

City of Cambridge

October 4, 2011, 3:00-5:00 p.m.
Sullivan Chamber, City Hall
University Relations Committee Hearing

Mission: The University Relations Committee will conduct a hearing about MIT's development plans and how it affects students, staff, researchers and housing.

AGENDA

PRESENTER

Welcome and opening remarks

Councillor Cheung

Institutional Housing: MIT
Supply and Demand in Cambridge
and the Need for Action

Bob Simha

MIT Graduate Student Council
PowerPoint Presentation

Alex Evans &
Brian Spatocco

MIT's support and interactions
with the Graduate Student Council

Sarah Gallop

Public Comment

Councillor Cheung

Next Steps and Close

Councillor Cheung

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O. ROBERT SIMHA

OCTOBER 2, 2001

Members of the Cambridge Planning Board
City Hall Annex
344 Broadway
Cambridge, MA 02139

Members of the Cambridge City Council
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Members,

On August 2, 2011 you received a letter from R. Gregory Morgan, Vice President and General Counsel at MIT. His letter sought to convey that the testimony I gave to the Planning Board and the City Council on July 8, 2011, in connection with the petition of the MIT Investment Management Company to rezone 26 acres of MIT property east of Ames Street and in particular my observations about what I believe are MIT's continuing obligations under the provisions of Section 112 of the Housing Act, had no legal basis in fact at this time. His letter also asserted that he could not find any "Legal requirement, signed agreement, recorded document or resolution of MIT governing board that subjects any of the property covered by the current MIT rezoning petition to land use restrictions that would interfere with MIT's proposed use of its property".

The obligations which I drew your attention to on July 8, 2011 were central to providing the City of Cambridge with the financial resources with which it undertook the Kendall Square Urban Renewal project in 1965. These obligations, which MIT entered into freely were taken on at the instruction of the President of MIT, Dr. Julius Stratton, his successors President Howard W. Johnson, President Jerome B. Weisner and the Chairman of the Corporation, Mr James R. Killian. As the chief executive officers of the Institute and as the Chairman of the MIT Corporation they were fully empowered to act as they did with respect to the use of MIT property and did so with the full understanding of the long term obligations that were involved. As the Institute's Planning Officer at the time, I was clearly instructed by the senior officers of MIT to proceed to prepare and cause to be executed the necessary documents that insured that the City of Cambridge could apply for and receive over \$6.2 million dollars from the Federal government in "non cash credits". Credits which the city used to finance the Kendall Square Urban Renewal Project.

In order to insure that you have the opportunity to review the pertinent documents yourself and reach your own independent conclusions, I have assembled the key documents that I provided MIT and the officials at HUD and the Cambridge City

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O. ROBERT SIMHA

Manager, for your review. I have also included information that catalogs the long effort to develop a more humane environment in Kendall Square through the addition of housing resources along with other developments. I have also included the planning reference materials developed and published by the Cambridge Planning Board over these years that served as the guide posts to MIT planning during my tenure as MIT's planner from 1960 to 2000.

In addition to his own letter, Mr Morgan appended a letter from Mr Thomas Rodick, the deputy legal counsel at the regional office of the Federal Department of Urban Development. This letter, that was written in response to my inquiry as to the status of MIT obligations under Section 112 of the Housing Act, noted that he was of the opinion that HUD no longer had any power to enforce the obligations that MIT had taken on nor was HUD in a position to have the City of Cambridge enforce these obligations. The HUD counsel did not choose to explain how it came to pass that on April 10, 1985, the date the project close out agreement was signed, neither HUD nor the City of Cambridge had acted to insure compliance, on the part of MIT, with regard to the obligations it had taken on and for which public funds in the amount of \$6.2 million were allocated to Cambridge. It is my firm belief that no effort was made by either of these agencies to insure that MIT was in compliance with its obligations under the agreements it had made and that it intended to fulfill those obligations over time as provided for in the regulations. As the MIT officer responsible I would certainly have know if any inquiry had been made. Upon my questioning the HUD counsel on this apparent oversight, the matter has been brought to the attention of HUD authorities in Washington. There now appears to be a concern that this matter could require further investigation.

I believe that the Cambridge Planning Board has an important role in assisting MIT in the fulfillment of its obligations to both the City of Cambridge and to its own academic community. The temptation to sacrifice the long term stability of the academic campus and the vitality of the community, in favor of short term gain, is always a danger and I urge you to help guide both MIT's commercial and institutional development in ways which maintains a balance between financial reward and a quality of life which is essential to the health and well being of both the city and the MIT faculty, staff and students. A community, which Cambridge depends on for its future economic and environmental quality.

I urge you to review the materials I have attached and my communications sent on July 8, 2011 in order to have a more comprehensive picture of the situation. I am always at your service to discuss any of these materials and their relevance to the issues before you.

Sincerely,

O. Robert Simha

6 Blanchard Road

O. ROBERT SIMHA

Cambridge, MA 02138

Attachment (under separate cover)

cc: R. Gregory Morgan
Susan Hockfield, President, MIT
Theresa M Stone, Executive vice President and Treasurer, MIT
Steven C. Marsh, Managing Director - Real Estate , MIT
Michael K. Owu, MIT

REPORT TO THE CITY COUNCIL COMMITTEE ON UNIVERSITY RELATIONS
OCTOBER 4, 2011

INSTITUTIONAL HOUSING : MIT SUPPLY AND DEMAND IN CAMBRIDGE AND
THE NEED FOR ACTION

The higher education institutions in Cambridge have a profound effect on the housing resources of the city. Decisions made on enrollment of students, acceptance of research programs and related personnel growth, the creation of new initiatives with allied organizations and the many visitors who come each year to work at the institutions, all have their impact on the supply of and demand for housing in Cambridge.

The stated housing policies that the institutions have chosen to express, over the years, that affect the housing market in Cambridge, range from a 100% commitment to house all undergraduates in student houses, to housing for 50% of their graduate students, to a variety of efforts to provide housing for a portion of the university's work force population. This report, prepared at the request of the Chair of the Committee on University Relations, has used information available from the Town Gown reports and other public sources to present a picture of the current housing circumstances at MIT.

MIT'S CURRENT STUDENT HOUSING SUPPLY:

Undergraduates

There are currently 3,328 beds in dormitories, and independent living groups in Cambridge for the 4,190 full time resident undergraduate students. In addition, 104 undergraduates live off campus in Cambridge. The remainder live in Boston and other communities.

Graduate Students

There are 2,313 graduate beds / units provided on the campus for 6,200 full time students or 37% of the total resident graduate students:

1,800 graduate students live off campus in Cambridge

1,800 are housed in other cities and towns

PRICING OF MIT STUDENT HOUSING SUPPLY

Undergraduates

The cost of room and board in an undergraduate residence :
Approximately \$11,000 for the nine month term

Graduate Students

The cost of accommodations for graduate students per year:

Single graduate student on campus \$12,000

Student graduate student living off campus \$14,000.

Married graduate student on campus \$17,000

Married graduate student off campus \$22,000.

FINANCIAL CONSIDERATIONS - COST OF LIVING *

The single graduate student cost of living on campus is \$23,600

The single graduate student cost of living off campus is \$26,533

The cost of living for a married student on campus is \$33,739

The cost of living for a married student off campus is \$39,583

*Cost of living includes housing and utilities, food, health insurance, dental costs, transportation, taxes, books and supplies and a student life fee.

GRADUATE STUDENT STIPENDS

The average stipend for a graduate student is \$25,000 per year. *

Stipends, noted above for graduate students are, in large part, available to the students in the Schools of Engineering and Science. Stipends for students in the Schools of Management, Architecture and the Humanities and Social Sciences are usually lower or are not available. These students finance their own expenses out of savings or borrowings.

* Source MIT Grad Student Life Survey 2007, adjusted

LOCATION OF UNITS

Undergraduate Houses were built from 1920 onward on the east and west campus.

Graduate Housing was provided from 1938 onward on the main and east campus and now, northwest of the campus along Albany ,Pacific and Sidney Streets.

Both involve a mix of new construction and building conversions.

The undergraduate housing varies in quality, much of it is overcrowded.

Graduate housing varies in quality although new buildings including the residence at 60 Pacific Street and the New Ashdown on Albany Street are of generally higher quality. New Ashdown was created to make the old graduate house building on Memorial Drive available for undergraduate expansion.

See MIT housing history at http://web.mit.edu/residence/systemdesign/brief_chronology.html

HOUSING FOR MIT FACULTY, STAFF AND VISITORS

MIT sponsored faculty and staff housing in Cambridge is limited primarily to the faculty and staff residents in undergraduate and graduate dormitories and the home of the President of MIT.

MIT has, in the past, taken initiatives to encourage the development of housing for faculty and staff. These efforts included the leasing of land it owned to a private developer who built 100 Memorial Drive, a 270 unit apartment house adjacent to the east campus and Kendall Square. On several occasions, It has partnered with local private developers to build market housing, a portion of which was reserved for MIT families .

MIT HOUSING GOALS

At present MIT's housing goals include a stated desire to provide the opportunity for:

100 % of the undergraduate students to live on campus or in Independent residences

50% of graduate students who would live within walking distance of the Institute.

MIT has no commitment to house over some 1,000 post doctoral fellows in Cambridge (Town Gown Report 2010).

MIT has in the past had a goal of providing affiliate housing for up to 50%

of the faculty, research, administrative staff and affiliates in Cambridge.
There is no current commitment to this goal.

Also, MIT has made no commitment to provide housing opportunities for faculty in Cambridge - beyond offering a second mortgage program for new faculty and some older faculty. This program can be used in any community and does not necessarily favor Cambridge.

CURRENT HOUSING DEMAND

Demand for Undergraduate Housing :

Undergraduates enrollment will increase by 400 students to bring back the UG enrollment figure to 4500, the 1960's level. Reduction in enrollment in the past was due to a lack of housing.

MIT maintains a commitment to house 100% of all undergraduates.

Demand will increase if there is an additional expansion of undergraduate enrollment or the alternate use of existing housing structures would require building new undergraduate housing. e.g. at Random Hall at 282 Mass Ave - part of the All Asia Block. There are sites reserved for that purpose on Vassar Street. (3 sites remaining that can accommodate up to 1200 undergrad's)

There is, however, a danger that MIT will use these sites for other purposes . There is also a danger that areas designated for the expansion of recreation space at the end of the playing fields on the west campus, will be co-opted for other purposes, thereby leading to further degrading of the open space resources for MIT students on the campus. This could result in greater pressure on the limited recreation resources available to Cambridge residents in Cambridgeport (See 2010 town Gown Report).

Demand for Graduate housing

There is a current deficit of 800 residential units necessary for MIT to reach its 50% goal of 2,970. With this addition, it would still leave 1143 graduate students occupying Off Campus housing in Cambridge and 1800 students living off campus in adjacent cities and towns.

The percent of graduate student income spent for off campus housing is very high and exceeds, in every category, the norm of 30% of income for housing established by the Department of Housing and Urban Development.

In a Housing and Community survey of MIT graduate students published in June of 2011 only 27% of the respondents said they were very satisfied with their housing, 57.5% lived off campus in housing not owned by MIT, 30% said they could not even afford the price of MIT housing, 68% were concerned

about their cost of living.

Demand from MIT Faculty, Staff " Work Force " and Affiliates

Post Doctoral Fellows

Currently, MIT makes no provision for housing over 1,000 postdoctoral fellows. This population, which is essential to the Institute's research programs are not students but play a major role in the staffing of the research laboratories. While they are here for varying lengths of time, they often are married, some with small children and are left to their own devices to find housing near their work at MIT.

Faculty and Staff

MIT has 8,857 faculty and staff that are based in Cambridge. A little over 1,000 are members of the faculty. Between 40 and 45 new faculty members join MIT each year. They are usually young people who are starting their careers as faculty members who have a strong desire to find housing close to the campus so as to be close to their laboratories, particularly during this very sensitive period in which they are preparing for their tenure reviews.

Research Staff

MIT has a large research staff working in Cambridge. No provisions for housing these work force affiliates are made by MIT.

Visitors

In a typical year 634 visiting faculty and scientists come to Cambridge to work with MIT faculty often by invitation, (MIT Facts- 2010). No provisions are made by MIT to accommodate the housing needs of this community during their stay.

Of the total of 8,857 Cambridge based staff only 2,170 are residents of Cambridge and at present MIT has no plans to build or develop housing for its faculty and staff workforce in Cambridge. (see Town Gown Report 2010)

IMPLICATIONS OF MIT'S HOUSING POLICIES

The high cost of market housing in Cambridge will continue to negatively impact MIT's ability to recruit and hold personnel essential to MIT's future and the city's economic health.

MIT's lack of a housing program for graduate students will continue to keep pressure on the housing market in the low and moderate range, reducing the availability of housing for needy Cambridge residents.

MIT's lack of a housing program for its faculty, researchers, visitors and

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staff in Cambridge will continue to undermine the reputation of the city as a family friendly place.

