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CAMBRIDGE, MASSACHUSETTS 02139

January 28, 1999

Robert W. Healy
City Manager
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Mr. Healy, *Bob,*

I am pleased to provide the following report in preparation for the March 11, 1999 Housing and Community Development Committee public meeting to discuss MIT's Housing Impact Statement, and in response to several City Council orders requesting information related to MIT's housing policies and plans.

MIT's Housing Policy

The mission of the MIT residential system is to support the education of our students in the broadest sense, including their intellectual growth and development of life skills by:

- developing facilities of the highest quality that support the residential system's broader educational mission;
- ensuring faculty and student interaction and intellectual engagement;
- promoting responsible student self-governance;
- enriching the residential experience by providing exposure to diverse cultures, ideas, and perspectives;
- maintaining a range of housing options while ensuring that each residence, on and off campus, adheres to the same high standards and rules of conduct; and,
- developing housing resources that reflect MIT's commitment to community values outlined in the 1993 Growth policy Document.

Since MIT's move to Cambridge in 1916, and the completion of the Institute's first dormitory, Senior House, MIT has been committed to providing housing designed to enhance the intellectual and personal development of its students. Over the years, the Institute's housing inventory has grown as a result of efforts to accommodate a larger student body, to enroll women, and to provide housing for single and married graduate students.

The MIT residential system is unique in its historic reliance on fraternities, sororities, and independent living groups to provide housing on and off campus for almost one third of the undergraduate population — tracing back to its roots as a regional technical institution and commuter campus. Today, sixteen undergraduate and graduate residence halls, all of which are located in Cambridge, and thirty-eight fraternities, sororities and independent living groups, most of which are located in Boston, comprise the residential system. Approximately 95% of the undergraduate student population and 35% of the graduate student population reside in Institute-approved housing.

Beyond the bricks and mortar and the diversity of options, the MIT residential system is further characterized by a commitment to student choice, diverse traditions and lifestyles, and substantial student self-government. Students have historically expressed a high level of satisfaction with this system, particularly its attributes of variety and choice, upperclassmen/freshmen mentoring and support, and student autonomy.

MIT is currently involved in an important evaluation of its educational mission, goals and structure. Two years ago, MIT President Charles M. Vest charged the Presidential Task Force on Student Life and Learning to "examine its institutional purpose in the context of multiple forces for change," and more specifically, to "reexamine the educational benefits derived from living in a residential community." The results of this work will shape the decision-making platform for housing development in the future. Recent and planned investments in new housing and in the renovation of existing buildings provide additional opportunities to improve the residential system.

Student Population: History, Trends, and Projections

MIT undergraduate enrollment has fluctuated over the past 2 decades, declining through the 1980s to a low of approximately 4,300 in 1990, and then rising to a peak of 4,520 in 1992. At 4,381, MIT's current undergraduate enrollment is less than what it was 20 years ago. During this same period, MIT's graduate student population has risen, from a low of a little under 4,000 in 1978 to a high of approximately 5,500 in 1997.

Looking forward to the millennium, we expect the undergraduate enrollment to remain relatively stable for the foreseeable future. A slight increase is possible in the 5-10 year period, as we are able to provide for housing. Graduate student enrollment is also expected to remain stable over the next few years, although a modest decline is possible, depending on research volumes.

Undergraduate Student Housing

MIT's total undergraduate population as of spring 1998 is 4,381 students. Of these students, 3,402 live in Cambridge, and 979 live outside of Cambridge.

Housing arrangements for undergraduate students who live in Cambridge are as follows:

- 3,223 students, or 95%, live in "Institute-approved housing" such as dormitories and independent living groups
- 165 students, or about 4%, live in "off campus non-MIT housing"
- 14 students, or less than 1%, live in "off campus housing owned and managed by MIT"

Current MIT housing policy guarantees all freshmen dormitory housing in 10 campus residence halls, if they wish. On average, about 1/3 of the freshmen class, or approximately 300 students, elect to be housed in an independent living group such as a fraternity or a sorority, which are also Institute-approved housing.

In August 1998, President Vest announced that all freshmen would be housed in undergraduate campus residence halls starting in the Fall of 2001, when a new undergraduate dormitory will be ready.

The new undergraduate dormitory, MIT's first in almost twenty years, is an important element in a series of improvements to facilities and programs in MIT's residential system. The residence will consist of approximately 300 to 350 student beds, with relatively self-contained dining facilities, social and academic support spaces, and landscaped open space. The plan for the design and operation of the new residence is currently the subject of a broad-based community planning effort involving students, faculty, staff, and alumni/ae. The acclaimed architectural firm of Steven Holl Architects has been selected to design the building.

The move to house all freshmen on campus was advocated in a number of faculty reports over the years as a way to provide a more comprehensive and academic introduction to the MIT community. The initiative is consistent with housing objectives set out in the 1991 Town Gown Agreement and the 1993 Growth Policy Document.

