile, the average costs of on-campus housing for both traditional and suite options had significant increases, with both housing styles experiencing increases slightly above 10%. Rents for on-campus suites (\$9,928) are 21% lower than average rents for nearby off-campus apartments of 2 or more bedrooms (\$12,578). (See Figure O.)

Rents for on-campus suites (\$9,928) are 21% lower than average rents for nearby off-campus apartments of 2 or more bedrooms (\$12,578).

Figure 30

Average On-Campus Room Rate and Off-Campus 10-Month Rent, Framingham State, Fall 2020

Source: MSCBA, Summer 2020; university websites, Summer 2020; market analysis, Summer 2020



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 Framingham State University *Strategic Plan for 2017-2022* is available on the University's website.³ The report does not describe current housing initiatives, but it does outline some of the ways that Framingham State intends to promote a thriving living-learning community.

MSCBA PROJECTS

The MSCBA continues to address maintenance and renovations as needed. No major construction is planned at this point, although the University has begun a conversation to address adding apartment housing to the portfolio and future renovation plans for Linsley Hall.

³ https://www.framingham.edu/Assets/uploads/about-fsu/presidents-office/_documents/strategic-plan-2017-22.pdf

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 2019, Framingham's on-campus housing for students is somewhat undersubscribed. Discussions are ongoing to evaluate whether apartments should be added to the University housing portfolio in an effort to retain upperclass students or possibly to attract graduate students.



MASSART

MASSACHUSETTS COLLEGE
OF **ART AND DESIGN**

MASSACHUSETTS COLLEGE OF ART AND DESIGN

2019-2020 FAST FACTS SUMMARY

ENROLLMENT

Total Enrollment	2,095
Undergraduate Student Enrollment	1,955
Full-Time Enrollment	1,682
Part-Time Enrollment	273
Graduate Student Enrollment	140

GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	72%
From Out-of-State	23%
From Abroad	5%

DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	94%
Male	26%
Female	74%
Minority Students with Known Race/Ethnicity	30%
Asian	9%
Black	5%
Hispanic	12%

ACADEMIC MEASURES *Degree-Seeking Undergraduates*

Percent Transfer Students <i>All Degree-Seeking</i>	20%
Retention Rate <i>First-Time, Full-Time</i>	84%
6-Year Graduation Rate, 2013 cohort <i>First-Time, Full-Time</i>	71%

HOUSING

Percent Housed <i>Full-Time Undergraduates</i>	47%
2018 Housing Target <i>Full-Time Undergraduates</i>	40%
Occupancy Percent <i>Excludes Non-MassArt Students</i> ¹	101%
Design Capacity	919
Design Capacity in rooms designated for MassArt Students	716
Actual Occupancy <i>MassArt Students Only</i> ¹	724

RENTS

Average On-Campus Rent, Fall 2020	\$12,568
Average Off-Campus Rent, Summer 2020	\$12,867
Average Private Benchmark Schools Rent, Fall 2020 ²	\$12,601
Average Regional Private Schools Rent, Fall 2020	\$11,687
Average MSCBA System Rent, Fall 2020	\$8,620




¹ Currently MCPHS students live in the MassArt Treehouse as part of a long-term lease arrangement.

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

In Fall 2019, MassArt has a total enrollment of 2,095 students. The University awarded 387 Bachelor's and Master's degrees in Academic Year 2018-2019. MassArt is located in the dense urban Longwood section of Boston.

II. STUDENT BODY

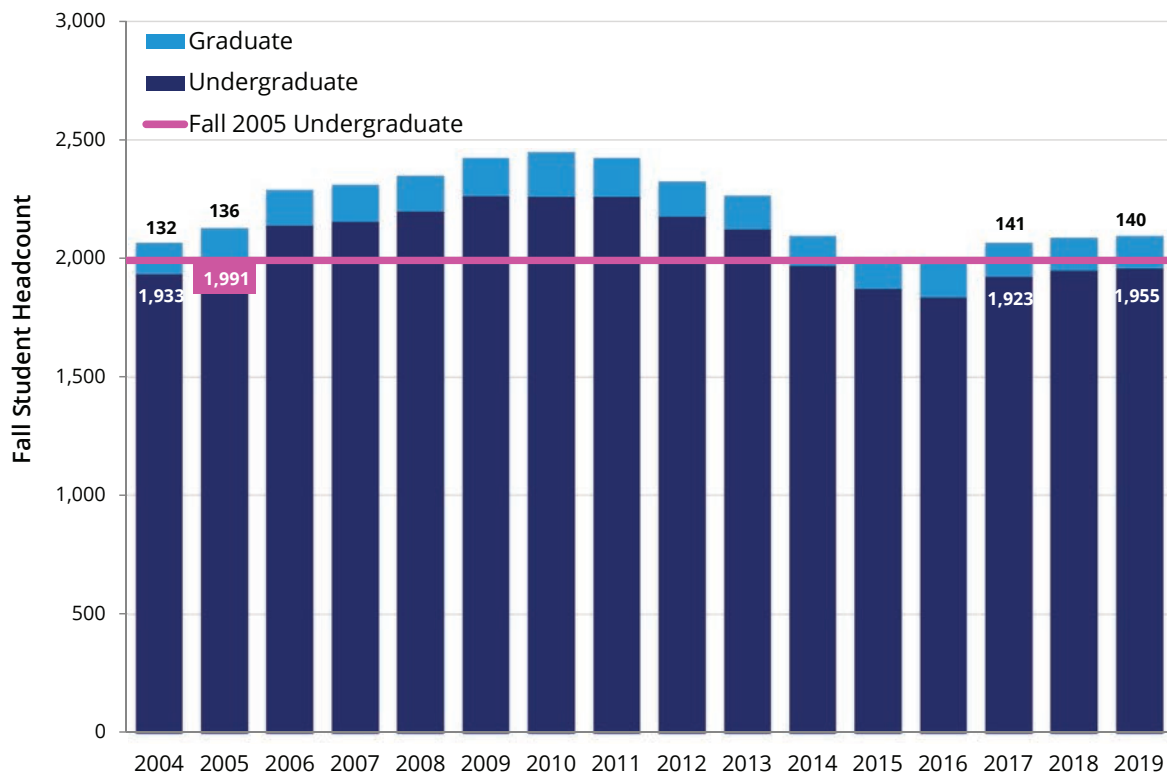
Overall Enrollment. MassArt's overall enrollment in Fall 2019 is 2,095 students. Total enrollment decreased 2% between Fall 2005 and Fall 2019. The overall enrollment peaked in Fall 2010, declined 19% to 1,990 students in Fall 2015, and then rose again. Compared to Fall 2017, the overall student enrollment in Fall 2019 is 2% greater (31 students).

Undergraduate students currently compose 93% of the overall Fall 2019 enrollment (1,955 students), and graduate students compose 7% of the overall enrollment (140 students). (See Figure A.)

Figure 4A

Student Enrollment, MassArt, Fall 2004-2019

Source: Mass DHE 2020

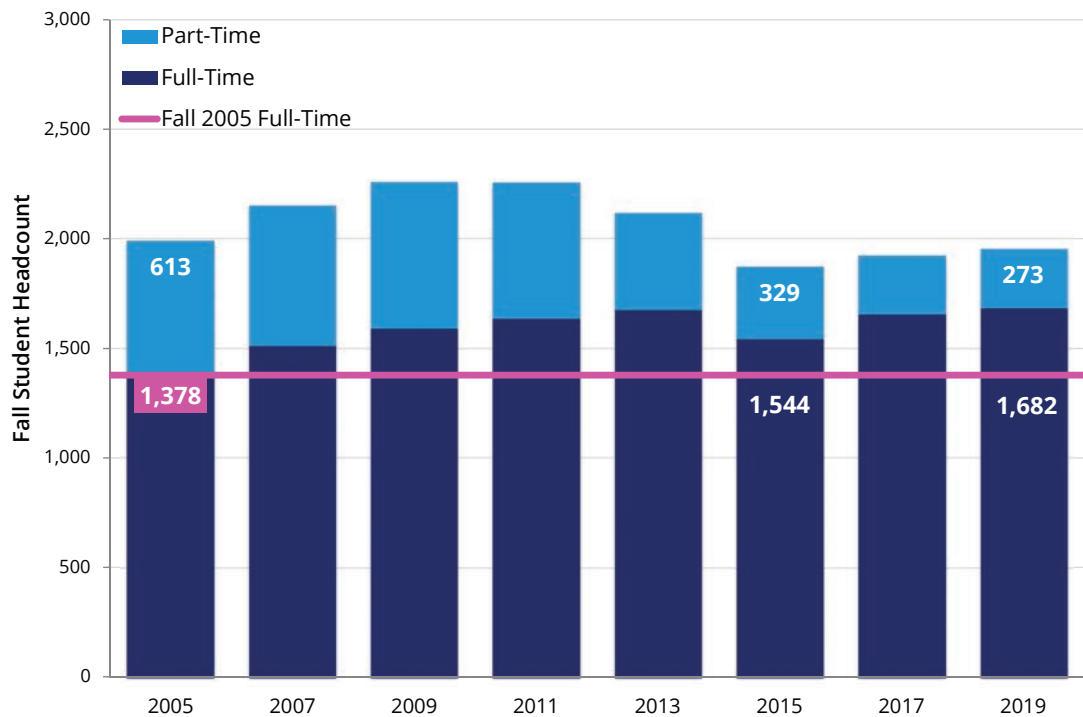


Undergraduate Enrollment. The overall undergraduate population decreased 2% over the past 14 years due to a marked decline in the number of part-time undergraduates. From Fall 2005 to Fall 2019, the number of full-time undergraduates increased 22%, while the number of part-time undergraduates decreased by 55%. The proportion of undergraduates who are full-time increased from 70% in Fall 2009 to 86% in Fall 2019. From Fall 2017 to Fall 2019, the number of full-time undergraduates increased by 7% (114 students), while the number of part-time undergraduates increased by 3% (8 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 2005-2019

Source: Mass DHE 2020

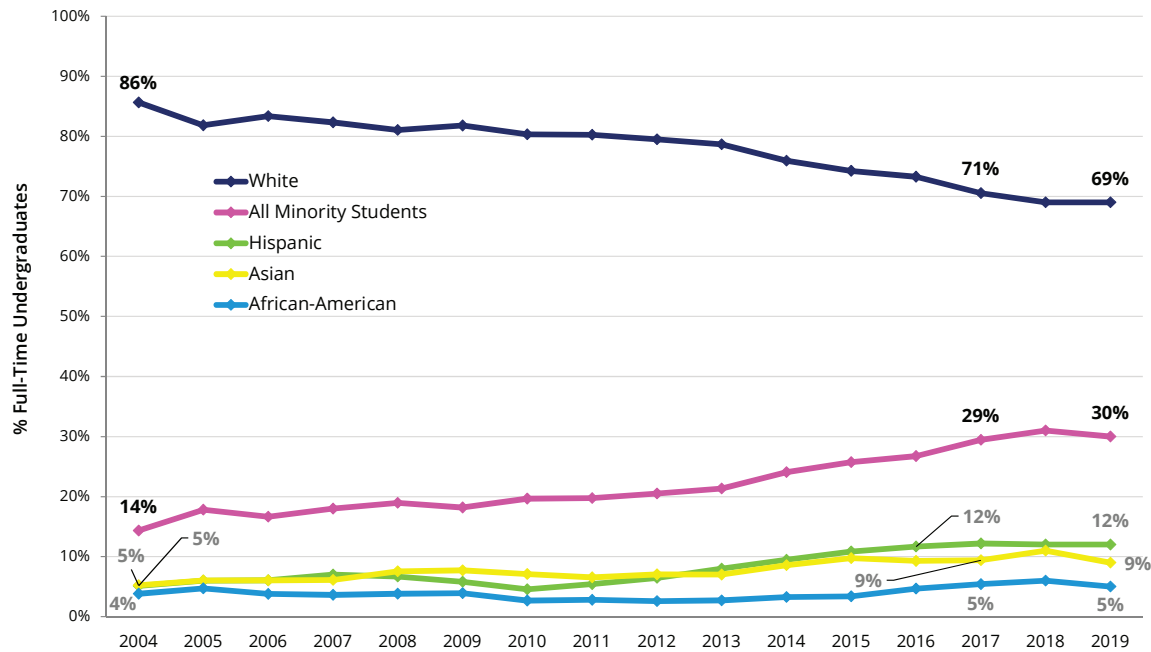


Student Body Composition. Of the full-time undergraduate population, 74% are female, 94% are of traditional age (18-24), and 30% are from minority populations. MassArt's minority population grew consistently each year since Fall 2006. In Fall 2019, 9% are Asian, 5% are African-American, and 12% are Hispanic. (See Figure C.)

Figure 4C

Full-Time Undergraduate Enrollment by Race/Ethnicity, MassArt, Fall 2004-2019

Source: Mass DHE 2020



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 2019, MassArt draws 72% of its full-time undergraduate students from within Massachusetts, an increase in percent from what was reported in the last update for Fall 2017 (67%). Of the full-time undergraduate student body, 23% are from out-of-state. Among the State Universities, MassArt has the highest percent of full-time undergraduate students from out-of-state.

The international population at MassArt comprises 5% 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. See mid-year Counties of Residence Report. https://www.msoba.org/docs/117_MSCBA2018_CountiesOfResidenceReport_DemographicPerspectives_4.24.2019.pdf

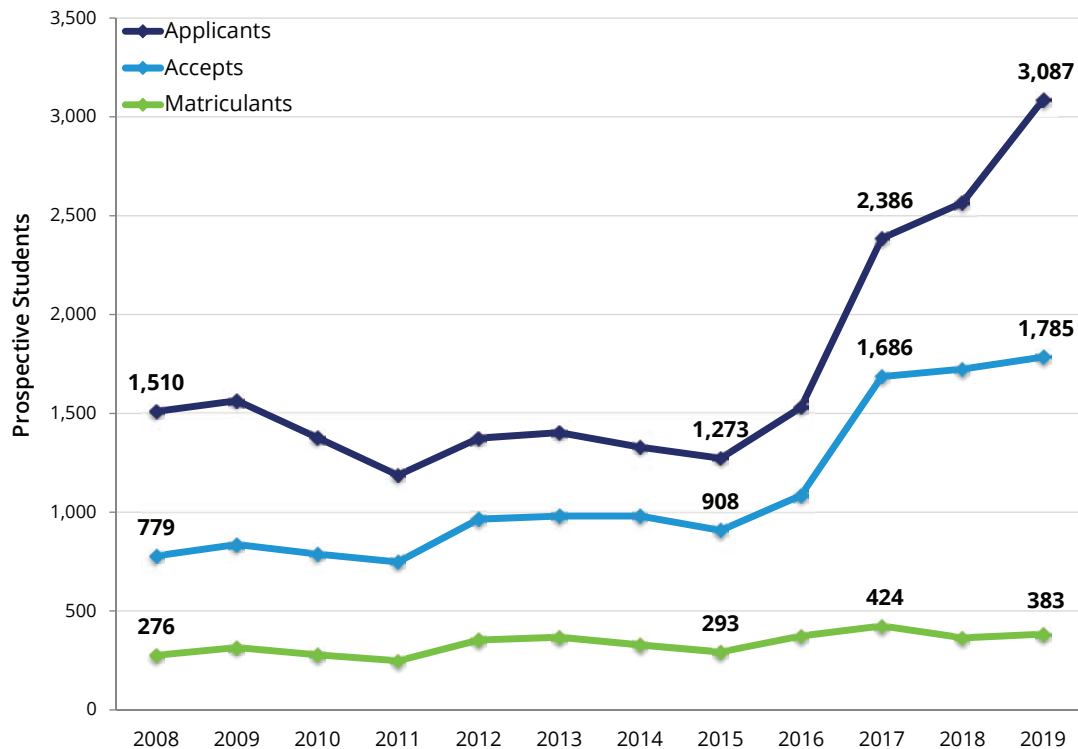
UNDERGRADUATE ADMISSIONS

First-Time, First-Year Admissions. The number of MassArt first-time, First-Year applications dipped in Fall 2011 and then followed an increasing trend up through Fall 2019. From Fall 2017, the number of first-time, First-Year applicants strongly increased by 29% to 3,087 applicants in Fall 2019. Compared to Fall 2008, the number of first-time, First-Year applicants in Fall 2019 is 104% greater (1,577 applicants). During the same time period, the number of matriculants also increased significantly. From Fall 2008, the number of matriculants increased by 39% to 383 students in Fall 2019 (107 students). (See Figure E.)

Figure 4E

First-Time, First-Year Admissions, MassArt, Fall 2008-2019

Source: Mass DHE 2020

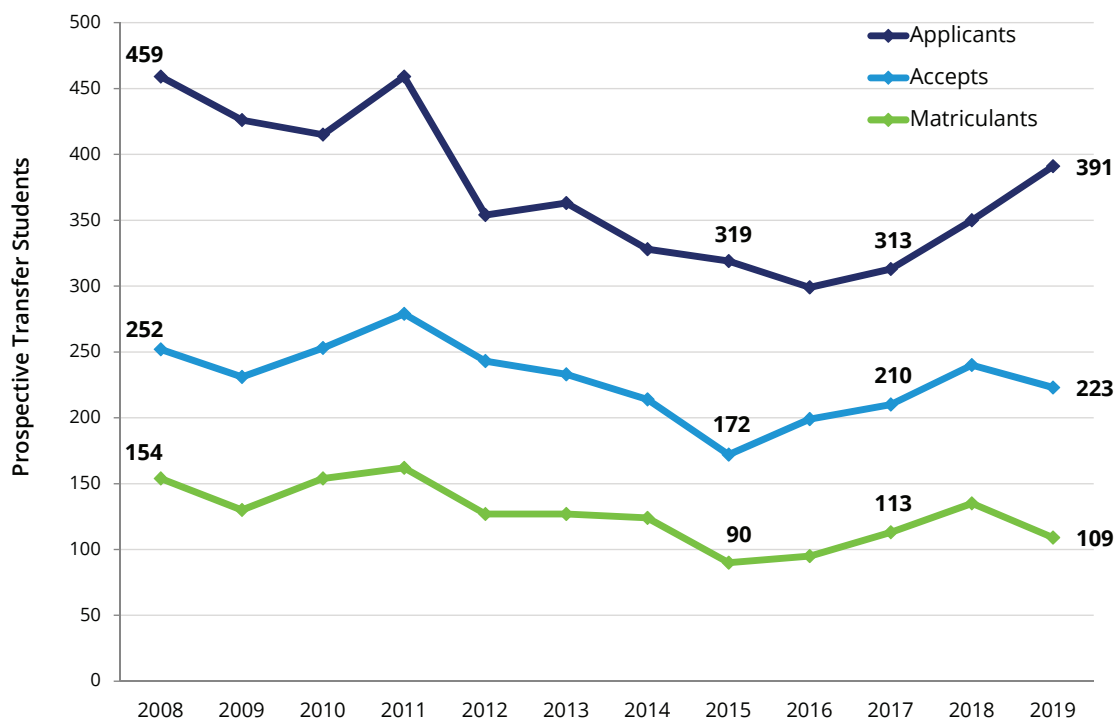


Transfer Admissions. Mass Art's number of transfer applications trended downward from Fall 2008 to Fall 2016. The number of transfer applicants then pivoted upward from Fall 2016 to Fall 2019, a potential indication of an increasing trend. Still, compared to Fall 2008, the number of transfer applicants is 15% less in Fall 2019.

The number of transfer matriculants increased from Fall 2008 to Fall 2011, then followed a gradual declining trend until Fall 2015. From Fall 2017 to Fall 2019, the number of transfer matriculants decreased by 4%. (See Figure F.)

Figure 4F**Transfer Admissions, MassArt, Fall 2008-2019**

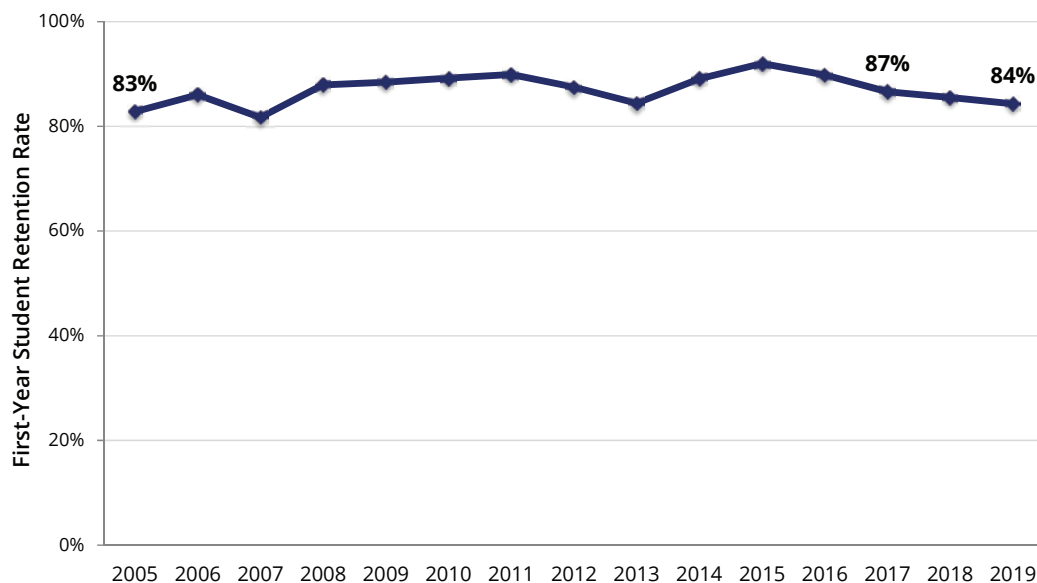
Source: Mass DHE 2020



Retention. In Fall 2019, 84% of the previous fall's first-time, full-time, First-Year students persisted into their second year. This retention rate fluctuated over time, starting at 83% in Fall 2005, reaching a peak of 92% in Fall 2015, and declining to 84% in Fall 2019. However, MassArt and one other specialty institution in the MSCBA have a significantly higher six-year graduation rate (71%) for first-time, full-time, First-Year students compared to the other State Universities. (See Figure G.)



Treehouse Residence Hall at MassArt

Figure 4G**First-Time, Full-Time, First-Year Student Retention Rate, MassArt, Fall 2005-2019****Source: Mass DHE 2020*

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

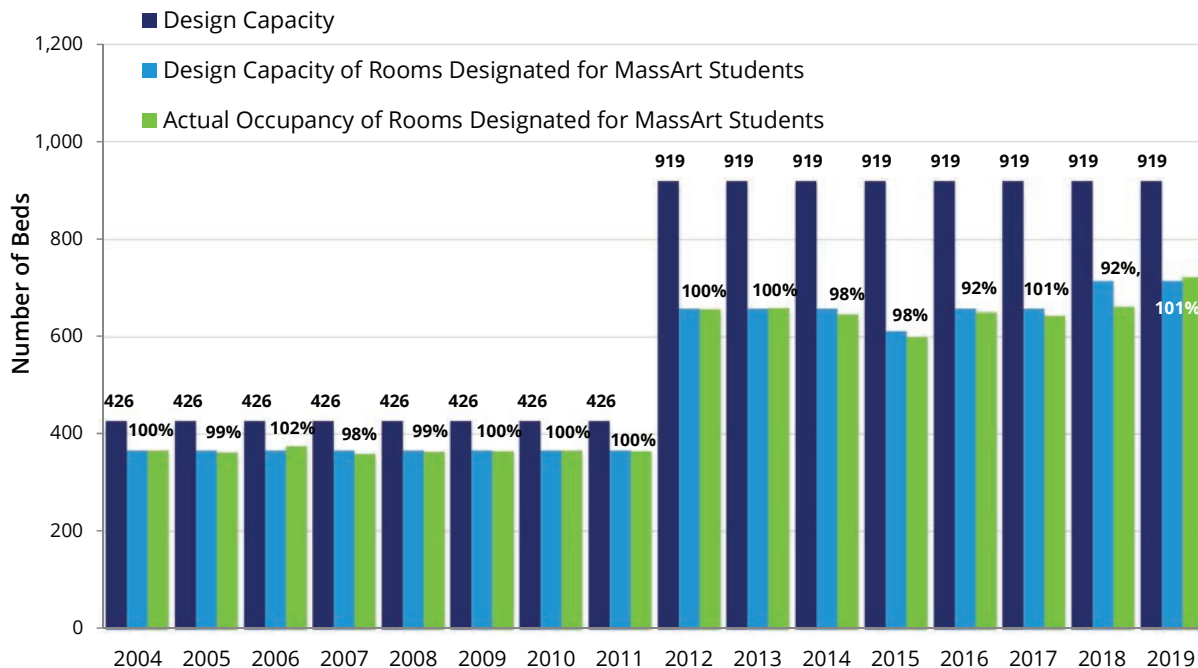
III. HOUSING

DEMAND

MassArt's occupancy rate remains stable, starting at 100% in Fall 2005 and ending at 101% in Fall 2019. In Fall 2019, 203 beds are under a long-term lease agreement with the Massachusetts College of Pharmacy and Health Sciences University. MassArt has recently rented Rogers Hall at Wentworth Institute of Technology to provide more apartment style accommodations for their students; these bed numbers are excluded from any calculations. Design Capacity in rooms designated for MassArt Students is 716 in Fall 2019. (See Figure H.)



Kennedy Building at MassArt

Figure 4H**Housing Occupancy, MassArt, Fall 2004-2019***Source: Mass DHE 2020*

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

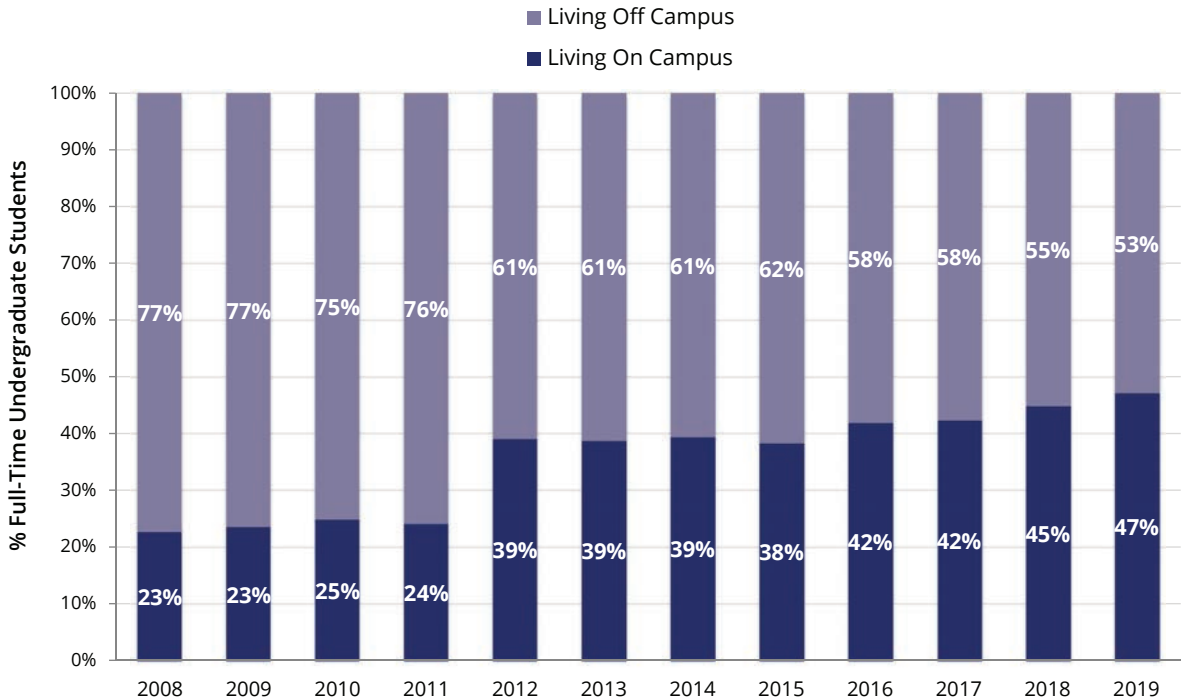
ON-CAMPUS STUDENT HOUSING PROFILE

Full-Time Undergraduates. In Fall 2016, for the first time, the percent of full-time undergraduate students living on-campus was above the 2018 housing target of 40%. In Fall 2019, the percent of full-time undergraduate students living on-campus is at 47%. (See Figure I.)

Figure 4I

Housing Situation of Full-Time Undergraduate Students, MassArt, Fall 2008-2019

Source: Mass DHE 2020



First-Time, Full-Time, First-Year Students.

The percent of first-time, full-time, First-Year students in on-campus housing was stable from Fall 2008 to Fall 2015. Since Fall 2015, the percent of first-time, full-time, First-Year students in on-campus housing dropped from 88% to 83% in Fall 2017. Since Fall 2017, the percent of first-time full-time, First-Year students in on-campus housing slightly increased from 83% to 84% in Fall 2019. It is notable that the majority of First-Year students live on-campus even though they are not required to do so. (See Figure J.)

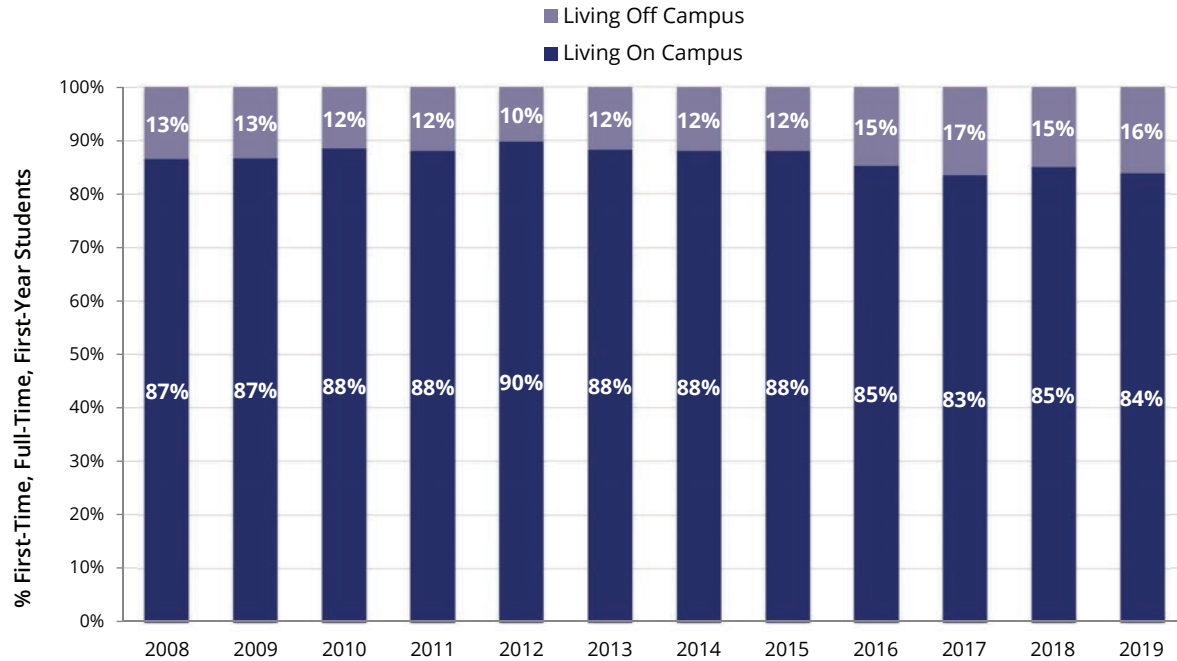


Kennedy Building at MassArt

Figure 4j

Housing Situation of First-Time, Full-Time, First-Year Students, MassArt, Fall 2008-2019

Source: Mass DHE 2020

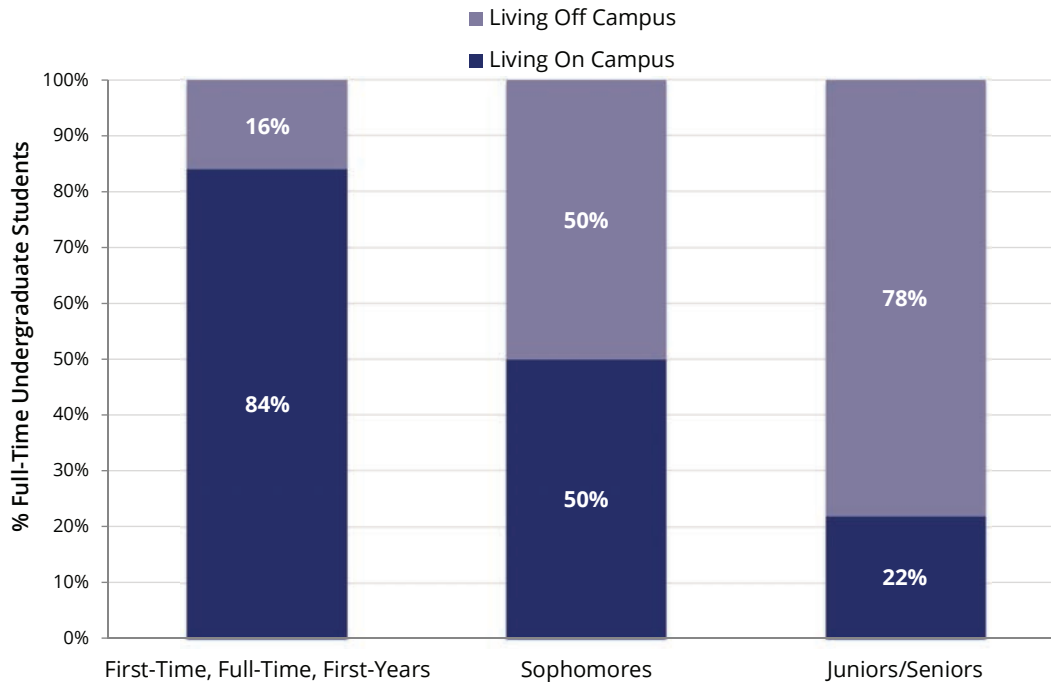


Full-Time Undergraduates by Class. In Fall 2019, 84% of first-time, full-time, First-Year students, 50% of full-time Sophomores, and 22% of full-time Juniors and Seniors live on-campus. The percent of Juniors and Seniors living on-campus increased significantly, from 6% in Fall 2017 to 22% in Fall 2019. With more availability of housing due to MassArt's rental of beds at the Wentworth Institute of Technology, MassArt has more ability to assign Juniors and Seniors to housing. (See Figure K.)

Figure 4K

Housing Situation of Full-Time Undergraduate Students by Class Year, MassArt, Fall 2019

Source: Mass DHE 2020

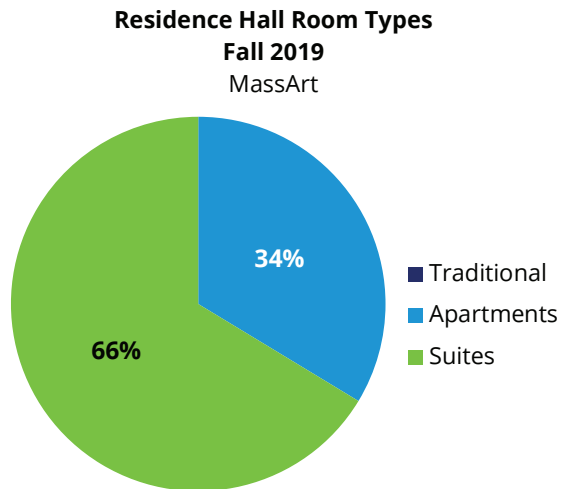


Note: "Upperclass students" include Juniors and Seniors only.

HOUSING PORTFOLIO

MassArt's housing stock consists of three residential complexes. By bed type, in Fall 2019, 66% are suite-style, and 34% are apartments. MassArt does not offer traditional-style housing. MassArt has agreements with other members of the Colleges of the Fenway to allow for flexibility in room type and availability. Currently Mass College of Pharmacy and Health Sciences students live in four floors of the Treehouse as part of a long term lease arrangement, and MassArt has recently rented Rogers Hall at Wentworth Institute of Technology to provide more apartment-style accommodations for their students.

A complete listing of the residence halls, including information on construction and renovation dates, square footage, and room styles is included in Section 3. There may be some adjustments made to the '20-'21 room types due to COVID-19. (See Figure L.)

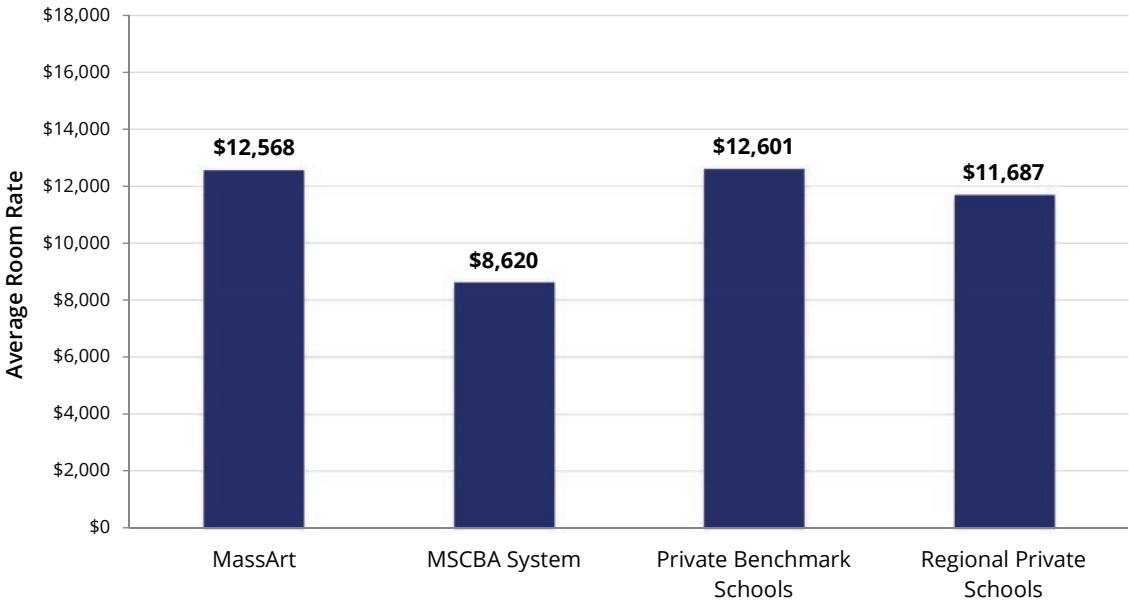
Figure 4L**Residence Hall Room Types, MassArt***Source: MSCBA, Fall 2019***FALL 2020 RENTAL CONTEXT**

Overall Cost. Based on Fall 2020 housing data, the average cost of on-campus housing at MassArt is \$12,568 per year, 46% higher than the average MSCBA rent, and is comparable to both 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 2018, the average cost of the private benchmark schools was 15% more than 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

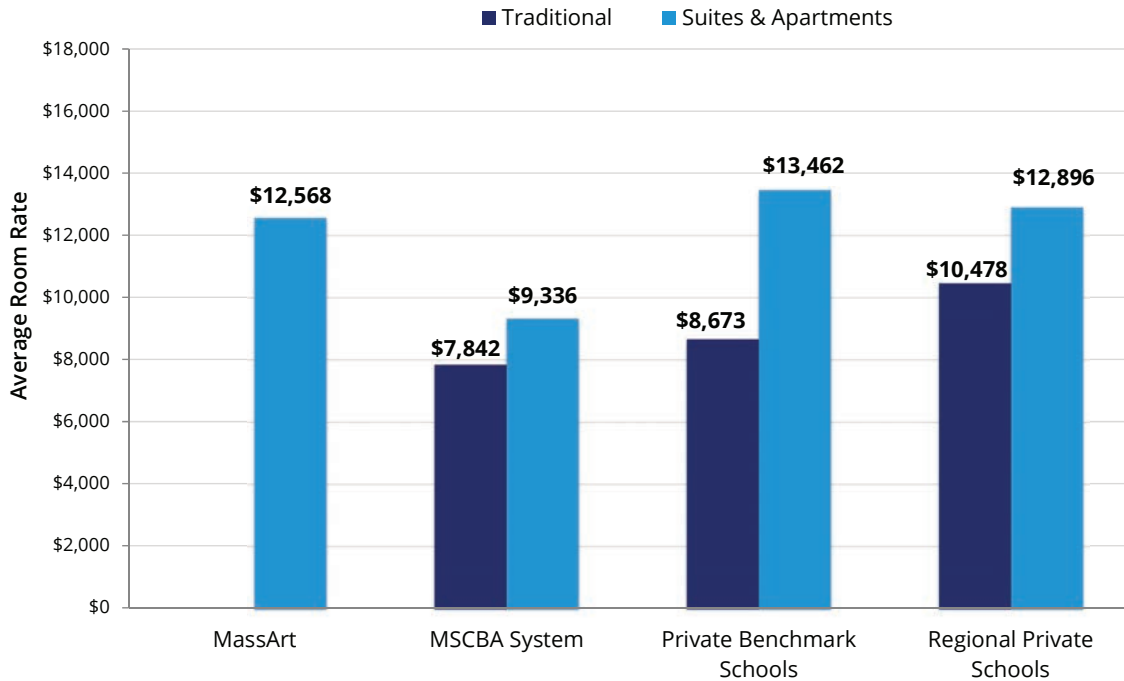
Average Room Rate, Fall 2020

Source: Mass DHE 2020



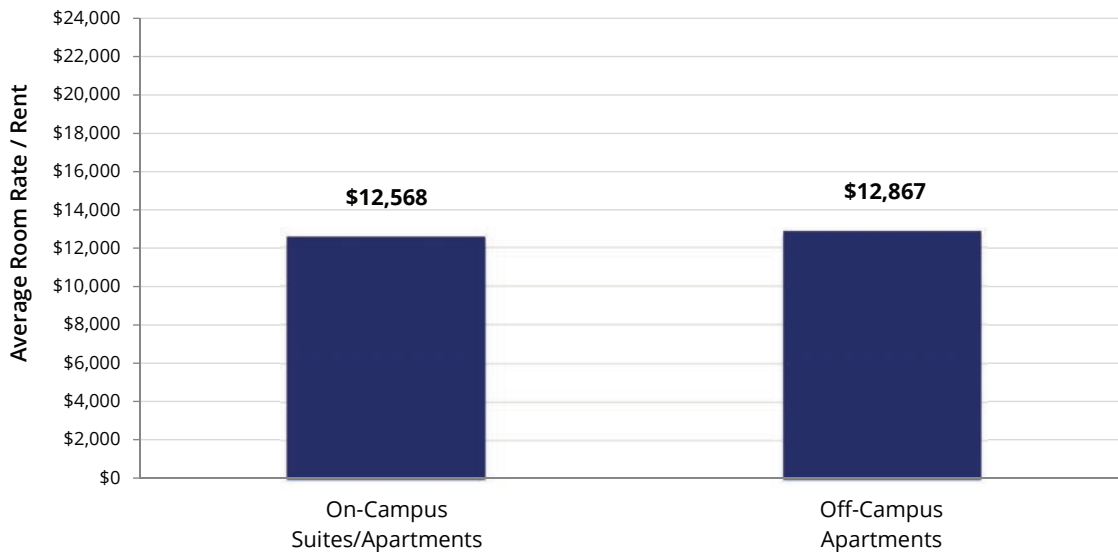
Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted. Private art schools were used as benchmark schools for Mass Art; see Appendix for a list of private benchmark schools and regional private schools.

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 regional private schools. Comparing rents for suites and apartments, MassArt’s suites and apartments are 35% more than the MSCBA system average, 7% less than private benchmarks, and 3% less than regional private schools. Note that since MassArt does not offer traditional housing, direct benchmark comparisons are made only for suites and apartments. (See Figure N.)

Figure 4N**Average Room Rate, Fall 2020: Traditional vs. Suites and Apartments***Source: Mass DHE 2020*

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 but expensive, based on off-campus rental data collected in Summer 2020. Due to the high cost of housing around MassArt, students may also be choosing to live in areas within Boston and its surrounding towns that are far from campus. Therefore, in calculating the average price, rather than use housing in a radius 1.5 miles from the school, other Boston-area neighborhoods were included where students were known to live and that were within a reasonable commute. In addition, rental prices were calculated only for shared apartments that included two or more units. In Fall 2020, the average cost of housing for on-campus suites and apartments is very similar to the average cost for off-campus housing in these other Boston neighborhoods. (See Figure O.)

Figure 40**Average On-Campus Room Rate and Off-Campus 10-Month Rent, MassArt, Fall 2020***Source: Mass DHE 2020*

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

MassArt's 2018-2023 Strategic Plan was published in Fall 2018.⁴ The report notes that MassArt community members value renovating and updating campus, and using existing housing for MassArt students instead of renting out.

MSCBA PROJECTS

The MSCBA continues to address maintenance and renovations as needed. No major construction is planned at this point.

⁴ <https://wiki.massart.edu/download/attachments/69077224/MassArt-Strategic-Plan-2018-%20Nov%20BOT%20Mtg.pdf?version=1&modification-Date=1543423841817&api=v2>

V. SUMMARY

Undergraduate enrollment has remained stable in the past several years, and housing occupancy is at 101% in Fall 2019. MassArt has traditionally housed fewer than half of its students, and thus 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.

In Fall 2019, a considerable number of Juniors and Seniors are living on campus for the first time; the needs and preferences of upper level students must be taken into account in any assessment of residential life and housing offerings. MassArt continues its relationship with the Colleges of the Fenway which provides opportunities for additional housing and unit types.



MASSACHUSETTS COLLEGE OF LIBERAL ARTS

2019-2020 FAST FACTS SUMMARY

ENROLLMENT

Total Enrollment	1,507
Undergraduate Student Enrollment	1,345
Full-Time Enrollment	1,145
Part-Time Enrollment	200
Graduate Student Enrollment	162

GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	71%
From Out-of-State	29%
From Abroad	<1%

DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	94%
Male	37%
Female	63%
Minority Students with Known Race/Ethnicity	25%
Asian	2%
Black	12%
Hispanic	11%

ACADEMIC MEASURES Degree-Seeking Undergraduates

Percent Transfer Students <i>All Degree-Seeking</i>	32%
Retention Rate <i>First-Time, Full-Time</i>	73%
6-Year Graduation Rate, 2013 cohort <i>First-Time, Full-Time</i>	61%

HOUSING

Percent Housed <i>Full-Time Undergraduates</i>	69%
2018 Housing Target <i>Full-Time Undergraduates</i>	70%
Occupancy Percent	77%
Design Capacity	1,026
Actual Occupancy	791

RENTS

Average On-Campus Rent, Fall 2020	\$7,196
Average Off-Campus Rent, Summer 2020	\$6,768
Average Public Benchmark Schools Rent, Fall 2020	\$8,241
Average Regional Private Schools Rent, Fall 2020	\$10,015
Average MSCBA System Rent, Fall 2020	\$8,620

Map 5A

Campus Map - MCLA



- MSCBA Housing
- MSCBA Student Life
- Campus Owned



I. CAMPUS BACKGROUND

In Fall 2019, MCLA has a total enrollment of 1,507 students. The University awarded 329 Bachelor's and Master's degrees in Academic Year 2018-2019. MCLA is located in North Adams, in Berkshire County.

II. STUDENT BODY

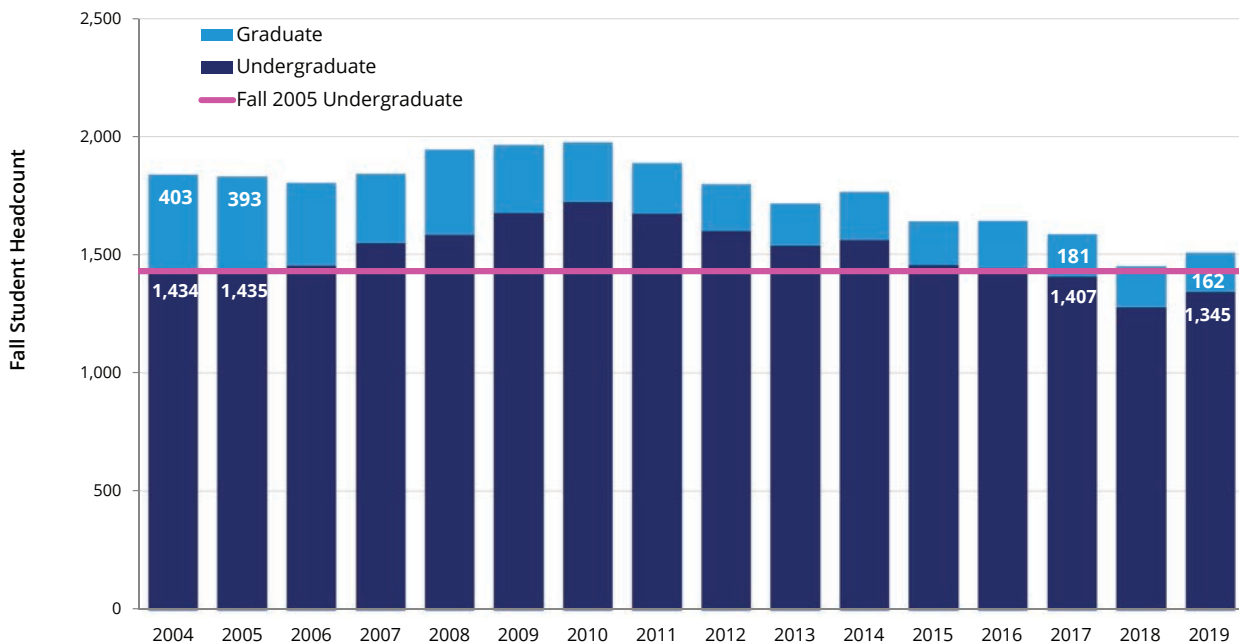
ENROLLMENT

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 24% to 1,507 students in Fall 2019. Graduate enrollment was at its peak in Fall 2004, and has since then declined by more than half (241 fewer students) by Fall 2019. 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 22% to 1,345 in Fall 2019. (See Figure A.)

Figure 5A

Student Enrollment, MCLA, Fall 2004-2019

Source: Mass DHE 2020



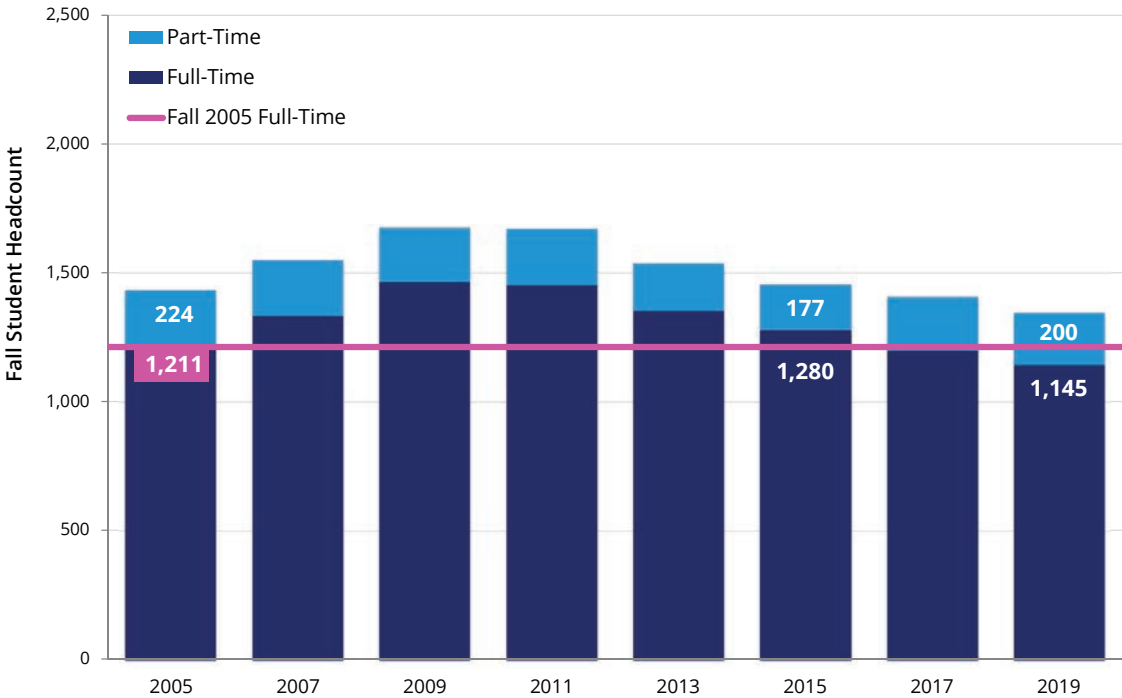
Undergraduate Enrollment. Most MCLA undergraduate students enroll full-time. The percent of the undergraduate student body that is full-time was stable at 88% from Fall 2009 to Fall 2015. From Fall 2017 through Fall 2019, the proportion of undergraduate students has been 85%.

From the peak in Fall 2010, the full-time student body declined by 28% in Fall 2019. Yet, compared to Fall 2005, the full-time undergraduate enrollment declined by only 5% in Fall 2019. From Fall 2005 to Fall 2019, the part-time undergraduate enrollment declined by 11%. (See Figure B.)

Figure 5B

Undergraduate Student Enrollment by Part-Time/Full-Time Status, MCLA, Fall 2005-2019

Source: Mass DHE 2020



DEMOGRAPHIC INFORMATION

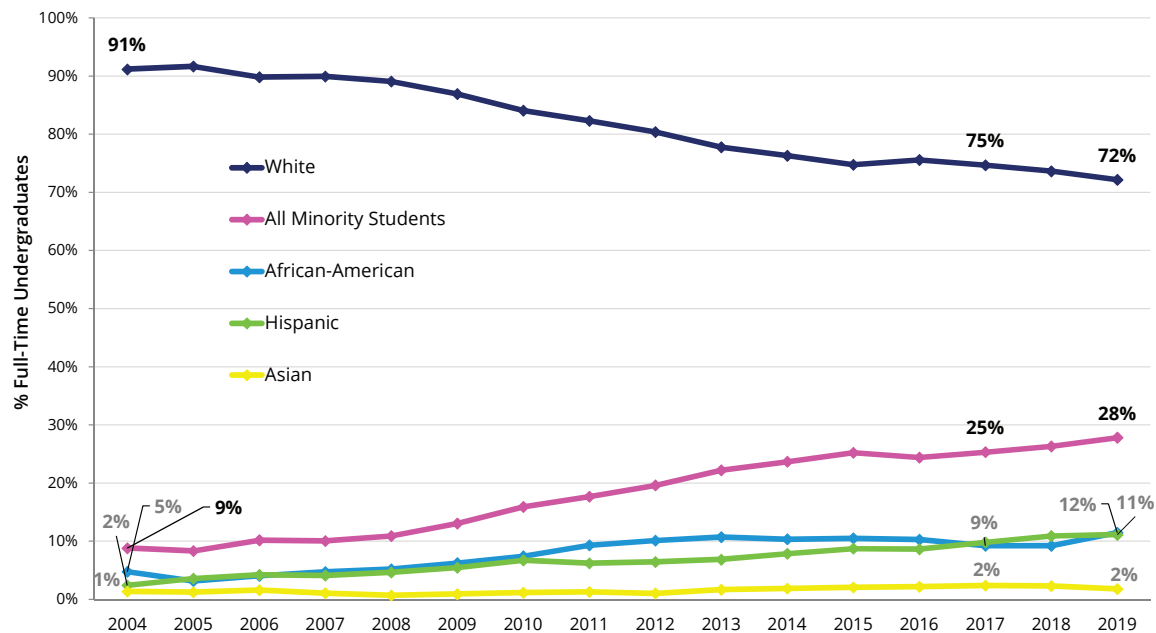
Student Body Composition. The MCLA full-time undergraduate student body is predominantly of traditional age (94% are ages 18-24); 63% of the full-time undergraduates are female.