MIT's lack of a housing program for a reasonable portion of its community will continue to demonstrate its insularity and lack of concern for its host city that has, through its Cambridge Housing Trust, been a pioneer in building both affordable housing for people who wish to live and work in Cambridge.

It is noteworthy that MIT has not made a significant contribution to Cambridge community housing for over thirty years. The last effort was the 700 units of turnkey elderly housing. A program where MIT partnered with the Cambridge Housing Authority(MIT Housing Program in Cambridge 1971).

MIT, unlike Harvard, does not participate in the Cambridge Affordable Housing Trust. An example of Harvard's creative contributions to housing ideas for the city is illustrated in the note below.

In 2000, Harvard University launched the Harvard University 20/20/2000 Initiative, under which the University committed \$20 million of low-interest financing to support affordable housing in both Cambridge and Boston. Administering a \$6,000,000 revolving loan fund, the Cambridge Affordable Housing Trust is one of three housing lenders selected by Harvard to manage these funds.

Development Opportunities - Sites and site control

MIT has under its control, a number of sites which represent important housing development opportunities. These sites, located close to the campus and in proximity to areas like Central Square and Kendall Square represent opportunities for MIT to meet both its obligations to its underserved graduate students as well as other members of the Institute's work force in a manner similar to Harvard University's efforts along Memorial Drive. These sites can be developed either by the Institute directly or through partnerships with profit and non profit agencies.

Regulatory and Development Incentives

In view of the reluctance of the current MIT administration to take responsibility for its own housing needs as well as lessening the burden on the City of Cambridge, it would be worthwhile to review the regulatory tools and incentive devices that are available to the city to encourage a more creative response from MIT on this issue.

Incentives in the Cambridge Zoning Ordinance

The Incentive Zoning Ordinance, adopted in 1988, generates funding for the Cambridge Affordable Housing Trust by requiring developers of certain non-residential projects to mitigate the impact of their development through a contribution to the Affordable Housing Trust. The current contribution is \$4.25 per square foot.

This program does not, at the present time, affect institutions in Cambridge. But, with appropriate amendments it could require that any new development sponsored by a university or its affiliate in Cambridge will carry with it a requirement that housing proportional to the size of the project would be built in advance of the issuance of a building permit for MIT sponsored academic or commercial use.

Within the current ordinance there are provisions for the transfer of development rights which can improve the economics of development for certain sites. Many of these sites are within MIT's control Particularly on Massachusetts Avenue and the Cambridgeport Revitalization District. The creation of the Pacific Street public park was the result of such a transfer of MIT development rights.

Institutional Responsibilities

The City's institutions need to recognize that they have responsibility for carrying their fair share of the housing burden. It should be apparent that it is in their own interest to create affiliate and work force housing that will guarantee housing at a cost consistent with the incomes and social objectives of the Institution and will also help free up housing for other Cambridge citizens. The Institutions need to seek new ways of financing their student and affiliate work force housing including the use of their own investment capital, the solicitation of designated gifts for housing purposes and borrowings. They need to explore cooperation with other housing developers and housing agencies to utilize the full range of public and private financing resources that can help build the needed housing.

Actions Needed

In the Cambridge Growth Policies published in 1993 and in subsequent editions, Policy 52 states :

" The City's major educational institutions should be encouraged to provide housing for their respective faculties, students and staff through additions to the city's inventory housing units. Effective use of existing land holdings should be a tool in meeting this objective, where it does not result in excessive density in the core campus. "

To implement this policy :

Steps should be taken immediately to prepare an amendment to the provisions

of section 11.200 of the Cambridge Zoning ordinance which will place upon institutions in Cambridge similar requirements for creating "linkage housing" for its students, work force and visitors when any institution seeks to expand its facilities in Cambridge.

For some Cambridge institutions whose land resources lie in other communities provisions should be made in the language of the ordinance, to permit the housing to be developed in an adjacent municipality.

Measures should be taken to evaluate the housing impact of organizations related to but independent of MIT and Harvard but which are located in Cambridge. The Whitehead Institute and the Broad Institute have both continued to grow well beyond their initial size in just a few years.

All of the major Institutions in Cambridge should be encouraged to invest in affordable "work force" housing and could follow both past examples and the recently announced housing investment by Google in cooperation with Harvard in Boston.

(*[http://news.cnet.com/8301-13506_3-20113286-17/google-invests-\\$28-million-in-affordable-housing/](http://news.cnet.com/8301-13506_3-20113286-17/google-invests-$28-million-in-affordable-housing/))

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The MIT Graduate Student Portrait

October 4, 2011

Alex Evans & Brian Spatocco

MIT Graduate Student Council



Graduate Student Council
of the Massachusetts Institute of Technology

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Preface

- **Allow Cambridge to look at MIT graduate student needs broadly and all across the city**
- **Provide insight into the MIT graduate student population – a sizeable and important constituency in Cambridge**
- **We seek to provide understanding and information**
 - The unique needs and circumstances regarding this population
 - Concerns for consideration in short- and long-term planning in areas populated by MIT graduate students
- **Graduate students are interested and invested in this process as well as the Cambridge community**
- **All data herein is publicly available and for informational purposes only**
 - Provided by collaboration with MIT Office of the Dean for Graduate Education & MIT Institutional Research



Introduction:

- **MIT graduate student government**
 - A chief purpose is to represent the graduate students on all matters pertaining to their general welfare as graduate students.
- **Accomplished through...**
 - Collaborative effort and support with MIT Office of the Dean for Graduate Education & Division for Student Life
 - Understanding the graduate student and graduate student community
 - Statistically significant, high-quality data collection and analysis



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Introduction:

- Our goal is to present a portrait of the MIT graduate student
 - Provide general and data-driven insight into the MIT graduate student
 - Highlight issues and concerns of importance
 - Identify current and future opportunities and challenges



Overview

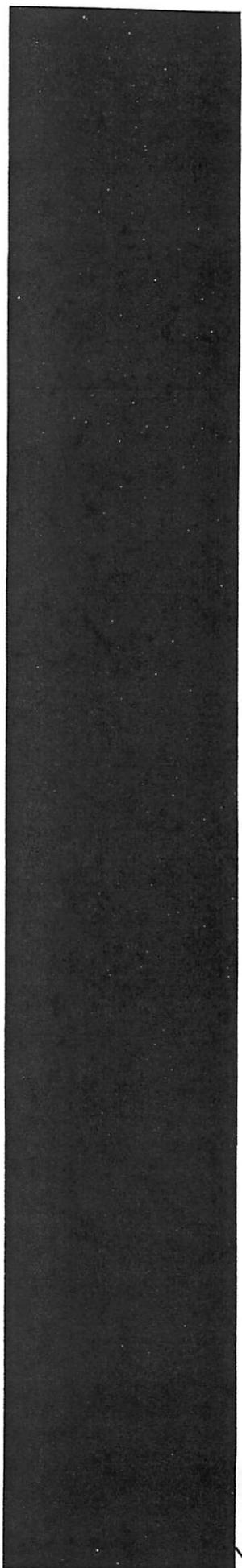
- **Introduction**
 - Importance of Graduate Students
 - Executive Summary
- **Understanding Graduate Students**
 - Profiles, Behaviors, and Safety
- **Housing**
 - On-Campus Costs
 - Off-Campus availability
- **Summary and Recommendations**



Importance of Graduate Students

- **Community Involvement**
 - Public/Community Service
- **Innovation & Entrepreneurship**
 - Start-up companies
 - Economic catalyst
- **Business Leadership**
 - Consulting





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Graduate Student Profile



gsc.mit.edu

D-8

The Graduate Student Profile

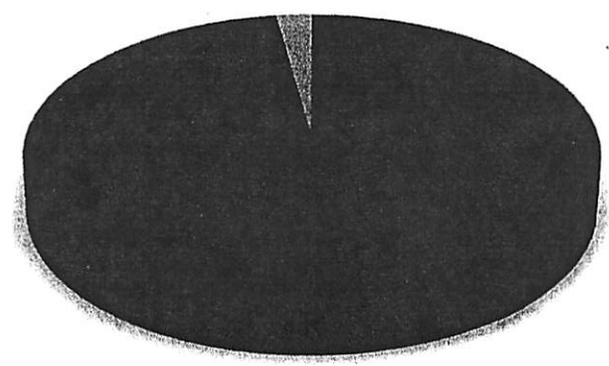
- **What is a graduate student?**
 - A graduate student is an advanced degree candidate focused on a particular academic discipline or profession. Traditionally, graduate school has been "academic" (centered on generating original research in a particular discipline), but it may be "professional" (centered on developing skills and knowledge for a specific profession), or a combination of both.¹
 - Researchers, teachers and students



The Graduate Student Profile:

- Total Students²: 10,566
 - Graduate : 6,267
 - Undergraduate: 4,299
- Grad-Undergrad Ratio: 3:2

Initial Enrolled Degree Program



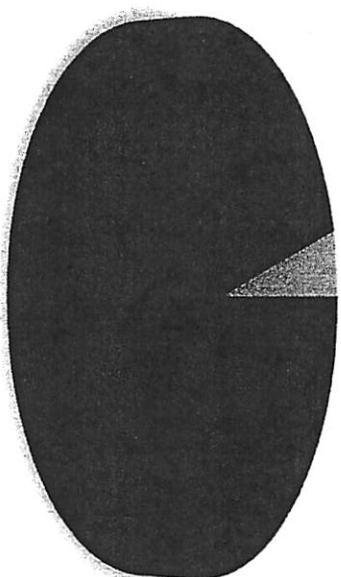
■ Master's ■ PhD ■ Special



The Graduate Student Profile:

- Yearly incoming class of 1000+ graduate students
 - Undergraduate/graduate students
 - Career/industry professionals
- The top reason graduate students apply is *personal intellectual enrichment*³

Prior to Graduate School



- Student
- Employed
- Other



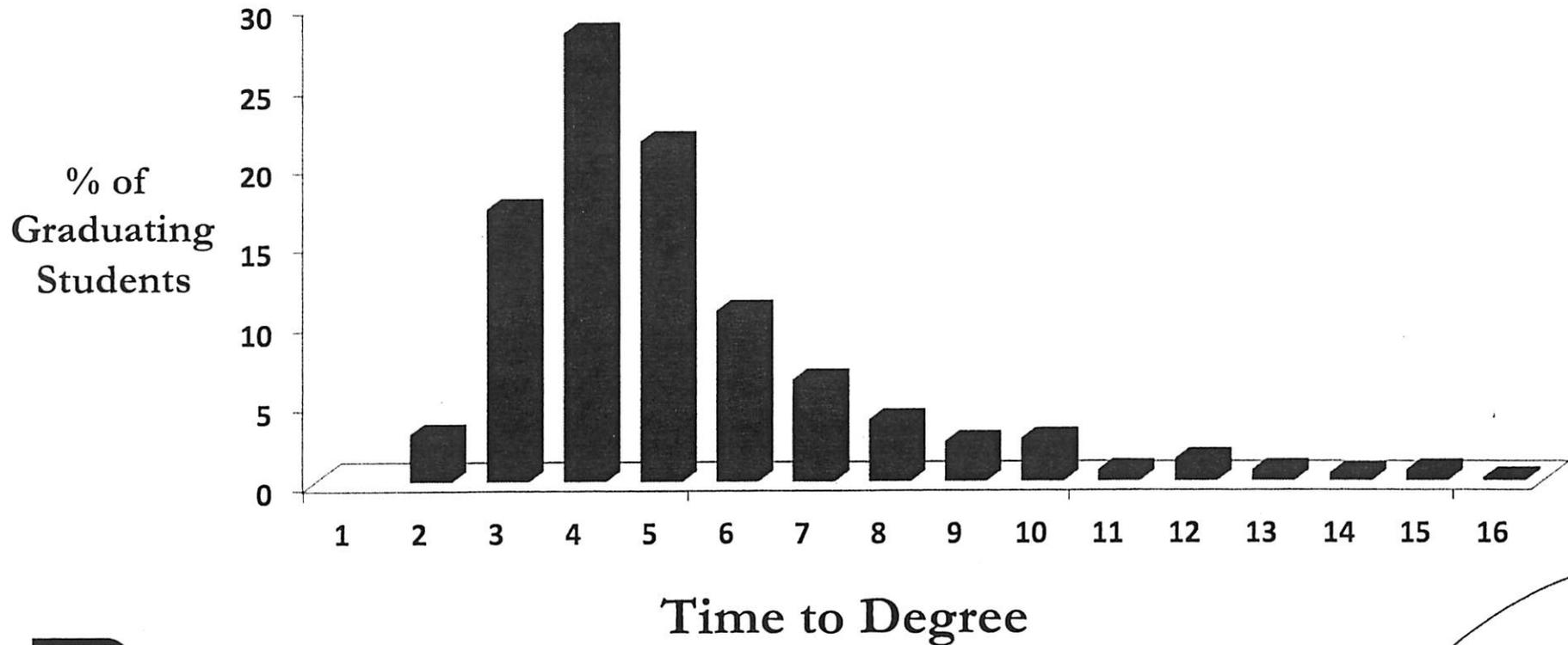
The Graduate Student Profile:

- **Of 6,267 graduate students** ^{4,5}
 - **7-to-3** men-women
 - **40%** (2,381) international students
 - **50%** with spouses/partners
 - **9%** with one or more children
 - Most children 4 years old or younger



The Graduate Student Profile:

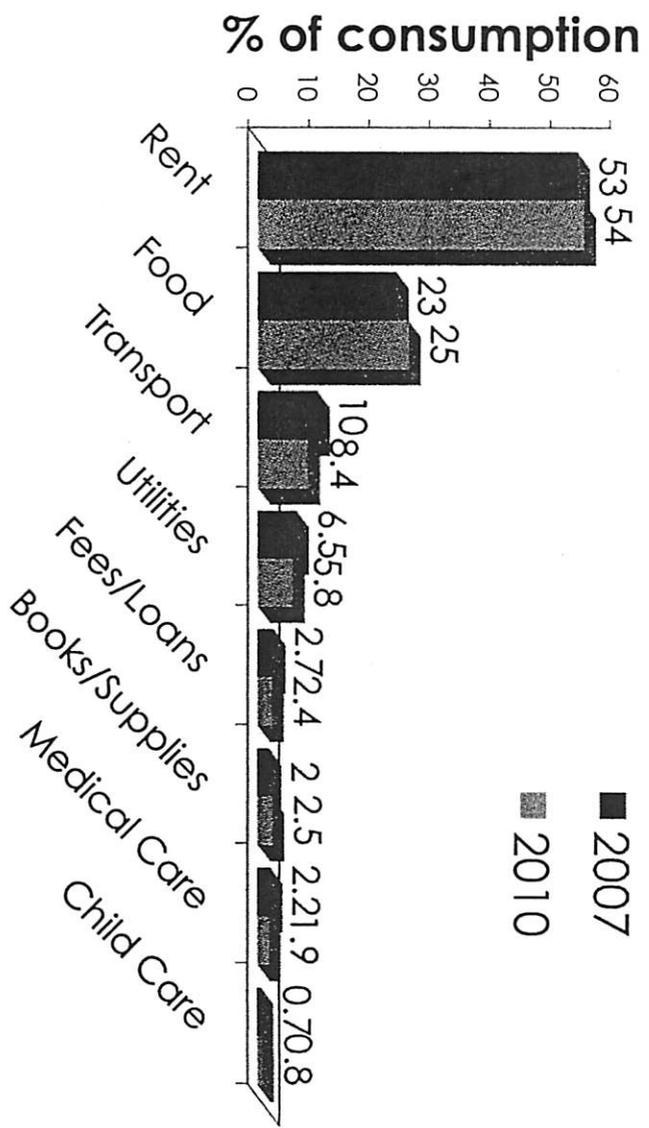
- PhD students have an extended time to degree compared to undergraduates⁶



The Graduate Student Profile:

- Average Income = \$22,244/year (before tax)⁷
- Composed of RAs, TAs, Fellowships, Sponsorships

Consumption Bucket Change from 2007 to 2010



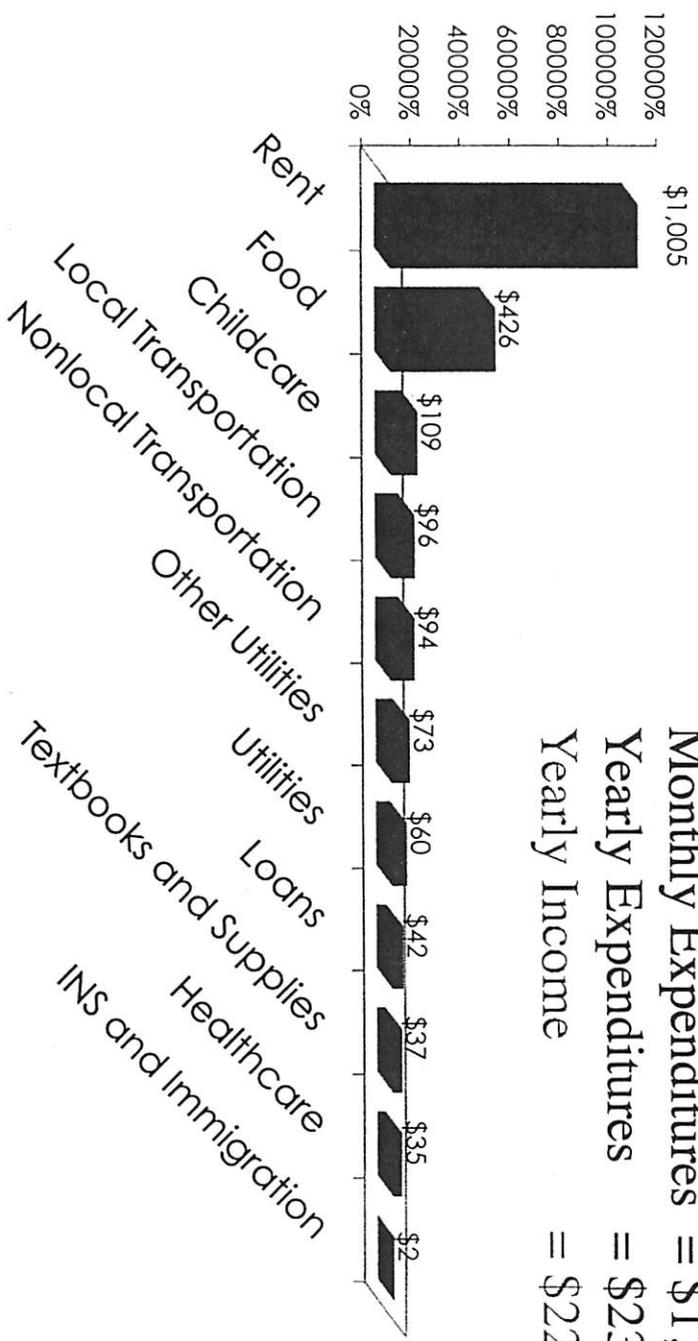
D-14

The Graduate Student Profile:

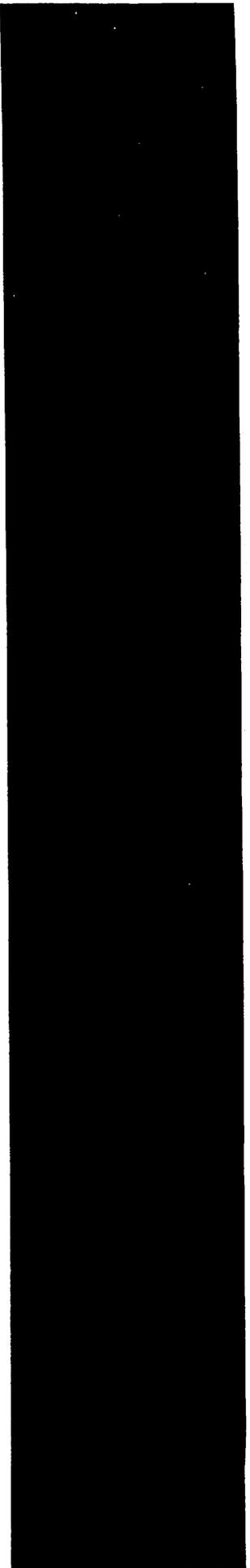
- Yearly Expenditures > Yearly Income

Average Monthly Graduate Expenditures⁷

Monthly Expenditures = \$1,979
 Yearly Expenditures = \$23,748
 Yearly Income = \$22,244



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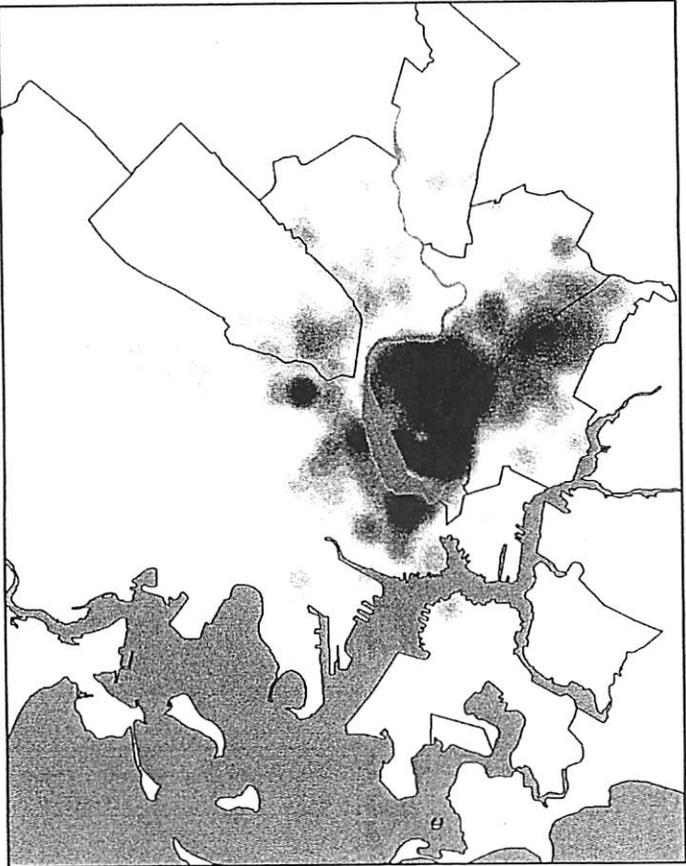
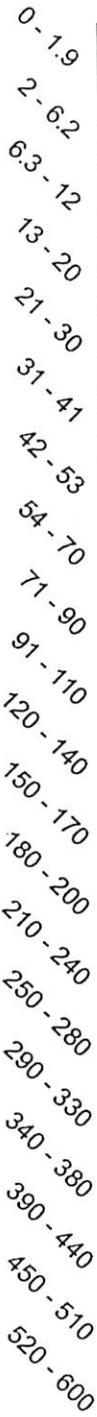
Graduate Student Behavior



gsc.mit.edu

Where do we live?

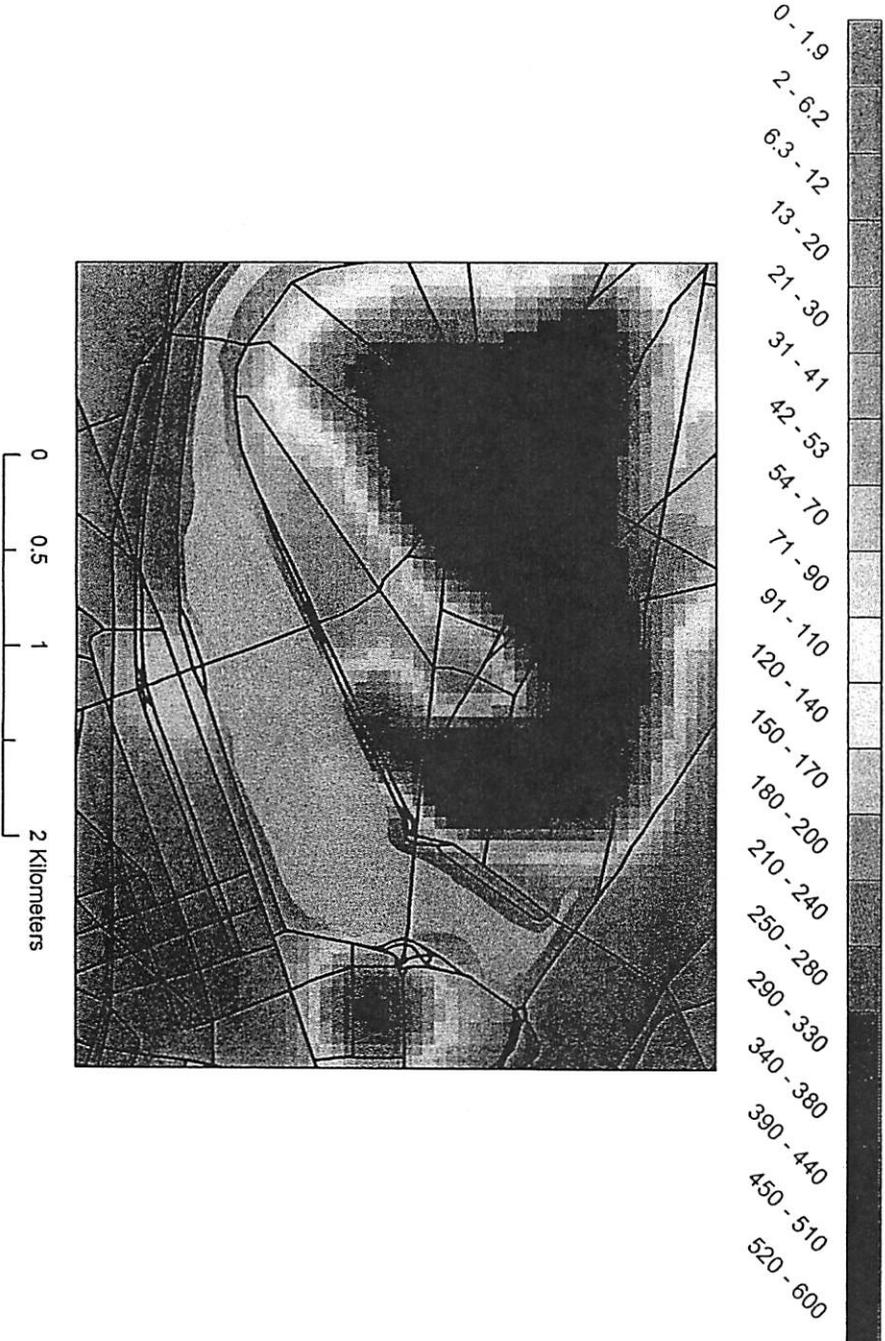
2011 Off Campus Graduate Residences Density Map⁸



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Where do we live?