Graduate Student Housing

MIT's total graduate population as of spring 1998, is 5,351 students. Of these students, 3,057 live in Cambridge, and 2,294 live outside of Cambridge.

Housing arrangements for graduate students who live in Cambridge are as follows:

- 1,517 students, or 50%, live in "Institute-approved housing" such as dormitories and independent living groups
- 1,325 students, or 43%, live in "off campus non-MIT housing"
- 215 students, or 7%, live in "off campus housing owned and managed by MIT"

The socio-economic profile of a typical MIT graduate student is such that this population cannot typically afford to pay market rental rates in Cambridge. The average annual stipend for a graduate student teaching assistant or research assistant is well under \$20,000. For many international students, who make up approximately one third of MIT's graduate student population, this income must also support spouses and family members who may not be able to work in the US. As a result, many graduate students seek lower cost housing in other communities.

Consistent with the 1992 Cambridgeport Zoning Ordinance, MIT is currently planning a new residence for single graduate students and faculty at the corner of Sidney and Pacific Streets in Cambridgeport. As the first house in a new collegiate residential community planned for the northwest area of the campus, the Graduate Residence will offer a unique opportunity to reshape the graduate residential experience at MIT.

The residence will be home to some 500 or more single graduate students, including many first-year international students, as well as faculty and visiting scholars. The residence is expected to accommodate more of our graduate students who currently live in off-campus housing. It is envisioned not only as a residence, but also as a center for graduate life at MIT—a place where students and faculty can come together to dine, share intellectual pursuits and socialize in congenial and well-

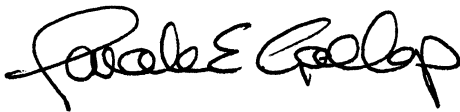
Robert W. Healy
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appointed surroundings. The facility will include on-site parking for residents, and large landscaped courtyards for active and passive recreation.

The graduate residence is currently in the pre-schematic planning phase. The architectural firm of Koetter Kim & Associates has been selected to design the residence.

I hope that this summary is informative and useful. We look forward to the March 11, 1999 public discussion on MIT's housing policies and plans. If you have any questions in the interim, please do not hesitate to call me at 617-253-0942.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah E. Gallop". The signature is fluid and cursive, with the first name "Sarah" being the most prominent.

Sarah E. Gallop
Co-Director, Government and Community Relations

HARVARD UNIVERSITY

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January 28, 1999

Robert W. Healy
City Manager
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Dear Mr. Healy:

I am pleased to provide the following information regarding Harvard University housing in response to the City Council's request and as background for the Housing and Community Development Committee hearing on Harvard's housing impact scheduled for March 2, 1999.

The university's physical plant reflects the philosophy that a residential student community promotes scholarly interchange and learning beyond its classroom walls reinforcing the academic experience. One-third of the campus in Cambridge/Allston is dedicated to housing. Harvard houses nearly all (99%) of its undergraduates, and approximately 38% of its graduate students in university dormitories or apartments. Harvard University would like to be able to house a greater percentage of its graduate students and is planning to provide additional units as described in this report.

Undergraduate Student Housing

There are 6,630 undergraduate students enrolled at Harvard College, nearly all of whom (99%) live in Harvard University housing. Thirteen houses make up the Harvard-Radcliffe house system in which students and faculty live and learn together. Every house is overseen by a Master, a senior faculty member or senior administrator whose partner serves as Associate or Co-Master.

- Of the 99% of undergraduate students who are housed by the university, 6430 (97%) are housed in on-campus dormitories/houses and 160 (less than 3%) are housed in Harvard University affiliate housing.
- Fewer than one percent of Harvard undergraduate students elect to live in off-campus, non-Harvard housing.

Please note that all data in this report are based on 1997-1998 enrollments.

Graduate Student Housing

There are 7,835 graduate students attending Harvard in Cambridge (not including extension students) and an additional 3,188 graduate students attending Harvard in Allston and Boston. Together, 11,023 graduate students attend Harvard in both of our host cities.

- 4063 (38%) of Harvard graduate students are housed by the university in Cambridge and Boston and reside in dormitories or affiliate housing (60% live in dorms; 40% in affiliated housing).

Of the 62% of Harvard graduate students who are not housed by the university, more than half live outside of Cambridge.

- 3197 (29%) of graduate students live off-campus, non-Harvard housing in Cambridge.
- 3763 (33%) of graduate students live in non-Harvard housing in communities other than Cambridge.
- 1123 (10%) of graduate students live non-Harvard housing in Somerville.
- 1104 (9%) of graduate students live off-campus, non-Harvard housing in Boston.
- The remaining 14% of graduate students reside in other communities including 220 (2%) in Brookline, 96 (1%) in Watertown, 137 (1%) in Arlington and 85 (1%) in Belmont.

