



## Strategic Direction 2024



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## INTRODUCTION

Higher education has reached a critical inflection point. Important events such as the pandemic, climate change, and the declining Massachusetts population of traditional-aged college students have created the need for new strategies at the campuses and their affiliated entities. To respond to this new environment, the MSCBA is undergoing an exercise to determine how to be responsive to these factors.

From the drafting of its enabling act, the MSCBA has followed a clear set of core beliefs and pursued goals regarding the residence halls and student activity facilities on the 9 Massachusetts State University campuses and the 15 Community Colleges. While the MSCBA continues this work, it is also taking an intentional pause to take stock of new external factors. The MSCBA is also striving to hear from and coordinate with its partners, the State Universities and Community Colleges, the Massachusetts Board of Higher Education (BHE), the Department of Higher Education (DHE), and the Department of Capital and Asset Management and Maintenance (DCAMM), as working together may lead to a new Commonwealth understanding of the funding and legislation needed for higher education.

This report provides an overview of the lenses historically used by the Authority for its planning and strategy, and lays forth the questions and ideas for strategic decisions moving forward.

## Structure of the Report

The MSCBA has identified seven strategic actions that have been their goalposts over time. The goalposts are:

1. Strategic Development of Residence Halls
2. Maintenance of Residence Halls
3. Strategic Financial Planning
4. Financial Resource Management
5. Adapting Residence Halls to Changing Demographics and Student Preferences
6. Supporting New and Changing Campus Goals
7. Responding to External Variables of Note

For each area of focus, the report will briefly review MSCBA actions or goals during four different time periods. The report will address the MSCBA's beginning and past with 'Historical Perspective,' where it is today in 'Present Situation,' and where its future direction may lead through both 'Short-Term Options' and 'Long-Term Options.' Each area of focus will be addressed with both bullet points and statistical displays for the different time periods.

An additional data appendix will include many of the timelines from our previous strategic plans which tell the story of past decisions and set the stage for new directions, as well as new comparative data from the UMass System universities.

Note: This report was written before MassEducate, the legislation to provide free community college for people of all ages, was proposed. This is an important piece of legislation that will have a far-reaching effect on higher education in Massachusetts.



Janet Chrisos  
Executive Director, Massachusetts State College Building Authority  
June 2024



## BACKGROUND

The Massachusetts State College Building Authority is charged with financing, designing, constructing, and overseeing the management of housing, dining, athletic, parking, and other student life facilities for the 9 Massachusetts State Universities and 15 Community Colleges. The Authority is also able to finance certain academic facility projects at these institutions when specifically authorized, such as through the 2008 higher education bond bill. Currently, there are 16,616 beds designated for the 9 State Universities in the 54 residential complexes owned by the Authority. These residential facilities have the capacity to house over 50% of current full-time undergraduate students and comprise about 4.5 million square feet of space in approximately 89 separate structures. In addition, the Authority owns three parking structures that provide spaces for 2,114 vehicles, two parking lots, a student center/dining commons, faculty/staff housing, an office building, a cultural arts building, and the Warren Conference Center in Ashland.

### Revenue Funding for Residence Halls

The Authority's principal operations consist of financing and constructing residence halls at the State Universities and overseeing their operation and maintenance. Under the Contract for Financial Assistance with the Board of Higher Education, each State University is required to operate and maintain the Projects located on its campus and to keep them in good order and repair. The State Universities collect rents and fees from students for the use of the buildings, procure all necessary equipment, materials and supplies, and make necessary repairs.

Each year the Authority sets the fees, rents, and other charges for the use of its buildings and approves the campus operating budgets. These budgets provide for the payment of all of the projected costs of operating and maintaining the projects, projected debt service costs, the Authority's projected operating and administrative costs, insurance and any projected required deposits to reserves. The annual setting of project fees, rents, and charges is subject to the approval of the Massachusetts Board of Higher Education.

*Commonwealth-Owned Projects.* The Authority's statute also allows the Authority to assist campuses with financing and/or implementing student life projects at the State Universities and Community Colleges. The Authority's residence halls and certain parking structures and property acquisitions are owned by the Authority and, in most cases, located on land that the Authority has leased from the Commonwealth. Approximately 50 student life facilities (or portions of such facilities) constitute Commonwealth-owned projects.



*Supplemental Financing.* Under limited circumstances, the Authority may also provide supplemental financing for certain Commonwealth-owned academic facilities. To date, these projects include science centers at Framingham and Westfield State, a Center for Design + Media at Massachusetts College of Art and Design, and a wellness (athletic) center at Worcester State, as well as financing for projects at Community Colleges described later in the report.



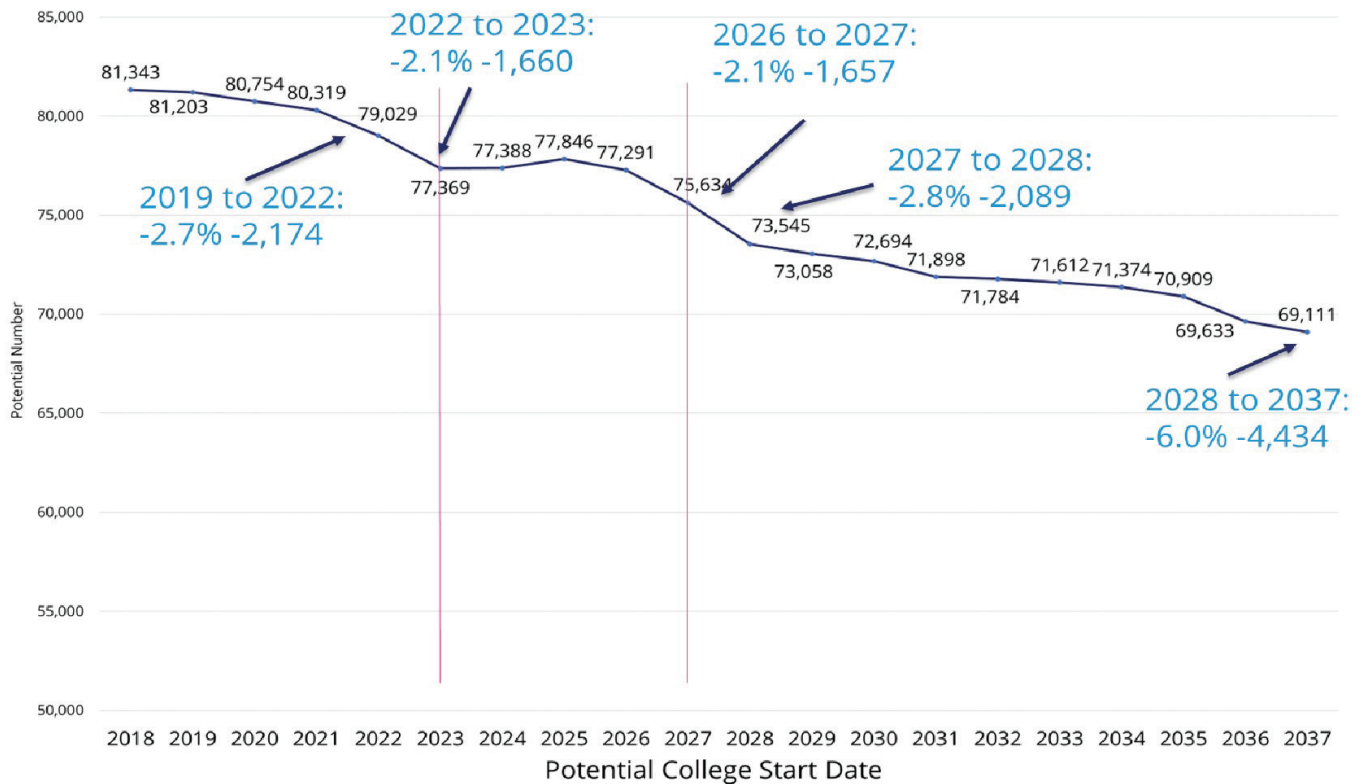
### New Enrollment Paradigm for the Commonwealth

In the past few years, across the United States and in the Commonwealth, a new paradigm of low birth rates has taken hold which will profoundly affect college enrollment. Figure 1 shows the effects of the decline in Massachusetts birth rates and its potential effect on traditional college enrollments for students who attend college in-state. The potential number of students born 18 years earlier who might attend college in Massachusetts has already shown a slow decline through 2022, followed by several stable years. A significant drop in the number of eligible Massachusetts college students will begin in 2027, followed by a steep decline through 2037. Between 2022 and 2037, there will be approximately 10,000 fewer potential MA college students. (See Figure 1.)

**Figure 1**

### Massachusetts Births, and Potential College Start Date

Source: Mass Department of Public Health Birth Report 2019



Many other factors affect the number of students who will potentially enroll in-state. Demographic factors include in-state/out-of-state migration, international immigration, and legislation that affects whether colleges can recruit out-of-state or international students. College choice factors begin with the high school graduation rate and the differential of students who graduate and who choose to enroll in colleges. For college-bound students, the 'college cascade' then includes the choice of a 2-year or 4-year college, college type (for-profit, public, or private), and in-state vs. out-of-state. Students seeking to attend nonprofit public institutions in-state further choose by level: Community Colleges, State system, or the Flagship system.

In addition, there are many external factors that affect students’ interest in attending college in general. Some include new student needs and desires that have arisen during and after the pandemic, including the desire for remote or hybrid attendance, a decreased interest in full-time attendance, and a concern for the value of higher education for jobs in the data and technology industries and the prospects for overall job growth in the economy.

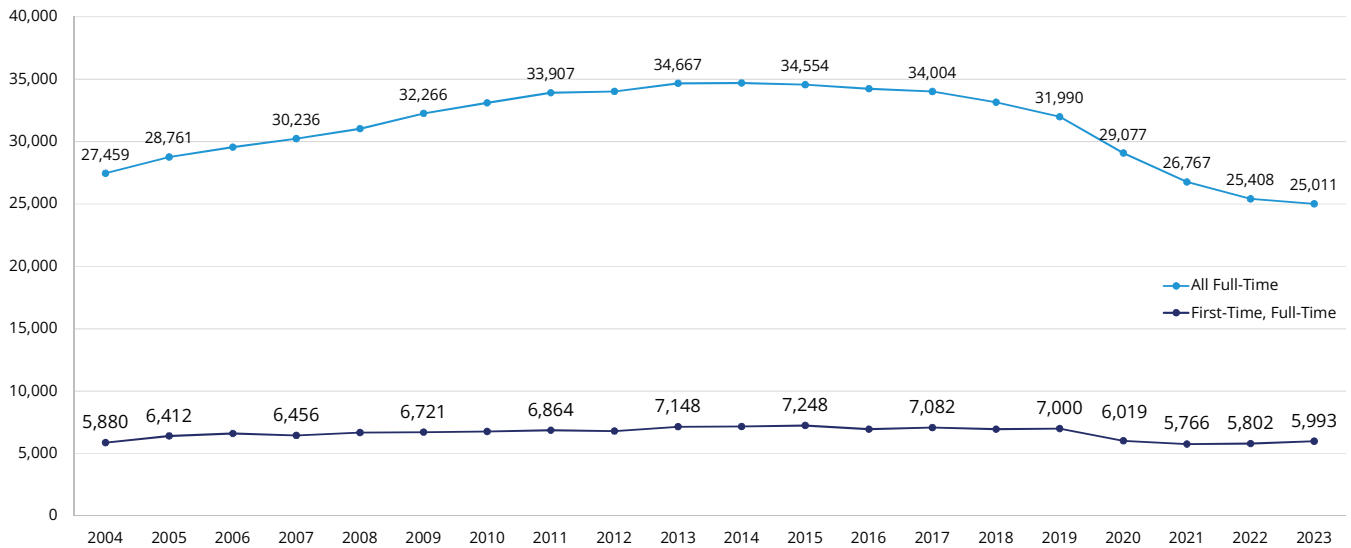
**New Enrollment and Housing Trends and Goals for the State University System**

At the time of this report, the full-time undergraduate enrollment of the 9 State Universities peaked at 34,667 students in Fall 2013, and has since declined 28% to 25,011 students in Fall 2023. The number of entering first-time, full-time undergraduate students at the 9 State Universities peaked at 7,248 students in Fall 2015, and has since declined 17% to 5,993 students in Fall 2023. (See Figure 2.)

**Figure 2**

**All Full-Time, and First-Time, Full-Time Undergraduate Enrollment, State University System, Fall 2004-2023**

Source: Mass DHE, 2024



Typically, 75% or more of undergraduate students attending the state universities have attended full-time. This 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.

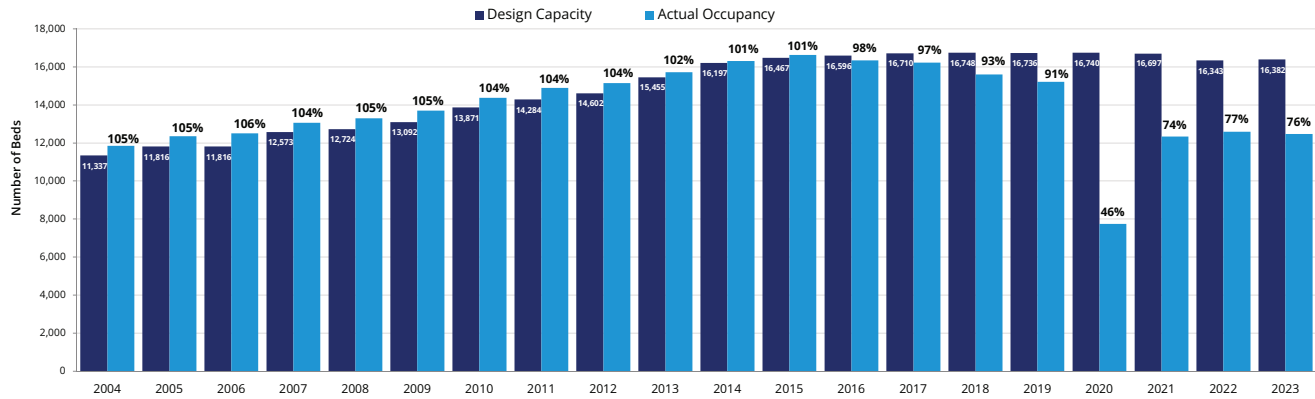
Through 2015, the State System saw 101% occupancy for its housing, although this differed from campus to campus. In Fall 2023, due to the decline in enrollment, systemwide occupancy is at 76%. (See Figure 3.)



**Figure 3**

### Housing Occupancy, State University System, Fall 2004-2023

Source: MSCBA 2024



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

Four campuses of the 9 State University system (Fitchburg State, Framingham State, MCLA, and Westfield State) currently have excess housing capacity. It remains to be seen what the housing needs will be at each of the State Universities in 2027 after the next dip of the enrollment cliff.

Going forward, enrollment management and occupancy management must be priorities for every campus. Most campuses must also plan for the possibility that they may need alternative uses for their housing. It is in this context that the MSCBA is planning support for new and changing campus housing and other goals.





## STRATEGIC DEVELOPMENT OF RESIDENCE HALLS

### HISTORICAL PERSPECTIVE

Between 2005 and 2015, student demand for campus housing was strong, and systemwide housing occupancy was higher than design capacity. The MSCBA strategic program focused on the development of new residential facilities to reduce the strain on housing. By 2022, the MSCBA had constructed just under 5,000 new beds, and well over 10,000 beds within the housing portfolio had been renewed or upgraded in some manner. (See Figure 4.)

## Figure 4

### MSCBA Construction and Renovation at 9 State Universities 2005-2023

Residence Hall	Built	Renovated	Gross Sq. Ft.	Beds Fall 2023 Occupancy	Typology
<b>BRIDGEWATER STATE UNIVERSITY</b>					
Crimson Hall	2007		129,990	408	Suites
Stonehouse Hall (fka East)	2002		83,000	300	Suites
Great Hill Apartments	1978	2010	61,350	198	Apartments
Miles-Dinardo Halls	1989	2008	94,550	394	Traditional
Pope Hall	1960	2008	39,900	186	Traditional
Pope Hall Addition	2009		35,500	151	Traditional
Scott Hall	1960	2008	36,000	152	Traditional
Scott Hall Addition	2009		31,750	118	Traditional
Shea-Durgin Hall	1967	2010	140,400	660	Traditional
Weygand Hall	2013		166,625	500	Suites
Woodward Hall	1912	2002/2014	56,600	231	Traditional
<i>CAMPUS TOTAL</i>			<i>875,665</i>	<i>3,298</i>	
<b>FITCHBURG STATE UNIVERSITY</b>					
Aubuchon Hall	1967	2010/2014	100,000	325	Suites
Cedar House	1900	2010	13,348	28	Traditional
Herlihy Hall	1958	2002	37,760	154	Traditional
Mara Village	1989	2010	82,000	328	Suites
Mara Village Expansion	2009		38,000	104	Suites
Russell Towers	1971	2005	102,700	445	Traditional
Townhouse Apartments	1978	2017	47,680	189	Apartments
Simonds Hall	1918	2012	43,700	132	Suites
<i>CAMPUS TOTAL</i>			<i>465,188</i>	<i>1,705</i>	
<b>FRAMINGHAM STATE UNIVERSITY</b>					
Corinne Towers	1973	2006	110,000	504	Traditional
Horace Mann Hall	1920	2008	22,500	119	Traditional
Larned Hall	1968	2008	85,200	362	Traditional
Linsley Hall	1972	2002	22,250	80	Suites
Linsley Hall	1972		22,250	77	Traditional
West Hall	2016		97,083	316	Semi-suites
Mary Miles Bibb Hall (fka North Hall)	2011		125,202	410	Semi-Suites
Peirce Hall	1917	2008	22,200	104	Traditional
<i>CAMPUS TOTAL</i>			<i>506,685</i>	<i>1,972</i>	
<b>MASSACHUSETTS COLLEGE OF ART AND DESIGN</b>					
Artists' Residence	2002		120,000	310	Apartments
Smith Hall	1920	1989/2009	32,000	116	Suites
Treehouse	2012		147,004	493	Semi-Suites
<i>CAMPUS TOTAL</i>			<i>299,004</i>	<i>919</i>	
<i>(Note: Includes all Treehouse beds, including those currently designated for non-MassArt students.)</i>					
<b>MASSACHUSETTS COLLEGE OF LIBERAL ARTS</b>					
Berkshire Towers	1972	2009	73,000	312	Suites
Flagg Townhouses	1976	2010	110,000	468	Apartments
Hoosac Hall	1967	2010	64,500	246	Traditional
<i>CAMPUS TOTAL</i>			<i>247,500</i>	<i>1,026</i>	

**MASSACHUSETTS MARITIME ACADEMY**

Companies 1-6	1971/1973/1976	2007/2011/2014	185,423	1,032	Traditional
Companies 1-2 Expansion	2007		33,120	168	Traditional
Company 7	2014		35,435	234	Traditional
Emory Rice & Conference Center	2023		31,600	72	Suites
<i>CAMPUS TOTAL</i>			<i>285,578</i>	<i>1,506</i>	

**SALEM STATE UNIVERSITY**

Atlantic Hall	2004		141,980	452	Apartments
Bowditch Hall	1965	2005	59,500	276	Traditional
Marsh Hall	2010		162,637	523	Traditional
Peabody Hall	1965	2005	68,000	322	Traditional
Viking Hall	2015		109,409	353	Semi-Suites
<i>CAMPUS TOTAL</i>			<i>541,526</i>	<i>1,926</i>	

**WESTFIELD STATE UNIVERSITY**

Conlon, Seymour & Welch Apartments	1976	2001/2013	78,000	270	Apartments
Courtney Hall	1989	2009	105,463	468	Traditional
Davis Hall	1966	2014	73,700	266	Traditional
Dickinson Hall	1966	2007	73,700	275	Traditional
Lammers Hall	1972	2003	72,700	311	Traditional
New Hall	2005		125,096	403	Apartments
Scanlon Hall	1967	2010	79,200	276	Traditional
University Hall	2013		134,827	411	Suites
<i>CAMPUS TOTAL</i>			<i>742,686</i>	<i>2,680</i>	

**WORCESTER STATE UNIVERSITY**

Chandler Village	1973	2004	110,000	420	Apartments
Dowden Hall	1989	2010	57,000	243	Traditional
Dowden Hall Expansion	2010		41,640	173	Traditional
Sheehan Hall	2014		152,713	400	Semi-Suites
Wasylean Hall	2004		109,600	348	Apartments
<i>CAMPUS TOTAL</i>			<i>470,953</i>	<i>1,584</i>	

9-CAMPUS TOTAL

16,616

The 50% systemwide housing goal was originally crafted as a way to provide sufficient capacity to house students who wished to live on campus. Over time, it became apparent that each campus had their own goal for the percentage of full-time students that they wished to house, and a range of unique policies to support their goals. For example, as many institutions utilize their residential life program to prepare new students for a successful academic and campus experience, all campuses except Salem State guarantee housing for incoming first-year students. Another example is that both MCLA and Mass Maritime have College policies requiring students to reside on campus for at least their first three years.

## PRESENT SITUATION

Today, each campus continues to differentiate itself in their housing goals and policies, and the MSCBA's challenge is to keep abreast of the wide array of new developments and campus plans.

The last new residence hall built by the MSCBA was Emory Rice Hall at Mass Maritime, in 2023. At this point, there are no further plans to add capacity through construction of new buildings. Renovation and renewal is the primary focus at this time. The Authority works with the campuses on the optimal utilization of buildings, and, if necessary, the consolidation of housing in order to control operating and staff costs.

## SHORT-TERM OPTIONS

New studies have shown the importance of housing for many aspects of student recruitment, engagement, and retention.

- There is substantial evidence that the availability of housing, the quality of housing, and appropriately priced housing has a positive impact on student recruitment.<sup>1</sup>
- Students who live on campus have different opportunities for engagement with other students, more time for co-curricular activities, and even a different experience with coursework.<sup>2</sup>
- A national study<sup>3</sup> and local evidence from the Mass Department of Higher Education also indicate that on-campus residence has small positive effects on first-year academic retention and some other tested outcomes.

### *Evidence from the Campuses*

- Westfield State has expressed the need to upgrade the internet in all buildings. MSCBA reserves are not designed to fund or implement these upgrades. In general, the capital costs associated with technology are a major challenge.
- Framingham State is seeking support for better air filtering/quality in their residence halls.

## LONG-TERM OPTIONS

Projects to adapt the residence halls to changing student needs or new code requirements will always be of interest. Another goal of all Authority projects will be to continue to generate revenue and reduce operating costs for residence halls.

Some areas of study will include:

- Add A/C to specific residence halls to allow for summer usage (students, camps and conferences, and other programs), and full-year rentals.
- Right-size residence halls at specific campuses to address enrollment declines.
- Align projects with state-wide goals for carbon neutrality.

<sup>1</sup> Proprietary studies from Demographic Perspectives.

<sup>2</sup> Soika, Brian, "What is student retention, and why does it matter?," USC Rossier School of Education, June 9, 2020. <https://rossier.usc.edu/news-insights/news/what-student-retention-and-why-does-it-matter>.

<sup>3</sup> For the 9 State Universities, the extent of the effect varies from campus to campus, and from year to year. National study: The Benefits of Living on Campus: Do Residence Halls Provide Distinctive Environments of Engagement? Graham, Polly A.; Hurtado, Sarah Socorro; Gonyea, Robert M. Journal of Student Affairs Research and Practice, v55 n3 p255-269 2018.



## SECTION 2

# MAINTENANCE OF RESIDENCE HALLS

The age of each campus' housing stock differs as do the dates targeted for partial or complete renovation. For this reason, the MSCBA developed a comprehensive facility renewal program to ensure that the recurring need for reinvestment occurs on a predictable schedule which is coordinated with the availability of funds necessary to implement this work. Typically, renewal project planning includes work that is performed on a regular cycle to maintain an existing building in its present configuration for its current use.

### HISTORICAL PERSPECTIVE

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. This phased approach is typically completed over a number of summers depending on the amount of work that is required to maintain occupancy during the academic year. Additionally, this approach seeks to protect summer revenue opportunities by combining projects when need and funding allows. Special attention is paid first to life safety improvements. Other priorities include exterior envelope (roofs and windows), mechanical, electrical, and plumbing systems, and interior finishes.

One measure of facility condition is the Facility Condition Index, a higher education industry standard that is the ratio of the value of Deferred Maintenance divided by the Current Replacement Value of the facility [FCI = DM/CRV]. Due to steady reinvestment in existing facilities the FCI for the Authority has maintained an enviable ratio indicating that the residence hall buildings are in good condition.

## PRESENT SITUATION

*Funding for Renewal.* The Authority maintains Capital Improvement Reserve Funds, including the “System Projects Capital Improvement Reserve Account” which is a pooled reserve for all buildings built before 2002. There are also separate “Campus Project Capital Improvement Reserve Accounts” for each State University at which a Campus Project is located. The Capital Improvement Reserves are funded from amounts required by the Contract to be deposited by the State Universities at the times specified by the Authority’s annual operating budget. The Authority may apply amounts in the System Projects Capital Improvement Reserve Account to project costs of any System Project and may apply amounts in a Campus Project Capital Improvement Reserve Account to project costs of any Campus Project located at the State University to which said account relates. Under its Trust Agreement, the Authority is obligated to regularly assess the state of repair of the Projects and, if necessary, make adequate provision in its capital improvements budget to restore the building to good working order.

*“The Authority is obligated to regularly assess the state of repair of the Projects and, if necessary, make adequate provision in its capital improvements budget to restore the building to good working order.”*

Prior to 2020, the “campus buildings” which were built starting in 2002, were excluded from the facility condition calculation because they were the “new buildings” and would favorably skew the result. The majority of these buildings are air conditioned and as some are now 20 years old, the major building systems are exceeding their expected useful life and now included in the calculation. The building values have also been updated by the Department of Capital Management and Maintenance.

As buildings age, deferred maintenance (DM) becomes more relevant, but the cost of materials has soared. DM has been reduced from \$49.3million in 2002 to \$42.7million (a 3.4% reduction) in 2023 for Residence Halls constructed prior to 2002. The Authority began calculating FCI for Campus buildings in FY 22. The Current Replacement Value (CRV) is \$1.03 billion and FCI equals 1.2% in FY 23. (See Figure 5a.)

**Figure 5a**

### Historical Facility Condition Index

Source: MSCBA

System Buildings	2000	2008	2012	2016	2019	2020	2021	2022*	2023
Deferred Maintenance (\$m)	61.1	15.2	10.6	10.2	19.1	24.5	29.0	43.9	42.7
Current Replacement Value (\$m)	274	416	484	534	551	589	592	1,054	1,248
<b>Facility Condition Index</b>	<b>22.3%</b>	<b>3.6%</b>	<b>2.1%</b>	<b>2.0%</b>	<b>3.4%</b>	<b>4.2%</b>	<b>4.9%</b>	<b>4.2%</b>	<b>3.4%</b>

Campus Buildings	2022*	2023
Deferred Maintenance (\$m)	15.5	12
Current Replacement Value (\$m)	887	1037
<b>Facility Condition Index</b>	<b>1.70%</b>	<b>1.20%</b>

\* New building value methodology implemented by DCAMM in 2022.

Going forward, the FCI will be based on all residence halls. The following table shows the differences in calculation by category. (See Figure 5b.)

**Figure 5b**

**Facility Condition Index Going Forward**

Source: MSCBA

FCI	2022*	2023
System	4.2%	3.4%
Campus	1.7%	1.2%
<b>All Residence Halls</b>	<b>3.1%</b>	<b>2.4%</b>

\* New building value methodology implemented by DCAMM in 2022.

It is important to mention that the campuses have a high level of staff turnover, in general. The lack of experience and institutional knowledge creates challenges for the upkeep of campus buildings. The Authority is not currently structured or resourced to provide local level operational support on a regular basis.

**SHORT-TERM OPTIONS**

Capital planning is focused on catching up with deferred maintenance funded primarily from reserves. The Authority staff and consultants are working with campus staff to evaluate the condition of the residence halls and ability of the campus budgets to adequately fund and manage the preventative maintenance activities.

- Continue to develop strategies and programs to recruit, support, and retain the campus facilities workforce, and, in particular, to create inclusive access to opportunities, and an equitable and welcoming workforce environment.
- Position MSCBA as a central hub for facilities best practices, procedures and service contract standards.
- Consider preventative maintenance software recommendations.

**LONG-TERM OPTIONS**

As deferred maintenance is controlled, the focus of the campuses can be directed to asset preservation. Funding for extraordinary repairs and/or for reconfiguring residence halls will require bond funding in most cases.





## **SECTION 3**

# **STRATEGIC FINANCIAL PLANNING**

### **HISTORICAL PERSPECTIVE**

The Authority issues debt for new projects for the state university and community colleges that are aligned with the purposes stated in its statute. In 2011, the purposes were expanded to allow the Authority to assist the Community Colleges for the same purposes and to support academic projects that are mentioned in the 2008 Bond bill.

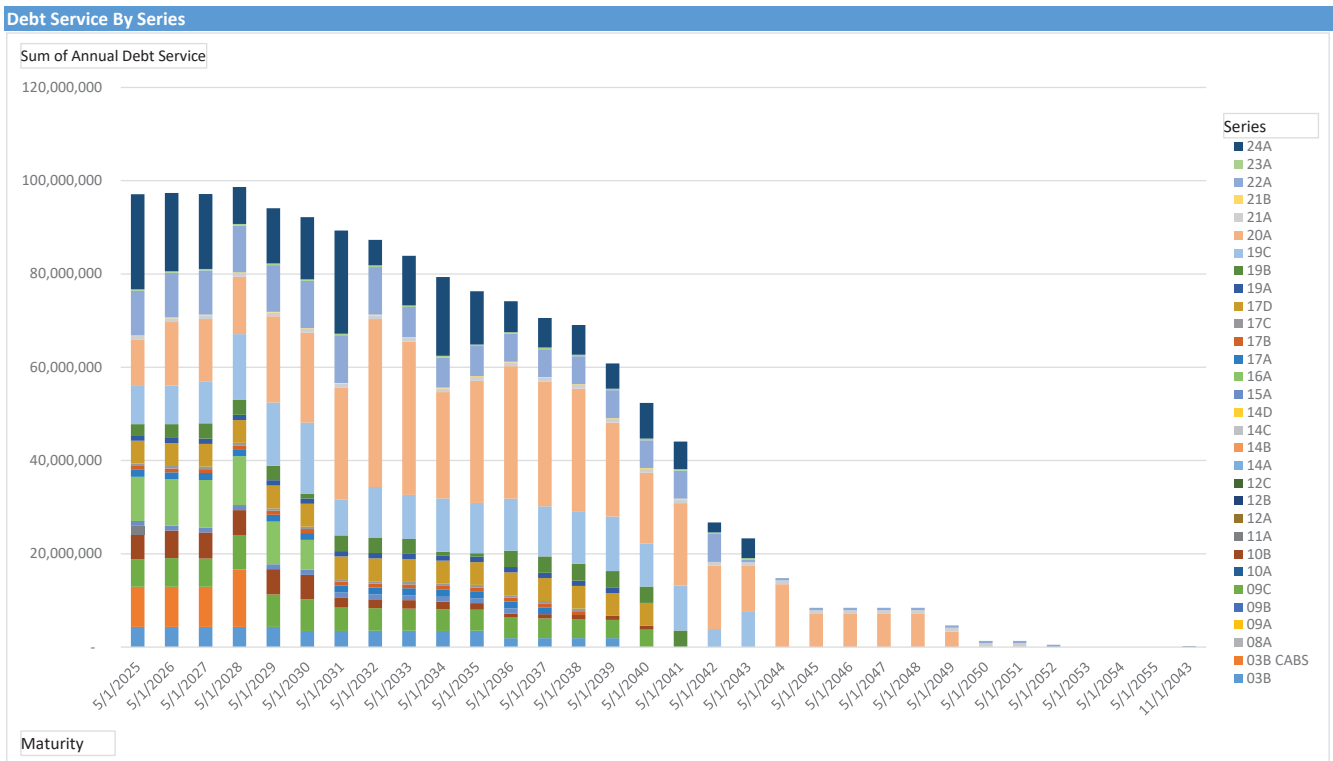
Management of the debt portfolio of the campuses requires regular review of each issue for compliance with federal tax laws, investor disclosures and evolving accounting standards. Authority staff continually monitor the bond market for opportunities to save interest costs and provide more value to the students.