Off-Campus Graduate Residences in Cambridge⁸

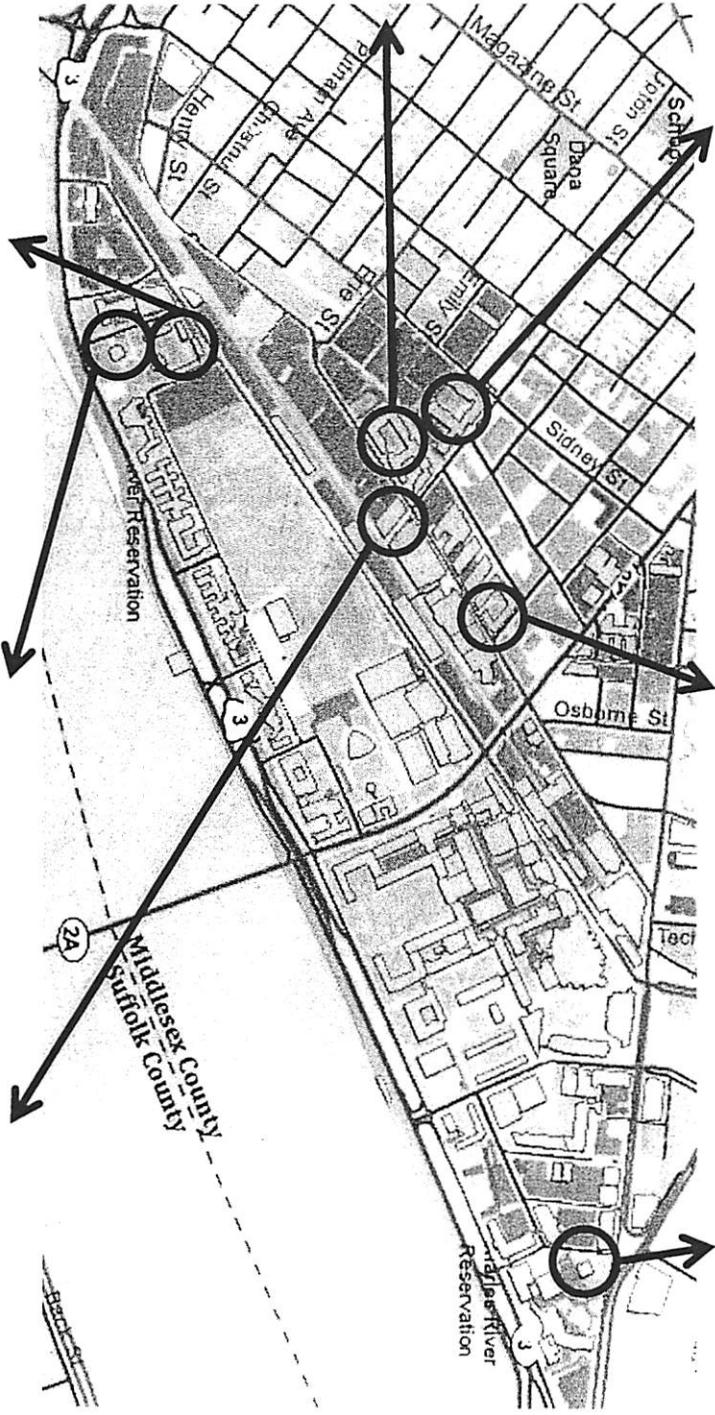


Where do we live?

On-Campus Graduate Residences in Cambridge?

Sidney-Pacific (688) Edgerton (184) Eastgate (fam) (201)

Ashdown
(483)



Westgate (fam) (210) Tang (404) The Warehouse (120)



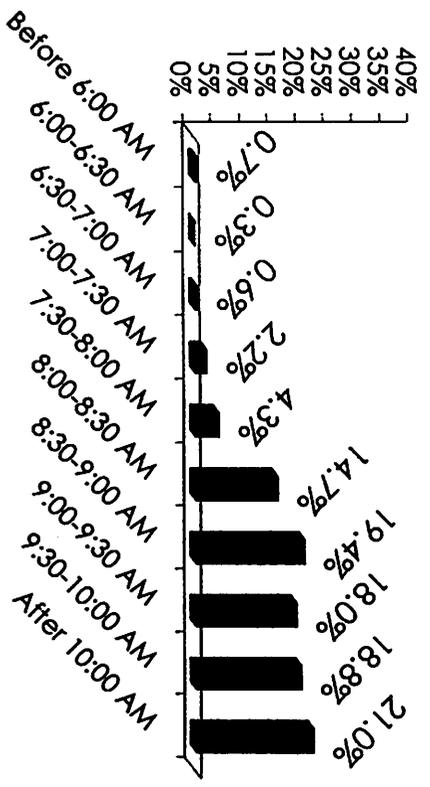
Residential Facts

- **Of the 6,267 graduate students at MIT⁷...**
 - 36.54% live on-campus (2,290)
 - 63.45% live off-campus (3,977)
- **Of the 3,977 students that live off-campus...**
 - 60.9% live in Cambridge (2,421)
- **Approximately 4,700 MIT Graduate Students live in Cambridge**
 - 4.5% of Cambridge's population are MIT Graduate Students
- **If you include undergraduates and postdocs...**
 - 7.5 – 8.0% of Cambridge's population are MIT students and researchers^{10,11}

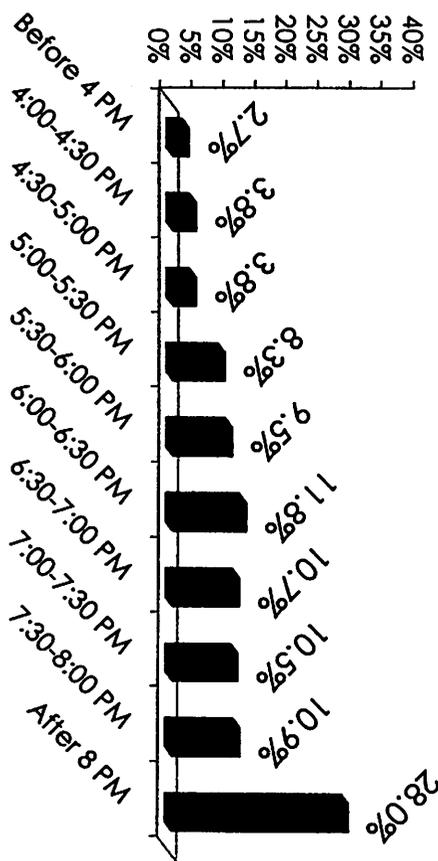


When we travel

Arrival Time at Campus¹²



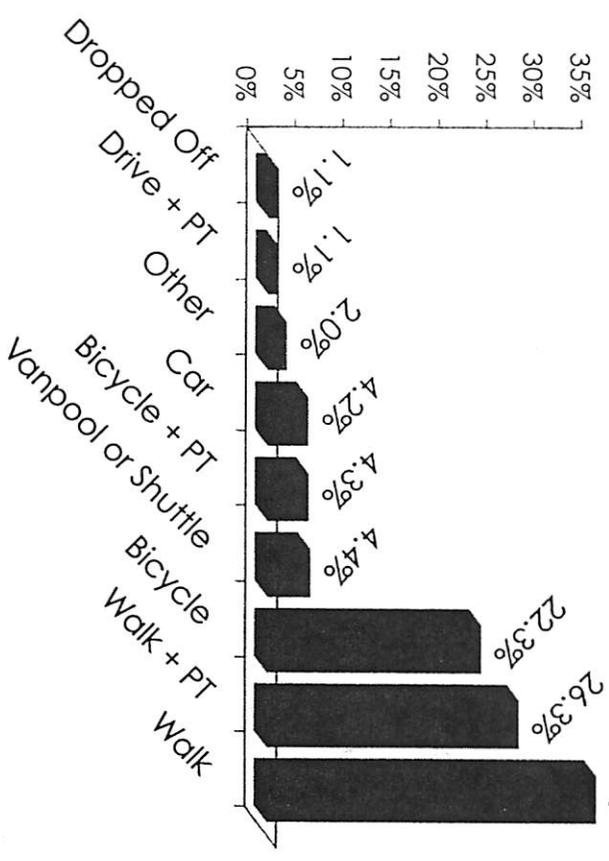
Departure Time from Campus/Lab¹²



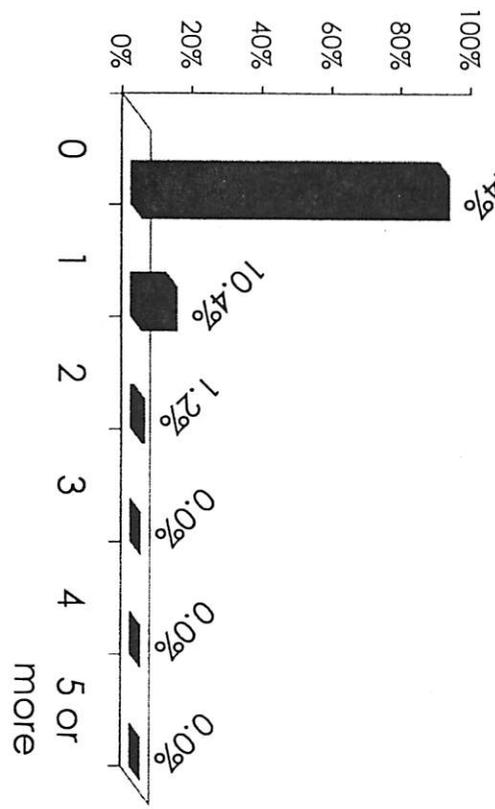
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How we travel

Method of Transportation¹²



Average number of individuals graduate students travel home with¹³



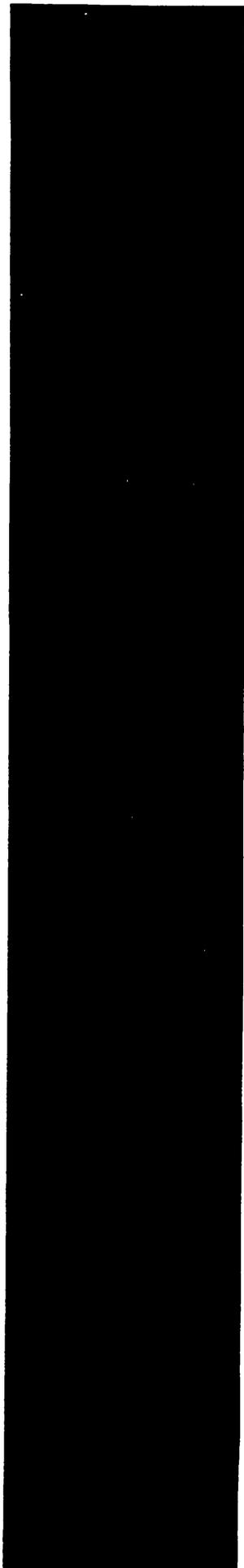
12-22

Takeaways thus far

- MIT graduate students are as diverse as the communities we live in
- We are paid 22.2k/year - We spend 23.7k/year
- 54% of our pretax income goes to housing
- 75% of MIT graduate students live in Cambridge
- We live very close to campus
- We depart for work late and frequently walk home alone