Since Fall 2005, the percent of full-time undergraduate minority students rose steadily from 8% to 28% in Fall 2019. The percent of Hispanic students alone increased from 4% in Fall 2005 to 11% in Fall 2019. (See Figure C.)

Figure 5C

Full-Time Undergraduate Enrollment by Race/Ethnicity, MCLA, Fall 2004-2019

Source: Mass DHE Special Calculation 2020



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 2019, MCLA draws 71% 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, 29% 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. See mid-year Counties of Residence Report. https://www.mscba.org/docs/117_MSCBA2018_CountiesOfResidenceReport_DemographicPerspectives_4.24.2019.pdf

UNDERGRADUATE ADMISSIONS

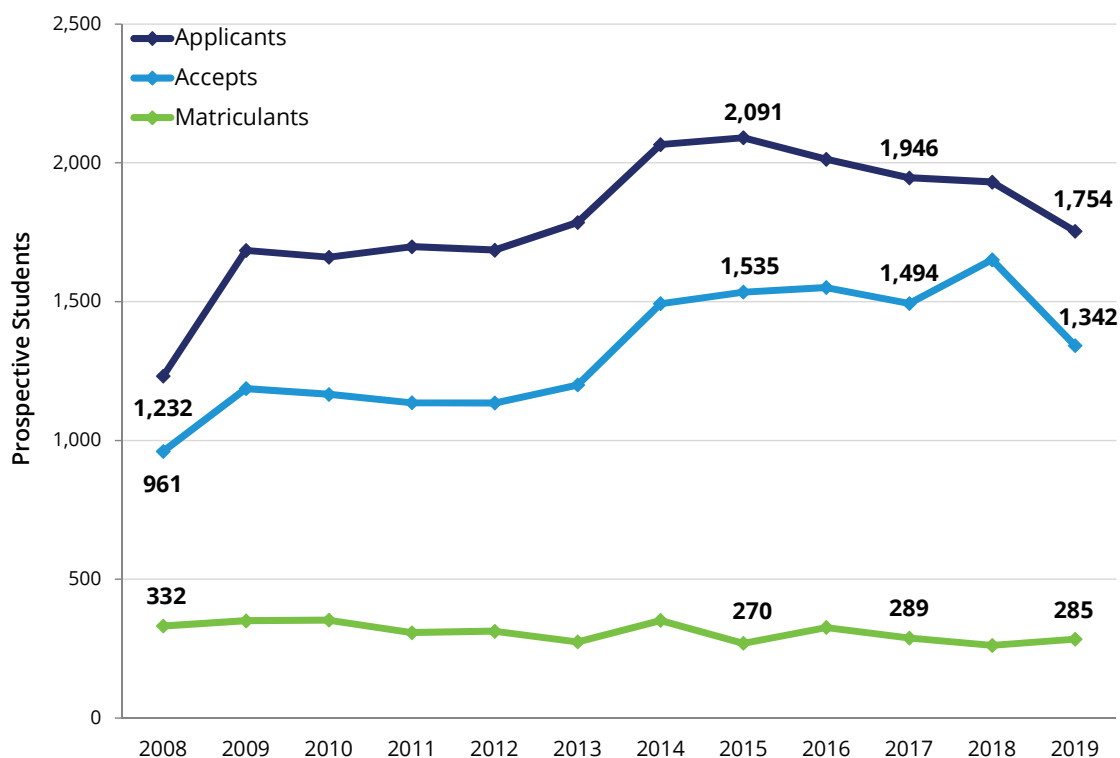
First-Time, First-Year Admissions. The number of undergraduate applications to MCLA followed an upward trend from Fall 2008, reaching an all-time high of 2,091 in Fall 2015. Since Fall 2015, it has been on a downward trend. Between Fall 2017 and Fall 2019, the number of undergraduate applicants decreased by 10% (192 fewer applications). Overall, the number of applicants increased by 42% from Fall 2008 to Fall 2019 (522 more applicants).

The number of matriculants vacillated, starting with 332 matriculants in Fall 2008 and ending with 285 in Fall 2019. Compared to Fall 2008, the number of matriculants dropped 14% in Fall 2019 (47 fewer students). (See Figure E.)

Figure 5E

First-Time, First-Year Student Admissions, MCLA, Fall 2008-2019

Source: MCLA, Summer 2020



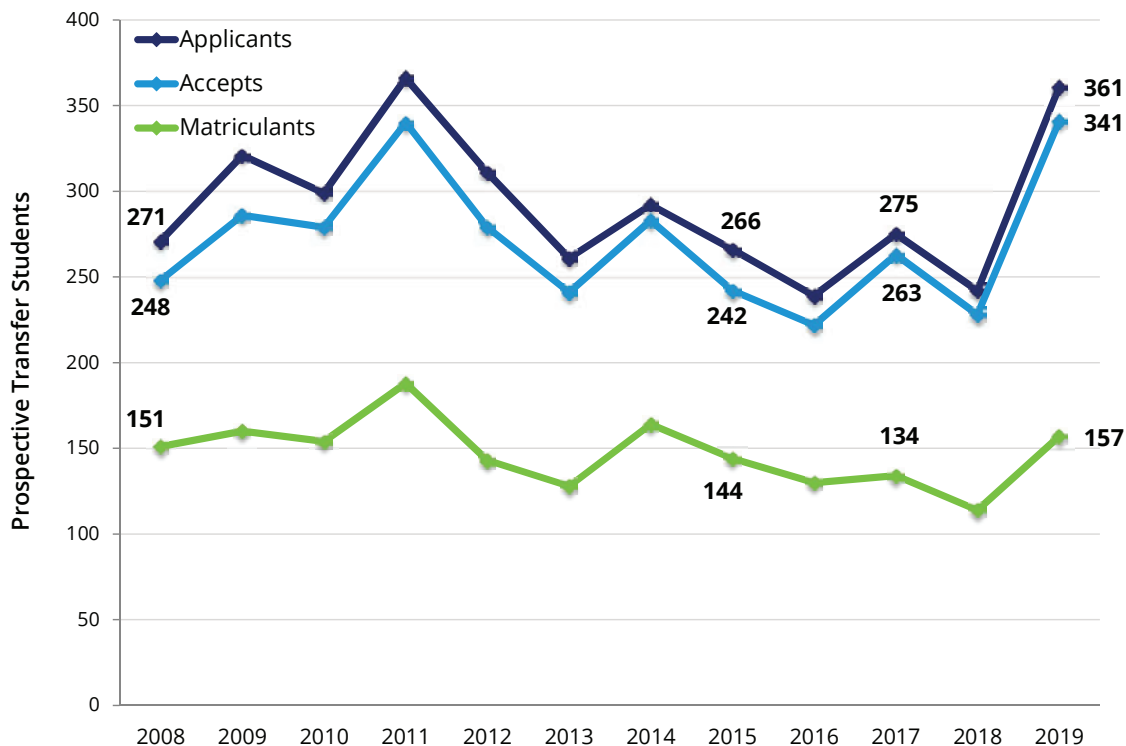
Transfer Admissions. The number of transfer applications fluctuated widely, but overall it increased by 33% from Fall 2008 to Fall 2019. After reaching an all-time low of 239 applicants in Fall 2016, the number of transfer applicants has increased by 51% in Fall 2019.

The number of transfer matriculants also fluctuated, starting with 151 matriculants in Fall 2008 and ending with 157 in Fall 2019, an increase of 4%. There was a notable 38% (43) increase in the number of matriculants from Fall 2018 to Fall 2019. (See Figure F.)

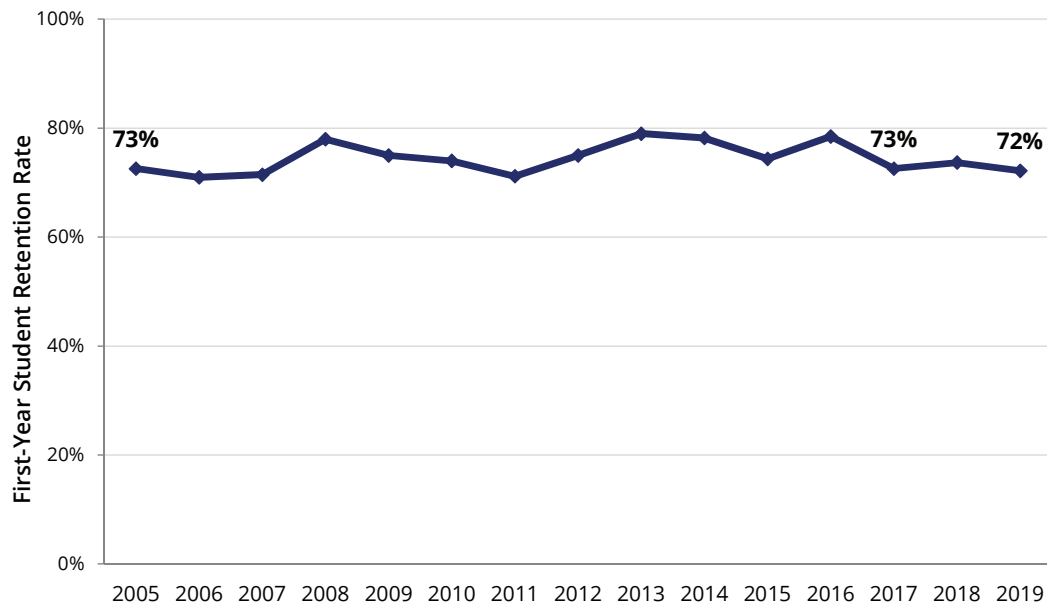
Figure 5F

Transfer Admissions, MCLA, Fall 2008-2019

Source: MCLA, Summer 2020



Retention. MCLA's retention rate was 73% in Fall 2005. The retention rate fluctuated in the intervening years, and is 72% in Fall 2019. (See Figure G.)

Figure 5G**First-Time, Full-Time, First-Year Student Retention Rate, MCLA, Fall 2005-2019****Source: Mass DHE 2018*

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

III. HOUSING

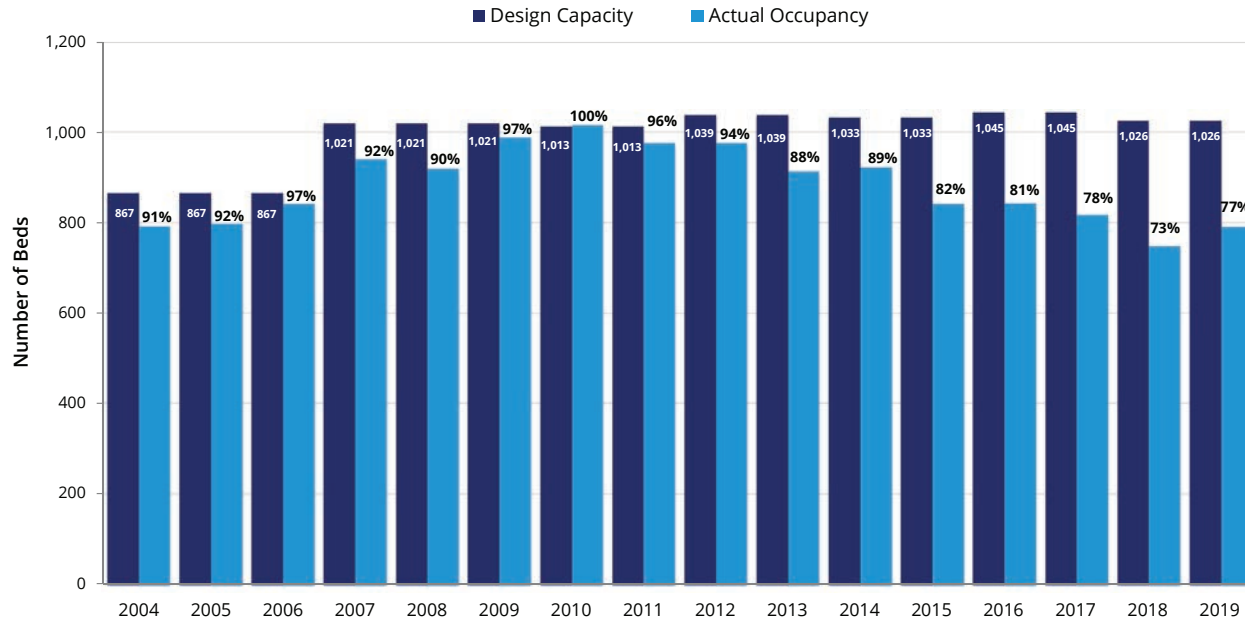
DEMAND

Occupancy. After reaching 100% occupancy in Fall 2010, MCLA's occupancy rate declined since Fall 2011. In Fall 2019, the occupancy rate is 77% out of a design capacity of 1,026 beds. The declining occupancy rate parallels the decline in undergraduate enrollment. (See Figure H.)

Figure 5H

Housing Occupancy, MCLA, Fall 2004-2019

Source: MSCBA, Summer 2020



ON-CAMPUS STUDENT HOUSING PROFILE

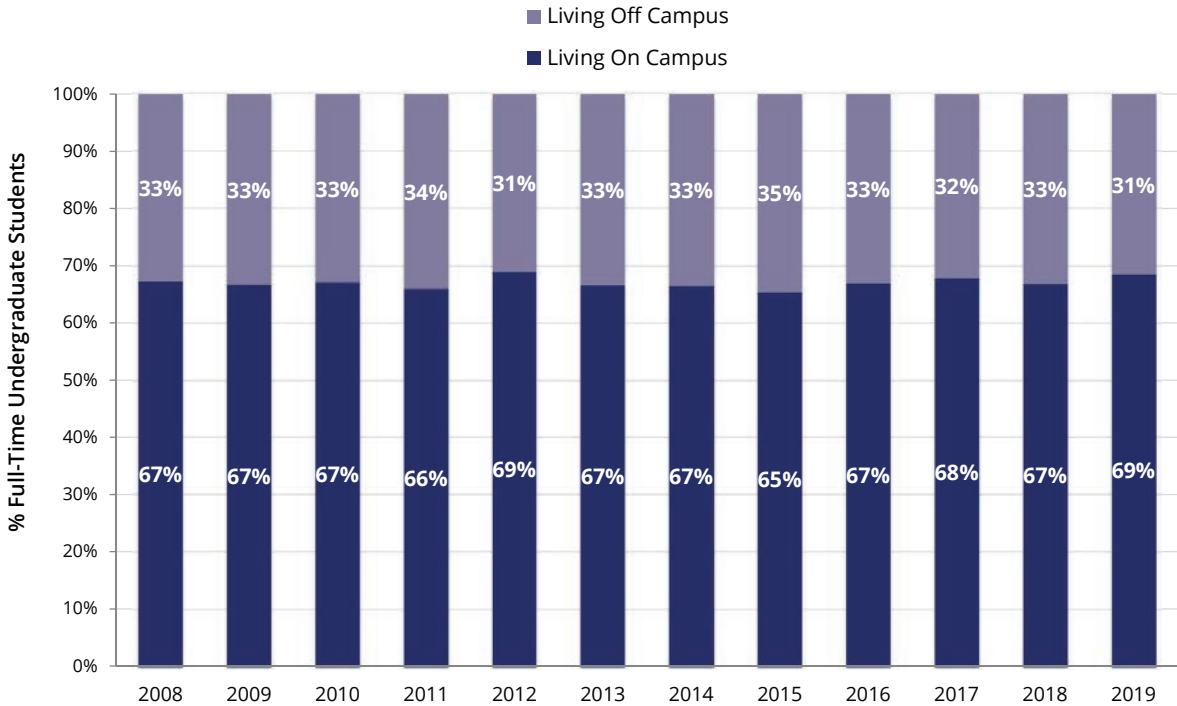
Full-Time Undergraduates. The percent of full-time undergraduate students living on-campus remained stable from Fall 2008 to Fall 2019, at just under 70%. Each year MCLA was close to reaching its 2018 housing target of 70% of full-time undergraduate students. In Fall 2019, MCLA houses 69% of its full-time undergraduate students on-campus, up from 68% in Fall 2017. (See Figure I.)

Each year MCLA was close to reaching its 2018 housing target of 70% of full-time undergraduate students. In Fall 2019, MCLA houses 69% of its full-time undergraduate students on-campus, up from 68% in Fall 2017.

Figure 5I

Housing Situation of Full-Time Undergraduate Students, MCLA, Fall 2008-2019

Source: MCLA, Summer 2020



First-Time, Full-Time, First-Year Students.
The percent of first-time, full-time, First-Year students living in on-campus housing stayed between 88% and 92% From Fall 2009 to Fall 2013. Since then, from Fall 2014 to Fall 2019, there has been more variation in the percent living on-campus. Currently in Fall 2019, 84% of first-time, full-time, First-Year students live on-campus. (See Figure J.)

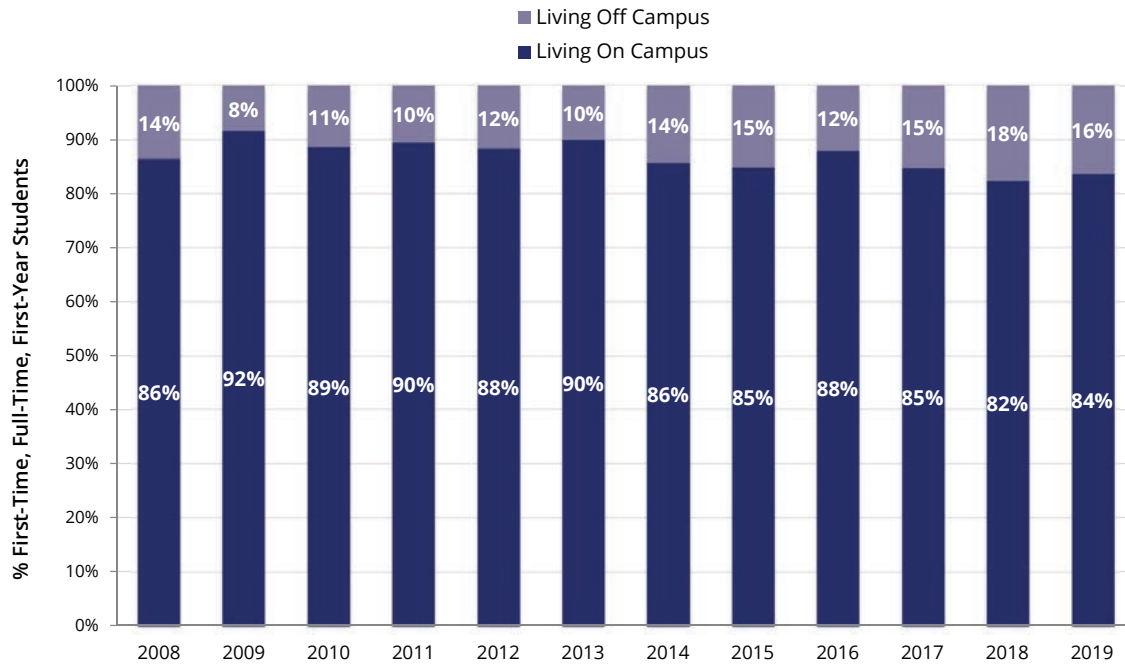


Amsler Campus Center at MCLA

Figure 5J

Housing Situation of First-Time, Full-Time, First-Year Students, MCLA, Fall 2008-2019

Source: MCLA, Summer 2020

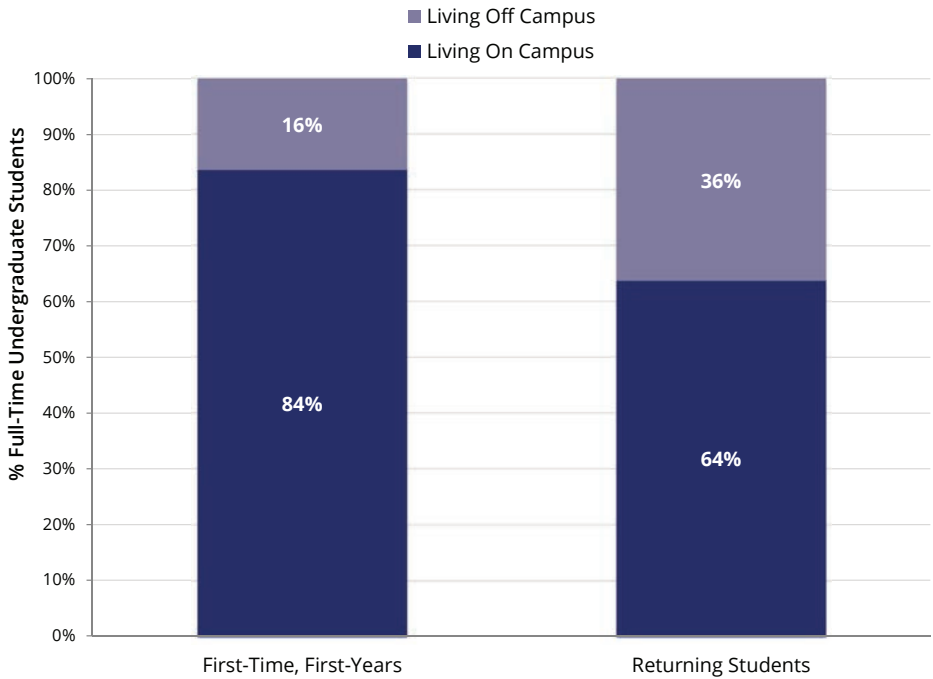


Full-Time Undergraduates by Class. MCLA has a three-year on-campus housing requirement. In Fall 2019, the majority of undergraduate students in each class live on-campus; 84% of first-time, full-time, First-Year students and 64% of returning full-time undergraduates live on-campus. Although the number of returning full-time undergraduates living on-campus did not increase from Fall 2017 to Fall 2019, the percent of returning full-time undergraduates living on-campus grew from 68% in Fall 2017 to 69% in Fall 2019. 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. (See Figure K.)

Figure 5K

Housing Situation of Full-Time Undergraduate Students by Class Year, MCLA, Fall 2019

Source: MCLA, Summer 2020

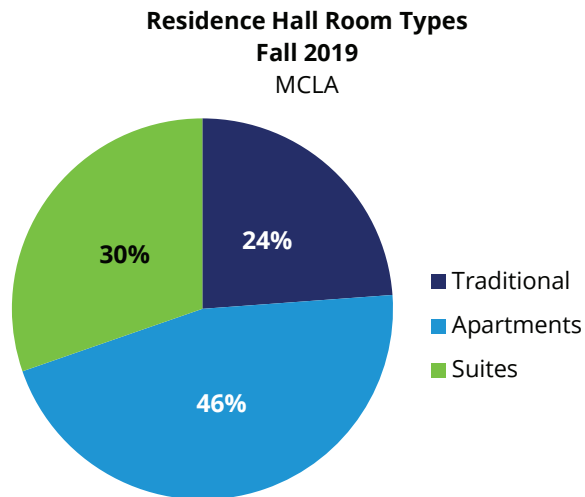


Using a slightly different definition of full-time, degree-seeking students by class year, 82% of first-time, full-time students lived on-campus in Fall 2019, 75% of Sophomores, 62% of Juniors, and 51% of Seniors. Given MCLA’s on-campus housing requirement, some analysis is suggested to address the significant portion of Sophomore and Juniors who do not live on-campus. MCLA is one of only two of the nine State Universities that houses 50% or more of Seniors, thus adding to the atmosphere of a truly residential campus. However, MCLA also has an obligation to create an upper level residential experience for those Juniors and Seniors who live on-campus.

HOUSING PORTFOLIO

MCLA’s housing stock consists of three residential complexes. By bed type, in Fall 2019, 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 Section 3. There may be some adjustments made to the ‘20-’21 room types due to COVID-19. (See Figure L.)

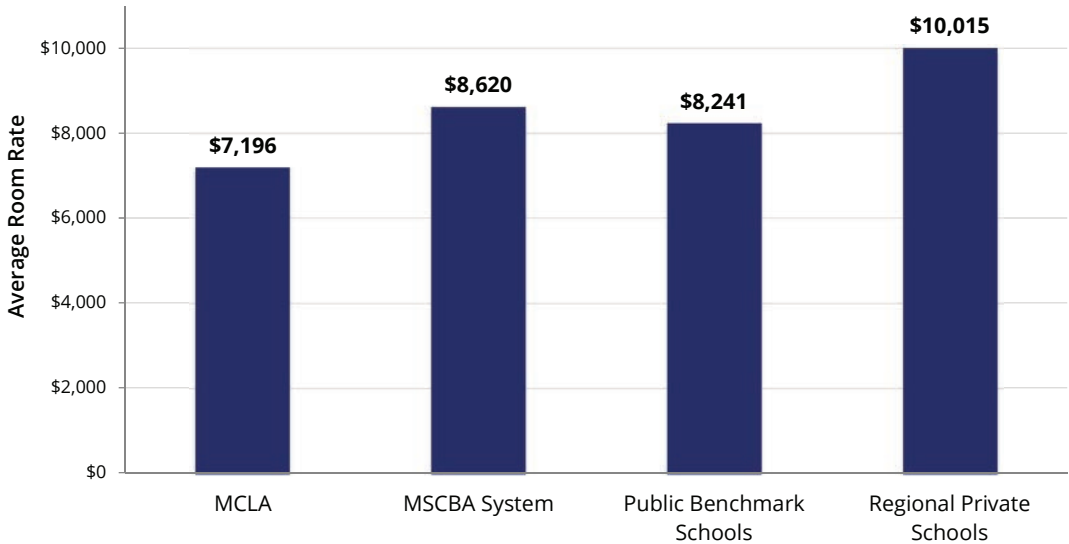
Figure 5L**Residence Hall Room Types, MCLA***Source: MSCBA, Fall 2019***FALL 2020 RENTAL CONTEXT**

Overall Cost. Based on Fall 2020 data, the average cost of on-campus housing at MCLA is \$7,196 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 20% lower than the MSCBA average rent, 15% lower than that of its public benchmarks, and 39% lower than that of its regional private schools. (See Figure M.)

Figure 5M

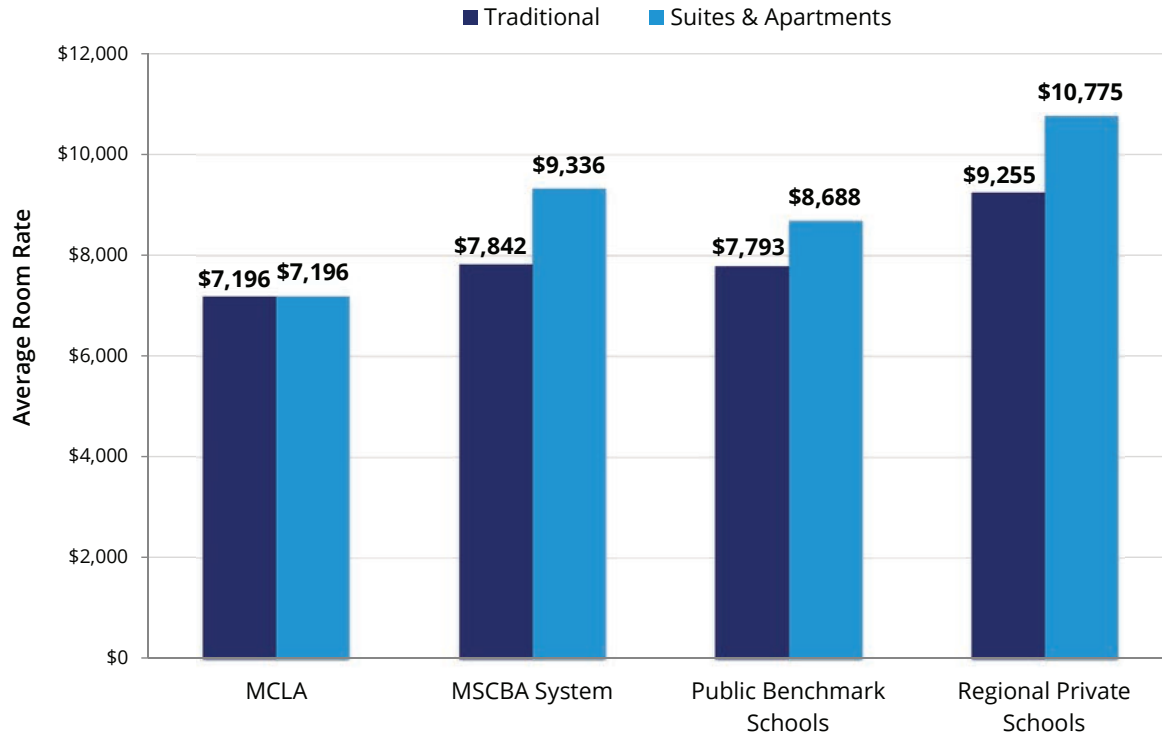
Average Room Rate, Fall 2020

Source: MSCBA, Summer 2020; university websites, Summer 2020



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 equivalent to 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 2018 update). The cost for MCLA’s traditional residence hall is 9% lower than the average for the MSCBA system, 8% lower than the average room rate at public benchmarks, and 29% lower than the average room rate at regional private schools. The cost for MCLA’s suites and apartments is 30% lower than the MSCBA system average, 21% lower than the average room rate for public benchmarks, and 50% lower than the average room rate for regional private schools. (See Figure N.)

Figure 5N**Average Room Rate, Fall 2020: Traditional vs. Suites and Apartments***Source: MSCBA, Summer 2020; university websites, Summer 2020**Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted.*

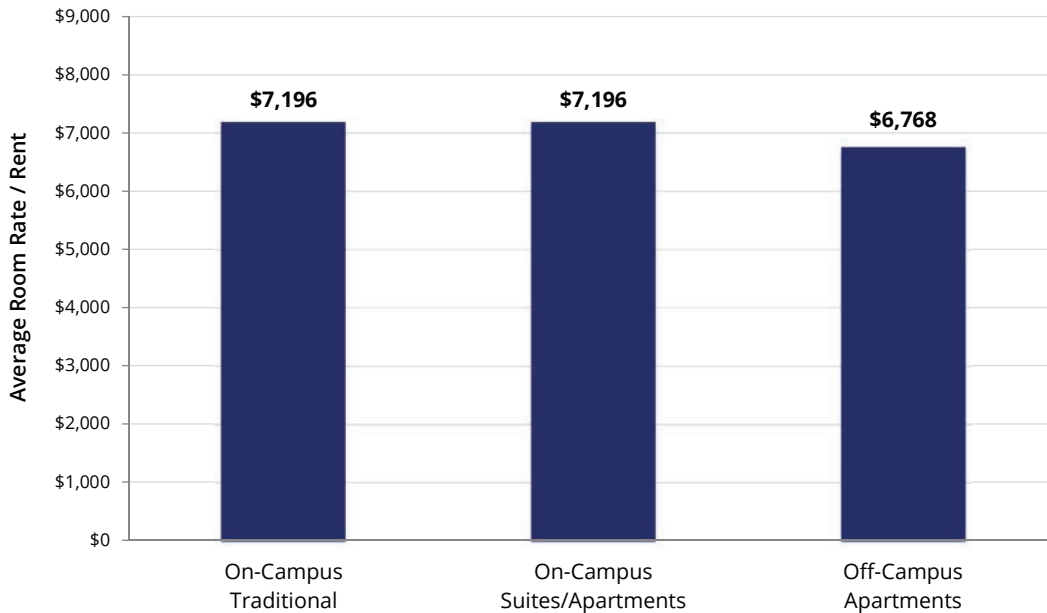
Off-Campus Housing. Off-campus housing options are slightly less expensive than on-campus options, based on off-campus rental data collected in Summer 2020. Average costs for MCLA's on-campus suites and apartments are 6% higher than off-campus rents in the area surrounding MCLA, and rents for MCLA's on-campus traditional housing options are 6% higher than average costs of off-campus housing. (See Figure O.)



Flagg Townhouse Apartments at MCLA

Figure 50**Average On-Campus Room Rate and Off-Campus 10-Month Rent, MCLA, Fall 2020**

Source: MSCBA, Summer 2020; university websites, Summer 2020; market analysis, Summer 2020



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

MCLA's 2017-2022 *Strategic Plan* was published in Fall 2017.² The plan states MCLA's goal of renovating or improving campus spaces to enhance the experience of learning, living, and socializing.

MSCBA PROJECTS

The MSCBA continues to address maintenance and renovations as needed. No major construction is planned at this point.

² <https://mcla.edu/Assets/MCLA-Files/StrategicPlanning/MCLA%20SP%209.28.pdf>

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. Enrollment has continued to decline, and MCLA's housing is undersubscribed, at 77% occupancy in Fall 2019. 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

2019-2020 FAST FACTS SUMMARY

ENROLLMENT

Total Enrollment	1,792
Undergraduate Student Enrollment	1,695
Full-Time Enrollment	1,616
Part-Time Enrollment	79
Graduate Student Enrollment	97

GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS¹

From Massachusetts	79%
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 *Degree-Seeking Undergraduates*

Percent Transfer Students <i>All Degree-Seeking</i>	9%
Retention Rate <i>First-Time, Full-Time</i>	87%
6-Year Graduation Rate, 2013 cohort <i>First-Time, Full-Time</i>	76%

HOUSING

Percent Housed <i>Full-Time Undergraduates</i>	97%
2018 Housing Target <i>Full-Time Undergraduates</i>	100%
Occupancy Percent	100%
Design Capacity	1,449
Actual Occupancy	1,443
Design Capacity, Anticipated Fall 2022 <i>Includes New Beds¹</i>	1,483

RENTS²

Average On-Campus Rent, Fall 2020	\$8,004
Average Public Maritime Schools Rent, Fall 2020	\$8,480
Average Regional Private Schools Rent, Fall 2020	\$11,577
Average MSCBA System Rent, Fall 2020	\$8,620




¹ Mass Maritime is studying an addition of 72 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.

² 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

In Fall 2019, Mass Maritime has a total enrollment of 1,792 students. The Academy awarded 433 Bachelor's and Master's degrees in AY 2018-2019. Mass Maritime is located in Barnstable County.

II. STUDENT BODY

ENROLLMENT

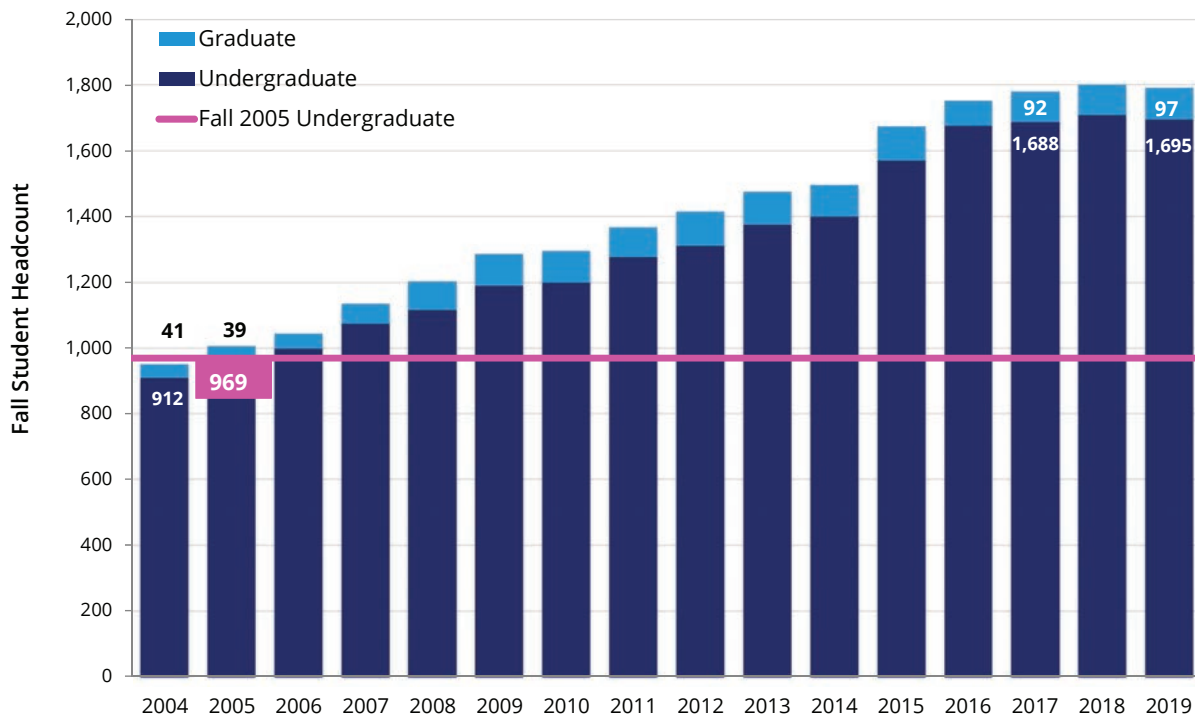
Overall Enrollment. The total enrollment of the Academy grew continuously over the last 14 years, due to the constant increase in undergraduate enrollment every year. The overall enrollment increased 78%, from 1,008 students in Fall 2005 to 1,792 in Fall 2019. From Fall 2005 to Fall 2019, the number of undergraduate students increased 75% (726 students), and the number of graduate students more than doubled.

In Fall 2019, undergraduates comprise 95% of the student body. Though small, the Academy's graduate population more than doubled over the past 14 years from 39 students in Fall 2005, to 97 students in Fall 2019. (See Figure A.)

Figure 6A

Student Enrollment, Mass Maritime, Fall 2004-2019

Source: Mass DHE 2020



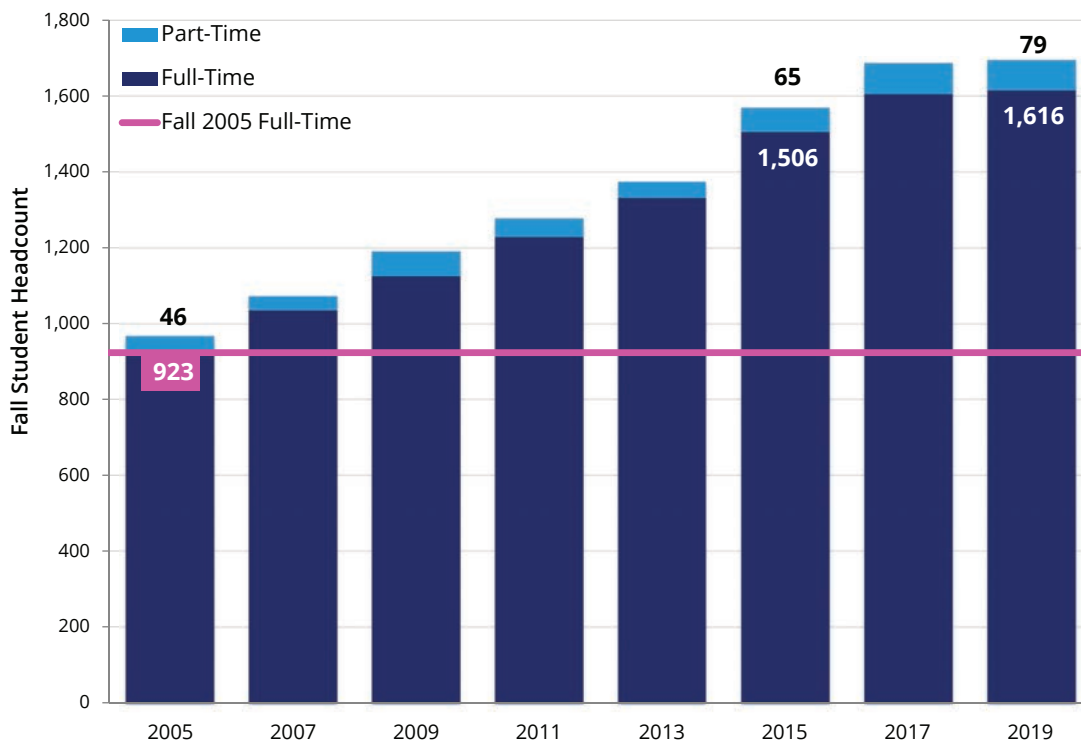
Undergraduate Enrollment. The undergraduate population grew at a consistent rate, increasing by 75% since Fall 2005 (726 students). In Fall 2019, Mass Maritime has a total undergraduate population of 1,695. Undergraduate enrollment has remained stable in the past several years.

In Fall 2019, 95% of all undergraduate students are full-time (1,616 students). From Fall 2005, the full-time undergraduate student body increased by 75% (693 students), and the small number of part-time undergraduate students increased by 72% (33 students). (See Figure B.)

Figure 6B

Undergraduate Student Enrollment by Part-Time/Full-Time Status, Mass Maritime, Fall 2005-2019

Source: Mass DHE 2020



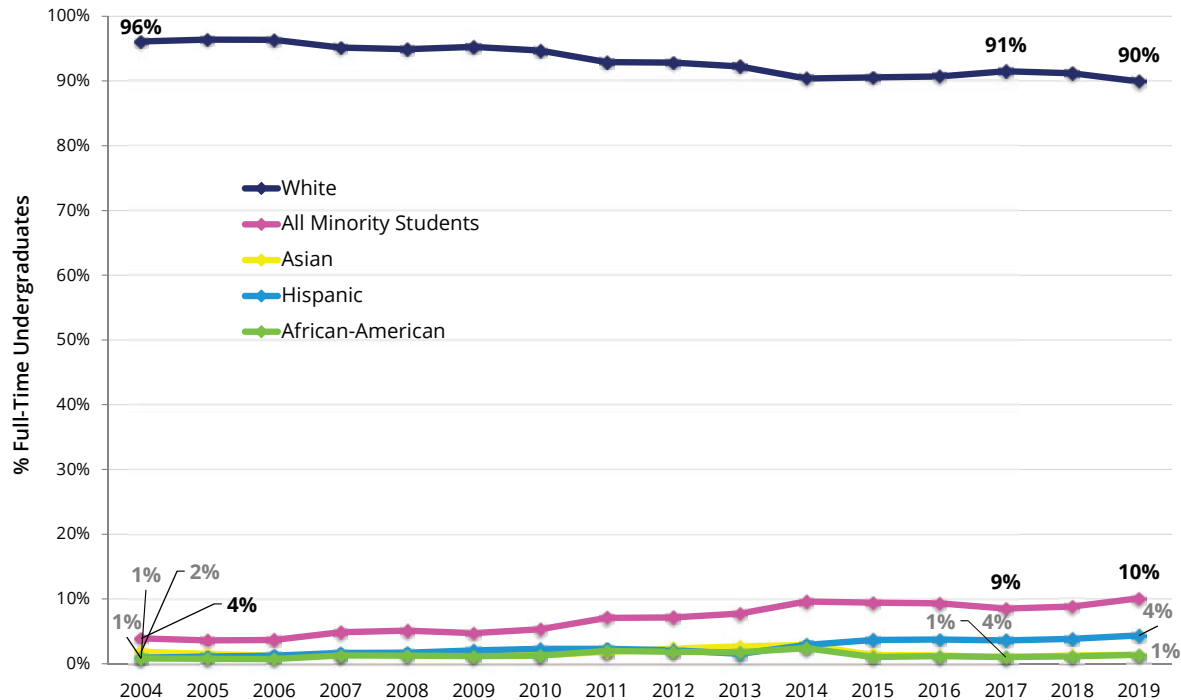
DEMOGRAPHIC INFORMATION

Student Body Composition. In Fall 2019, the percent of full-time students of color is 10%, 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. (See Figure C.)

In Fall 2019, 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.

Figure 6C**Full-Time Undergraduate Enrollment by Race/Ethnicity, Mass Maritime, Fall 2004-2019**

Source: Mass DHE Special Calculation 2020



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 2019, more than three-quarters of Mass Maritime's full-time undergraduate student body is in-state (79%). 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, First-Year Admissions. After some fluctuation from Fall 2008 to Fall 2014, the number of first-time, First-Year applications remained relatively stable with a decline starting in Fall 2017. Compared to Fall 2017, the number of applicants decreased by 8% (64 students) in Fall 2019.

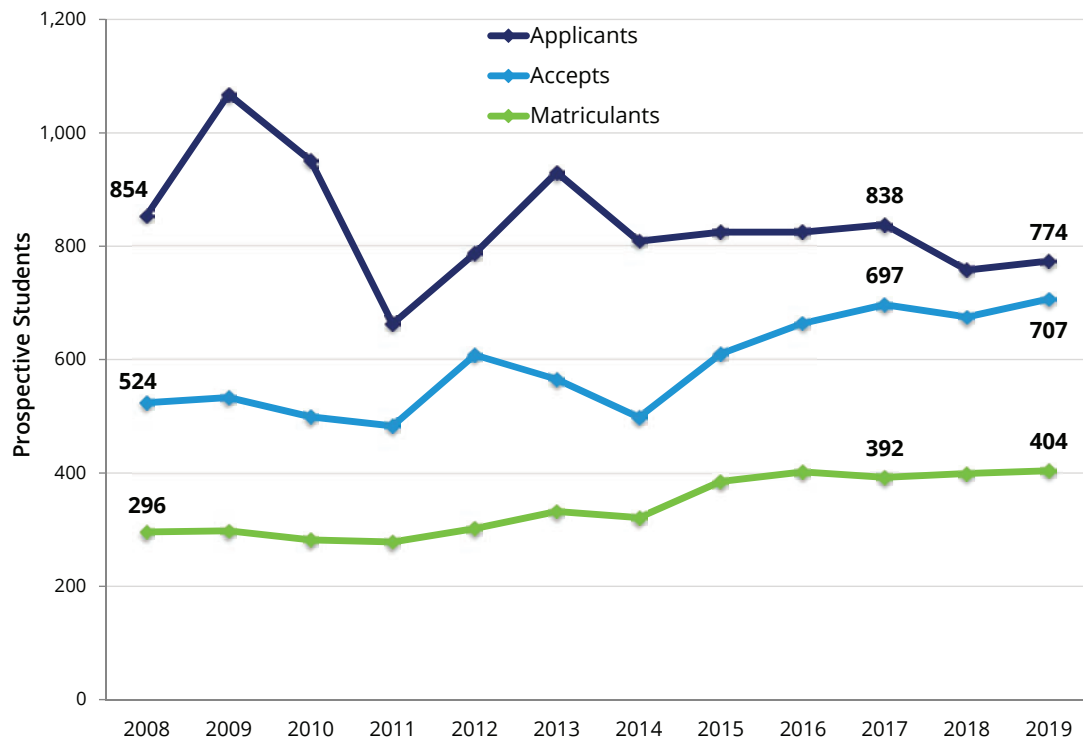
⁴ Map B and Figure D of the previous update reports have been omitted here. See mid-year Counties of Residence Report. https://www.mscba.org/docs/117_MSCBA2018_CountiesOfResidenceReport_DemographicPerspectives_4.24.2019.pdf

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 2019, the number of matriculants grew 36% (108 students), and from Fall 2017 to Fall 2019, the number increased by 3% (12 students). There are 404 first-time, First-Year matriculants in Fall 2019. (See Figure E.)

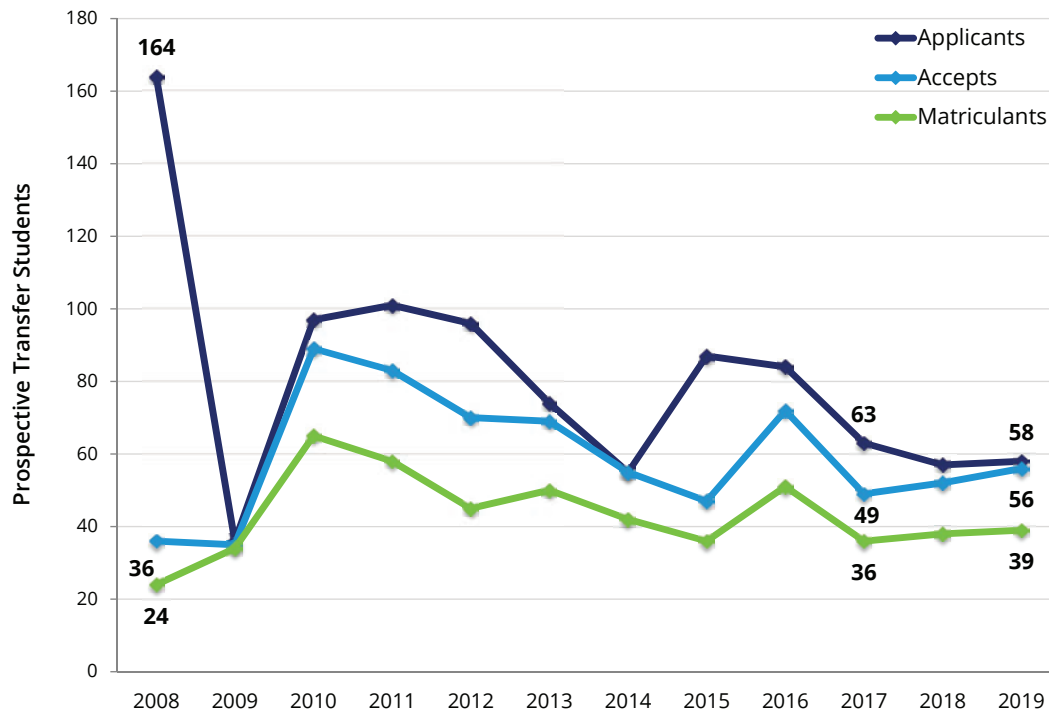
Figure 6E

First-Time, First-Year Student Admissions, Mass Maritime, Fall 2008-2019

Source: Mass Maritime Academy, Summer 2020



Transfer Admissions. Transfer admissions do not make a large contribution to the overall admissions numbers. In Fall 2019, there are 58 transfer applicants, and 39 matriculants. (See Figure F.)

Figure 6F**Transfer Admissions, Mass Maritime, Fall 2008-2019***Source: Mass Maritime Academy, Summer 2020*

Retention. The Academy's retention rate fluctuated between Fall 2005 and Fall 2019, but, overall, followed an upward trend. Over time, the retention rate increased by 3 percentage points, from 84% in Fall 2005 to 87% in Fall 2019. (See Figure G.)

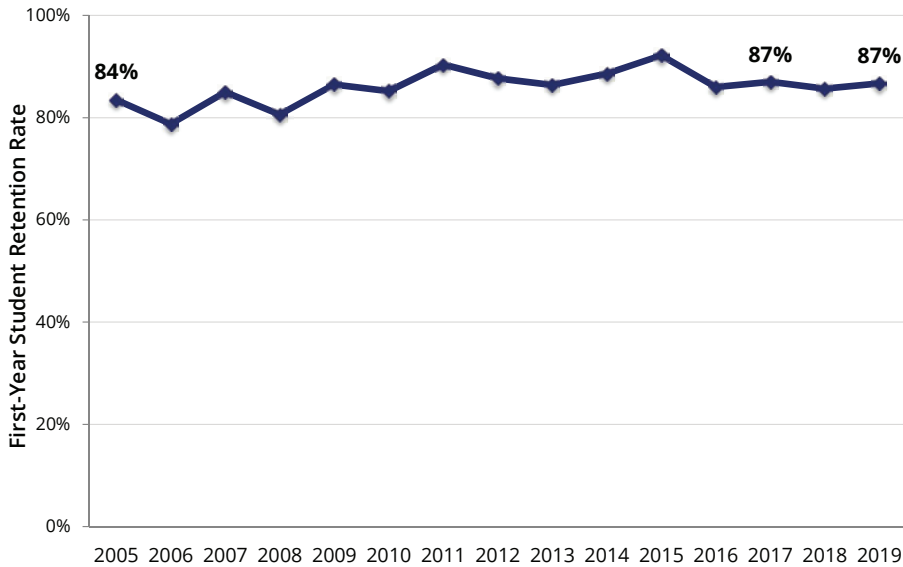


Rooftop Solar Array, Company #1 and #2 at Mass Maritime

Figure 6G

First-Time, Full-Time, First-Year Student Retention Rate, Mass Maritime, Fall 2005-2019*

Source: Mass DHE 2020



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

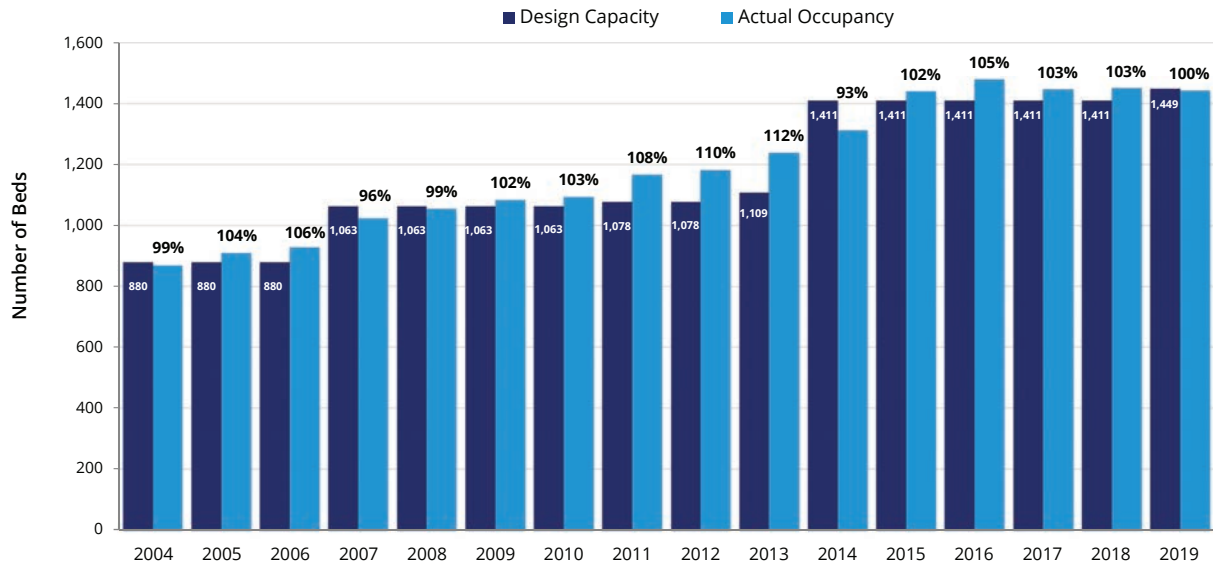
III. HOUSING

DEMAND

Demand for on-campus housing at the Academy remains high. From Fall 2017 to Fall 2019, Mass Maritime housing went from 103% to 100% of design capacity. Design capacity in Fall 2019 is 1,449 beds. (See Figure H.)

Figure 6H**Housing Occupancy, Mass Maritime, Fall 2004-2019**

Source: MSCBA, Summer 2020

**ON-CAMPUS STUDENT HOUSING PROFILE**

Full-Time Undergraduates. In Fall 2019, 1,572 of the Academy's 1,616 full-time undergraduate cadets live on-campus. There are about 44 students who are allowed to live in the community.