The following chart reviews the details of the Authority's Debt Portfolio. (See Figure 6.)

**Figure 6**

### MSCBA Debt Services by Fiscal Year<sup>3</sup>

Source: MSCBA



- Total Outstanding Par \$1.06 Billion<sup>1</sup>
  - All Parity Bonds
- Maximum Annual Debt Service
  - \$98.6 Million<sup>1</sup>
- Aggregate Average Annual Gross Debt Service
  - \$53.5 Million<sup>1</sup>
- DSRF Balance
  - \$36.7 Million<sup>2</sup>
- Weighted Average Life of Debt
  - 9.8 Years<sup>1</sup>
- Fixed Rate Debt
  - The Authority has no variable rate debt
  - The Authority has no derivatives exposure

<sup>1</sup> As of June 30, 2024

<sup>2</sup> Based on market value as of 6/5/2024

<sup>3</sup> Gross debt service. In most years between FY 25 and FY 49, a portion of debt service is scheduled to be paid from the Debt Service Reserve Funds.

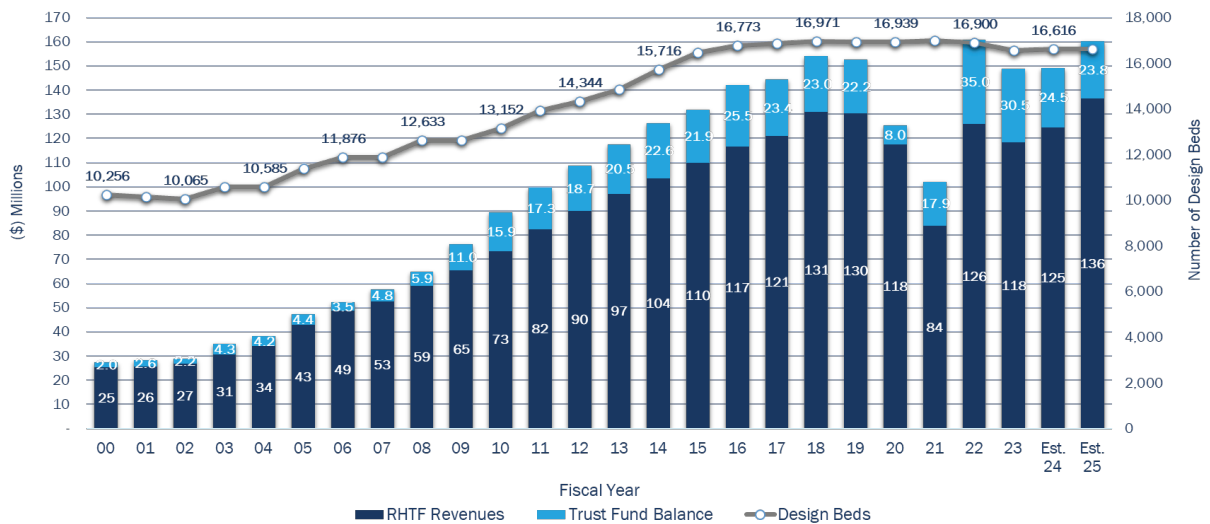
The issuance of the 2020A refunding bonds provided budgetary relief to the state universities to more closely align expenses with the expected lower revenue during the Covid Pandemic. Subsequently, the Authority has issued the 2022A, 2024A, and Community College Series 3 bonds which included refundings to reduce interest costs or improve the payment schedule of outstanding debt.

The following chart shows Design Beds (presently just under 17,000 beds), Building Revenue, in dollars, and the Residence Hall Trust Fund balance. The upper right corner shows the dip in revenue as a result of the pandemic from the closing of the residence halls in FY20 and reduced occupancy in FY21 and FY22. This was offset by the savings attributable to the 2020A refunding transaction. (See Figure 7.)

**Figure 5a**

**Residence Hall Revenue, Reserves, and Design Occupancy**

Source: MSCBA



1

Additional budgetary relief has been provided by release of the Debt Service Reserve Funds (DSRF) on a campus by campus basis depending on participation in related Bond Issues.

**PRESENT SITUATION**

- Leverage of debt. Utilizing debt as a supplemental funding source for renewal and adaption projects can provide flexibility, conserve cash reserves, and allow for lower annual rent increases.
- Opportunities to refinance. The Authority is planning for a current refunding in January 2025 along with some new money issuance and possibly a refunding of the Build America Bonds (BABS). More than \$650 million of the Authority's outstanding debt for both the state universities and the community colleges has optional redemption features from November 1, 2024, to May 1, 2034, which provide additional flexibility to respond to changing conditions in the future.

## SHORT-TERM OPTIONS

The Authority penned a letter of support for the Governor's proposed FY2025 Fair Share Higher Education Capital Funding included in line-item 1596-2417.

The critical funding allocation had the potential to significantly enhance the quality of education and campus facilities for students across the Commonwealth of Massachusetts. The components outlined in this line item are of immense importance to our public higher education institutions.

Funding from the source could be used to provide the following:

- Campus Facilities Investment
- Regular IT and other tech upgrades
- Critical Repair and Housing Repositioning
- Collaboration with the MSCBA for Debt Reduction Strategies and Savings
- Support residential, parking, and other student activity facility projects

Several campuses have also approached their legislators for consideration in the Housing Bond Bill to allow for funds to repurpose vacant residence halls for campus affiliated housing that help ease the burden of current residential students and to align with the Governor's initiatives to tackle the current housing crisis in the Commonwealth. The residential buildings currently underutilized on campus could be modified to house faculty, campus staff, and local educators in the communities where the campuses are located. These units could provide more affordable accommodations closer to their places of employment and free up market rate rental properties in the region.

### *Evidence from the Campuses:*

- Campuses have other strategic financial goals that compete with resources for occupancy management. Westfield State is spending significantly on advertising and recruitment activities and is revising its financial aid strategy.
- Campus staff complain of the high cost of rental properties close to campus.
- Cost of housing is cited as a reason for not being able to attract new faculty.
- City officials cite the same difficulty in hiring and retaining K-12 teachers.

## LONG-TERM OPTIONS

- Explore Private Partnerships for alternative housing.
- Collaborate with DCAMM for long term campus planning.
- Consider long term leases that may generate revenue (provided the associate use properly meets tax exempt finance requirements, if applicable).
- Explore other options for leveraging debt against associated resources.

# SECTION 4 FINANCIAL RESOURCE MANAGEMENT

## HISTORICAL PERSPECTIVE

The cost of housing in terms of student affordability 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. Among the Northeastern public colleges and universities, for Fall 2024, the UMass systemwide average rents are the highest, followed by the 9-State System of the MSCBA. (See Figure 8.)

**Figure 8**

### Average Room Rates, Traditional vs. Suites and Apartments: MSCBA vs. Northeast Public Colleges and Universities, Fall 2024

Source: MSCBA 2024, and university websites, 2024



Note: Room rates are the unweighted Average of highest and lowest traditional and suite/apartment room rates.

## PRESENT SITUATION

The following chart shows the historical connection between Design Beds, room rates, and the Residence Hall Trust Fund Balances. (See Figure 9.)

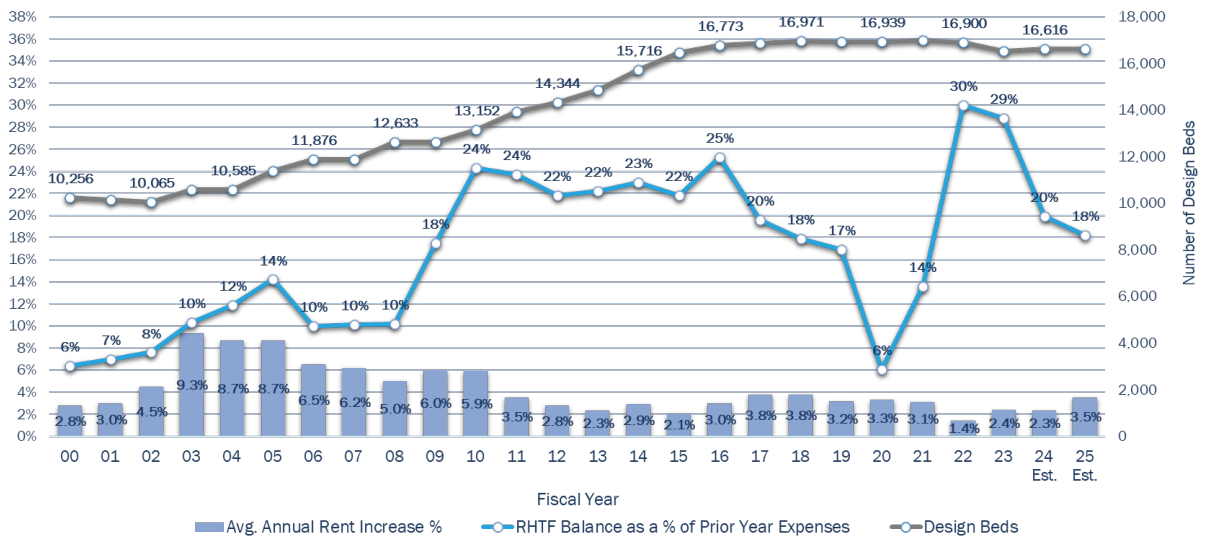
Design Beds are indicated in the top line of the chart. The blue columns represent prior room rent increases including the average estimated increase of 3.5% for FY25.

The blue line follows the Residence Hall Trust Fund Balances, as a percent of prior year expenses. This is one of the MSCBA’s key ratios as our bond documents require that the Authority maintains an operating reserve of at least 5% of the expenses of the prior year. In FY20, due to the use of reserves to pay student refunds as a result of closing the residence halls for the pandemic, the Residence Hall Trust Fund balances fell to as low as 6%. The following year there was a partial recovery in occupancy and in FY22 and 23 there was a major adjustment driven by the use of federal aid or university contributions, and the prior year expenses being lower due to the Authority’s 2020A restructuring.

**Figure 9**

### Rent Increases and Operating Reserves

Source: MSCBA



The Authority is required to generate sufficient revenues to cover all costs of our projects, including not only debt service, but the cost of operations (utilities and salaries) and replacement reserves. For FY25, the Authority approved a weighted average rent of \$9,504, which was a 3.5%, or \$318, increase from the current year.

## SHORT-TERM OPTIONS

- It is crucial to not only remain aware of the increasing costs of labor and products but to actively work with the campuses in order to make sure that resources are properly managed. This should include a prioritization of maximizing what is available but also asset protection.
- Beginning conversations with key campus stakeholders about the current status of reserve levels being inadequate to keep pace with needs should occupancy levels remain in their diminished state.
- Awareness that campus budgets are strained.

## LONG-TERM OPTIONS

- Explore the role that other fees associated with on-campus housing are playing in the decision making of students regarding residency, for example, meal plans or parking costs.
- Consider creative solutions and investigate new practices regarding the sale of housing to students. Some strategies might include providing a package price for multiple years that would discount housing to a level that would motivate students to stay, flat-rate housing, allowing students to remain in their current rooms for multiple years, or to have more control over the selection of their first-year roommates.
- Consider clarifying the role of the Authority and making sure that resources allocated to its operations are right-sized. Campus needs have changed, and more support is needed. It could be possible for some things to be better managed on campus with resources and to reserve the Authority's expertise for more high level initiatives.





## SECTION 5

# Adapting Residence Halls to Changing Demographics and Student Preferences

In 2024, the MSCBA finds itself in a position of transition of mission vis-à-vis its long-range housing capacity program. With the softening enrollment of full-time undergraduates who are typically the main population for campus residence halls, many State Universities have opened their housing to other populations, including part-time students, non-degree-seeking students (often in exchange program), graduate students, and students from nearby Community Colleges. Summer programs are being explored for students, camps, corporate summer intern programs, and festivals, but the lack of air-conditioning in the residence halls can be a deterrent. Some campuses are seeking partnerships with nearby hospitals to provide year-round housing for medical residents and other staff.



**Evidence from the Campuses**

Figure 10 demonstrates the success that two of the State Universities – Bridgewater State and Framingham State - have had housing other populations. At both campuses, the number of beds occupied by alternate populations has grown in the past few years.

**Figure 10**

**Other Populations Housed, Bridgewater State and Framingham State, Fall 2019-2023**

*Source: Bridgewater State University, Framingham State University*

Bridgewater State	Fall 2019	Fall 2020	Fall 2021	Fall 2022
Undergraduate non-degree-seeking students	32	2	12	23

Framingham State	Fall 2019	Fall 2020	Fall 2021	Fall 2022
Mass Bay residents	14	2	9	35

- At Bridgewater State, Residence Life & Housing partners with the EXCEL program, Cape Cod Community College, and Massasoit Community College to house non-matriculated students. The EXCEL students take one or two courses per semester at BSU, while the community college students take courses at their home institution but live at BSU. The majority of the graduate students that Bridgewater State houses are either students that lived with us during their undergrad experience and continue once enrolled in the grad program or they are international graduate students.
- “Framingham State is located just miles from MassBay Community College’s Framingham, Ashland, and Wellesley Hills campuses. In Fall 2023, 50 full-time MassBay students lived in FSU residence halls while attending classes at MassBay. Generally, they live in Larned, Corinne Hall Towers, Horace Mann and Peirce. As a perk, residents are provided access to FSU Health Services.” (Source: Framingham State University website.)

**HISTORICAL PERSPECTIVE**

- Grow inventory.
- Expand on traditional double-loaded corridor rooms to suites, semi-suites and apartments, and, most recently, privacy doubles<sup>4</sup>.

**PRESENT SITUATION**

In the past few years, student needs and preferences have evolved regarding privacy in both residential bedrooms and bathrooms and the desire for full-sized beds. Students are also demanding attractive and active common spaces similar to what the private market offers. In addition, the pandemic has accelerated the awareness of high student stress levels on campus, and the need for colleges to provide appropriate support through its built environment.

Campuses must also stay abreast of rapidly evolving research and trends in residential and other planning for neurodiverse and gender-diverse students. One significant change in this area has been changes to bathroom types and signage within the residential halls.

<sup>4</sup> See Appendix for characteristics and pedagogical values of all room types in the MSCBA portfolio.

*Premium Singles.* A new Premium Single room type has been developed on several campuses in response to the restrictions of the pandemic and general student desires. Premium Singles are created when a room designed for double occupancy is converted to single room occupancy, and two twin beds are replaced with one double bed. Moreover, campuses with excess capacity are converting traditional doubles into premium singles in order to maximize revenue and to enhance building community by reducing the number of vacant rooms.

This room type provides desired privacy for students who wish to live without roommates. Living alone and residing in a private room with a double bed parallels what many students experienced in their childhood homes, and also the currently available room options in private-market student housing. Campuses charge a significantly higher fee for the single occupant of the Premium Singles; however, they receive less revenue than if the room had been utilized as designed for two students.

EXCERPT FROM

**Framingham, The Gatepost, Feb 10, 2023**

# Residence Life to offer 'premium singles'

*Emily Rosenberg / THE GATEPOST*

*By Emily Rosenberg*

*Associate Editor*



This upcoming room selection, Residence Life will offer a new dorm option to provide students who prefer a double-as-a-single room called "Premium Singles," according to Glenn Cochran, associate dean of students and student life.

Premium singles are double-as-a-single rooms, with some of the furniture which would be there for a roommate removed to provide the student with more living space. They also add a cushioned sitting area with a couch or chair.

Cochran said Residence Life is expecting to offer up to 300 premium singles in Miles Bibb, Towers, and West halls. (continued)

He added the option will be open to students on a first-come, first-serve basis regardless of their class standing.

Cochran said the idea to create the new premium singles is based on the increase of demand for doubles-as-singles in the past couple of years since the pandemic.

He added the plan for premium singles is also compatible with the decreasing number of residence students and lower enrollment.

"We don't have the need for as many beds as we have on campus. ... So instead of just having them and insisting that they stay exactly the same, what can we do with them that students would like better?" Cochran asked.

"That's the idea that really drove us. So we're excited. This is something really new for us," he said.

Cochran said the program is "self sufficient" and helps keep housing affordable for all students as Residence Life must cover all of its costs.

### Additional Evidence from the Campuses:

- Opportunities for wellness or inclusivity adaptations, including gender neutral housing policy.
- At Framingham State, traditional suites are being selected more by students of specific race/ethnicity and gender. They have begun to systematically analyze demographic patterns in residence selection, as well as the weekend presence of students in correlation with demographics and parking passes.
- Framingham State is one of the campuses offering Premium Singles with double beds. Students are showing significant interest despite additional cost of \$3,000. They have also changed room selection to self-selection for new students – both room type, and roommates.
- Fitchburg State is offering "First Look Friday," as an opportunity for first-year students to view their rooms prior to move-in. This event is advertised as a way for students to see the size and layout of their room, see the building common areas and facilities, better determine what to bring and what to leave behind, and meet future classmates, current residents, and Residential Hall staff.



## SHORT-TERM OPTIONS

- Work with campuses to develop a complementary program of student activity projects that support developmental efforts.
- Create strategies to encourage inclusivity in campus housing, by ensuring that residents from all backgrounds, races, ethnicity, sexuality and abilities are safe, healthy and comfortable.
- Continue to renovate and adapt existing housing and student activity facilities
- Actively seek 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.
- Adaptive reuse of unneeded halls: if apartment-style housing is unneeded, transition to rentals for alternate yet appropriate campus populations such as faculty and staff, or for short-term rentals to visiting faculty.
- Investigate legal and financial issues leading to the transition of student housing to non-campus populations such as young professionals, medical interns, or seniors.

### *Evidence from the Campuses on Enrollment Strategies Affecting Housing*

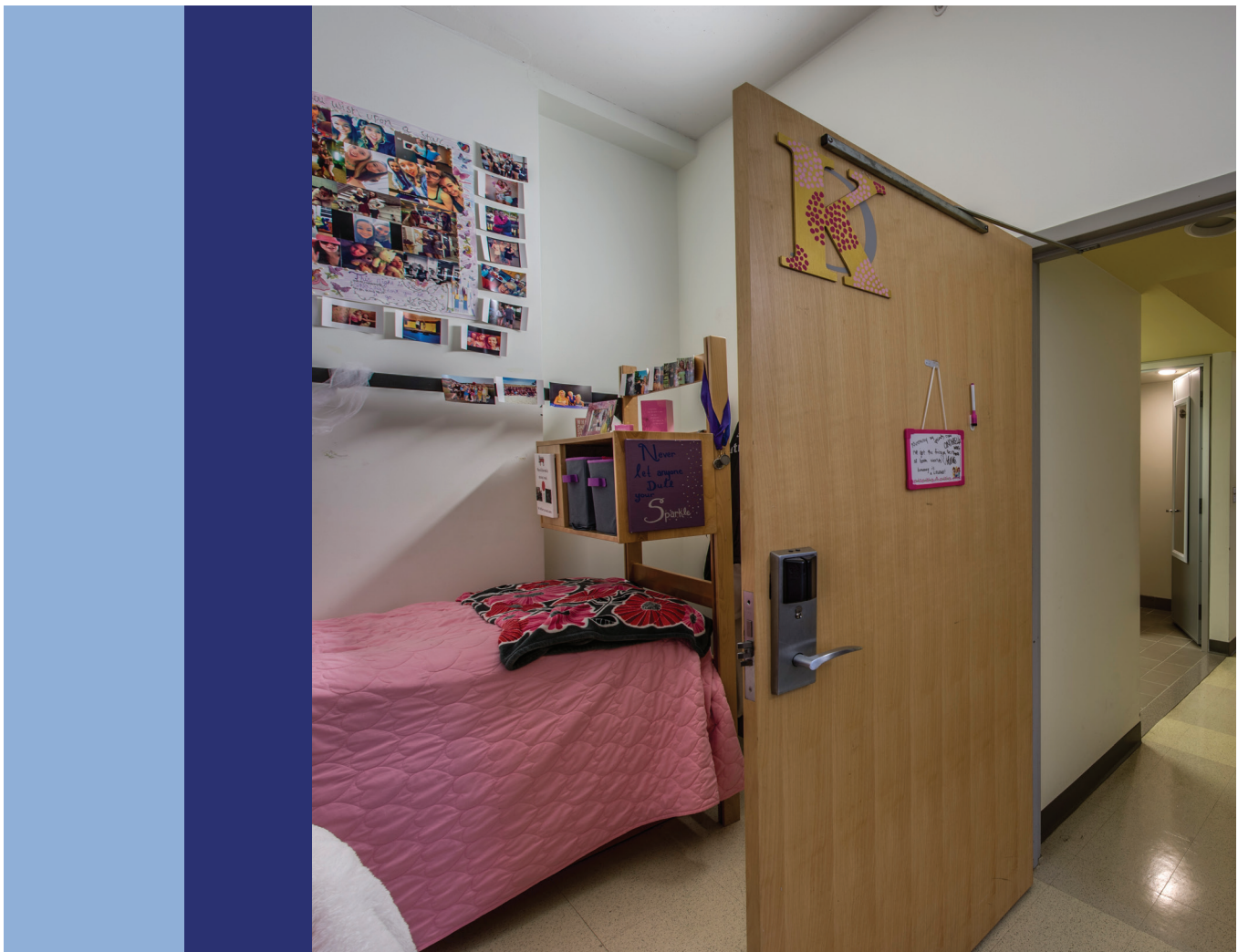
- At Westfield State, one of the tasks for the new Vice President for Enrollment Management position is to overhaul the university's recruitment strategy, with the aim of increasing overall enrollment, which in turn should boost residence hall occupancy.
- Framingham State: Adding men's and women's D3 ice hockey, a driver of out-of-state increase in enrollment and housing.
- Framingham State and MCLA: Adding new academic programs with strong growth potential. MCLA notes that students in their new programs are typically residential, not commuters, and their programs require a summer component.
- Mass Maritime is discussing the need for a wellness center, and other options to enhance the inclusivity of women.

There are many strategies that can encourage first year students to choose to live on campus, and upper class students to remain on campus. Individual campuses should review a range of options from peer institutions and then determine which options work toward and in opposition to other campus goals. Some strategies include:

- Providing bed to bath parity in apartments (one bathroom per bedroom)
- Flat rate housing across the campus inventory, (e.g., the same rate for a room type, such as a double or a single, at every building on the campus)
- Strong communication on the value of on-campus living, from all-inclusive costs to the importance of community and wellness
- The ability to remain in the same residential space from year to year
- Wholistic data gathering on lessons learned from internal and external planning, and operations staff, and ACUHO-I (The Association of College and University Housing Officers-International) residential life best practices
- Review long-standing housing policies and rules to align with input from the current generation of students
- Increased parking options and campus parking policies

## LONG-TERM OPTIONS

- Continue to reduce the density of existing stock, for example by permanently converting double rooms to premium singles
- Research joint housing opportunities with community colleges and other academic institutions
- Seek hospital or corporate partners for long-term use of housing for their populations
- Permanently develop program to accommodate graduate, family, veteran, faculty, or staff housing needs
- Develop long-term campus housing and financial plans that consider repurposing or replacing less desirable residence halls
- Develop conference or other uses to support the Academy
- Develop programs to take advantage of natural vacancy (i.e., summer usage)
- Identify real estate manage or development partners, as needed
- Consider the role of the Authority in enrollment management, planning and associated marketing`



# SECTION 6

## Supporting New and Changing Campus Goals

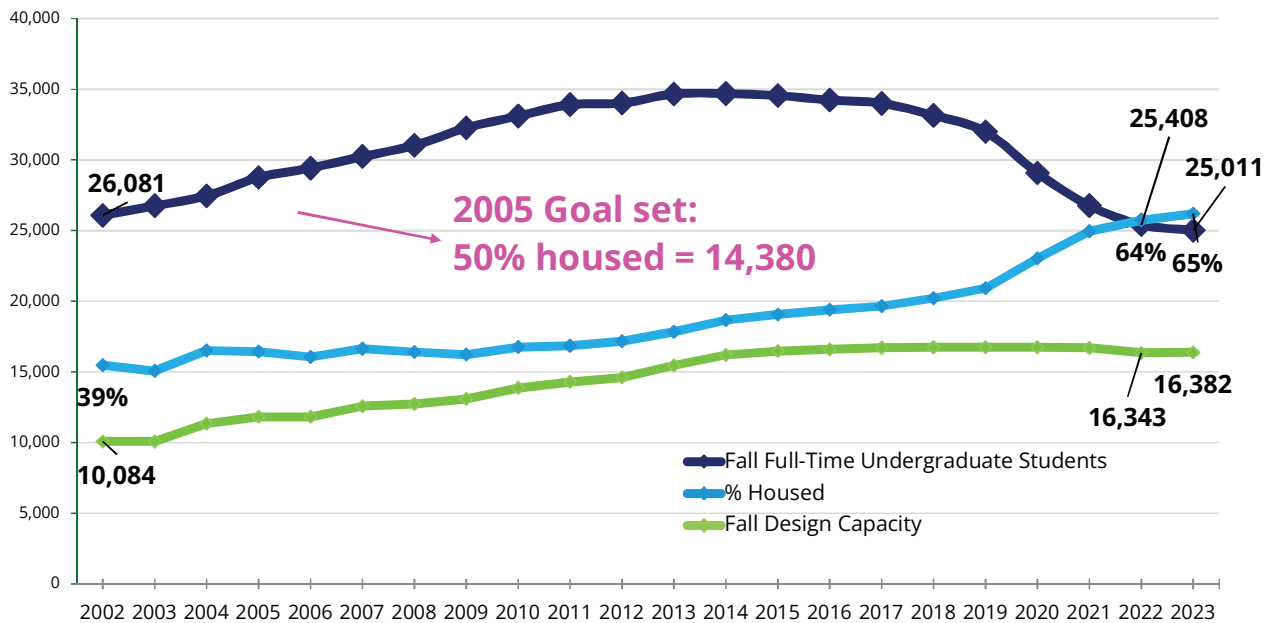
### HISTORICAL PERSPECTIVE

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 8 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 fulltime undergraduates. A goal was set in 2005 to increase the percentage housed to 50% of the Fall 2005 full-time undergraduate population of students, and to aim to provide beds for 14,380 students. (See Figure 11.)

**Figure 11**

#### MSCBA System-Wide Target

Source: MSCBA and Mass DHE, 2024

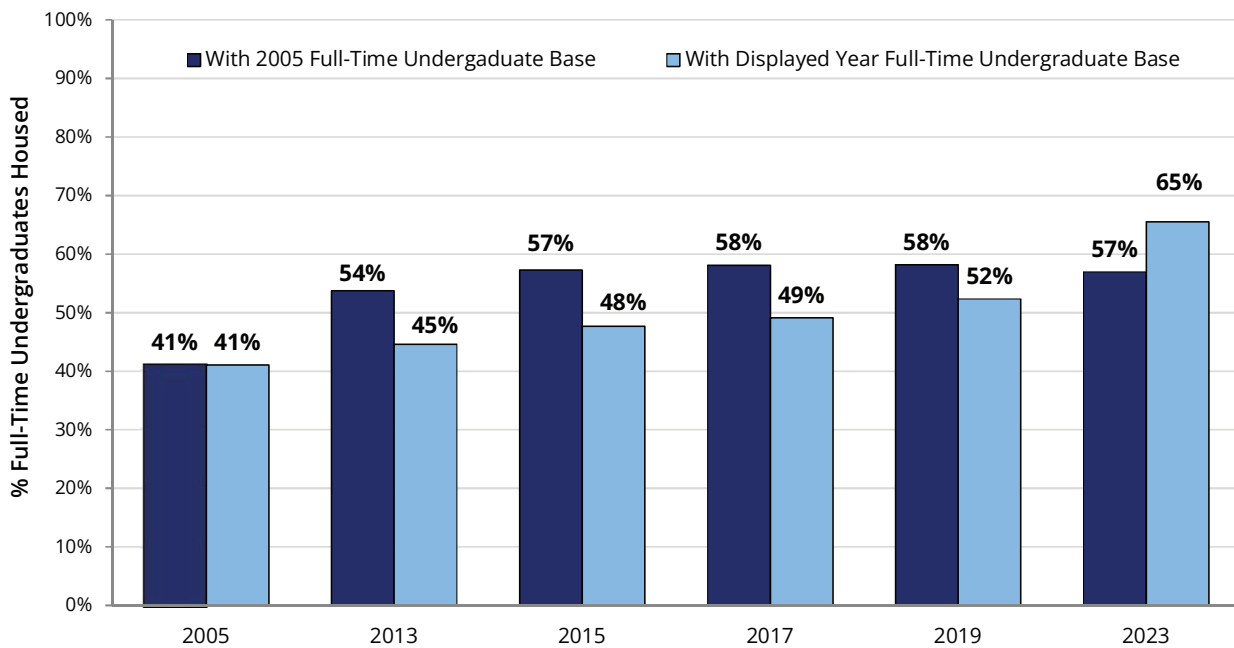


In order to reach the goal of housing 50% of the full-time students, from Fall 2005 to Fall 2019, the MSCBA steadily built and renovated housing and provided many new beds. However, as the full-time undergraduate population was also growing, the number of beds needed to house 50% of these students also grew. It was only in 2018, that the MSCBA was first able to achieve its goal of housing 50% of the full-time undergraduate population systemwide. In Fall 2023, the MSCBA has the capacity to house 65% of the full-time population systemwide. (See Figure 12.)

**Figure 12**

**Housing Design Capacity, as Percent of Full-Time Undergraduates, Fall 2005 to 2023**

Source: MSCBA, 2024; Mass DHE and UMass Donahue Institute; Demographic Perspectives



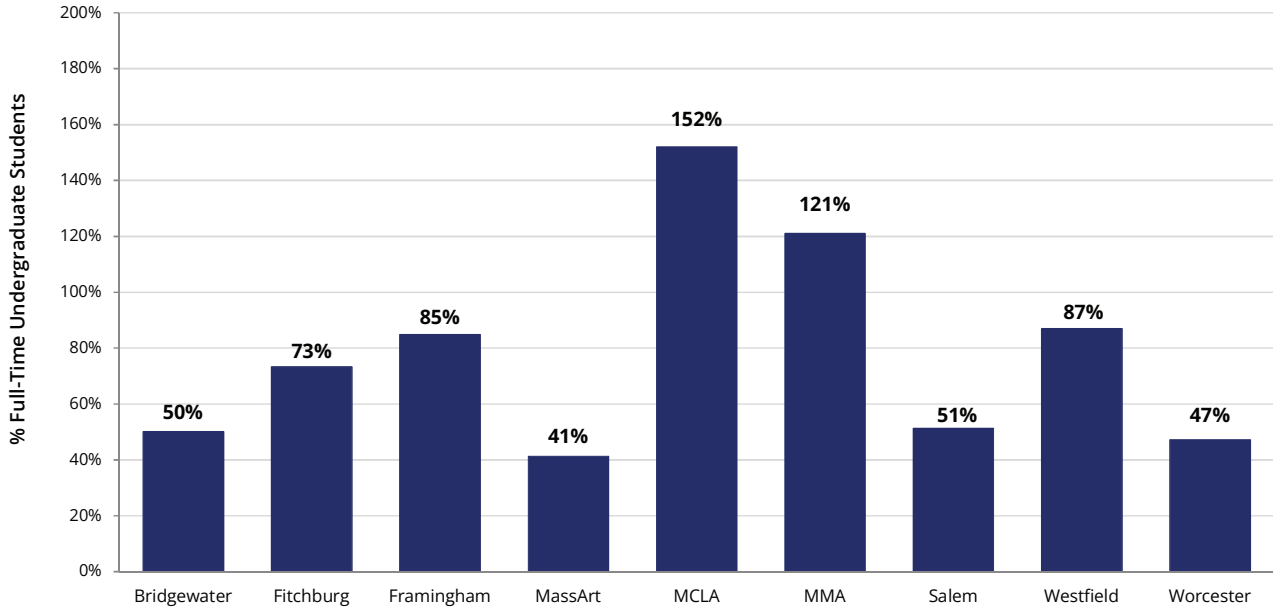
**PRESENT SITUATION**

Each of the 9 State Universities historically set its own target housing goal, ranging from 40% for MassArt, as an inner city institution, and as close as possible to 100% for Mass Maritime, whose mission emphasizes that living on campus is important to receiving the full effect of the maritime experience. In Fall 2023, housing design capacity as a percentage of full-time undergraduates varies widely from campus to campus, with three institutions, Bridgewater State, MassArt, and Salem State, achieving their historical goals, and one institution, Worcester State, that has not yet achieved its goal of 50% housed. However, when the full-time student population leveled off in 2018 and then began to decline in 2019, the ratio of beds to students was disrupted at five of the campuses. In Fall 2023, Fitchburg State, Framingham State, Mass Maritime, MCLA and Westfield State have excess capacity. On their own and in conjunction with the MSCBA, these five institutions are currently strategizing ways to address this situation. (See Figure 13.)