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The Housing Need

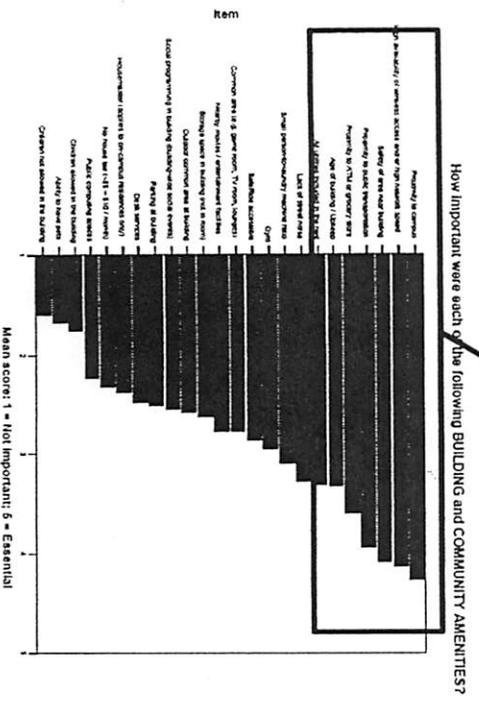
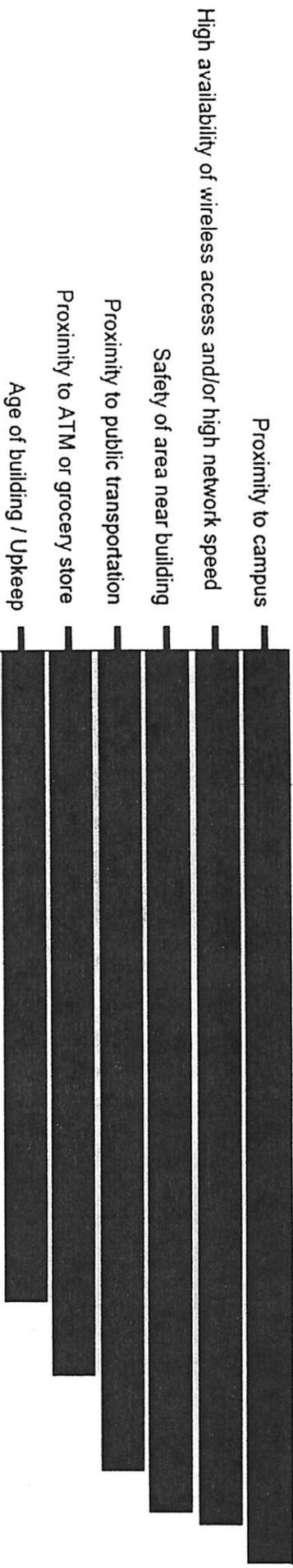


gsc.mit.edu

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Why is proximity important?

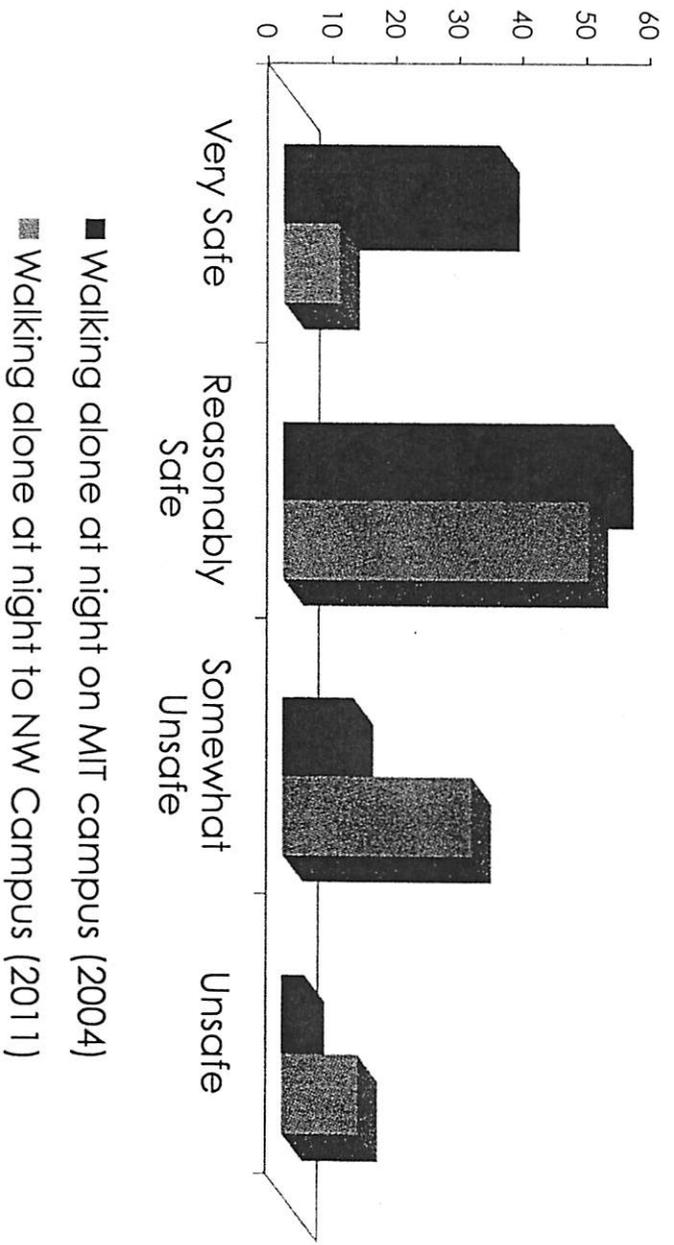
- But why do graduate students need to live in Cambridge and near MIT? Isn't this a luxury?



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Safety

Perception of Safety by MIT Grads¹³



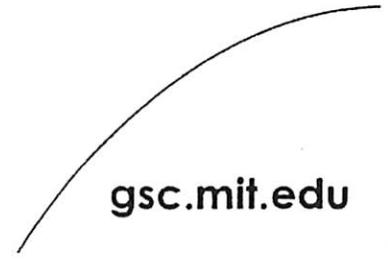
Safety

Crimes against students and University affiliates¹⁴

<u>Date</u>	<u>Crime</u>	<u>Location</u>
10/15/2010	Sexual Assault	110 Pacific Street
10/20/2010	Stabbing	MIT W20
10/22/2010	Robbery	Broadway and Norfolk
10/22/2010	Robbery	Albany Street
10/26/2010	Robbery	Main Street
10/26/2010	Robbery	Main Street
11/1/2010	Robbery	Kirkland and Irving
11/1/2010	Robbery and Stabbing	Scott and Bryant Street
11/2/2010	Robbery	MIT NW35
11/3/2010	Suspect	Apprehended

General safety concerns raised by Daily Beast Report on College Safety

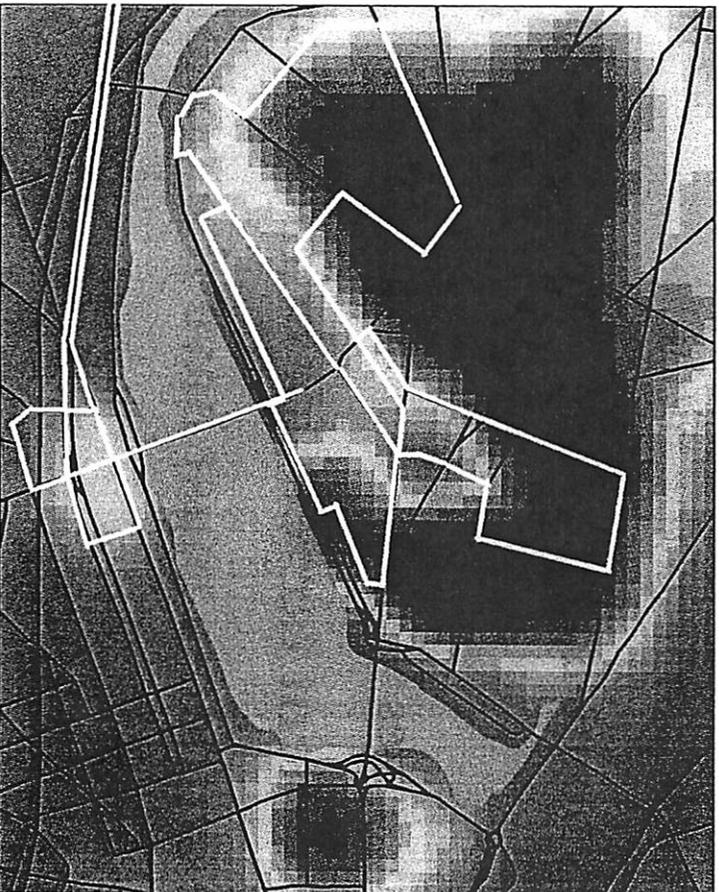
#1 – Tufts; #3 – Harvard, #13 – MIT



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Transportation

- 10 – 15% of students return **AFTER** the MBTA closes¹³



..and most of our graduate students live outside
the range of our safety buses



MIT GSC

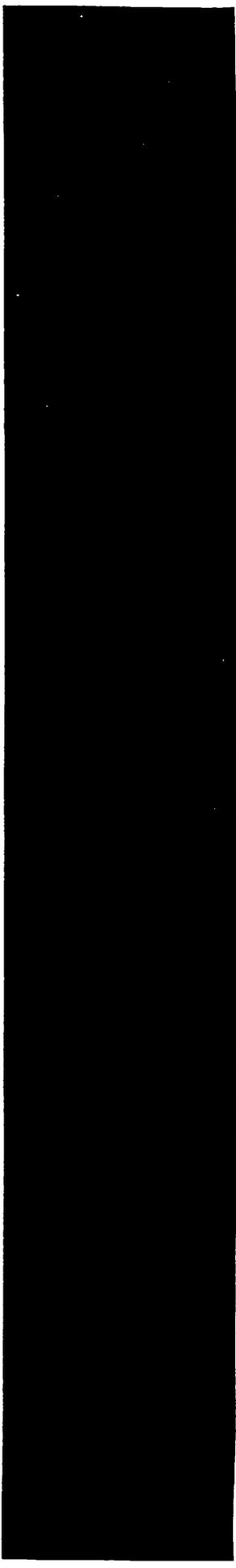
gsc.mit.edu

Safety

- **Adding it all together**
 - Grads work late into the night
 - ...return home late
 - ...on foot
 - ...by ourselves
- **We are excellent targets for crimes of opportunity**
- **Graduate students must have the option of living close to campus**



D-29



The Housing Squeeze



gsc.mit.edu

Housing – Issues

- On-Campus Housing is becoming too expensive
- Off-Campus Housing is becoming more competitive

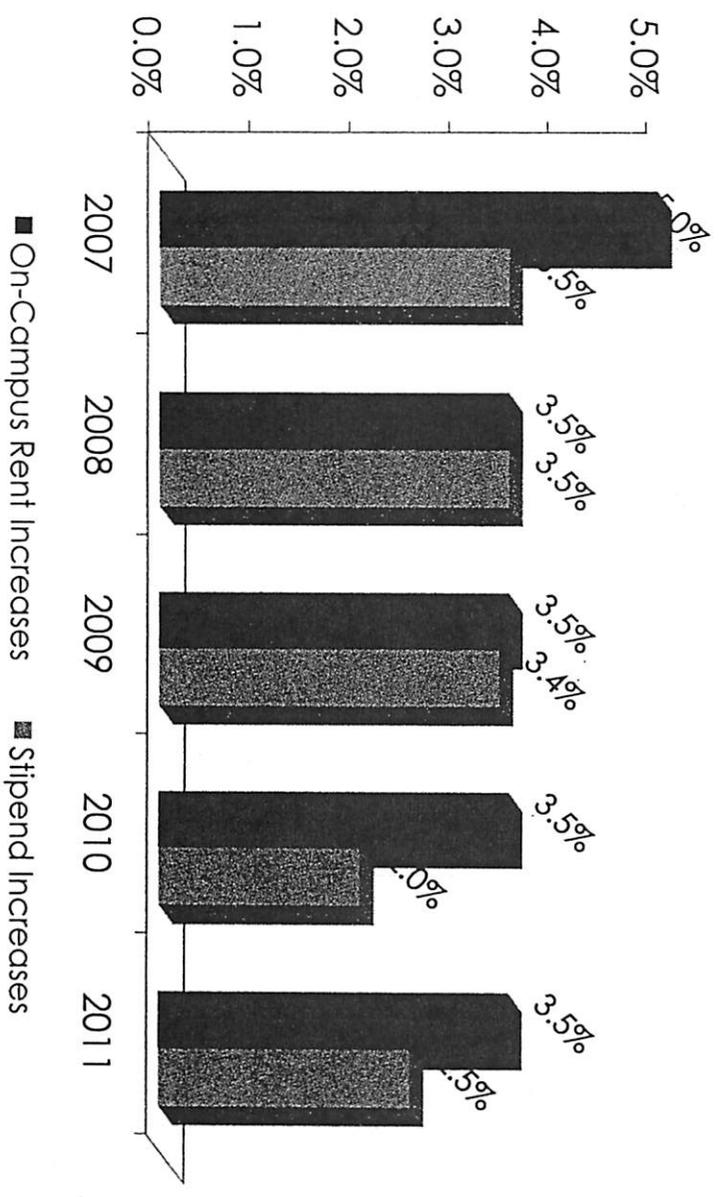


- New development of Kendall Square/Central Square (K²C²) will bring in more residents than it will create beds – this further increases competitiveness
- Types of employees attracted have incomes above Cambridge's average. Gentrification may further increase the average cost of housing