Graduate Dormitories

Of Harvard's ten graduate schools, those which had well-established physical plants prior to WWII typically have a supply of dormitory rooms to offer their students. By contrast, the Graduate School of Design, Kennedy School of Government, and Graduate School of Education do not own any dormitory housing, but students of each of these schools are sometimes able to live in dorms owned by other faculties on a limited basis.

Graduate dorms often provide a less expensive, social, and especially convenient housing option for incoming students who place a particularly high premium on being near their academic programs and who do not require the amenities of apartment living. Approximately 2,430 graduate students live in dormitories.

The majority of Harvard's graduate students receive financial aid. With limited means, finding affordable housing near their classes, libraries or laboratories has become particularly challenging in the post rent control housing market. The majority of students rely on transit or walking to get to class, and therefore place a premium on living near the university. However, the high cost of housing and low vacancy rates have caused more students to live outside of Cambridge. If the area-wide vacancy rate remains near 1%, it is likely that students who are unable to find housing nearby will live further from campus than they have in the past.

Affiliated Housing

Open to students, faculty and staff, the majority (about 90%) of affiliated housing is occupied by graduate students. In addition, about 8% of the Cambridge/Allston faculty and 1% of staff live on campus in affiliated housing. Harvard also provides housing for 300 other residents, including former rent control, protected and Cambridge Housing Authority subsidy tenants.

Individual apartment buildings are located at the periphery of Harvard's campus, but the riverfront is home to both Peabody Terrace and Soldiers Field Park, the two largest affiliated complexes. Studios and one-bedroom apartments make up 63% of the supply, 30% are two-bedrooms, and the remaining 7% contains three or more bedrooms.

Rents for the affiliate housing units are market rate. Rents are based on a formula which compares units to other similar units in the area during the three preceding years. This avoids an indirect subsidy targeted only to those who secure units through the housing lottery. Rents vary according to location, building and size.

Faculty housing demand is increasing. In light of the extremely tight local market, the Faculty Housing Office is receiving more requests for assistance than ever before. Prospective members of the faculty who would like to live in reasonably affordable housing near campus are confronted with limited options. Lack of available, reasonably affordable, nearby housing for faculty could impact recruitment and retention.

Responding to Housing Needs

Renovation:

A brief look at Harvard's physical development over the past decade reveals a particular emphasis on historic preservation and restoration of existing facilities. Most notable is the restoration of freshman dorms in Harvard Yard. In addition, Harvard built distinguished new structures to complement its historic campus including housing at 10 and 20 DeWolfe Street. The Cambridge Historical Commission recently inducted Harvard University into the Cambridge Preservation Honor Roll for its "cumulative contribution to preservation in the city over a number of years." Harvard was also awarded a Certificate of Merit by the Commission for the restoration of the 18th- and 19th-century Yard dormitories. Comprehensive renovation of the River Houses built in the early 1920's and 30's is planned along with continued renovation of the remaining Yard buildings. Harvard recently renovated the Beckwith Circle apartments in Somerville and increased the number of dormitory beds.

New Construction:

In order to address increasing interest in university housing, Harvard has proposed the creation of affiliated housing at the corner of Western Avenue and Soldiers Field Road in Allston. Adjacent to the Soldiers Field Park affiliated complex, this site was identified to support a second housing development to complement the complex at the time of its construction in 1975. The proposed complex will provide approximately 418 additional beds for graduate student use in its first phase, and will serve as a gateway to Harvard University facilities along Soldier's Field Road and Western Avenue. These units are expected to draw students who would otherwise have sought housing in Cambridge thereby reducing demand in Cambridge.

Property Disposition:

Harvard's acquisitions in Cambridge have been limited over the past ten years. In fact the university has sold more than twice the amount of property it has acquired during this period. If you include the sale of a pond site to the MDC, the figure jumps to five times the land area acquired over the past ten years. However, given local market housing conditions, Harvard is interested in identifying multi-unit rental property leasing opportunities in Cambridge and nearby communities such as Somerville where student housing can be provided in a manner which is compatible with the existing community. The property which the university has acquired in Allston may eventually provide for certain of the university's long term needs but is not expected to have immediate implications for Harvard's physical planning in Cambridge.

Harvard has demonstrated a significant commitment to increasing the supply of affordable housing. Working closely with the Community Development Department, the Cambridge

Housing Authority and community representatives, Harvard sold 100 formerly rent-controlled units to the City for use as permanent affordable housing in 1997. Units were sold to the City well below their market value. Harvard also extended protection that was formally granted under Massachusetts General Statute for persons who are income qualified for as long as they remain in a Harvard-owned unit.