**Figure 13**

**Housing Design Capacity as Percentage of Full-Time Undergraduates by School, Fall 2023**

Source: MSCBA and Mass DHE, 2024



**SHORT-TERM OPTIONS**

- Support for occupancy management; capacity building for joint planning from the offices of admissions, financial aid, transportation, parking, housing, and dining
- Support for adaptive reuse of unneeded halls
- Additional residential living support for academic programming towards retention
- Continue to seek ways to position housing and student services to improve quality of life and overall student satisfaction

**Student Activity Projects Overview.** There is also a continued need for the Authority to assist the State Universities and Community Colleges with projects that enhance the overall appeal of the campus or supplement the academic offerings. These projects have been a mainstay of the Authorities project portfolio since 2004. Additionally, some of the projects are also Commonwealth-owned projects.

**Student Activity Projects Currently Underway:**

- Mass Maritime pier project to be complete Fall 2024
- Framingham State ballroom addition at the Warren Conference Center



**Student Activity Projects In Study or Design:**

- Mass Maritime Wellness Center and field house
- Fitchburg State Main Street Theater block renovation with Black Box Theater

**LONG-TERM OPTIONS**

- Revision of statute to support academic intersection with housing, such as academic changeover to buildings, and address the limitation of being tax-exempt which prevents the ability to incorporate buildings with private activity.
- Plan for multiple years it may take for capital project approval/ awards from the Commonwealth. The physical plant and maintenance of the housing facilities and needs are a direct tie to student dollars. With the current administrations sensitivity to college debt loads and affordable education, some direct funding would link to this aim as to keep the cost of student housing as low as possible.
- New partnerships for the State Universities.
  - Framingham State is looking to potentially partner with the Berkshire Health System to provide year-round alternative housing for medical residents and nurses.
  - MCLA and Framingham State have added new athletic teams and new academic programs that support out-of-state recruitment and/or 12-month program residency.



# SECTION 7

## Responding to External Variables of Note

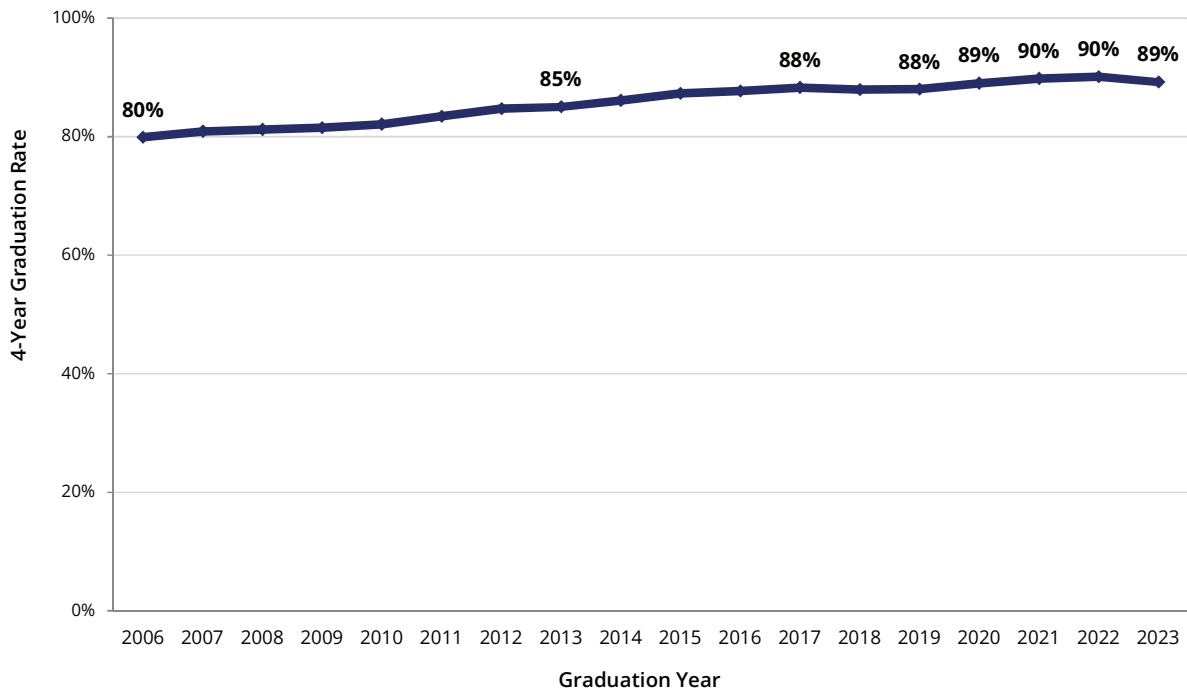
### HISTORICAL PERSPECTIVE

A key statistic in predicting 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. Even as the number of births peaked in Massachusetts in 2007 and then declined, the percent of students who stayed in high school and graduated increased. In 2013-2014, 85% of Massachusetts public high school students graduated, and in 2020-2021, 89% graduated. (See Figure 14.)

**Figure 14**

**Four-Year Graduation Rate from Massachusetts Public High Schools, Spring 2006-2023**

Source: Massachusetts Department of Elementary and Secondary Education, 2024



In addition to a possible societal change in attitude towards high school graduation, studies show that elevated public spending on education and support for vulnerable households boosts graduation rates<sup>5</sup>. Since 2007, even during the Great Recession, education spending in Massachusetts has steadily increased<sup>6</sup>.

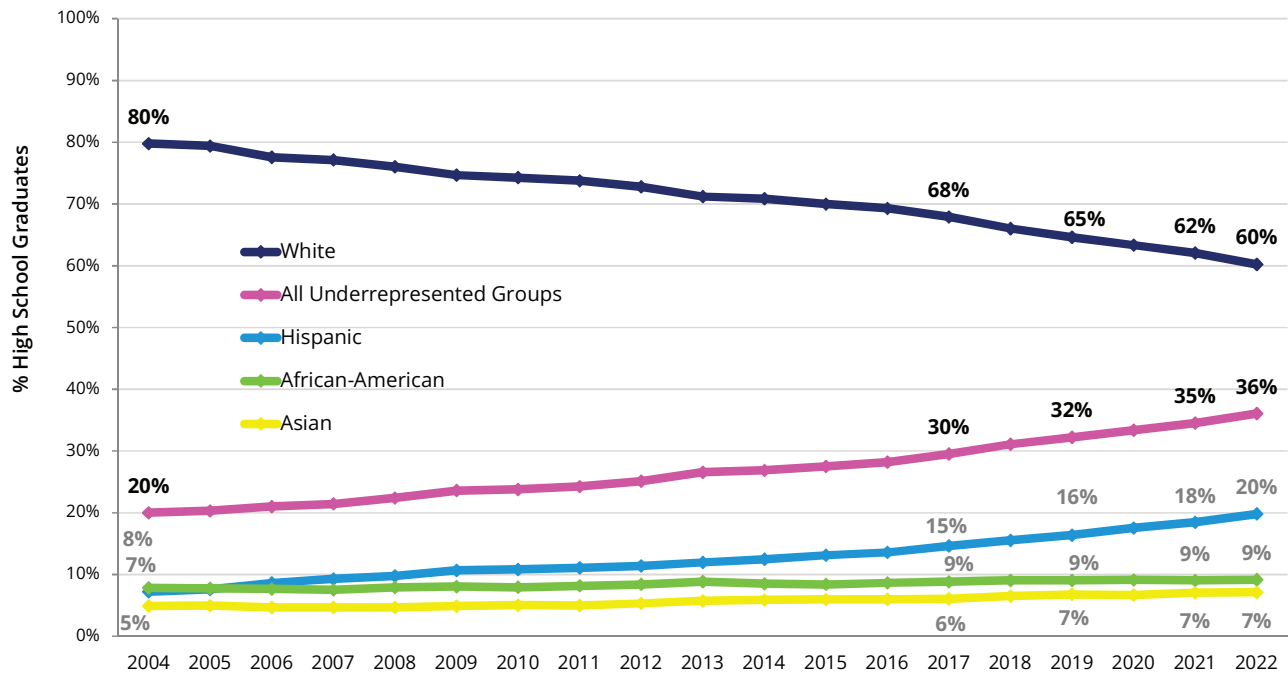
## PRESENT SITUATION

The composition of the youth population in Massachusetts has changed dramatically since the MSCBA began its building program. For example, in Spring 2004, 20% of Massachusetts public high school graduates were members of underrepresented groups, while in 2022, 36% were members of underrepresented groups. (See Figure 15.)

**Figure 15**

### Massachusetts Public High School Graduates by Race/Ethnicity, Spring 2004-2022

Source: Massachusetts Department of Elementary and Secondary Education, 2024



Note: In each year, the 'All Underrepresented Groups' 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).

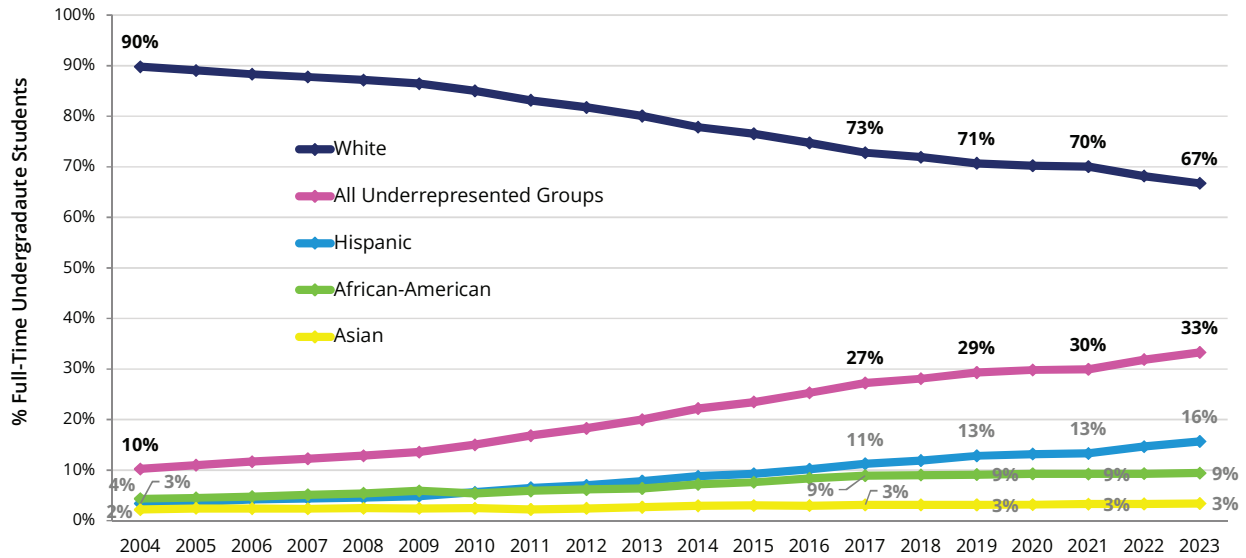
Similarly, in 2004, only 10% of students enrolled full-time at the 9 State Universities in Fall of 2004 were members of underrepresented groups, compared to 33% in Fall 2023. (See Figure 16.) It is important to take note that the needs and preferences of the students who attended the 9 State Universities in the years when new housing was developed might be significantly different from those of students today.

5 Kukla-Acevedo, Sharon et al, "Beyond Education Dollars: Does Social Safety Net Spending Affect High School Graduation Rates?" Journal of Adolescent Health, Volume 74, Issue 5, 878 - 884. [https://www.jahonline.org/article/S1054-139X\(23\)00477-9/abstract](https://www.jahonline.org/article/S1054-139X(23)00477-9/abstract)  
 6 <https://www.doe.mass.edu/FinanceFunding.html>

**Figure 16**

### MSCBA System Full-Time Undergraduate Enrollment by Race/Ethnicity Fall 2004-2023

Source: Mass DHE Special Calculation, 2024



Note: In each year, the 'All Underrepresented Groups' 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).

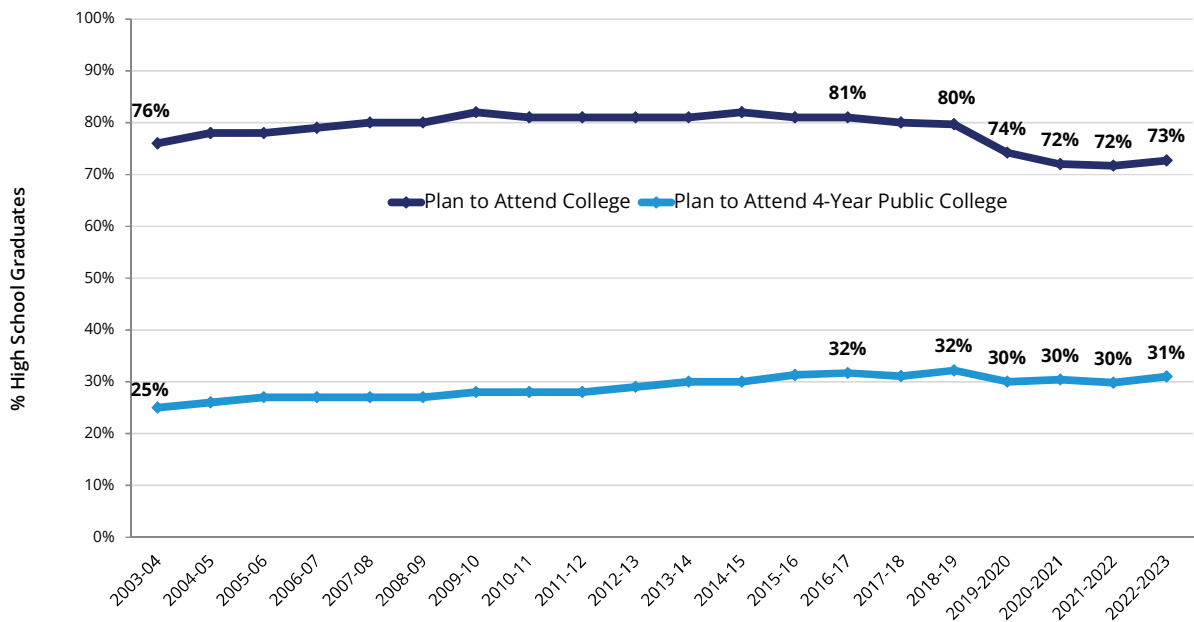


In addition to the change in state demographics, student decision-making regarding college choice is very layered and nuanced. Figure 14 shows the disruption since the pandemic of the graduation plans of public high school graduates, as tracked over time by the Massachusetts Department of Elementary and Secondary Education. While 80% of the high school graduating Class of 2019 planned to attend college, only 73% of the high school Class of 2023 planned to do so. By contrast, of those high school graduates that planned to attend college, the percent interested in attending a 4-year public college has dropped slightly but remained relatively steady since the pandemic. (See Figure 17.)

**Figure 17**

**Graduation Plans of Massachusetts Public High School Graduates, 2004-2023**

Source: Massachusetts Department of Elementary and Secondary Education, 2024

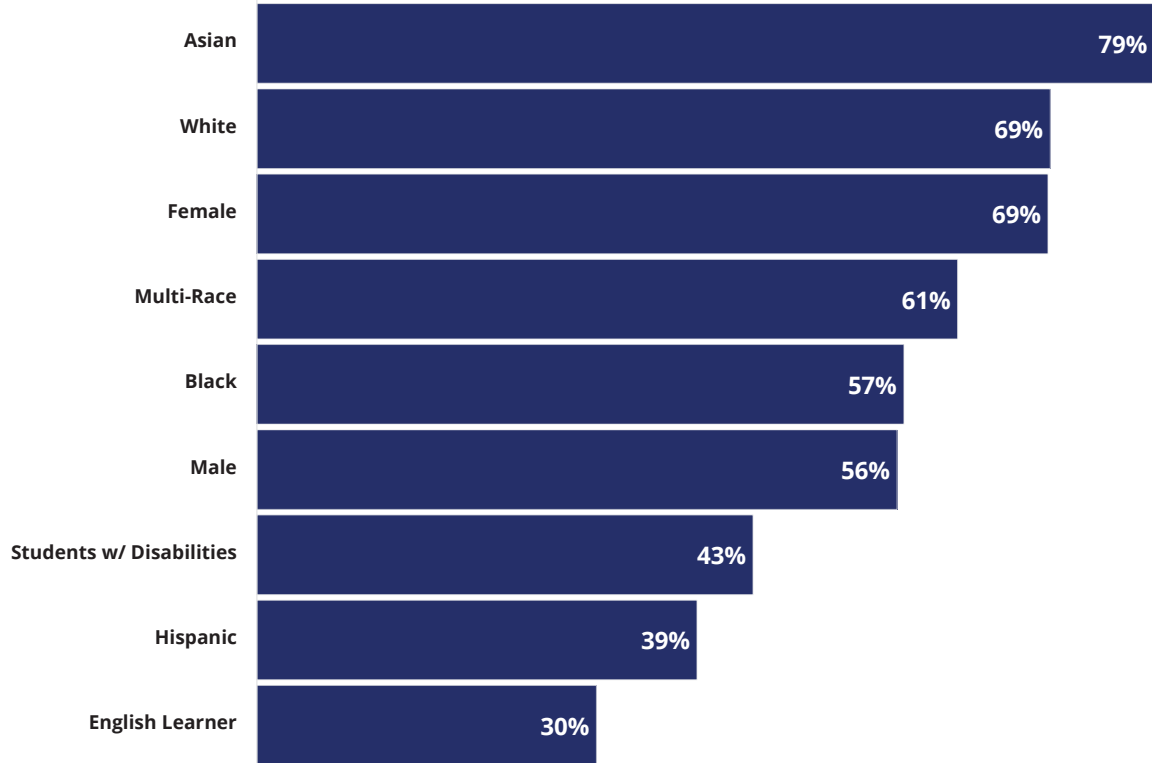


Race and ethnicity are not the only areas where there are wide disparities in college attendance. Figure 15 also shows significant differences by gender, English language, and ability status. (See Figure 18.)

**Figure 18**

**Percent of Massachusetts Public High School Graduates Attending College, Spring 2022**

Source: MA Department of Elementary and Secondary Education



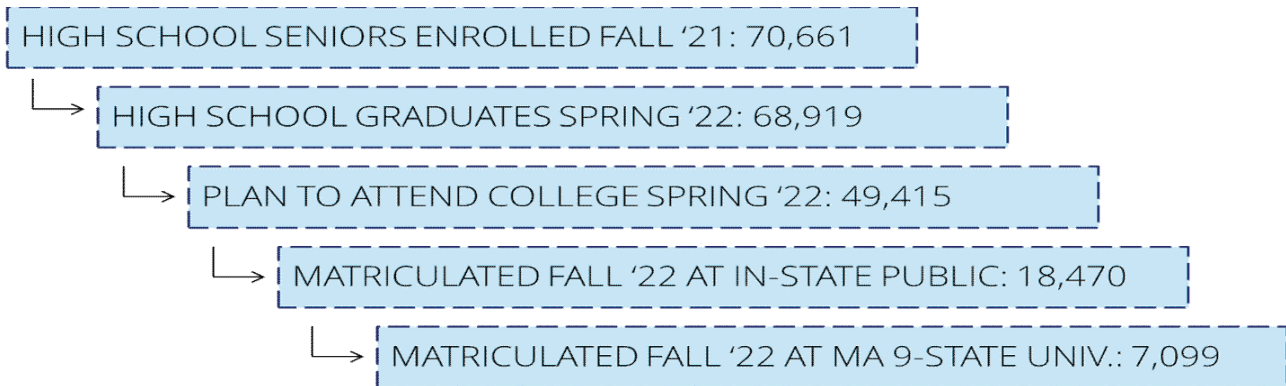
Solutions to issues with in-state public higher education enrollment do not begin only in 12th grade. Educational organizations must work together to create an early interest in college attendance, in the careers that stem from college programs, and the financial literacy needed to fund a college education. Recent programs to provide free tuition at Community Colleges are targeted to assist many students begin college who will then transfer to the State Universities.

Overall, what the MSCBA has traditionally termed ‘the College Cascade’ has been quite stable since 2016, the first year the MSCBA began tracking it. Figure 16 shows the number of Massachusetts high school seniors in the Fall of 2021, the Spring 2022 high school graduates, the number stating that they plan to attend college in an end of year National Student Clearinghouse survey, and the number who actually matriculate as full-time students at one of the 9 Massachusetts State Universities. The ratio of high school seniors to matriculants at one of the 9 State Universities 2016 was 10.7% in 2016, and 10.0% in 2022. (See Figure 19.)

**Figure 19**

### Public High School Graduates to In-State Higher Ed Plans, 2022

Source: MA Department of Elementary and Secondary Education, National Student Clearinghouse



Another factor that has affected student interest in in-state college attendance is the closure of several Massachusetts colleges in the past five years (e.g., Wheelock, 2018; Mouth Ida; 2018, Newbury 2019). Other college have merged (e.g., Pine Manor with Boston College in 2020). Small colleges are increasing their endowment spending, providing more financial aid to attract and retain students, and offering unusual commitments, such as career promises.

Further, the MSCBA has been successful in being receptive to external factors that drive needs within the Commonwealth and on the State University and Community College campuses. The MSCBA has enjoyed a positive reputation based on its willingness to be a good partner and being nimble enough to be responsive in a timely way. But the external inquiries for service have grown and the role of the MSCBA is not always clear. One such example of this was the call to utilize excess housing capacity on the state university campuses.

## SHORT-TERM OPTIONS

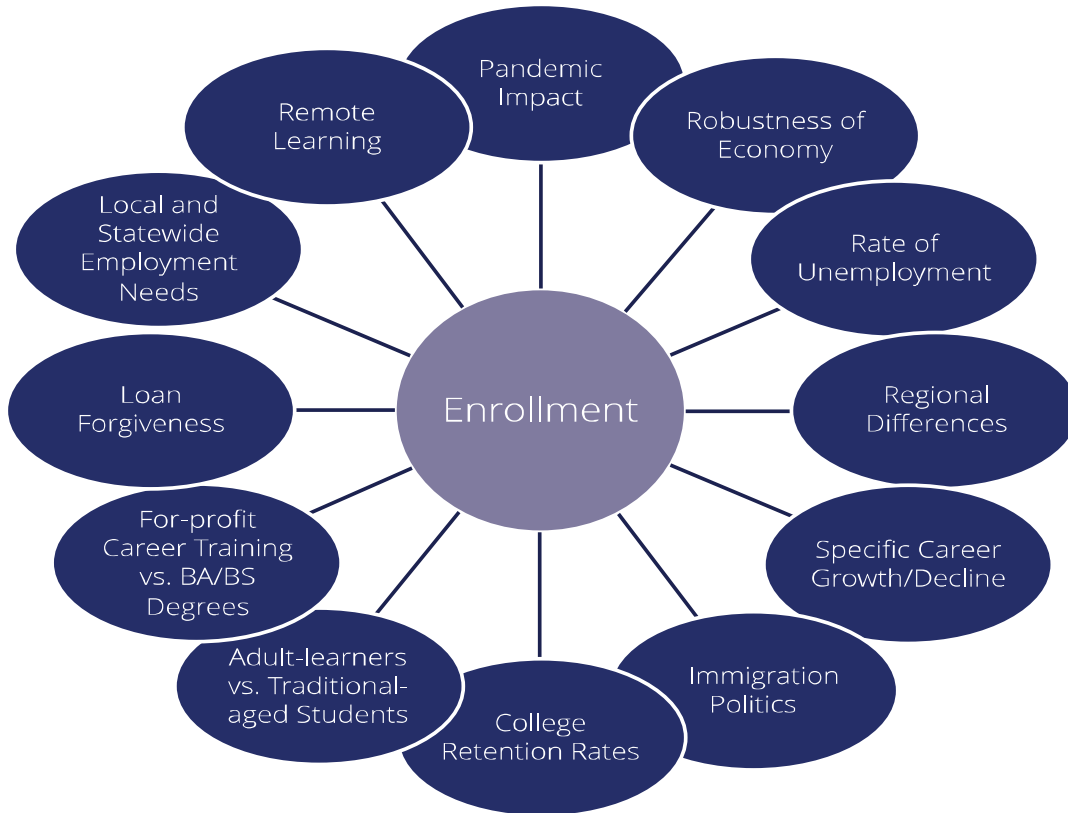
- The decarbonization of campuses including the MSCBA residential buildings per Executive Order 594 will require long-term planning to provide a clear understanding of the technologies, investments, strategies, and timelines required.
- Partnership with the Division of Capital Asset Management and Maintenance (DCAMM) will be critical across all of the 9 state universities. As the leader of the decarbonization of Commonwealth buildings, DCAMM is responsible for overseeing the planning of new construction, major renovations, renewable energy projects, and facilities management for all of the Commonwealth’s properties and drive the conversations about the infrastructure needed to support the planned goal.

- Collaboration with other Massachusetts agencies to investigate partnerships with other agencies that may have a housing need and/or a need to access the expertise of the State University system. For example, can faculty add value to training programs or direct/trade related workforce development?
- Developing responses to barriers out of MSCBA control. (See Figure 17.)

Figure 20 provides an overview of many other external trends and factors whose ebb and flow affect Massachusetts higher education enrollment.

**Figure 20**

**Public High School Graduates to In-State Higher Ed Plans, 2022**





## LONG-TERM OPTIONS

At this important juncture point for the MSCBA, the Authority will prioritize new and creative strategies to keep enrollments stable and to keep housing occupied. As they do this work, however, many questions remain, as do items that are out of the MSCBA's control.

Years ago, when tax exempt debt was issued, it was unexpected that the purpose for the facilities would ever be something other than student housing. The compliance measures around the debt will impact how the MSCBA can proceed with alternative use.

In order to be most responsive to new and emerging factors, the Authority must invest must invest time and resources into developing more and deeper partnerships across the Commonwealth and with the State Universities. The solution to the issues of the new paradigm will require a collaborative approach with all stakeholders and affiliated public entities.





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MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY

# Strategic Direction 2024 Appendix



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# INTRODUCTION

Previous versions of this strategic report have provided a comprehensive study of quantitative trends at the 9 State Universities related to enrollment, housing capacity and occupancy, residence and room type details, room rate and off-campus rents, geographic and occupancy management data and policies, and the home geographical distribution of their students. Many, but not all, of the charts and tables from the Strategic Update Reports are included here so that timeline trends may be maintained.

**Section 1, Overview, Chapter 1** provides a systemwide exploration of MSCBA housing in Fall 2023. It considers the amount and type of housing available to students, the size and composition of the student population, and how the system has been operating in terms of occupancy, and comparative rents since the early 2000's.

**Section 1, Overview, Chapter 2** explores the demographic trends and other factors that affect demand for student housing and activity projects, providing context for the current and future climates of population stasis and decline.

**Section 1, Overview, Chapter 3** discusses the progress toward the MSCBA's 2005 goal to have the capacity to house half of the systemwide full-time undergraduate students.

**Section 2, Campus Profiles, Chapter 1** provides a comparative look at some of the Key Performance Indicators for the nine Massachusetts State Universities.

**Section 2, Campus Profiles, Chapter 2** summarizes the strategic direction for housing at each of the nine Massachusetts State Universities, as informed by their enrollment patterns and housing portfolios.

**Section 2, Campus Profiles, Chapter 3** reviews the enrollment and housing trends of the four universities in the University Massachusetts System.

**Section 3, Sources and Additional Information** provides information on data sources for the report, housing typologies, MSCBA residence hall data, and lists of peer institutions. This section also includes a list of figures in the report.

**Comment on Historical Sections of importance from the 2020 Strategic Plan Report.** The 2020 report included an important section on data and policies that could assist schools with occupancy management. Now that the Universities are confronting the enrollment disruption throughout higher education brought by the pandemic as well as new external environments, including the impending enrollment cliff, it is likely that the schools are reconsidering many of the recruitment, retention, dining, financial, parking and transportation, and other campus policies that make up the collaborative nature of Occupancy Management. The Occupancy Management section included in the 2020 report as Section 3 is excluded here, but may be of importance from an historical point of view.

The 2020 report also included a section on alternative opportunities for housing, including young professional housing, housing for alternate campus populations, university-based retirement communities, faculty and staff housing, and hotel housing. Ongoing conversations are considering the feasibility of these options for individual schools. The 2020 report can be found on the MSCBA website at <https://www.mscba.org/index.php?area=corporate&sec=capitaldocs>.

# SECTION I: OVERVIEW



# OVERVIEW

Chapter 1 provides a system overview of enrollment and housing at the 9 State Universities.

Chapter 2 offers a close look at the factors affecting enrollment which create the ‘college cascade,’ the long walk from births in the Commonwealth, to high school graduation, to potential and actual college enrollment at one of the 9 State Universities. Chapter 2 also provides a detailed look at the composition of potential and actual students by their racial/ethnic identification and other characteristics. Understanding the needs and preferences of different subgroups of the student population will continue to be important for recruitment, retention, and housing occupancy, and for fostering the sense of welcomeness and inclusion that is so important for the academic and personal growth of the students.

Chapter 3 displays progress toward the MSCBA’s original goal set in 2005 to have the capacity to house 50% of the system-wide full-time undergraduate students. Each campus also developed its own goal in 2018 for on-campus student housing. Today, post-pandemic and changing enrollment forces are shaping individual campus strategies for their housing occupancy and financial stability.