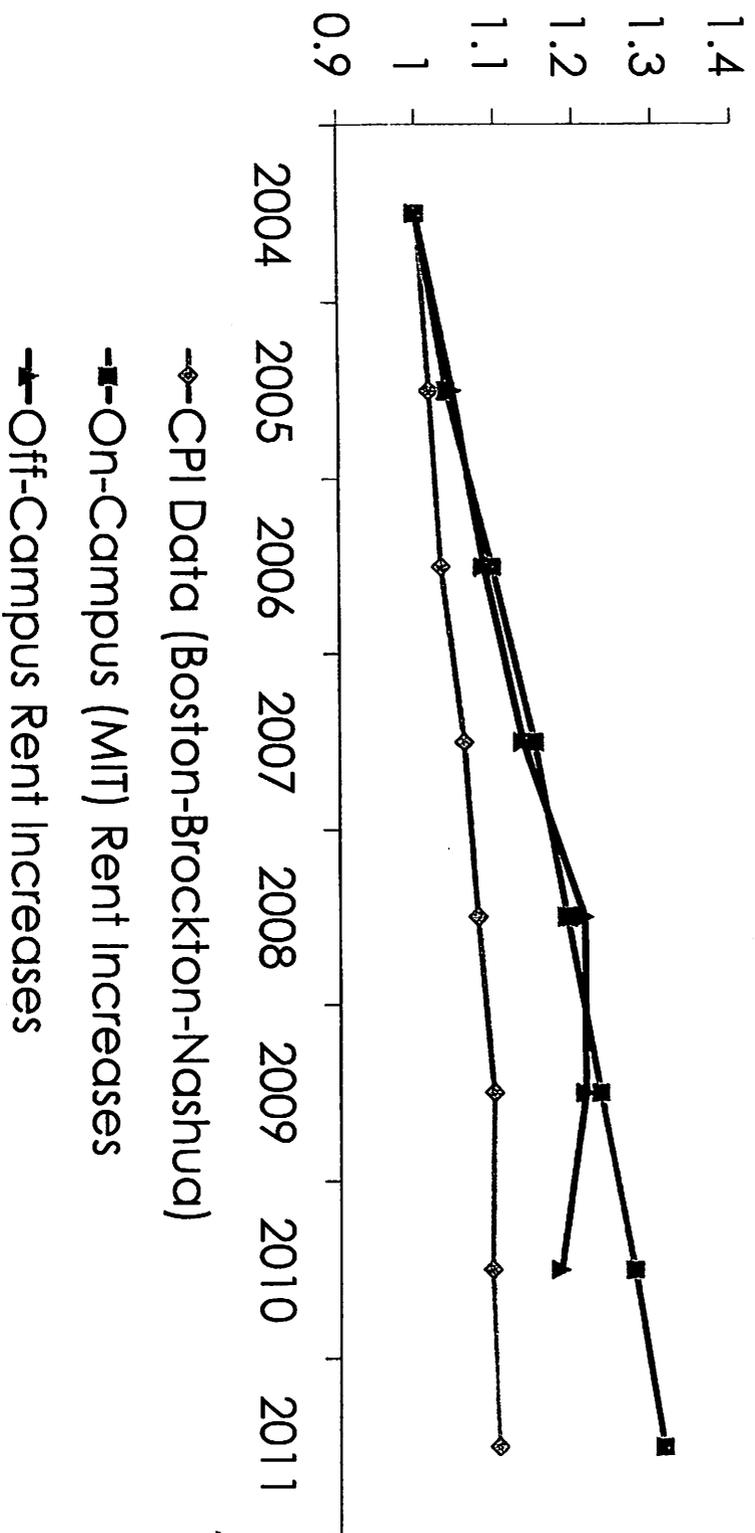
Housing - On-Campus

- On-Campus rent increases are outpacing stipend increases¹⁵



Rental Increases

Rental Price Increase Comparison ^{15,16,17}



Housing – On-Campus

- On-Campus rents are at or above off-campus alternatives

MIT On-Campus ⁹	\$2394.00
Cambridge Housing Profile ¹⁸	\$2180.00
MIT Off-Campus Database ¹⁷	\$1853.00

Notes:

On Campus housing includes utilities
Off campus database includes adjacent cities, as well



Housing – On-Campus

D-34

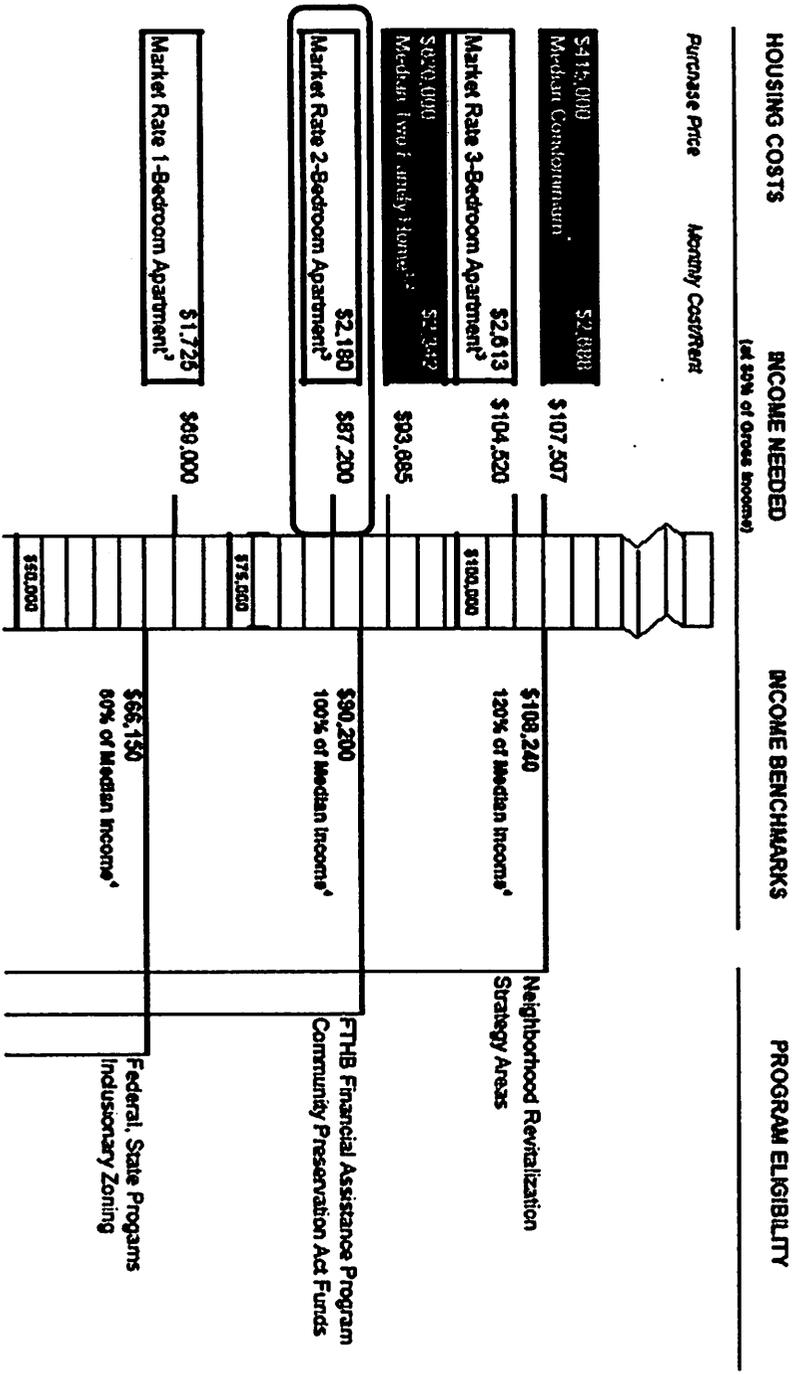


Image from Housing Profile, page 8, source 18

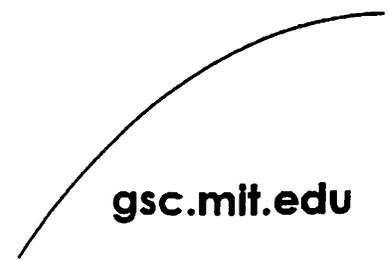


Housing – On-Campus

- **On-Campus rents are at or above off-campus alternatives**

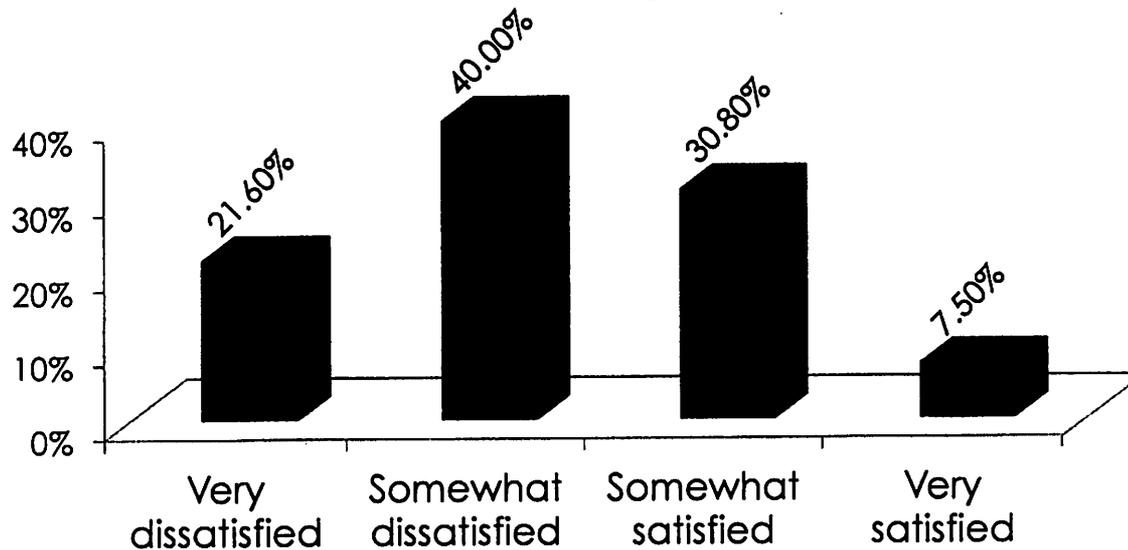
	rent
MIT On-Campus	\$2394.00
Cambridge Housing Profile	\$2180.00
MIT Off-Campus Database	\$1853.00
MIT Student 30% Level (2 students)	\$1112.10

This is how much graduate students can afford with 30% of their pre-tax income according to Cambridge



Housing – MIT Data

In general, how satisfied are you with the cost of housing?



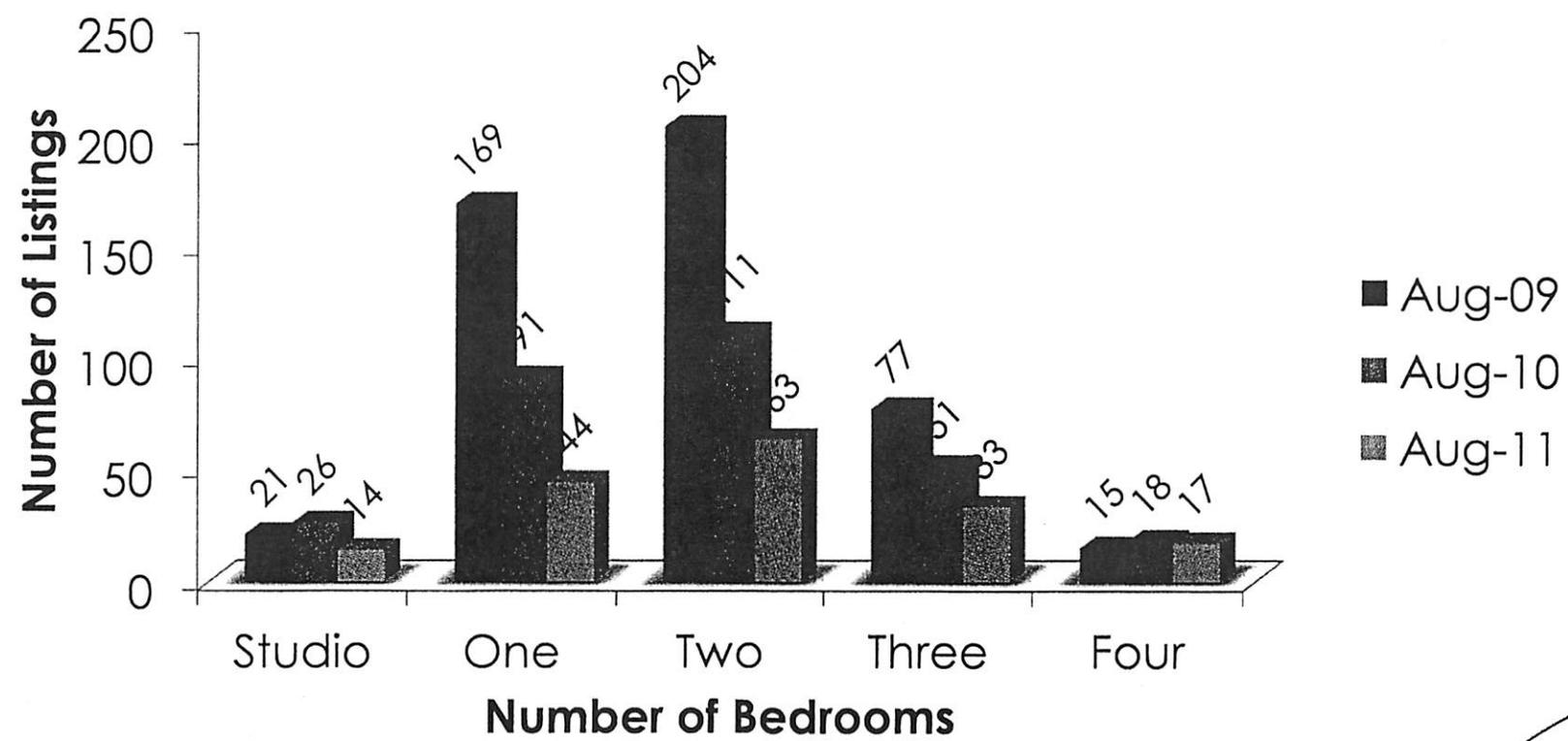
When off-campus students were asked, “What top two reasons were factors in your decision to live off-campus?”¹²