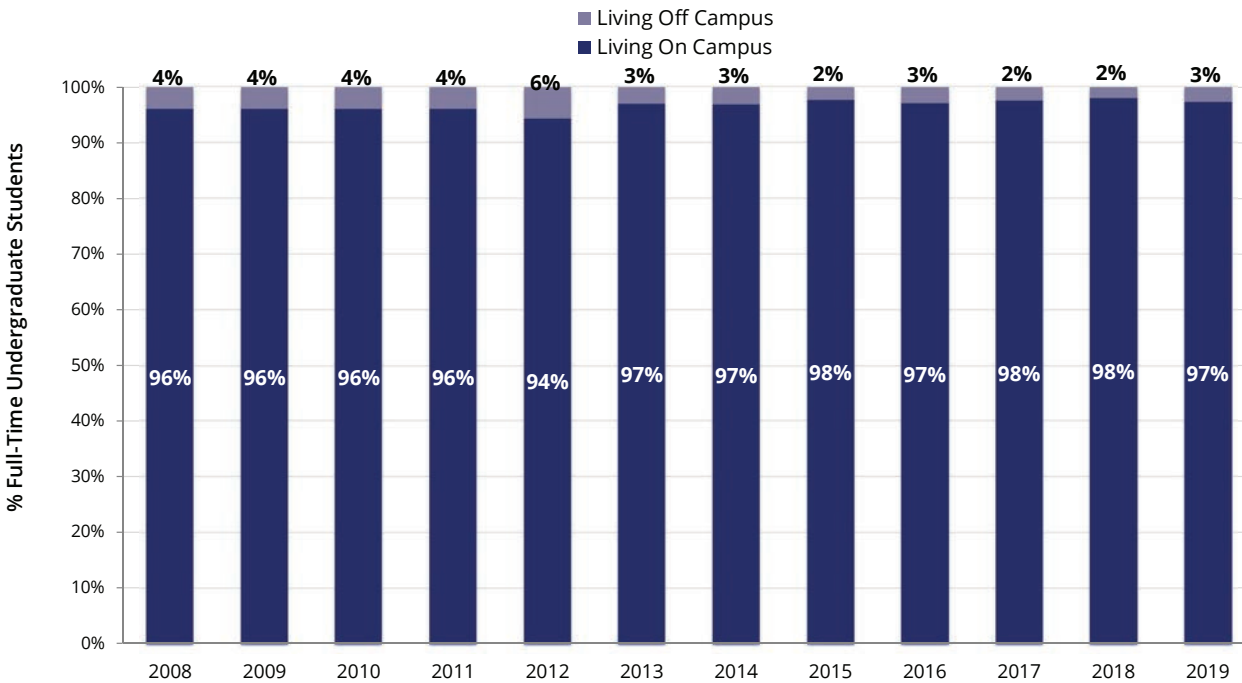
At 97% housed, the Academy is slightly short of its 100% goal, which historically reflects what the Academy considers to be a housing shortage, rather than a lack of students interested in living on-campus.⁴ The Academy has the highest on-campus residency rate in the Massachusetts State University System. (See Figure I.)

⁴ 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 2008-2019

Source: Mass Maritime Academy, Summer 2020



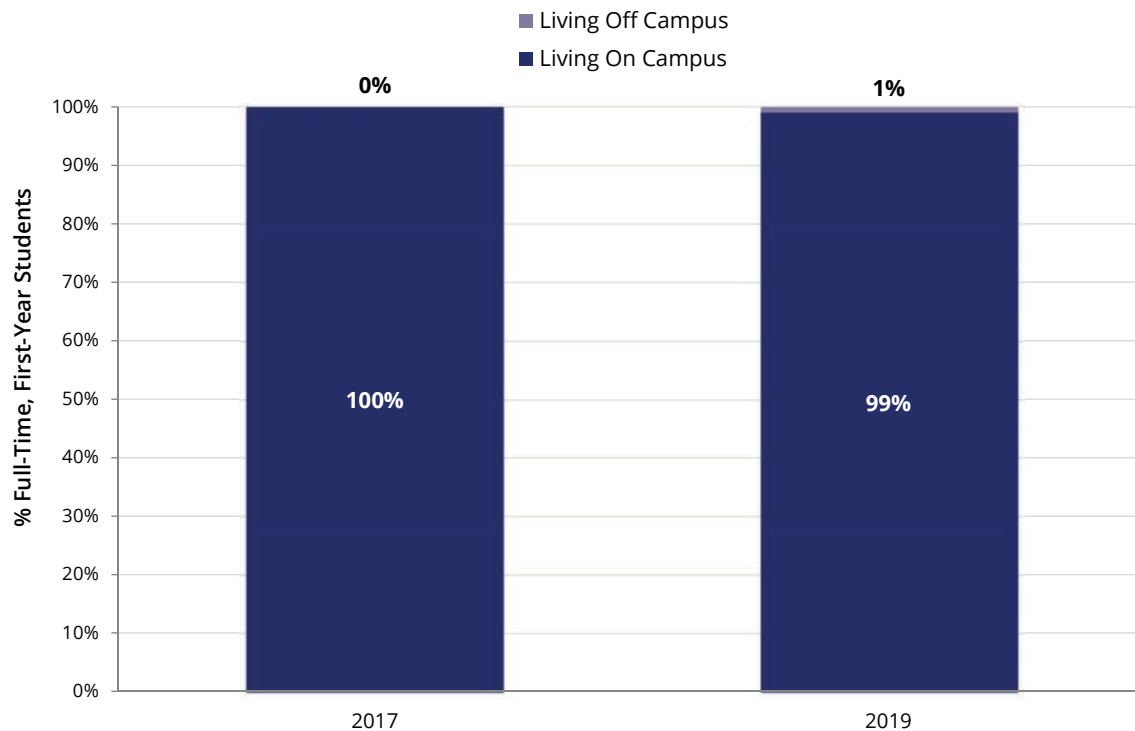
Full-Time, First-Year Students. In Fall 2019, 99% of full-time, First-Year students live on-campus. (See Figure J.)



Cadet Lounge Area, Company #4 at Mass Maritime

Figure 6J**Housing Situation of All Full-Time, First-Year Students, Mass Maritime, Fall 2017-2019**

Source: Mass Maritime Academy, Summer 2020



Full-Time Undergraduates by Class. Just 4% of returning full-time undergraduate students live off campus in Fall 2019. The remaining 96% of returning students, and 99% of full-time, First-Year students, live on-campus. (See Figure K.)

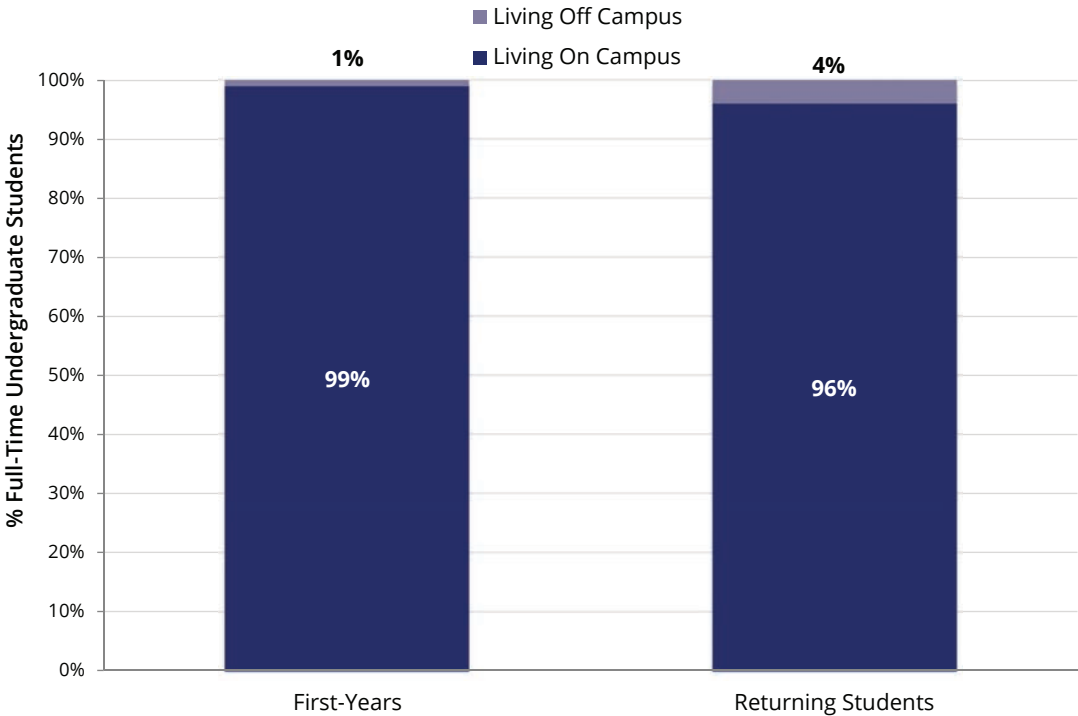


Mess Deck Expansion at Mass Maritime

Figure 6K

Housing Situation of Full-Time Undergraduate Students by Class Year, Mass Maritime, Fall 2019

Source: Mass Maritime Academy, Summer 2020

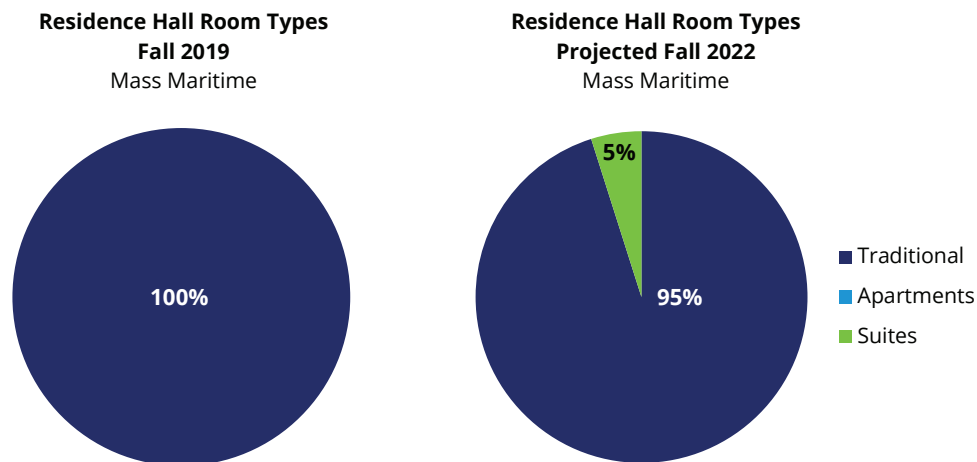


Using a slightly different definition of full-time, degree-seeking students by class year, 99% of first-time, full-time students lived on-campus in Fall 2019, 99% of Sophomores, 98% of Juniors, and 92% of Seniors.

HOUSING PORTFOLIO

The Academy’s housing stock consists of four residential complexes. By bed type, in Fall 2019, 100% of all beds are in traditional dormitories with hall bathrooms. This will change in 2022 when the Beachmor renovation is completed, and a new room type, the ‘Privacy Double,’ is added to the portfolio. (See the Appendix for a detailed description of this new room type.)

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 Section 3. (See Figure L.)

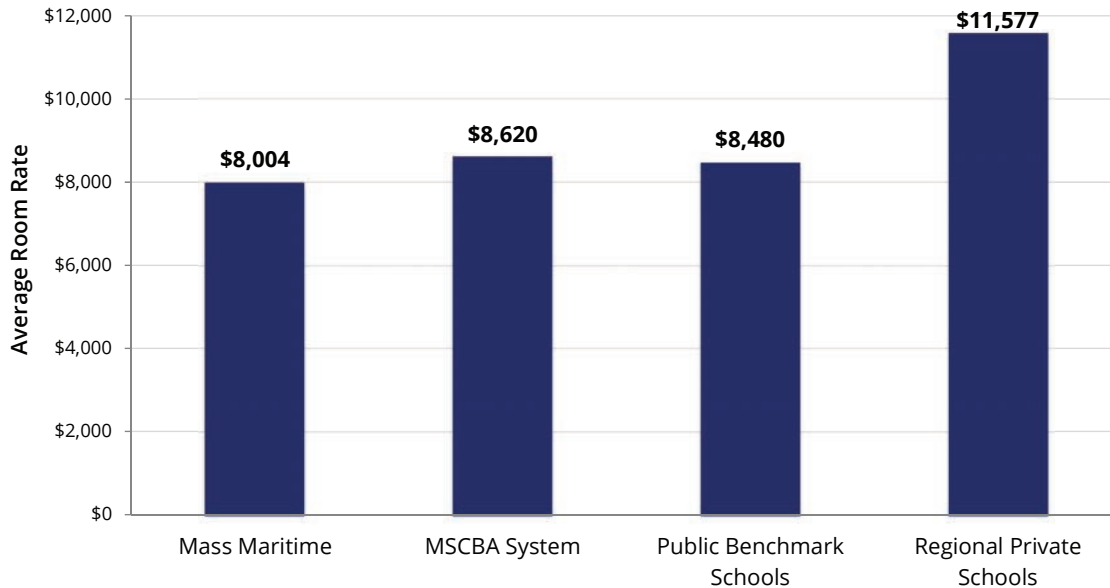
Figure 6L**Residence Hall Room Types, Mass Maritime***Source: MSCBA, Fall 2019***FALL 2020 RENTAL CONTEXT**

Overall Cost. The average cost of on-campus housing at Mass Maritime is \$8,004 per academic year, a cost which is 7% lower than the MSCBA average rent; 6% lower than that of its public benchmarks; and 31% lower than that of its regional private university benchmarks. (See Figure M.)

**Morning Formation at Mass Maritime**

Figure 6M**Average Room Rate, Fall 2020**

Source: MSCBA, Summer 2020; university websites, Summer 2020



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

Mass Maritime's Voyage Plan FY 2021 & 2022 was approved in September 2020 and is available on the University's website.⁵ The report outlines some of the ways that Mass Maritime may be addressing their goals and objectives through current and future housing initiatives. This includes the utilization of the Kennedy to support cadet housing as needed, the development of a multi-year plan to upgrade and renovate the dormitories to improve student life and security, and the reconstruction of the Beachmoor for cadet housing and conference spaces.

⁵ <https://drive.google.com/file/d/1Nmh8avKq6F4CQwutleVTR8dEHjn4c/QM/view>.

Figure 6P

MSCBA PROJECTS

The Academy has a new project in design to add 72 beds to the portfolio. The project introduces a new unit type, the Privacy Double, which adds an en suite bathroom to a double bedroom. This unit type is appropriate for older students or honors students; it is also flexible for other uses, including summer programs, safety, and medical needs.

The table below lists projects anticipated to be completed in the next few years.

2022: Future Projects Anticipated

New Capacity	Design is under way for 72 bed project
---------------------	--

V. SUMMARY

Total enrollment at the Academy grew continuously over the last 15 years, and undergraduate enrollment grew as well. In light of the increasing undergraduate population and a current housing occupancy rate of 100%, the Academy is exploring ways to increase its housing inventory. The Academy has a new 72-bed project in design stages which offers a new unit type, the Privacy Double, developed to respond to a new cultural norm for increased privacy. This project will allow the Academy to maintain its goal of housing 100% of its students if there is a future increase in the size of the student body.



SALEM STATE UNIVERSITY:

2019-2020 FAST FACTS SUMMARY

ENROLLMENT

Total Enrollment	7,706
Undergraduate Student Enrollment	6,273
Full-Time Enrollment	4,997
Part-Time Enrollment	1,276
Graduate Student Enrollment	1,433

GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	93%
From Out-of-State	4%
From Abroad	3%

DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	90%
Male	37%
Female	63%
Minority <i>Students with Known Race/Ethnicity</i>	33%
Asian	4%
Black	10%
Hispanic	16%

ACADEMIC MEASURES *Degree-Seeking Undergraduates*

Percent Transfer Students <i>All Degree-Seeking</i>	37%
Retention Rate <i>First-Time, Full-Time</i>	73%
6-Year Graduation Rate, 2013 cohort <i>First-Time, Full-Time</i>	57%

HOUSING

Percent Housed <i>Full-Time Undergraduates</i>	37%
2018 Housing Target <i>Full-Time Undergraduates</i>	50%
Occupancy Percent, Fall 2019	82%
Design Capacity, Fall 2019	2,282
Actual Occupancy, Fall 2019	1,881




RENTS

Average On-Campus Rent, Summer 2020	\$9,864
Average Off-Campus Rent, Fall 2020	\$10,684
Average Public Benchmark Schools Rent, Fall 2020	\$9,252
Average Regional Private Schools Rent, Fall 2020	\$11,513
Average MSCBA System Rent, Fall 2020	\$8,620

Map 7A

Campus Map - Salem State



-  MSCBA Housing
-  MSCBA Student Life
-  Campus Owned



I. CAMPUS BACKGROUND

In Fall 2019, Salem State University has a total enrollment of 7,706 students. The University awarded 2,164 Bachelor's and Master's degrees in Academic Year 2018-2019. Salem State is located in Essex County.

II. STUDENT BODY

ENROLLMENT

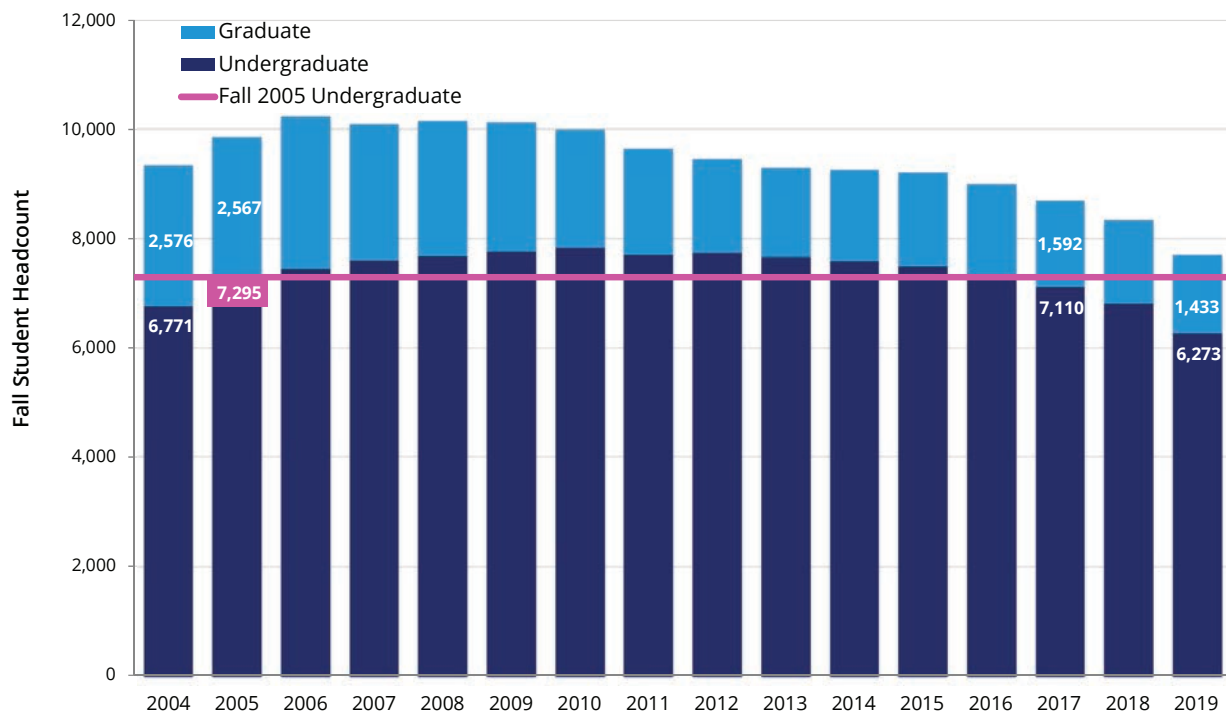
Overall Enrollment. Salem State's overall enrollment grew slightly from Fall 2005 to Fall 2008 and has declined since then. The Fall 2019 overall enrollment of 7,706 students is 22% lower than it was in Fall 2005.

Since Fall 2005, the undergraduate population followed a gradual upward trend, and began declining in Fall 2013. From Fall 2017 to Fall 2019, the undergraduate population declined by 12% (837). In Fall 2019, the undergraduate student population of 6,273 students is 14% less than it was in Fall 2005 (1,022 students). In the same time period, the graduate student population declined by 44% (1,134 students). (See Figure A.)

Figure 7A

Student Enrollment, Salem State, Fall 2004-2019

Source: Mass DHE 2020

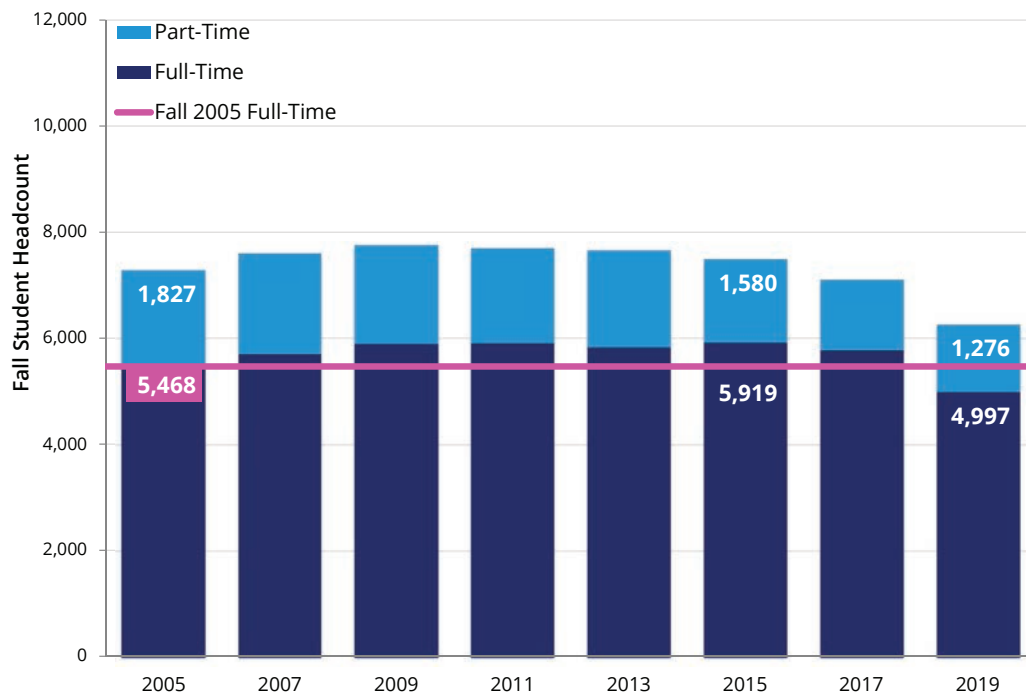


Undergraduate Enrollment. In Fall 2019, Salem State has 6,273 undergraduate students, of which 80% are full-time students. Both the part-time and full-time undergraduate populations have declined over the years. Compared to Fall 2005, the full-time undergraduate population in Fall 2019 is 9% less (471 students). Meanwhile, the part-time undergraduate population in Fall 2019 is 30% less than that of Fall 2005. (See Figure B.)

Figure 7B

Undergraduate Student Enrollment by Part-Time/Full-Time Status, Salem State, Fall 2005-2019

Source: Mass DHE 2020



DEMOGRAPHIC INFORMATION

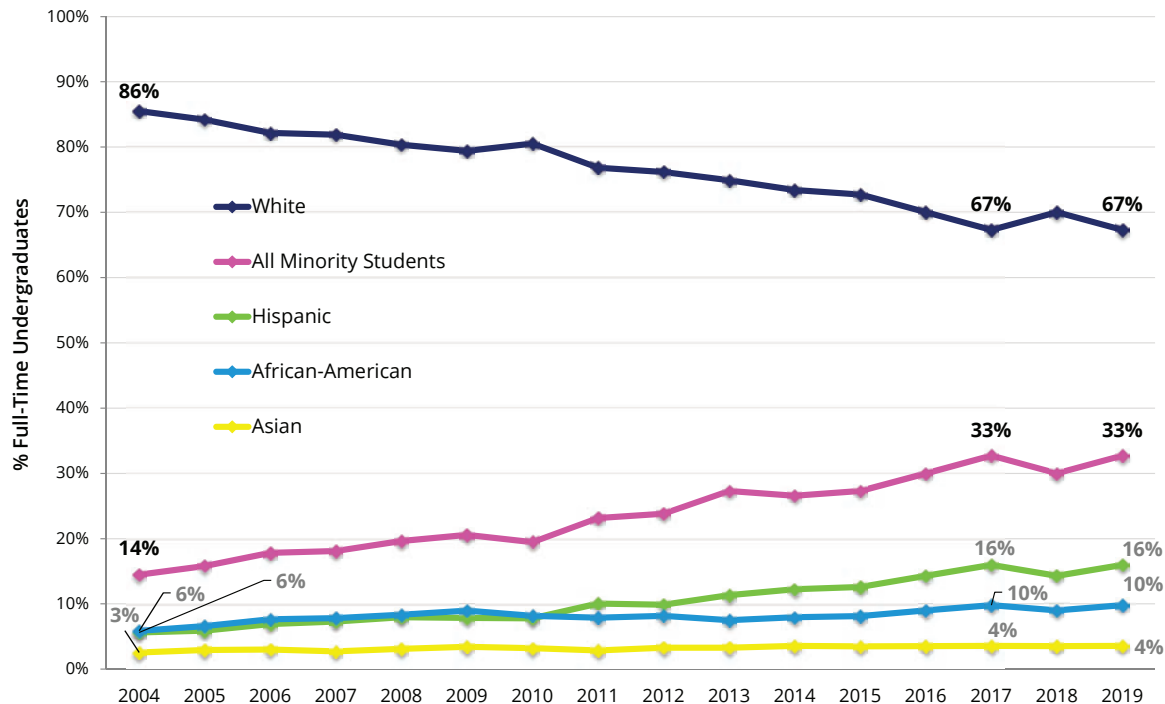
Student Body Composition. Traditional-aged (18-24) students constitute the majority of Salem State's undergraduate enrollment. In Fall 2017, more than half (63%) of the full-time undergraduate population is female.

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 2019. 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 2019. 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 2004-2019

Source: Mass DHE Special Calculation 2020



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 Overall, 93% of the full-time undergraduates come from Massachusetts, with 4% 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%).

¹ Map B and Figure D of the previous update reports have been omitted here. See mid-year Counties of Residence Report. https://www.msoba.org/docs/117_MSCBA2018_CountiesOfResidenceReport_DemographicPerspectives_4.24.2019.pdf

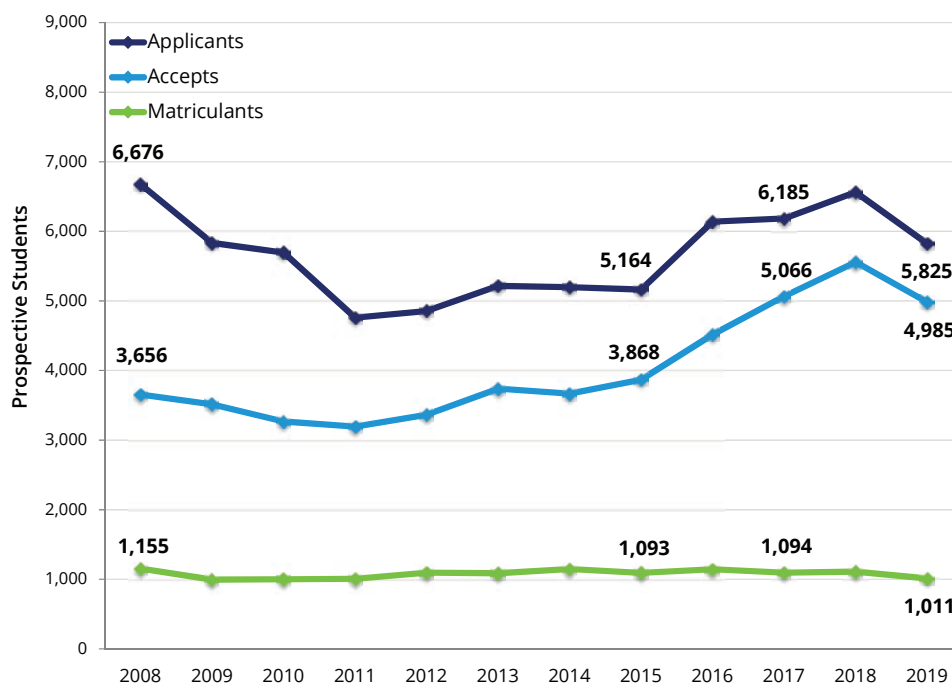
UNDERGRADUATE ADMISSIONS

First-Time, First-Year Admissions. Salem State's first-time, First-Year applications significantly dropped from Fall 2008 to Fall 2011, but then followed an upward trend until 2018. From Fall 2017 to Fall 2019, the first-time, First-Year applications declined by 6% (360 applicants). First-time, First-Year matriculants have been relatively stable over time, but from Fall 2017 to Fall 2019 declined (8%). (See Figure E.)

Figure 7E

First-Time, First-Year Student Admissions, Salem State, Fall 2008-2019

Source: Salem State University, Summer 2020

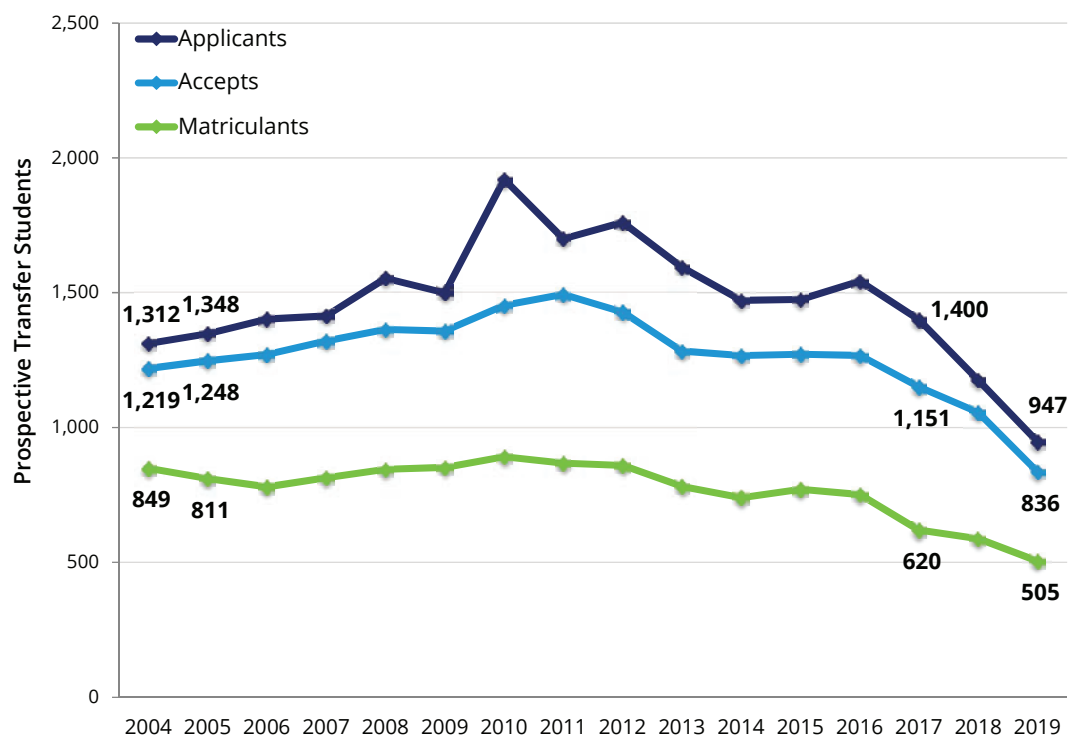


Transfer Admissions. The number of transfer applicants followed an upward trend from Fall 2005 to Fall 2010, after which it began to decline. From Fall 2017 to Fall 2019, the number of transfer applicants significantly decreased by 32% (453 applicants). Overall, compared to Fall 2005, the number of transfer applicants in Fall 2019 is 30% lower.

The number of transfer matriculants reached an all-time high in Fall 2010 and then followed a general downward trend. From Fall 2017 to Fall 2019, the number of transfer matriculants dropped 19% (115 matriculants). Compared to Fall 2005, the number of transfer matriculants in Fall 2019 is 38% less (306 matriculants). (See Figure F.)

Figure 7F**Transfer Admissions, Salem State, Fall 2004-2019**

Source: Salem State University, Summer 2020



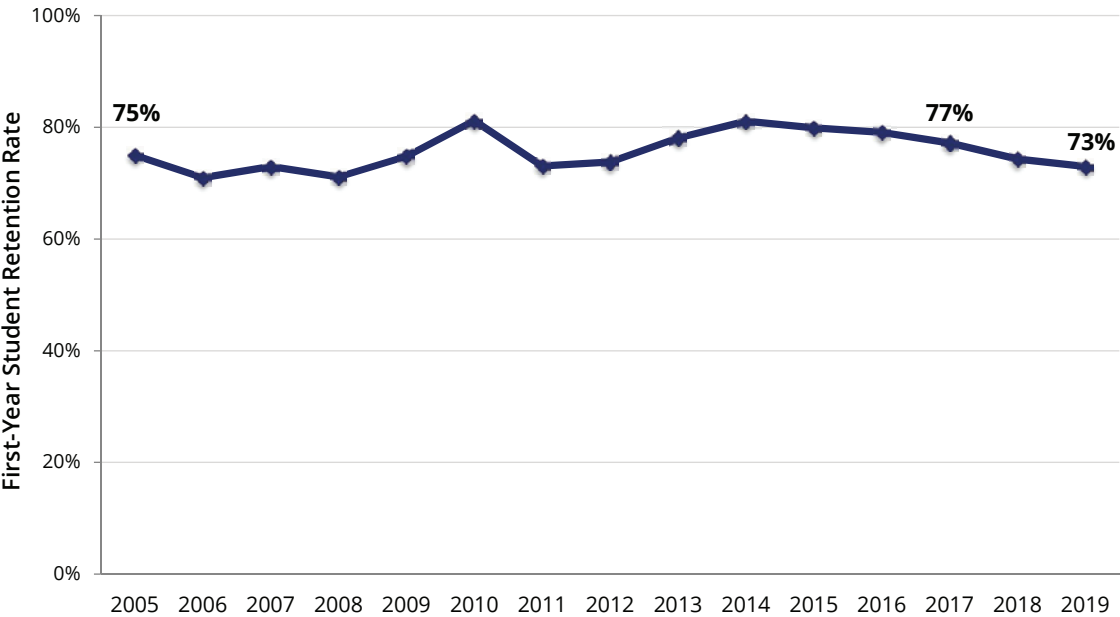
Viking Hall at Salem State University

Retention. The retention rate fluctuated widely over the past 12 years. While the retention rate slightly declined from 75% in Fall 2005 to 73% in Fall 2019, the Fall 2019 rate is significantly lower than previous peaks of 81% in Fall 2010 and Fall 2014. (See Figure G.)

Figure 7G

First-Time, Full-Time, First-Year Student Retention Rate, Salem State, Fall 2005-2019*

Source: Mass DHE 2020



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

III. HOUSING

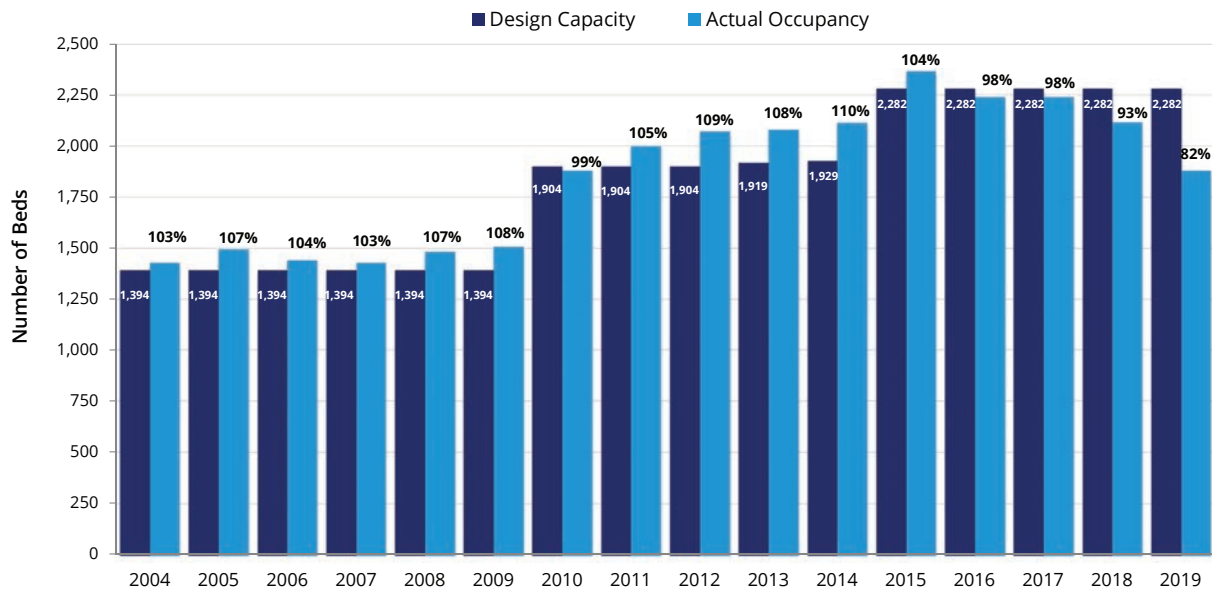
DEMAND

In Fall 2019, Salem State University houses 1,881 undergraduate students on-campus. 37% of the full-time undergraduate population lives on-campus, still below its 2018 housing target of 50%.

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 2019, occupancy is now at only 82%, out of a design capacity of 2,282 beds. (See Figure H.)

Figure 7H**Housing Occupancy, Salem State, Fall 2004-2019**

Source: MSCBA, Summer 2020



Bates Complex at Salem State University

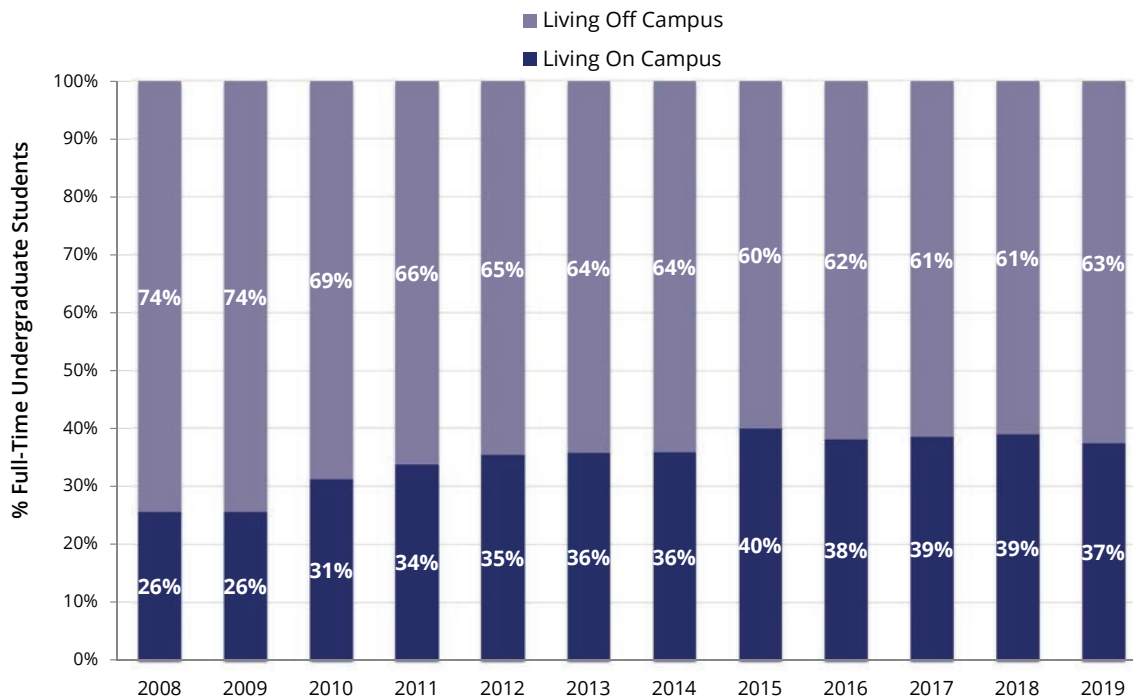
ON-CAMPUS STUDENT HOUSING PROFILE

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 at 40%, and then following a downward trend to Fall 2019. From Fall 2017 to Fall 2019, the percent of full-time undergraduate students living on-campus decreased by 2 percentage points to 37%. Compared to Fall 2008, Salem State has moved in a positive direction towards becoming a residential campus; the percent of full-time undergraduate students living on-campus in Fall 2019 is 11 percentage points greater. (See Figure 1.)

Figure 7I

Housing Situation of Full-Time Undergraduate Students, Salem State, Fall 2008-2019

Source: Salem State University, Summer 2020

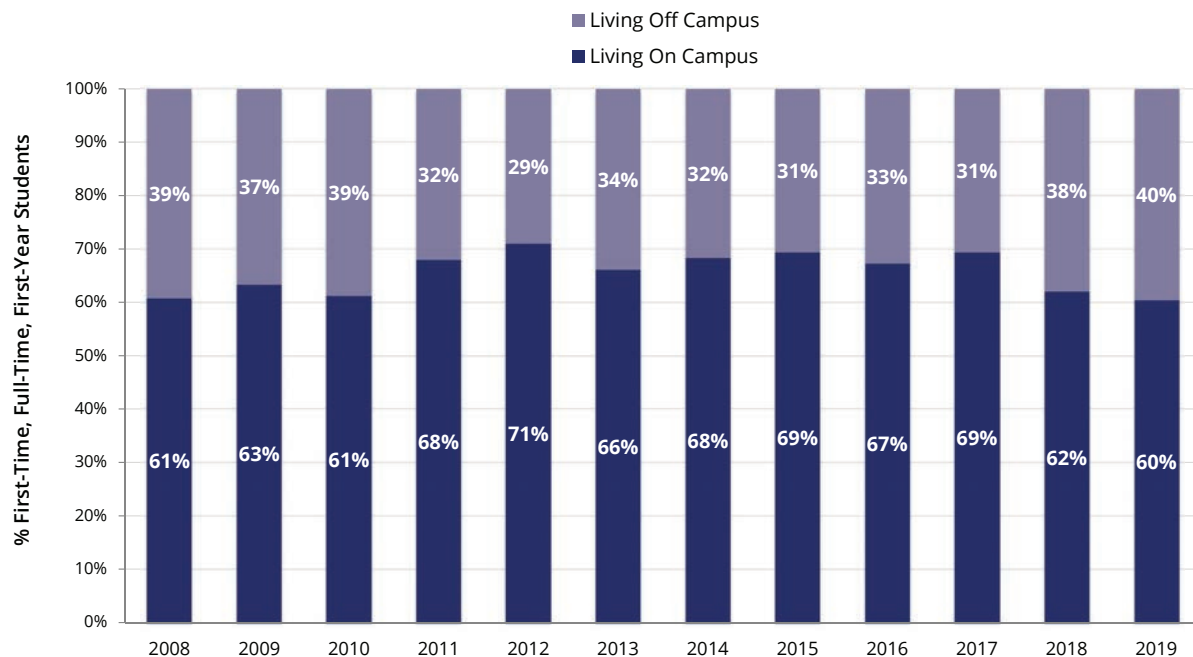


First-Time, Full-Time, First-Year Students. The percent of first-time, full-time, First-Year students in on-campus housing fluctuated over the years, with an all-time high of 71% in Fall 2012. The percent of first-time, full-time, First-Year students living on-campus began to stabilize after Fall 2014. From Fall 2017 to Fall 2019 the percent of first-time, full-time, First-Year students living on-campus declined by 9%. The percent of first-time, full-time, First-Year students living on-campus in Fall 2019 is 60%, 1 percentage point lower than that of Fall 2008. (See Figure J.)

Figure 7J

Housing Situation of First-Time, Full-Time, First-Year Students, Salem State, Fall 2008-2019

Source: Salem State University, Summer 2020



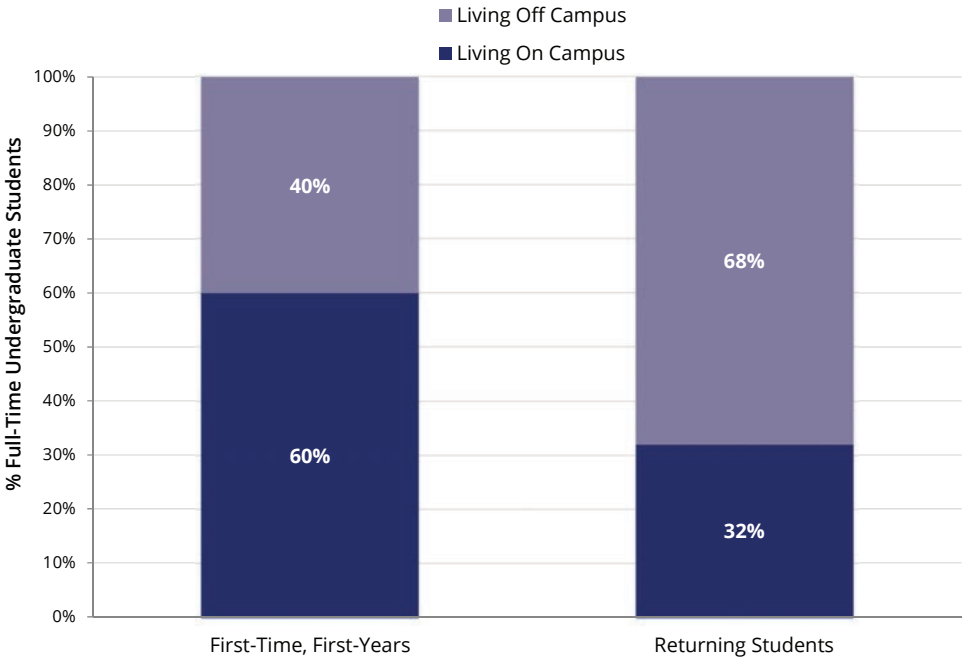
Full-Time Undergraduates by Class. In Fall 2019, the percent of first-time, full-time, First-Year students living on-campus (60%) is close to double the percent of returning students living on-campus (32%).

Compared to Fall 2017, the percent of first-time, full-time, First-Year students living on-campus has dropped 9% in Fall 2019. In the same time period, the percent of returning students living on-campus remained the same, despite the increase in upper class beds with the opening of Viking Hall in 2015. This may indicate a shift in preference to off-campus housing options among returning students. (See Figure K.)

Figure 7K

Housing Situation of Full-Time Undergraduate Students by Class Year, Salem State, Fall 2019

Source: Salem State University, Summer 2020



Using a slightly different definition of full-time, degree-seeking students by class year, 59% of first-time, full-time students lived on-campus in Fall 2019, 44% of Sophomores, 26% of Juniors, and 18% of Seniors.

HOUSING PORTFOLIO

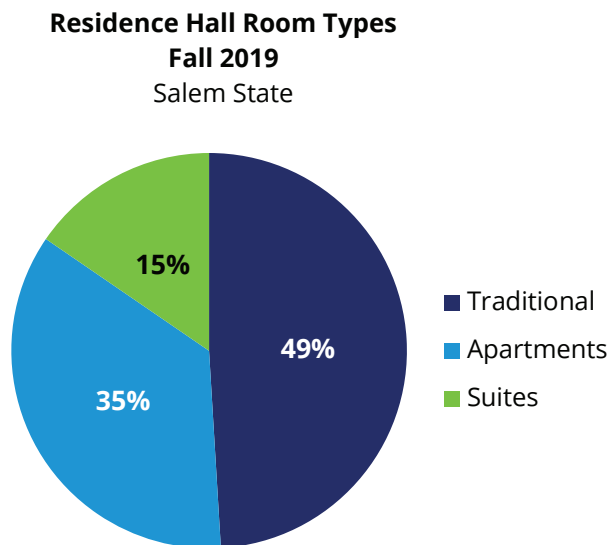
Salem State's housing stock consists of six residential complexes. In Fall 2019, 49% of beds are traditional, 15% are suite-style, and 35% are apartments.

A complete listing of all Salem State residence halls, including information on construction and renovation dates, square footage, and room styles is included in Section 3. There may be some adjustments made to the '20-'21 room types due to COVID-19. (See Figure L.)

Figure 7L

Residence Hall Room Types, Salem State

Source: MSCBA, Fall 2019



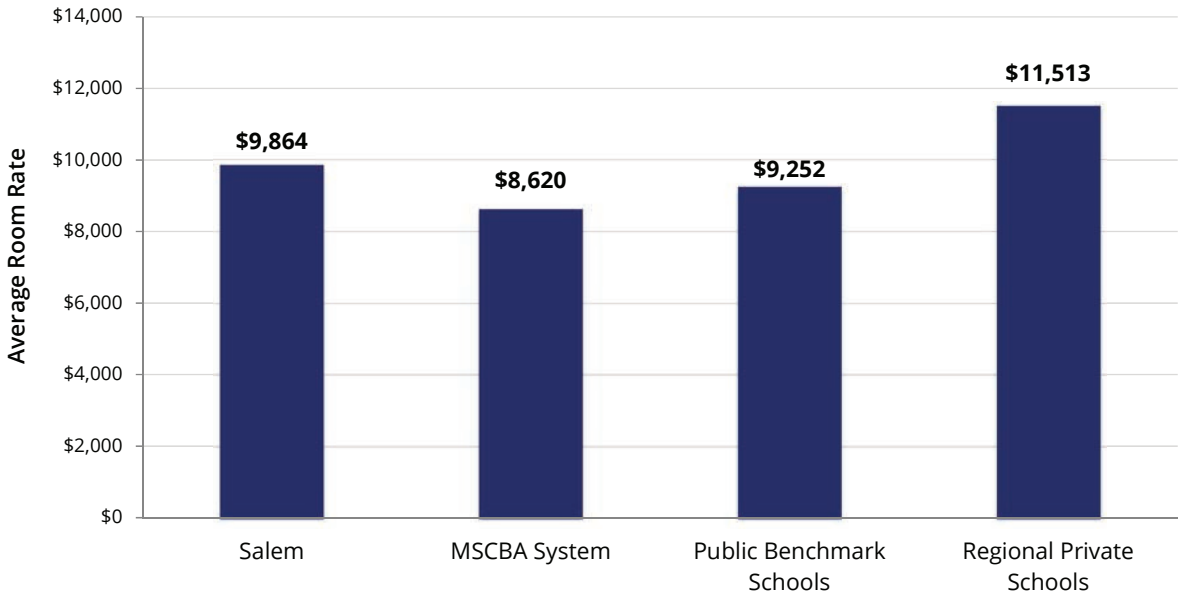
FALL 2020 RENTAL CONTEXT

Overall Cost. Based on Fall 2020 data, the average cost of on-campus housing is \$9,864 at Salem State. This cost is 14% higher than the MSCBA average rent and 7% higher than that of Salem State's public benchmarks, but 14% lower than regional private benchmarks. (See Figure M.)

Figure 7M

Average Room Rate, Fall 2020

Source: MSCBA, Summer 2020; university websites, Summer 2020



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.

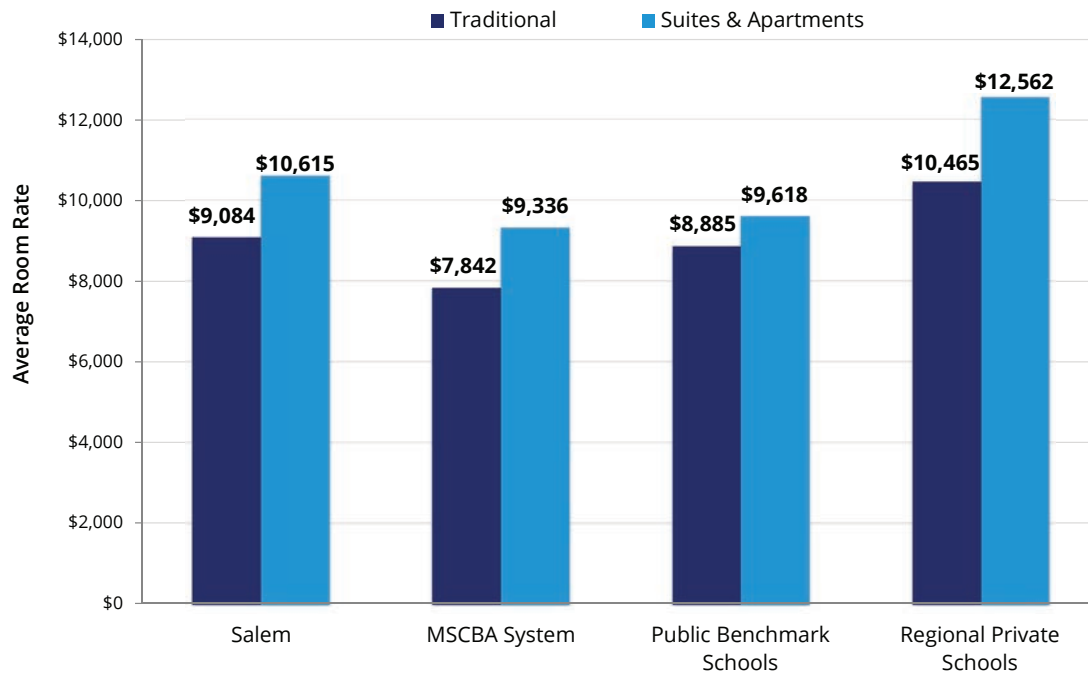
On-Campus Suites and Apartments. Salem State’s on-campus suites and apartments are 17% more expensive than on-campus traditional housing. Rents for both, however, are higher than the average corresponding costs for the MSCBA, and lower than those for private schools and the public benchmarks. (See Figure N.)