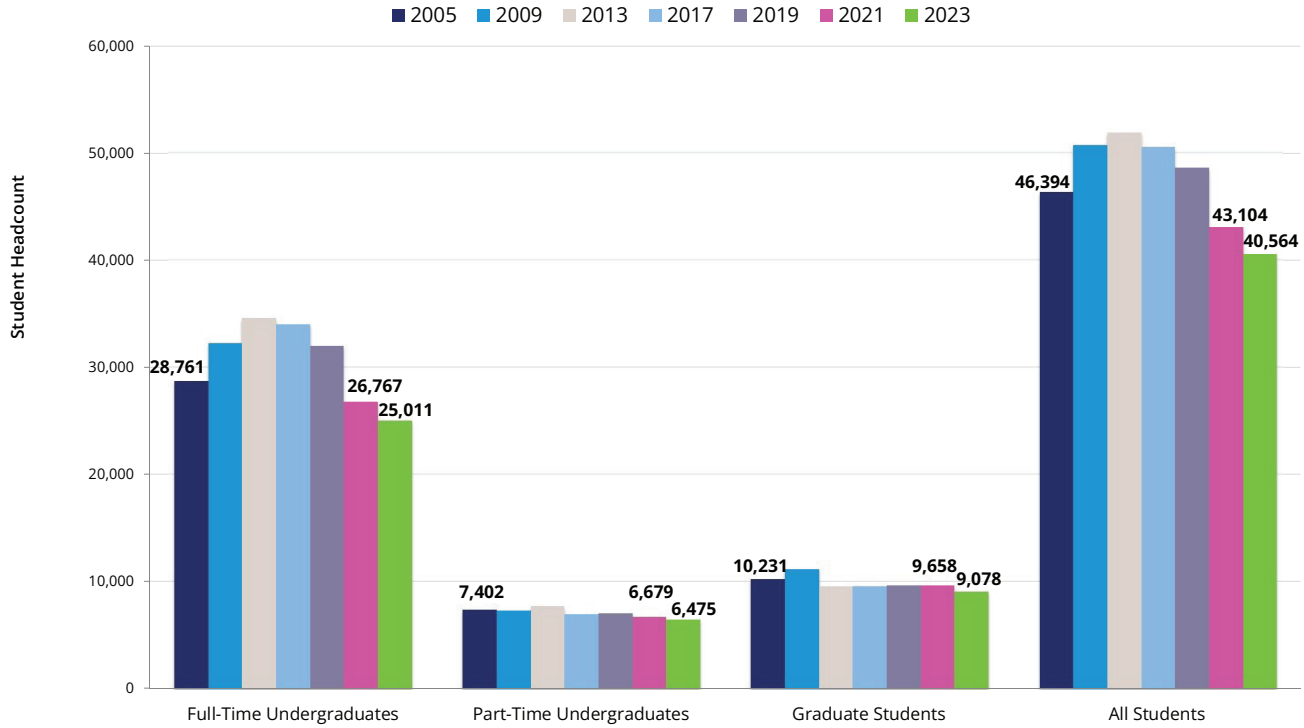
# CHAPTER I: SYSTEM OVERVIEW



**Figure 1**

### State University System Enrollment, Fall 2005-2023

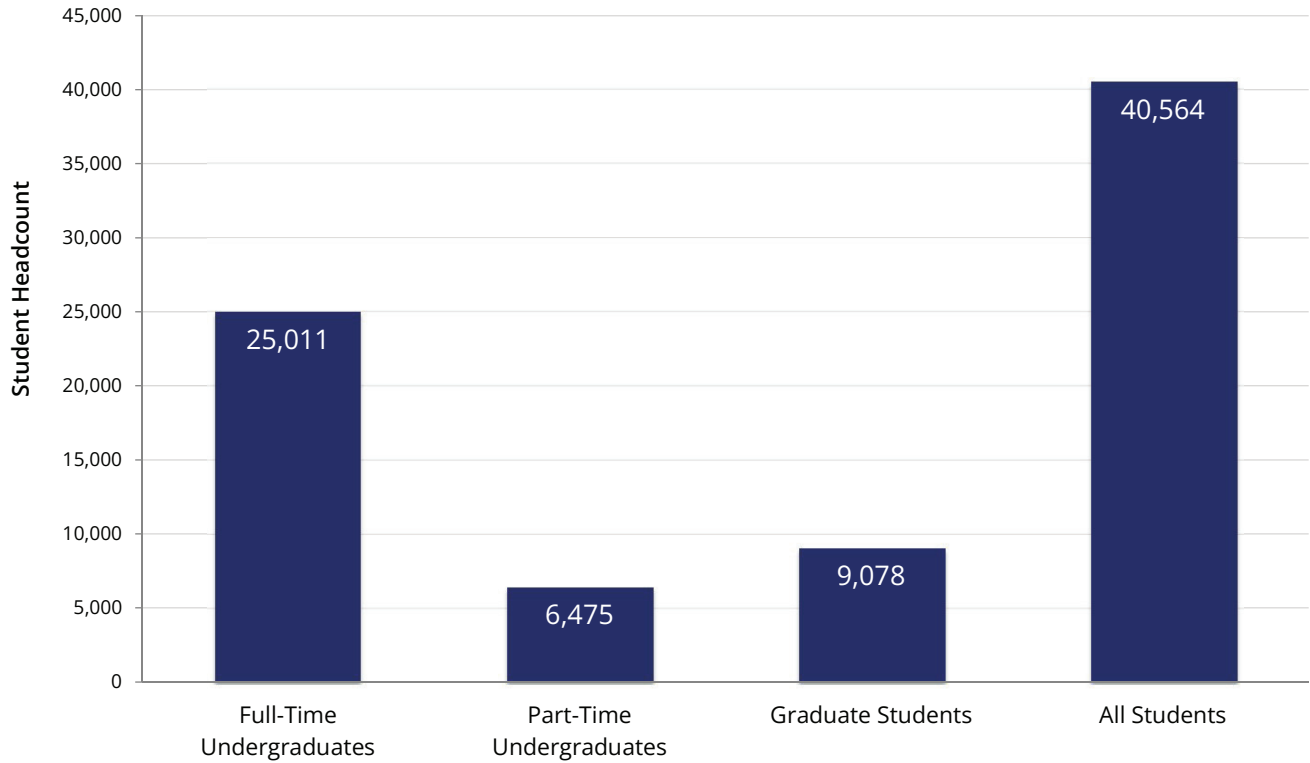
Source: Mass DHE, 2024



**Figure 2**

### State University System Enrollment, Fall 2023

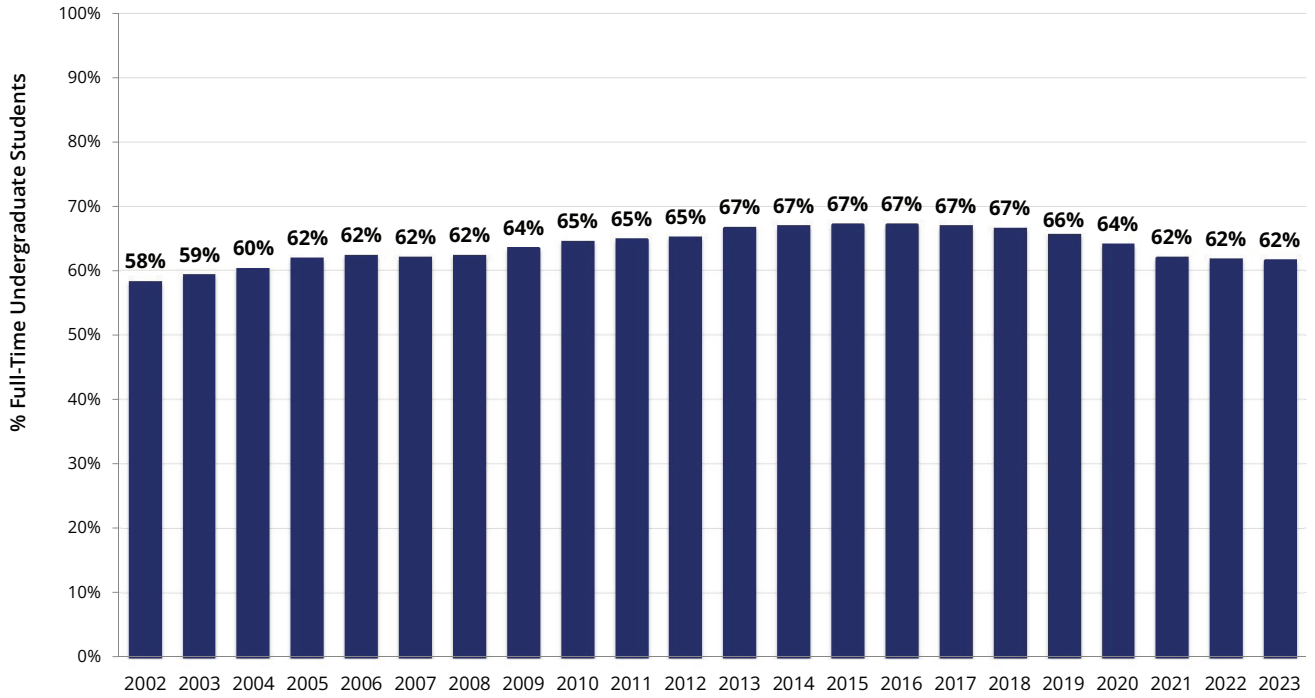
Source: Mass DHE 2024



**Figure 3**

### Full-Time Undergraduate Students as a Percentage of All Students, State University System, Fall 2002-2023

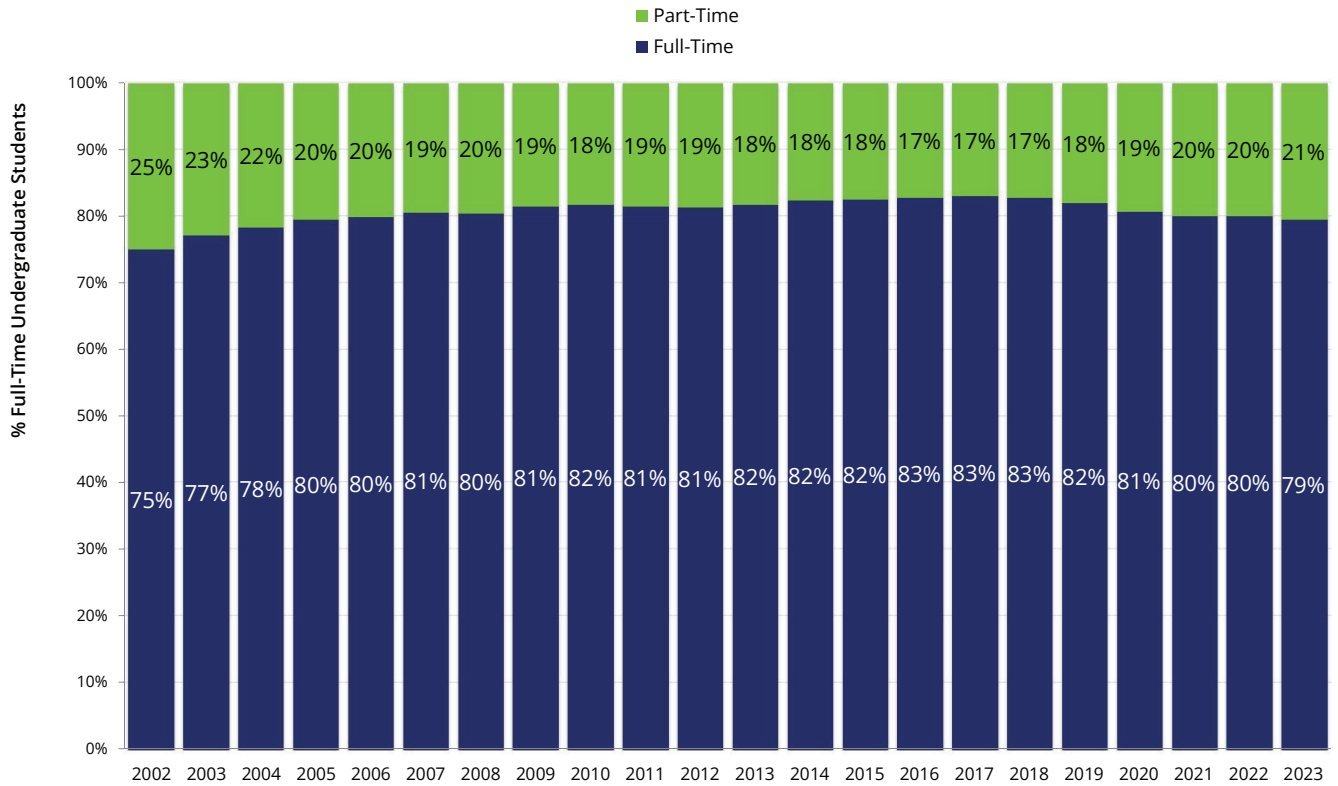
Source: Mass DHE, 2024



**Figure 4**

**Percentage of Undergraduate Students, Full-Time and Part-Time, State University System, Fall 2002-2023**

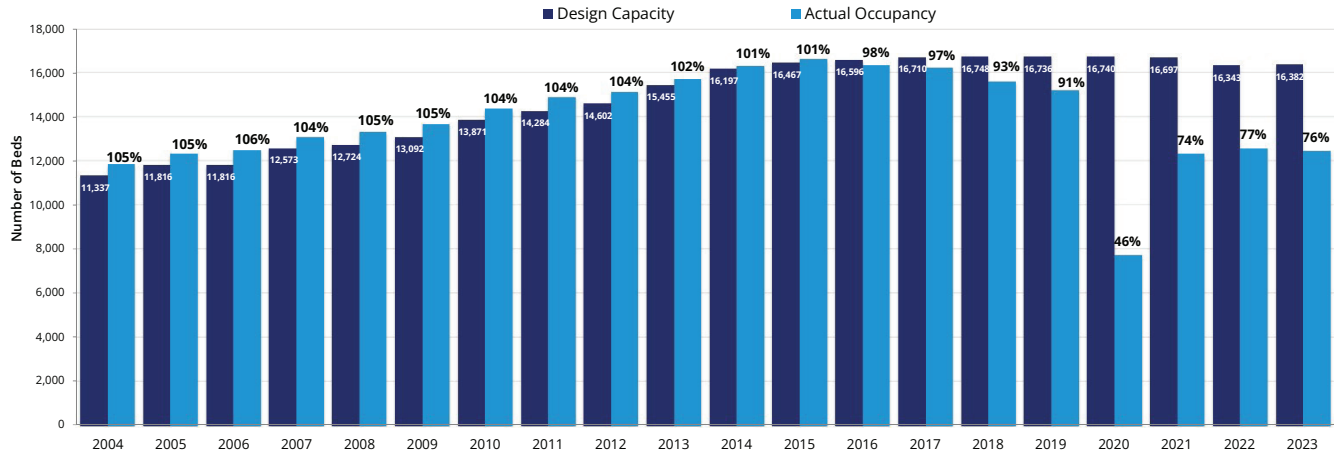
Source: Mass DHE, 2024



**Figure 5**

### Housing Occupancy, State University System, Fall 2004-2023

Source: MSCBA 2024

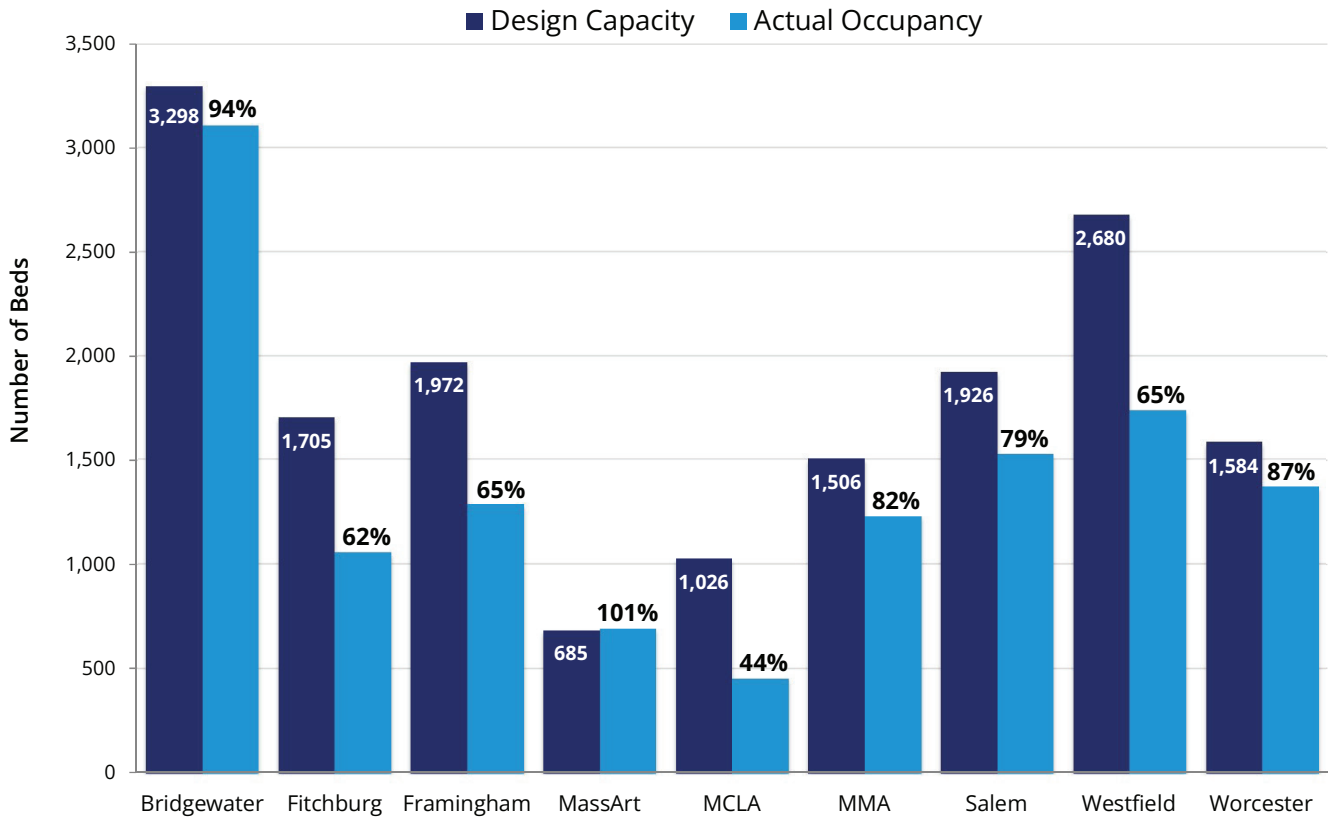


Note: Design Capacity and Occupancy for MassArt take into account only the number of MassArt students living in rooms designated for MassArt students.

**Figure 6**

### Housing Occupancy by School, Fall 2023

Source: MSCBA 2024

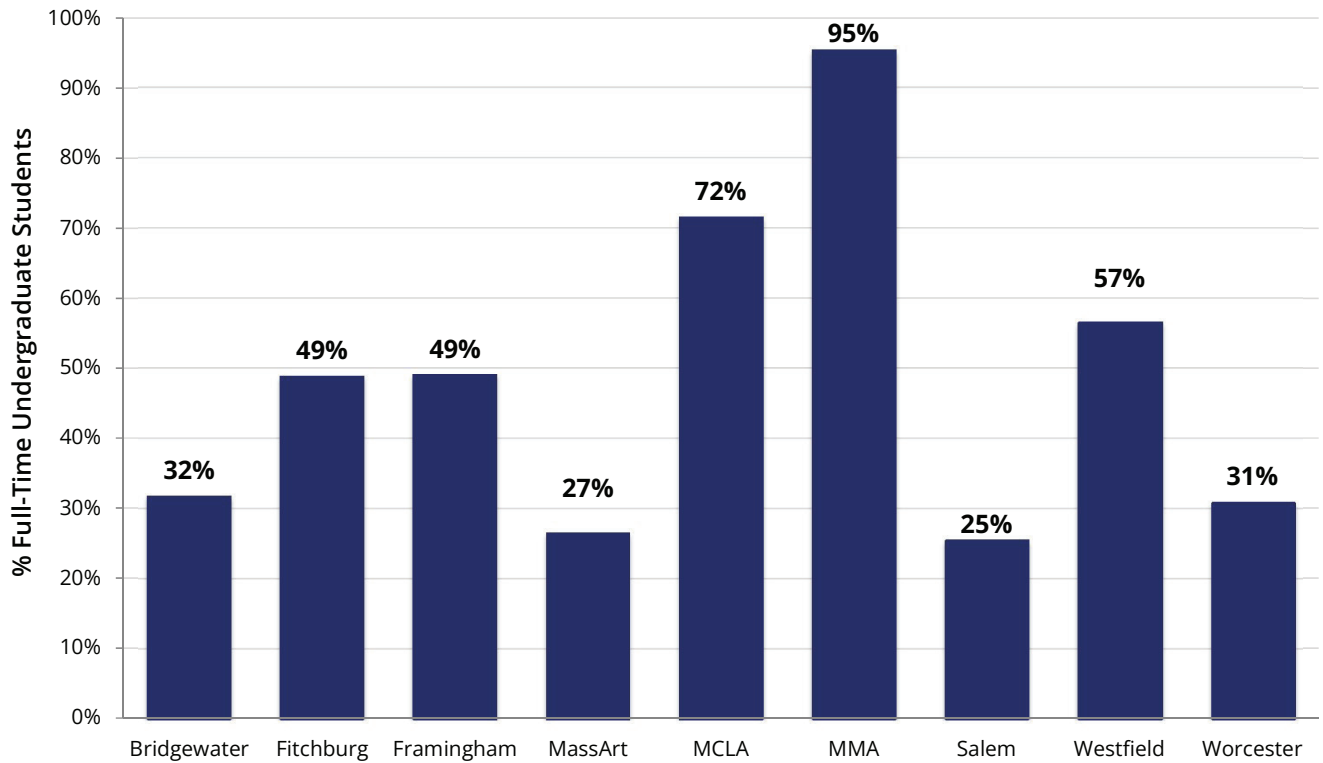


Note: Design Capacity and Occupancy for MassArt take into account only the number of MassArt students living in rooms designated for MassArt students.

**Figure 7**

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

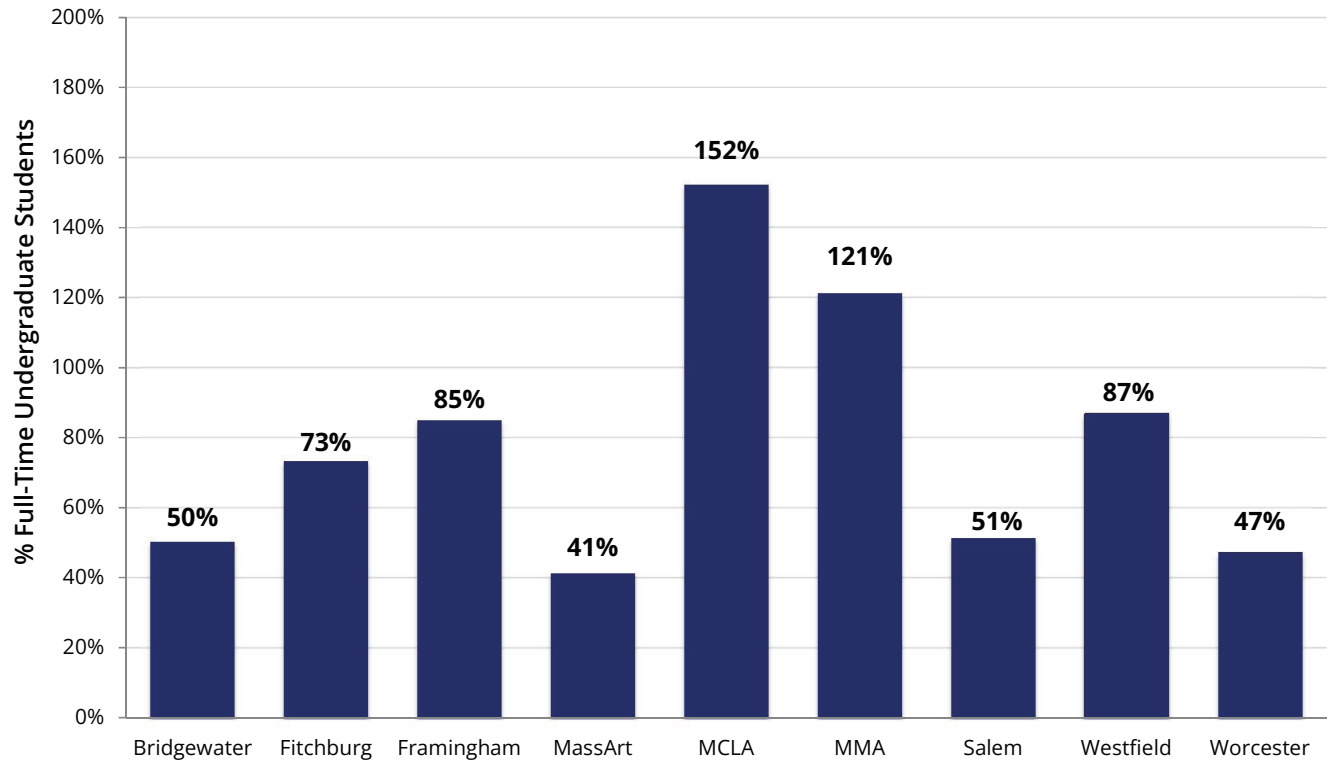
Source: MSCBA, Fall 2014



**Figure 8**

### Housing Design Capacity as Percentage of Full-Time Undergraduates by School, Fall 2023

Source: MSCBA and Mass DHE, 2024



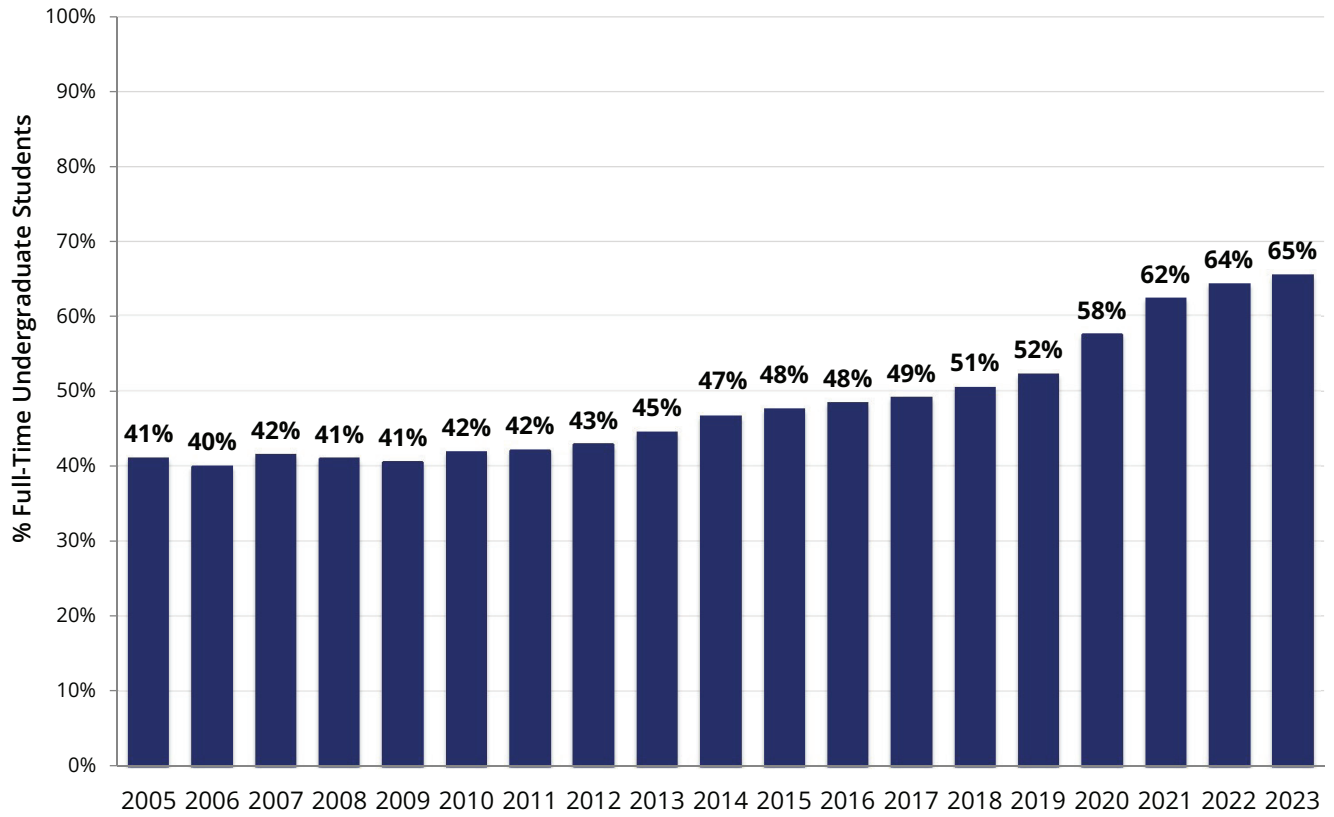
Note: Design Capacity for MassArt takes into account only the number of MassArt students living in rooms designated for MassArt students.



**Figure 9**

### System-Wide Housing Design Capacity as Percentage of Full-Time Undergraduates, Fall 2005-2023

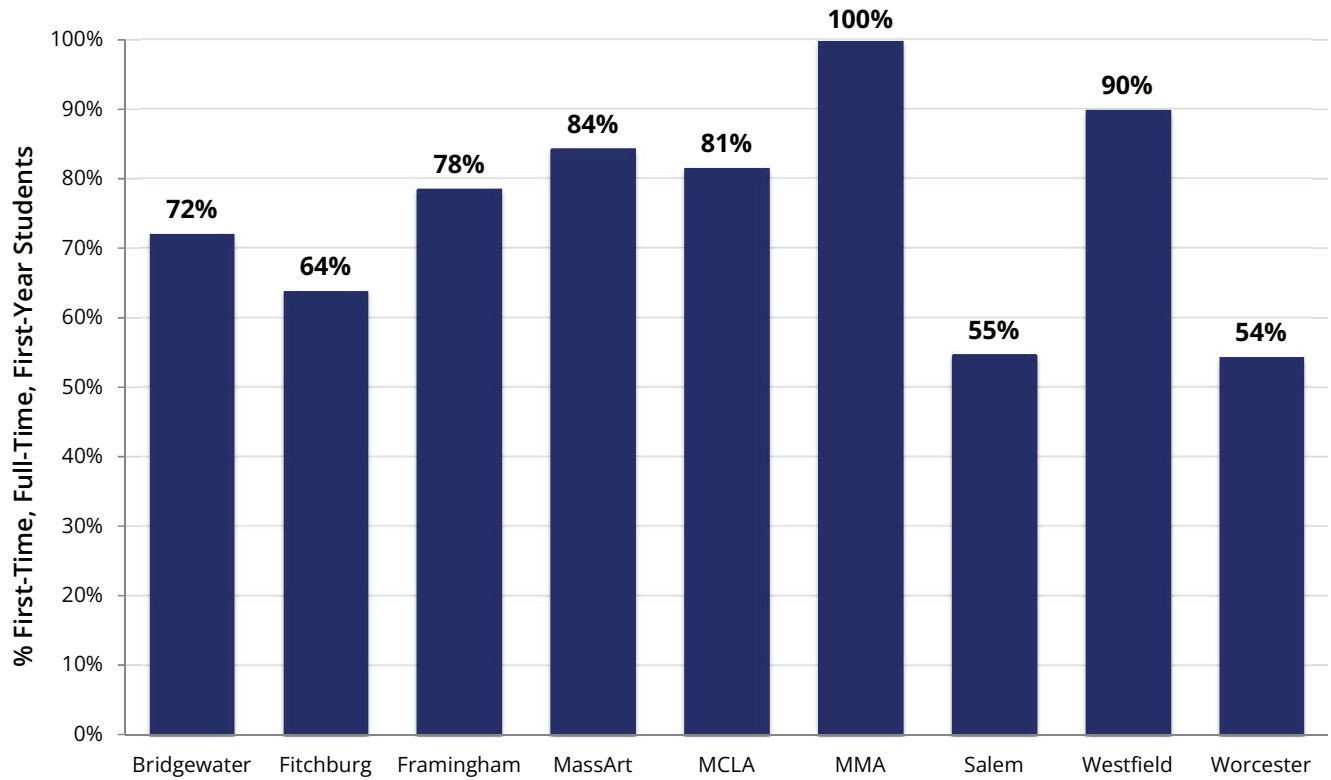
Source: MSCBA 2024



**Figure 10**

### Percentage of First-Time, Full-Time, First-Year Students Housed On Campus by School, Fall 2023

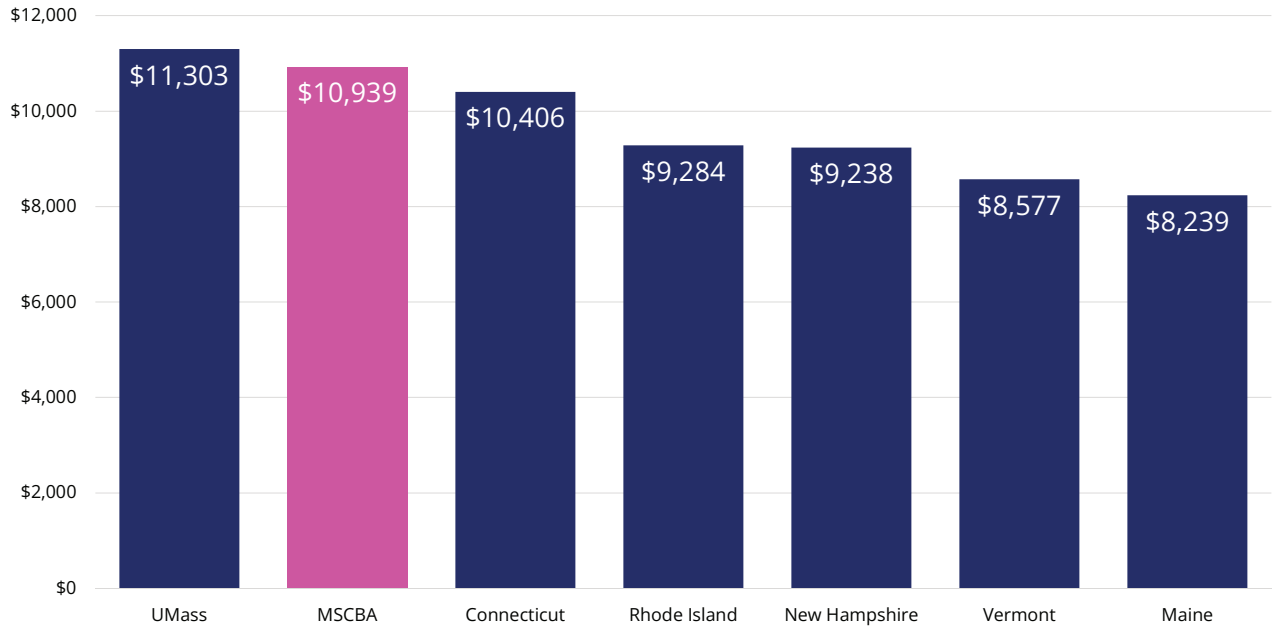
Source: Massachusetts State Universities 2024



**Figure 12**

**Average Room Rate: MSCBA vs. Northeast Public Colleges and Universities, Fall 2024.**

Source: MSCBA 2024, and university websites, 2024

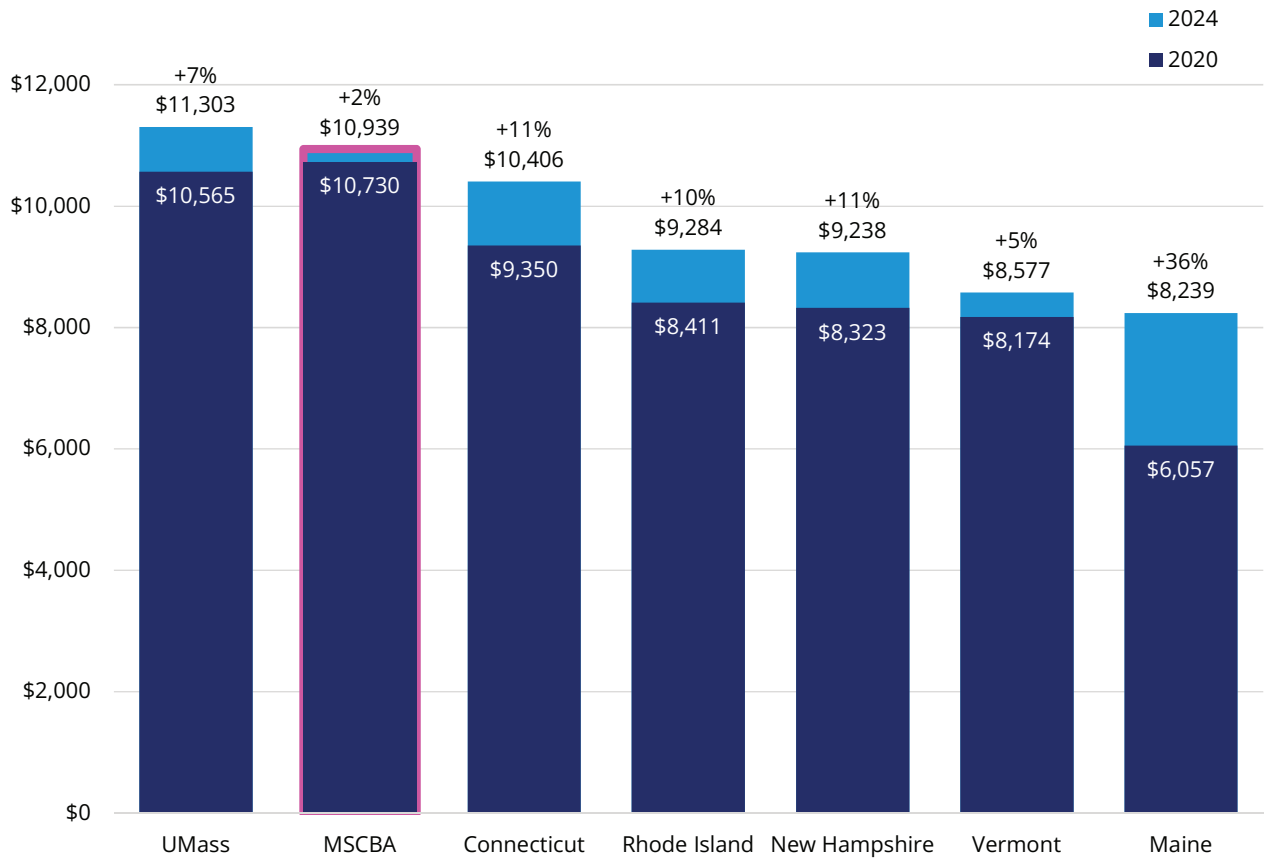


Note: Room rates are the unweighted average of highest and lowest traditional and suite/apartment room rates.