- Top First Reason: Price (29.5%)
- Top Second Reason: Price (30.2%)



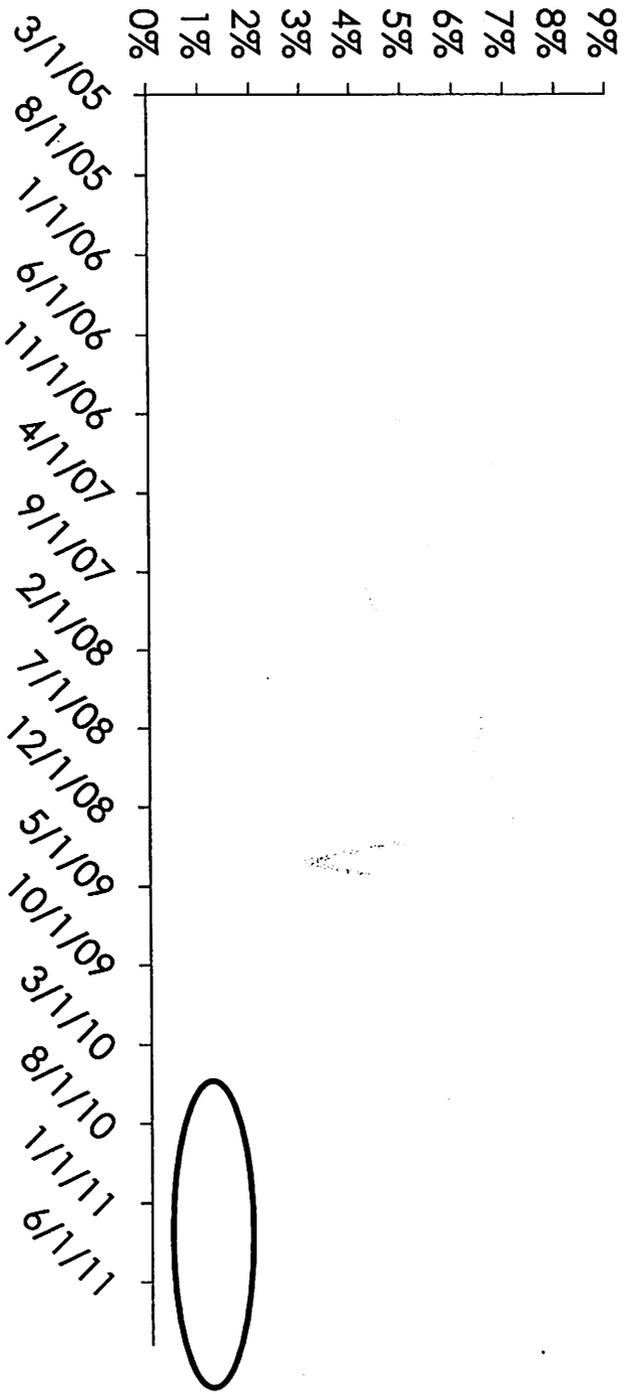
Off-Campus Competitiveness

Number of Rental Listings over time¹⁹



Housing Vacancy Rates

Boston-Cambridge-Quincy Vacancy Rates²⁰



- *“And vacancy is arguably even tighter - the Cambridge apartment vacancy rate [is] at about 1 percent. That’s down from a still tight - but more terrestrial - 4 to 5 percent just a few years ago.”*
- *“Cambridge now the top rental market?” by Scott Van Voorhis - July 2011*



Off-Campus Development

- **Proposed residential increases²²:**
 - MITIMCo: 120,000 sq. ft.
 - Twining Properties: 155,000 sq. ft.
 - Boston Properties: 200,000 sq. ft.
- 2,000 - 2,500 new Kendall units
2,000 - 2,500 new periphery units
- **Note:**
 - 40% of Kendall units are on Volpe site
 - **Proposed influx of workers**
 - 7,500 new jobs
 - According to the 2.5 jobs/household ratio → 3,000 new apts

D-40

Proposed Housing Units

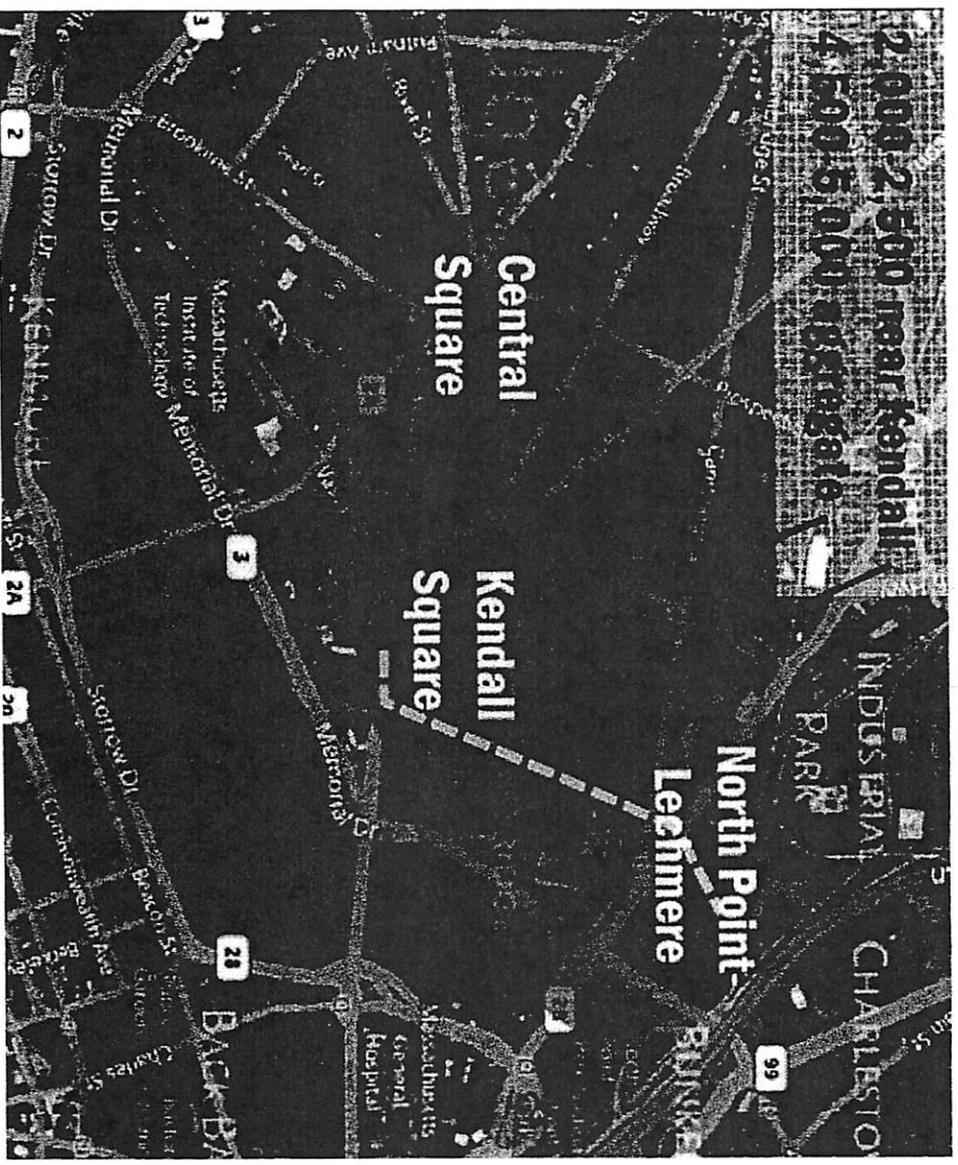


Image from 8 September 2011 Kendall Square Advisory Committee meeting – produced for public consumption by Goody Clancy



Jobs/Households

- **The oft-cited ratio of 2.5 jobs/household**
 - Unacceptably rough guiding principal for a project of this size
 - Different income levels have different job/household ratios
 - Most new jobs belong to middle-upper income brackets
- **Reevaluate this job/household ratio**
 - Determine what the ratio is for different income brackets
 - Estimate the average income bracket of new workers
 - Set a more responsible baseline for required new housing
- **We need to be very precise about housing and leave nothing to chance.**

Housing Gentrification?

- Average Cambridge per capita income: \$45,521
- Average Cambridge income at²³...
 - Novartis: \$60,000 - \$80,000
 - Microsoft: \$75,000 - \$100,000
 - Genzyme \$50,000 - \$80,000
 - Biogen Idec: \$75,000 - \$90,000
 - Pfizer: \$75,000 - \$90,000
- Note: Median household income is \$67,297
 - Further curiosity about jobs/household number



MIT GSC

Housing - Summary

Summary

Unchecked commercial development of K²C² without commensurate affordable / accessible housing options will create an environment financially and competitively unfavorable to graduate student life



Housing - Recommendations

Recommendations

1. All players should work to provide affordable and accessible housing must be maintained next to campus
2. Housing creation must be much more strongly linked to job creation and commercial development. We request the City to commission a more in-depth study on the landscape of housing demand and supply in Cambridge.
3. Lighting and police presence along high-traffic routes should be enhanced
4. Housing must not be contingent on Volpe site acquisition.

Conclusions

- MIT Graduate Students are an often overlooked but important constituency in Cambridge
- We are numerous, diverse, and interested in how city decisions will affect our lives
- We live on \$23,000/year yet have the potential to generate great revenue and opportunity for the city
- We will have little choice but to move out if housing becomes unavailable or unaffordable
- Substantial development projects must make a pledge to sustainable and affordable housing



Acknowledgements

- **Leland Cheung**
 - For empowering graduate students to speak up and be heard
- **Office of the Dean for Graduate Education**
 - Countless collaborations to improve the lives of graduate students
- **MIT Office of Government and Community Relations**
 - For their insights on engaging the city government
- **Professor Eric Grimson, Chancellor**
 - For his guidance and dedicate to improving graduate student life



Citations and References (1)

¹ U.C. Berkeley Career Center

² MIT Facts 2011 – web.mit.edu/facts

³ 2009 Incoming Graduate Student Survey– MIT Institutional Research/Office of the Dean for Graduate Education

⁴ MIT Office of the Dean for Graduate Education – Grad Facts 2010-2011

^{5,12} 2011 Enrolled Graduate Student Survey - MIT Institutional Research/Office of the Dean for Graduate Education

⁶ 2011 Doctoral Student Exit Survey– MIT Institutional Research/Office of the Dean for Graduate Education

⁷ 2011 Cost of Living Survey – MIT Institutional Research/Office of the Dean for Graduate Education/Graduate Student Council

⁸ Geographic Data courtesy of MIT Institutional Research - Heat Mapping by Eric Schultheis – Graduate Student Council, HCA website

⁹ MIT Housing graduate website: <http://housing.mit.edu/graduatefamily/residences>

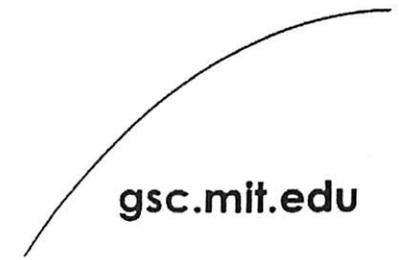
¹⁰ MIT Postdoctoral Information: <http://web.mit.edu/mitpostdocs/>