Bates Complex at Salem State University

Figure 7N**Average Room Rate, Fall 2020: Traditional vs. Suites and Apartments**

Source: MSCBA, Summer 2020; university websites, Summer 2020

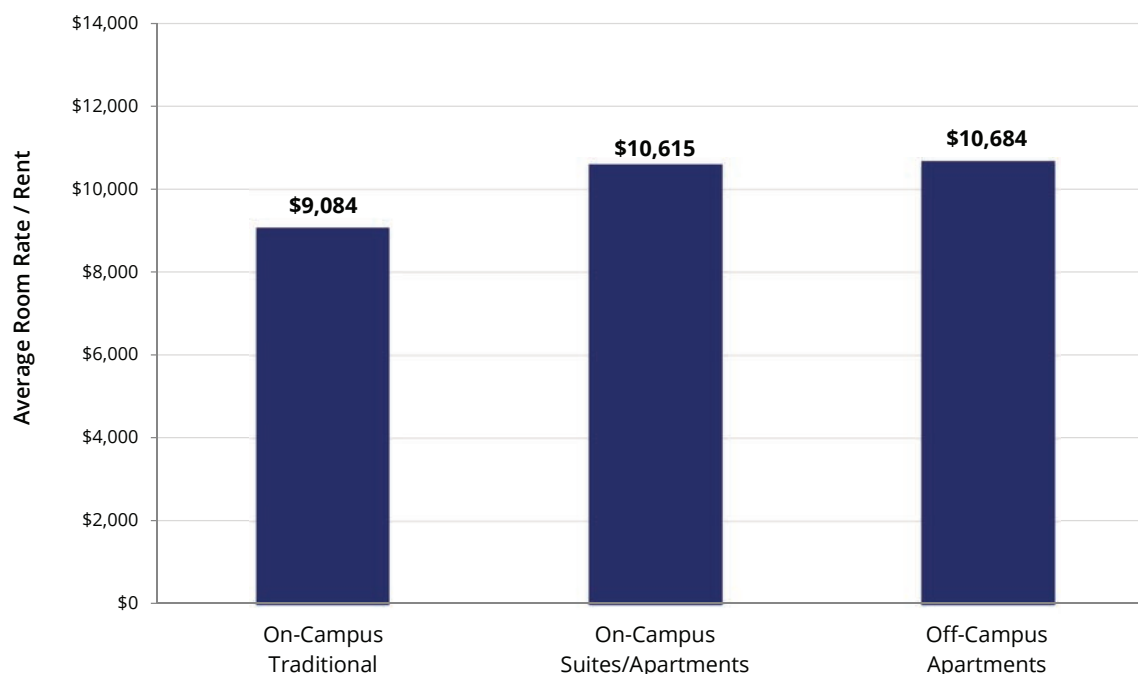


Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted.

Off-Campus Housing. The average cost of on-campus housing is considerably less expensive than the average cost of off-campus options, based on off-campus rental data collected in Summer 2020. The average room rate for on-campus suites and apartments is 8% lower than the average off-campus room rate (\$10,684 for units of 2 bedrooms or more). (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 2020**

Source: MSCBA, Summer 2020; university websites, Summer 2020; market analysis, Summer 2020



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

Salem State's *Strategic Plan 2018-21* was published in December 2017.² The University plans to expand online, low-residency course offerings for certain academic areas, and increase use of residence halls for summer conferences.

MSCBA PROJECTS

As part of their SSU Project Bold, the Commonwealth plans to sell South Campus to fund the consolidation of programs on its North and Central campuses. Project Bold includes renovation and repurposing of existing spaces, as well as construction of a building addition and new parking spaces.

The MSCBA also continues to address maintenance and renovations as needed in the existing residence halls on North and Central Campuses.

² https://records.salemstate.edu/sites/default/files/reports/2018-02/Salem%20State%20Strategic%20Plan%20FINAL%20BHE.11.2017_0.pdf

V. SUMMARY

After years of housing oversubscription, in Fall 2017, occupancy is now at 82%, a significant undersubscription. The decline in housing occupancy parallels the enrollment decline in recent years.

Over time, Salem has actively pursued a goal of providing a residential option on-campus by increasing and renovating its housing and other campus spaces, room occupancy not exceeding design capacity, and enriched residence hall programming. Salem State strives to balance the needs of both its residential and commuter students with increased campus gathering places for all students, parking for commuters, and other initiatives.



Westfield
STATE UNIVERSITY

WESTFIELD STATE UNIVERSITY

2019-2020 FAST FACTS SUMMARY

ENROLLMENT

Total Enrollment	5,798
Undergraduate Student Enrollment	5,071
Full-Time Enrollment	4,251
Part-Time Enrollment	820
Graduate Student Enrollment	727

GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	91%
From Out-of-State	8%
From Abroad	<1%

DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	88%
Male	55%
Female	45%
Minority <i>Students with Known Race/Ethnicity</i>	22%
Asian	2%
Black	5%
Hispanic	11%

ACADEMIC MEASURES *Degree-Seeking Undergraduates*

Percent Transfer Students <i>All Degree-Seeking</i>	29%
Retention Rate <i>First-Time, Full-Time</i>	72%
6-Year Graduation Rate, 2013 cohort <i>First-Time, Full-Time</i>	61%

HOUSING

Percent Housed <i>Full-Time Undergraduates</i>	57%
2018 Housing Target <i>Full-Time Undergraduates</i>	60%
Occupancy Percent	86%
Design Capacity ¹	2,760
Actual Occupancy ²	2,364

RENTS

Average On-Campus Rent, Fall 2020	\$7,712
Average Off-Campus Rent, Summer 2020	\$7,553
Average Public Benchmark Schools Rent, Fall 2020	\$8,710
Average Regional Private Schools Rent, Fall 2020	\$9,526
Average MSCBA System Rent, Fall 2020	\$8,620




¹ Housing design capacity does not include 205 beds in Lansdowne Place, an off-campus apartment building leased to the University until 2021.

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

In Fall 2019, Westfield State University has a total enrollment of 5,798 students. The University awarded 1,700 Bachelor's and Master's degrees in Academic Year 2018-2019. Westfield State is located in Hampden County.

II. STUDENT BODY

ENROLLMENT

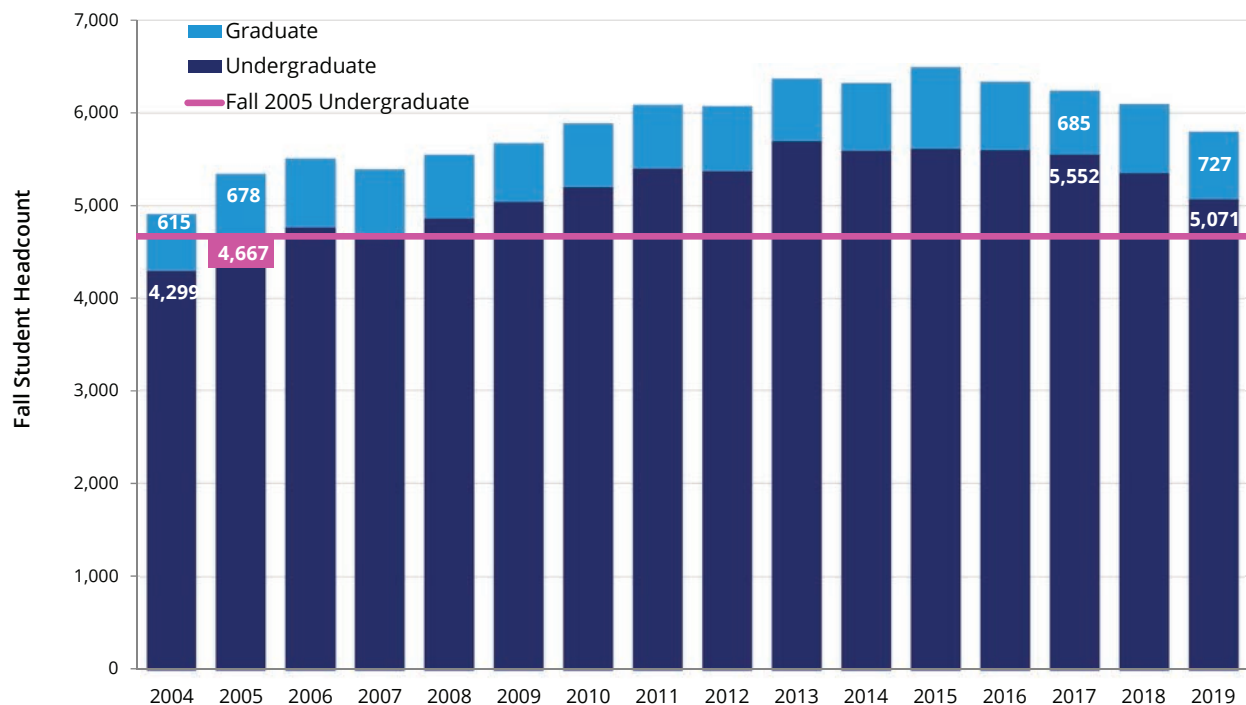
Overall Enrollment. Westfield State's overall enrollment is 5,798 students in Fall 2019. The University experienced a fairly steady rise in overall enrollment from Fall 2005 to Fall 2015, but then began to decline, with a drop of 7% from Fall 2017 to Fall 2019 (439 students). The majority of growth over time is within the undergraduate population, which grew 9% from Fall 2005 to Fall 2019, but saw a decline of 9% from Fall 2017 to Fall 2019 (481 students).

After fluctuating narrowly from Fall 2005 onward, the graduate student population rose quickly in Fall 2015 (880 students), but has since declined to 727 students in Fall 2019. (See Figure A.)

Figure 8A

Student Enrollment, Westfield State, Fall 2004-2019

Source: Mass DHE 2020



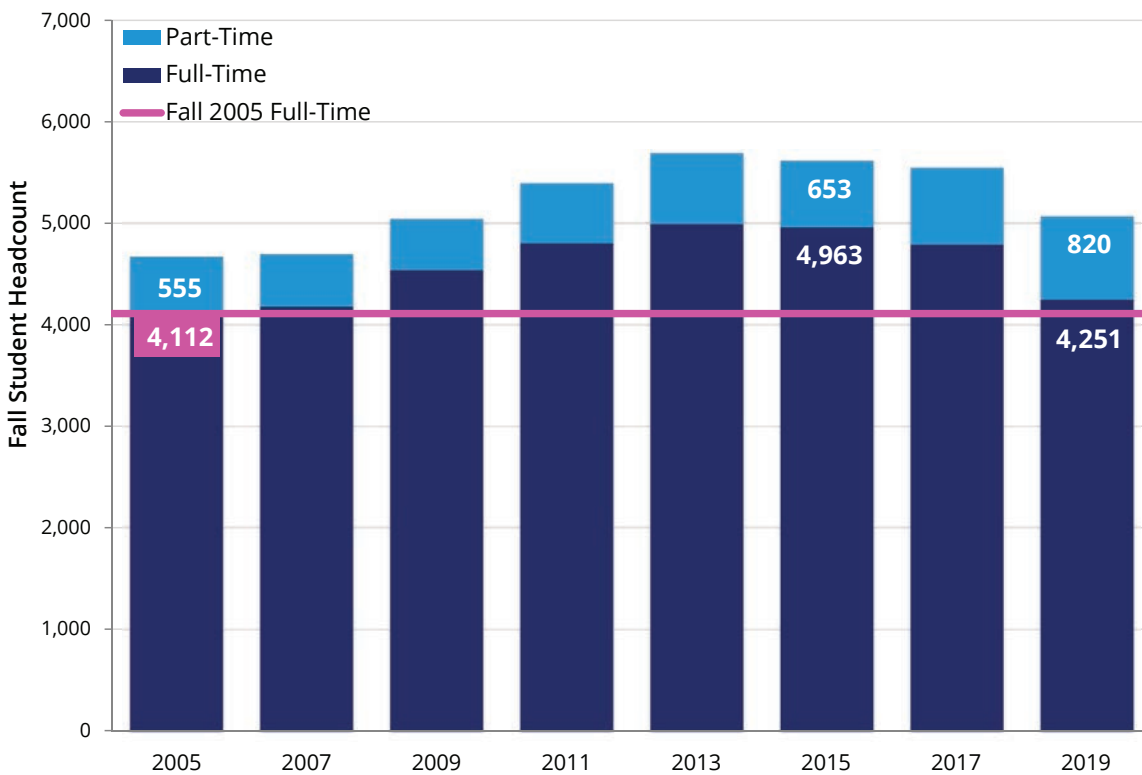
Undergraduate Enrollment. The number of full-time undergraduates rose steadily from Fall 2005, peaking in Fall 2013, and declining each year after that. In Fall 2019, Westfield State had 4,251 full-time undergraduates, 3% more than in Fall 2005. From Fall 2005 to Fall 2019, the percent of undergraduate students who are enrolled full-time fluctuated narrowly; in Fall 2019, 84% 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 48% from Fall 2005 to Fall 2019 (265 students). From Fall 2017 to Fall 2019, the part-time undergraduate student body grew by 8% (59). (See Figure B.)

Figure 8B

Undergraduate Student Enrollment by Part-Time/Full-Time Status, Westfield State, Fall 2005-2019

Source: Mass DHE 2020



DEMOGRAPHIC INFORMATION

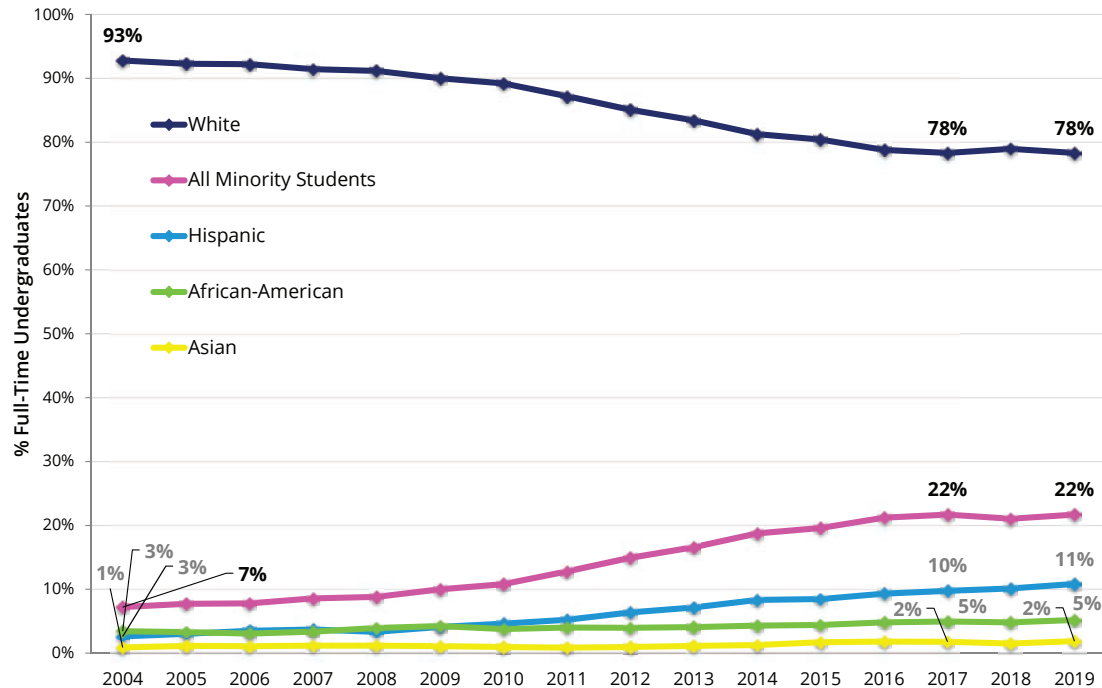
Student Body Composition. Of the full-time undergraduate population, 45% are female, 88% are of traditional age (18-24), and 22% are from minority populations. The minority population as a portion of full-time undergraduates almost tripled over the past 12 years, from 8% in Fall 2005 to 22% in Fall 2019.

The growth in the minority student body 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 11% in Fall 2019. (See Figure C.)

Figure 8C

Full-Time Undergraduate Enrollment by Race/Ethnicity, Westfield State, Fall 2004-2019

Source: Mass DHE Special Calculation 2020



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 91% of its student body from Massachusetts, 8% from other states, and fewer than 1% from abroad.

UNDERGRADUATE ADMISSIONS

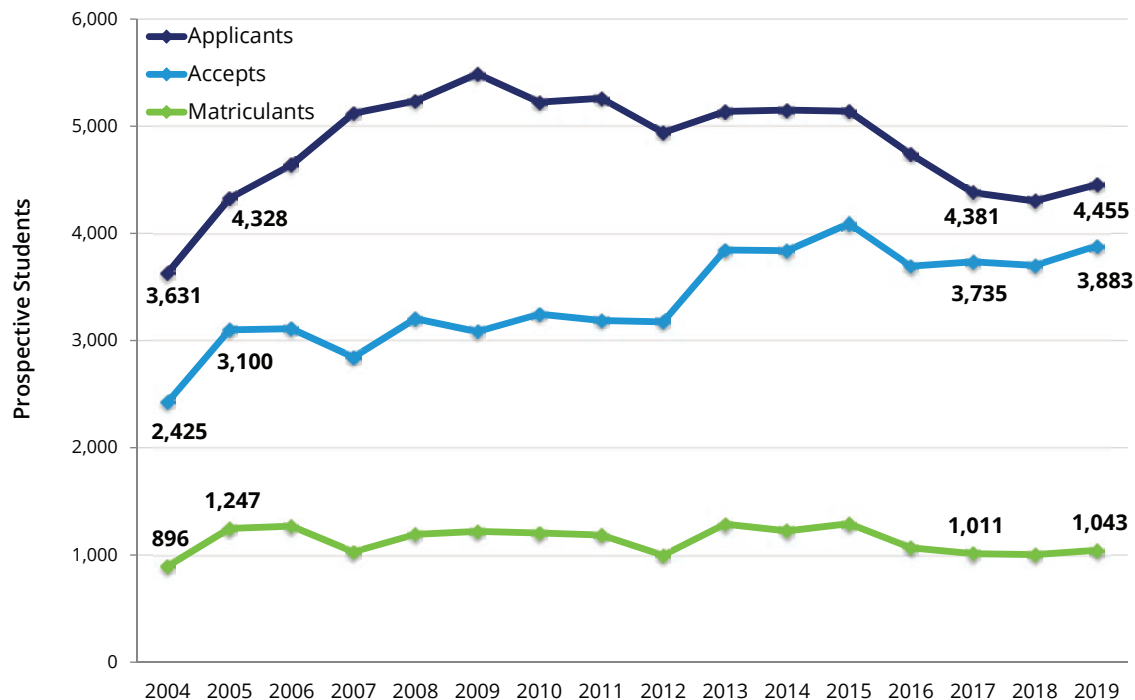
First-Time, First-Year Admissions. The number of first-time, First-Year applicants grew strongly in the early 2000's, peaked in Fall 2009, and then followed a staggered downward trend. From Fall 2017 to Fall 2019, the number of first-time, First-Year applicants increased once again by 2% (74 applicants). Compared to Fall 2005, the number of first-time, First-Year applicants is only 3% greater (127 applicants).

The number of matriculants experienced several downturns but otherwise remained relatively stable until Fall 2015. After a decline from Fall 2015 to Fall 2017, the number of matriculants increased from Fall 2017 to Fall 2019 by 3% (32 students). Compared to Fall 2005, the number of matriculants in Fall 2019 is 16% lower (204 students). (See Figure E.)

Figure 8E

First-Time, First-Year Student Admissions, Westfield State, Fall 2004-2019

Source: Westfield State University, Summer 2020

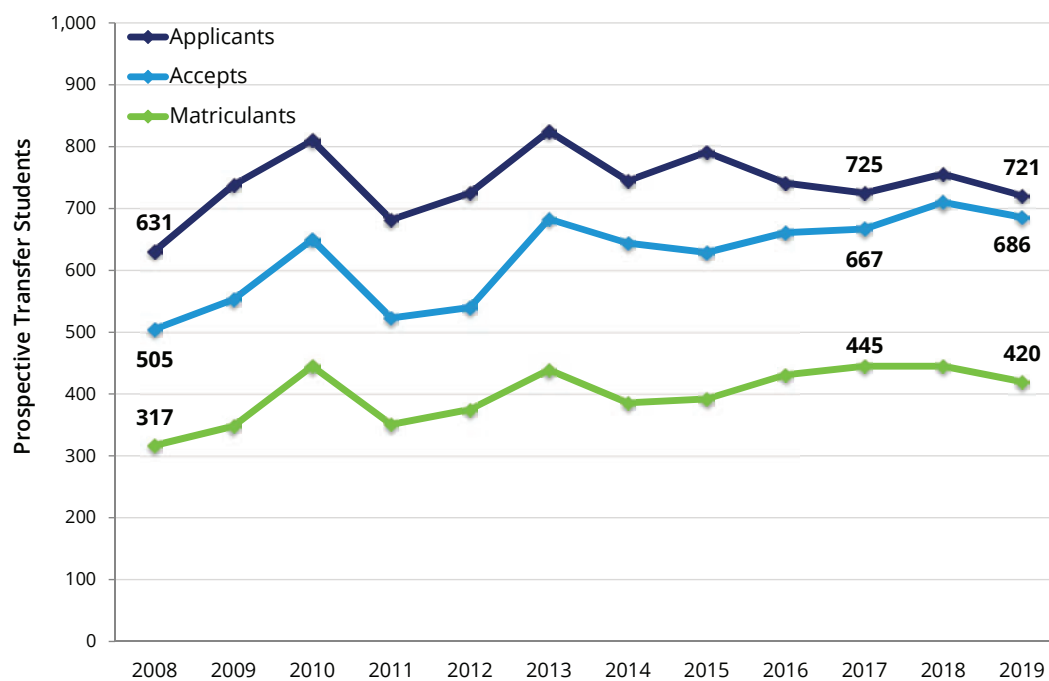


³ Map B and Figure D of the previous update reports have been omitted here. See mid-year Counties of Residence Report. https://www.mscba.org/docs/117_MSCBA2018_CountiesOfResidenceReport_DemographicPerspectives_4.24.2019.pdf

Transfer Admissions. After a dip in Fall 2011 and then an increase in Fall 2013, the number of transfer applications has been relatively stable. From Fall 2017 to Fall 2019, the number of transfer applicants declined by 1% (4 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 declined by 6% from Fall 2017 to Fall 2019 (25 students). (See Figure F.)

Figure 8F**Transfer Admissions, Westfield State, Fall 2008-2019**

Source: Westfield State University, Summer 2020

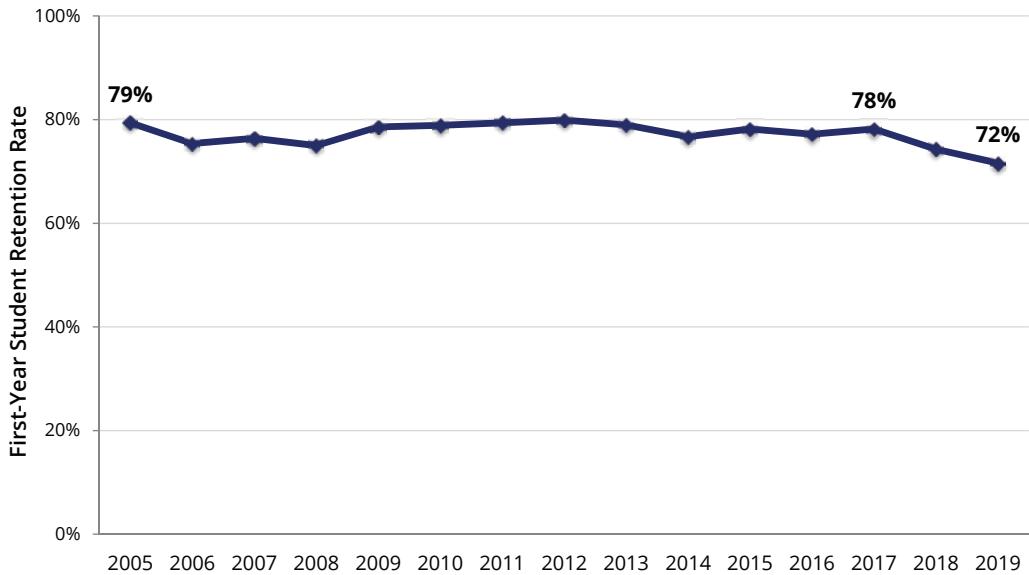


Retention. Westfield State's current retention rate fluctuates between 77% and 78%, a slight decline from Fall 2009 through Fall 2013 when 79% to 80% of first-time, full-time, First-Year students persisted into their second year. The retention rate in Fall 2017 was 78%, and dropped to 72% in Fall 2019. (See Figure G.)

Figure 8G

First-Time, Full-Time, First-Year Student Retention Rate, Westfield State, Fall 2005-2019*

Source: Mass DHE 2020



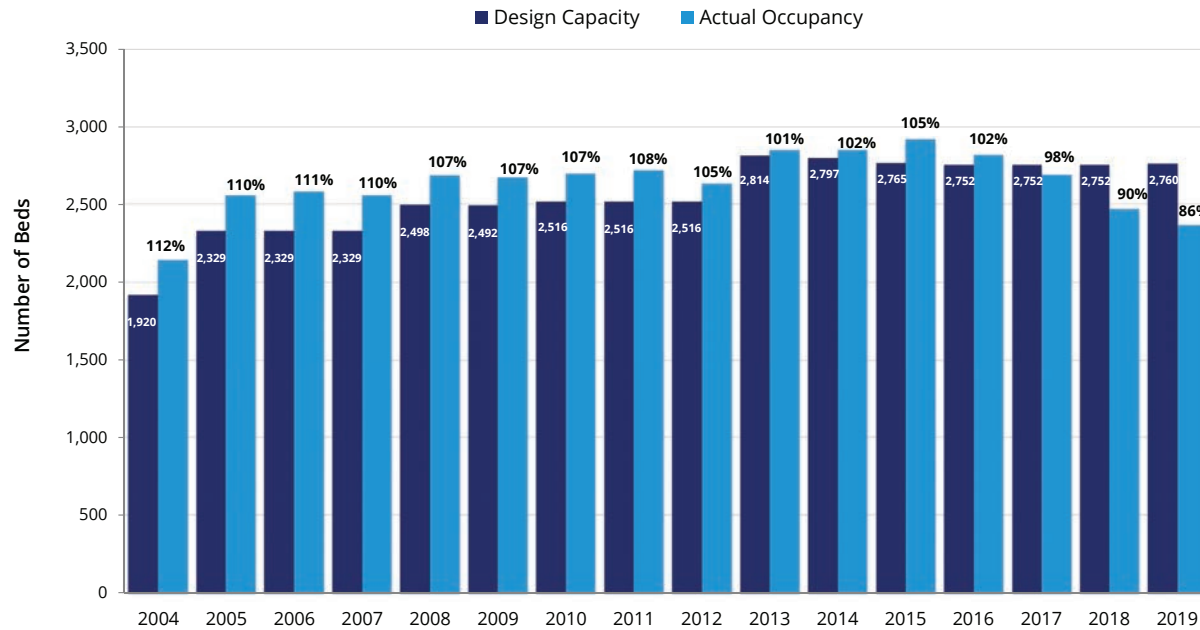
* The data for each year reflect the percentage of the previous year's first-time, full-time First-Year students who returned to campus.

III. HOUSING DEMAND

Occupancy. Since Fall 2005, the University experienced a high demand for housing every year, with regular occupancy rates of over 100%. The occupancy percent transitioned from a slight undersubscription of 98% in Fall 2017 to just 86% in Fall 2019. Design capacity in Fall 2019 is 2,760 beds. (See Figure H.)

Figure 8H**Housing Occupancy, Westfield State, Fall 2004-2019**

Source: MSCBA, Summer 2020

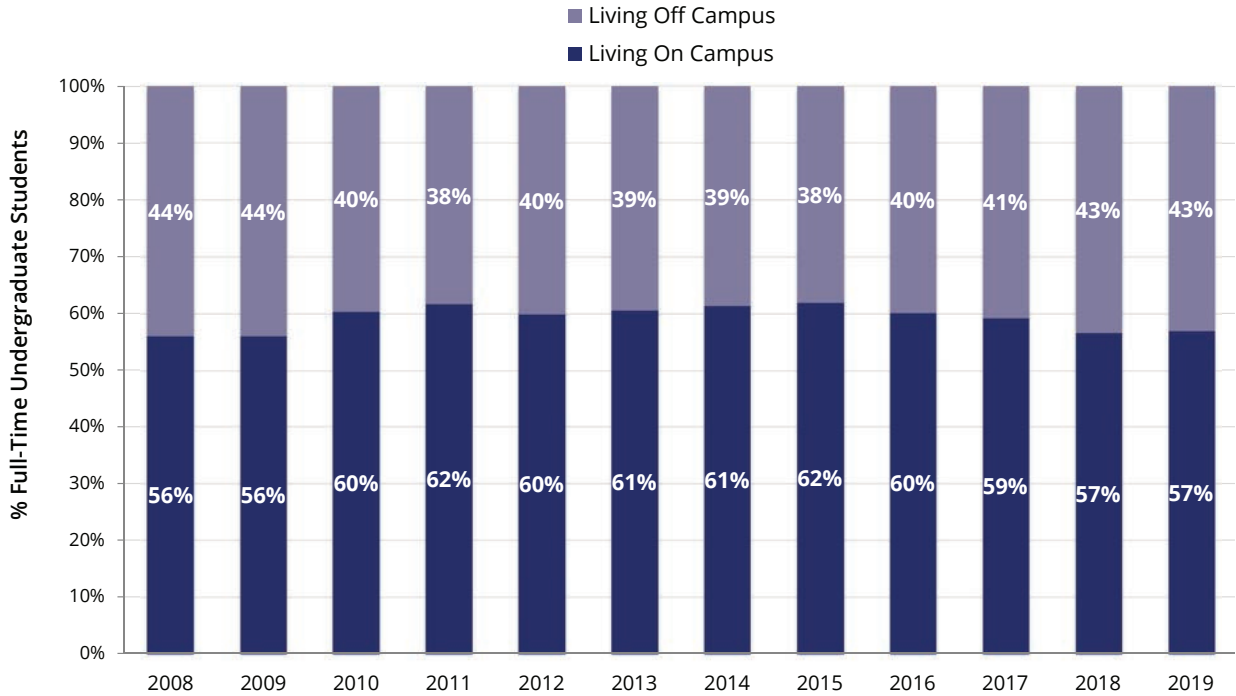
**ON-CAMPUS STUDENT HOUSING PROFILE**

Full-Time Undergraduates. The percent of full-time undergraduates living on-campus remained at 60% or above between Fall 2010 and Fall 2016. In Fall 2019, 57% of full-time undergraduates live on-campus, falling slightly short of the University's 2018 housing target of 60%. (See Figure I.)

Figure 8I

Housing Situation of Full-Time Undergraduate Students, Westfield State, Fall 2008-2019

Source: Westfield State University, Summer 2020



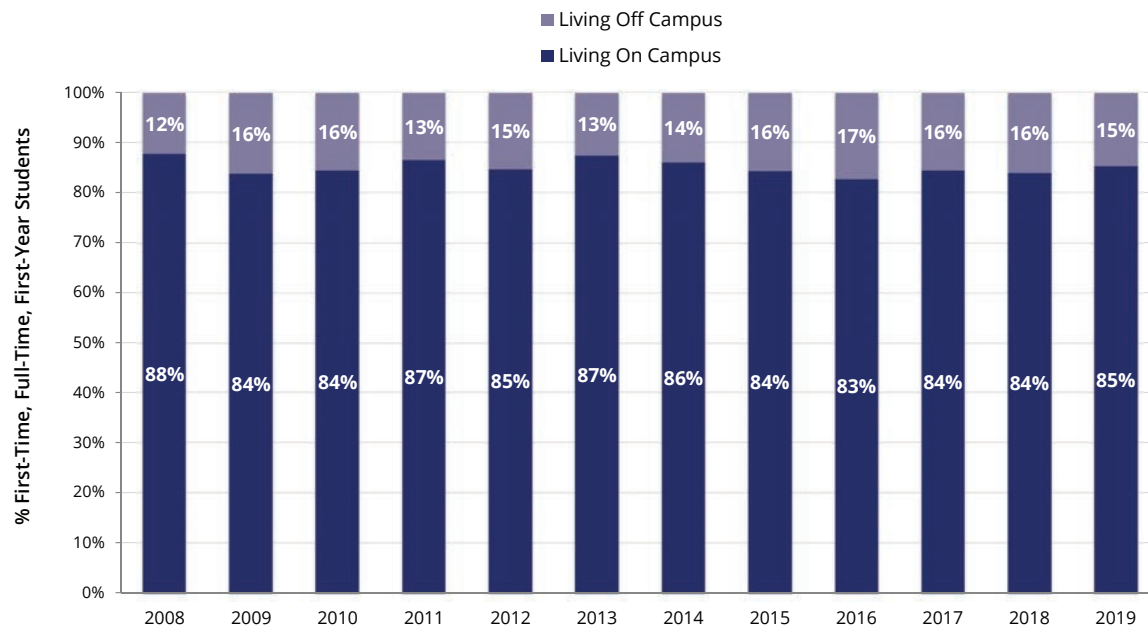
*First-Time, Full-Time, First-Year Students.*⁴ The percent of first-time, full-time, First-Year students living in on-campus housing has remained fairly stable. In Fall 2019, 85% of first-time, full-time, First-Year students live on-campus. (See Figure J.)

⁴ 'First-time, full-time, First-Year' is a slightly different population than 'full-time, First-Year,' which includes transfer and other non-first-time students who still maintain First-Year status based on credits.

Figure 8J

Housing Situation of First-Time, Full-Time, First-Year Students, Westfield State, Fall 2008-2019

Source: Westfield State University, Summer 2020



Full-Time Undergraduates by Class.

The percent of full-time undergraduates living on-campus in Fall 2019 declines for each subsequent class, but it is notable that close to half (44%) of full-time Juniors and one-third (33%) of full-time Seniors choose to live on-campus. (See Figure K.)

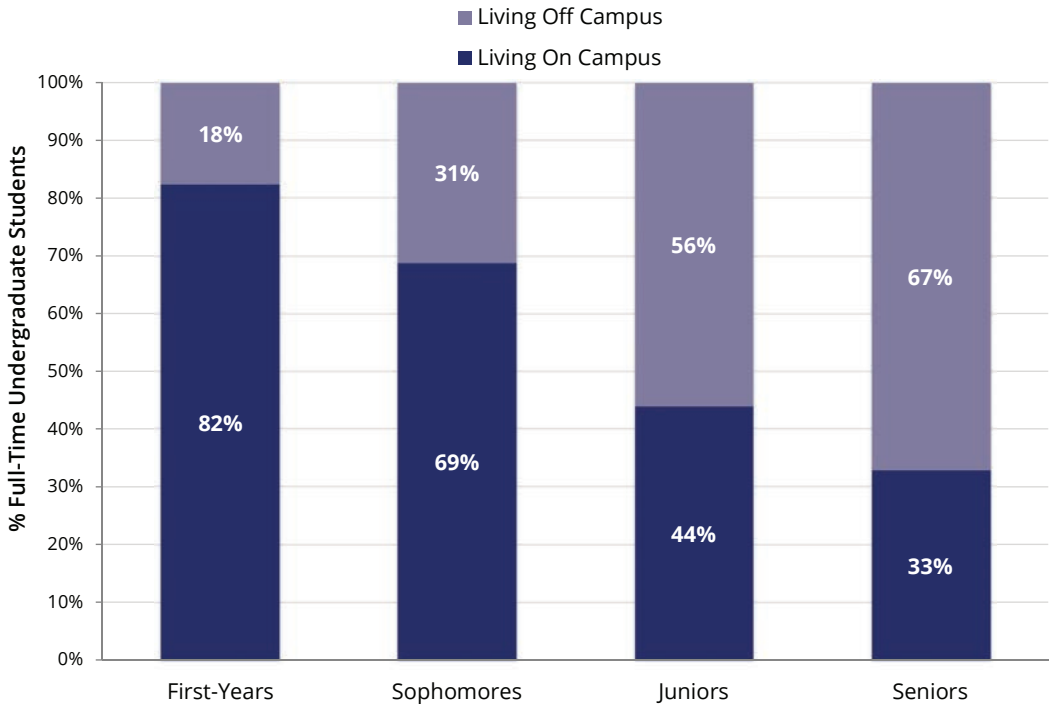


Dickinson Hall at Westfield State University

Figure 8K

Housing Situation of Full-Time Undergraduate Students by Class Year, Westfield State, Fall 2019

Source: Westfield State University, Summer 2020



HOUSING PORTFOLIO

Westfield State’s housing stock consists of eight residential complexes. The housing portfolio changed from the 2018 update, with fewer traditional beds relative to apartment beds in Fall 2019. By bed type, in Fall 2019, 60% of beds are traditional, 15% of beds are suite-style, and 25% 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 Section 3. There may be some adjustments made to the ‘20-’21 room types due to COVID-19. (See Figure L.)



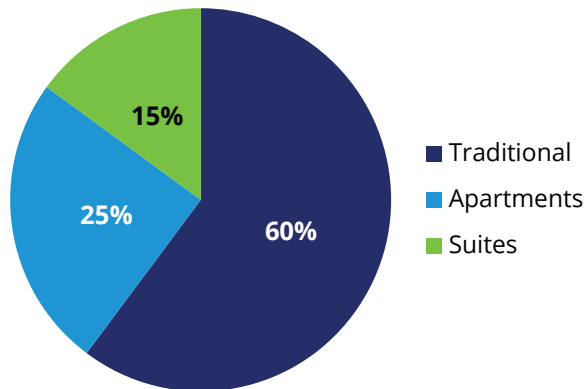
New Hall at Westfield State University

Figure 8L

Residence Hall Room Types, Westfield State

Source: MSCBA, Fall 2019

Residence Hall Room Types
Fall 2019
Westfield State



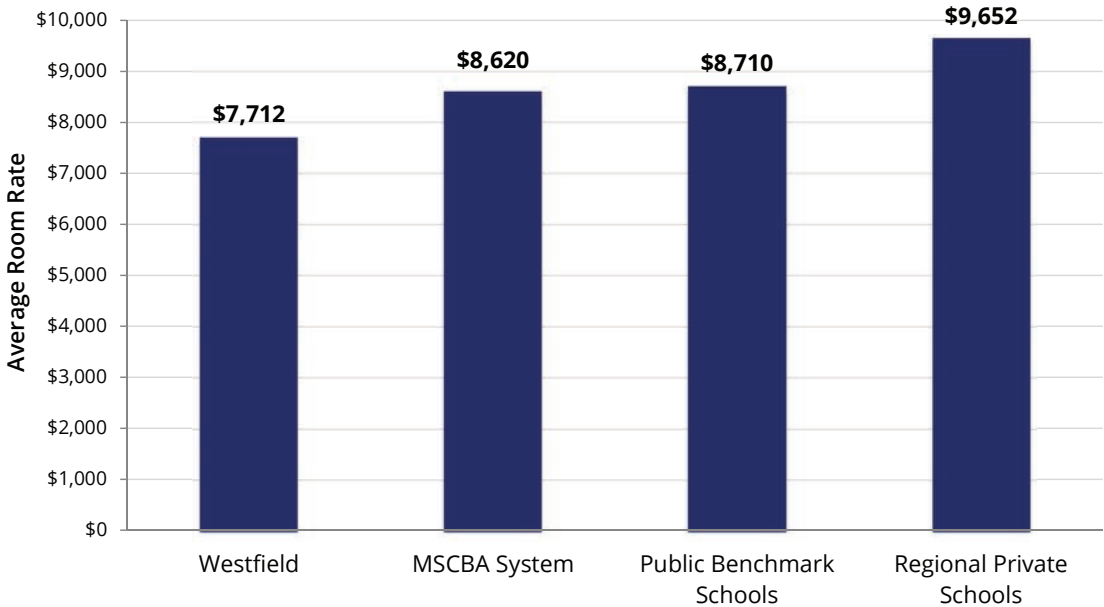
FALL 2020 RENTAL CONTEXT

Overall Cost. The average cost of on-campus housing at Westfield State is \$7,712 per year. This average cost is lower than all of its benchmarks: 12% lower than the MSCBA average rent, 13% lower than the public benchmarks, and 25% lower than regional private universities (comparable to the 2018 update). (See Figure M.)

Figure 8M

Average Room Rate, Fall 2020

Source: MSCBA, Summer 2020; university websites, Summer 2020



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.

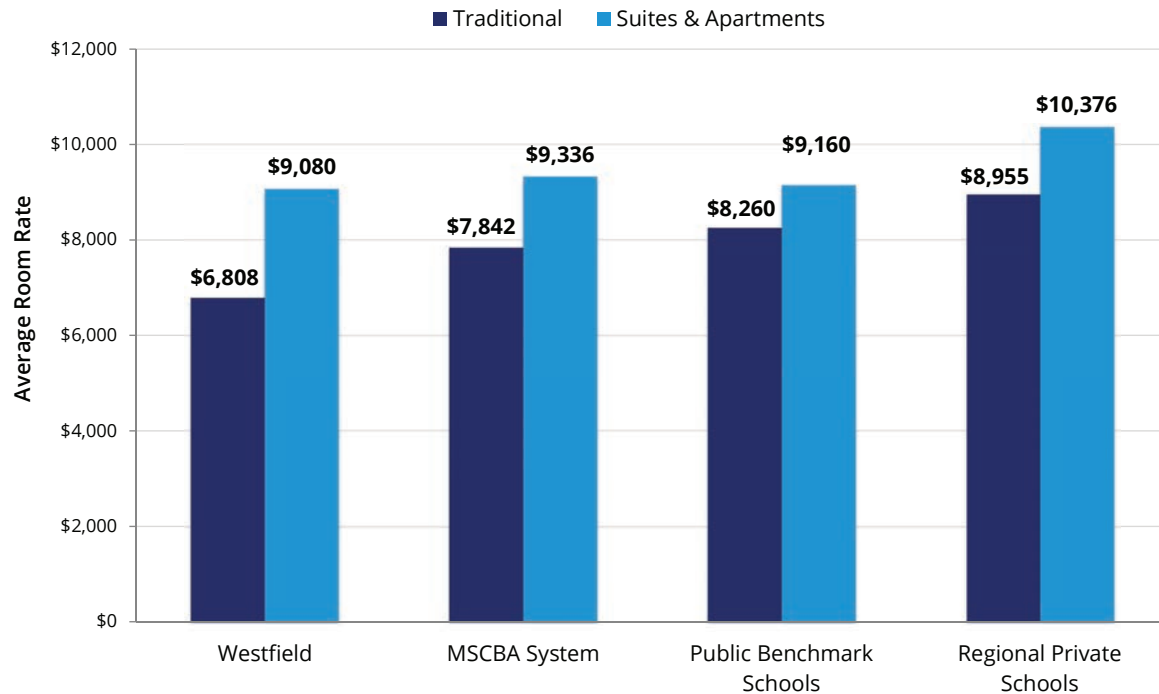
On-Campus Suites and Apartments. On-campus suites and apartments are 33% more expensive than on-campus traditional housing. Rents for both on-campus housing options are lower than the average corresponding costs across the MSCBA, public benchmarks, and regional private schools. All of these comparisons are consistent with the 2018 update. (See Figure N.)



Lammers Hall at Westfield State University

Figure 8N**Average Room Rate, Fall 2020: Traditional vs. Suites and Apartments**

Source: MSCBA, Summer 2020; university websites, Summer 2020



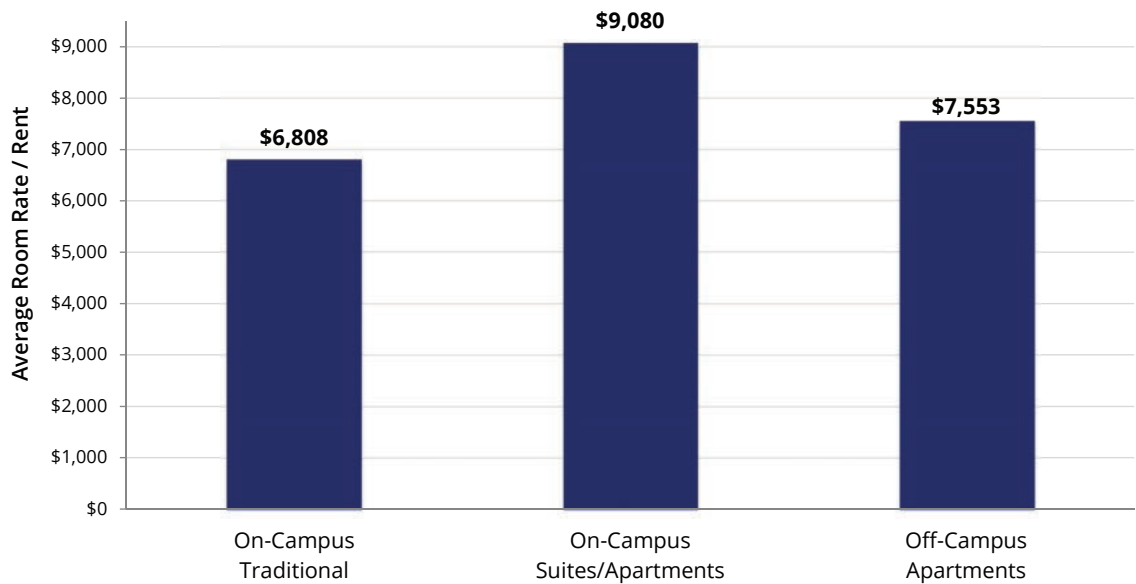
Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted.

Off-Campus Housing. Rents for Westfield State's traditional rooms are 11% lower than off-campus rents in the area surrounding Westfield State, based on off-campus rental data collected in Summer 2020. Meanwhile, on-campus suites and apartments are 20% less than off-campus rents. (See Figure O.)

Figure 80

Average On-Campus Room Rate and Off-Campus 10-Month Rent, Westfield State, Fall 2020

Source: MSCBA, Summer 2020; university websites, Summer 2020; market analysis, Summer 2020



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

Westfield State’s Strategic Plan 2019-2024 was approved in May 2019.⁵ The plan outlines the University’s investment in being a residential campus through its development of the Living Learning Communities (LLC’s), and a relationship with faculty members to strengthen connections among the residential campus community. The plan also states the University’s goal to increase the residential student population. One strategy will be to market residential life as a student success experience. Additionally, to develop alternative revenue streams, the University plans to expand the use of residential life spaces and services during non-peak periods.

MSCBA PROJECTS

The MSCBA continues to address maintenance and renovations as needed. No major construction is planned at this point.

⁵ https://www.westfield.ma.edu/images/uploads/strategicplan/StratPlan_Update_ApprovedVers-WEB.pdf

V. SUMMARY

Westfield State has had a decline in undergraduate enrollment in the past few years, and housing occupancy is at 86% in Fall 2019. The University prides itself in being a residential campus, and the recent Strategic Plan has an explicit goal to increase the proportion of students living on campus through a variety of strategies and partnerships, as well as using housing in non-peak times to develop alternative revenue streams. 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

2019-2020 FAST FACTS SUMMARY

ENROLLMENT

Total Enrollment	6,204
Undergraduate Student Enrollment	5,332
Full-Time Enrollment	4,078
Part-Time Enrollment	1,254
Graduate Student Enrollment	872

GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	95%
From Out-of-State	4%
From Abroad	1%

DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	91%
Male	38%
Female	62%
Minority <i>Students with Known Race/Ethnicity</i>	31%
Asian	5%
Black	8%
Hispanic	14%

ACADEMIC MEASURES *Degree-Seeking Undergraduates*

Percent Transfer Students <i>All Degree-Seeking</i>	36%
Retention Rate <i>First-Time, Full-Time</i>	79%
6-Year Graduation Rate, 2013 cohort <i>First-Time, Full-Time</i>	58%

HOUSING

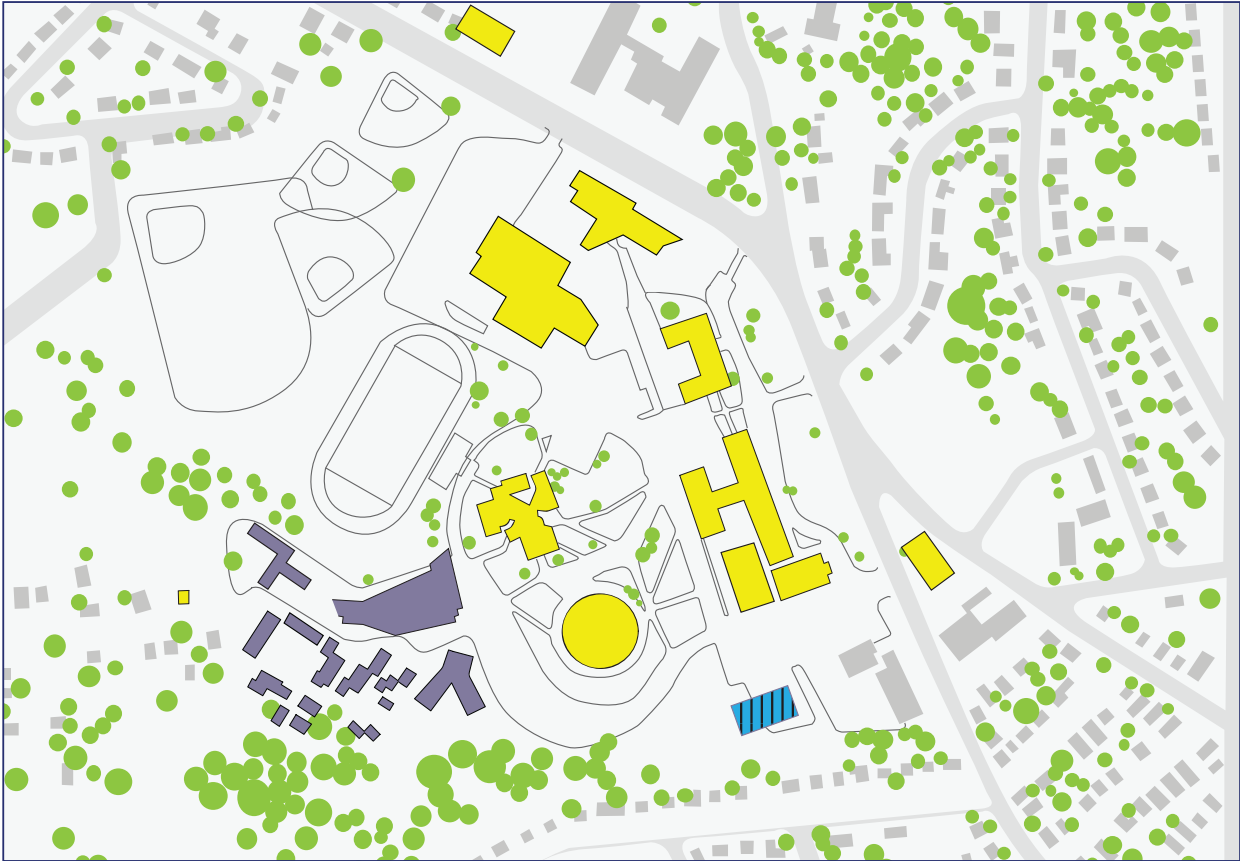
Percent Housed <i>Full-Time Undergraduates</i>	37%
2018 Housing Target <i>Full-Time Undergraduates</i>	50%
Occupancy Percent	99%
Design Capacity	1,584
Actual Occupancy	1,561




RENTS

Average On-Campus Rent, Fall 2020	\$8,438
Average Off-Campus Rent, Summer 2020	\$7,397
Average Public Benchmark Schools Rent, Fall 2020	\$8,746
Average Regional Private Schools Rent, Fall 2020	\$9,287
Average MSCBA System Rent, Fall 2020	\$8,620

Map 9A

Campus Map - Worcester State



-  MSCBA Housing
-  MSCBA Student Life
-  Campus Owned



I. CAMPUS BACKGROUND

CAMPUS BACKGROUND

In Fall 2019, Worcester State University has a total enrollment of 6,204 students. The University awarded 1,347 Bachelor's and Master's degrees in Academic Year 2018-2019. Worcester State is located in Worcester County.

II. STUDENT BODY

ENROLLMENT

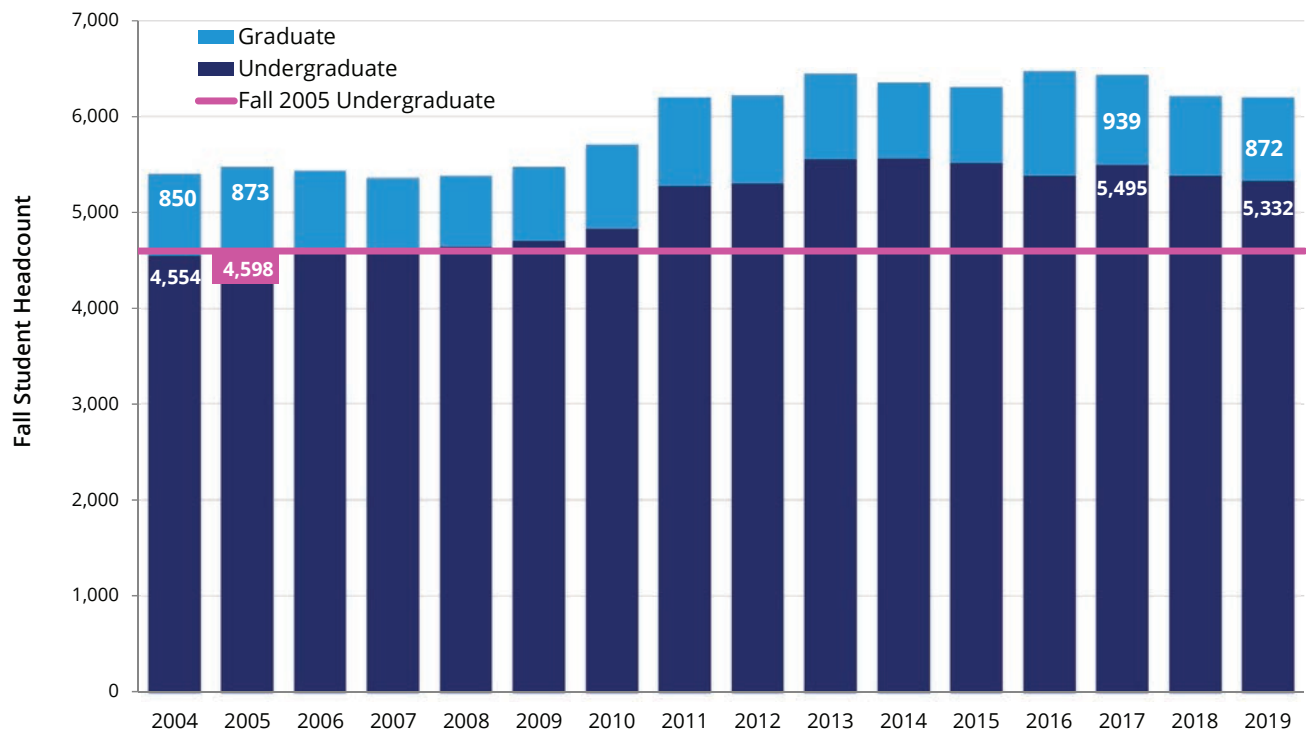
Overall Enrollment. Worcester State's overall enrollment grew from Fall 2008 to Fall 2013, and then stayed stable until a small decline in Fall 2018 and Fall 2019. Compared to Fall 2005, the overall enrollment of 6,204 in Fall 2019 is 13% higher (733 more students).

The undergraduate population increased from Fall 2005 to Fall 2013, and then remained stable until a small decline in Fall 2018 and Fall 2019. Compared to Fall 2005, the undergraduate population of 5,332 in Fall 2019 is 16% greater (734 more students). Although the graduate student population fluctuated over time, the Fall 2019 population is equivalent to the Fall 2005 population. (See Figure A.)