**Figure 13**

**Average Room Rates, Fall 2020 and Fall 2024, and Percentage Increase**

Source: MSCBA 2024, and university websites, 2024

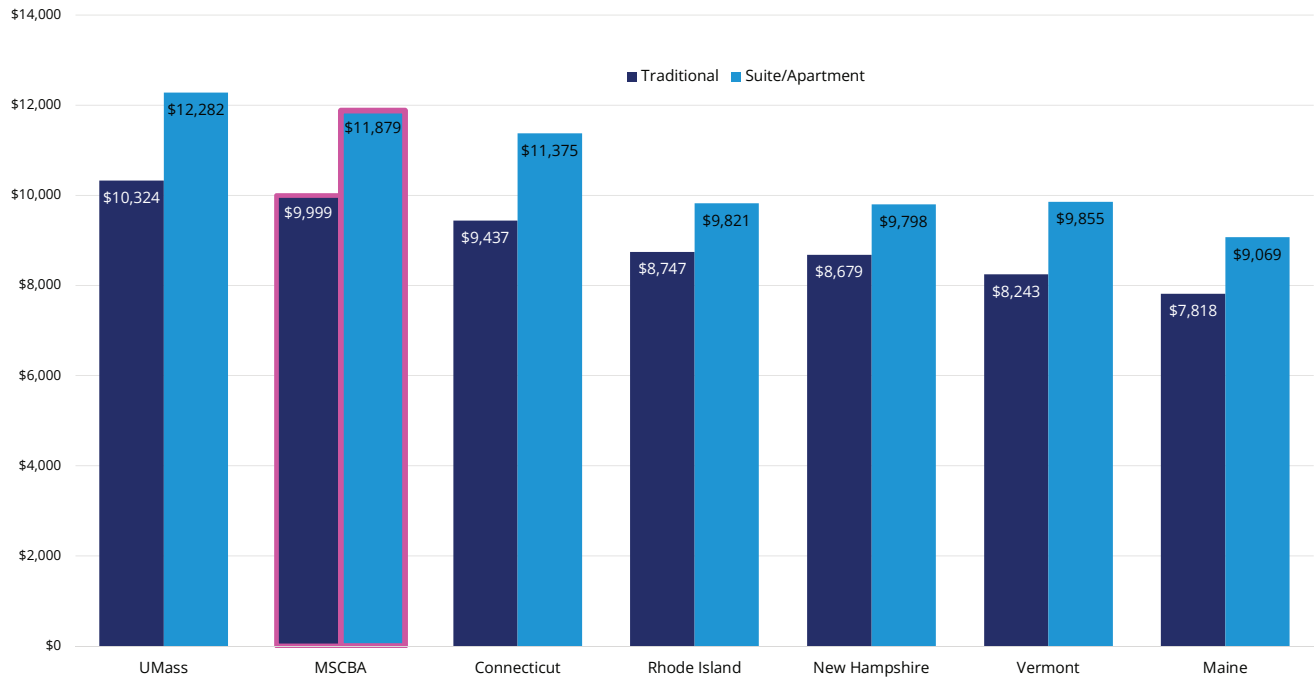


Note: Room rates are the unweighted average of highest and lowest traditional and suite/apartment room rates.

**Figure 14**

**Average Room Rates, Traditional vs. Suites and Apartments: MSCBA vs. Northeast Public Colleges and Universities, Fall 2024**

Source: MSCBA 2024, and university websites, 2024

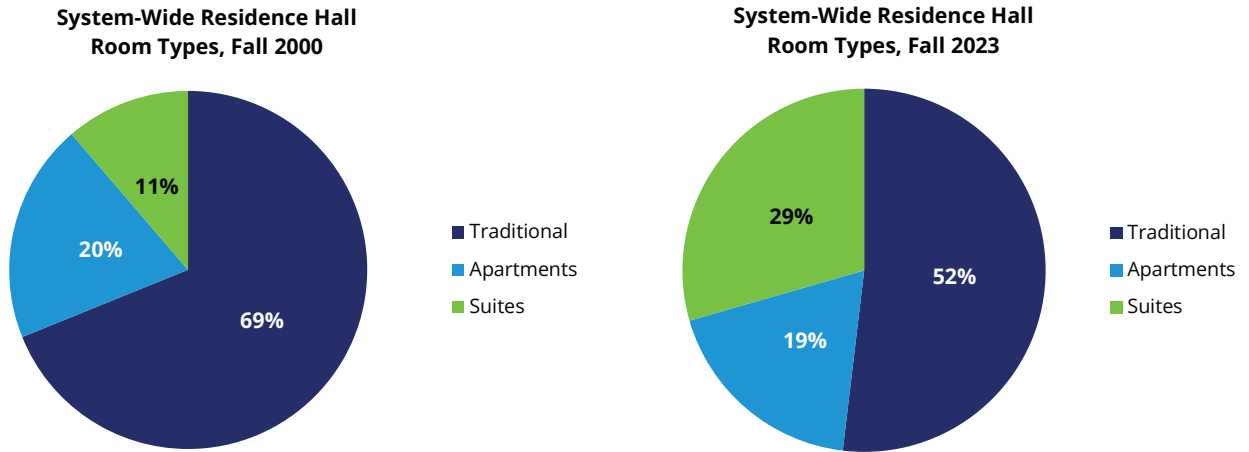


Note: Room rates are the unweighted average of highest and lowest traditional and suite/apartment room rates.

**Figure 16**

### Room Type: Current Housing Portfolio, State University System

Source: MSCBA Fall 2000, 2024



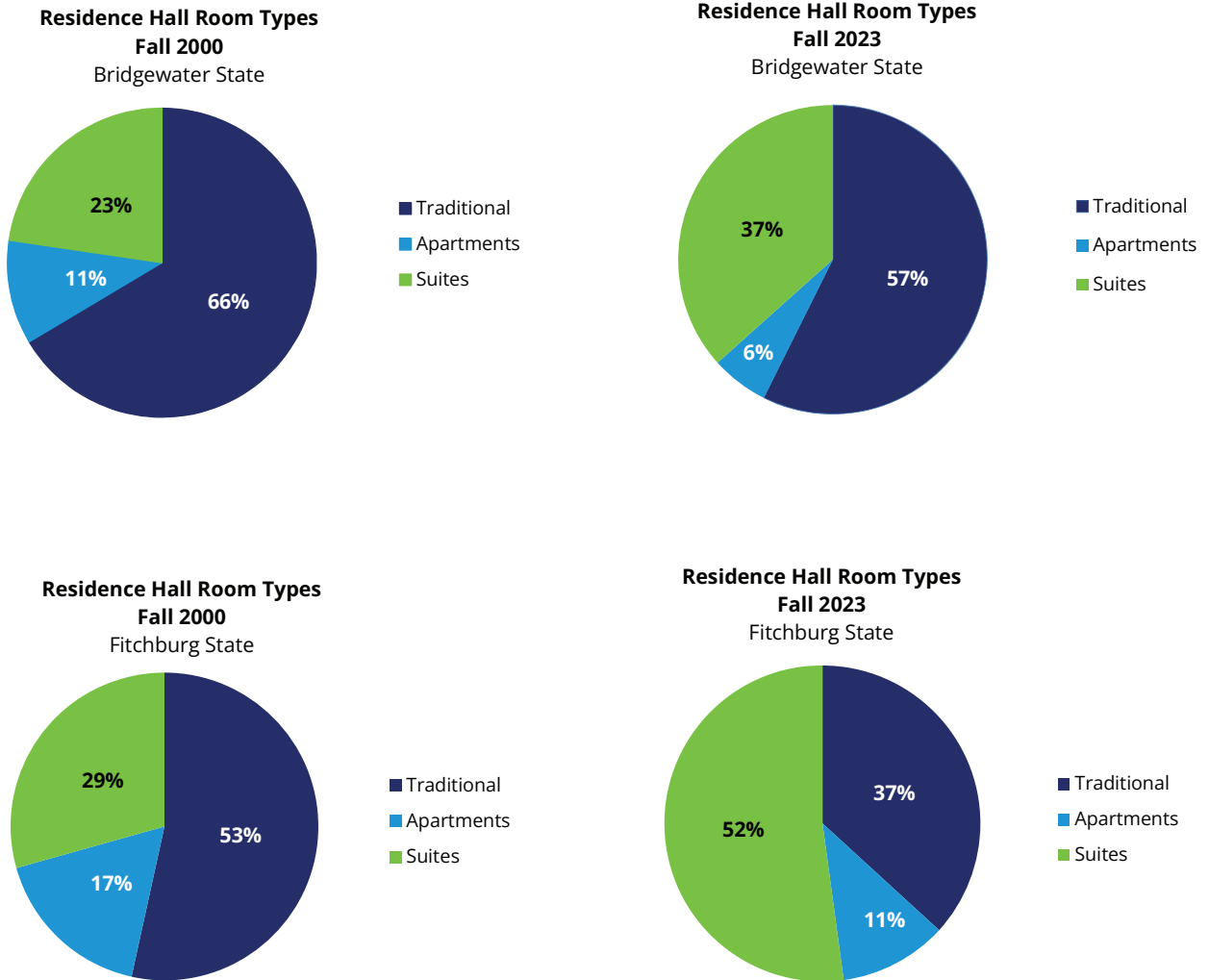
Note: Design Capacity for MassArt takes into account only the number of MassArt students living in rooms designated for MassArt students.

**Figure 17**

**Room Type: Current Housing Portfolio, by School**

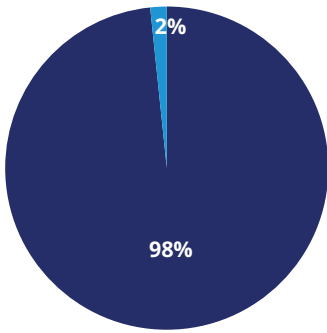
Source: MSCBA Fall 2000, 2024

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



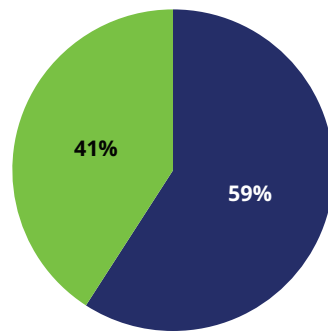
Note: Will not add to 100% due to rounding.

**Residence Hall Room Types**  
**Fall 2000**  
Framingham State



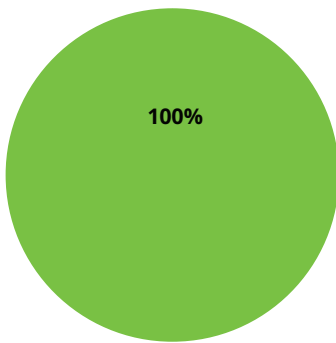
- Traditional
- Apartments
- Suites

**Residence Hall Room Types**  
**Fall 2023**  
Framingham State



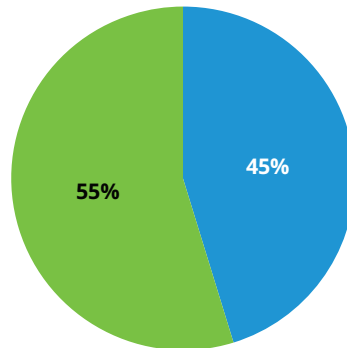
- Traditional
- Apartments
- Suites

**Residence Hall Room Types**  
**Fall 2000**  
MassArt



- Traditional
- Apartments
- Suites

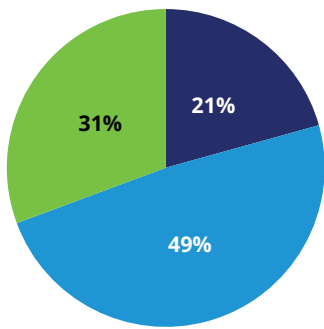
**Residence Hall Room Types**  
**Fall 2023**  
MassArt



- Traditional
- Apartments
- Suites

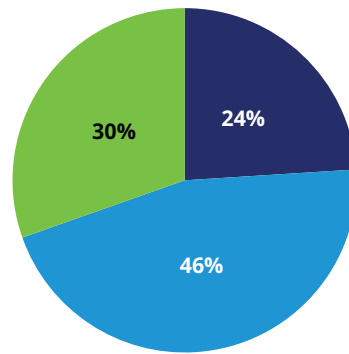


**Residence Hall Room Types  
Fall 2000  
MCLA**



- Traditional
- Apartments
- Suites

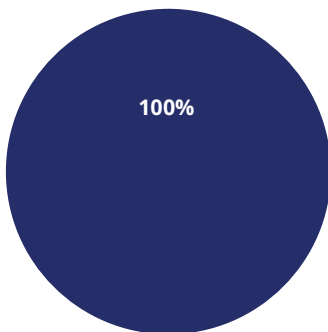
**Residence Hall Room Types  
Fall 2023  
MCLA**



- Traditional
- Apartment
- Suites

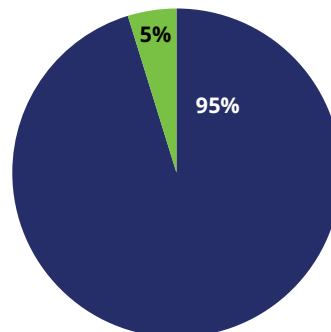
*Note: Will not add to 100% due to rounding.*

**Residence Hall Room Types  
Fall 2000  
Mass Maritime**



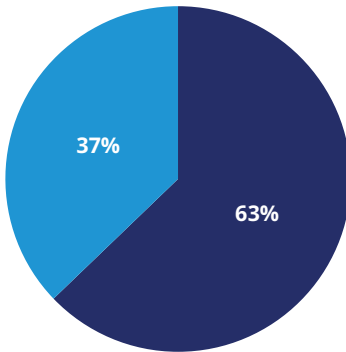
- Traditional
- Apartments
- Suites

**Residence Hall Room Types  
Fall 2023  
Mass Maritime**



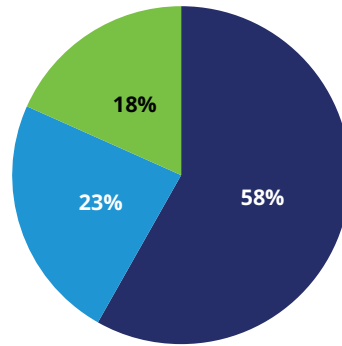
- Tradition
- Apartme
- Suites

**Residence Hall Room Types**  
Fall 2000  
Salem State



- Traditional
- Apartments
- Suites

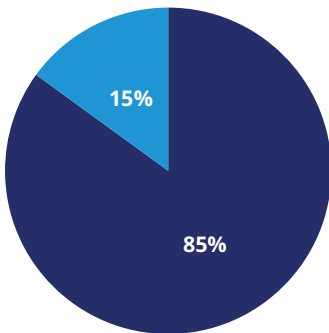
**Residence Hall Room Types**  
Fall 2023  
Salem State



- Traditional
- Apartments
- Suites

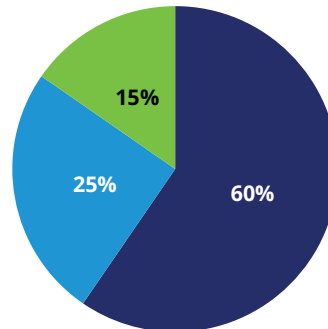
*Note: Will not add to 100% due to rounding.*

**Residence Hall Room Types**  
Fall 2000  
Westfield State

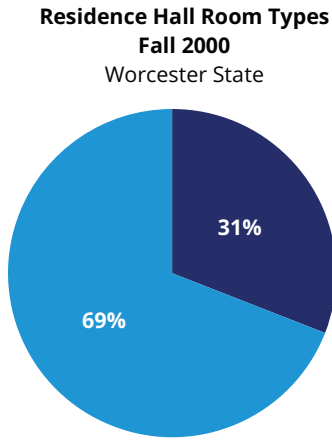


- Traditional
- Apartments
- Suites

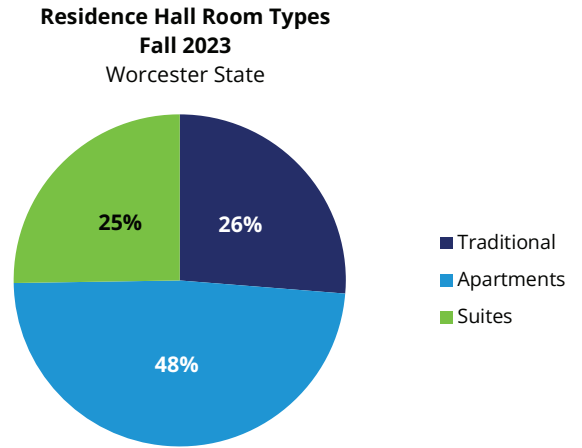
**Residence Hall Room Types**  
Fall 2023  
Westfield State



- Traditional
- Apartments
- Suites



- Traditional
- Apartments
- Suites



- Traditional
- Apartments
- Suites

*Note: Will not add to 100% due to rounding.*

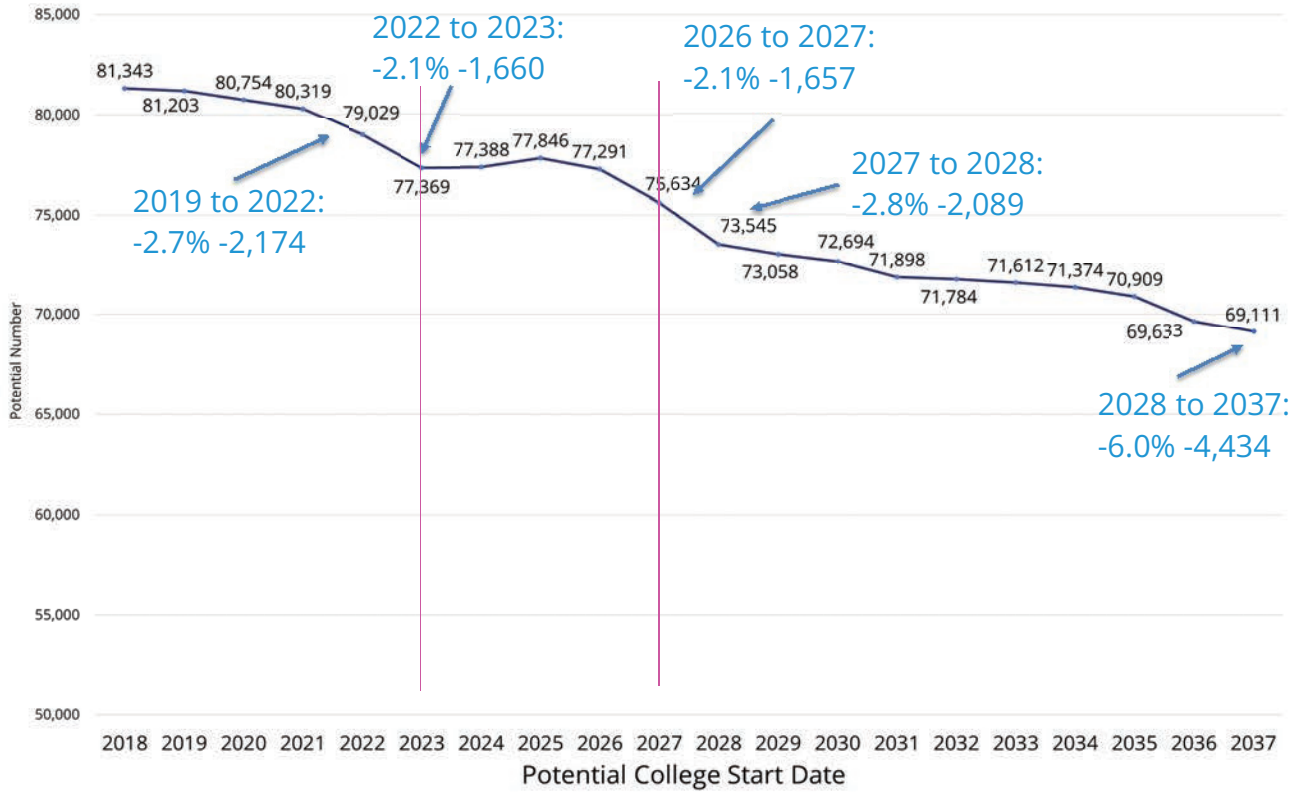


# CHAPTER II: FACTORS AFFECTING ENROLLMENT

**Figure 1**

**Massachusetts Births, and Potential College Start Date**

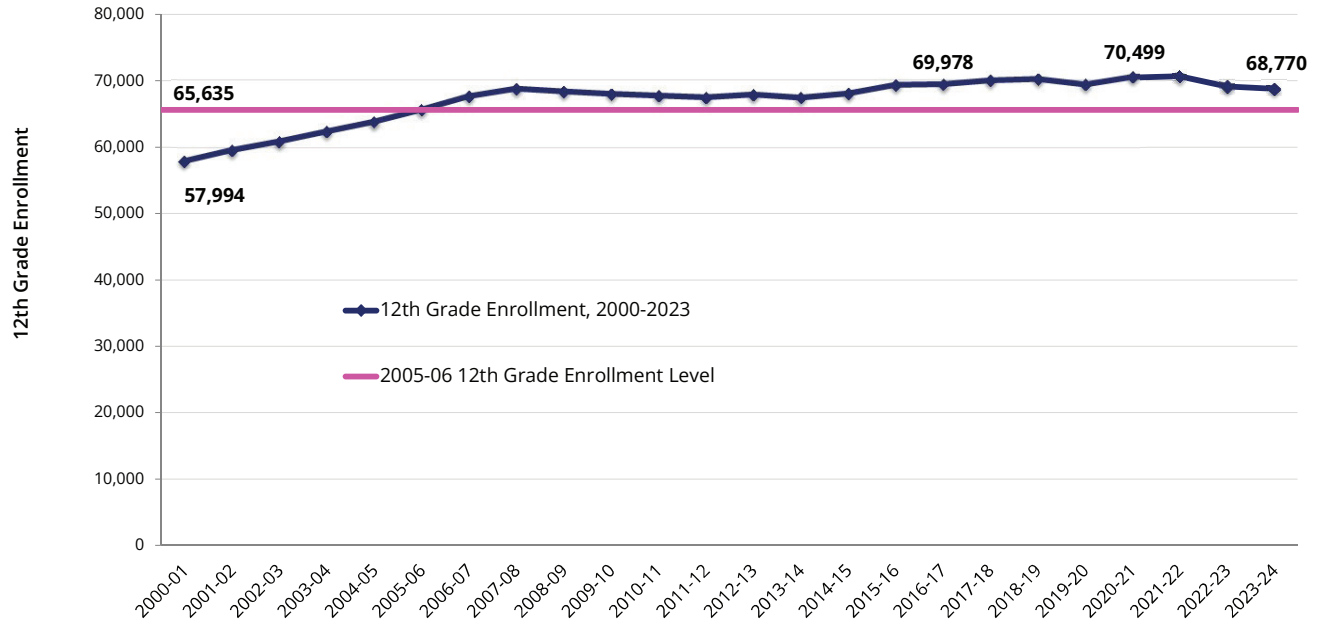
Source: Mass Department of Public Health Birth Report 2019



**Figure 2**

**12th Grade Enrollment in Massachusetts Public High Schools, 2000-01 through 2023-24**

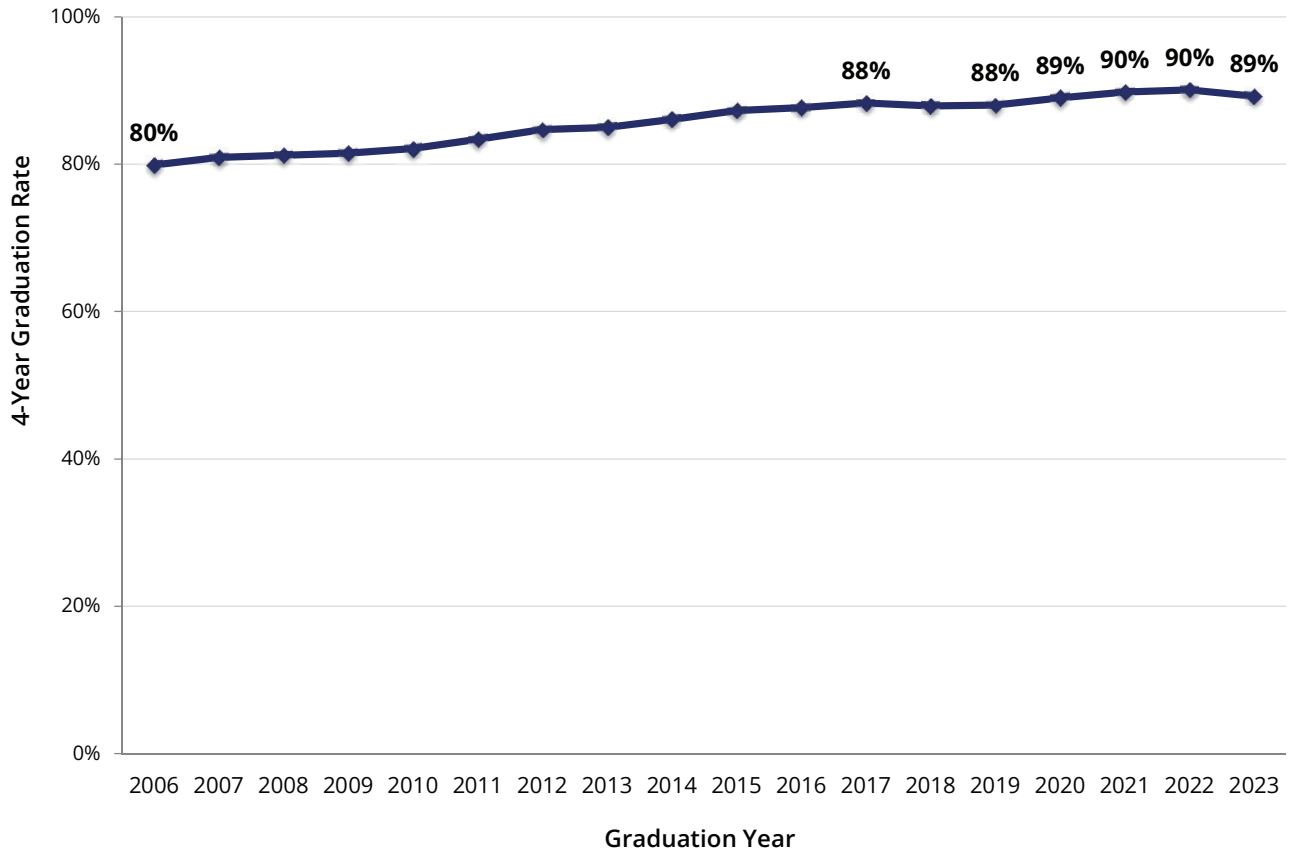
Source: Massachusetts Department of Elementary and Secondary Education, 2024