Susan Keller, Director of Residential Real Estate and I look forward to meeting with you on March 2 and providing more detailed information about Harvard University housing. In the mean time if you have any questions or specific data requests, please call me at your convenience.

Sincerely,

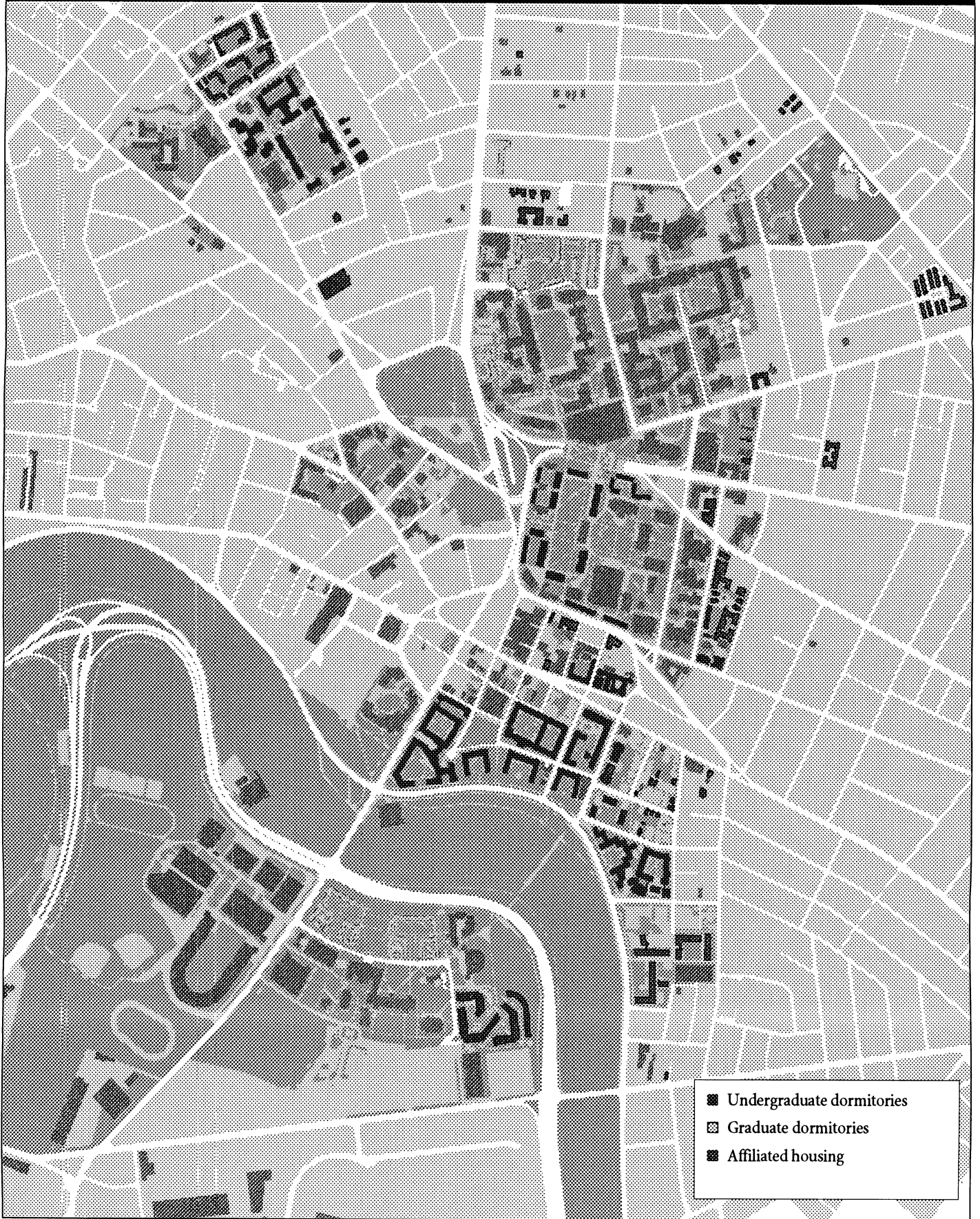
A handwritten signature in cursive script that reads "Mary Power".

Mary Power
Director of Community Relations

cc: Susan Keller
Kathy Spiegelman
Paul Grogan

enclosure: Harvard University Housing Map

HARVARD'S RESIDENTIAL REAL ESTATE





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23.

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

February 1, 1999

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 1, regarding a report on universities filing an annual "Housing Impact Statement", received from Sarah Gallop, Co-Director, Government and Community Relations for MIT and from Mary Power, Director of Community Relations for Harvard University.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachments

Consent Agenda #23

S-96a-3

Relative to AR #1, regarding a
report on universities filing an
annual "Housing Impact Statement."

In City Council February 1, 1999

Referred to:
Housing & Comm. Dev. Committee