Figure 9A

Student Enrollment, Worcester State, Fall 2004-2019

Source: Mass DHE 2020



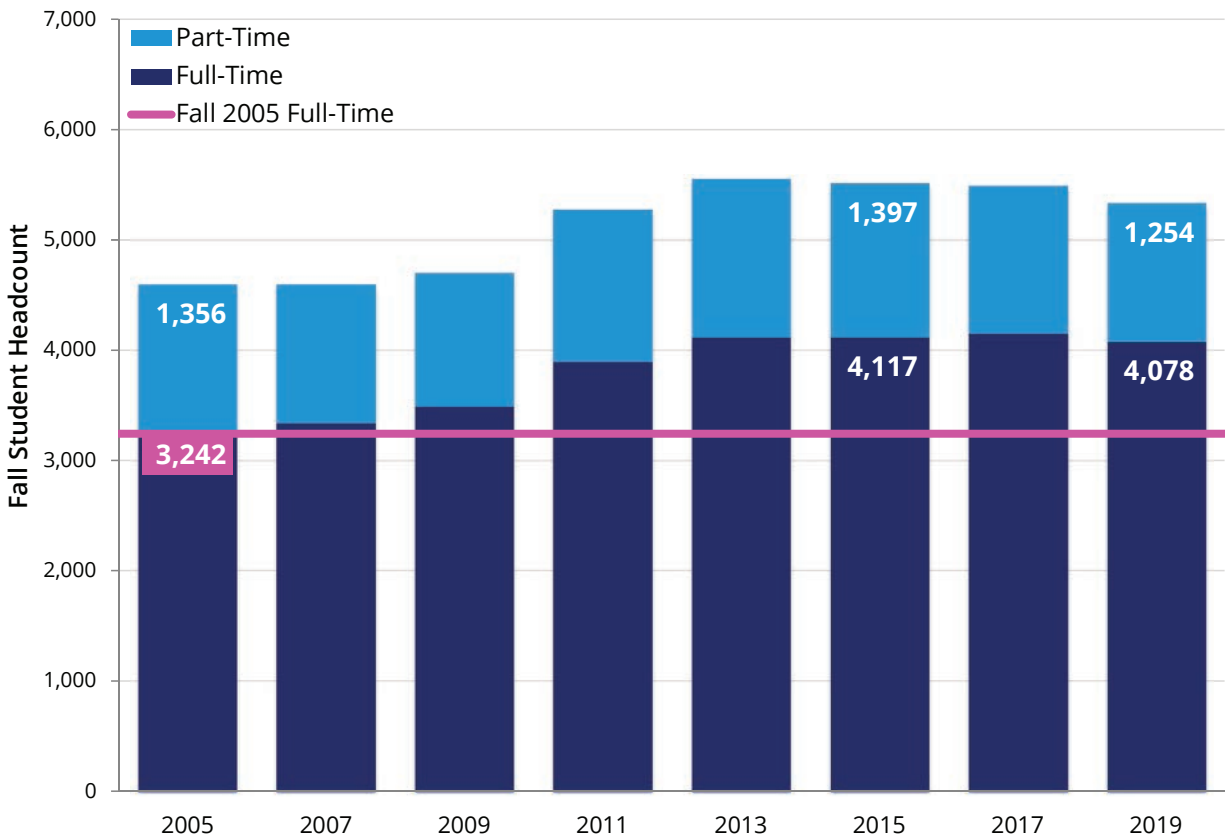
Undergraduate Enrollment. In Fall 2019, Worcester State enrolled 5,332 undergraduate students. The number of full-time undergraduates followed an upward trend from Fall 2005 to Fall 2013, and has remained at that level, with a small decline in Fall 2019. The full-time undergraduate population grew 9% over the past 14 years (404 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 2019. (See Figure B.)

Figure 9B

Undergraduate Student Enrollment by Part-Time/Full-Time Status, Worcester State, Fall 2005-2019

Source: Mass DHE 2020



DEMOGRAPHIC INFORMATION

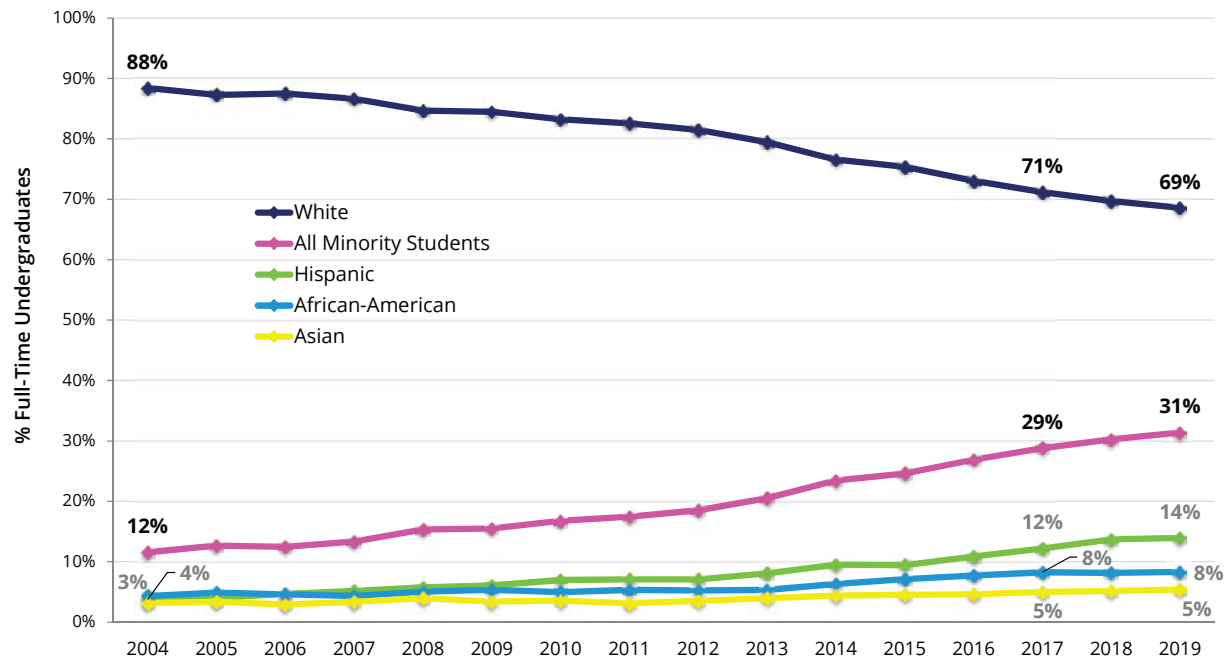
Student Body Composition. Traditional-aged students (18-24) constitute the majority of Worcester State's full-time undergraduate enrollment, at 91%. In Fall 2019, the full-time undergraduate population is 62% female.

The overall proportion of full-time undergraduates who are minority students has been growing strongly over the last 14 years, from 13% in Fall 2005 to 31% in Fall 2019. In the same time period, the proportion of full-time undergraduates who are Hispanic has grown significantly from 4% to 14%. (See Figure C.)

Figure 9C

Full-Time Undergraduate Enrollment by Race/Ethnicity, Worcester State, Fall 2004-2019

Source: Mass DHE Special Calculation 2020



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 95% of its full-time undergraduate student body from Massachusetts, 4% from out of state, and 1% from abroad.

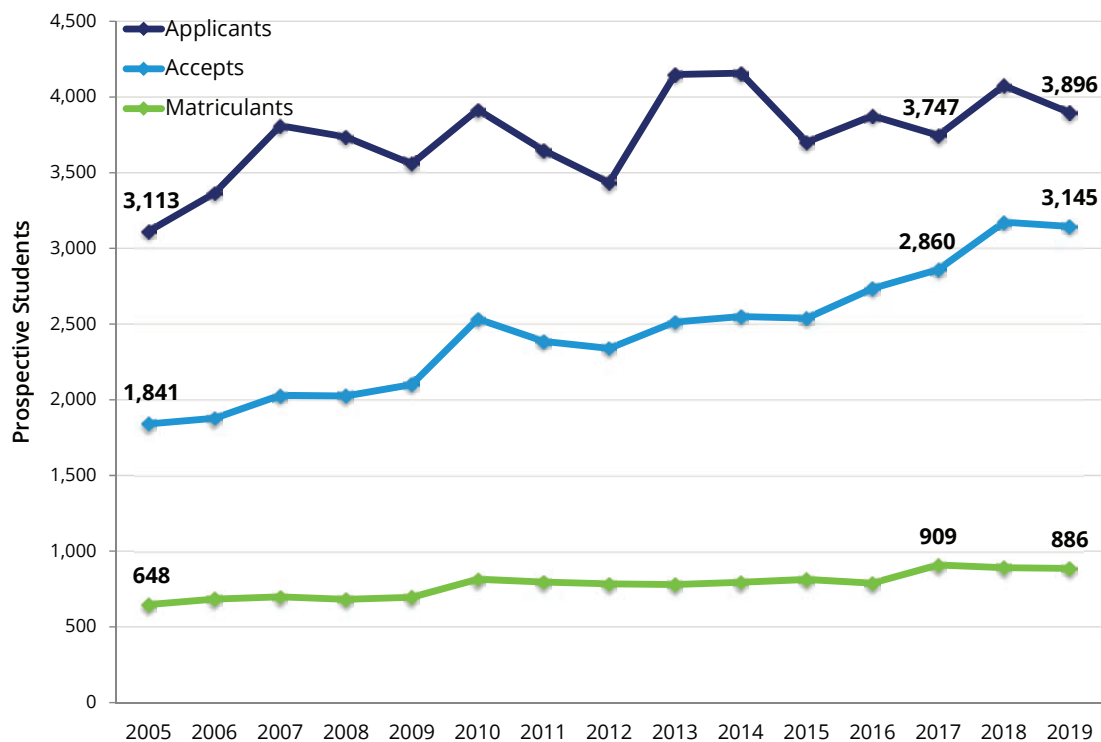
UNDERGRADUATE ADMISSIONS

First-Time, First-Year Admissions. Worcester State's first-time, First-Year applications rose significantly from Fall 2005, peaking in Fall 2014. Compared to Fall 2005, the number of first-time, First-Year applicants increased by 25% to 3,896 in Fall 2019 (783 more applicants). In the same time period, the number of first-time, First-Year matriculants grew 37% to 886 matriculants in Fall 2019. From Fall 2017 to Fall 2019, the number of first-time, First-Year matriculants declined 3% (23 less students). (See Figure E.)

Figure 9E

First-Time, First-Year Student Admissions, Worcester State, Fall 2005-2019

Source: Worcester State University, Summer 2020



¹ Map B and Figure D of the previous update reports have been omitted here. See mid-year Counties of Residence Report. https://www.mscba.org/docs/117_MSCBA2018_CountiesOfResidenceReport_DemographicPerspectives_4.24.2019.pdf

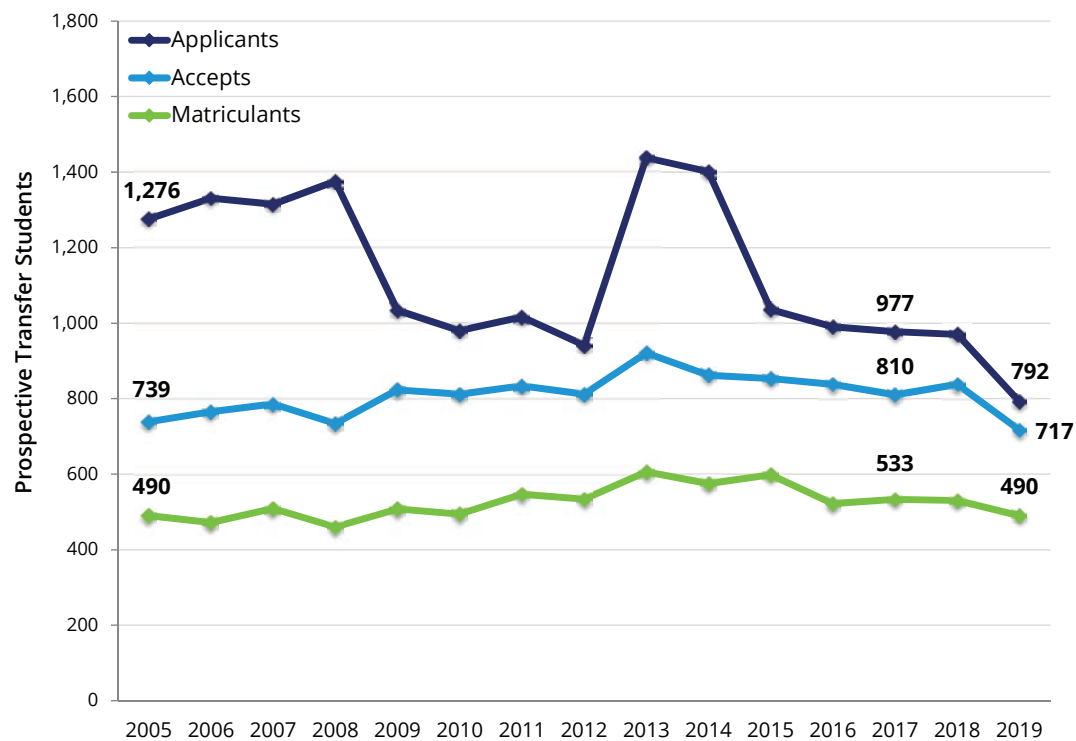
Transfer Admissions. After several years of decline, the total number of transfer applications strongly increased in Fall 2013 to 1,438. Since then the total number of transfer applicants has declined yearly, ending with 792 applicants in Fall 2019.

The number of enrolled transfer students followed a general upward trajectory from Fall 2005 to Fall 2013. However, from Fall 2017, the number of transfer matriculants dropped 8% to 490 in Fall 2019. (See Figure F.)

Figure 9F

Transfer Admissions, Worcester State, Fall 2005-2019

Source: Worcester State University, Summer 2020

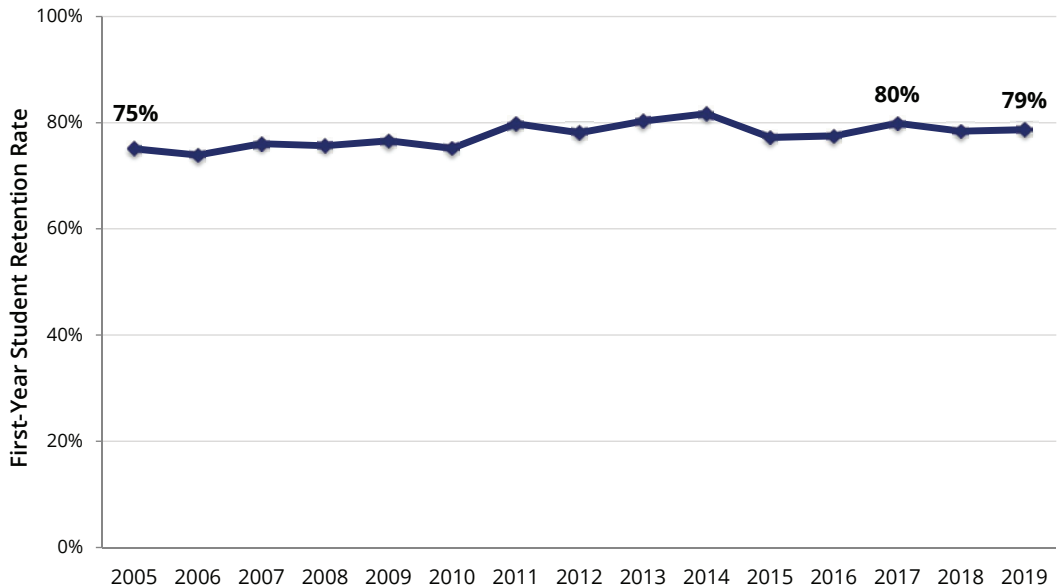


Retention. Worcester State’s retention rate increased from 75% in Fall 2005 to 82% in Fall 2014. The retention rate slightly dipped in Fall 2015, but then recovered to 79% in Fall 2019. (See Figure G.)

Figure 9G

First-Time, Full-Time, First-Year Student Retention Rate, Worcester State, Fall 2005-2019*

Source: Mass DHE 2020



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

III. HOUSING

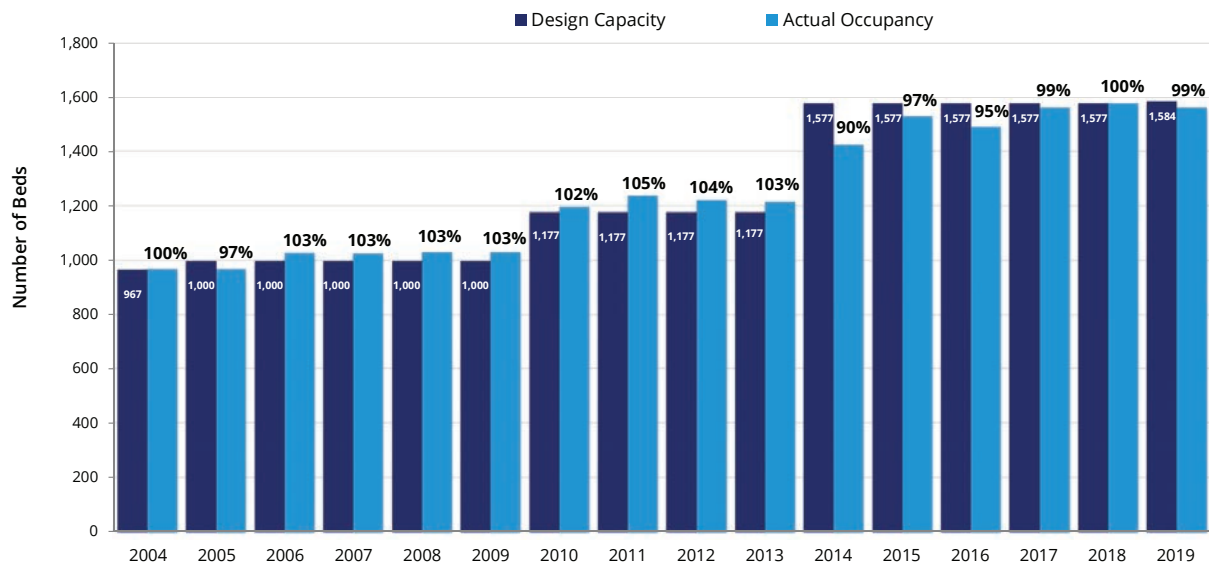
DEMAND

Occupancy. The occupancy rate of University housing remains robust in Fall 2019, at 99% out of a design capacity of 1,584 beds. Compared to Fall 2017, the occupancy stayed the same. (See Figure H.)

Figure 9H

Housing Occupancy, Worcester State, Fall 2004-2019

Source: MSCBA, Summer 2020



Dowden Hall at Worcester State University

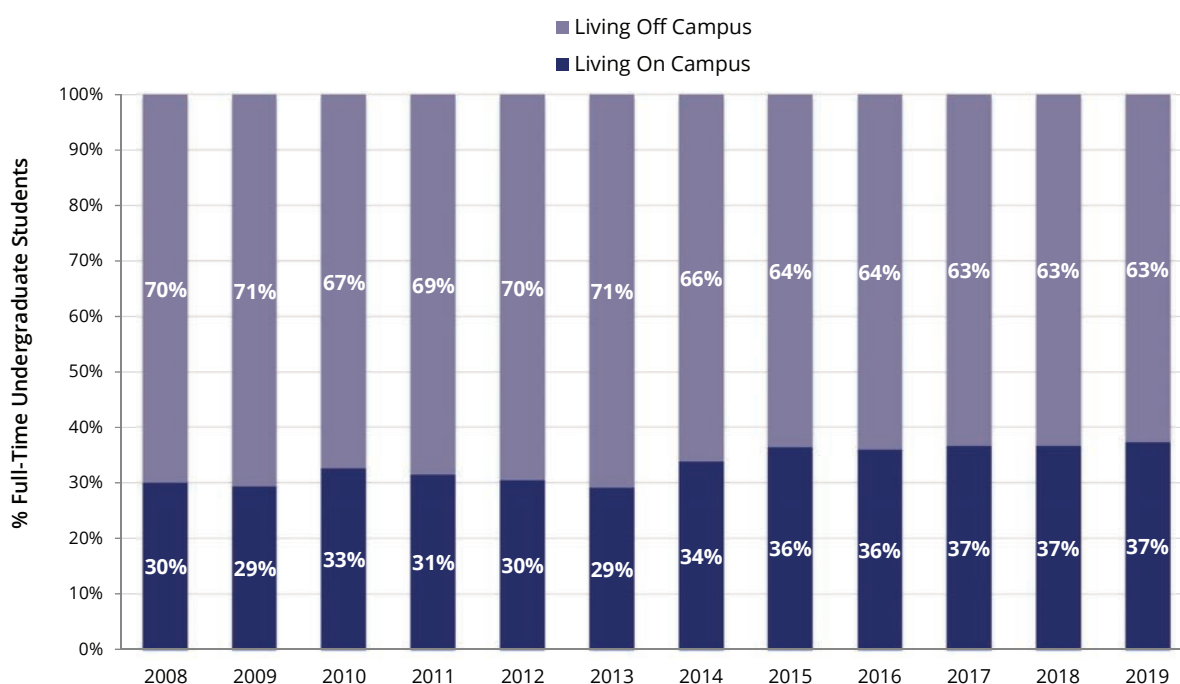
ON-CAMPUS STUDENT HOUSING PROFILE

Full-Time Undergraduates. Although Worcester has a goal of housing 50% of its students, it has not been able to achieve this. The percent of full-time undergraduates living on-campus remained relatively constant since Fall 2008, with the exception of Fall 2010. In Fall 2019, 37% of the 4,069 full-time undergraduate students live on-campus. (See Figure I.)

Figure 9I

Housing Situation of Full-Time Undergraduate Students, Worcester State, Fall 2008-2019

Source: Worcester State University, Summer 2020



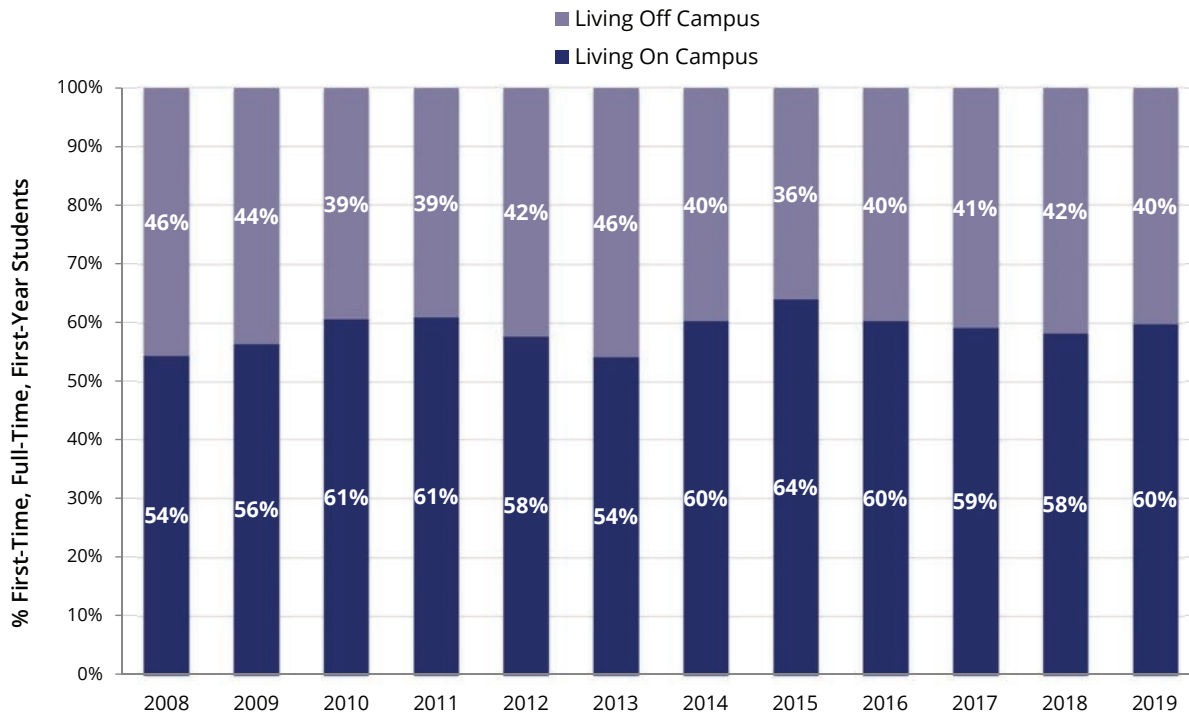
*First-Time, Full-Time, First-Year Students.*² The proportion of first-time, full-time, First-Year students who live on-campus significantly increased in Fall 2015 after the opening of Sheehan Hall to 64%. Since then, the proportion of first-time, full-time, First-Year students living on-campus declined to 60% in Fall 2019. Compared to Fall 2008, the percent of first-time, full-time, First-Year students living on-campus in Fall 2019 is 6 percentage points higher. (See Figure J.)

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

Figure 9J

Housing Situation of First-Time, Full-Time, First-Year Students, Worcester State, Fall 2008-2019

Source: Worcester State University, Summer 2020



Full-Time Undergraduates by Class. The percent of full-time undergraduates living on-campus in Fall 2019 is lower for each subsequent class. 54% of full-time, First-Year students, 41% of Sophomores, 28% of Juniors, and 18% of Seniors live on-campus.

While 60% of first-time, full-time, First-Year students live on-campus in Fall 2019 (Figure J), 54% of all full-time, First-Year students, which include transfer students and other second-year students with First-Year status, live on-campus. (See Figure K.)

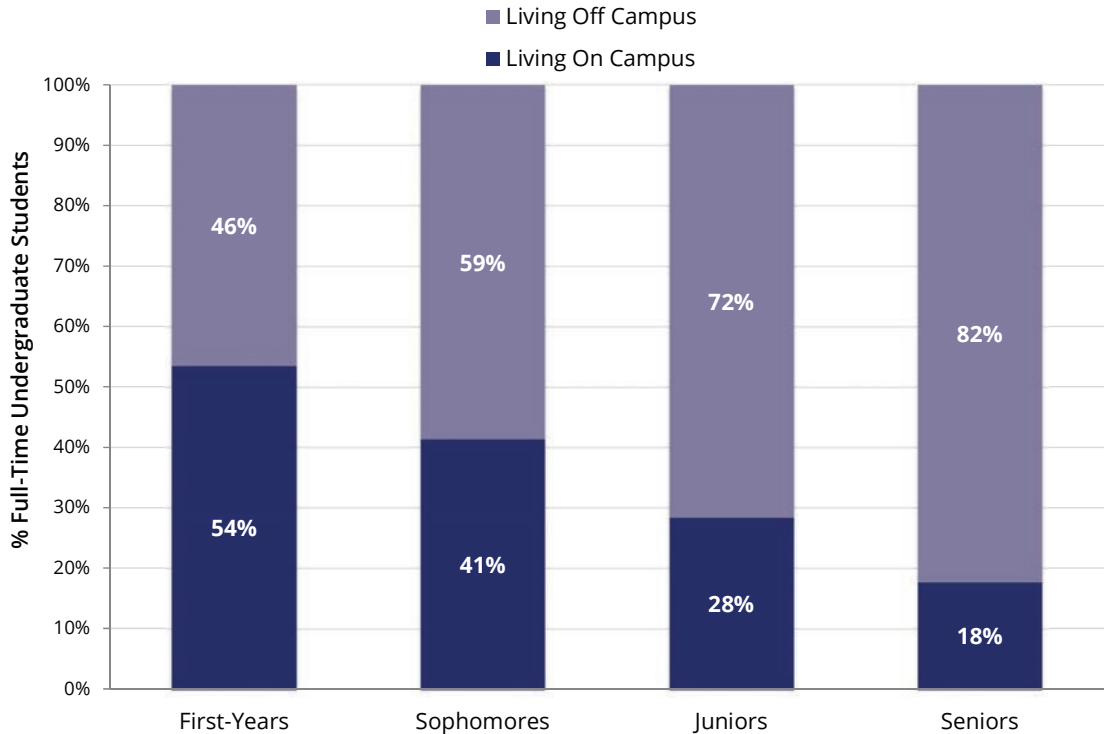


Dowden Hall at Worcester State University

Figure 9K

Housing Situation of Full-Time Undergraduate Students by Class Year, Worcester State, Fall 2019

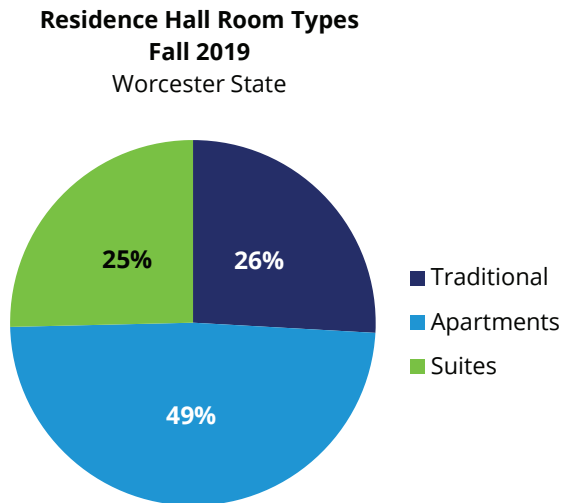
Source: Worcester State University, Summer 2020



HOUSING PORTFOLIO

Worcester State’s housing stock consists of four residential complexes. By bed type, in Fall 2019, 26% of beds are traditional, 25% of beds are suite-style, and 49% are in apartments. These proportions are the same as in Fall 2017.

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 Section 3. There may be some adjustments made to the ‘20-’21 room types due to COVID-19. (See Figure L.)

Figure 9L**Residence Hall Room Types, Worcester State***Source: MSCBA, Fall 2019***FALL 2020 RENTAL CONTEXT**

Overall Cost. The average cost of on-campus housing at Worcester State is \$8,438 per year. This figure is 2% lower than the MSCBA average rent; 4% lower than public benchmarks; and 9% lower than regional private benchmarks. (See Figure M.)

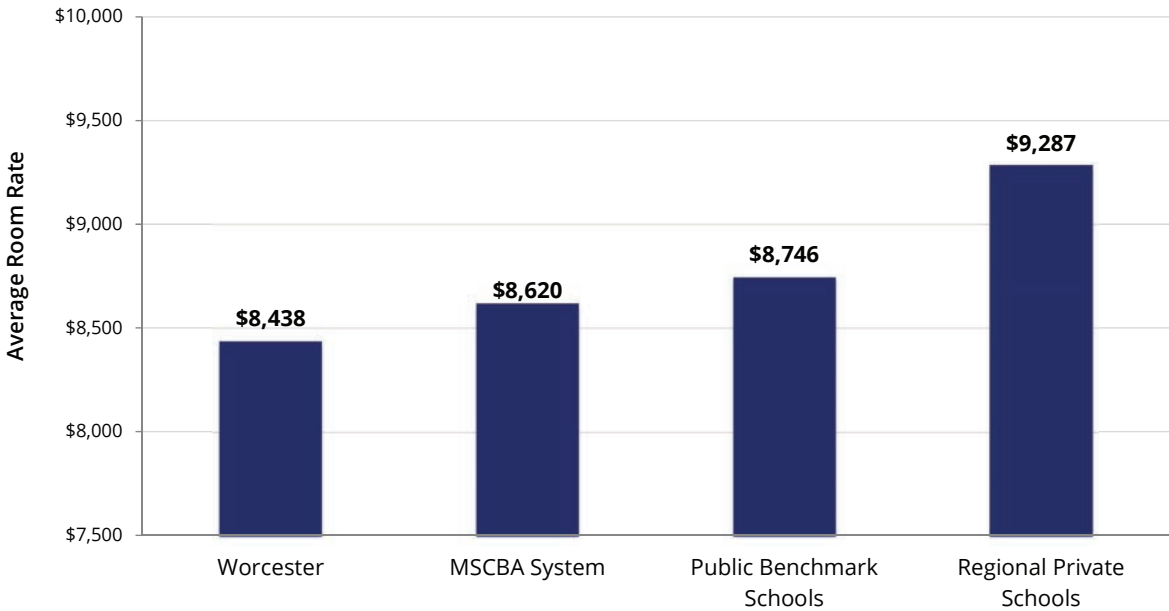


Sheehan Hall at Worcester State University

Figure 9M

Average Room Rate, Fall 2020

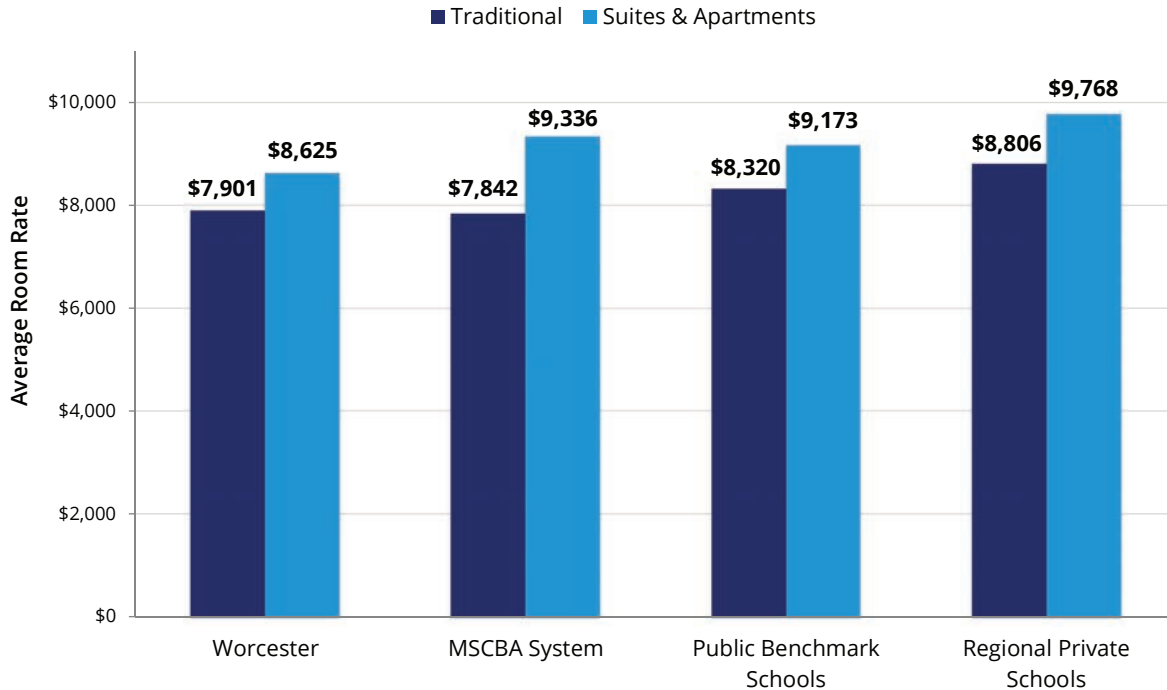
Source: MSCBA, Summer 2020; university websites, Summer 2020



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 9% more expensive than on-campus traditional housing. Rents for on-campus suites and apartments are 8% lower than the MSCBA average, 6% lower than public benchmarks, and 12% lower than regional private benchmarks. (See Figure N.)

Rents for on-campus suites and apartments are 8% lower than the MSCBA average, 6% lower than public benchmarks, and 12% lower than regional private benchmarks.

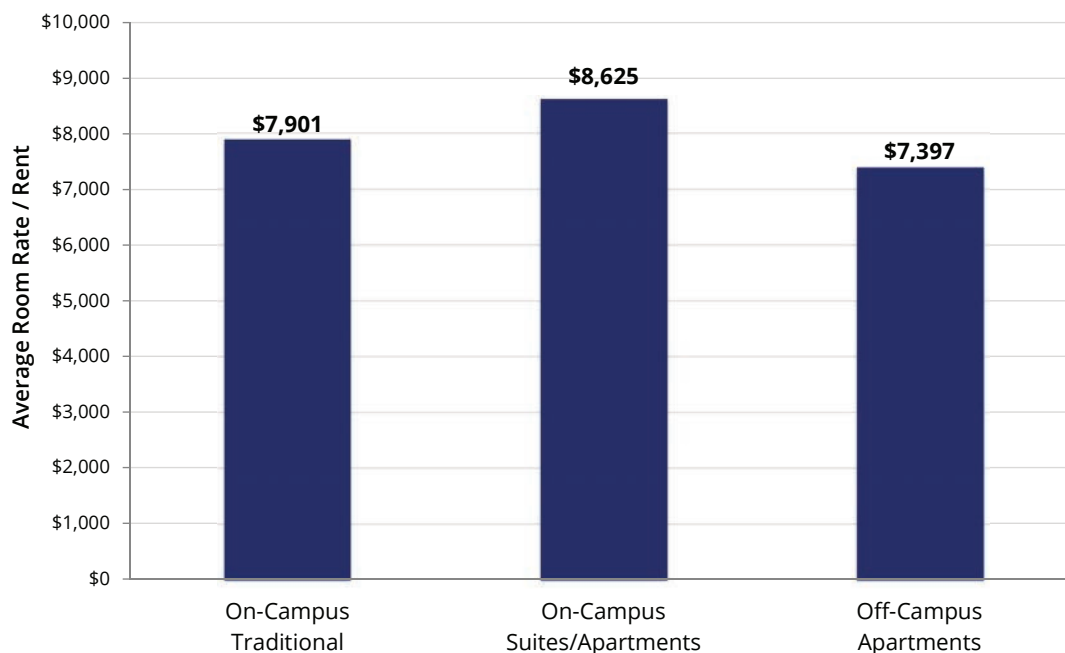
Figure 9N**Average Room Rate, Fall 2020: Traditional vs. Suites and Apartments***Source: MSCBA, Summer 2020; university websites, Summer 2020**Note: Average room rates for MSCBA schools are weighted by the number of rooms at each price; rates for all other schools are unweighted.*

Off-Campus Housing. The average cost for off-campus housing slightly dropped from Fall 2018 to Fall 2020 as the average costs for both on-campus housing options only slightly increased. Based on off-campus rental data collected in Summer 2020, the average rent for on-campus suites and apartments is 17% higher than the average rent for off-campus housing in the area up to 1.50 miles surrounding Worcester State. Rental comparisons were drawn both from apartments and house rentals close to campus as well as large apartment complexes in downtown Worcester that cater to students from all area colleges and universities. (See Figure O.)

Figure 90

Average On-Campus Room Rate and Off-Campus 10-Month Rent, Worcester State, Fall 2020

Source: MSCBA, Summer 2020; university websites, Summer 2020; market analysis, Summer 2020



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.³ The report outlines some of the ways that Worcester State may be addressing these goals and objectives through current and future housing initiatives. Specific goals include making improvements to the infrastructure of Chandler Village, and continuing to meet student demand for residential housing.

MSCBA PROJECTS

The MSCBA continues to address maintenance and renovations as needed. The MSCBA has also completed a study recommending a phased replacement of Chandler Village. Timing will be dependent upon demonstrated housing demand and bond funding capacity. No major construction is planned at this point.

³ <https://www.worcester.edu/WorkArea/DownloadAsset.aspx?id=14980>

V. SUMMARY

Worcester State's housing is at 99% occupancy in Fall 2019, and its full-time undergraduate enrollment remains steady. The University has not been able to achieve its 2018 target of housing 50% of its students, but cognizant of the potential demographic changes in the years to come, is focusing on the programmatic aspects of developing and administering a top-notch residential experience. If there is continued demand for housing as well as bond funding capacity, Chandler Village may be replaced.

SECTION 3: OCCUPANCY MANAGEMENT TOOLS

INTRODUCTION

As noted in Section 1, a number of trends will affect the short and long-term strategic planning of the Massachusetts State Universities. Dramatic demographic shifts, changes in international student attendance, decreases in state funding, and the impact of the COVID pandemic all need to be taken into account. Occupancy management skills and tools can assist those engaged in the strategic planning process to set priorities, focus energy and resources, and strengthen operations for the Universities. Occupancy management allows Universities to maximize efficiency and savings with a goal of enhancing the performance of student housing.

In addition to the campus-specific data found in Section 2, Section 3 provides additional information on student demographics, admissions, enrollment, and housing, and policies related to housing, dining, and parking. By concentrating data and policies in one report, University staff in a wide range of offices, including Admissions, Enrollment Management, Financial Aid, Student Services, Housing, and Auxiliary Services, will have the tools to create occupancy management models which can then be used to determine the impact of current or new strategies.

Figures 1 and 2 provide a comparative view at the nine State Universities of student data trends and the cost of housing and dining. Each campus chapter has a table of student data trends, and a table of Housing Details, by Residence and Room Type, followed by policy trends on the following topics:

Policy Areas	Number
A. RECRUITMENT, ELIGIBILITY, & RETENTION	01 to 03
B. OCCUPANCY & USE	04 to 08
C. DINING	09 to 11
D. SELECTION PROCESS	12 to 24
E. FINANCIAL	25 to 26
F. MAINTENANCE REQUESTS	27
G. OFF-CAMPUS HOUSING	28 to 30
H. PARKING & TRANSPORTATION	31 to 37

Figure 1

Comparative Student Data Trends, Fall 2019

(Source: Massachusetts DHE Data Trends, State Universities, Spring 2021)

	First-Time, Full-Time Degree-Seeking Undergraduate Students: On-Campus Housing	Full-Time Degree-Seeking Undergraduate Students: On-Campus Housing	Other Undergraduate Students: On-Campus Housing*	Graduate Students: On-Campus Housing	Retention Rate (First-Time, Full-Time Degree-Seeking)	6-Year Graduation Rate
Bridgewater	1,133	3,122	32	2	77%	60%
Fitchburg	461	1,382	30	0	74%	61%
Framingham	605	1,759	59	0	74%	56%
MassArt	317	792	13	6	84%	63%
MCLA	230	785	0	0	72%	56%
Maritime	404	1,572	12	14	87%	73%
Salem State	603	1,808	19	22	73%	58%
Westfield	886	2,417	<11	5	72%	63%
Worcester	525	1,517	22	8	79%	57%

*Includes part-time and non-degree-seeking students.

Figure 2

Housing & Dining Cost Comparisons, Fall 2020

(Source: Massachusetts DHE Data Trends, State Universities, Spring 2021)

	Yearly Housing Cost: Traditional	Yearly Housing Cost: Suites/Apartments	Yearly Dining Cost: Low	Yearly Dining Cost: High	Tuition & Fees: In-State	Total Yearly First-Year Cost*
Bridgewater	\$8,101	\$8,981	\$4,134	\$4,852	\$10,732	\$23,685
Fitchburg	\$6,799	\$7,957	\$3,350	\$3,672	\$10,654	\$21,125
Framingham	\$8,274	\$9,928	\$3,900	\$4,400	\$11,380	\$24,054
MassArt	N/A	\$12,568	\$1,940	\$3,430	\$14,200	\$30,198
MCLA	\$7,196	\$7,196	\$4,216	\$4,780	\$11,306	\$23,282
Maritime**	\$8,004	N/A	\$5,244	\$5,244	\$10,314	\$23,562
Salem State	\$9,084	\$10,615	\$3,966	\$4,526	\$11,674	\$25,284
Westfield	\$6,808	\$9,080	\$1,509	\$4,464	\$11,140	\$22,412
Worcester	\$7,901	\$8,625	\$3,850	\$4,240	\$10,586	\$22,727

* Includes traditional housing, high dining cost, in-state tuition and fees.

**Each student is required to participate in a hands-on learning experience for one semester per year, with an additional fee between \$3,000 and \$5,500 per year.



INDEX

Student Data Trends	Figure 1A
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Detailed Housing Data	Figure 1B
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Policy Areas	
A. RECRUITMENT, ELIGIBILITY, & RETENTION	01 to 03
B. OCCUPANCY & USE	04 to 08
C. DINING	09 to 11
D. SELECTION PROCESS	12 to 24
E. FINANCIAL	25 to 26
F. MAINTENANCE REQUESTS	27
G. OFF-CAMPUS HOUSING	28 to 30
H. PARKING & TRANSPORTATION	31 to 37

Figure 1A

Student Data Trends (Degree-Seeking), Bridgewater State, Fall 2019-Fall 2020

(Source: Mass DHE Special Calculation 2021)

		Fall 2019	Fall 2020	Change 2019 to 2020
Full-Time Undergraduate Students: Enrollment	Women	4,509	4,308	-4%
	Men	3,118	2,792	-10%
	African-American	839	758	-10%
	Asian	151	130	-14%
	Hispanic	615	575	-7%
	White	5,521	5,185	-6%
	Other	412	381	-8%
	TOTAL*	7,627	7,102	-7%
First-Time, Full-Time Undergraduate Students: Enrollment	Women	919	800	-13%
	Men	657	536	-18%
	African-American	191	124	-35%
	Asian	27	29	7%
	Hispanic	163	124	-24%
	White	1,104	987	-11%
	Other	71	63	-11%
	TOTAL*	1,576	1,336	-15%
First-Time, Full-Time Undergraduate Students: Admissions	Women			
	<i>Applied</i>	5,361	5,725	7%
	<i>Admitted</i>	4,720	4,821	2%
	<i>Enrolled</i>	963	860	-11%
	Admitted/Applied	88%	84%	-4%
	Enrolled/Admitted	20%	18%	-3%
	Men			
	<i>Applied</i>	3,663	3,828	5%
	<i>Admitted</i>	2,948	2,935	0%
	<i>Enrolled</i>	691	573	-17%
	Admitted/Applied	80%	77%	-4%
	Enrolled/Admitted	23%	20%	-4%

*Total includes Gender: Unknown & Not Reported, and Race: Unknown & Non-Resident Alien

Figure 1A

Student Data Trends (Degree-Seeking), Bridgewater State, Fall 2019-Fall 2020 CONT'D

(Source: Mass DHE Special Calculation 2021)

		Fall 2019	Fall 2020	Change 2019 to 2020
Transfer Students: Admissions	Women			
	<i>Applied</i>	886	829	-6%
	<i>Admitted</i>	839	782	-7%
	<i>Enrolled</i>	541	486	-10%
	Admitted/Applied	95%	94%	0%
	Enrolled/Admitted	64%	62%	-2%
	Men			
	<i>Applied</i>	688	589	-14%
	<i>Admitted</i>	611	536	-12%
	<i>Enrolled</i>	410	328	-20%
Retention Rate, First-Year to Second-Year	Admitted/Applied	89%	91%	2%
	Enrolled/Admitted	67%	61%	-6%
Retention Rate, First-Year to Second-Year	Living On-Campus	76%	N/A	N/A
	Living Off-Campus	78%	N/A	N/A
	TOTAL	77%	76%	-1%
Percent Minority, Full-Time Enrolled Undergraduates		26%	26%	0%
6-Year Undergraduate Graduation Rate		60%	61%	1%
Full-Time Graduate Students: Enrollment		489	512	5%

Figure 1B

Bridgewater State Housing Details, by Residence and Room Type, Fall 2019

(Source: MSCBA, Summer 2020)

Residence	Construction/ Renovation Date	Residence Type	Room Type	Beds: Design Occupancy	Beds: Configuration	% Portfolio	Fall 2019 Room Rate
Crimson Hall	2007	Medical Singles	Suite	3	3	0%	\$8,532
		Standard Singles	Suite	90	90	3%	\$9,584
		Doubles	Suite	308	308	10%	\$8,531
Great Hill Apartments	1978 / 2010	Singles	Apartment	195	195	6%	\$9,425
Miles-Dinardo Halls	1989 / 2008	Medical Singles	Suite	5	5	0%	\$8,265
		Standard Singles	Suite	8	8	0%	\$8,666
		Doubles	Suite	375	375	12%	\$8,265
Pope Hall	1960 / 2008	Medical Singles	Traditional	3	3	0%	\$7,948
		Standard Singles	Traditional	2	2	0%	\$8,394
		Doubles	Traditional	172	172	5%	\$7,948
Pope & Scott Addition	2009	Doubles	Traditional	269	269	8%	\$7,948
Scott Hall	1960 / 2008	Medical Singles	Traditional	1	1	0%	\$7,948
		Standard Singles	Traditional	2	2	0%	\$8,394
		Doubles	Traditional	141	141	4%	\$7,948
Shea/Durgin Hall	1967 / 2010	Standard Singles	Traditional	2	2	0%	\$8,394
		Doubles	Traditional	628	628	20%	\$7,948
Stonehouse (East) Hall	2002	Medical Singles	Suite	9	9	0%	\$8,452
		Standard Singles	Suite	148	148	5%	\$9,386
		Doubles	Suite	136	136	4%	\$8,452
Weygand Hall	2013	Medical Singles	Suite	7	7	0%	\$8,788
		Standard Singles	Suite	89	89	3%	\$9,584
		Doubles	Suite	392	392	12%	\$8,788
Woodward Hall	1912 / 2002, 2014	Medical Singles	Traditional	0	0	0%	N/A
		Doubles	Traditional	225	225	7%	\$7,948
TOTAL				3,210	3,210	100%	
Traditional Average							\$7,950
Suite/Apartment Average							\$8,803

Note: Average room rates are weighted by the number of rooms of each price.

A. RECRUITMENT, ELIGIBILITY, & RETENTION

(Source: Bridgewater State University, Winter 2021)

POLICY AREA 1.01

- Is housing used as a specific strategy for recruitment?
-

Yes.

- If yes, describe some specific initiatives, and note if they are designed for specific student groups.
-

Residence Life & Housing leverages student testimonials, marketing of Living-Learning Communities and Themed Housing options, availability of on-campus suite and apartment-style living and comprehensive support services within the residential communities to attract students and their families.

- In Fall 2019, was a housing tour part of the on-campus Admissions tour?
-

Yes.

POLICY AREA 1.02

- Please explain any policies that prioritize housing eligibility for specific student populations.
-

No priority is given. Returning students do select first, with incoming students selecting 3 months later.

POLICY AREA 1.03

- Are there specific strategies to retain students in housing from first year to second year?
-

We have created and market Living-Learning Communities and Theme Housing options in our most coveted residence halls. We also offer a room lottery process that affords standing and the ability to select from more popular housing options for upper-level students.

- Are there specific strategies to retain students in housing from second year to third year?
-

Increased standing in room lottery process that allows the opportunity to select from more popular housing options for upper-level students. We have also worked to identify and create Theme Communities that lean into our most participated in student leadership opportunities on campus (Greek Housing, Community Engagement LLC).

B. OCCUPANCY & USE

(Source: Bridgewater State University, Winter 2021)

POLICY AREA 1.04

- How many undergraduate part-time students did you house in Fall 2019 and Fall 2020?
- How many undergraduate non-degree-seeking students did you house in Fall 2019 and Fall 2020?
- How many graduate students did you house in Fall 2019 and Fall 2020?

	Fall 2019	Fall 2020
<u>Undergraduate part-time students</u>	See comments	See comments
<u>Undergraduate non-degree-seeking students</u>	32	2
<u>Graduate students</u>	2	9

Comments

Our housing software does not track less than full-time students, however, we have worked to accommodate students with less than 12 credits to be able to live on campus. This more frequently manifests as full-time students drop courses and fall below full-time status. We work with the Academic Achievement Center and Financial Aid in these instances. Additionally, we partner with the EXCEL program to house non-matriculated students that are taking two to three courses per semester and participating in an immersive "college experience" program. We have marketed to graduate students with little success. We typically attract grad students that have previously lived on campus and are continuing directly into a grad program or international graduate students.

POLICY AREA 1.05

- For each building, what is the Fall 2019 design capacity?
- For each building, what is the Fall 2019 configuration?

Residential Building Name	Fall 2019 Design Capacity	Fall 2019 Configuration
Crimson Hall	408	408
Great Hill Apartments	198	198
Miles-Dinardo Halls	400	400
Pope Hall	337	337
Scott Hall	270	270
Shea-Durgin Hall	660	669
Stonehouse Hall	300	300
Weygand Hall	500	500
Woodward Hall	231	231
TOTAL	3,304	3,313

POLICY AREA 1.06

- For each building, describe the typical student residents.

Residential Building Name	Description
Crimson Hall	Upper class, Suite-style residence hall.
Great Hill Apartments	Upper class, apartment style residence hall. Housing break-stay (extended contract) student option.
Miles-Dinardo Halls	Upper class, Suite-style residence hall.
Pope Hall	Both upperclass, and first year traditional style residence hall. Home to first-year LLCs and theme communities.
Scott Hall	First year, traditional style residence hall. Home to first-year LLCs and theme communities.
Shea-Durgin Hall	First year, traditional style residence hall.
Stonehouse Hall	Upper class, Suite-style residence hall. Home to upper-level LLCs and theme communities.
Weygand Hall	Upper class, Suite-style residence hall. Home to most of our upper-level LLCs and theme communities.
Woodward Hall	First year, traditional style residence hall.

POLICY AREA 1.07

- For each building, what kind of spaces exist for res life and other campus programming?
- Are they rented out or used for other groups beyond housing?
- Are they freely available to residents or is there a sign-up process?

Residential Building Name	Description	Rented?	Availability
Crimson Hall	Floor lounges on each residential floor. Main Lounge on first floor can be requested by outside student groups. Must sign-up with building staff	Yes	Freely available
Great Hill Apartments	Small common building lounge that abuts the laundry and vending facility.	No	Freely available
Miles-Dinardo Halls	Floor lounges on each residential floor. Main Lounge on first floor can be requested by outside student groups. Must sign-up with building staff	Yes	Freely available
Pope Hall	Floor lounges on each residential floor. TV Lounge in the basement. Main Lounge on first floor can be requested by outside student groups. Must sign-up with building staff	Yes	Freely available
Scott Hall	Floor lounges on each residential floor. TV Lounge in the basement. Main Lounge on first floor can be requested by outside student groups. Must sign-up with building staff	Yes	Freely available
Shea-Durgin Hall	Large lounge spaces available on ground floor can be requested by other groups. Floor lounges on each residential floor. Must sign-up with building staff.	Yes	Freely available
Stonehouse Hall	TV Lounge, conference room and quiet study lounge on first floor can be requested by other groups. Floor lounges on each residential floor. Must sign-up with building staff	Yes	Freely available
Weygand Hall	Classroom/meeting space available on ground floor external to residential area. Large lounges on the ground floor just off the lobby. Multiple floor and pod lounges on each residential floor. All spaces can be requested by other groups. Must sign-up with building staff.	Yes	Freely available
Woodward Hall	TV Lounge on first floor and large basement lounge/game room can be requested by other groups. Floor lounges on each residential floor. Must sign-up with building staff	Yes	Freely available

Comments

All common space in the residence halls are freely available to resident students with the exception of when they are formally reserved.

POLICY AREA 1.08

- For each residential building, is there summer internal usage and/or private usage?
- Are there designated staff that seek out and assign summer usage? In what department?

Residential Building Name	Internal Usage?	Private Usage?	Staff to Assign Usage?	Department
Crimson Hall	Yes	Yes	Yes	Multiple
Great Hill Apartments	Yes	No	Yes	Multiple
Miles-Dinardo Halls	Yes	Yes	Yes	Multiple
Pope Hall	Yes	Yes	Yes	Multiple
Scott Hall	Yes	Yes	Yes	Multiple
Shea-Durgin Hall	Yes	Yes	Yes	Multiple
Stonehouse Hall	Yes	Yes	Yes	Multiple
Weygand Hall	Yes	Yes	Yes	Multiple
Woodward Hall	Yes	Yes	Yes	Multiple

C. DINING

(Source: Bridgewater State University, Winter 2021)

POLICY AREA 1.09

- Please list each dining facility and indicate year of renovation, campus location, and type of dining.