**Figure 3**

### Four-Year Graduation Rate from Massachusetts Public High Schools, 2006-2023

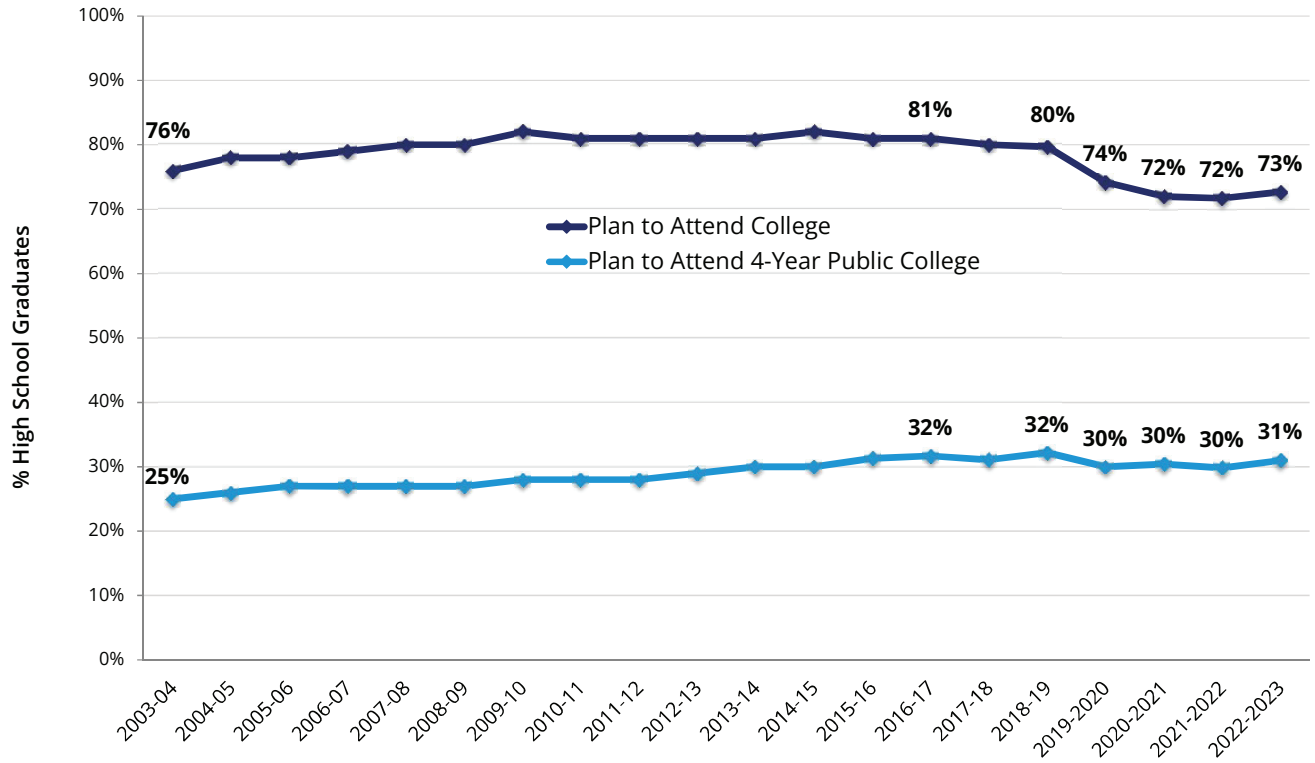
Source: Massachusetts Department of Elementary and Secondary Education, 2024



**Figure 4**

### Graduation Plans of Massachusetts Public High School Graduates, 2004-2023

Source: Massachusetts Department of Elementary and Secondary Education, 2024

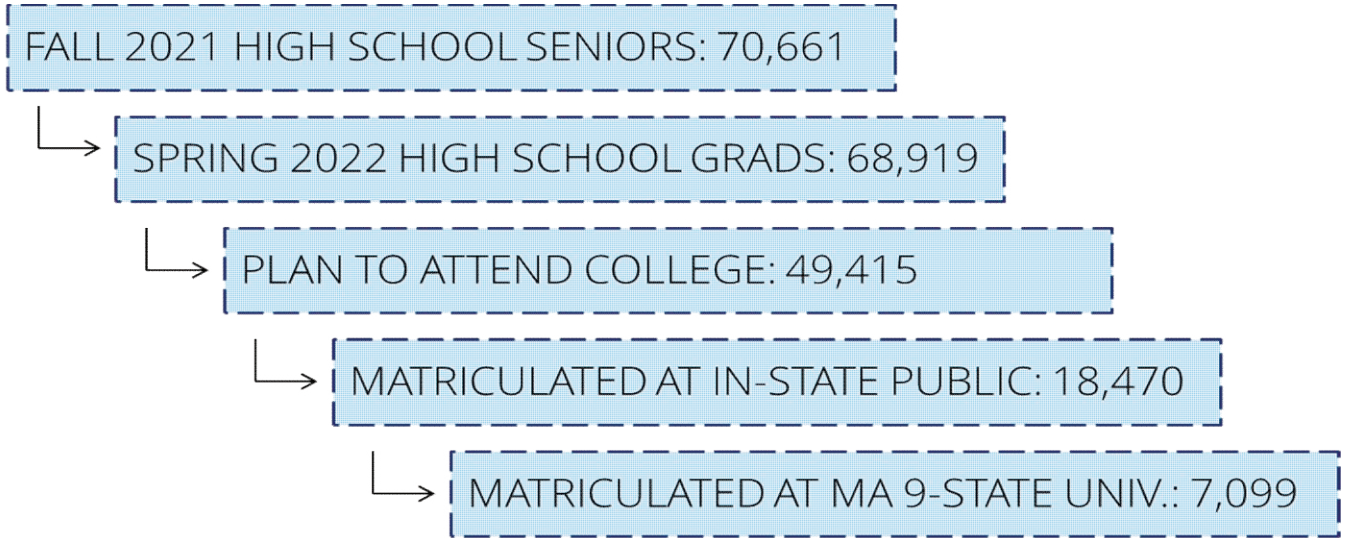




**Figure 5**

**Public High School Graduates to In-State Higher Ed Plans, 2022**

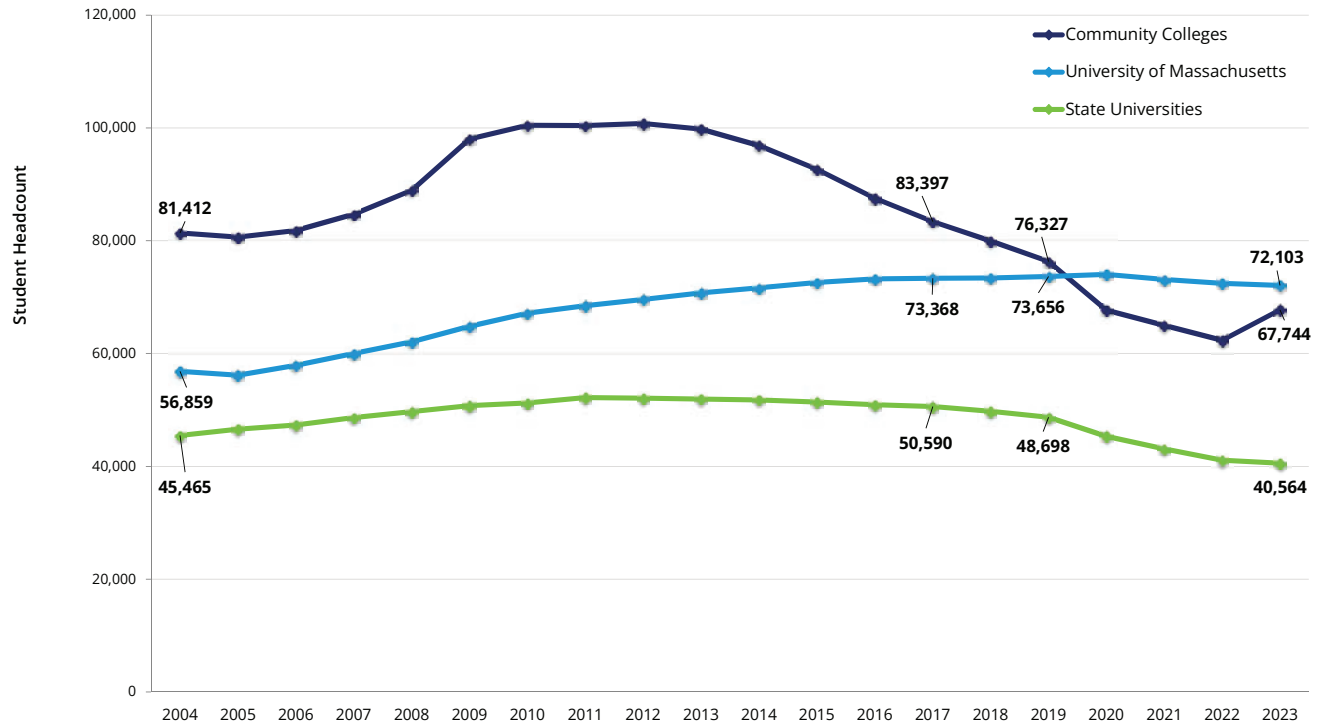
Source: MA Department of Elementary and Secondary Education, National Student Clearinghouse



**Figure 6**

**Massachusetts Public Higher Education Enrollment, Fall 2004-2023**

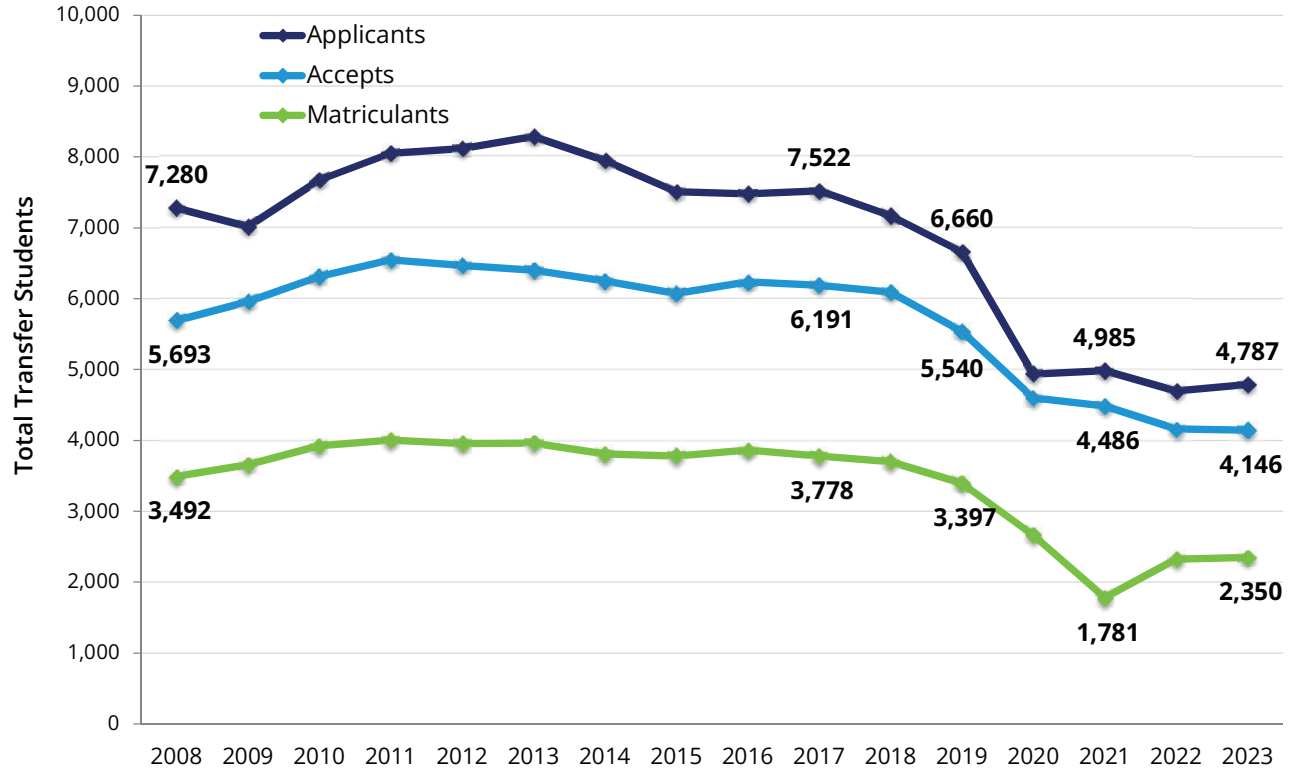
Source: Mass DHE 2024



**Figure 7**

**Transfer Students to Massachusetts State Universities, Fall 2008-2023**

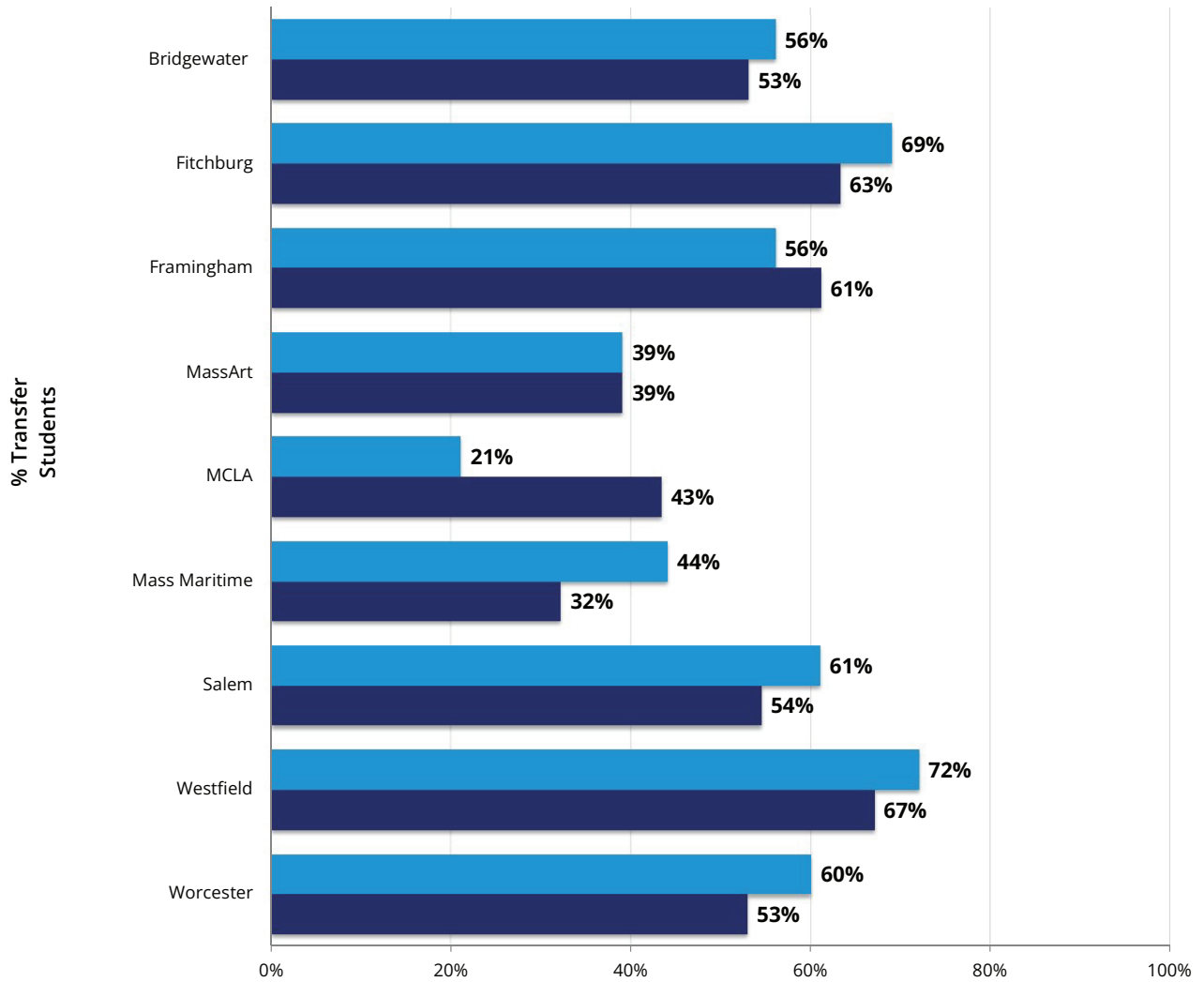
Source: Massachusetts State Universities, 2024



**Figure 8**

**Percentage of Incoming Transfer Students to Massachusetts State Universities Transferring from Massachusetts Community Colleges, Fall 2019 and Fall 2023**

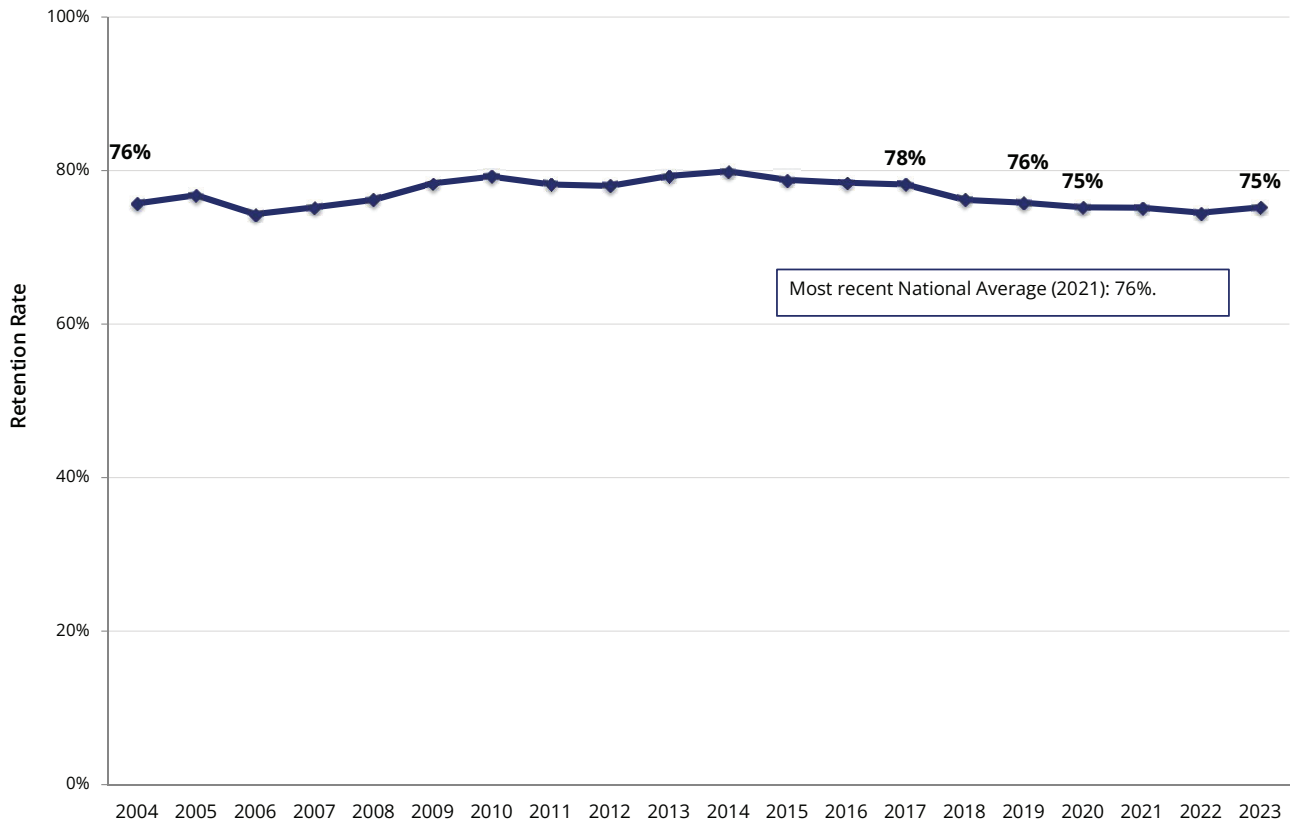
Source: Mass DHE, 2024



**Figure 9**

**First-Time, Full-Time, First-Year Student Retention Rate, Massachusetts State Universities, Fall 2004-2023\***

Source: Mass DHE, 2024

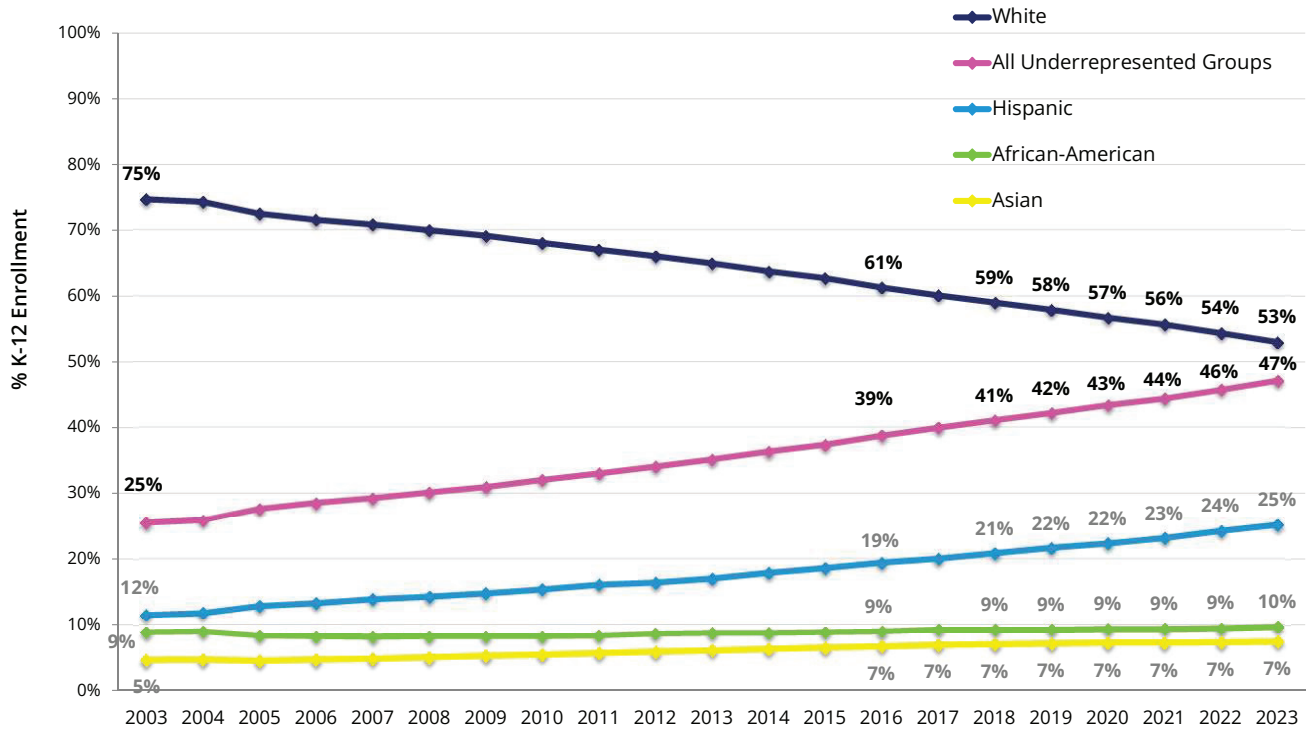


\* The data for each year reflect the percentage of the previous year's first-time, full-time, First-Year students who returned to campus.

**Figure 10**

**Massachusetts Statewide Public K-12 Enrollment by Race/Ethnicity, Fall 2003-2023**

Source: Massachusetts Department of Elementary and Secondary Education, 2024

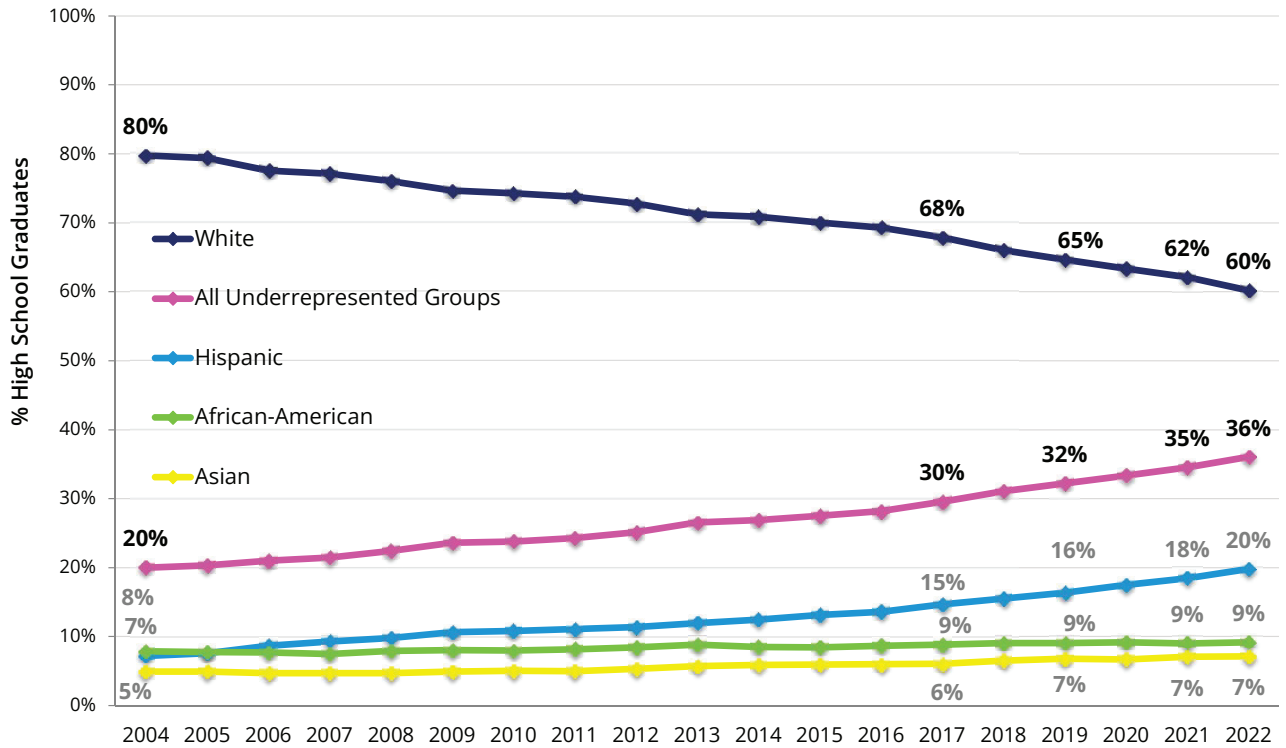


Note: In each year, the 'All Underrepresented Groups' percent includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American/Alaskan Native students, and students of two or more races (data for those two populations not shown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

**Figure 11**

### Massachusetts Public High School Graduates by Race/Ethnicity, Spring 2004-2022

Source: Massachusetts Department of Elementary and Secondary Education, 2024

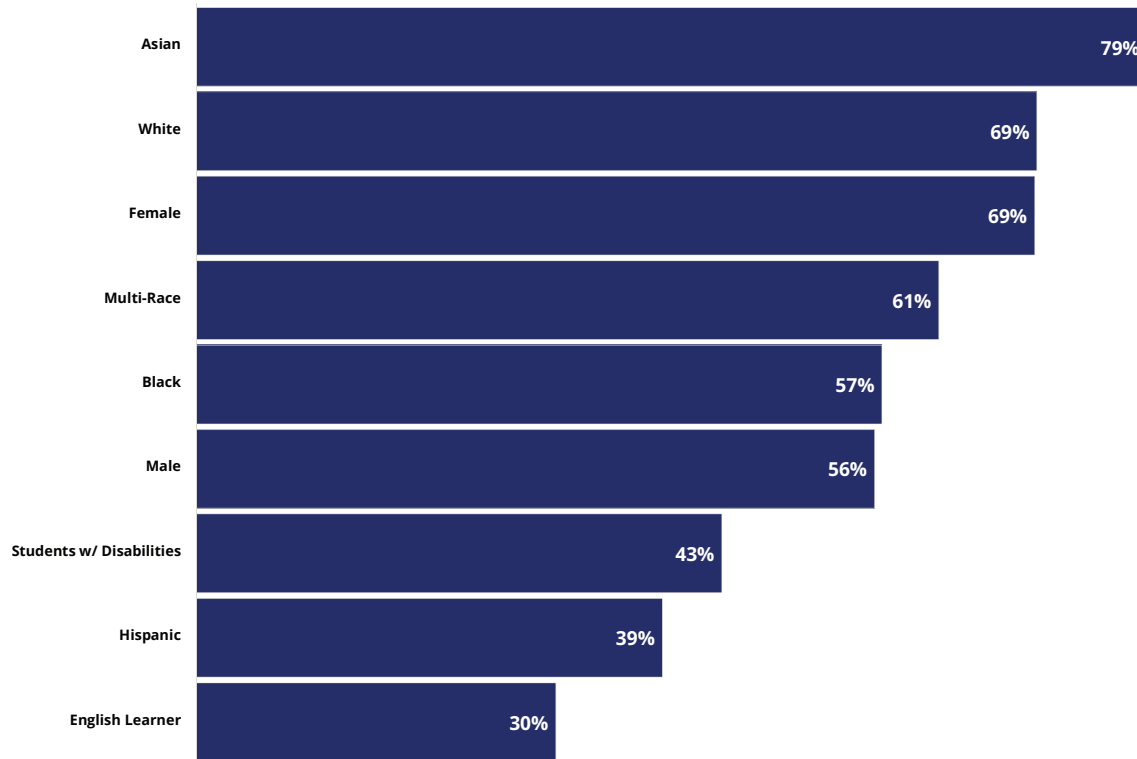


Note: In each year, the 'All Underrepresented Groups' percent includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American / Alaskan Native students, and students of two or more races (data for those two populations not shown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

**Figure 12**

### Percent of Massachusetts Public High School Graduates Attending College, Spring 2022

Source: Massachusetts Department of Elementary and Secondary Education, 2024

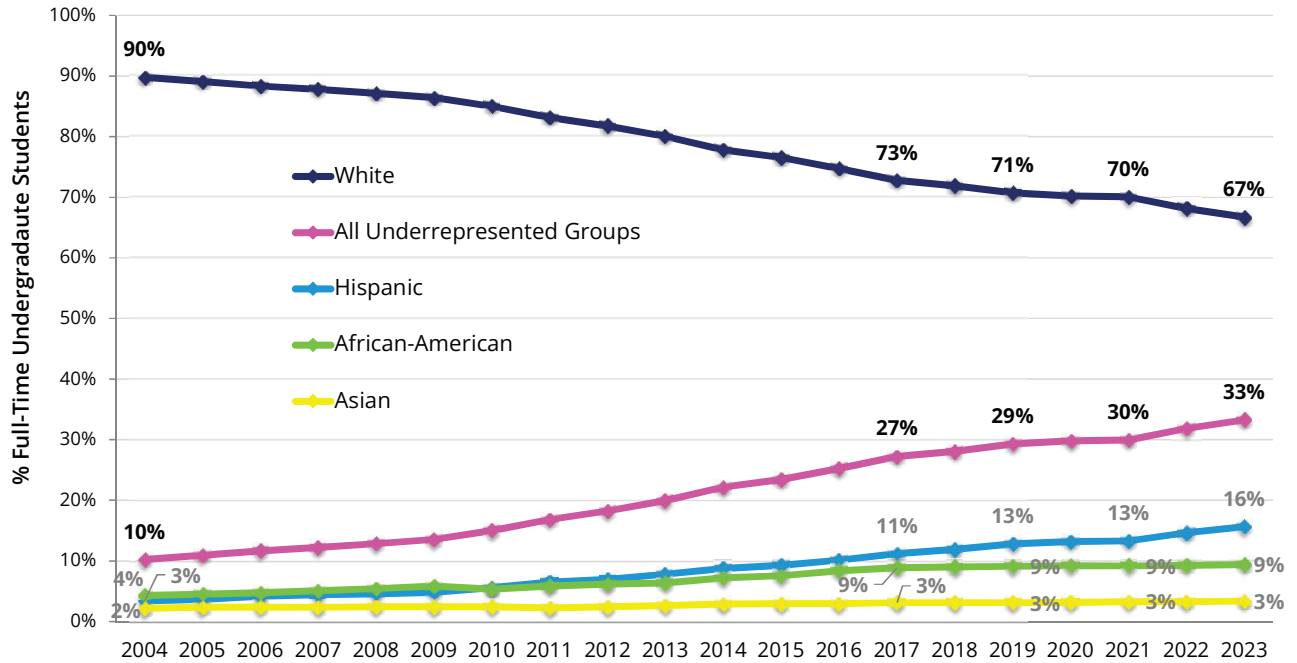




**Figure 13**

**MSCBA System Full-Time Undergraduate Enrollment by Race/Ethnicity  
Fall 2004-2023**

Source: Mass DHE Special Calculation 2024



Note: In each year, the "All Underrepresented Groups" present 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).