¹¹ MIT Housing undergraduate website: <http://housing.mit.edu/undergraduate/residences>

¹³ 2010 MIT Safety Survey – Northwest Campus – Graduate Student Council

¹⁴ MIT Police Log

¹⁵ Rent Increase Numbers -Division of Student Life/Google Archives



Citations and References (2)

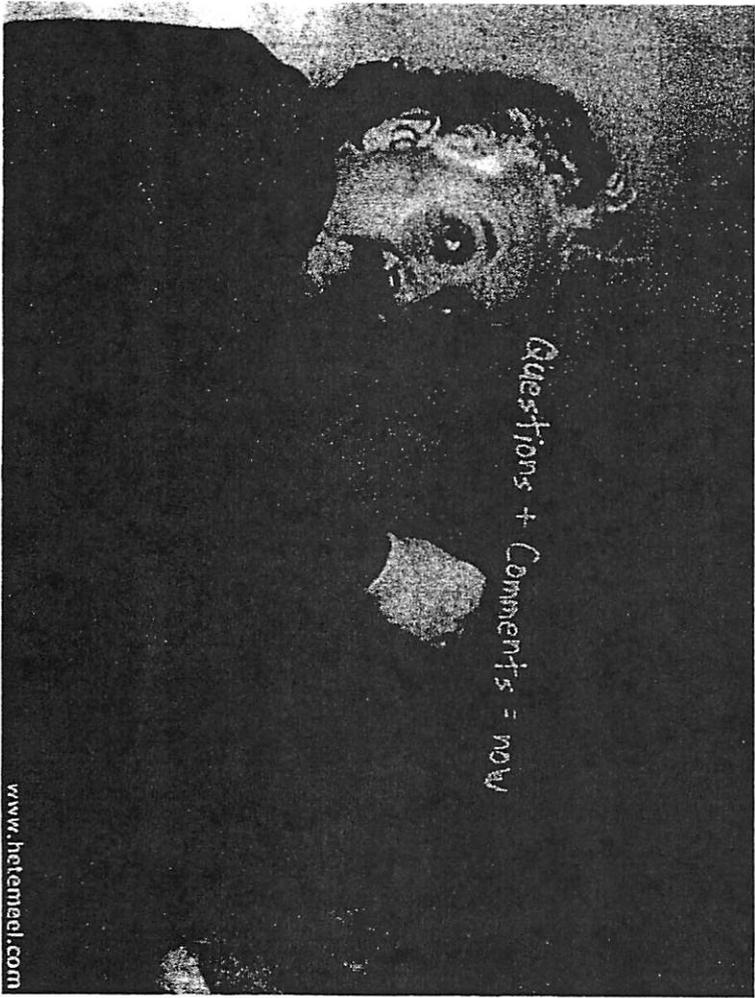
- ¹⁶ US Bureau of Labor Statistics – CPI Rental Data – Boston, Brokton, Nashua
- ¹⁷ MIT Off-Campus Rental Data, Linda Patton/Division of Student Life
- ¹⁸ Housing Profile, City of Cambridge, Cambridge Community Development Department, August 2010
- ¹⁹ Off Campus Housing Info Presentation - MIT Housing/Division of Student Life
- ²⁰ US Census Data - Rental Vacancy Rates for the 75 Largest MSAs
- ²¹ "Cambridge now the top rental market?", Scott Van Voorhis, Boston.com. July 29, 2011
- ²² Kendall Square Advisory committee hearings – verified via personal communications with Iram Farooq
- ²³ Salary estimates from Glassdoor.com – variable data quality



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Thanks!

Questions or Comments?



Contact: gsc-city@mit.edu



gsc.mit.edu

Executive Summary

- **Housing**
 - The affordability and availability of housing for MIT graduate students should be considered in future planning around MIT campus and in areas with a high graduate student population
- **Safety & Transportation**
 - MIT graduate students have unique safety and transportation needs as they commute outside of normal hours



Housing Resources at MIT

Undergraduate Housing

MIT provides housing for its undergraduate students in 12 residence halls. In addition, students may choose to live in one of 38 fraternities, sororities, or independent living groups (FSILGs) in Boston and Cambridge.

- Over 98% of MIT's 4,200 undergraduates live in residence halls or FSILGs.
- Housing is guaranteed for all four years of the undergraduate experience.
- MIT is evaluating the existing conditions of our residences as part of renewal planning. (Several residences have been identified for renewal in MIT's campus planning document, *MIT 2030* - see <http://web.mit.edu/mit2030/mitcampus.html>)

Graduate Housing

Graduate housing is provided in seven residence halls and apartment buildings on the MIT campus.

- Currently, MIT houses 41% of its nearly 6,000 graduate students and 59% of its graduate students who live Cambridge.
- Since 1997, the number of MIT graduate students housed on campus has risen from 1,660 to 2,710
- The number of graduate students living in off-campus housing in Cambridge has decreased by over 100 since 2006.
- In the last decade, MIT has invested significantly in the creation of a graduate resident community in the northwest sector of the campus that has brought on line over 1300 new graduate beds in three new or renovated facilities.

The Warehouse, 224 Albany Street (2001): 120 beds

Sidney-Pacific, 70 Pacific Street (2002): 682 beds

Ashdown, 235 Albany Street (2008): 532 beds

- Of the 38,200+ graduate students attending schools in Boston, 65.1% live outside of Boston and only 6% are housed on university campuses. (Source: BRA, *Mayor Menino's Report on Boston - America's College Town*)
- MIT stands out among its peers in housing 41% of its graduate students.

Percentage of graduate students housed by MIT's peers and others:

Stanford	56%	UCLA	20%	Penn	6%	Cornell	0%	American	0%
UCSD	52%	Rice	20%	UT Austin	6%	Duke	0%	BU	0%
MIT	41%	Chicago	15%	UNC	3%	Emory	0%	BC	0%
Harvard	34%	Ga. Tech	10%	Vanderbilt	1%	Johns Hopkins	0%	NEU	0%

Source: (Survey of Association of University Architects, plus phone calls to school and web searches, 2011)

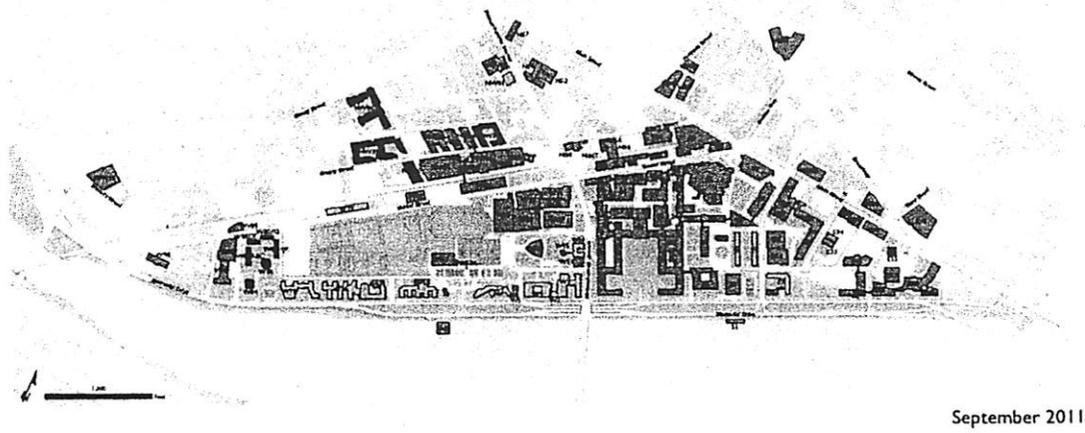
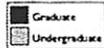
Faculty Housing Assistance Program

To assist with the high cost of housing in the regional area, MIT provides flexible, tax efficient, low interest mortgage programs for its faculty. The overall program has proven to be an important recruiting and retention tool and is similar to ones offered by MIT's peers.

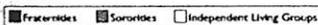
- Program enrollment is approximately 95% of eligible faculty.
- Two programs are offered which were developed in 2005 and are enhancements over the previous Housing Assistance Loan Program, which had been in place for several decades.
 - For senior faculty: Contingent Interest Mortgage Program
 - For junior faculty: No-Interest, Fully Amortizing Loan program
- Among the over 500 faculty members who participate, about 125 live in Cambridge.
- An important goal of the program is to promote the ability for faculty to choose where they would like to live in the regional area.

Some faculty and senior administrators live on campus as residence hall housemasters. These housemasters are invested in the student experience and live with 100-500 students. There are currently 36 housemasters at MIT living in 18 residence halls.

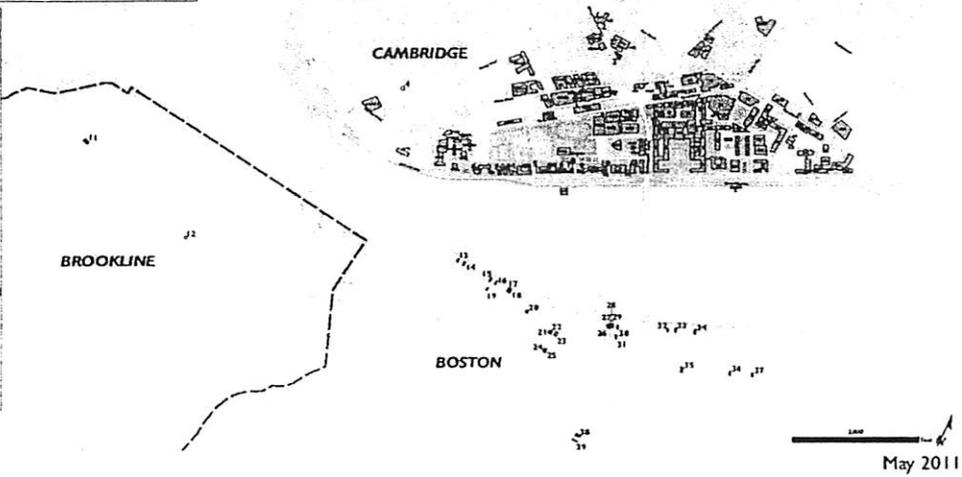
Housing - Existing Buildings



FSILGs



KEY	
FACILITIES	
Alpha Chapter Phi (AOP)	1
Alpha Chapter Phi (AOP)	2
Beta Chapter Phi (BOP)	3
Beta Chapter Phi (BOP)	4
Chi Chapter Phi (COP)	5
Chi Chapter Phi (COP)	6
Delta Chapter Phi (DOP)	7
Delta Chapter Phi (DOP)	8
Epsilon Chapter Phi (EOP)	9
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From: Bjorn Poonen <bjornpoonen@gmail.com>

Date: Sun, 2 Oct 2011 13:03:54 -0400

To: City Council <CityCouncil@CambridgeMA.GOV>

Subject: plans for Kendall Square

Dear City Council:

I think that it is great that the University Relations Committee is hosting a meeting this Tuesday, but since I am unable to attend, I wanted to share my comments directly with you:

- 1) I hope that the new plans include ample open space. (For example, I hope that the Volpe DOT lot at the corner of Third and Broadway is not converted into another large office building. It would be great to have a small park there.)
- 2) Kendall Square desperately needs a small grocery store with quality produce.

Best,

Bjorn Poonen

(Professor of Mathematics at MIT,

and resident and owner of 303 Third St. Unit 416)

On 10/3/11 11:19 AM, "Chris Matthews" <cmatthews@mvvainc.com> wrote:

>Brian,

>

>I would really like to be there tomorrow, but am teaching a class at
>that time. If I were there I would ask for the MIT proposal to
>concentrate on more aspects of what will make a vibrant urban place at
>Kendall Square Top of my list would be a great public open space that
>would be the recognizable center of Kendall Square, an entrance to MIT
>and a place where the University and City come together. Next I would
>like to see

>24-7 life here, which means many more people living here than do right
>now, particularly MIT students and others connected with the university
>community. Lastly I would like to see the historic brick building that
>houses the MIT press preserved and made part of a robust retail
>environment to equal Harvard Square, weaving the new with the old is a
>great way to give this place character.

>

>Good luck tomorrow.

>

>Chris Matthews

>Vice President East Cambridge Planning Team

From: Barbara Broussard <barbarabroussard@gmail.com>

Date: October 3, 2011 5:53:32 PM EDT

To: "Cheung, Leland" <lcheung@cambridgema.gov>

Subject: Re: Update from Brian Spatocco

Leland, I will attend however I am coming from a class in NH. I fully support the petition for more housing for graduate students and post-docs. Along with that housing, I want the petition MIT will be proposing to include 'workforce' housing. Not all those employed in the proposed commercial development will want to live outside the city. Many entrepreneurs work on a different schedule Kendall needs to be a lively place after 5 and people make the streets lively. Interesting ground floor retail in every building along with a great open space area should be required. Take a look at 'Las Ramblas' in Barcelona for an example. A lively walkway from Kendall to the river could be used by all.

Barbara