Dining Facility Name	Year(s) of Renovation	Campus Location	Type of Dining
East Campus Commons	2014	Located in a common building that also contains the bookstore and a Dunkin Donuts.	All you care to eat commons style dining.
Crimson Dining Hall	2007	Attached to residence hall	Food court style a la carte dining.
Bears Den	2018	Located in the Student Union building.	Food court style a la carte dining.
Flynn Dining Commons.	2009	Located in a building that also houses academic departments and campus services.	All you care to eat commons style dining.
Food Truck	2021	Location varies based on service or events.	Food truck

POLICY AREA 1.10

- For each residential building, are residents required to have a meal plan?

Residential Building Name	Meal Plan?
Crimson Hall	Yes
Great Hill Apartments	No
Miles-Dinardo Halls	Yes
Pope Hall	Yes
Scott Hall	Yes
Shea-Durgin Hall	Yes
Stonehouse Hall	Yes
Weygand Hall	Yes
Woodward Hall	Yes

POLICY AREA 1.11

- What is the range of meal plan prices available?

	Meals Per Week	Dining Points/Dollars	Guest Passes	Price
Lower limit	5 meals	\$550	0	\$2,067
Upper limit	12 meals	\$780	0	\$2,426

Comments

Meal plan data is based on a per semester basis.

D. SELECTION PROCESS

(Source: Bridgewater State University, Winter 2021)

POLICY AREA 1.12

- Is housing guaranteed for First-time First-years?
- Is housing required for First-time First-years?

Guaranteed	Yes
Required	No

- What is the radius restriction for locals?

N/A

Comments

As a regionally-serving institution, we do not believe in limiting access to on-campus housing for students from our region.

POLICY AREA 1.13

- Which leasing options are available to students?

9-10 month	Yes
12-month	No
Flexible	Yes
Summer options	Yes

Comments

We do offer a Break Stay housing option through the license agreement that allows students to remain on campus during semester breaks and over the summer months after the traditional 10-month contract has ended. RLH also hosts winter break and spring break stay options for residents that did not sign up for break stay housing to pay to stay on a per date rate.

POLICY AREA 1.14

- What formal or informal policies exist for special populations, such as international or homeless students?

We typically request that students vacate during breaks, however we are flexible with housing insecure students and international students and will provide accommodations. We also market our break stay housing option.

POLICY AREA 1.15

- For each class, can students request their residence hall? Are they guaranteed their first choice?

	New First-time First-year	New Transfer	Rising Sophomore	Rising Junior	Rising Senior
Request residence hall?	Yes	Yes	Yes	Yes	Yes
Guaranteed first choice?	No	No	No	No	No

Comments

We offer all residents the opportunity to select their building, room and roommates online as long as space is available. Credit standing at the university impacts the room lottery standing also. Most rising juniors and seniors are able to secure their preferred residence hall through the online room selection process, however, factors like group size can impact the ability of large groups to secure the coveted 6-person suites in buildings like Weygand and Crimson Hall.

POLICY AREA 1.16

- For each class, when do students begin signing up for housing, and when are rooms assigned?

	New First-time First-year	New Transfer	Rising Sophomore	Rising Junior	Rising Senior
Begin signing up	May	May	February	February	February
Rooms assigned	July	July	April	April	April

POLICY AREA 1.17

- At which milestone can students begin signing up for housing?

After paying housing deposit. RLH sends newly deposited students a welcome and their information about the room selection process upon paying their \$250 housing deposit.

POLICY AREA 1.18

- Are new First-time First-year students allowed to select their roommates?

Yes.

POLICY AREA 1.19

- Which of the following can be completed online?

Reviewing rooms	Yes
Securing rooms	Yes
Visual tours	No
Sample room tours	Yes

Comments

Sample room tours are really just YouTube videos where we display footage or have a student showcase their room. We'd ideally still like to offer more.

POLICY AREA 1.20

- In Fall 2019, did you have a waitlist for housing?

No.

Comments

Usage of the Additional Occupancy program mitigated our need to have students hold on a small waitlist in the fall of 2019.

POLICY AREA 1.21

- Which housing options usually fill first? Please list names of halls, or room types.

Great Hill Student Apartments (apartment style, single bedrooms), Weygand Hall, (upper class suite style residence hall), Crimson Hall (upper class suite style residence hall.)

- Is this based on data or anecdotal?

Based on data.

POLICY AREA 1.22

- How important do you think each factor is regarding building selection?

Building location	More important
Building age	Less important
Building amenities	More important
Room types	More important
Room amenities (e.g. A/C)	More important
Meal plans	Less important
Other (please comment)	More important

Comments

When surveyed our resident students told us that the most important factor is being able to live directly with their friends.

POLICY AREA 1.23

- How would you describe the level of stress students experience surrounding housing selection?

Stressful.

Comments

Building and communicating about roommate groups and rising sophomores not getting first or second choice housing mitigates their stress levels.

POLICY AREA 1.24

- Are housing exit interviews conducted? By whom?

Yes. Assistant Director of Housing Assignments and Assignments staff.

- Is this information shared with any other offices besides the Housing Department? If yes, please describe where.

This data has been provided to the Vice President of Student Affairs office in the past and also shared with the university's retention and enrollment committees.

Comments

RLH surveys and then has also had in-person/over the phone interviews with students that have withdrawn from housing. We have taken a hiatus from this practice during COVID based on increased work loads. Our petition process also captures this information.

E. FINANCIAL

(Source: Bridgewater State University, Winter 2021)

POLICY AREA 1.25

- What was the budget for on-campus and off-campus in-state dependent students in Fall 2019?

	Tuition & Fees	Room & Board	Other (Transportation, Books, Miscellaneous)	TOTAL
On-campus	\$10,830	\$11,490	\$3,400	\$25,720
Off-campus	\$10,830	\$9,800	\$3,800	\$24,430

Comments

BSU Cost of Attendance information: <https://www.bridgew.edu/office/studentaccounts/tuition-and-fees>.

POLICY AREA 1.26

- What additional housing fees do you charge?

Deposit fee	\$250
Application fee	\$0

- Please describe any other housing fees.

\$180.00 Res Net Program Fee (cable, internet, movie package), \$10.00 Resident Student Fee (Residence Hall Association, programming), \$5.00 Building Maintenance Fee (covers most community damage), \$50.00 Free Play Laundry Fee (Covers Laundry costs)

Comments

The deposit fee is a pre-payment that can be waived when students express financial distress.

F. MAINTENANCE REQUESTS

(Source: Bridgewater State University, Winter 2021)

POLICY AREA 1.27

- Can student maintenance requests be made online?

Yes. There is an online work order request system and also a customer service phone line that Facilities Management staffs across two shifts.

- Do student maintenance requests go through Res Life approval first?

No. Work orders go straight to Facilities Management customer service but RLH is involved in advocating for students when needed.

G. OFF-CAMPUS HOUSING

(Source: Bridgewater State University, Winter 2021)

POLICY AREA 1.28

- Are there specific off-campus housing properties that are marketed to students, either by local landlords or developers?
-

Yes.

- Please list names of these properties if available.
-

Dwell 85, The Waterford Village, Kings Wood Apartments, and the Off Campus Housing database. There is a new private apartment complex that is being built that is essentially on campus/campus adjacent.

POLICY AREA 1.29

- Are there timing restrictions in place for when landlords can market to students?
-

No

- If so, what restrictions exist?
-

N/A

POLICY AREA 1.30

- Please provide street names in student neighborhoods near campus or elsewhere in town.
-

Burrill Avenue (this street leads right onto campus), Hale Street, Summer Street, Spring Street, Broad Street, Plymouth Street.

H. PARKING & TRANSPORTATION

(Source: Bridgewater State University, Winter 2021)

POLICY AREA 1.31

- Which residential undergraduates can have cars on campus?

First-years	Yes
Sophomores	Yes
Juniors	Yes
Seniors	Yes

Comments

Limited capacity for First-years - Through application process.

POLICY AREA 1.32

- Does supply of parking generally meet residential student demand?

Yes.

Comments

There are enough parking spaces but on the physical campus but students are looking for spaces that are in closer proximity to their respective residence hall.

POLICY AREA 1.33

- Approximately what percent of parking spots are within a 15-minute walk of the center of campus?

100%. All residential parking is located on the physical campus within a 15-minute walk from the furthest points on campus.

- Is a shuttle provided from any parking facilities outside a 15-minute walk?

There are shuttles provided that service all parking lots, even those inside of the 15-minute walking distance.

- What other populations, such as commuters, can also park in resident student spots?

None. Spaces are designated for resident students, commuters or faculty/staff.

POLICY AREA 1.34

- Does the university provide bus/shuttle routes to off-campus neighborhoods, or free/reduced-price use of public transit?

Bus/shuttle	Yes
Free/reduced-price public transit	Yes

Comments

<https://www.ridebat.com/bsu/>

POLICY AREA 1.35

- Are bike lanes present between campus and student neighborhoods?

No. Areas off campus where students tend to live are very travelable via bike.

- Are bike racks available at entrances to buildings on campus?

Yes. Almost all residence halls feature a bike rack near the entrance to the facility.

POLICY AREA 1.36

- If there are residence halls with a reputation of being more isolated, please indicate which halls.

N/A - All of BSU's residence halls are located in populated areas of campus.

POLICY AREA 1.37

- Is a service available to accompany students walking home at night?

Yes. Students may access BSU Police via the Rave Guardian App.



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Figure 2A

Student Data Trends (Degree-Seeking), Fitchburg State, Fall 2019-Fall 2020

(Source: Mass DHE Special Calculation 2021)

		Fall 2019	Fall 2020	Change 2019 to 2020
Full-Time Undergraduate Students: Enrollment	Women	1,636	1,481	-9%
	Men	1,509	1,341	-11%
	African-American	336	321	-4%
	Asian	83	82	-1%
	Hispanic	424	406	-4%
	White	2,135	1,873	-12%
	Other	129	88	-32%
	TOTAL*	3,145	2,822	-10%
First-Time, Full-Time Undergraduate Students: Enrollment	Women	355	341	-4%
	Men	316	311	-2%
	African-American	79	98	24%
	Asian	26	21	-19%
	Hispanic	93	106	14%
	White	439	393	-10%
	Other	27	12	-56%
	TOTAL*	671	652	-3%
First-Time, Full-Time Undergraduate Students: Admissions	Women			
	<i>Applied</i>	1,770	1,675	-5%
	<i>Admitted</i>	1,613	1,553	-4%
	<i>Enrolled</i>	356	345	-3%
	Admitted/Applied	91%	93%	2%
	Enrolled/Admitted	22%	22%	1%
	Men			
	<i>Applied</i>	1,132	1,323	17%
	<i>Admitted</i>	951	1,085	14%
	<i>Enrolled</i>	318	316	-1%
	Admitted/Applied	84%	82%	-2%
	Enrolled/Admitted	33%	29%	-13%

*Total includes Gender: Unknown & Not Reported, and Race: Unknown & Non-Resident Alien

Figure 2A

Student Data Trends (Degree-Seeking), Fitchburg State, Fall 2019-Fall 2020 CONT'D

(Source: Mass DHE Special Calculation 2021)

		Fall 2019	Fall 2020	Change 2019 to 2020
Transfer Students: Admissions	Women			
	<i>Applied</i>	338	300	-11%
	<i>Admitted</i>	316	287	-9%
	<i>Enrolled</i>	189	173	-8%
	Admitted/Applied	93%	96%	2%
	Enrolled/Admitted	60%	60%	1%
	Men			
	<i>Applied</i>	240	202	-16%
	<i>Admitted</i>	223	189	-15%
	<i>Enrolled</i>	151	114	-25%
	Admitted/Applied	93%	94%	1%
	Enrolled/Admitted	68%	60%	-11%
Retention Rate, First-Year to Second-Year	On Campus	72%		
	Off Campus	77%		
	TOTAL	74%	77%	4%
Percent Minority, Full-Time Enrolled Undergraduates		31%	32%	3%
6-Year Undergraduate Graduation Rate		61%	58%	-5%
Full-Time Graduate Students: Enrollment		352	500	42%

Figure 2B

Fitchburg State Housing Details, by Residence and Room Type, Fall 2019

(Source: MSCBA, Summer 2020)

Residence	Construction/ Renovation Date	Residence Type	Room Type	Beds: Design Occupancy	Beds: Configuration	% Portfolio	Fall 2019 Room Rate
Aubuchon Suites	1967	<i>Singles</i>	Suite	0	0	0%	N/A
		<i>Doubles</i>	Suite	315	315	19%	\$7,024
Cedar Street House	1900 / 2010	<i>Singles</i>	Traditional	27	27	2%	\$8,531
Herlihy Hall	1958 / 2002	<i>Singles</i>	Traditional	3	3	0%	\$7,823
		<i>Doubles</i>	Traditional	114	114	7%	\$6,600
		<i>Triples</i>	Traditional	24	24	1%	\$6,600
		<i>Designed Premium Singles</i>	Traditional	1	1	0%	\$8,238
		<i>Premium Singles</i>	Traditional	8	8	0%	\$6,600
Mara Village	1989 / 2010	<i>Singles</i>	Suite	3	3	0%	\$8,247
		<i>Doubles</i>	Suite	316	316	19%	\$7,024
		<i>Premium Singles</i>	Suite	0	0	0%	N/A
Mara Village Expansion	2009	<i>Singles</i>	Suite	2	2	0%	\$8,247
		<i>Doubles</i>	Suite	100	100	6%	\$7,024
		<i>Premium Singles</i>	Suite	0	0	0%	N/A
Russell Towers	1971 / 2005	<i>Singles</i>	Traditional	26	26	2%	\$8,146
		<i>Single Suites</i>	Traditional	0	0	0%	\$8,247
		<i>Designed Premium Single w/ Bath</i>	Traditional	0	0	0%	N/A
		<i>Doubles</i>	Traditional	354	354	21%	\$6,923
		<i>Double Suites</i>	Traditional	0	0	0%	\$7,024
		<i>Triples</i>	Traditional	54	54	3%	\$6,923
		<i>Triple Suites</i>	Traditional	0	0	0%	\$7,024
Simonds Hall	1918 / 2012	<i>Singles</i>	Suite	132	132	8%	\$9,034
		<i>Designed Premium Singles</i>	Suite	0	0	0%	N/A
Townhouse Apartments	1978 / 2017	<i>Singles</i>	Apartment	186	186	11%	\$9,034
TOTAL				1,665	1,665	100%	
Traditional Average							\$6,975
Suite/Apartment Average							\$7,636

Note: Average room rates are weighted by the number of rooms of each price.

A. RECRUITMENT, ELIGIBILITY, & RETENTION

(Source: Fitchburg State University, Winter 2021)

POLICY AREA 2.01

- Is housing used as a specific strategy for recruitment?

Yes.

- If yes, describe some specific initiatives, and note if they are designed for specific student groups.

Residential Learning Communities (RLCs): Residential Learning Communities create an unique and intentional environment. The foundation of these communities are grounded through a shared interest with a common goal, to support each member's success as they have defined it for themselves.

- In Fall 2019, was a housing tour part of the on-campus Admissions tour?

Yes.

POLICY AREA 2.02

- Please explain any policies that prioritize housing eligibility for specific student populations.

All non-residential students are required to pay the \$150.00 housing deposit to participate in the regular Housing Selection period. Priority housing selection will go to undergraduate degree-seeking students, maintaining full-time student status, not exceeded the minimum numbers of credits for their designated degree completion, or lived in residency for maximum of 8 academic semesters. Priority housing is provided to New Students who complete their application by May 15th and Transfer Students who complete their application by July 1st.

POLICY AREA 2.03

- Are there specific strategies to retain students in housing from first year to second year?

- Residential Learning Communities
- #StayWithUs Tour (Tabling, Focus Groups, Give-Aways collaboration with campus partners)
- Roommate Pairing/Matching Socials

- Are there specific strategies to retain students in housing from second year to third year?

- #StayWithUs Tour (Tabling, Focus Groups, Give-Aways collaboration with campus partners)
- Roommate Pairing/Matching Socials
- Academic Credit Hours are used for Apartment and Suite Selection

B. OCCUPANCY & USE

(Source: Fitchburg State University, Winter 2021)

POLICY AREA 2.04

- How many undergraduate part-time students did you house in Fall 2019 and Fall 2020?
- How many undergraduate non-degree-seeking students did you house in Fall 2019 and Fall 2020?
- How many graduate students did you house in Fall 2019 and Fall 2020?

	Fall 2019	Fall 2020
Undergraduate part-time students	24	24
Undergraduate non-degree-seeking students	6	0
Graduate students	0	1

POLICY AREA 2.05

- For each building, what is the Fall 2019 design capacity?
- For each building, what is the Fall 2019 configuration?

Residential Building Name	Fall 2019 Design Capacity	Fall 2019 Configuration
Aubuchon Hall	325	292
Cedar House	28	29
Herlihy Hall	154	152
Mara Village	432	340
Russell Towers	445	428
Simonds Hall	132	191
Townhouse Apartments	189	137
TOTAL	1,705	1,569

POLICY AREA 2.06

- For each building, describe the typical student residents.

Residential Building Name	Description
Aubuchon Hall	First Year/Upperclass/Honors Residential Learning Community
Cedar House	Upperclass
Herlihy Hall	First Year/Upperclass/Nursing Residential Learning Community
Mara Village	Upperclass
Russell Towers	First Year/Residential Learning Communities
Simonds Hall	Upperclass
Townhouse Apartments	Upperclass

POLICY AREA 2.07

- For each building, what kind of spaces exist for res life and other campus programming?
- Are they rented out or used for other groups beyond housing?
- Are they freely available to residents or is there a sign-up process?

Residential Building Name	Description	Rented?	Availability
Aubuchon Hall	Lounges per floor	No	Freely available
Cedar House	Lounges on 1st floor	No	Freely available
Herlihy Hall	Lounges per floor	No	Freely available
Mara Village	Lounge on 1st floor	No	Freely available
Russell Towers	Lounges per floor	No	Freely available
Simonds Hall	Lounge on 1st floor	No	Freely available
Townhouse Apartments	Lounge in Townhouse Apartment 5	No	Freely available

POLICY AREA 2.08

- For each residential building, is there summer internal usage and/or private usage?
- Are there designated staff that seek out and assign summer usage? In what department?

Residential Building Name	Internal Usage?	Private Usage?	Staff to Assign Usage?	Department
Aubuchon Hall	Yes	Yes	Yes	Housing
Cedar House	No	No	No	N/A
Herlihy Hall	No	Yes	Yes	Housing
Mara Village	No	Yes	Yes	Housing
Russell Towers	No	Yes	Yes	Housing
Simonds Hall	Yes	No	Yes	Housing
Townhouse Apartments	No	Yes	Yes	Housing

C. DINING

(Source: Fitchburg State University, Winter 2021)

POLICY AREA 2.09

- Please list each dining facility and indicate year of renovation, campus location, and type of dining.

Dining Facility Name	Year(s) of Renovation	Campus Location	Type of Dining
Holmes Dining Common	2005, 2013-2014, 2017, 2020	In academic building	Dining
North Street Bistro	2012	In academic building	Dining
McKay Café	2019	In academic building	Café or espresso bar

POLICY AREA 2.10

- For each residential building, are residents required to have a meal plan?

Residential Building Name	Meal Plan?
Aubuchon Hall	Yes
Cedar House	No
Herlihy Hall	Yes
Mara Village	Yes
Russell Towers	Yes
Townhouse Apartments	No
Simonds Hall	No

Comments

Townhouses Apartment and Simond Hall contain a kitchen in each unit; residents are not required to carry a meal plan. Cedar House has a large kitchen that can accommodate the residents and its location is not on the campus proper; residents are not required to purchase a meal plan.

POLICY AREA 2.11

- What is the range of meal plan prices available?

	Meals Per Week	Dining Points/Dollars	Guest Passes	Price
Lower limit	5 meals a week	\$50	0	\$900
Upper limit	Unlimited	\$125	5	\$1,790

Comments

The 5 meal option is only open for apartment residents: for all other halls the lowest option is the 10 meals a week; \$75 in dining points; no guest passes and a cost of \$1630 a semester.

D. SELECTION PROCESS

(Source: Fitchburg State University, Winter 2021)

POLICY AREA 2.12

- Is housing guaranteed for First-time First-years?
- Is housing required for First-time First-years?

Guaranteed	Yes
Required	No

- What is the radius restriction for locals?

Approximately 20 miles.

Comments

Housing guaranteed if housing occupancy agreement completed by a set priority deadline.

POLICY AREA 2.13

- Which leasing options are available to students?

9-10 month	Yes
12-month	No
Flexible	Yes
Summer options	Yes

POLICY AREA 2.14

- What formal or informal policies exist for special populations, such as international or homeless students?

Housing & Residential Services collaborate with campus partners including International Education, Dean of Students, Counseling Services, Financial Aid and Student Development to identify students who may need support during break and summer housing periods. Students are not required to pay up front the cost of break and summer housing. Therefore the cost is minimized as a deterrent to seeking support and/or resources. Also, there is a summer employment program administered by Capital Planning and Maintenance that provide complimentary housing during the summer for student workers.

POLICY AREA 2.15

- For each class, can students request their residence hall? Are they guaranteed their first choice?

	New First-time First-year	New Transfer	Rising Sophomore	Rising Junior	Rising Senior
Request residence hall?	No	No	Yes	Yes	Yes
Guaranteed first choice?	No	No	No	No	No

Comments

New and Transfer students sign up for a Residential Learning Community and are housed by that request, if they are not selecting to be in a Residential Learning Community, they are housed by their Roommate Preference. Sophomore - Senior participate in a housing lottery.

POLICY AREA 2.16

- For each class, when do students begin signing up for housing, and when are rooms assigned?

	New First-time First-year	New Transfer	Rising Sophomore	Rising Junior	Rising Senior
Begin signing up	Typically mid-March	Typically mid-March	Early February	Early February	Early February
Rooms assigned	July	July	March	March	March

POLICY AREA 2.17

- At which milestone can students begin signing up for housing?

After paying housing deposit. The housing deposit is collected by Admissions; they provide Housing with access to an updated list of deposited students and we grant access to the housing application.

POLICY AREA 2.18

- Are new First-time First-year students allowed to select their roommates?

Yes. First year and transfer students can go a matching process; that includes people who directly request a roommate.

POLICY AREA 2.19

- Which of the following can be completed online?

Reviewing rooms	Yes
Securing rooms	Yes
Visual tours	No
Sample room tours	No

Comments

Residential information per hall is available on the University website; room selection is completed online up to this date except for Apartments. Apartments Selection will be online for Spring 2021.

POLICY AREA 2.20

- In Fall 2019, did you have a waitlist for housing?

No.

POLICY AREA 2.21

- Which housing options usually fill first? Please list names of halls, or room types.

Apartment Style: Townhouse Apartments and Simonds Hall (single room apartments with their own kitchen facility per unit).

- Is this based on data or anecdotal?

Anecdotal.

POLICY AREA 2.22

- How important do you think each factor is regarding building selection?

Building location	More important
Building age	Less important
Building amenities	More important
Room types	More important
Room amenities (e.g. A/C)	More important
Meal plans	Less important
Other (please comment)	

POLICY AREA 2.23

- How would you describe the level of stress students experience surrounding housing selection?

Somewhat stressful.

POLICY AREA 2.24

- Are housing exit interviews conducted? By whom?

Yes. Completed through the Housing Cancellation Form.

- Is this information shared with any other offices besides the Housing Department? If yes, please describe where.

N/A

E. FINANCIAL

(Source: Fitchburg State University, Winter 2021)

POLICY AREA 2.25

- What was the budget for on-campus and off-campus in-state dependent students in Fall 2019?

	Tuition & Fees	Room & Board	Other (Transportation, Books, Miscellaneous)	TOTAL
On-campus	\$10,830	\$11,490	\$3,400	\$25,720
Off-campus	\$10,830	\$9,800	\$3,800	\$24,430

POLICY AREA 2.26

- What additional housing fees do you charge?

Deposit fee	\$150
Application fee	\$0

Comments

The \$150 fee is a one time charge, as long as a student remains on campus. If they depart campus the fee has to be paid again before they can return to housing.

F. MAINTENANCE REQUESTS

(Source: Fitchburg State University, Winter 2021)

POLICY AREA 2.27

- Can student maintenance requests be made online?

Yes. All members of the Fitchburg State community can create an account on SchoolDude and submit a work order.

- Do student maintenance requests go through Res Life approval first?

No.

G. OFF-CAMPUS HOUSING

(Source: Fitchburg State University, Winter 2021)

POLICY AREA 2.28

- Are there specific off-campus housing properties that are marketed to students, either by local landlords or developers?

No.

- Please list names of these properties if available.

N/A

POLICY AREA 2.29

- Are there timing restrictions in place for when landlords can market to students?

No.

- If so, what restrictions exist?

N/A

POLICY AREA 2.30

- Please provide street names in student neighborhoods near campus or elsewhere in town.

Highland Avenue, Myrtle Avenue, Cedar Street, Clinton Street.

H. PARKING & TRANSPORTATION

(Source: Fitchburg State University, Winter 2021)

POLICY AREA 2.31

- Which residential undergraduates can have cars on campus?

First-years	Yes
Sophomores	Yes
Juniors	Yes
Seniors	Yes

Comments

Students can request a residential pass (as long as they have 24+ credit hours) or park at the Civic Center.

POLICY AREA 2.32

- Does supply of parking generally meet residential student demand?

Yes.

POLICY AREA 2.33

- Approximately what percent of parking spots are within a 15-minute walk of the center of campus?

100%

- Is a shuttle provided from any parking facilities outside a 15-minute walk?

N/A

- What other populations, such as commuters, can also park in resident student spots?

Faculty/Staff per the Union Contracts.

POLICY AREA 2.34

- Does the university provide bus/shuttle routes to off-campus neighborhoods, or free/reduced-price use of public transit?

Bus/shuttle	No
Free/reduced-price public transit	Yes

POLICY AREA 2.35

- Are bike lanes present between campus and student neighborhoods?

No.

- Are bike racks available at entrances to buildings on campus?

Bike racks are available, not at each individual building but located through out campus including academic, student services/support and residence halls.

POLICY AREA 2.36

- If there are residence halls with a reputation of being more isolated, please indicate which halls.
-

Cedar House and Simonds Hall.

POLICY AREA 2.37

- Is a service available to accompany students walking home at night?
-

Yes. University Police will provide an escort if available/upon request.



Framingham

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Figure 3A

Student Data Trends (Degree-Seeking), Framingham State, Fall 2019-Fall 2020

(Source: Mass DHE Special Calculation 2021)

		Fall 2019	Fall 2020	Change 2019 to 2020
Full-Time Undergraduate Students: Enrollment	Women	1,905	1,754	-8%
	Men	1,454	1,288	-11%
	African-American	465	457	-2%
	Asian	108	90	-17%
	Hispanic	586	531	-9%
	White	2,022	1,794	-11%
	Other	145	124	-14%
	TOTAL*	3,359	3,042	-9%
First-Time, Full-Time Undergraduate Students: Enrollment	Women	421	348	-17%
	Men	351	260	-26%
	African-American	135	103	-24%
	Asian	18	14	-22%
	Hispanic	157	142	-10%
	White	423	323	-24%
	Other	34	21	-38%
	TOTAL*	772	608	-21%
First-Time, Full-Time Undergraduate Students: Admissions	Women			
	<i>Applied</i>	3,555	3,388	-5%
	<i>Admitted</i>	2,797	2,878	3%
	<i>Enrolled</i>	422	350	-17%
	Admitted/Applied	79%	85%	8%
	Enrolled/Admitted	15%	12%	-19%
	Men			
	<i>Applied</i>	2,382	2,307	-3%
	<i>Admitted</i>	1,615	1,694	5%
	<i>Enrolled</i>	354	265	-25%
	Admitted/Applied	68%	73%	8%
	Enrolled/Admitted	22%	16%	-29%

*Total includes Gender: Unknown & Not Reported, and Race: Unknown & Non-Resident Alien

Figure 3A

Student Data Trends (Degree-Seeking), Framingham State, Fall 2019-Fall 2020 CONT'D

(Source: Mass DHE Special Calculation 2021)

		Fall 2019	Fall 2020	Change 2019 to 2020
Transfer Students: Admissions	Women			
	<i>Applied</i>	499	376	-25%
	<i>Admitted</i>	345	263	-24%
	<i>Enrolled</i>	208	149	-28%
	Admitted/Applied	69%	70%	1%
	Enrolled/Admitted	60%	57%	-6%
	Men			
	<i>Applied</i>	433	329	-24%
	<i>Admitted</i>	268	224	-16%
	<i>Enrolled</i>	172	124	-28%
Retention Rate, First-Year to Second-Year	On Campus	75%		
	Off Campus	69%		
	TOTAL	74%	69%	-7%
Percent Minority, Full-Time Enrolled Undergraduates		39%	40%	3%
6-Year Undergraduate Graduation Rate		56%	61%	9%
Full-Time Graduate Students: Enrollment		174	136	-22%

Figure 3B

Framingham State Housing Details, by Residence and Room Type, Fall 2019

(Source: MSCBA, Summer 2020)

Residence	Construction/ Renovation Date	Residence Type	Room Type	Beds: Design Occupancy	Beds: Configuration	% Portfolio	Fall 2019 Room Rate
Corinne Towers	1973 / 2006	Singles	Traditional	32	32	2%	\$8,390
		Doubles	Traditional	422	422	22%	\$7,840
		Doubles as Singles	Traditional	34	34	2%	\$10,840
Horace Mann Hall	1920 / 2008	Singles	Traditional	102	102	5%	\$8,390
		Jr. Suites	Traditional	8	8	0%	\$8,340
		Jr. Suite Singles	Traditional	0	0	0%	\$8,890
		Doubles	Traditional	6	6	0%	\$7,840
		Doubles as Singles	Traditional	0	0	0%	\$10,840
		Suite Doubles as Singles	Traditional	0	0	0%	\$11,340
		Larned Hall	1968 / 2008	Doubles/Triples/Quads	Traditional	352	352
Doubles as Singles	Traditional			0	0	0%	\$10,840
Linsley Hall	1972 / 2002			Suites Doubles	Suite	80	80
		Suites Doubles as Singles	Suite	0	0	0%	\$12,340
		Traditional Doubles	Traditional	70	70	4%	\$8,340
		Traditional Doubles as Singles	Suite	0	0	0%	\$11,340
		Mary Miles Bibb Hall	2011	Singles	Suite	16	16
Suite Singles	Suite			0	0	0%	\$10,440
Conjoined Doubles	Suite			200	200	10%	\$9,440
Conjoined Doubles as Singles	Suite			0	0	0%	\$12,440
Suite Doubles as Singles	Suite			184	184	10%	\$10,440
Suite Doubles as Singles	Suite			0	0	0%	\$13,440
Pierce Hall	1917 / 2018	Singles	Traditional	87	87	5%	\$8,390
		Doubles	Traditional	14	14	1%	\$7,840
		Doubles as Singles	Traditional	0	0	0%	\$10,840
West Hall	2016	Singles	Suite	35	35	2%	\$10,440
		Doubles	Suite	272	272	14%	\$9,440
		Doubles as Singles	Suite	0	0	0%	\$12,440
TOTAL				1,914	1,914	100%	
Traditional Average							\$8,074
Suite/Apartment Average							\$9,728

Note: Average room rates are weighted by the number of rooms of each price.

A. RECRUITMENT, ELIGIBILITY, & RETENTION

(Source: Framingham State University, Winter 2021)

POLICY AREA 3.01

- Is housing used as a specific strategy for recruitment?

Yes.

- If yes, describe some specific initiatives, and note if they are designed for specific student groups.

All halls open houses (new and returning students); siblings giveaways/activities (new student open house tours); fully furnished show room (prospective students); Highlight community themes/features during open houses (new students; e.g. warm baked chocolate chip cookies in one hall - Toll House cookie was invented by a FSU graduate; Hall Council Trivia in another; lawn games with current students in another, etc.); Robust social media presence (current and prospective students); Highlight high satisfaction elements such as hall security and convenience to campus services and resources; Themed living learning community floors; availability of 9 and 12 month housing in addition to traditional academic year; Housing Insecurity Pilot Program with MA DHE; Move to College Program Participant w/MA DHE (targets new students). We also hold a somewhat small percentage of rooms in West Hall (desirable 2 room suites w/o living rooms) for first year students. We also work closely with Admissions to look for opportunities to highlight housing options which may be in demand.

- In Fall 2019, was a housing tour part of the on-campus Admissions tour?

Yes.

POLICY AREA 3.02

- Please explain any policies that prioritize housing eligibility for specific student populations.

- Be a matriculated student in good academic standing. (Must not be on academic suspension/dismissal).
- Register for classes during the scheduled registration period and by the last day of the previous semester.
- Maintain student account in good standing and pay all bills on time.
- Abide by all terms of the Residence Hall License Agreement.
- Maintain a full course load unless authorized by the Associate Dean of Students/Director of Residence Life. Any resident student who wishes to drop below a full course load but wishes to maintain housing eligibility should make a written request to the Associate Dean of Students/Director of Residence Life. Dropping below a full course load does not, in and of itself, constitute grounds for release from the Residence Hall License Agreement.
- Be enrolled in one of the mandatory resident meal plans.
- Attend classes regularly.
- When vacancies allow, eligibility may be extended to non-matriculated students.
- In recent few years we have routinely approved housing for students below with a part time schedule, as well as requests from non-matriculated students and graduate students.
- We don't typically enforce registration by end of semester - hold housing through Add/Drop to allow residents the opportunity to get registered.

POLICY AREA 3.03

▪ Are there specific strategies to retain students in housing from first year to second year?

- Students who return are eligible to select to live in suites in West Hall and Miles Bibb Hall - Encouraging students to move through housing inventory.
- Students select their own rooms and roommate groups; We offer singles and doubles-as-singles.
- Gender-inclusive housing.
- Full academic year (9 month) and 12 month housing available in addition to traditional academic year housing.
- We provide a significant number of on-campus employment with our security desks. Convenient work opportunity that does not require a car.
- Theme housing opportunities
- We do not allow freshman housing in Miles Bibb Hall. This has resulted in that hall being more coveted for second year.

B. OCCUPANCY & USE

(Source: Framingham State University, Winter 2021)

POLICY AREA 3.04

- How many undergraduate part-time students did you house in Fall 2019 and Fall 2020?
- How many undergraduate non-degree-seeking students did you house in Fall 2019 and Fall 2020?
- How many graduate students did you house in Fall 2019 and Fall 2020?

	Fall 2019	Fall 2020
Undergraduate part-time students	54	21
Undergraduate non-degree-seeking students	5	0
Graduate students	0	0

POLICY AREA 3.05

- For each building, what is the Fall 2019 design capacity?
- For each building, what is the Fall 2019 configuration?

Residential Building Name	Fall 2019 Design Capacity	Fall 2019 Configuration
Corinne Towers	504	504
Horace Mann Hall	119	119
Larned Hall	362	362
Linsley Hall	157	157
West Hall	316	316
Mary Miles Bibb Hall	410	410
Peirce Hall	104	104
TOTAL	1,972	1,972

POLICY AREA 3.06

- For each building, describe the typical student residents.

Residential Building Name	Description
Corinne Towers	Honors Floors; Arts Collective Floor; Tomorrow's Leaders Floor; MassBay@FSU Housing Program. Mainly first and second year, but still has some upperclassmen because of lower cost and singles.
Horace Mann Hall	Soph/Junior/Seniors primarily. Typical students are those who value privacy and quiet - coed hall almost all smaller singles and one of our smallest halls with just over 100 residents. A number of students with disability accommodations for housing live in the hall. Small new student population.
Larned Hall	Wellness Floor; New England Sports Nation Floor; Social Justice Floor. Mainly first and second year, but still has some upperclassmen because of lower cost and doubles-as-singles. Esports Gaming Lounge attached to hall.
Linsley Hall	9 month and 12-Month Hall. Mix of suites and traditional rooms has resulted in a mix of students from different classes. Attractive to winter athletes. Houses students from homeless initiative programs. Veterans & Non-Traditional Student Floor.
West Hall	Mainly 2nd & 3rd Year with <20% beds available for first year students. Hall mostly 2 bedroom suites without and common/community space in suite. Attractive and utilized common areas.
Mary Miles Bibb Hall	Juniors and seniors with some sophomores. First year students not eligible to live in hall. Hall has 2 bedroom suites with common living rooms and 2 bedroom conjoined rooms. Attractive and utilized common areas.
Peirce Hall	Soph/Junior/Seniors primarily. Typical students are those who value privacy and quiet - hall almost all smaller singles and one of our smallest halls with just over 100 residents. A number of students with disability accommodations for housing live in the hall. Small new student population. Being transitioned from all-female hall to coed.

POLICY AREA 3.07

- For each building, what kind of spaces exist for res life and other campus programming?
- Are they rented out or used for other groups beyond housing?
- Are they freely available to residents or is there a sign-up process?

Residential Building Name	Description	Rented?	Availability
Corinne Towers	One community kitchen added 2019, one common space, ground floor - columns and staircase make for poor sightlines, no privacy, thus limited programming value. TV lounge on ground floor with capacity of about 20. Small floor study. RAs tend to try to adapt and use elevator landing areas for programs.	No	Freely available
Horace Mann Hall	One TV/Hall Lounge, first floor, capacity approx 20.	No	Freely available
Larned Hall	Large ground floor lounge with TV and pool tables, small 1st floor kitchen, small floor TV lounge, small floor studies.	No	Freely available
Linsley Hall	First floor main lounge; small kitchen on 1st floor. Study on 2nd and 3rd floors.	No	Freely available
West Hall	First floor game room, first floor program room, large living room, 1st floor kitchen, central open floor lounges, 6th floor TV lounge.	No	Freely available
Mary Miles Bibb Hall	First floor pool table, small lounge per floor. One larger meeting room/program lounge controlled by campus events and not always available to res life. Open TV spaces in middle of each floor.	Yes	Sign-up
Peirce Hall	First floor main lounge with TV virtually only programming space. Small kitchen available.	No	Freely available

POLICY AREA 3.08

- For each residential building, is there summer internal usage and/or private usage?
- Are there designated staff that seek out and assign summer usage? In what department?

Residential Building Name	Internal Usage?	Private Usage?	Staff to Assign Usage?	Department
Corinne Towers	Yes	No	Yes	Multiple
Horace Mann Hall	No	No	Yes	Multiple
Larned Hall	No	No	Yes	Multiple
Linsley Hall	Yes	Yes	Yes	Multiple
West Hall	Yes	Yes	Yes	Multiple
Mary Miles Bibb Hall	Yes	Yes	Yes	Multiple
Peirce Hall	No	No	Yes	Multiple

C. DINING

(Source: Framingham State University, Winter 2021)

POLICY AREA 3.09

- Please list each dining facility and indicate year of renovation, campus location, and type of dining.

Dining Facility Name	Year(s) of Renovation	Campus Location	Type of Dining
Dining Commons	Recent	McCarthy Center	Dining commons
Sandellas		In housing	Dining commons
Rams Den Grille		McCarthy Center	Dining commons
Snack Bar		McCarthy Center	Market
Red Barn Café		In academic building	Café or espresso bar
Juice Bar		In academic building	Other
Dunkin	Recent	McCarthy Center	Café or espresso bar

POLICY AREA 3.10

- For each residential building, are residents required to have a meal plan?

Residential Building Name	Meal Plan?
Corinne Towers	Yes
Horace Mann Hall	Yes
Larned Hall	Yes
Linsley Hall	Yes
West Hall	Yes
Mary Miles Bibb Hall	Yes
Peirce Hall	Yes

POLICY AREA 3.11

- What is the range of meal plan prices available?

	Meals Per Week	Dining Points/Dollars	Guest Passes	Price
Lower limit	14 meals	\$150	10	\$2,060
Upper limit	Unlimited	\$100	10	\$2,200

Comments

Per semester, reflects 2020-2021.

D. SELECTION PROCESS

(Source: Framingham State University, Winter 2021)

POLICY AREA 3.12

- Is housing guaranteed for First-time First-years?
- Is housing required for First-time First-years?

Guaranteed	Yes
Required	No

- What is the radius restriction for locals?

N/A

POLICY AREA 3.13

- Which leasing options are available to students?

9-10 month	Yes
12-month	Yes
Flexible	No
Summer options	Yes

Comments

Full academic year housing (approx 9 month) available to all residents. 12-month to students in housing insecurity programs. Students can combine full academic year and summer options.

POLICY AREA 3.14

- What formal or informal policies exist for special populations, such as international or homeless students?

We formally participate in the Department of Higher Education "Housing Pilot" program for students with housing insecurities, and "Moving to College" program. We partner with MassBay Community College and local Community Service Agencies on these programs.

POLICY AREA 3.15

- For each class, can students request their residence hall? Are they guaranteed their first choice?

	New First-time First-year	New Transfer	Rising Sophomore	Rising Junior	Rising Senior
<u>Request residence hall?</u>	Yes	Yes	Yes	Yes	Yes
<u>Guaranteed first choice?</u>	No	No	No	No	No

Comments

First choice is often room or housing type versus hall.

POLICY AREA 3.16

- For each class, when do students begin signing up for housing, and when are rooms assigned?

	New First-time First-year	New Transfer	Rising Sophomore	Rising Junior	Rising Senior
<u>Begin signing up</u>	May	May	Jan-Feb	Jan-Feb	Jan-Feb
<u>Rooms assigned</u>	Self Selected - June	Feb	Feb	Feb	Feb

POLICY AREA 3.17

- At which milestone can students begin signing up for housing?

After completing housing application.

POLICY AREA 3.18

- Are new First-time First-year students allowed to select their roommates?

Yes.

POLICY AREA 3.19

- Which of the following can be completed online?

Reviewing rooms	Yes
Securing rooms	Yes
Visual tours	Yes
Sample room tours	Yes

POLICY AREA 3.20

- In Fall 2019, did you have a waitlist for housing?

No.

POLICY AREA 3.21

- Which housing options usually fill first? Please list names of halls, or room types.

Singles (process is first); Suites & Conjoined Rooms.

- Is this based on data or anecdotal?

Based on data.

POLICY AREA 3.22

- How important do you think each factor is regarding building selection?

Building location	Less important
Building age	Less important
Building amenities	More important
Room types	More important
Room amenities (e.g. A/C)	More important
Meal plans	Less important
Other (please comment)	More important

Comments

Meal plans more important for seniors. Having parking as close as possible is important, especially for seniors and those working late night/early morning.

POLICY AREA 3.23

- How would you describe the level of stress students experience surrounding housing selection?

Not stressful.

POLICY AREA 3.24

- Are housing exit interviews conducted? By whom?

Yes. Conducted in writing as part of housing withdrawal.

- Is this information shared with any other offices besides the Housing Department? If yes, please describe where.

Shared upon request. Type of data we may freely share among University Enrollment Planning Team members and/or task forces.

Comments

Questions are posed in writing as part of process when a student withdraws from housing, but not in a face-to-face interview.

E. FINANCIAL

(Source: Framingham State University, Winter 2021)

POLICY AREA 3.25

- What was the budget for on-campus and off-campus in-state dependent students in Fall 2019?

	Tuition & Fees	Room & Board	Other (Transportation, Books, Miscellaneous)	TOTAL
On-campus	\$11,100	\$12,604	\$3,580	\$27,284
Off-campus	\$11,100	\$12,604	\$3,580	\$27,284

Comments

These figures apply to students living both on and off campus.

POLICY AREA 3.26

- What additional housing fees do you charge?

Deposit fee	\$150
Application fee	\$0

- Please describe any other housing fees.

\$100 damage deposit.

Comments

First time -new student resident housing deposit.

F. MAINTENANCE REQUESTS

(Source: Framingham State University, Winter 2021)

POLICY AREA 3.27

- Can student maintenance requests be made online?

Yes. Unless emergency students are asked to submit requests online through the student portal.

- Do student maintenance requests go through Res Life approval first?

No. Facilities Management works directly with residents on maintenance requests.

G. OFF-CAMPUS HOUSING

(Source: Framingham State University, Winter 2021)

POLICY AREA 3.28

- Are there specific off-campus housing properties that are marketed to students, either by local landlords or developers?

No.

- Please list names of these properties if available.

N/A

POLICY AREA 3.29

- Are there timing restrictions in place for when landlords can market to students?

N/A

- If so, what restrictions exist?

N/A

POLICY AREA 3.30

- Please provide street names in student neighborhoods near campus or elsewhere in town.

There are no heavily student neighborhoods near campus. There are some rented houses but they are spread around and seem to be more limited in availability than they once were.

H. PARKING & TRANSPORTATION

(Source: Framingham State University, Winter 2021)

POLICY AREA 3.31

- Which residential undergraduates can have cars on campus?

First-years	Yes
Sophomores	Yes
Juniors	Yes
Seniors	Yes

POLICY AREA 3.32

- Does supply of parking generally meet residential student demand?

Yes.

Comments

Recently - Yes; historically needed to have waiting list.

POLICY AREA 3.33

- Approximately what percent of parking spots are within a 15-minute walk of the center of campus?

100%

- Is a shuttle provided from any parking facilities outside a 15-minute walk?

Yes, available for all residential parking lots.

- What other populations, such as commuters, can also park in resident student spots?

Restricted to resident students (permit required).

POLICY AREA 3.34

- Does the university provide bus/shuttle routes to off-campus neighborhoods, or free/reduced-price use of public transit?

Bus/shuttle	Yes
Free/reduced-price public transit	No

Comments

MWRTA student rates can be obtained by students; not facilitated by FSU. Three MWRTA lines serve FSU.

POLICY AREA 3.35

- Are bike lanes present between campus and student neighborhoods?
-

N/A

- Are bike racks available at entrances to buildings on campus?
-

There are some limited bike racks on campus, but not at all entrances.

POLICY AREA 3.36

- If there are residence halls with a reputation of being more isolated, please indicate which halls.
-

This is not an issue.

POLICY AREA 3.37

- Is a service available to accompany students walking home at night?
-

Police escort requests accommodated when available after shuttle hours.



MASSART

MASSACHUSETTS COLLEGE
OF ART AND DESIGN

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Figure 4A

Student Data Trends (Degree-Seeking), MassArt, Fall 2019-Fall 2020

(Source: Mass DHE Special Calculation 2021)

		Fall 2019	Fall 2020	Change 2019 to 2020
Full-Time Undergraduate Students: Enrollment	Women	1,236	1,122	-9%
	Men	443	382	-14%
	African-American	78	77	-1%
	Asian	131	131	0%
	Hispanic	187	186	-1%
	White	1,043	897	-14%
	Other	70	68	-3%
	TOTAL*	1,682	1,504	-11%
First-Time, Full-Time Undergraduate Students: Enrollment	Women	288	253	-12%
	Men	90	78	-13%
	African-American	13	15	15%
	Asian	24	35	46%
	Hispanic	43	45	5%
	White	232	203	-13%
	Other	28	21	-25%
	TOTAL*	378	331	-12%
First-Time, Full-Time Undergraduate Students: Admissions	Women			
	<i>Applied</i>	2,214	1,965	-11%
	<i>Admitted</i>	1,384	1,462	6%
	<i>Enrolled</i>	292	254	-13%
	Admitted/Applied	63%	74%	19%
	Enrolled/Admitted	21%	17%	-18%
	Men			
	<i>Applied</i>	873	712	-18%
	<i>Admitted</i>	400	419	5%
	<i>Enrolled</i>	91	78	-14%
	Admitted/Applied	46%	59%	28%
	Enrolled/Admitted	23%	19%	-18%

*Total includes Gender: Unknown & Not Reported, and Race: Unknown & Non-Resident Alien

Figure 4A

Student Data Trends (Degree-Seeking), MassArt, Fall 2019-Fall 2020 CONT'D

(Source: Mass DHE Special Calculation 2021)

		Fall 2019	Fall 2020	Change 2019 to 2020
Transfer Students: Admissions	Women			
	<i>Applied</i>	252	208	-17%
	<i>Admitted</i>	150	137	-9%
	<i>Enrolled</i>	71	62	-13%
	Admitted/Applied	60%	66%	11%
	Enrolled/Admitted	47%	45%	-4%
	Men			
	<i>Applied</i>	139	110	-21%
	<i>Admitted</i>	73	66	-10%
	<i>Enrolled</i>	38	31	-18%
	Admitted/Applied	53%	60%	14%
	Enrolled/Admitted	52%	47%	-10%
Retention Rate, First-Year to Second-Year	On Campus	86%		
	Off Campus	76%		
	TOTAL	84%	73%	-13%
Percent Minority, Full-Time Enrolled Undergraduates		28%	31%	11%
6-Year Undergraduate Graduation Rate		63%	71%	13%
Full-Time Graduate Students: Enrollment		96	88	-8%

Figure 4B

MassArt Housing Details, by Residence and Room Type, Fall 2019

(Source: MSCBA, Summer 2020)

Residence	Construction/ Renovation Date	Residence Type	Room Type	Beds: Design Occupancy	Beds: Configuration	% Portfolio	Fall 2019 Room Rate
Artists' Residence	2002	Singles	Apartment	166	166	19%	\$13,325
		Singles as Doubles	Apartment	0	0	0%	\$10,310
		Doubles	Apartment	136	136	15%	\$11,897
		Doubles as Triples	Apartment	0	0	0%	\$9,806
Smith Hall	1920 / 1989, 2009	Singles	Suite	8	8	1%	\$10,850
		Singles as Doubles	Suite	0	0	0%	\$9,000
		Doubles	Suite	96	96	11%	\$9,540
		Doubles as Triples	Suite	0	0	0%	\$8,600
		Kitchen Singles	Suite	2	2	0%	\$11,092
		Kitchen Doubles	Suite	6	6	1%	\$10,354
		Kitchen Doubles as Triples	Suite	0	0	0%	\$9,540
		Treehouse	2012	Singles	Suite	20	20
Doubles	Suite			200	200	22%	\$11,897
Triples	Suite			60	60	7%	\$9,806
Premium Singles	Suite			21	21	2%	\$13,378
Premium Doubles	Suite			140	140	16%	\$13,378
Premium Triples	Suite			42	42	5%	\$13,378
TOTAL				897	897	100%	
Traditional Average							N/A
Suite/Apartment Average							\$12,115

Note: Average room rates are weighted by the number of rooms of each price.

A. RECRUITMENT, ELIGIBILITY, & RETENTION

(Source: Massachusetts College of Art and Design, Winter 2021)

POLICY AREA 4.01

- Is housing used as a specific strategy for recruitment?

Yes.

- If yes, describe some specific initiatives, and note if they are designed for specific student groups.

The guarantee of housing for 2 years for first time students is great recruitment tool, as is the 4 year guarantee for international students. Admissions includes this information in our general information sessions and class-room presentations. Campus housing info--themed living and information on the website. Residence Halls also appears in our printed recruitment materials and on-line.

- In Fall 2019, was a housing tour part of the on-campus Admissions tour?

Yes. We offer tours of common areas and rooms when available. Residence Halls are also included in our virtual tour.

POLICY AREA 4.02

- Please explain any policies that prioritize housing eligibility for specific student populations.

- 1st priority: new first-time college students.
- 2nd priority: new transfer students.
- 3rd priority: sophomores who lived on campus their first year.
- 4th priority: upper class returning students (junior and senior).

POLICY AREA 4.03

- Are there specific strategies to retain students in housing from first year to second year?

We provide guaranteed rising sophomores housing in their second year if they have completed a full year living in campus housing their first year (as an incoming first time college student) and complete their housing application process for year two.

- Are there specific strategies to retain students in housing from second year to third year?

We look to neighboring leasing options given demand/and need for additional beds.

B. OCCUPANCY & USE

(Source: Massachusetts College of Art and Design, Winter 2021)

POLICY AREA 4.04

- How many undergraduate part-time students did you house in Fall 2019 and Fall 2020?
- How many undergraduate non-degree-seeking students did you house in Fall 2019 and Fall 2020?
- How many graduate students did you house in Fall 2019 and Fall 2020?

	Fall 2019	Fall 2020
Undergraduate part-time students	13	0
Undergraduate non-degree-seeking students	0	0
Graduate students	6	0

POLICY AREA 4.05

- For each building, what is the Fall 2019 design capacity?
- For each building, what is the Fall 2019 configuration?

Residential Building Name	Fall 2019 Design Capacity	Fall 2019 Configuration
Artists' Residence	310	327
Smith Hall	116	126
Treehouse	493	493
TOTAL	919	453

Comments

203 beds in Treehouse are for Massachusetts College of Pharmacy and Health Sciences.

POLICY AREA 4.06

- For each building, describe the typical student residents.

Residential Building Name	Description
Artists' Residence	Upper class students
Smith Hall	First Time College Students
Treehouse	Mix of Students

POLICY AREA 4.07

- For each building, what kind of spaces exist for res life and other campus programming?
- Are they rented out or used for other groups beyond housing?
- Are they freely available to residents or is there a sign-up process?

Residential Building Name	Description	Rented?	Availability
Artists' Residence	Workrooms, lounges, lobby, COF Store.	No	Freely available
Smith Hall	Workrooms, lounges, lobby.	No	Freely available
Treehouse	Workrooms, lounges, common kitchen, conference room, lobby, small work-out/fitness area. Spoon Café, package locker program, Health Services.	No	Freely available

POLICY AREA 4.08

- For each residential building, is there summer internal usage and/or private usage?
- Are there designated staff that seek out and assign summer usage? In what department?

Residential Building Name	Internal Usage?	Private Usage?	Staff to Assign Usage?	Department
Artists' Residence	Yes	Yes	Yes	Conference Services
Smith Hall	Yes	Yes	Yes	Conference Services
Treehouse	Yes	Yes	Yes	Conference Services

Comments

Capstone Management Office = Conference Services.

C. DINING**POLICY AREA 4.09**

- Please list each dining facility and indicate year of renovation, campus location, and type of dining.

Dining Facility Name	Year(s) of Renovation	Campus Location	Type of Dining
Kennedy Dining Hall	2011	In administrative building	Dining commons
Spoon Café	2013	In housing	Café or espresso bar
The C-Store	2001	In housing	Market

POLICY AREA 4.10

- For each residential building, are residents required to have a meal plan?

Residential Building Name	Meal Plan?
Artists' Residence	Yes
Smith Hall	Yes
Treehouse	Yes

POLICY AREA 4.11

- What is the range of meal plan prices available?

	Meals Per Week	Dining Points/Dollars	Guest Passes	Price
Lower limit	N/A	N/A	N/A	\$970
Upper limit	N/A	N/A	N/A	\$1,715

Comments

Per semester rates, declining balance plan.

D. SELECTION PROCESS

(Source: Massachusetts College of Art and Design, Winter 2021)

POLICY AREA 4.12

- Is housing guaranteed for First-time First-years?
- Is housing required for First-time First-years?

Guaranteed	Yes
Required	No

- What is the radius restriction for locals?

N/A

POLICY AREA 4.13

- Which leasing options are available to students?

9-10 month	No
12-month	Yes
Flexible	No
Summer options	Yes

Comments

If we have space available, we do have a program where we offer 1 month leases (September & January) called "Incoming Transition lease" and a 1 month lease (December & May) "Academic Assistance Lease."