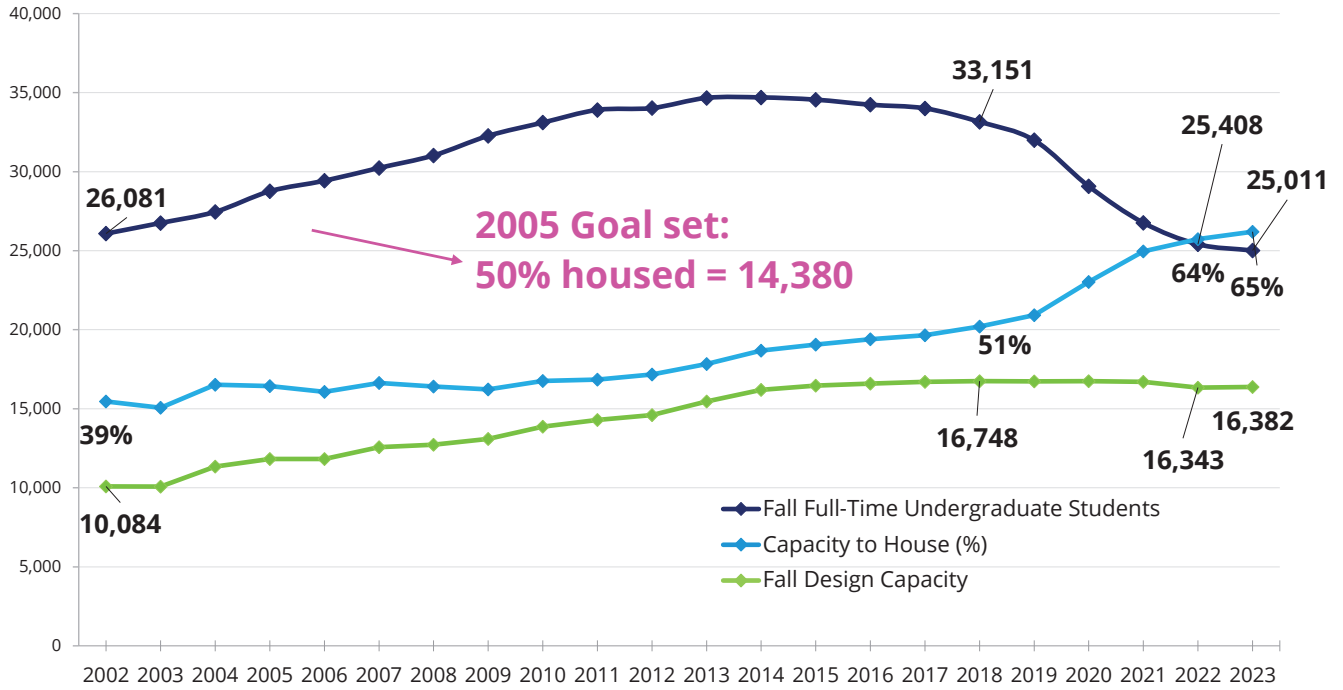


**CHAPTER III:  
MSCBA  
STRATEGIC PLAN**

**Figure 1**

**MSCBA System-Wide Target**

Source: MSCBA and Mass DHE, 2024



**Table 1**

**Current Housing Design Capacity Program**

Source: MSCBA and Mass DHE, 2024

	Fall 2023 Design Capacity	Fall 2023 Full-Time UG Population	Fall 2023** Capacity to House (%)	2018 Target Goal	Fall 2005 Full-Time UG Population	Fall 2023 Resulting Capacity to House (% of 2005 FT UGs)
	A	B	C	D	E	F
Bridgewater	3,298	6,586	50%	50%	6,434	51%
Fitchburg	1,705	2,326	73%	50%	2,950	58%
Framingham	1,972	2,324	85%	50%	3,043	65%
Mass Art	685	1,659	41%	40%	1,378	50%
MCLA	1,026	675	152%	70%	1,211	85%
Mass Maritime	1,506	1,245	121%	100%	923	163%
Salem	1,926	3,754	51%	50%	5,468	35%
Westfield	2,680	3,083	87%	60%	4,112	65%
Worcester	1,584	3,359	47%	50%	3,242	49%
<b>SYSTEM</b>	<b>16,382</b>	<b>25,011</b>	<b>65%</b>		<b>28,761</b>	<b>57%</b>
System*	13,165	21,432	61%		25,249	52%

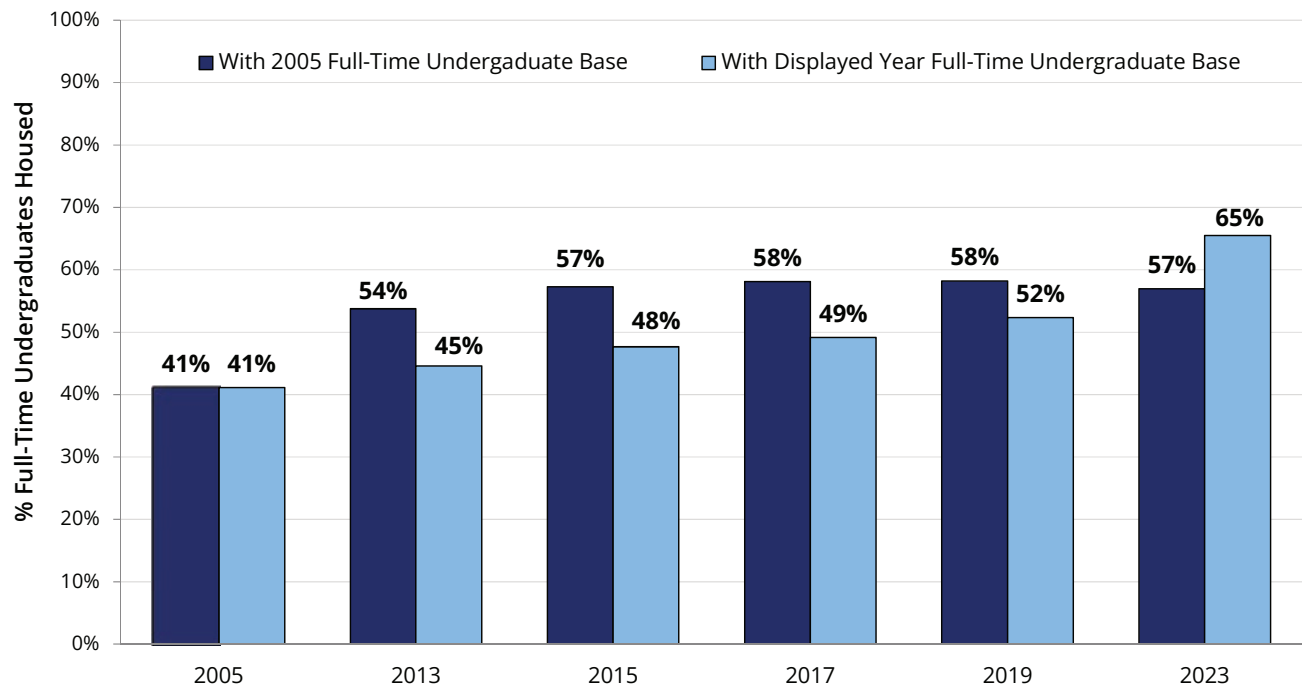
\* Excludes MassArt, MCLA, Mass Maritime.

\*\* Fall 2023 Design Capacity/Fall 2023 Full-Time Undergraduate Population.

**Figure 2**

**Housing Design Capacity, as Percent of Full-Time Undergraduates, Fall 2005 to 2023**

Source: MSCBA and Mass DHE, 2024



# SECTION II: CAMPUS PROFILES



Chapters 1 and 2 summarize the strategic direction of each of the nine Massachusetts State Universities, as informed by their enrollment patterns, and housing occupancy and inventory, and comparative rental context.

Chapter 3 reviews the enrollment and housing trends of the four universities in the University Massachusetts System.



# CHAPTER I: COMPARATIVE KEY PERFORMANCE INDICATORS

Bowditch Hall

Figure 1

## Comparative Student Data Trends, Fall 2023

Source: Massachusetts DHE Data Trends, State Universities, 2024

	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	2,974	102	17	77%	59%
Fitchburg	1,022	29	2	73%	57%
Framingham	1,212	3	7	72%	55%
MassArt	744	9	0	84%	71%
MCLA	446	3	1	69%	55%
Maritime	1,196	6	0	79%	80%
Salem State	1,488	19	21	74%	57%
Westfield	1,725	28	17	71%	61%
Worcester	1,257	34	8	77%	59%

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





# CHAPTER II: ENROLLMENT PATTERNS AND HOUSING PORTFOLIOS



**BRIDGEWATER**

**STATE UNIVERSITY**

# BRIDGEWATER STATE UNIVERSITY: 2023 FAST FACTS SUMMARY

## ENROLLMENT

Total Enrollment	<b>9,550</b>
Undergraduate Student Enrollment	<b>8,172</b>
Full-Time Enrollment	6,586
Part-Time Enrollment	1,586
Percent Transfer Students <i>All Degree-Seeking Undergraduates</i>	27%
Graduate Student Enrollment	<b>1,378</b>

## GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	<b>92%</b>
From Out-of-State	<b>7%</b>
From Abroad	<b>1%</b>

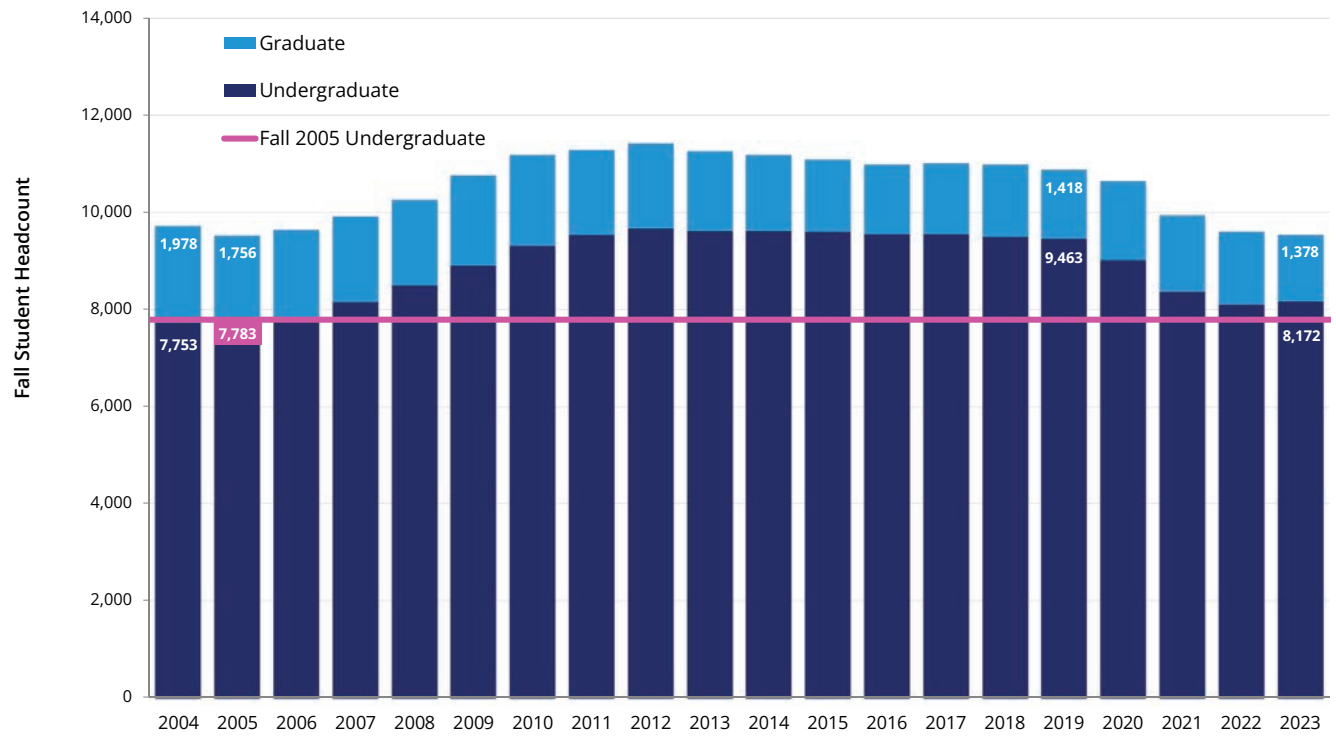
## DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	<b>92%</b>
Male	<b>42%</b>
Female	<b>58%</b>
<i>Known Race/Ethnicity of Students from Selected Underrepresented Groups</i>	<b>29%</b>
Asian	2%
Black	10%
Hispanic	10%

**Figure 1A**

**Student Enrollment, Bridgewater State, Fall 2004-2023**

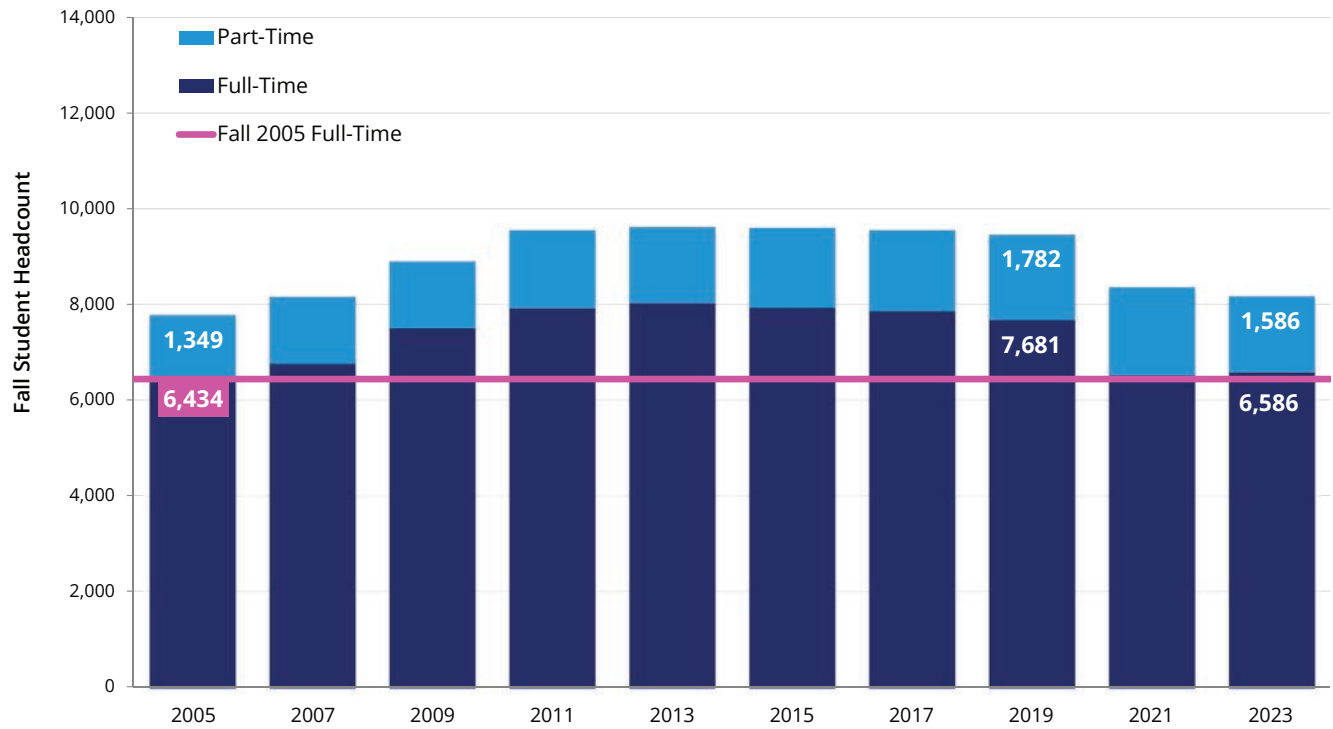
Source: Mass DHE 2024



**Figure 1B**

**Undergraduate Student Enrollment by Part-Time/Full-Time Status, Bridgewater State, Fall 2005-2023**

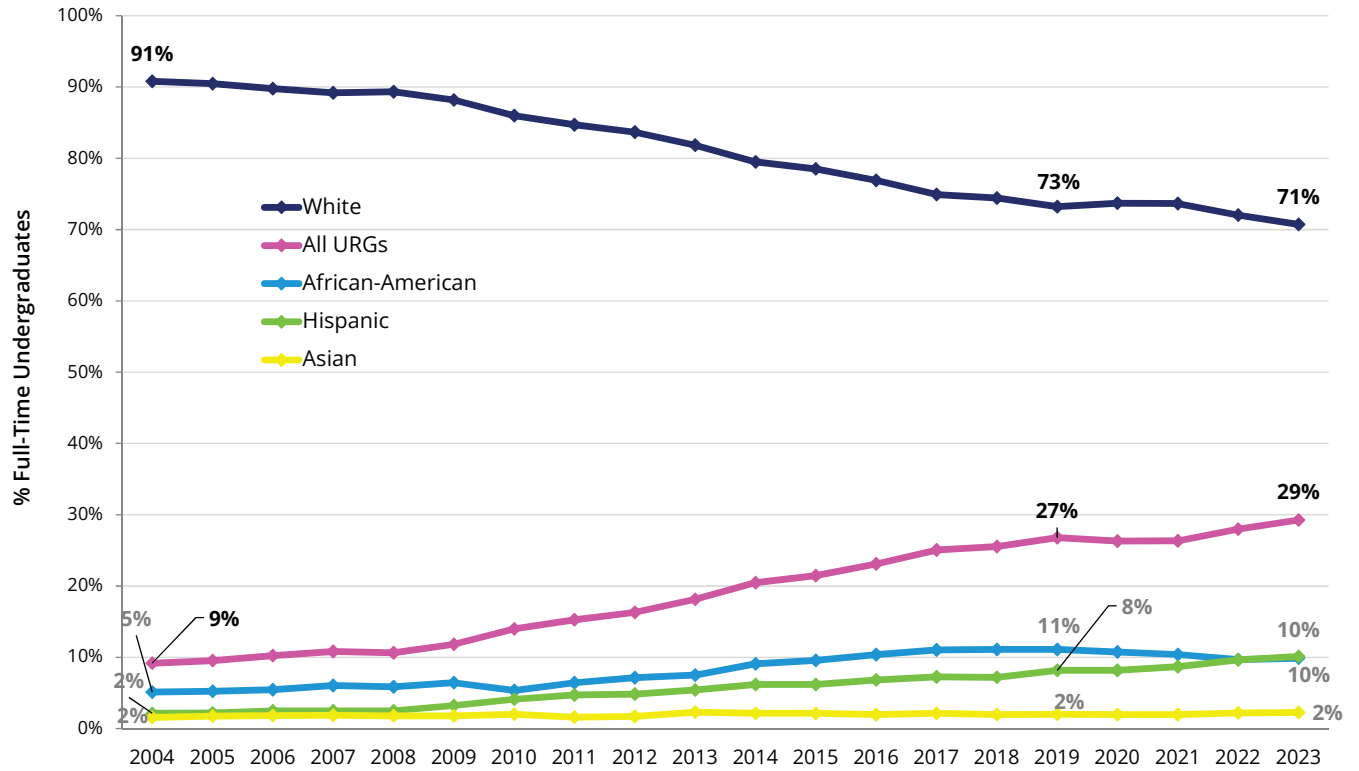
Source: Mass DHE 2024



**Figure 1C**

**Full-Time Undergraduate Enrollment by Race/Ethnicity, Bridgewater State, Fall 2004-2023**

Source: Mass DHE Special Calculation 2024

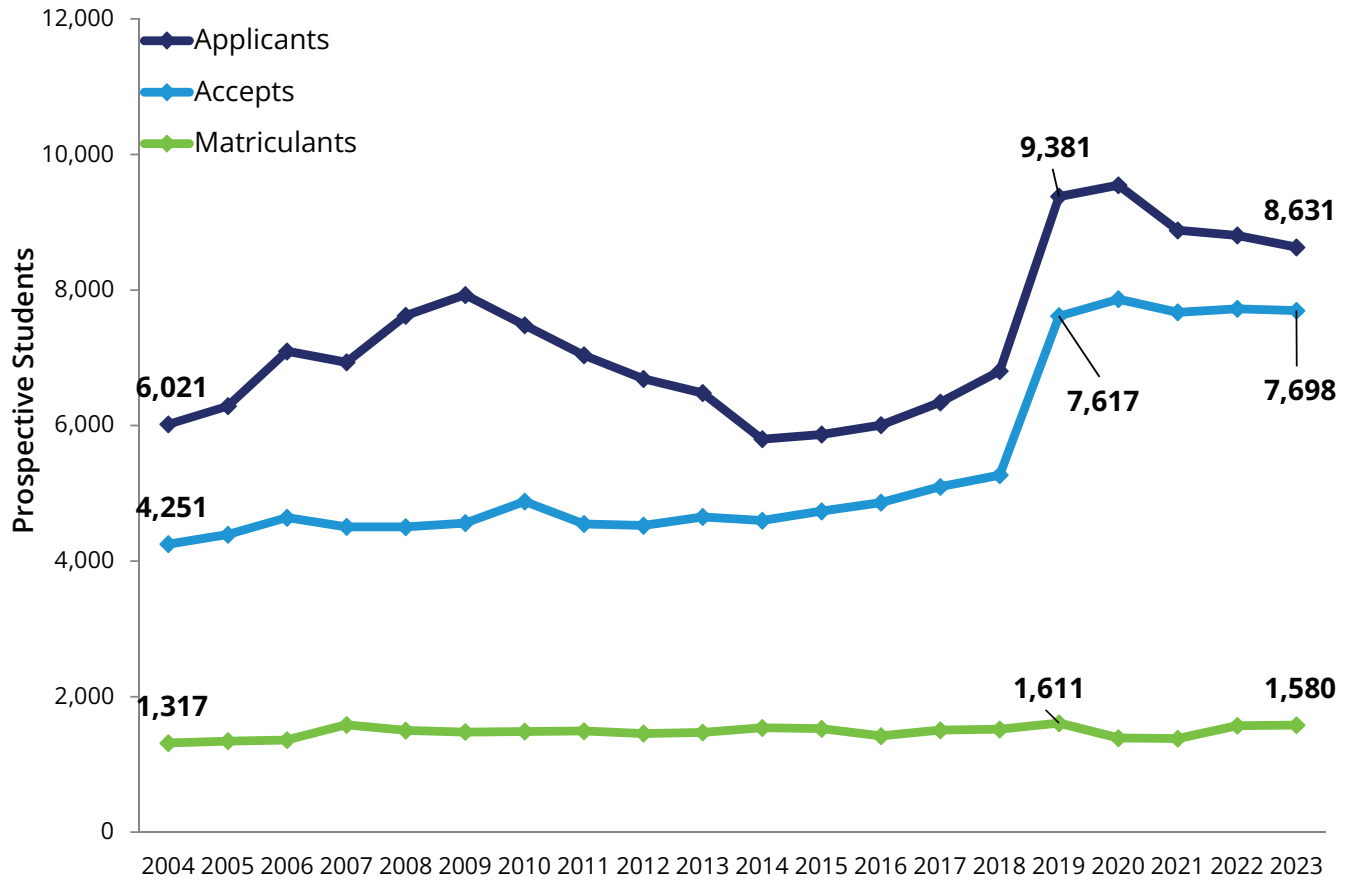


Note: In each year, the "All URG's present includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American/Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above).

**Figure 1E**

**First-Time, First-Year Student Admissions, Bridgewater State, Fall 2004-2023**

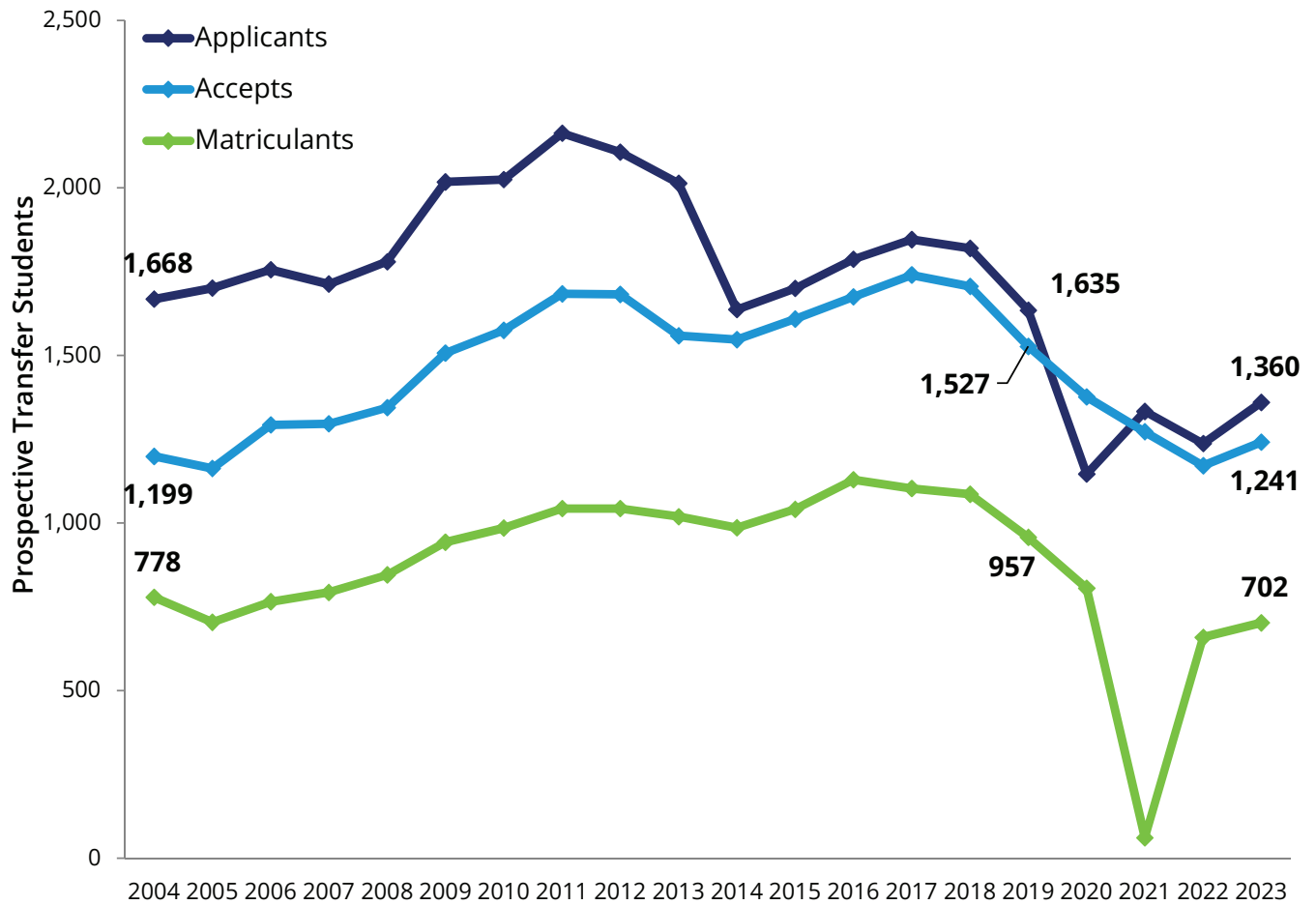
Source: Bridgewater State University, 2024



**Figure 1F**

**Transfer Admissions, Bridgewater State, Fall 2004-2023**

Source: Bridgewater State University, 2024

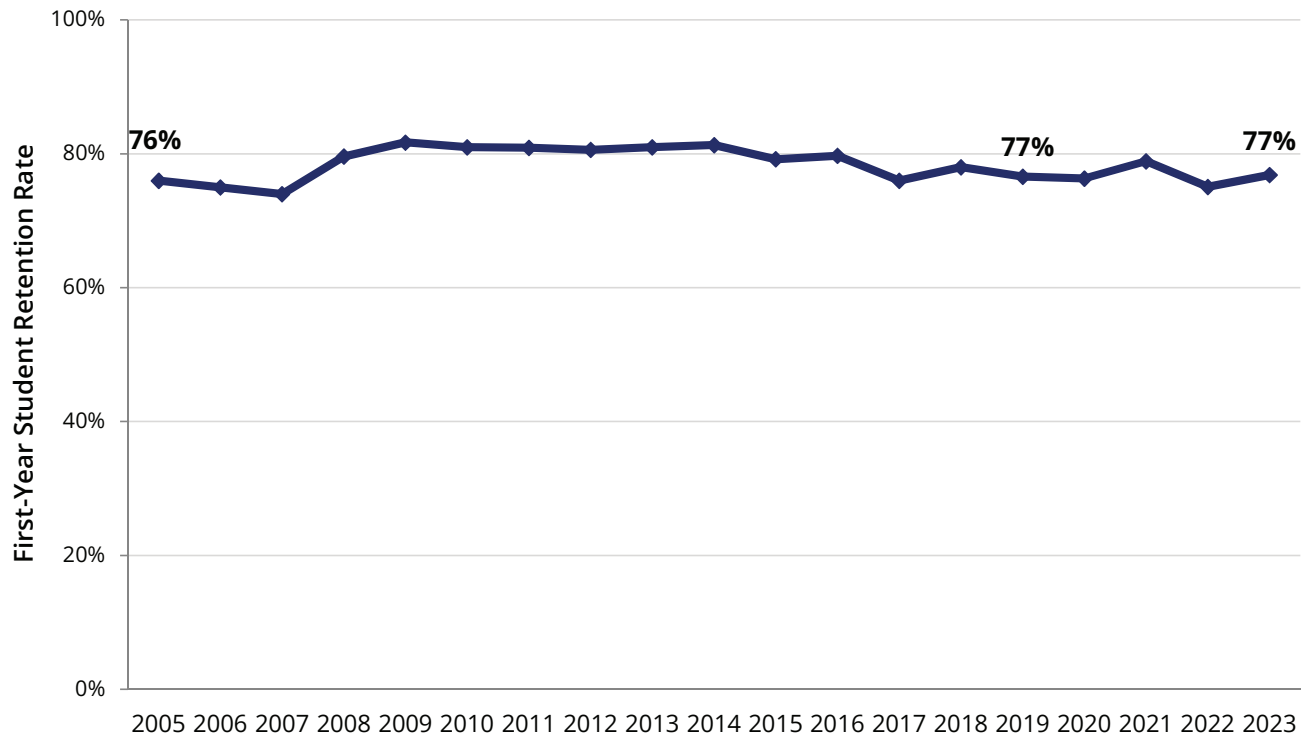




**Figure 1G**

**First-Time, Full-Time, First-Year Student Retention Rate, Bridgewater State, Fall 2005-2023**

Source: Mass DHE 2024

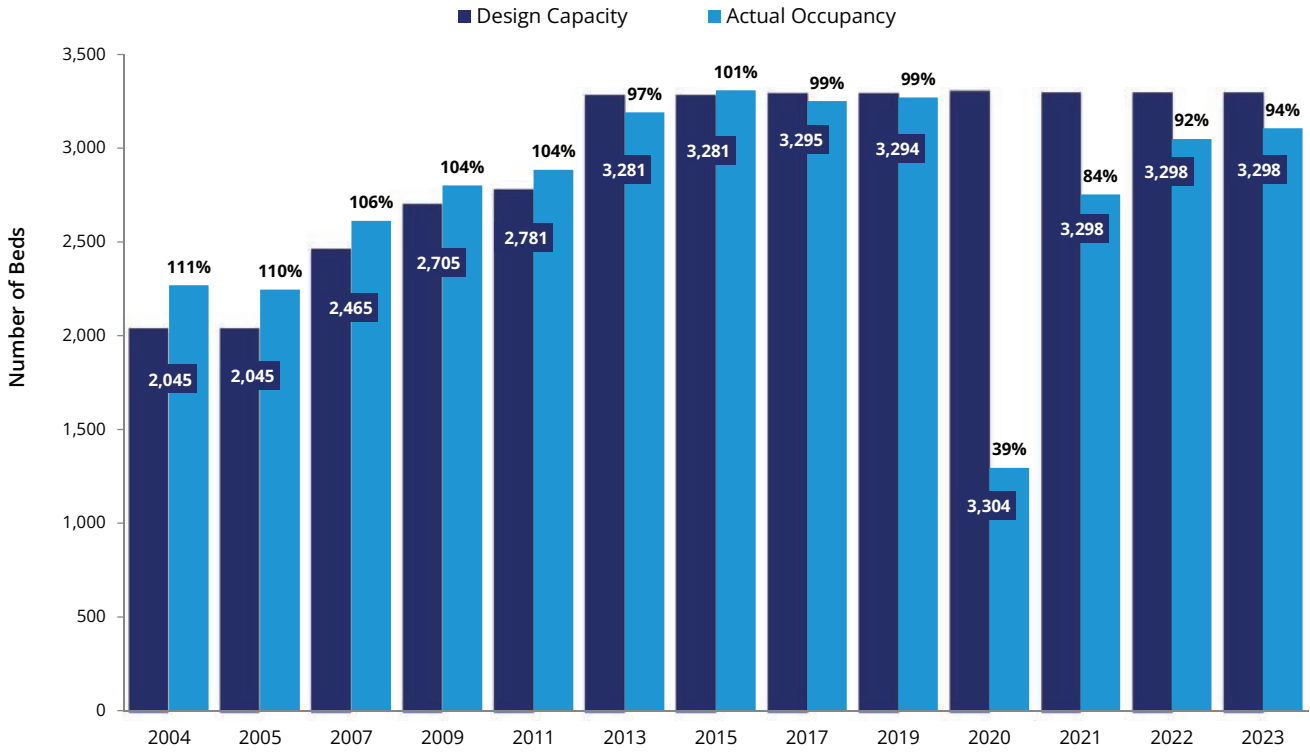


\* The data for each year reflect the percentage of the previous year's first-time, full-time, First-Year students who returned to campus.