POLICY AREA 4.14

- What formal or informal policies exist for special populations, such as international or homeless students?

We review case by case. We do offer emergency housing that is not charged to the student for up to 2 weeks.

POLICY AREA 4.15

- For each class, can students request their residence hall? Are they guaranteed their first choice?

	New First-time First-year	New Transfer	Rising Sophomore	Rising Junior	Rising Senior
Request residence hall?	Yes	Yes	Yes	Yes	Yes
Guaranteed first choice?	No	No	No	No	No

POLICY AREA 4.16

- For each class, when do students begin signing up for housing, and when are rooms assigned?

	New First-time First-year	New Transfer	Rising Sophomore	Rising Junior	Rising Senior
Begin signing up	Anytime once accepted	Anytime once accepted	During Housing Lottery in January	During Housing Lottery in January	During Housing Lottery in January
Rooms assigned	After deposited in early June	After deposited in early June	End of Housing Lottery in late Feb / early March	End of Housing Lottery in late Feb / early March	End of Housing Lottery in late Feb / early March

POLICY AREA 4.17

- At which milestone can students begin signing up for housing?

Deposit.

POLICY AREA 4.18

- Are new First-time First-year students allowed to select their roommates?

Yes.

POLICY AREA 4.19

- Which of the following can be completed online?

Reviewing rooms	Yes
Securing rooms	No
Visual tours	No
Sample room tours	Yes

POLICY AREA 4.20

- In Fall 2019, did you have a waitlist for housing?

Yes.

POLICY AREA 4.21

- Which housing options usually fill first? Please list names of halls, or room types.

Artists' Residence.

- Is this based on data or anecdotal?

Based on data.

POLICY AREA 4.22

- How important do you think each factor is regarding building selection?

Building location	Less important
Building age	Less important
Building amenities	More important
Room types	More important
Room amenities (e.g. A/C)	Less important
Meal plans	More important
Other (please comment)	

POLICY AREA 4.23

- How would you describe the level of stress students experience surrounding housing selection?

Stressful.

POLICY AREA 4.24

- Are housing exit interviews conducted? By whom?

Yes, by Housing and Residence Life.

- Is this information shared with any other offices besides the Housing Department? If yes, please describe where.

Yes, Associate Vice President and Dean of Students.

Comments

Through a survey that is generated with the exit email.

E. FINANCIAL

(Source: Massachusetts College of Art and Design, Winter 2021)

POLICY AREA 4.25

- What was the budget for on-campus and off-campus in-state dependent students in Fall 2019?

	Tuition & Fees	Room & Board	Other (Transportation, Books, Miscellaneous)	TOTAL
<u>On-campus</u>	\$13,700	\$13,500	\$3,500	\$30,700
<u>Off-campus</u>	\$13,700	\$13,500	\$3,500	\$30,700

Comments

In-state tuition rates listed.

POLICY AREA 4.26

- What additional housing fees do you charge?

<u>Deposit fee</u>	\$240
<u>Application fee</u>	\$0

- Please describe any other housing fees.

Tech fee \$620.

F. MAINTENANCE REQUESTS

(Source: Massachusetts College of Art and Design, Winter 2021)

POLICY AREA 4.27

- Can student maintenance requests be made online?
-

No. Requests can be made via text or cell phone app.

- Do student maintenance requests go through Res Life approval first?
-

No.

G. OFF-CAMPUS HOUSING

(Source: Massachusetts College of Art and Design, Winter 2021)

POLICY AREA 4.28

- Are there specific off-campus housing properties that are marketed to students, either by local landlords or developers?
-

Yes.

- Please list names of these properties if available.
-

We use Off-Campus Partners. They maintain the database.

POLICY AREA 4.29

- Are there timing restrictions in place for when landlords can market to students?
-

N/A

- If so, what restrictions exist?
-

N/A

POLICY AREA 4.30

- Please provide street names in student neighborhoods near campus or elsewhere in town.
-

N/A

H. PARKING & TRANSPORTATION

(Source: Massachusetts College of Art and Design, Winter 2021)

POLICY AREA 4.31

- Which residential undergraduates can have cars on campus?

First-years	No
Sophomores	No
Juniors	No
Seniors	No

Comments

No parking available for residential students.

POLICY AREA 4.32

- Does supply of parking generally meet residential student demand?

No.

Comments

We receive less than 5 parking requests from residential students a year.

POLICY AREA 4.33

- Approximately what percent of parking spots are within a 15-minute walk of the center of campus?

100%. These spaces are for faculty, staff, and commuter students.

- Is a shuttle provided from any parking facilities outside a 15-minute walk?

A shuttle is provided for individuals parking in the Wentworth Parker Lot.

- What other populations, such as commuters, can also park in resident student spots?

We do not allow parking for residential students. We only provide parking for commuters.

POLICY AREA 4.34

- Does the university provide bus/shuttle routes to off-campus neighborhoods, or free/reduced-price use of public transit?

Bus/shuttle	Yes
Free/reduced-price public transit	Yes

POLICY AREA 4.35

- Are bike lanes present between campus and student neighborhoods?

Yes.

- Are bike racks available at entrances to buildings on campus?

Yes.

POLICY AREA 4.36

- If there are residence halls with a reputation of being more isolated, please indicate which halls.

N/A

POLICY AREA 4.37

- Is a service available to accompany students walking home at night?

N/A



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Figure 5A

Student Data Trends (Degree-Seeking), MCLA, Fall 2019-Fall 2020

(Source: Mass DHE Special Calculation 2021)

		Fall 2019	Fall 2020	Change 2019 to 2020
Full-Time Undergraduate Students: Enrollment	Women	694	569	-18%
	Men	449	358	-20%
	African-American	128	91	-29%
	Asian	20	14	-30%
	Hispanic	124	112	-10%
	White	804	666	-17%
	Other	38	27	-29%
	TOTAL*	1,145	930	-19%
First-Time, Full-Time Undergraduate Students: Enrollment	Women	168	103	-39%
	Men	117	67	-43%
	African-American	39	20	-49%
	Asian	2	3	50%
	Hispanic	46	24	-48%
	White	180	115	-36%
	Other	9	5	-44%
	TOTAL*	285	170	-40%
First-Time, Full-Time Undergraduate Students: Admissions	Women			
	<i>Applied</i>	1,078	874	-19%
	<i>Admitted</i>	904	790	-13%
	<i>Enrolled</i>	168	104	-38%
	Admitted/Applied	84%	90%	8%
	Enrolled/Admitted	19%	13%	-29%
	Men			
	<i>Applied</i>	676	480	-29%
	<i>Admitted</i>	528	398	-25%
	<i>Enrolled</i>	117	67	-43%
	Admitted/Applied	78%	83%	6%
	Enrolled/Admitted	22%	17%	-24%

*Total includes Gender: Unknown & Not Reported, and Race: Unknown & Non-Resident Alien

Figure 5A

Student Data Trends (Degree-Seeking), MCLA, Fall 2019-Fall 2020 CONT'D

(Source: Mass DHE Special Calculation 2021)

		Fall 2019	Fall 2020	Change 2019 to 2020
Transfer Students: Admissions	Women			
	<i>Applied</i>	234	116	-50%
	<i>Admitted</i>	224	111	-50%
	<i>Enrolled</i>	98	47	-52%
	Admitted/Applied	96%	96%	0%
	Enrolled/Admitted	44%	42%	-3%
	Men			
	<i>Applied</i>	124	64	-48%
	<i>Admitted</i>	114	61	-46%
	<i>Enrolled</i>	58	27	-53%
	Admitted/Applied	92%	95%	4%
	Enrolled/Admitted	51%	44%	-13%
Retention Rate, First-Year to Second-Year	On Campus	71%		
	Off Campus	78%		
	TOTAL	72%	72%	0%
Percent Minority, Full-Time Enrolled Undergraduates		27%	26%	-4%
6-Year Undergraduate Graduation Rate		56%	61%	9%
Full-Time Graduate Students: Enrollment		14	16	14%

Figure 5B

MCLA Housing Details, by Residence and Room Type, Fall 2019

(Source: MSCBA, Summer 2020)

Residence	Construction/ Renovation Date	Residence Type	Room Type	Beds: Design Occupancy	Beds: Configuration	% Portfolio	Fall 2019 Room Rate
Berkshire Towers	1972 / 2008	Doubles	Suite	304	304	30%	\$6,650
Flagg Townhouses	1976 / 2009	Doubles	Apartment	460	460	46%	\$6,850
Hoosac Hall	1967 / 2010	Doubles	Traditional	239	239	24%	\$6,650
TOTAL				1,003	1,003	100%	
Traditional Average							\$6,650
Suite/Apartment Average							\$6,770

Note: Average room rates are weighted by the number of rooms of each price.

A. RECRUITMENT, ELIGIBILITY, & RETENTION

(Source: Massachusetts College of Liberal Arts, Winter 2021)

POLICY AREA 5.01

- Is housing used as a specific strategy for recruitment?

Yes. We are a residential campus, so housing is integral to our mission.

- If yes, describe some specific initiatives, and note if they are designed for specific student groups.

The Office of Admission shares multiple aspects of MCLA's residential life with prospective students as a means of recruitment. The following features of MCLA's residential living stand out to prospective students as competitor schools may not offer them: guaranteed housing for all four years, MicroFridge provided in Hoosac Hall and Berkshire Towers rooms at no additional cost, free laundry program, gender inclusive housing option, themed floors and living/learning communities, Townhouse-style living for transfer students. Also, preferred housing assignments are made based on enrollment deposit date.

- In Fall 2019, was a housing tour part of the on-campus Admissions tour?

Yes. Admissions is also provided one or two tour rooms to show. They decorate these rooms.

POLICY AREA 5.02

- Please explain any policies that prioritize housing eligibility for specific student populations.

MCLA has a three-year residency requirement for all students who live outside of the College-designated commuting range. Transfer students are assigned a 1-, 2- or 3-year residency requirement based upon the number of credits they transfer in. Accommodations for students with verified disabilities sometimes happen outside of the regular housing assignment process (e.g. single rooms).

POLICY AREA 5.03

- Are there specific strategies to retain students in housing from first year to second year?

We employ general marketing techniques. Half of our beds are in garden-style apartments. The apartment living option is only available to returning students.

- Are there specific strategies to retain students in housing from second year to third year?

Since students are allowed to choose between on- and off-campus housing in their fourth year, we offer Senior Perks to those off residency requirement to encourage them to stay on-campus. These perks range from the ability to select premium single rooms to a guaranteed parking permit.

B. OCCUPANCY & USE

(Source: Massachusetts College of Liberal Arts, Winter 2021)

POLICY AREA 5.04

- How many undergraduate part-time students did you house in Fall 2019 and Fall 2020?
- How many undergraduate non-degree-seeking students did you house in Fall 2019 and Fall 2020?
- How many graduate students did you house in Fall 2019 and Fall 2020?

	Fall 2019	Fall 2020
Undergraduate part-time students	0	0
Undergraduate non-degree-seeking students	0	0
Graduate students	0	3

Comments

Part-time for academics is less than 12 credits. Part-time for housing is less than 9 credits. The answers are based on the housing policy of less than 9 credits. Our residential graduate students are enrolled in special programs like 4+1.

POLICY AREA 5.05

- For each building, what is the Fall 2019 design capacity?
- For each building, what is the Fall 2019 configuration?

Residential Building Name	Fall 2019 Design Capacity	Fall 2019 Configuration
Berkshire Towers	312	312
Flagg Townhouses	468	468
Hoosac Hall	246	246
TOTAL	1,026	1,026

Comments

Our design occupancy and Fall 2019 configuration are the same. The MSCBA has, through the years, made changes to how the buildings were originally built to accommodate appropriate size single rooms for RAs, professional staff apartment space, the modification of design triples to design premium doubles and more.

POLICY AREA 5.06

- For each building, describe the typical student residents.

Residential Building Name	Description
Berkshire Towers	Open to all students, but primarily returning students and transfers (approx. 60% returning and transfers; 40% first years). The Honors Program LLC is housed here.
Flagg Townhouses	Returning and transfer students only (100% returning and transfer students).
Hoosac Hall	Open to all students, but primarily first year students (approx. 60% first years and 40% returning).

POLICY AREA 5.07

- For each building, what kind of spaces exist for res life and other campus programming?
- Are they rented out or used for other groups beyond housing?
- Are they freely available to residents or is there a sign-up process?

Residential Building Name	Description	Rented?	Availability
Berkshire Towers	Lobby Level: Meeting Room, Multi-Purpose Room and Two Informal Lounges.	No	Freely available
Flagg Townhouses	The Greenhouse is the only "public" space in the Townhouses. It also houses one of two laundry rooms in the Complex. Card access is required to enter.	No	Freely available
Hoosac Hall	Entry Level: Meeting Room, Multi-Purpose Room and Two Informal Lounges.	No	Freely available

Comments

All common area spaces in BT and HH are located past the security desk and not open to other groups beyond housing. Common area space is freely available unless it is reserved in advance for a program or activity.

POLICY AREA 5.08

- For each residential building, is there summer internal usage and/or private usage?
- Are there designated staff that seek out and assign summer usage? In what department?

Residential Building Name	Internal Usage?	Private Usage?	Staff to Assign Usage?	Department
Berkshire Towers	No	Yes	Yes	Multiple
Flagg Townhouses	Yes	Yes	Yes	Multiple
Hoosac Hall	No	Yes	Yes	Multiple

Comments

Student summer housing is generally limited to the townhouses.

C. DINING

(Source: Massachusetts College of Liberal Arts, Winter 2021)

POLICY AREA 5.09

- Please list each dining facility and indicate year of renovation, campus location, and type of dining.

Dining Facility Name	Year(s) of Renovation	Campus Location	Type of Dining
Centennial Room	2019	In administrative building	Dining commons
Bowman Grab & Go	2013	In academic building	Market
Subway	2012	In administrative building	Other (please comment)
The POD	2012	In administrative building	Market
Trailblazer Café	2012	In administrative building	Café or espresso bar

Comments

Subway is a stand-alone fast food operation in the Campus Center.

POLICY AREA 5.10

- For each residential building, are residents required to have a meal plan?

Residential Building Name	Meal Plan?
Berkshire Towers	Yes
Flagg Townhouses	Yes
Hoosac Hall	Yes

Comments

Students who have a residency requirement are required to have a meal plan regardless of where they live on campus.

POLICY AREA 5.11

- What is the range of meal plan prices available?

	Meals Per Week	Dining Points/Dollars	Guest Passes	Price
Lower limit	100 Block	\$600	5	\$2,108
Upper limit	Unlimited	\$200	5	\$2,390

Comments

In Fall 2019, students who were on their first year of the residency requirement were required to have the Unlimited plan. Second year residency requirement students were required to be on the 225 or Unlimited plan. Third year residency requirement students could choose between the 100, 160, 225 and Unlimited plans. Students off residency requirement are not required to be on a plan, but can choose any of the options.

D. SELECTION PROCESS

(Source: Massachusetts College of Liberal Arts, Winter 2021)

POLICY AREA 5.12

- Is housing guaranteed for First-time First-years?
- Is housing required for First-time First-years?

Guaranteed	Yes
Required	Yes

- What is the radius restriction for locals?

Approximately 20 miles.

POLICY AREA 5.13

- Which leasing options are available to students?

9-10 month	Yes
12-month	No
Flexible	No
Summer options	Yes

POLICY AREA 5.14

- What formal or informal policies exist for special populations, such as international or homeless students?

We provide housing for special populations, as needed.

POLICY AREA 5.15

- For each class, can students request their residence hall? Are they guaranteed their first choice?

	New First-time First-year	New Transfer	Rising Sophomore	Rising Junior	Rising Senior
Request residence hall?	Yes	Yes	Yes	Yes	Yes
Guaranteed first choice?	Yes	Yes	Yes	Yes	Yes

Comments

Guaranteed, on a space-available basis.

POLICY AREA 5.16

- For each class, when do students begin signing up for housing, and when are rooms assigned?

	New First-time First-year	New Transfer	Rising Sophomore	Rising Junior	Rising Senior
Begin signing up	June	June	March	March	March
Rooms assigned	August	August	April	April	April

POLICY AREA 5.17

- At which milestone can students begin signing up for housing?

Sign-up starts just prior to the June Orientation program. All students are guaranteed housing.

POLICY AREA 5.18

- Are new First-time First-year students allowed to select their roommates?

Yes. Both students must select each other for us to make the match.

POLICY AREA 5.19

- Which of the following can be completed online?

Reviewing rooms	No
Securing rooms	No
Visual tours	Yes
Sample room tours	Yes

Comments

All forms can be completed online.

POLICY AREA 5.20

- In Fall 2019, did you have a waitlist for housing?

No.

POLICY AREA 5.21

- Which housing options usually fill first? Please list names of halls, or room types.

#1 - Townhouses; #2 - Berkshire Towers; #3 - Hoosac Hall. This is primarily affected by the separation of the returning student housing assignment process and the first year housing assignment process. Singles and premium singles are very popular.

- Is this based on data or anecdotal?

Based on data.

POLICY AREA 5.22

- How important do you think each factor is regarding building selection?

Building location	More important
Building age	Less important
Building amenities	More important
Room types	More important
Room amenities (e.g. A/C)	Less important
Meal plans	Less important
Other (please comment)	

POLICY AREA 5.23

- How would you describe the level of stress students experience surrounding housing selection?

Somewhat stressful. It is very stressful for some and not stressful at all for others.

POLICY AREA 5.24

- Are housing exit interviews conducted? By whom?

No.

- Is this information shared with any other offices besides the Housing Department? If yes, please describe where.

N/A

Comments

The College conducts exit interviews for students who withdraw or take a leave of absence.

E. FINANCIAL

(Source: Massachusetts College of Liberal Arts, Winter 2021)

POLICY AREA 5.25

- What was the budget for on-campus and off-campus in-state dependent students in Fall 2019?

	Tuition & Fees	Room & Board	Other (Transportation, Books, Miscellaneous)	TOTAL
On-campus	\$10,980	\$11,271	\$4,432	\$26,683
Off-campus	\$10,988	\$9,226	\$4,432	\$24,646

POLICY AREA 5.26

- What additional housing fees do you charge?

Deposit fee	\$100
Application fee	\$0

- Please describe any other housing fees.

- Technology Fee: \$400 per year.
- Residence Area Programming Fee: \$30 per year.

Comments

Only new students pay a housing deposit.
Admissions collects an enrollment fee of \$100 from non-residents and \$200 from resident students. All fees are expressed as yearly costs.

F. MAINTENANCE REQUESTS

(Source: Massachusetts College of Liberal Arts, Winter 2021)

POLICY AREA 5.27

- Can student maintenance requests be made online?

Yes. SchoolDude is our on-line maintenance requisition system.

- Do student maintenance requests go through Res Life approval first?

No. Facilities will contact Housing about atypical requests (like having furniture removed from a room). Many requests that are submitted to Facilities come directly from the Housing office.

G. OFF-CAMPUS HOUSING

(Source: Massachusetts College of Liberal Arts, Winter 2021)

POLICY AREA 5.28

- Are there specific off-campus housing properties that are marketed to students, either by local landlords or developers?

Yes.

- Please list names of these properties if available.

The Boardman and Moresi Properties.

POLICY AREA 5.29

- Are there timing restrictions in place for when landlords can market to students?

No.

- If so, what restrictions exist?

N/A

POLICY AREA 5.30

- Please provide street names in student neighborhoods near campus or elsewhere in town.

Davenport Street, Montana Street, Corinth Street, Bond Street, Hoosac Street, Blackinton Street, Porter Street, Elmwood Avenue and Washington Avenue.

H. PARKING & TRANSPORTATION

(Source: Massachusetts College of Liberal Arts, Winter 2021)

POLICY AREA 5.31

- Which residential undergraduates can have cars on campus?

First-years	Yes
Sophomores	Yes
Juniors	Yes
Seniors	Yes

Comments

In Fall 2019, resident student parking permit distribution was managed by the Housing office and tied into the housing assignment process. Beginning Fall 2020, the distribution of parking permits was transferred to MCLA Public Safety/Campus Police.

POLICY AREA 5.32

- Does supply of parking generally meet residential student demand?

No.

POLICY AREA 5.33

- Approximately what percent of parking spots are within a 15-minute walk of the center of campus?

All.

- Is a shuttle provided from any parking facilities outside a 15-minute walk?

No.

- What other populations, such as commuters, can also park in resident student spots?

Generally, only residents can park in resident student lots.

POLICY AREA 5.34

- Does the university provide bus/shuttle routes to off-campus neighborhoods, or free/reduced-price use of public transit?

Bus/shuttle	Yes
Free/reduced-price public transit	No

Comments

The College has run a free shuttle service to Downtown and the local Walmart. This service was not available this year.

POLICY AREA 5.35

- Are bike lanes present between campus and student neighborhoods?

No.

- Are bike racks available at entrances to buildings on campus?

Yes.

POLICY AREA 5.36

- If there are residence halls with a reputation of being more isolated, please indicate which halls.
-

N/A

POLICY AREA 5.37

- Is a service available to accompany students walking home at night?
-

Yes. It is provided by MCLA Public Safety/Campus Police.



MASSACHUSETTS
MARITIME ACADEMY

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Figure 6A

Student Data Trends (Degree-Seeking), Maritime, Fall 2019-Fall 2020

(Source: Mass DHE Special Calculation 2021)

		Fall 2019	Fall 2020	Change 2019 to 2020
Full-Time Undergraduate Students: Enrollment	Women	190	198	4%
	Men	1,426	1,296	-9%
	African-American	21	17	-19%
	Asian	21	19	-10%
	Hispanic	67	60	-10%
	White	1,383	1,252	-9%
	Other	46	58	26%
	TOTAL*	1,616	1,494	-8%
First-Time, Full-Time Undergraduate Students: Enrollment	Women	42	52	24%
	Men	362	275	-24%
	African-American	3	3	0%
	Asian	4	4	0%
	Hispanic	24	14	-42%
	White	321	249	-22%
	Other	16	19	19%
	TOTAL*	404	327	-19%
First-Time, Full-Time Undergraduate Students: Admissions	Women			
	<i>Applied</i>	83	119	43%
	<i>Admitted</i>	82	114	39%
	<i>Enrolled</i>	42	52	24%
	Admitted/Applied	99%	96%	-3%
	Enrolled/Admitted	51%	46%	-11%
	Men			
	<i>Applied</i>	690	666	-3%
	<i>Admitted</i>	625	612	-2%
	<i>Enrolled</i>	362	275	-24%
	Admitted/Applied	91%	92%	1%
	Enrolled/Admitted	58%	45%	-22%

*Total includes Gender: Unknown & Not Reported, and Race: Unknown & Non-Resident Alien

Figure 6A

Student Data Trends (Degree-Seeking), Mass Maritime, Fall 2019-Fall 2020 CONT'D

(Source: Mass DHE Special Calculation 2021)

		Fall 2019	Fall 2020	Change 2019 to 2020
Transfer Students: Admissions	Women			
	<i>Applied</i>	6	11	83%
	<i>Admitted</i>	5	11	120%
	<i>Enrolled</i>	4	9	125%
	Admitted/Applied	83%	100%	20%
	Enrolled/Admitted	80%	82%	2%
	Men			
	<i>Applied</i>	52	43	-17%
	<i>Admitted</i>	51	40	-22%
	<i>Enrolled</i>	35	24	-31%
	Admitted/Applied	98%	93%	-5%
	Enrolled/Admitted	69%	60%	-13%
Retention Rate, First-Year to Second-Year	On Campus	87%		
	Off Campus	N/A		
	TOTAL	87%	87%	0%
Percent Minority, Full-Time Enrolled Undergraduates		10%	10%	0%
6-Year Undergraduate Graduation Rate		73%	76%	4%
Full-Time Graduate Students: Enrollment		1	0	-100%

Figure 6B

Mass Maritime Housing Details, by Residence and Room Type, Fall 2019

(Source: MSCBA, Summer 2020)

Residence	Construction/ Renovation Date	Residence Type	Room Type	Beds: Design Occupancy	Beds: Configuration	% Portfolio	Fall 2019 Room Rate
Beachmoor	1900 / 2011	Semi-Suites	Suites	15	15	1%	N/A
Companies 1-6	1971, 1973, 1976 / 2007, 2011, 2014	Doubles	Traditional	1032	1032	73%	\$7,790
Companies 1-2 Expansion	2007	Doubles	Traditional	168	168	12%	\$7,790
Company 4 Build Over	2014	Doubles	Traditional	196	196	14%	\$7,790
TOTAL				1,411	1,411	100%	
Traditional Average							\$7,790
Suite/Apartment Average							\$7,790

Note: Average room rates are weighted by the number of rooms of each price.

A. RECRUITMENT, ELIGIBILITY, & RETENTION

(Source: Massachusetts Maritime Academy, Winter 2021)

POLICY AREA 6.01

- Is housing used as a specific strategy for recruitment?
-

Yes. Prospective students can schedule an overnight visit to the Academy.

- If yes, describe some specific initiatives, and note if they are designed for specific student groups.
-

All prospective students are encouraged to have an overnight to fully experience a day in the life of a cadet.

- In Fall 2019, was a housing tour part of the on-campus Admissions tour?
-

Yes.

POLICY AREA 6.02

- Please explain any policies that prioritize housing eligibility for specific student populations.
-

All students are eligible and receive housing opportunities. All students in the regiment of cadets must be housed on campus unless there is an extenuating circumstance and the school makes the exception for a commuter.

POLICY AREA 6.03

- Are there specific strategies to retain students in housing from first year to second year?
-

There is the Center for Student Success located in the Campus Library, Additionally we have Training Retention Officers who work for all classes. Retention is a campus-wide job. Everyone is and should be involved.

- Are there specific strategies to retain students in housing from second year to third year?
-

See above.

B. OCCUPANCY & USE

(Source: Massachusetts Maritime Academy, Winter 2021)

POLICY AREA 6.04

- How many undergraduate part-time students did you house in Fall 2019 and Fall 2020?
- How many undergraduate non-degree-seeking students did you house in Fall 2019 and Fall 2020?
- How many graduate students did you house in Fall 2019 and Fall 2020?

	Fall 2019	Fall 2020
Undergraduate part-time students	12	5
Undergraduate non-degree-seeking students	0	0
Graduate students	14	11

POLICY AREA 6.05

- For each building, what is the Fall 2019 design capacity?
- For each building, what is the Fall 2019 configuration?

Residential Building Name	Fall 2019 Design Capacity	Fall 2019 Configuration
Beachmoor	15	15
Companies 1-6	1420	1420
TOTAL	1,435	1,435

Comments

MMA leases 75 beds at the Mariner's Inn. It is currently used as quarantine housing and happily empty at the moment.

POLICY AREA 6.06

- For each building, describe the typical student residents.

Residential Building Name	Description
Beachmoor	Faculty/Coaches/COVID positive patient quarantine.
Companies 1-7	Regimental Undergraduate Students.

POLICY AREA 6.07

- For each building, what kind of spaces exist for res life and other campus programming?
- Are they rented out or used for other groups beyond housing?
- Are they freely available to residents or is there a sign-up process?

Residential Building Name	Description	Rented?	Availability
Beachmoor	There is a large Conference/dining space on the first floor that is rented for a variety of uses from Conferences, Classes and meals. This space is also rented to 3rd parties as well as used internally. The first floor is sign-up only. The second floor, along with bedrooms has a kitchen and lounge/study area. The second floor common area is freely available to those who live in those rooms.	Yes	Sign-up
Companies 1-7	Recreation Room/Study Lounges (Rented summer only).	Yes	Freely available

POLICY AREA 6.08

- For each residential building, is there summer internal usage and/or private usage?
- Are there designated staff that seek out and assign summer usage? In what department?

Residential Building Name	Internal Usage?	Private Usage?	Staff to Assign Usage?	Department
Beachmoor	Yes	Yes	Yes	Conference Services
Companies 1-7	Yes	Yes	Yes	Conference Services

C. DINING

(Source: Massachusetts Maritime Academy, Winter 2021)

POLICY AREA 6.09

- Please list each dining facility and indicate year of renovation, campus location, and type of dining.

Dining Facility Name	Year(s) of Renovation	Campus Location	Type of Dining
Pande Hall	2016	In housing	Dining commons
Fantail	2015	In housing	Other (please comment)

Comments

Fantail is "grab and go."

POLICY AREA 6.10

- For each residential building, are residents required to have a meal plan?

Residential Building Name	Meal Plan?
Beachmoor	No
Companies 1-7	Yes

Comments

Meals are not served in the Beachmoor unless specific event planned and catered.

POLICY AREA 6.11

- What is the range of meal plan prices available?

	Meals Per Week	Dining Points/Dollars	Guest Passes	Price
Lower limit	N/A	N/A	N/A	N/A
Upper limit	N/A	N/A	N/A	N/A

Comments

Breakfast \$9, Lunch \$10, Dinner \$11. \$2622 per semester for full meals.

D. SELECTION PROCESS

(Source: Massachusetts Maritime Academy, Winter 2021)

POLICY AREA 6.12

- Is housing guaranteed for First-time First-years?
- Is housing required for First-time First-years?

Guaranteed	Yes
Required	Yes

- What is the radius restriction for locals?

N/A

POLICY AREA 6.13

- Which leasing options are available to students?

9-10 month	No
12-month	No
Flexible	No
Summer options	Yes

Comments

Cadets live on campus September-December and March-June. Winter and Summer is available to those taking extra courses.

POLICY AREA 6.14

- What formal or informal policies exist for special populations, such as international or homeless students?

N/A

POLICY AREA 6.15

- For each class, can students request their residence hall? Are they guaranteed their first choice?

	New First-time First-year	New Transfer	Rising Sophomore	Rising Junior	Rising Senior
Request residence hall?	N/A	N/A	N/A	N/A	N/A
Guaranteed first choice?	N/A	N/A	N/A	N/A	N/A

POLICY AREA 6.16

- For each class, when do students begin signing up for housing, and when are rooms assigned?

	New First-time First-year	New Transfer	Rising Sophomore	Rising Junior	Rising Senior
Begin signing up	Part of Admission	Part of Admission	Part of Registration	Registration	Registration
Rooms assigned	July	Winter	Summer	Summer	Summer

POLICY AREA 6.17

- At which milestone can students begin signing up for housing?

Deposit. Once a student is accepted they are placed on the list and assigned a room. They are not permitted to move in until paid in full.

POLICY AREA 6.18

- Are new First-time First-year students allowed to select their roommates?
-
- No.

POLICY AREA 6.19

- Which of the following can be completed online?

Reviewing rooms	No
Securing rooms	No
Visual tours	Yes
Sample room tours	Yes

POLICY AREA 6.20

- In Fall 2019, did you have a waitlist for housing?
-
- No.

POLICY AREA 6.21

- Which housing options usually fill first? Please list names of halls, or room types.
-
- 1st, 2nd, 3rd, 4th, 5th 6th and 7th Company.
- Is this based on data or anecdotal?
-
- Based on data.

POLICY AREA 6.22

- How important do you think each factor is regarding building selection?

Building location	More important
Building age	Less important
Building amenities	Less important
Room types	Less important
Room amenities (e.g. A/C)	Less important
Meal plans	
Other (please comment)	

POLICY AREA 6.23

- How would you describe the level of stress students experience surrounding housing selection?

Not stressful.

POLICY AREA 6.24

- Are housing exit interviews conducted? By whom?

Yes. Interviews are not a top priority for cadets leaving campus prior to receiving their degree. Graduates will receive an exit interview from Marlene Clapp.

- Is this information shared with any other offices besides the Housing Department? If yes, please describe where.

Published through Marlene Clapp.

E. FINANCIAL

(Source: Massachusetts Maritime Academy, Winter 2021)

POLICY AREA 6.25

- What was the budget for on-campus and off-campus in-state dependent students in Fall 2019?

	Tuition & Fees	Room & Board	Other (Transportation, Books, Miscellaneous)	TOTAL
On-campus	\$1,836	\$13,034	\$8,424	\$23,294
Off-campus	N/A	N/A	N/A	N/A

Note: Each student is required to participate in a hands-on learning experience for one semester per year, with an additional fee between \$3,000 and \$5,500 per year.

POLICY AREA 6.26

- What additional housing fees do you charge?

Deposit fee	N/A
Application fee	N/A

- Please describe any other housing fees.

N/A

Comments

\$3895 Fall Semester 2019 Room.

F. MAINTENANCE REQUESTS

(Source: Massachusetts Maritime Academy, Winter 2021)

POLICY AREA 6.27

- Can student maintenance requests be made online?

Yes.

- Do student maintenance requests go through Res Life approval first?

No.

G. OFF-CAMPUS HOUSING

(Source: Massachusetts Maritime Academy, Winter 2021)

POLICY AREA 6.28

- Are there specific off-campus housing properties that are marketed to students, either by local landlords or developers?

Yes.

- Please list names of these properties if available.

N/A

POLICY AREA 6.29

- Are there timing restrictions in place for when landlords can market to students?

N/A

- If so, what restrictions exist?

N/A

POLICY AREA 6.30

- Please provide street names in student neighborhoods near campus or elsewhere in town.

N/A

H. PARKING & TRANSPORTATION

(Source: Massachusetts Maritime Academy, Winter 2021)

POLICY AREA 6.31

- Which residential undergraduates can have cars on campus?

First-years	No
Sophomores	No
Juniors	No
Seniors	Yes

Comments

Some Juniors.

POLICY AREA 6.32

- Does supply of parking generally meet residential student demand?

No. Parking is made available to one class at a time until it sells out at a first come first serve basis.

POLICY AREA 6.33

- Approximately what percent of parking spots are within a 15-minute walk of the center of campus?

100%, per Chief of Police.

- Is a shuttle provided from any parking facilities outside a 15-minute walk?

Yes.

- What other populations, such as commuters, can also park in resident student spots?

Commuters, Staff, Faculty, visitors.

POLICY AREA 6.34

- Does the university provide bus/shuttle routes to off-campus neighborhoods, or free/reduced-price use of public transit?

Bus/shuttle	N/A
Free/reduced-price public transit	N/A

Comments

No off-campus neighborhoods.

POLICY AREA 6.35

- Are bike lanes present between campus and student neighborhoods?
-

N/A

- Are bike racks available at entrances to buildings on campus?
-

Yes.

POLICY AREA 6.36

- If there are residence halls with a reputation of being more isolated, please indicate which halls.
-

Mariners Inn, where MMA leases beds - currently empty.

POLICY AREA 6.37

- Is a service available to accompany students walking home at night?
-

Yes.



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Figure 7A

Student Data Trends (Degree-Seeking), Salem State, Fall 2019-Fall 2020

(Source: Mass DHE Special Calculation 2021)

		Fall 2019	Fall 2020	Change 2019 to 2020
Full-Time Undergraduate Students: Enrollment	Women	3,127	2,907	-7%
	Men	1,853	1,517	-18%
	African-American	427	404	-5%
	Asian	156	146	-6%
	Hispanic	961	897	-7%
	White	3,075	2,665	-13%
	Other	169	160	-5%
	TOTAL*	4,980	4,424	-11%
First-Time, Full-Time Undergraduate Students: Enrollment	Women	645	663	3%
	Men	352	302	-14%
	African-American	82	88	7%
	Asian	25	35	40%
	Hispanic	238	224	-6%
	White	586	563	-4%
	Other	41	31	-24%
	TOTAL*	997	965	-3%
First-Time, Full-Time Undergraduate Students: Admissions	Women			
	<i>Applied</i>	4,032	4,566	13%
	<i>Admitted</i>	3,530	4,074	15%
	<i>Enrolled</i>	650	683	5%
	Admitted/Applied	88%	89%	2%
	Enrolled/Admitted	18%	17%	-9%
	Men			
	<i>Applied</i>	1,793	1,991	11%
	<i>Admitted</i>	1,455	1,614	11%
	<i>Enrolled</i>	361	314	-13%
	Admitted/Applied	81%	81%	0%
	Enrolled/Admitted	25%	19%	-22%

*Total includes Gender: Unknown & Not Reported, and Race: Unknown & Non-Resident Alien

Figure 7A

Student Data Trends (Degree-Seeking), Salem State, Fall 2019-Fall 2020 CONT'D

(Source: Mass DHE Special Calculation 2021)

		Fall 2019	Fall 2020	Change 2019 to 2020
Transfer Students: Admissions	Women			
	<i>Applied</i>	573	552	-4%
	<i>Admitted</i>	508	493	-3%
	<i>Enrolled</i>	295	259	-12%
	Admitted/Applied	89%	89%	1%
	Enrolled/Admitted	58%	53%	-10%
	Men			
	<i>Applied</i>	374	265	-29%
	<i>Admitted</i>	328	239	-27%
	<i>Enrolled</i>	210	138	-34%
Retention Rate, First-Year to Second-Year	On Campus	73%		
	Off Campus	73%		
	TOTAL	73%	74%	1%
Percent Minority, Full-Time Enrolled Undergraduates		34%	36%	6%
6-Year Undergraduate Graduation Rate		58%	57%	-2%
Full-Time Graduate Students: Enrollment		573	626	9%

Figure 7B

Salem State Housing Details, by Residence and Room Type, Fall 2019

(Source: MSCBA, Summer 2020)

Residence	Construction/ Renovation Date	Residence Type	Room Type	Beds: Design Occupancy	Beds: Configuration	% Portfolio	Fall 2019 Room Rate
Atlantic Hall	2004	Singles	Apartment	164	164	7%	\$11,820
		Doubles	Apartment	278	278	13%	\$10,590
Bates Complex	1990 / 2010	Singles	Apartment	36	36	2%	\$10,320
		Premium Singles	Apartment	0	0	0%	\$11,320
		Doubles	Apartment	310	310	14%	\$9,720
Bowditch Hall	1965 / 2005	Academic Mentors	Traditional	3	3	0%	N/A
		Premium Singles	Traditional	0	0	0%	\$9,350
		Doubles	Traditional	264	264	12%	\$8,350
Marsh Hall	2010	Academic Mentors	Traditional	5	5	0%	N/A
		Doubles	Traditional	505	505	23%	\$9,470
Peabody Hall	1965 / 2005	Academic Mentors	Traditional	3	3	0%	N/A
		Doubles	Traditional	309	309	14%	\$8,350
		Premium Singles	Traditional	0	0	0%	\$9,350
Viking Hall	2015	Academic Mentors	Suite	3	3	0%	N/A
		Singles	Suite	8	8	0%	\$10,320
		Doubles	Suite	282	282	13%	\$9,690
		Double Suites	Suite	38	38	2%	\$9,920
		Single Suites	Suite	12	12	1%	\$10,550
TOTAL				2,220	2,220	100%	
Traditional Average							\$8,785
Suite/Apartment Average							\$10,244

Note: Average room rates are weighted by the number of rooms of each price.

A. RECRUITMENT, ELIGIBILITY, & RETENTION

(Source: Salem State University, Winter 2021)

POLICY AREA 7.01

- Is housing used as a specific strategy for recruitment?
-

Yes.

- If yes, describe some specific initiatives, and note if they are designed for specific student groups.
-

We promote housing through email campaigns, with materials at recruitment events, our website, on-campus tours and events, virtual tours, as well as yield events (ASD, orientation).

- In Fall 2019, was a housing tour part of the on-campus Admissions tour?
-

Yes.

POLICY AREA 7.02

- Please explain any policies that prioritize housing eligibility for specific student populations.
-

Honor students, housing accommodations, and staff typically get placed before either returning or first year housing selection. All other housing selection is open to students eligible to take part in the process.

POLICY AREA 7.03

- Are there specific strategies to retain students in housing from first year to second year?
-

N/A

- Are there specific strategies to retain students in housing from second year to third year?
-

N/A

B. OCCUPANCY & USE

(Source: Salem State University, Winter 2021)

POLICY AREA 7.04

- How many undergraduate part-time students did you house in Fall 2019 and Fall 2020?
- How many undergraduate non-degree-seeking students did you house in Fall 2019 and Fall 2020?
- How many graduate students did you house in Fall 2019 and Fall 2020?

	Fall 2019	Fall 2020
Undergraduate part-time students	10	7
Undergraduate non-degree-seeking students	9	4
Graduate students	22	18

Comments

Part-time is considered anyone under 12 credits. Grad number does not include res life grads as housing is not charged.

POLICY AREA 7.05

- For each building, what is the Fall 2019 design capacity?
- For each building, what is the Fall 2019 configuration?

Residential Building Name	Fall 2019 Design Capacity	Fall 2019 Configuration
Atlantic Hall	452	439
Bates Complex	354	266
Bowditch Hall	276	151
Marsh Hall	525	510
Peabody Hall	322	301
Viking Hall	353	341
TOTAL	2,282	2,008

POLICY AREA 7.06

- For each building, describe the typical student residents.

Residential Building Name	Description
Atlantic Hall	Sophomores, Juniors & Seniors, social justice LLC.
Bates Complex	Sophomores, Juniors & Seniors.
Bowditch Hall	Premium single upperclass (Sophomores, Juniors, Seniors).
Marsh Hall	Primarily first year students.
Peabody Hall	Primarily first year students, honors first year.
Viking Hall	Mostly Sophomores. Mix of Juniors & Seniors.

POLICY AREA 7.07

- For each building, what kind of spaces exist for res life and other campus programming?
- Are they rented out or used for other groups beyond housing?
- Are they freely available to residents or is there a sign-up process?

Residential Building Name	Description	Rented?	Availability
Atlantic Hall	Ground floor lounge & small study spaces. Atlantic seminar room	No	Freely available
Bates Complex	Community lounge space and kitchen space	No	Freely available
Bowditch Hall	Ground floor lounge & small study spaces	No	Freely available
Marsh Hall	Ground floor lounge & small study spaces	No	Freely available
Peabody Hall	Ground floor lounge & small study spaces	No	Freely available
Viking Hall	Ground floor lounge & small study spaces	No	Freely available

Comments

Atlantic Seminar room is a bookable space.

POLICY AREA 7.08

- For each residential building, is there summer internal usage and/or private usage?
- Are there designated staff that seek out and assign summer usage? In what department?

Residential Building Name	Internal Usage?	Private Usage?	Staff to Assign Usage?	Department
Atlantic Hall	Yes	Yes	Yes	Multiple
Bates Complex	No	Yes	Yes	Conference Services
Bowditch Hall	No	No	No	N/A
Marsh Hall	Yes	No	Yes	Multiple
Peabody Hall	No	No	No	N/A
Viking Hall	No	Yes	Yes	Conference Services

Comments

Summer Usage: Atlantic Hall - Summer Students and Community groups such as Peabody Essex Museum Groups. Marsh Hall- Orientation, Upward Bound, Summer Bridge Academy.

C. DINING

(Source: Salem State University, Winter 2021)

POLICY AREA 7.09

- Please list each dining facility and indicate year of renovation, campus location, and type of dining.

Dining Facility Name	Year(s) of Renovation	Campus Location	Type of Dining
Marsh Dining Hall	2010	In housing	Dining commons
Starbucks	2015	In housing	Café or espresso bar
South Campus Café	1990s	In academic building	Café or espresso bar
Library grab and go	2013	In academic building	Café or espresso bar
Dining Commons	1990s	In academic building	Dining commons
Dunkin Donuts	2016	In academic building	Café or espresso bar
O'Keefe snack bar	1980s	Other (please comment)	Other (please comment)

Comments

Library grab and go closed permanently Fall 2020. Other facilities experiencing temporary COVID closures.

POLICY AREA 7.10

- For each residential building, are residents required to have a meal plan?

Residential Building Name	Meal Plan?
Atlantic Hall	Yes, 42 meals apartment plan
Bates Complex	Yes, 42 meals apartment plan
Bowditch Hall	Yes, unlimited silver plan
Marsh Hall	Yes, unlimited silver plan
Peabody Hall	Yes, unlimited silver plan
Viking Hall	Yes, unlimited silver plan

POLICY AREA 7.11

- What is the range of meal plan prices available?

	Meals Per Week	Dining Points/Dollars	Guest Passes	Price
Lower limit	Unlimited	\$50	3	\$1,983
Upper limit	Unlimited	\$350	8	\$2,263

Comments

Lower limit is Silver Plan, upper limit is Platinum Plan.

D. SELECTION PROCESS

(Source: Salem State University, Winter 2021)

POLICY AREA 7.12

- Is housing guaranteed for First-time First-years?
- Is housing required for First-time First-years?

Guaranteed	No
Required	No

- What is the radius restriction for locals?

N/A

POLICY AREA 7.13

- Which leasing options are available to students?

9-10 month	Yes
12-month	Yes
Flexible	No
Summer options	Yes

Comments

12-month option only open to grad students.

POLICY AREA 7.14

- What formal or informal policies exist for special populations, such as international or homeless students?

Informal process- we tend to house international students in Viking Hall or Atlantic Hall due to the proximity to the dining hall.

POLICY AREA 7.15

- For each class, can students request their residence hall? Are they guaranteed their first choice?

	New First-time First-year	New Transfer	Rising Sophomore	Rising Junior	Rising Senior
Request residence hall?	Yes	Yes	Yes	Yes	Yes
Guaranteed first choice?	No	No	No	No	No

POLICY AREA 7.16

- For each class, when do students begin signing up for housing, and when are rooms assigned?

	New First-time First-year	New Transfer	Rising Sophomore	Rising Junior	Rising Senior
Begin signing up	April-May	Rolling	January-March	January-March	January-March
Rooms assigned	June-July	Rolling	April	April	April

POLICY AREA 7.17

- At which milestone can students begin signing up for housing?
Deposit.

POLICY AREA 7.18

- Are new First-time First-year students allowed to select their roommates?
Yes.

POLICY AREA 7.19

- Which of the following can be completed online?

Reviewing rooms	Yes
Securing rooms	Yes
Visual tours	Yes
Sample room tours	Yes

POLICY AREA 7.20

- In Fall 2019, did you have a waitlist for housing?
No.

POLICY AREA 7.21

- Which housing options usually fill first? Please list names of halls, or room types.
Atlantic Hall (Apartments).
- Is this based on data or anecdotal?
Anecdotal.

POLICY AREA 7.22

- How important do you think each factor is regarding building selection?

Building location	More important
Building age	Less important
Building amenities	More important
Room types	Less important
Room amenities (e.g. A/C)	Less important
Meal plans	More important
Other (please comment)	More important

Comments

Room cost.

POLICY AREA 7.23

- How would you describe the level of stress students experience surrounding housing selection?

Somewhat stressful. Key stressors are: living with roommates & cost.

POLICY AREA 7.24

- Are housing exit interviews conducted? By whom?

No.

- Is this information shared with any other offices besides the Housing Department? If yes, please describe where.

N/A

E. FINANCIAL

(Source: Salem State University, Winter 2021)

POLICY AREA 7.25

- What was the budget for on-campus and off-campus in-state dependent students in Fall 2019?

	Tuition & Fees	Room & Board	Other (Transportation, Books, Miscellaneous)	TOTAL
On-campus	\$11,128	\$14,052	\$2,984	\$28,164
Off-campus	\$11,128	\$10,564	\$4,860	\$26,552

POLICY AREA 7.26

- What additional housing fees do you charge?

Deposit fee	\$300
Application fee	\$0

- Please describe any other housing fees.

- \$250 cancellation fee.
- \$50 security deposit that is applied to student's account if there are no damages to room at the end of the year.

F. MAINTENANCE REQUESTS

(Source: Salem State University, Winter 2021)

POLICY AREA 7.27

- Can student maintenance requests be made online?

Yes.

- Do student maintenance requests go through Res Life approval first?

No.

G. OFF-CAMPUS HOUSING

(Source: Salem State University, Winter 2021)

POLICY AREA 7.28

- Are there specific off-campus housing properties that are marketed to students, either by local landlords or developers?

No.

- Please list names of these properties if available.

N/A

POLICY AREA 7.29

- Are there timing restrictions in place for when landlords can market to students?

No.

- If so, what restrictions exist?

N/A

POLICY AREA 7.30

- Please provide street names in student neighborhoods near campus or elsewhere in town.

Students utilize websites such as apts.com to view any available apartments if they choose to live off campus.

H. PARKING & TRANSPORTATION

(Source: Salem State University, Winter 2021)

POLICY AREA 7.31

- Which residential undergraduates can have cars on campus?

First-years	No
Sophomores	Yes
Juniors	Yes
Seniors	Yes

POLICY AREA 7.32

- Does supply of parking generally meet residential student demand?

Yes.

Comments

Students don't necessarily get the parking lot they prefer but, for the most part, supply has met demand.

POLICY AREA 7.33

- Approximately what percent of parking spots are within a 15-minute walk of the center of campus?

100%

- Is a shuttle provided from any parking facilities outside a 15-minute walk?

No.

- What other populations, such as commuters, can also park in resident student spots?

Only residential students should be parking in resident spots during the academic year.

POLICY AREA 7.34

- Does the university provide bus/shuttle routes to off-campus neighborhoods, or free/reduced-price use of public transit?

Bus/shuttle	Yes
Free/reduced-price public transit	Yes

Comments

Shuttle is provided during evening and weekends. There is also public transportation available as well as a city sponsored rideshare program which is \$2 per ride.

POLICY AREA 7.35

- Are bike lanes present between campus and student neighborhoods?
-

Yes.

- Are bike racks available at entrances to buildings on campus?
-

Yes.

POLICY AREA 7.36

- If there are residence halls with a reputation of being more isolated, please indicate which halls.
-

Bates Hall on South Campus. Transportation is provided to students.

POLICY AREA 7.37

- Is a service available to accompany students walking home at night?
-

Yes. Escort available for safety reasons through University Police.



Westfield
STATE UNIVERSITY

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Figure 8A

Student Data Trends (Degree-Seeking), Westfield State, Fall 2019-Fall 2020

(Source: Mass DHE Special Calculation 2021)

		Fall 2019	Fall 2020	Change 2019 to 2020
Full-Time Undergraduate Students: Enrollment	Women	2,311	2,096	-9%
	Men	1,923	1,710	-11%
	African-American	217	206	-5%
	Asian	78	67	-14%
	Hispanic	452	442	-2%
	White	3,272	2,890	-12%
	Other	159	144	-9%
	TOTAL*	4,240	3,808	-10%
First-Time, Full-Time Undergraduate Students: Enrollment	Women	566	463	-18%
	Men	471	367	-22%
	African-American	41	33	-20%
	Asian	31	11	-65%
	Hispanic	114	120	5%
	White	801	607	-24%
	Other	37	41	11%
	TOTAL*	1,039	831	-20%
First-Time, Full-Time Undergraduate Students: Admissions	Women			
	<i>Applied</i>	2,748	2,494	-9%
	<i>Admitted</i>	2,499	2,377	-5%
	<i>Enrolled</i>	568	466	-18%
	Admitted/Applied	91%	95%	5%
	Enrolled/Admitted	23%	20%	-14%
	Men			
	<i>Applied</i>	1,688	1,531	-9%
	<i>Admitted</i>	1,370	1,347	-2%
	<i>Enrolled</i>	473	371	-22%
	Admitted/Applied	81%	88%	8%
	Enrolled/Admitted	35%	28%	-20%

*Total includes Gender: Unknown & Not Reported, and Race: Unknown & Non-Resident Alien

Figure 8A

Student Data Trends (Degree-Seeking), Westfield State, Fall 2019-Fall 2020 CONT'D

(Source: Mass DHE Special Calculation 2021)

		Fall 2019	Fall 2020	Change 2019 to 2020
Transfer Students: Admissions	Women			
	<i>Applied</i>	389	317	-19%
	<i>Admitted</i>	374	299	-20%
	<i>Enrolled</i>	220	189	-14%
	Admitted/Applied	96%	94%	-2%
	Enrolled/Admitted	59%	63%	7%
	Men			
	<i>Applied</i>	327	256	-22%
	<i>Admitted</i>	307	238	-22%
	<i>Enrolled</i>	199	157	-21%
	Admitted/Applied	94%	93%	-1%
	Enrolled/Admitted	65%	66%	2%
Retention Rate, First-Year to Second-Year	On Campus	72%		
	Off Campus	71%		
	TOTAL	72%	72%	0%
Percent Minority, Full-Time Enrolled Undergraduates		21%	23%	10%
6-Year Undergraduate Graduation Rate		63%	61%	-3%
Full-Time Graduate Students: Enrollment		355	411	16%

Figure 8B

Westfield State Housing Details, by Residence and Room Type, Fall 2019

(Source: MSCBA, Summer 2020)

Residence	Construction/ Renovation Date	Residence Type	Room Type	Beds: Design Occupancy	Beds: Configuration	% Portfolio	Fall 2019 Room Rate
Conlon, Seymor & Welch Apartments	1976 / 2001, 2013	Singles	Apartment	90	90	3%	\$9,430
		Deluxe Singles	Apartment	6	6	0%	N/A
		Doubles	Apartment	168	168	6%	\$8,490
		Triples	Apartment	6	6	0%	\$8,490
Courtney Hall	1989 / 2009	Premium Singles	Traditional	5	5	0%	\$8,600
		Doubles	Traditional	356	356	13%	\$6,480
		Triples	Traditional	96	96	4%	\$6,480
		Quads	Traditional	0	0	0%	\$6,480
Davis Hall	1966 / 2014	Medical Singles	Traditional	8	8	0%	\$6,480
		Premium Singles	Traditional	0	0	0%	\$8,600
		Doubles	Traditional	244	244	9%	\$6,480
		Triples	Traditional	0	0	0%	\$6,480
		Standard Quads	Traditional	8	8	0%	\$6,480
Dickinson Hall	1966 / 2007	Medical Singles	Traditional	7	7	0%	\$6,480
		Premium Singles	Traditional	0	0	0%	\$8,600
		Doubles	Traditional	243	243	9%	\$6,480
		Triples	Traditional	0	0	0%	\$6,480
		Quads	Traditional	0	0	0%	\$6,480
Lammers Hall	1972 / 2003	Medical Singles	Traditional	6	6	0%	\$6,480
		Premium Singles	Traditional	0	0	0%	\$8,600
		Doubles	Traditional	264	264	10%	\$6,480
		Triples	Traditional	33	33	1%	\$6,480
New Hall	2005	Singles	Apartment	162	162	6%	\$9,830
		Doubles	Apartment	234	234	9%	\$8,590
Scanlon Hall	1954 / 2010	Medical Singles	Traditional	6	6	0%	\$6,480
		Doubles	Traditional	66	66	2%	\$6,480
		Premium Doubles	Traditional	0	0	0%	\$6,480
		Triples	Traditional	240	240	9%	\$6,480
		Quads	Traditional	34	34	1%	\$6,480
University Hall	2013	Singles	Suite	38	38	1%	\$9,280
		Doubles	Suite	364	364	14%	\$8,030
TOTAL				2,684	2,684	100%	
Traditional Average							\$6,487
Suite/Apartment Average							\$8,618

Note: Average room rates are weighted by the number of rooms of each price.

A. RECRUITMENT, ELIGIBILITY, & RETENTION

(Source: Westfield State University, Winter 2021)

POLICY AREA 8.01

- Is housing used as a specific strategy for recruitment?
-

Yes.

- If yes, describe some specific initiatives, and note if they are designed for specific student groups.
-

Westfield State is a majority residential student campus so housing is an important factor for most of our students. Housing is included in recruitment materials, is included on Admissions tours, and is one of the first things new incoming students are able to engage with after making their deposit. The majority of residential students are comprised of new first-year and sophomore students.

- In Fall 2019, was a housing tour part of the on-campus Admissions tour?
-

Yes.

POLICY AREA 8.02

- Please explain any policies that prioritize housing eligibility for specific student populations.
-

Housing Selection for returning students is prioritized by class year with seniors going first. Apartment- and suite-style buildings are reserved for current students while three traditional halls are reserved for new first-year students. The new first-year students are able to select immediately after submitting their housing agreement, so priority is given to those students who register for housing quickly. There is also an Honors Housing and Performing Arts LLC in a suite-style building. Only students in the Honors Program or with a major in the performing arts are eligible.

POLICY AREA 8.03

- Are there specific strategies to retain students in housing from first year to second year?

Yes. In their first year, students are housed together in a first-year hall. These halls have additional supports in place to assist with the students' transition to WSU. These supports (i.e. retention strategies) include a larger number of hall staff leading to a smaller RA:resident ratio and more personalized support; Faculty in Residence to assist with connecting the out-of-classroom experience with the academic; additional programming related to first-year issues to help students make connections and find community; residential leadership opportunities (e.g. Residence Hall Association, etc) to build leadership, governance skills and investment in the community. In addition to these strategies, Residential Life is moving to a curricular approach to promote student learning in the halls.

- Are there specific strategies to retain students in housing from second year to third year?

Yes. Sophomores, juniors and seniors often live together in suite- or apartment-style halls which helps build their independent-living skills and their autonomy. Many of the same supports exist to these students including programming, Faculty-in-Residence, and leadership opportunities. In addition to these strategies, Residential Life is moving to a curricular approach to promote student learning in the halls.

B. OCCUPANCY & USE

(Source: Westfield State University, Winter 2021)

POLICY AREA 8.04

- How many undergraduate part-time students did you house in Fall 2019 and Fall 2020?
- How many undergraduate non-degree-seeking students did you house in Fall 2019 and Fall 2020?
- How many graduate students did you house in Fall 2019 and Fall 2020?

	Fall 2019	Fall 2020
Undergraduate part-time students	<5	<5
Undergraduate non-degree-seeking students	6	1
Graduate students	5	1

Comments

I don't have exact numbers for part-time but know there were less than 5 in each semester.

POLICY AREA 8.05

- For each building, what is the Fall 2019 design capacity?
- For each building, what is the Fall 2019 configuration?

Residential Building Name	Fall 2019 Design Capacity	Fall 2019 Configuration
Conlon, Seymor & Welch Apartments	270	282
Courtney Hall	468	470
Davis Hall	266	266
Dickinson Hall	275	153
Lammers Hall	311	250
New Hall	403	403
Scanlon Hall	356	273
University Hall	411	407
TOTAL	2,760	2,504

POLICY AREA 8.06

- For each building, describe the typical student residents.

Residential Building Name	Description
Conlon, Seymor & Welch Apartments	Primarily Seniors and Juniors; Small number of Sophomores.
Courtney Hall	Primarily Sophomores; Small number of Juniors and Seniors.
Davis Hall	Exclusively First-Year; Except single rooms used for accommodations.
Dickinson Hall	All four class years.
Lammers Hall	Majority First-Year and Sophomores; Small number of Juniors and Seniors.
New Hall	Primarily Seniors and Juniors; Small number of Sophomores.
Scanlon Hall	Majority First-Year and Sophomores; Small number of Juniors and Seniors.
University Hall	Majority Sophomore and Juniors; Small number of Seniors; Honors Housing and Performing Arts LLCs.

POLICY AREA 8.07

- For each building, what kind of spaces exist for res life and other campus programming?
- Are they rented out or used for other groups beyond housing?
- Are they freely available to residents or is there a sign-up process?

Residential Building Name	Description	Rented?	Availability
Conlon, Seymor & Welch Apartments	Dickinson Common Room is sometimes used by these students because their laundry room is attached.	No	Freely available
Courtney Hall	Main lounge on 1st and large lounge on 5th floor; Study lounges on all floors; Kitchen and Game Room on 1st Floor.	No	Freely available
Davis Hall	Davis Common Room with Kitchen; Lounges with Kitchens on all floors; Study Lounges on all floors.	No	Freely available
Dickinson Hall	Dickinson Common Room with Kitchen; Study Lounges on all floors.	No	Freely available
Lammers Hall	Main lounge on 1st floor; Section lounge and kitchen in all 11 sections; Study Rooms in A/B tower.	No	Freely available
New Hall	Former Multi-Purpose Room converted to lounge and computer lab; Lounge spaces on all floors.	No	Freely available
Scanlon Hall	Building being used as administrative space through FY23; Scanlon Banquet Hall and Living Room attached.	Yes	Sign-up
University Hall	Multi-Purpose Room and Meeting Rooms A&B on 1st floor; Lounges with Kitchens on all floors; Study Lounges on all floors.	Yes	Sign-up

Comments

All main lounges can be reserved for programs but are typically freely available. Multi-Purpose Room and Meeting Rooms A&B in University Hall can be reserved by campus and rented in the summer by conference groups.

POLICY AREA 8.08

- For each residential building, is there summer internal usage and/or private usage?
- Are there designated staff that seek out and assign summer usage? In what department?

Residential Building Name	Internal Usage?	Private Usage?	Staff to Assign Usage?	Department
Conlon, Seymor & Welch Apartments	Yes	No	Yes	Housing
Courtney Hall	No	No	No	
Davis Hall	Yes	No	Yes	Conference Services
Dickinson Hall	Yes	No	Yes	Conference Services
Lammers Hall	No	No	No	
New Hall	Yes	Yes	Yes	Conference Services
Scanlon Hall	No	No	No	
University Hall	Yes	Yes	Yes	Conference Services

Comments

Currently Summer Conferences is run by Housing Operations; this is expected to change beginning in Summer 2022.

C. DINING

(Source: Westfield State University, Winter 2021)

POLICY AREA 8.09

- Please list each dining facility and indicate year of renovation, campus location, and type of dining.

Dining Facility Name	Year(s) of Renovation	Campus Location	Type of Dining
Tim & Jeanne's Dining Commons	2011	Freestanding	Dining commons
TJ Bistro	2008	Freestanding	Café or espresso bar
Wilson	1998	In academic building	Café or espresso bar
Ely	2006	In administrative building	Café or espresso bar
Marketplace	2010	In housing	Market

Comments

Dining became Self Operated in Fall 2015 following contracted operations. No renovation occurred at the time absent removing branding and logos from Sodexo.

POLICY AREA 8.10

- For each residential building, are residents required to have a meal plan?

Residential Building Name	Meal Plan?
Conlon, Seymor & Welch Apartments	Yes
Courtney Hall	Yes
Davis Hall	Yes
Dickinson Hall	Yes
Lammers Hall	Yes
New Hall	Yes
Scanlon Hall	Yes
University Hall	Yes

Comments

All residential students are required to have a meal plan starting in Fall 2021. Meal plan options range by class year and housing style.

POLICY AREA 8.11

- What is the range of meal plan prices available?

	Meals Per Week	Dining Points/Dollars	Guest Passes	Price
Lower limit	5	\$300	8	\$2,500
Upper limit	Unlimited	\$250	8	\$4,500

D. SELECTION PROCESS

(Source: Westfield State University, Winter 2021)

POLICY AREA 8.12

- Is housing guaranteed for First-time First-years?
- Is housing required for First-time First-years?

Guaranteed	Yes
Required	No

- What is the radius restriction for locals?

N/A

POLICY AREA 8.13

- Which leasing options are available to students?

9-10 month	Yes
12-month	Yes
Flexible	No
Summer options	Yes

POLICY AREA 8.14

- What formal or informal policies exist for special populations, such as international or homeless students?

We work with international and housing insecure students to ensure they can arrive early, depart late, and access year-round housing if needed.

POLICY AREA 8.15

- For each class, can students request their residence hall? Are they guaranteed their first choice?

	New First-time First-year	New Transfer	Rising Sophomore	Rising Junior	Rising Senior
Request residence hall?	Yes	Yes	Yes	Yes	Yes
Guaranteed first choice?	No	No	No	No	No

POLICY AREA 8.16

- For each class, when do students begin signing up for housing, and when are rooms assigned?

	New First-time First-year	New Transfer	Rising Sophomore	Rising Junior	Rising Senior
Begin signing up	February 1st	February 1st	November 1st	November 1st	November 1st
Rooms assigned	February 1st	February 1st	February-March	February-March	February-March

POLICY AREA 8.17

- At which milestone can students begin signing up for housing?

After acceptance, deposit, and submission of housing agreement.

POLICY AREA 8.18

- Are new First-time First-year students allowed to select their roommates?

Yes. We utilize My College Roomie to encourage them to do so.

POLICY AREA 8.19

- Which of the following can be completed online?

Reviewing rooms	Yes
Securing rooms	Yes
Visual tours	Yes
Sample room tours	No

Comments

We are getting close to the sample room tours but are probably still 1-2 months away.

POLICY AREA 8.20

- In Fall 2019, did you have a waitlist for housing?

No.

POLICY AREA 8.21

- Which housing options usually fill first? Please list names of halls, or room types.

In order: New Hall, Apartment Complex, University Hall, Courtney Hall, Davis Hall, Dickinson Hall, Lammers Hall.

- Is this based on data or anecdotal?

Based on data.

POLICY AREA 8.22

- How important do you think each factor is regarding building selection?

Building location	Less important
Building age	Less important
Building amenities	More important
Room types	More important
Room amenities (e.g. A/C)	More important
Meal plans	More important
Other (please comment)	More important

Comments

Building style; we have many rising seniors who love the Apartment Complex because it is not a corridor-style building like New Hall and University Hall.

POLICY AREA 8.23

- How would you describe the level of stress students experience surrounding housing selection?

Very stressful. We have found it to be one of the most stressful experiences they go through. Unfortunately their priorities have often prevented having a process that is accepted by the vast majority of students.

POLICY AREA 8.24

- Are housing exit interviews conducted? By whom?

No.

- Is this information shared with any other offices besides the Housing Department? If yes, please describe where.

N/A

E. FINANCIAL

(Source: Westfield State University, Winter 2021)

POLICY AREA 8.25

- What was the budget for on-campus and off-campus in-state dependent students in Fall 2019?

	Tuition & Fees	Room & Board	Other (Transportation, Books, Miscellaneous)	TOTAL
On-campus	\$5,425	\$5,727	\$1,871	\$13,023
Off-campus	\$5,425	\$5,727	\$1,871	\$13,023

Comments

This is the half year financial aid budget; on and off campus are the same, only students living at home have a lower budget.

POLICY AREA 8.26

- What additional housing fees do you charge?

Deposit fee	\$300
Application fee	\$0

- Please describe any other housing fees.

N/A

Comments

New first-year students submit a \$300 deposit after being accepted; \$150 of it goes to housing. There is no deposit for returning students.

F. MAINTENANCE REQUESTS

(Source: Westfield State University, Winter 2021)

POLICY AREA 8.27

- Can student maintenance requests be made online?

Yes.

- Do student maintenance requests go through Res Life approval first?

Yes. This is not our preference. Students have to submit their requests through MyHousing site because the University's work order system is priced by the license meaning we would need an additional 2,000 licenses in order for students to submit them directly. Instead, hall staff have to submit them after reviewing them.

G. OFF-CAMPUS HOUSING

(Source: Westfield State University, Winter 2021)

POLICY AREA 8.28

- Are there specific off-campus housing properties that are marketed to students, either by local landlords or developers?

Yes. There is no shortage of off-campus housing in our area.

- Please list names of these properties if available.

There is a group of property owners that created www.wsuliving.com several years ago. The Willows in Westfield and Southwood Acres in Southwick are two that often entice students.

POLICY AREA 8.29

- Are there timing restrictions in place for when landlords can market to students?

No.

- If so, what restrictions exist?

N/A

POLICY AREA 8.30

- Please provide street names in student neighborhoods near campus or elsewhere in town.

Spring Street, Washington Street, Mechanic Street.

H. PARKING & TRANSPORTATION

(Source: Westfield State University, Winter 2021)

POLICY AREA 8.31

- Which residential undergraduates can have cars on campus?

First-years	No
Sophomores	Yes
Juniors	Yes
Seniors	Yes

Comments

First-year students with a unique circumstance can apply for a permit.

POLICY AREA 8.32

- Does supply of parking generally meet residential student demand?

No.

Comments

This is the primary reason first-year students are not permitted to have cars.

POLICY AREA 8.33

- Approximately what percent of parking spots are within a 15-minute walk of the center of campus?

30-40%

- Is a shuttle provided from any parking facilities outside a 15-minute walk?

Yes.

- What other populations, such as commuters, can also park in resident student spots?

None.

POLICY AREA 8.34

- Does the university provide bus/shuttle routes to off-campus neighborhoods, or free/reduced-price use of public transit?

Bus/shuttle	No
Free/reduced-price public transit	Yes

Comments

Students ride public transit free with student ID.

POLICY AREA 8.35

- Are bike lanes present between campus and student neighborhoods?
-

No.

- Are bike racks available at entrances to buildings on campus?
-

Yes.

POLICY AREA 8.36

- If there are residence halls with a reputation of being more isolated, please indicate which halls.
-

N/A

POLICY AREA 8.37

- Is a service available to accompany students walking home at night?
-

Yes. Students can contact Public Safety if concerned; University shuttle also has a route around campus from early morning to late at night.



WORCESTER
STATE
UNIVERSITY

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Figure 9A

Student Data Trends (Degree-Seeking), Worcester State, Fall 2019-Fall 2020

(Source: Mass DHE Special Calculation 2021)

		Fall 2019	Fall 2020	Change 2019 to 2020
Full-Time Undergraduate Students: Enrollment	Women	2,522	2,413	-4%
	Men	1,547	1,450	-6%
	African-American	330	281	-15%
	Asian	214	210	-2%
	Hispanic	553	518	-6%
	White	2,718	2,629	-3%
	Other	148	143	-3%
	TOTAL*	4,069	3,863	-5%
First-Time, Full-Time Undergraduate Students: Enrollment	Women	579	487	-16%
	Men	299	312	4%
	African-American	64	53	-17%
	Asian	49	44	-10%
	Hispanic	121	122	1%
	White	581	534	-8%
	Other	37	35	-5%
	TOTAL*	878	799	-9%
First-Time, Full-Time Undergraduate Students: Admissions	Women			
	<i>Applied</i>	2,623	2,698	3%
	<i>Admitted</i>	2,137	2,213	4%
	<i>Enrolled</i>	584	491	-16%
	Admitted/Applied	81%	82%	1%
	Enrolled/Admitted	27%	22%	-19%
	Men			
	<i>Applied</i>	1,268	1,346	6%
	<i>Admitted</i>	1,005	1,064	6%
	<i>Enrolled</i>	302	317	5%
	Admitted/Applied	79%	79%	0%
	Enrolled/Admitted	30%	30%	-1%

*Total includes Gender: Unknown & Not Reported, and Race: Unknown & Non-Resident Alien

Figure 9A

Student Data Trends (Degree-Seeking), Worcester State, Fall 2019-Fall 2020 CONT'D

(Source: Mass DHE Special Calculation 2021)

		Fall 2019	Fall 2020	Change 2019 to 2020
Transfer Students: Admissions	Women			
	<i>Applied</i>	483	374	-23%
	<i>Admitted</i>	439	320	-27%
	<i>Enrolled</i>	308	205	-33%
	Admitted/Applied	91%	86%	-6%
	Enrolled/Admitted	70%	64%	-9%
	Men			
	<i>Applied</i>	309	266	-14%
	<i>Admitted</i>	278	247	-11%
	<i>Enrolled</i>	183	154	-16%
Retention Rate, First-Year to Second-Year	On Campus	81%		
	Off Campus	75%		
	TOTAL	79%	80%	1%
Percent Minority, Full-Time Enrolled Undergraduates		31%	30%	-3%
6-Year Undergraduate Graduation Rate		57%	58%	2%
Full-Time Graduate Students: Enrollment		172	167	-3%

Figure 9B

Worcester State Housing Details, by Residence and Room Type, Fall 2019

(Source: MSCBA, Summer 2020)

Residence	Construction/ Renovation Date	Residence Type	Room Type	Beds: Design Occupancy	Beds: Configuration	% Portfolio	Fall 2019 Room Rate
Conlon, Seymor & Welch Apartments	1976 / 2001, 2013	Singles	Apartment	90	90	3%	\$9,430
		Deluxe Singles	Apartment	6	6	0%	N/A
		Doubles	Apartment	168	168	6%	\$8,490
		Triples	Apartment	6	6	0%	\$8,490
Courtney Hall	1989 / 2009	Premium Singles	Traditional	5	5	0%	\$8,600
		Doubles	Traditional	356	356	13%	\$6,480
		Triples	Traditional	96	96	4%	\$6,480
		Quads	Traditional	0	0	0%	\$6,480
Davis Hall	1966 / 2014	Medical Singles	Traditional	8	8	0%	\$6,480
		Premium Singles	Traditional	0	0	0%	\$8,600
		Doubles	Traditional	244	244	9%	\$6,480
		Triples	Traditional	0	0	0%	\$6,480
		Standard Quads	Traditional	8	8	0%	\$6,480
Dickinson Hall	1966 / 2007	Medical Singles	Traditional	7	7	0%	\$6,480
		Premium Singles	Traditional	0	0	0%	\$8,600
		Doubles	Traditional	243	243	9%	\$6,480
		Triples	Traditional	0	0	0%	\$6,480
		Quads	Traditional	0	0	0%	\$6,480
Lammers Hall	1972 / 2003	Medical Singles	Traditional	6	6	0%	\$6,480
		Premium Singles	Traditional	0	0	0%	\$8,600
		Doubles	Traditional	264	264	10%	\$6,480
		Triples	Traditional	33	33	1%	\$6,480
New Hall	2005	Singles	Apartment	162	162	6%	\$9,830
		Doubles	Apartment	234	234	9%	\$8,590
Scanlon Hall	1954 / 2010	Medical Singles	Traditional	6	6	0%	\$6,480
		Doubles	Traditional	66	66	2%	\$6,480
		Premium Doubles	Traditional	0	0	0%	\$6,480
		Triples	Traditional	240	240	9%	\$6,480
		Quads	Traditional	34	34	1%	\$6,480
University Hall	2013	Singles	Suite	38	38	1%	\$9,280
		Doubles	Suite	364	364	14%	\$8,030
TOTAL				2,684	2,684	100%	
Traditional Average							\$6,487
Suite/Apartment Average							\$8,618

Note: Average room rates are weighted by the number of rooms of each price.

A. RECRUITMENT, ELIGIBILITY, & RETENTION

(Source: Worcester State University, Winter 2021)

POLICY AREA 9.01

- Is housing used as a specific strategy for recruitment?
-

Yes.

- If yes, describe some specific initiatives, and note if they are designed for specific student groups.
-

Housing by major.

- In Fall 2019, was a housing tour part of the on-campus Admissions tour?
-

Yes.

POLICY AREA 9.02

- Please explain any policies that prioritize housing eligibility for specific student populations.
-

First year students have separate areas for housing from upper class students.

POLICY AREA 9.03

- Are there specific strategies to retain students in housing from first year to second year?
-

Higher percentage of single rooms, apartment style housing, ability to select group of students to live with.

- Are there specific strategies to retain students in housing from second year to third year?
-

Returning students select housing for following year based on academic seniority.

B. OCCUPANCY & USE

(Source: Worcester State University, Winter 2021)

POLICY AREA 9.04

- How many undergraduate part-time students did you house in Fall 2019 and Fall 2020?
- How many undergraduate non-degree-seeking students did you house in Fall 2019 and Fall 2020?
- How many graduate students did you house in Fall 2019 and Fall 2020?

	Fall 2019	Fall 2020
Undergraduate part-time students	16	14
Undergraduate non-degree-seeking students	6	8
Graduate students	8	5

POLICY AREA 9.05

- For each building, what is the Fall 2019 design capacity?
- For each building, what is the Fall 2019 configuration?

Residential Building Name	Fall 2019 Design Capacity	Fall 2019 Configuration
Chandler Village	420	420
Dowden Hall	416	436
Sheehan Hall	400	400
Wasylean Hall	348	348
TOTAL	1,584	1,604

POLICY AREA 9.06

- For each building, describe the typical student residents.

Residential Building Name	Description
Chandler Village	Upperclass students
Dowden Hall	First-year students
Sheehan Hall	First-year students and upperclass students
Wasylean Hall	Upperclass students

POLICY AREA 9.07

- For each building, what kind of spaces exist for res life and other campus programming?
- Are they rented out or used for other groups beyond housing?
- Are they freely available to residents or is there a sign-up process?

Residential Building Name	Description	Rented?	Availability
Chandler Village	No common areas outside of apartments	No	N/A
Dowden Hall	Common lounges on each floor that are open to residents to use.	No	Freely available
Sheehan Hall	Common lounges on each floor that are open to residents to use. Large multi-purpose space on first floor for reservations.	Yes	Sign-up
Wasylean Hall	Common lounges on each floor that are open to residents to use. Large multi-purpose space on first floor for reservations.	Yes	Sign-up

POLICY AREA 9.08

- For each residential building, is there summer internal usage and/or private usage?
- Are there designated staff that seek out and assign summer usage? In what department?

Residential Building Name	Internal Usage?	Private Usage?	Staff to Assign Usage?	Department
Chandler Village	Yes	Yes	Yes	Housing
Dowden Hall	No	Yes	Yes	Housing
Sheehan Hall	No	Yes	Yes	Housing
Wasylean Hall	Yes	Yes	Yes	Housing

C. DINING

(Source: Worcester State University, Winter 2021)

POLICY AREA 9.09

- Please list each dining facility and indicate year of renovation, campus location, and type of dining.

Dining Facility Name	Year(s) of Renovation	Campus Location	Type of Dining
Sheehan Hall	2014	Sheehan Hall	All-you-care-to eat
Food Court	2005	Student Center 1st Floor	Retail
Lancer's Loft	2015	Student Center 3rd Floor	Retail
Starbucks	2021	Sheehan Hall	Retail
The Market at Dowden	2009	Dowden	Retail
Wellness Juice Bar	2015	Wellness Center	Retail
Woo Cafe	2013	Sullivan Academic Building	Retail

POLICY AREA 9.10

- For each residential building, are residents required to have a meal plan?

Residential Building Name	Meal Plan?
Chandler Village	Yes
Dowden Hall	Yes
Sheehan Hall	Yes
Wasylean Hall	Yes

POLICY AREA 9.11

- What is the range of meal plan prices available?

	Meals Per Week	Dining Points/Dollars	Guest Passes	Price
Lower limit	7	\$350	5	\$1,925
Upper limit	17	\$425	5	\$2,120

D. SELECTION PROCESS

(Source: Worcester State University, Winter 2021)

POLICY AREA 9.12

- Is housing guaranteed for First-time First-years?
- Is housing required for First-time First-years?

Guaranteed	Yes
Required	No

- What is the radius restriction for locals?

N/A

POLICY AREA 9.13

- Which leasing options are available to students?

9-10 month	Yes
12-month	No
Flexible	No
Summer options	Yes

POLICY AREA 9.14

- What formal or informal policies exist for special populations, such as international or homeless students?

Ability to stay in housing for breaks and summer. There is a separate fee associated with this type of housing.

POLICY AREA 9.15

- For each class, can students request their residence hall? Are they guaranteed their first choice?

	New First-time First-year	New Transfer	Rising Sophomore	Rising Junior	Rising Senior
Request residence hall?	Yes	Yes	Yes	Yes	Yes
Guaranteed first choice?	No	No	No	No	No

POLICY AREA 9.16

- For each class, when do students begin signing up for housing, and when are rooms assigned?

	New First-time First-year	New Transfer	Rising Sophomore	Rising Junior	Rising Senior
Begin signing up	April	April	February	February	February
Rooms assigned	July	July	April	April	April

POLICY AREA 9.17

- At which milestone can students begin signing up for housing?

Deposit.

POLICY AREA 9.18

- Are new First-time First-year students allowed to select their roommates?

Yes.

POLICY AREA 9.19

- Which of the following can be completed online?

Reviewing rooms	Yes
Securing rooms	Yes
Visual tours	Yes
Sample room tours	Yes

POLICY AREA 9.20

- In Fall 2019, did you have a waitlist for housing?

No.

POLICY AREA 9.21

- Which housing options usually fill first? Please list names of halls, or room types.

Chandler Village, Wasylean Hall, Sheehan Hall. Apartments filled first then semi-suites.

- Is this based on data or anecdotal?

Based on data.

POLICY AREA 9.22

- How important do you think each factor is regarding building selection?

Building location	Less important
Building age	Less important
Building amenities	More important
Room types	More important
Room amenities (e.g. A/C)	More important
Meal plans	Less important
Other (please comment)	

POLICY AREA 9.23

- How would you describe the level of stress students experience surrounding housing selection?

Somewhat stressful.

POLICY AREA 9.24

- Are housing exit interviews conducted? By whom?

Yes. Online form.

- Is this information shared with any other offices besides the Housing Department? If yes, please describe where.

Enrollment management, Dean of students office.

E. FINANCIAL

(Source: Worcester State University, Winter 2021)

POLICY AREA 9.25

- What was the budget for on-campus and off-campus in-state dependent students in Fall 2019?

	Tuition & Fees	Room & Board	Other (Transportation, Books, Miscellaneous)	TOTAL
On-campus	\$10,161	\$12,360	\$3,068	\$25,589
Off-campus	\$10,161	\$5,400	\$3,568	\$19,129

POLICY AREA 9.26

- What additional housing fees do you charge?

Deposit fee	N/A
Application fee	N/A

- Please describe any other housing fees.

N/A

F. MAINTENANCE REQUESTS

(Source: Worcester State University, Winter 2021)

POLICY AREA 9.27

- Can student maintenance requests be made online?
-

Yes.

- Do student maintenance requests go through Res Life approval first?
-

Yes.

OFF-CAMPUS HOUSING

(Source: Worcester State University, Winter 2021)

POLICY AREA 9.28

- Are there specific off-campus housing properties that are marketed to students, either by local landlords or developers?
-

Yes.

- Please list names of these properties if available.
-

No response provided.

POLICY AREA 9.29

- Are there timing restrictions in place for when landlords can market to students?
-

No.

- If so, what restrictions exist?
-

N/A

POLICY AREA 9.30

- Please provide street names in student neighborhoods near campus or elsewhere in town.
-

N/A

H. PARKING & TRANSPORTATION

(Source: Worcester State University, Winter 2021)

POLICY AREA 9.31

- Which residential undergraduates can have cars on campus?

First-years	Yes
Sophomores	Yes
Juniors	Yes
Seniors	Yes

Comments

Based on availability. Preference given on academic seniority.

POLICY AREA 9.32

- Does supply of parking generally meet residential student demand?

No.

POLICY AREA 9.33

- Approximately what percent of parking spots are within a 15-minute walk of the center of campus?

9%

- Is a shuttle provided from any parking facilities outside a 15-minute walk?

Yes.

- What other populations, such as commuters, can also park in resident student spots?

N/A

POLICY AREA 9.34

- Does the university provide bus/shuttle routes to off-campus neighborhoods, or free/reduced-price use of public transit?

Bus/shuttle	No
Free/reduced-price public transit	Yes

POLICY AREA 9.35

- Are bike lanes present between campus and student neighborhoods?

No.

- Are bike racks available at entrances to buildings on campus?

Yes.

POLICY AREA 9.36

- If there are residence halls with a reputation of being more isolated, please indicate which halls.

N/A

POLICY AREA 9.37

- Is a service available to accompany students walking home at night?

Yes. University Police.

SECTION 4: APPENDIX I

SOURCES AND METHODOLOGY

Data for this strategic review were assembled from several sources, including the Massachusetts State Universities, the Massachusetts Department of Higher Education, the Massachusetts Department of Elementary and Secondary Education, and other education, higher education, government, and research organizations.

The participation of many people from the Massachusetts State Universities was essential to the compilation of data and policies.

Bridgewater State. Elizabeth Ching-Bush, Shelly Keniston, Justin McCauley, Rebecca Mushet, Kathleen McLaren-Poole, Joseph Oravec, Denine Rocco, Douglas Shropshire, Douglas Walo.

Fitchburg State. Laura Bayless, Jay Bry, Christopher Medley, Pam McCafferty.

Framingham State. Ann Caso, Glenn Cochran, Dale Hamel.

Massachusetts College of Art and Design. Hui-Ling Chen, Jamie Costello, Karalynn Gau, Danielle Licitra, Robert Perry, Maureen Keefe.

Massachusetts College of Liberal Arts. Jason Canales, Catherine Holbrook, Dianne Manning, Heather Quire.

Massachusetts Maritime Academy. Marlene Clapp, Dana Ferris, Allen Metcalfe, Edward Rozak, Wayne Raulino.

Salem State. Chunju Chen, Karen House, Karen Sayles, Joy Schmelzer, Carla Tharp.

Westfield State. Joshua Hettrick, Gloria Lopez, Lisa Plantefaber, Stephen Taksar.

Worcester State. Adrian Gage, Julie Kazarian, Kenny Smith, Sarah Strout.

State campus enrollment figures were provided by Mario Delci and Sandra Riley at the Massachusetts Department of Higher Education (DHE). The DHE Data Center was the source for full-time and part-time headcounts and full-time equivalents, and admissions and student retention data. 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 peer university 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.

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

Off-Campus Rent Estimates. Off-campus rent estimates were developed from data collected in spring 2020 from Craigslist.com and Zillow.com, and individual apartment complex and real estate websites. As online listings for available apartments were limited in spring 2020 in the areas around Bridgewater State, MCLA, Westfield State and Worcester State, additional research was conducted in early April 2020 to find listings from large local apartment buildings that did not necessarily have current availability.

A number of adjustments were made to accommodate the unique local housing markets at the nine State Universities. Specific per bed cost ceilings were applied for each institution based on the available data and additional research, ranging from around \$1,000/bed for MCLA and Westfield State, to \$1,900/bed for the three Boston-area schools, Framingham State, Mass Art, and Salem State. Units beyond the ceiling prices were eliminated from the average rental calculations. Also, due to the expensive housing market in the Boston metropolitan area, one-bedroom units were eliminated from the average rental calculations at Framingham State, Mass Art, and Salem State. A more detailed discussion of off-campus rental estimates can be found in the report “Off-Campus Rental Analysis,” prepared by Demographic Perspectives in May 2020.

To make the off-campus rental data comparable with school rent data, a number of adjustments were made to all of the off-campus rental 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).

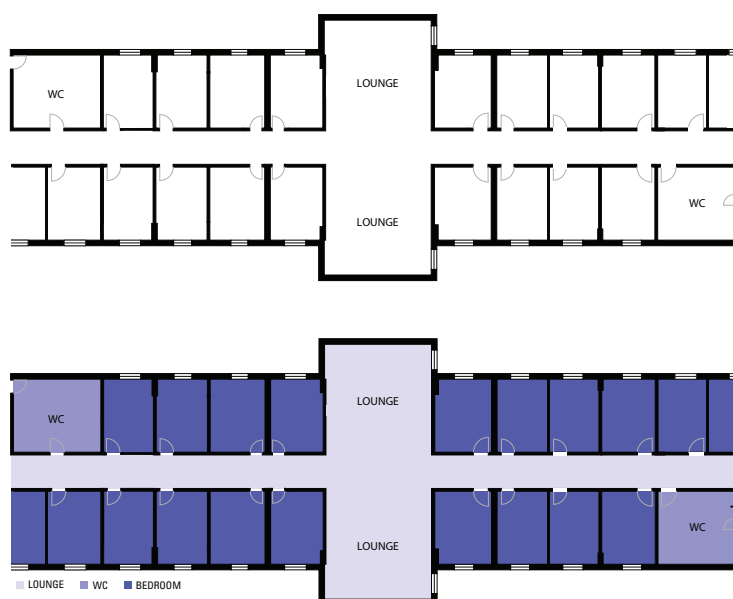
The report was compiled by Edward Adelman and Janet Chrisos at the MSCBA, and Rena Cheskis-Gold, Carol Shuchman, Carolyn Lusch, Tate Goodyear, Gilah Benson-Tilsen, and William Buccheri at Demographic Perspectives, LLC.

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 First-Year students; 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

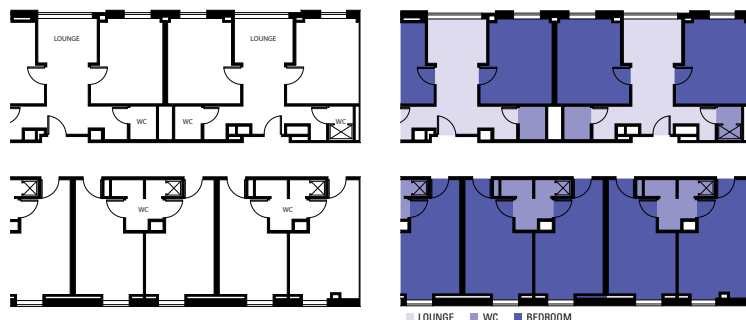
Can foster more intimate, immediate community.

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 (doubles) are arranged in pairs, with limited common space interior to the units; there are public lounges on each floor or on the ground floor of the residence hall.

Each suite has bathroom fixtures.

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

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

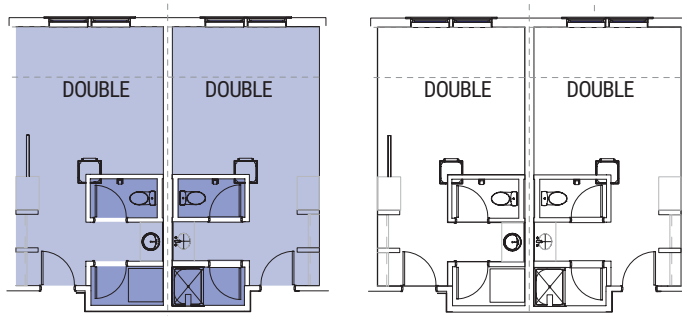
For older students- juniors, seniors, graduate students to gain experience with independent living.

Increased privacy.

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

PRIVACY DOUBLE

Figure 5



Characteristics

Double bedroom with en suite bathroom.

Pedagogical Values

For older students or honors students.

Flexible for other uses, including summer programs, safety, and medical needs.

Increased privacy.

Acknowledging a new cultural norm for private bathrooms.

PEER INSTITUTIONS USED FOR ROOM RATE COMPARISONS

Table 1

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
 Bentley University
 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
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
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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B. Occupancy & Use	04 to 08
C. Dining	09 to 11
D. Selection Process	12 to 24
E. Financial	25 to 26
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B. Occupancy & Use	04 to 08
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MASSACHUSETTS COLLEGE OF ART AND DESIGN

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POLICY TABLES

A. Recruitment, Eligibility, & Retention	01 to 03
B. Occupancy & Use	04 to 08
C. Dining	09 to 11
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SECTION 5: APPENDIX II- ALTERNATIVE OPPORTUNITIES FOR HOUSING

PURPOSE

Universities are facing declining enrollment and aging housing

- May have excess housing capacity
- May also have underutilized land

Some have found alternative, revenue-generating uses for residential buildings and land. The following pages provide details on some examples of interest.

Plan

- Repurpose buildings for alternate rental populations
- Lease land or buildings to developers and management companies

Benefit

- Potential source of revenue
- Reduce operating costs
- Recruitment tool for faculty and staff
- May revitalize neighborhoods adjacent to campus
- Assisting larger community in tight housing market



TYPES OF ALTERNATIVE OPPORTUNITIES FOR HOUSING

1. Young Professional Housing
2. Alternate Populations
3. University-Based Retirement Communities
4. Faculty & Staff Housing
5. Hotel Housing



1. YOUNG PROFESSIONAL HOUSING

- Takes advantage of real estate markets with high demand
- Usually involves selling or leasing to a developer
- Usually involves renovations and increased amenities
- May affect tax-exempt status of the property
- May reduce operating costs

ION LINCOLN PARK

CHICAGO, IL

Purpose

- Reinvent struggling student housing property

Ownership

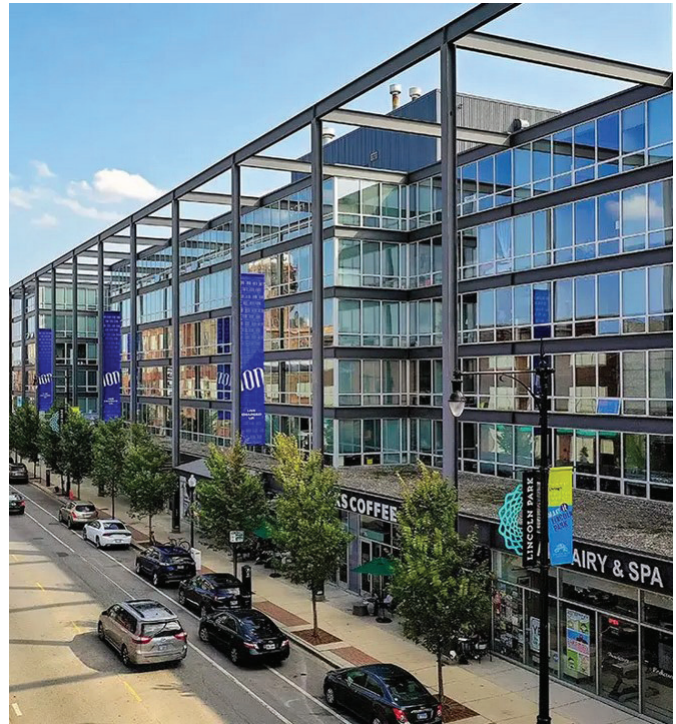
- Building was owned by non-profit affiliated with DePaul University
- Bought by Scion Group LLC
- Building management had been transferred from Scion Group LLC to Smithfield Properties LLC
- Now Scion Group again manages the building

Timeline

- Building developed in 2006
- Management transferred in 2008
- Ownership transferred in 2017

Facility

- 580 market-rate beds



“Step out your front door into the heart of Lincoln Park. Leave home for DePaul minutes before class starts.”

www.ion-lincolnpark.com

The Cadence

TUCSON, AZ

Purpose

- Provide housing experience for young adults
- Invest in downtown redevelopment

Ownership

- Previously owned by Capstone Development Partners
- Was public-private partnership with Arizona State University for student housing
- Now owned by Pebb Capital & Coastal Ridge Real Estate
- Transitioned to young professional housing

Timeline

- Constructed 2012-2013
- Students moved in fall 2013
- Ownership transferred 2020

Facility

- 196 furnished apartments
- 456 market-rate beds
- \$12 million renovation



“The Cadence off-campus apartments feature prime downtown living with easy access to many great places in Tucson!”

www.thecadencetucson.com

The Alabama

NEW YORK, NY

Purpose

- Generate revenue from sale of asset
- Provide housing experience for young adults

Ownership

- Bought from Yeshiva University by Pebb Capital & TriArch Real Estate for \$58 million
- Sold to Alabama Flats LLC for \$104 million

Timeline

- Built in 1903
- Sold by Yeshiva University 2016
- Sold by developer 2020

Facility

- 115 units, 175 market-rate beds
- Furnished studios, 1-bedrooms, & 3-bedrooms
- Multi-million dollar renovation
- \$12 million renovation



“The Alabama offers students, young professionals and anyone in need of furnished housing the unique opportunity to live a sophisticated lifestyle”

www.thealabamanyc.org

2. ALTERNATE POPULATIONS: SUMMER INTERN HOUSING

- Many schools offer housing to students from any college with verified internships or jobs nearby
 - Seasonally underutilized housing can continue to generate revenue
-

Fairfield University

FAIRFIELD, CT

Purpose

- Revenue from seasonally underutilized property
- Maintain vibrant campus atmosphere

Benefits to Residents

- Proximity to New York City
- Affordable rent in expensive area
- Shuttle to train station
- Use of campus facilities

Housing Types

- 2 to 4-bedroom apartments, furnished, with kitchen

Policies

- Guest must provide proof of registration at any university
- Guest must provide proof of job or internship
- Minimum 4 week stay
- Rent is \$345/week
- Available end of May through beginning of August



“Summer residents can also take advantage of being just an hour away from New York City via public transportation”

www.fairfield.edu

University of Minnesota

MINNEAPOLIS, MN

Purpose

- Revenue from seasonally underutilized property
- Maintain vibrant campus atmosphere

Benefits to Residents

- Access to Twin Cities
- Meal plan may be purchased
- Private bedroom, kitchen, laundry

Housing Types

- 2-bedroom suites in traditional residence hall, with kitchen, partially furnished
- 2 to 5-bedroom units in apartment building, with kitchen and laundry, furnished

Policies

- Guest must provide proof of registration at any university
- Guest must provide proof of internship, fellowship, or clinical rotation
- Reservations made 14 days in advance
- Rent is \$40/day



“The fully ADA-compliant building offers specific rooms to accommodate ADA needs, available upon request.”

www.uces.umn.edu

University of Miami

CORAL GABLES, FL

Purpose

- Revenue from seasonally underutilized property
- Maintain vibrant campus atmosphere

Benefits to Residents

- Programmed events & activities
- Access to recreational building
- Campus parking permit
- Close to Metrorail and highway

Housing Types

- Furnished studio to 4-bedroom apartments, with kitchen
- In Lakeside Village, complex with 25 interconnected buildings and outdoor spaces

Policies

- Guests must be at least 18 years old
- Guests must provide proof of registration at any university
- Guests must provide proof of internship or research program
- Rent is \$65-75/day



“Our program offers flexible move-in/-out dates and frees interns from worrying about furnishing a room/apartment for the summer.”

www.conferences.miami.edu

3. UNIVERSITY-BASED RETIREMENT COMMUNITIES

The proportion of Massachusetts's population that is aged 60+ is growing more rapidly than other age groups

- The U.S. Census Bureau estimates that more than 25% of Massachusetts's population will be aged 60+ by the year 2031¹
- Senior citizens are looking for alternative living arrangements that will support and engage them as they age

Some universities are facing declining enrollment and are searching for options

- Universities need additional revenue
- Universities need alternative uses for excess housing capacity, un-used land
- Campuses have educational opportunities, cultural activities, athletic and wellness uses, and interaction with students who are younger and more diverse

By focusing on senior citizens, some universities have found a growing and interested population, as well as alternative, revenue-generating uses for residential buildings and land.



¹ www.mass.gov/doc/mass-healthy-aging-data-report-community-profiles-commissioned-by-tufts-health-plan

Broadview at Purchase College

RYE BROOK, NY

Purpose

- Revenue from previously undeveloped land
- Furthering mission of lifelong learning
- 75% of ground rent will fund scholarships
- 25% of ground rent will fund faculty hiring

Ownership

- Owned by State University of New York
- 75-year lease to Purchase College Advancement Corp
- Purchase Senior Living Community owns building, pays ground rent to PCAC
- Developed and managed by Life Care Services (national) & Senior Care Development (local)

Timeline

- State enabling legislation passed 2011
- Development RFP awarded 2015
- Construction began late 2020
- Opening late 2022-early 2023

Facility

- 40 acres in Westchester County
- 385 units, mostly market rate, 20% affordable
- \$320 million, financed by tax-exempt bonds

Housing Types

- Independent living, assisted living, & memory care
- 1- and 2-bedroom residences and villas
- 1-bedroom suites with kitchen
- 1-bedroom suites without kitchen

Benefits to Residents

- Access to Learning Commons collaborative space
- Reduced cost concerts, art exhibits
- Auditing of classes
- 1.5 miles from campus (3 min drive)



“Vibrant academic milieu where older adults, students and faculty members reach out to each other, and connect”

www.broadviewseniorliving.org

The Village at Penn State

STATE COLLEGE, PA

Purpose

- Revenue from previously undeveloped land
- Opportunities for student enrichment
- Intergenerational connections

Ownership

- Land owned by Penn State
- Land originally leased to The Village at Penn State Retirement Community
- Land currently leased to Liberty Lutheran Housing Development Corp
- Buildings owned by Liberty Lutheran
- Originally managed by CRSA of Memphis, TN
- Currently managed by Liberty Lutheran

Timeline

- Original ground lease in 2002
- Built in 2003-2004
- Opened in 2004
- Lease transferred after bankruptcy in 2012
- Expansions in 2014 and 2018

Facility

- 50 acres behind Beaver Stadium

Housing Types

- Independent and assisted living
- 1- and 2-bedroom market-rate apartments
- 2-bedroom market-rate cottages

Benefits to Residents

- Attend classes free as space available
- Priority seating for events
- Recreation facility use
- Educational programs from faculty
- PSU Connect Committee

“With easy access to the Penn State Campus, nobody gets you closer and nobody gives you more.”

www.retireatpennstate.org



Mirabella at ASU

TEMPE, AZ

Purpose

- Revenue from lease
- Waiting list formed before project completed
- Coursework and research opportunities
- Intergenerational connections

Ownership

- Land owned by University Realty, the real estate affiliate of Arizona State University
- Land leased to Pacific Retirement Services for 99 years
- Building co-owned by Pacific Retirement Services
- Managed by Pacific Retirement Services

Timeline

- Board of Regents approved in 2016
- Construction began in early 2018
- Opened in late 2020

Facility

- 1.5 acres in downtown Tempe
- 298 market-rate units, 20 stories
- \$252 million construction, financed by Cain Brothers

Housing Types

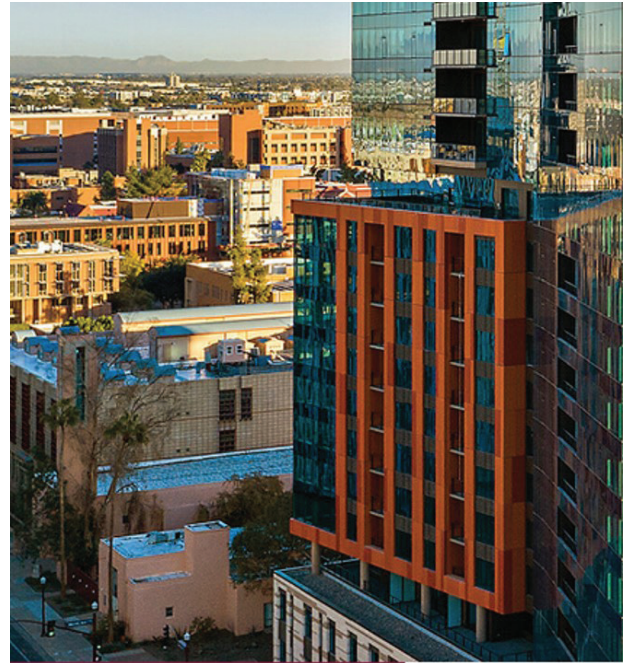
- Independent and assisted living
- 1- and 2-bedroom apartments
- 2-bedroom apartments with den

Benefits to Residents

- University ID cards and library access
- On-site lectures and workshops
- Free athletic & cultural events
- Bus and shuttle availability
- Urban location

“Mirabella at ASU is a truly unique retirement experience—an intergenerational community fueled by lifelong learning and collegiate energy.”

www.retirement.org/mirabella-asu



4. FACULTY AND STAFF HOUSING

- Can aid in faculty recruitment and retention in areas with expensive housing markets
- Offering a variety of housing types accommodates hires with different living situations
- Encourages a sense of community, and minimizes long commutes

Fitchburg State University

FITCHBURG, MA

Purpose

- Assist in revitalization of city
- Aid in faculty and administrative staff recruitment
- Housing option close to campus

Development & Management

- Massachusetts State College Building Authority

Timeline

- Renovations designed in 2017
- Renovations completed in 2018

Housing Types

- 4 apartments in multifamily house
- One 1-bed/1-bath unit, three 2-bed/1-2.5 bath units

Policies

- Available on 1st-come, 1st-served basis to any faculty/staff
- Residents usually stay for one year upon moving to area
- 1-year lease, but flexibility for leaving early
- Units mostly market-rate
- Next faculty housing project will include units intentionally priced to be affordable



University Hills, UC Irvine

IRVINE, CA

Purpose

- Offsetting high Orange County housing prices
- Creating sense of community
- Two-thirds of faculty live in University Hills

Development & Management

- Irvine Campus Housing Authority, UC Irvine

Timeline

- First houses completed 1986
- Expansion 2014

Housing Types

- 1,122 for-sale homes, mortgage program
- 360 rental townhomes and apartments, some furnished

Policies

- Resale prices restricted to maintain affordability
- Available to full-time personnel
- Priority given to members of Academic Senate and Senior Management Group, new recruits
- May stay for 5 years



“University Hills was created as an academic community in residence to provide affordable housing to eligible full-time employees.”

www.icha.uci.edu

University of British Columbia

VANCOUVER, BC

Purpose

- Offsetting high Vancouver housing prices
- Ability to walk/bike to campus destinations
- Access to childcare and schools

Development & Management

- Village Gate Homes, subsidiary of UBC Properties Trust

Timeline

- Short-term faculty housing developed 1994
- Village Gate Homes developed 2001

Housing Types

- 840 rental units, apartments & townhomes, unfurnished
- Down payment assistance and low-interest loans also offered for homeownership

Policies

- Priority given to tenured & tenure-track faculty
- 100 rent-geared-to-income spaces for staff

"All of the properties managed by Village Gate Homes are built on principles of sustainability, providing social, environmental and financial support to the university's academic mission."

www.villagegatehomes.com



University of Virginia

CHARLOTTESVILLE, VA

Purpose

- Offering reasonably priced housing
- Younger adult homeownership in metro Charlottesville lags behind nation

Management

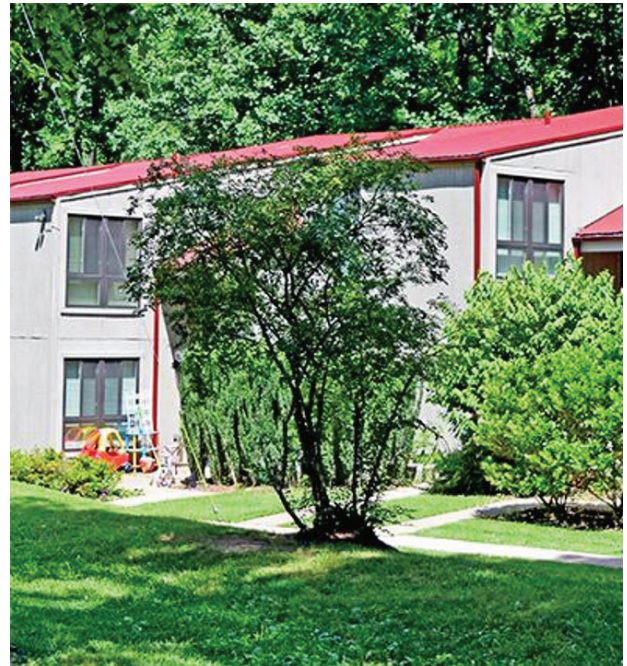
- UVA's Housing & Residence Life

Housing Types

- 48 apartments, some furnished
- 5 townhouses
- 16 single-family houses

Policies

- No short-term housing offered
- Availability limited, assignments random in priority window
- Leases end on May 31 regardless of employment dates
- Available to non-tenured faculty, researchers, post-docs, visiting faculty, and full-time staff



“UVA employees and their families can easily access University activities and community events, experiencing neighborhood living”

www.housing.virginia.edu

5. HOTEL HOUSING

- Universities may acquire properties or make temporary arrangements with functioning hotels
- Assists with housing students less densely during COVID-19
- Allows hotels to continue functioning during low-tourism period
- Allows universities to maintain their housing commitments to students, or utilize for short-term visitor stays (faculty, parents)

University of Pittsburgh

PITTSBURGH, PA

Purpose

- Creating less dense housing for students during COVID-19
- Maintaining housing guarantees

Partnership

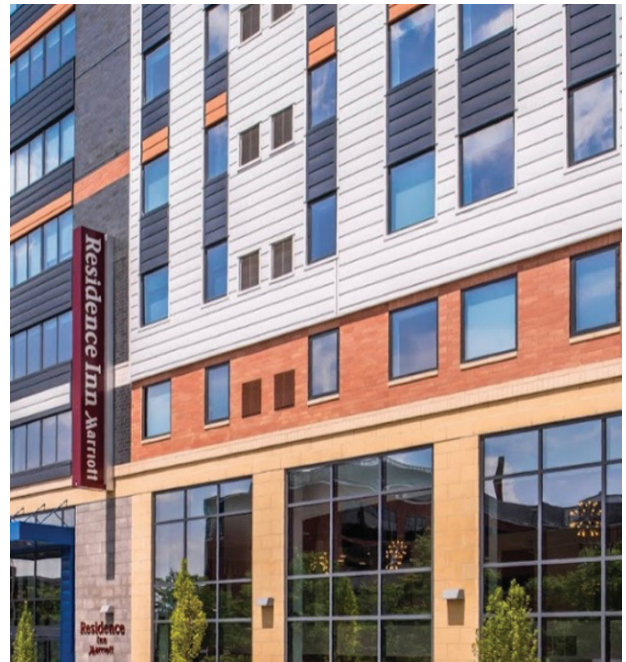
- Partnership of University with 3 hotels
- Identified through bidding process
- Operating exclusively for University
- Total cost \$22 million

Housing Details

- 1,000 rooms among 3 hotels

Policies

- Joint health and safety protocols developed with hotel
- Same level of security and residence life support
- Partnering with Compass Group for dining services



“While plans will continue to evolve as we learn more, this is a critical piece of our ability to bring students back to campus.”

Matthew Sterne, vice chancellor for business services
www.pittwire.pitt.edu

Rochester Institute of Technology

ROCHESTER, NY

Purpose

- Short term, quarantine for students tested positive
- Long term, renovation for student housing

Ownership

- Former Radisson Hotel donated to university, possibly due to tax difficulties
- Building and land valued at \$6.6 million

Housing Details

- 171 bedrooms, various arrangements
- Kitchen and dining area
- Conference rooms and pool

Policies

- Food delivery available from main campus
- Varying regulations for close contact vs. infected
- Quarantine or isolation typically lasts 10 days



"We have visions of this being a gorgeous location for people to live, eat, and bring guests."

Howard Ward, associate vice president of Student Auxiliary Services
www.rochesterfirst.com

OPPORTUNITIES AND CHALLENGES

GENERAL CONSIDERATIONS

Opportunities

- Generating revenue & potentially reducing operating costs from underutilized property
- Few precedents, so will be considered 'innovative'
- Attracting recruits
- Engaging with wider community

Challenges

- Finding a reliable real estate management or development partner
- Identifying housing market needs
- Creating good financial relationship
- Bankruptcy/insolvency of real estate manager or developers

OPPORTUNITIES AND CHALLENGES

MSCBA CONSIDERATIONS

Opportunities

- Address housing surplus from declining enrollment
- Potentially reduce operating costs
- Draw attention to innovative practices
- Support alternate but appropriate populations:
 - Seniors
 - Young professionals
 - Interns
 - Faculty & staff

Challenges

- Not all schools located in strong housing markets
- Few precedents in immediate area
- Need to identify real estate manager or development partners



Demographic Perspectives

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