**Figure 1H**

**Housing Occupancy, Bridgewater State, Fall 2004-2023**

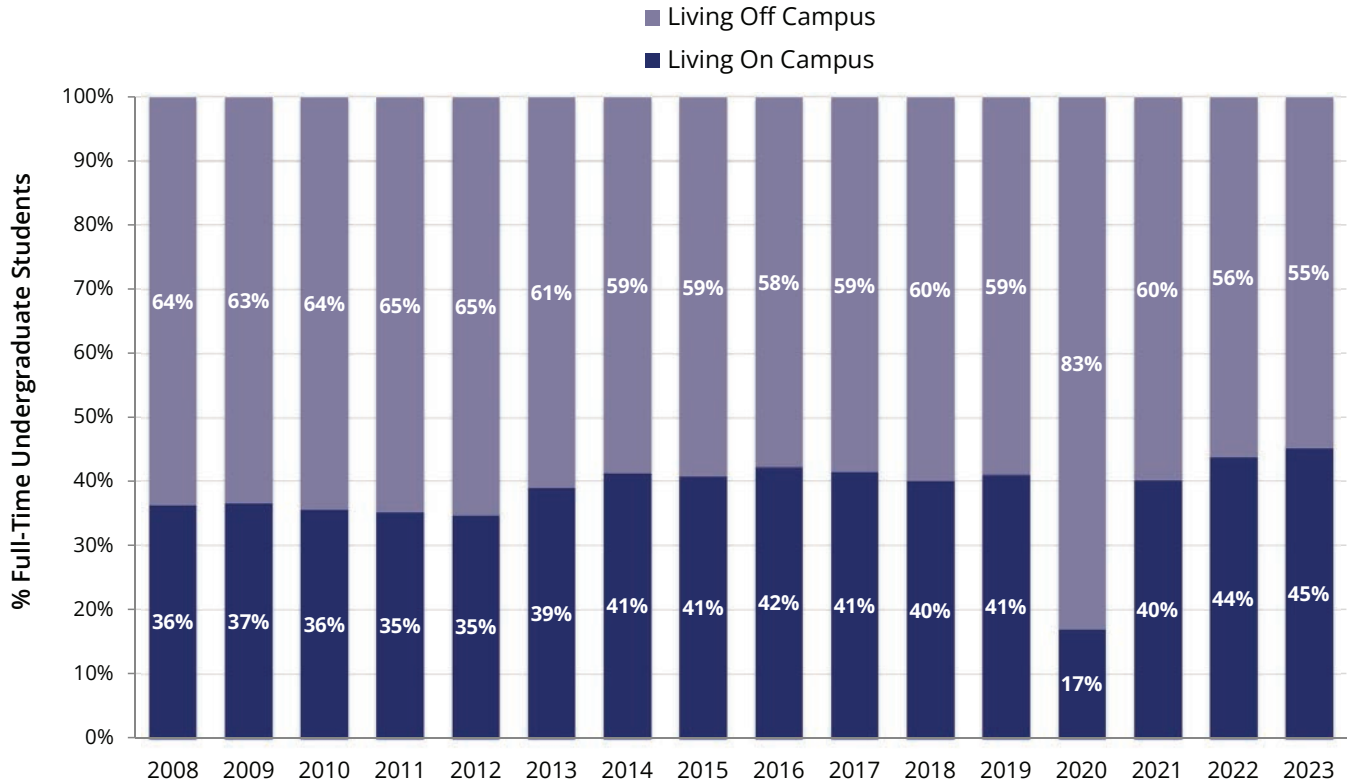
Source: MSCBA, 2024



**Figure 11**

**Housing Situation of Full-Time Undergraduate Students, Bridgewater State, Fall 2008-2023**

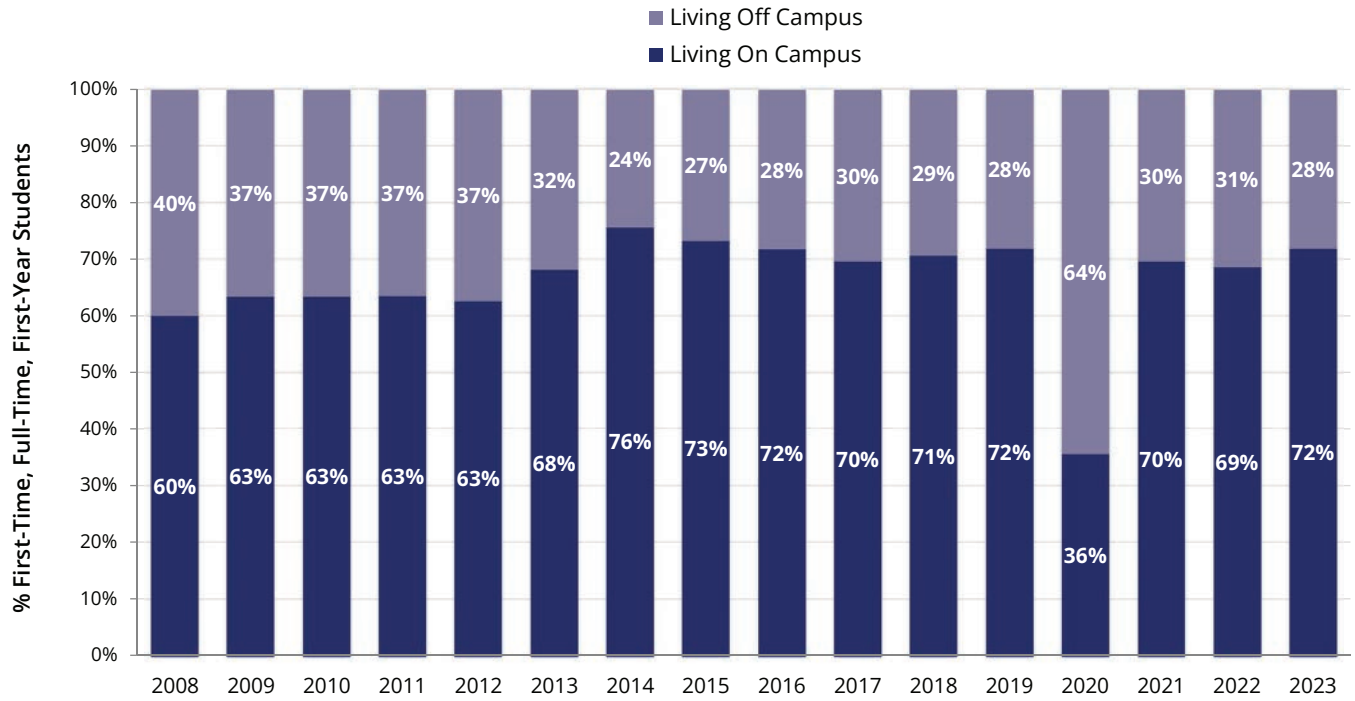
Source: Bridgewater State University, 2024



**Figure 1j**

**Housing Situation of First-Time, Full-Time, First-Year Students, Bridgewater State, Fall 2008-2023**

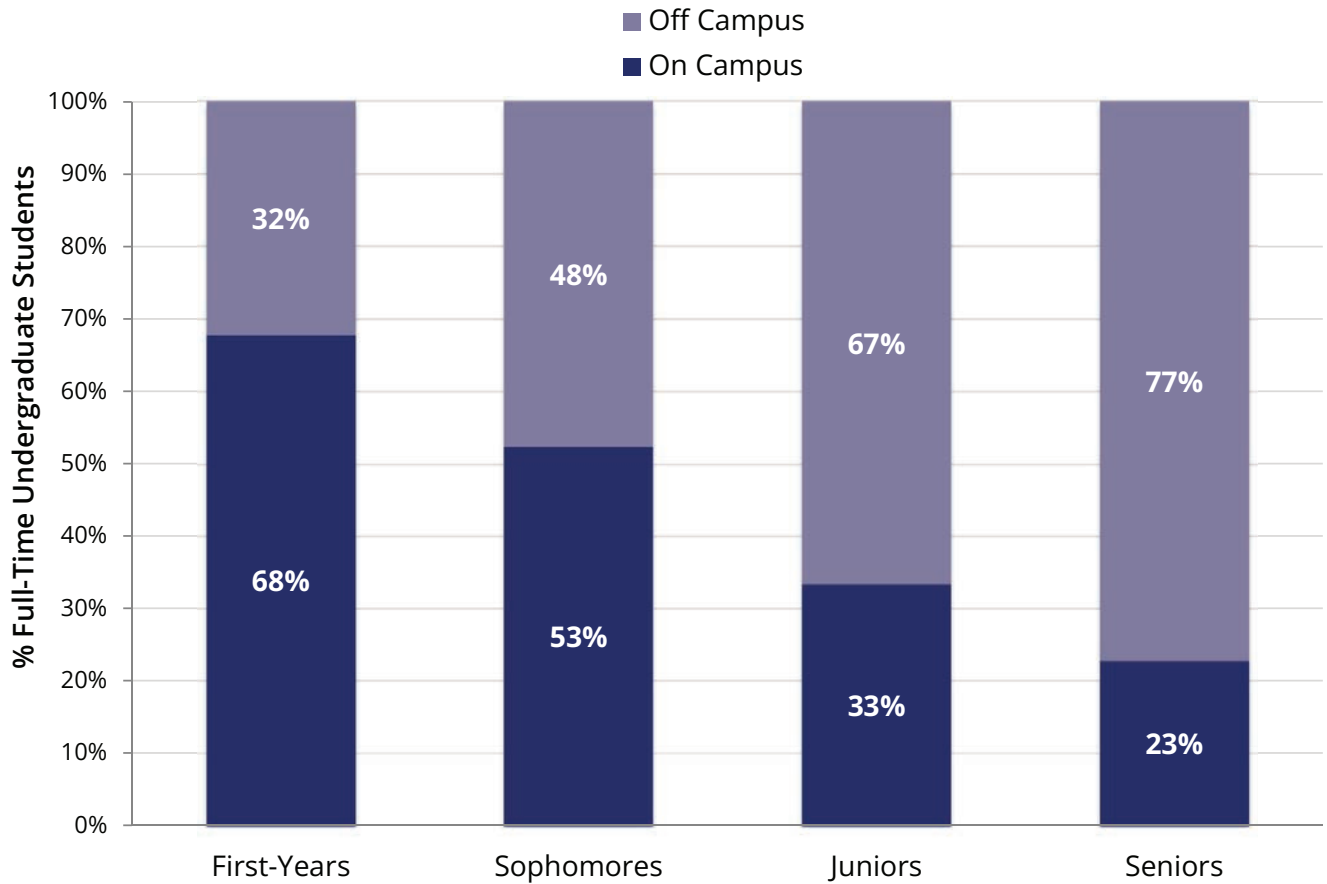
Source: Bridgewater State University, 2024



**Figure 1K**

**Housing Situation of Full-Time Undergraduate Students by Class Year, Bridgewater State, Fall 2023**

Source: Bridgewater State University, 2024

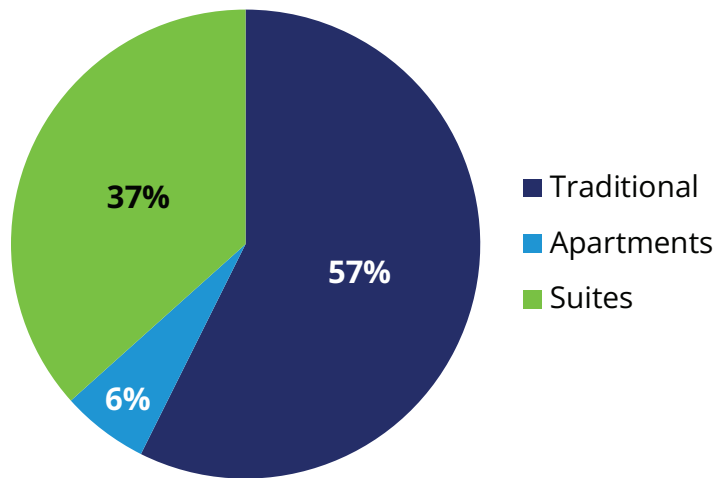


**Figure 1L**

**Residence Hall Room Types, Bridgewater State**

Source: MSCBA, 2024

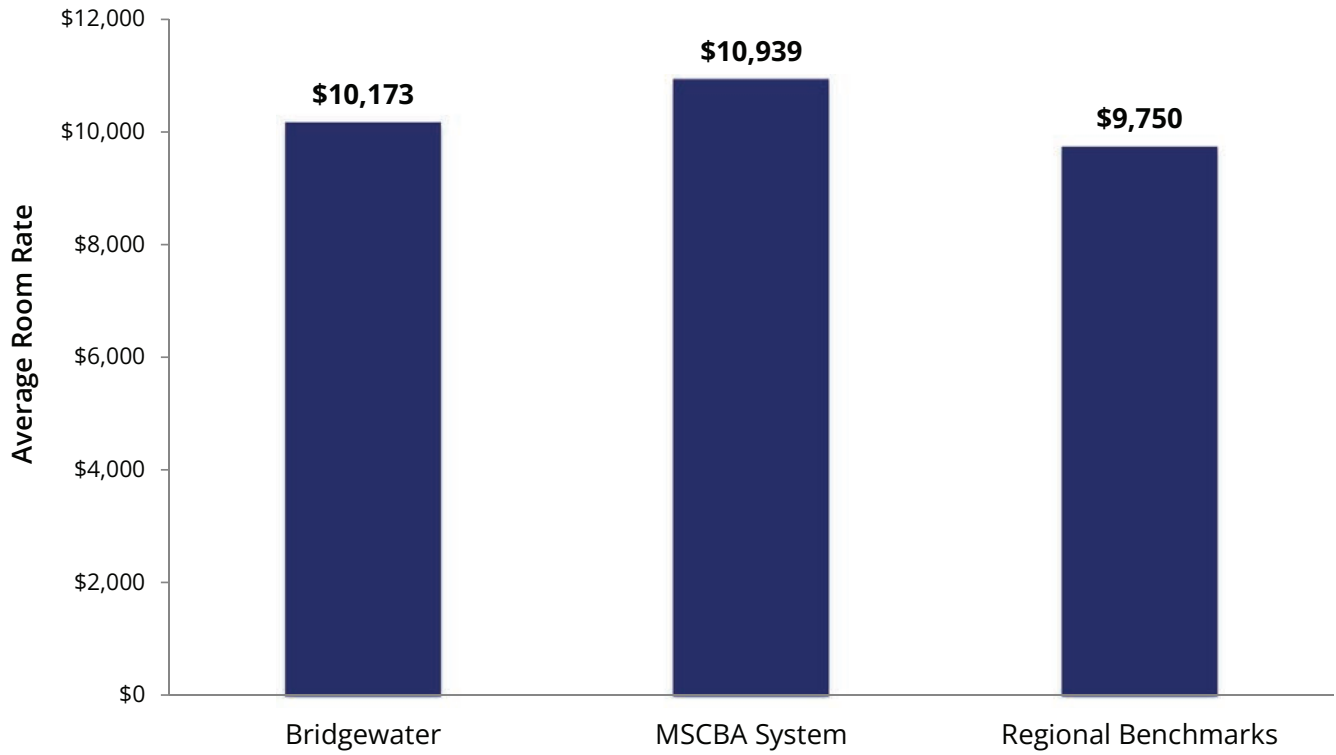
**Residence Hall Room Types  
Fall 2023  
Bridgewater State**



**Figure 1M**

### Average Room Rate, Fall 2024

Source: MSCBA, and university websites, 2024

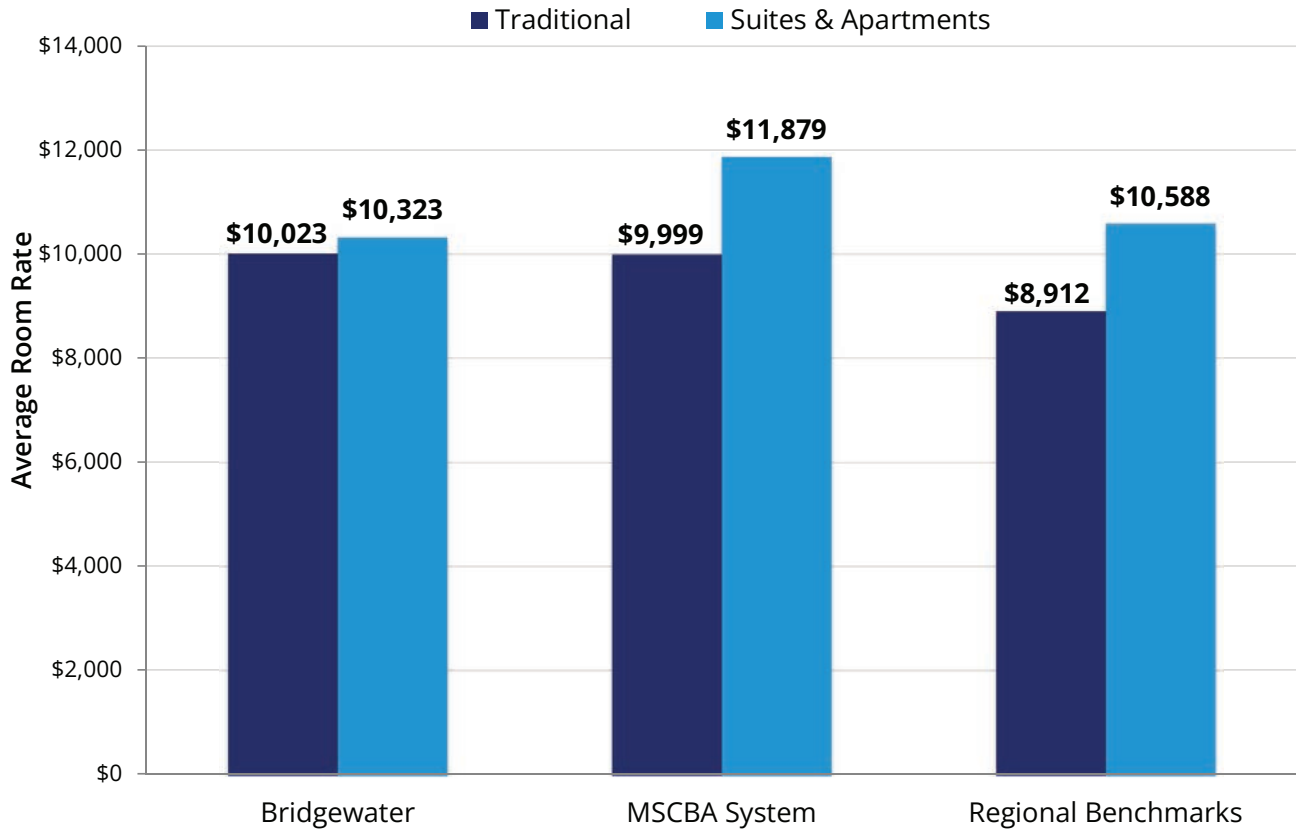


Note: Average of lowest and highest room rates for traditional rooms and suites/apartments. See Appendix for a list of benchmark institutions.

**Figure 1N**

**Average Room Rate, Fall 2024: Traditional vs. Suites and Apartments**

Source: MSCBA, and university websites, 2024



Note: Average of lowest and highest room rates for traditional rooms and suites/apartments.



## Figure 1P

### Other Populations Housed, Fall 2019-2023

Source: Bridgewater State University

	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023
<b>Undergraduate part-time students</b>	See comments	See comments	See comments	See comments	See comments
<b>Undergraduate non-degree-seeking students</b>	32	2	12	23	102
<b>Graduate students</b>	2	9	14	22	17

#### Comments

Our new housing software does not track less than full-time students but does track students who fall to zero credits. BSU allows any student that is enrolled in at least one active course to reside on campus. Residence Life & Housing does encourage students who drop below full-time status to work with the Academic Achievement Center and Financial Aid to best understand how this can impact their trajectory toward graduation and also their financial aid package. Residence Life & Housing does partner with the EXCEL program, Cape Cod Community College, and Massasoit Community College to house non-matriculated students. The EXCEL students take one or two courses per semester at BSU, while the community college students take courses at their home institution but live at BSU. The majority of the graduate students that we house are either students that lived with us during their undergrad experience and continue once enrolled in the grad program or they are international graduate students.



**FITCHBURG STATE  
UNIVERSITY**

# FITCHBURG STATE UNIVERSITY: 2023 FAST FACTS SUMMARY

## ENROLLMENT

Total Enrollment	<b>6,301</b>
Undergraduate Student Enrollment	<b>3,138</b>
Full-Time Enrollment	2,326
Part-Time Enrollment	812
Percent Transfer Students <i>All Degree-Seeking Undergraduates</i>	28%
Graduate Student Enrollment	<b>3,163</b>

## GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	<b>89%</b>
From Out-of-State	<b>10%</b>
From Abroad	<b>1%</b>

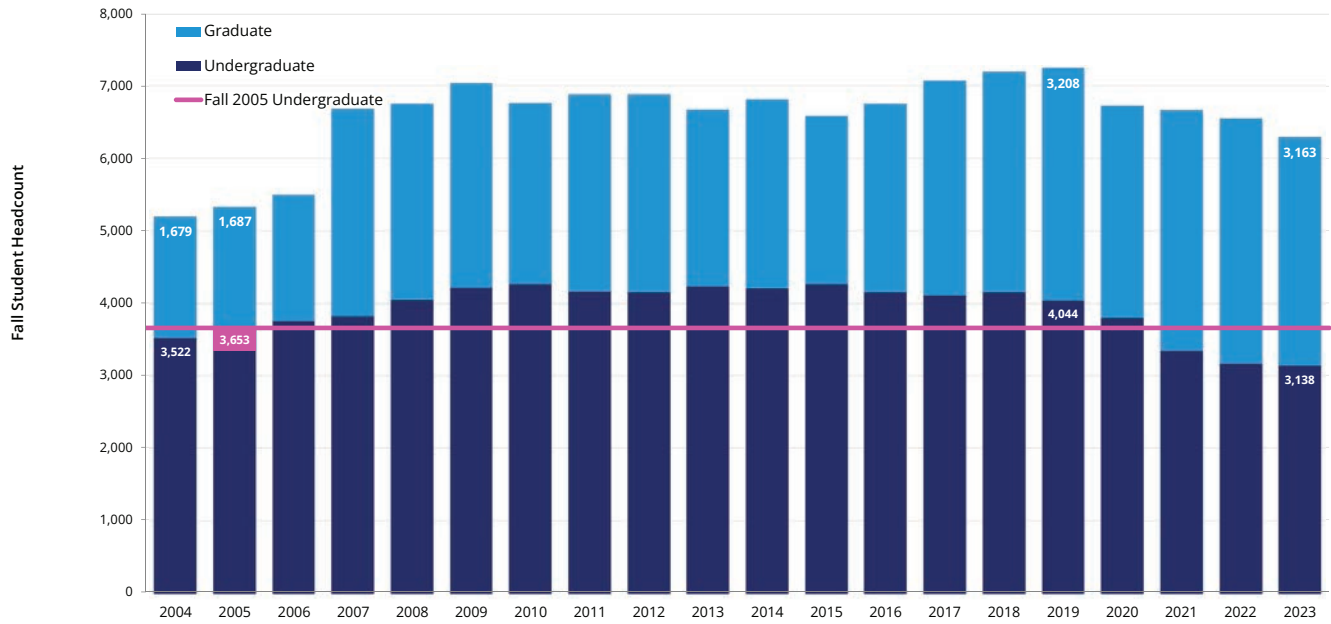
## DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	<b>91%</b>
Male	<b>50%</b>
Female	<b>50%</b>
<i>Known Race/Ethnicity of Students from Selected Underrepresented Groups</i>	<b>37%</b>
Asian	3%
Black	13%
Hispanic	17%

**Figure 2A**

**Student Enrollment, Fitchburg State, Fall 2004-2023**

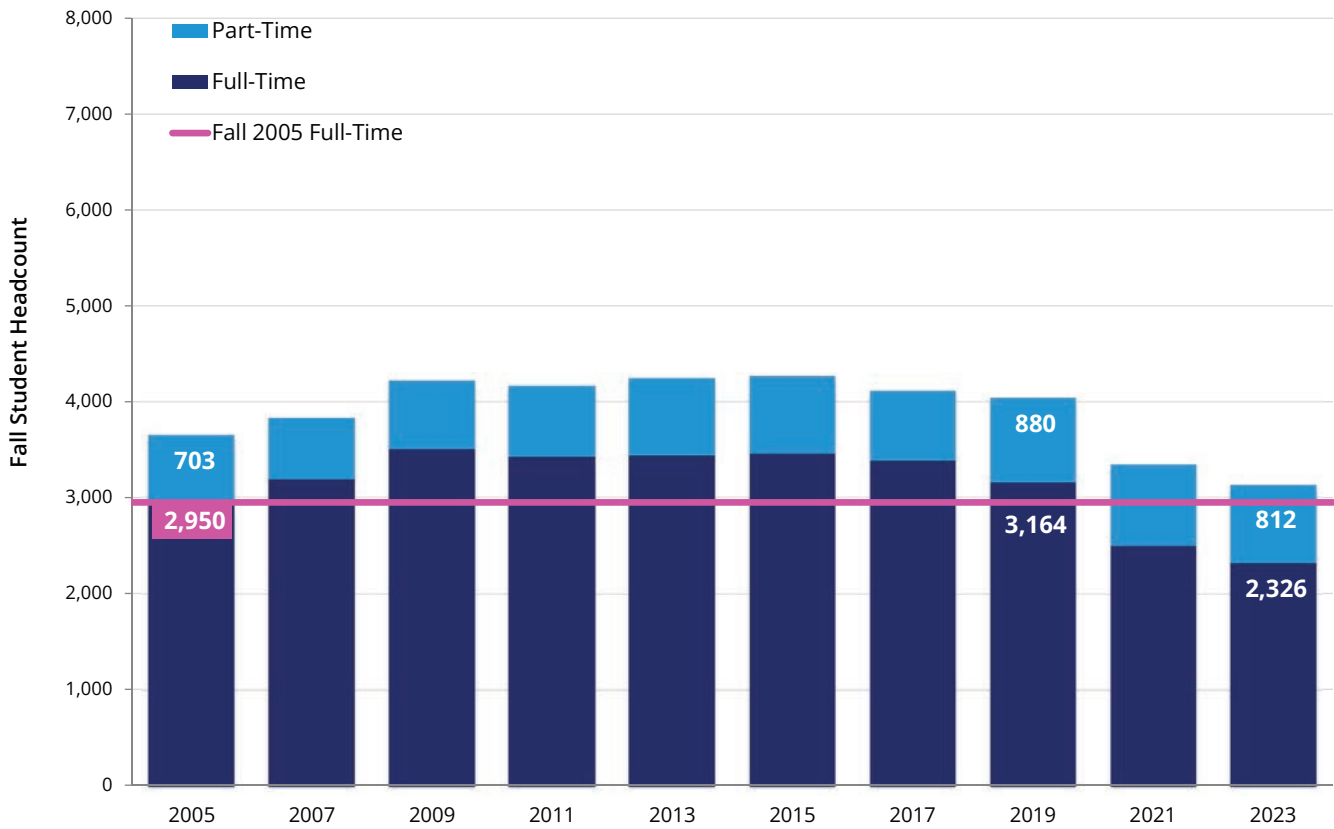
Source: Mass DHE 2024



**Figure 2B**

**Undergraduate Student Enrollment by Part-Time/Full-Time Status, Fitchburg State, Fall 2005-2023**

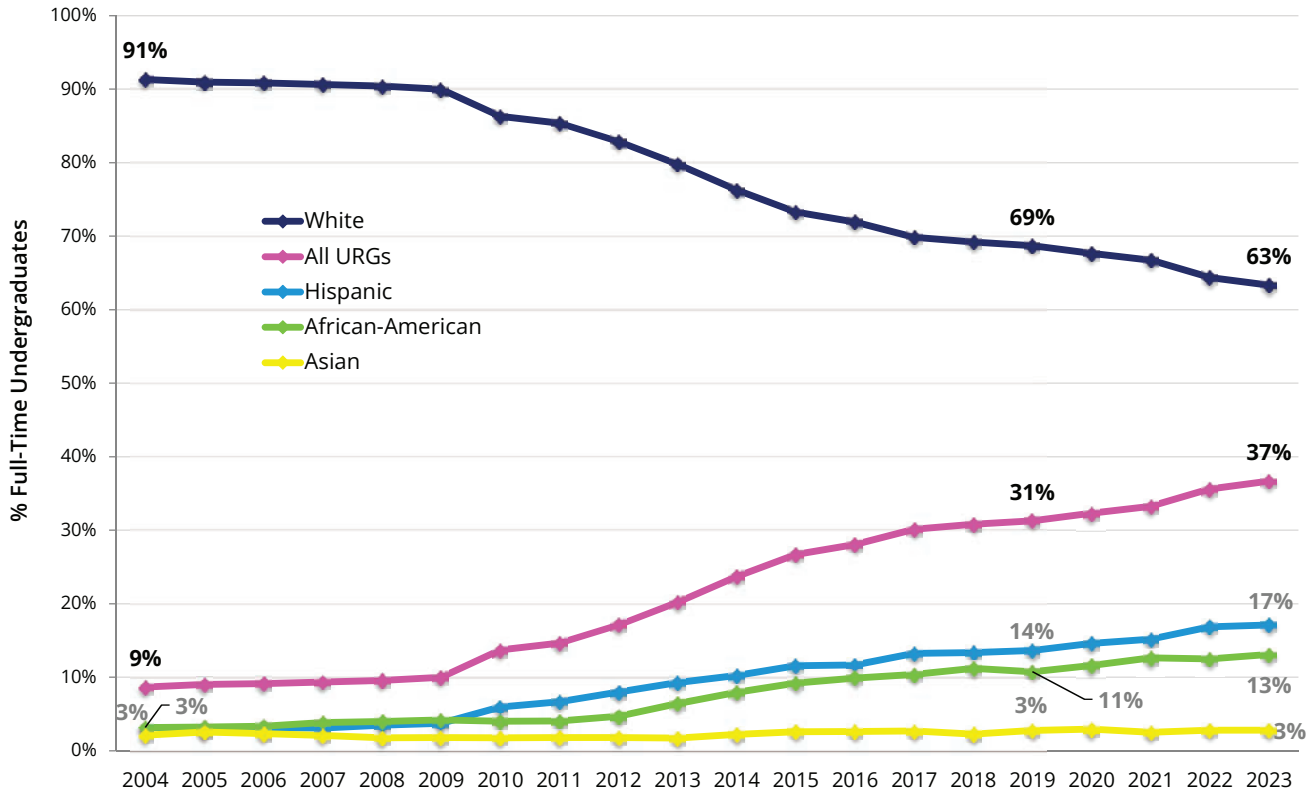
Source: Mass DHE 2024



**Figure 2C**

**Full-Time Undergraduate Enrollment by Race/Ethnicity, Fitchburg State, Fall 2004-2023**

Source: Mass DHE Special Calculation 2024

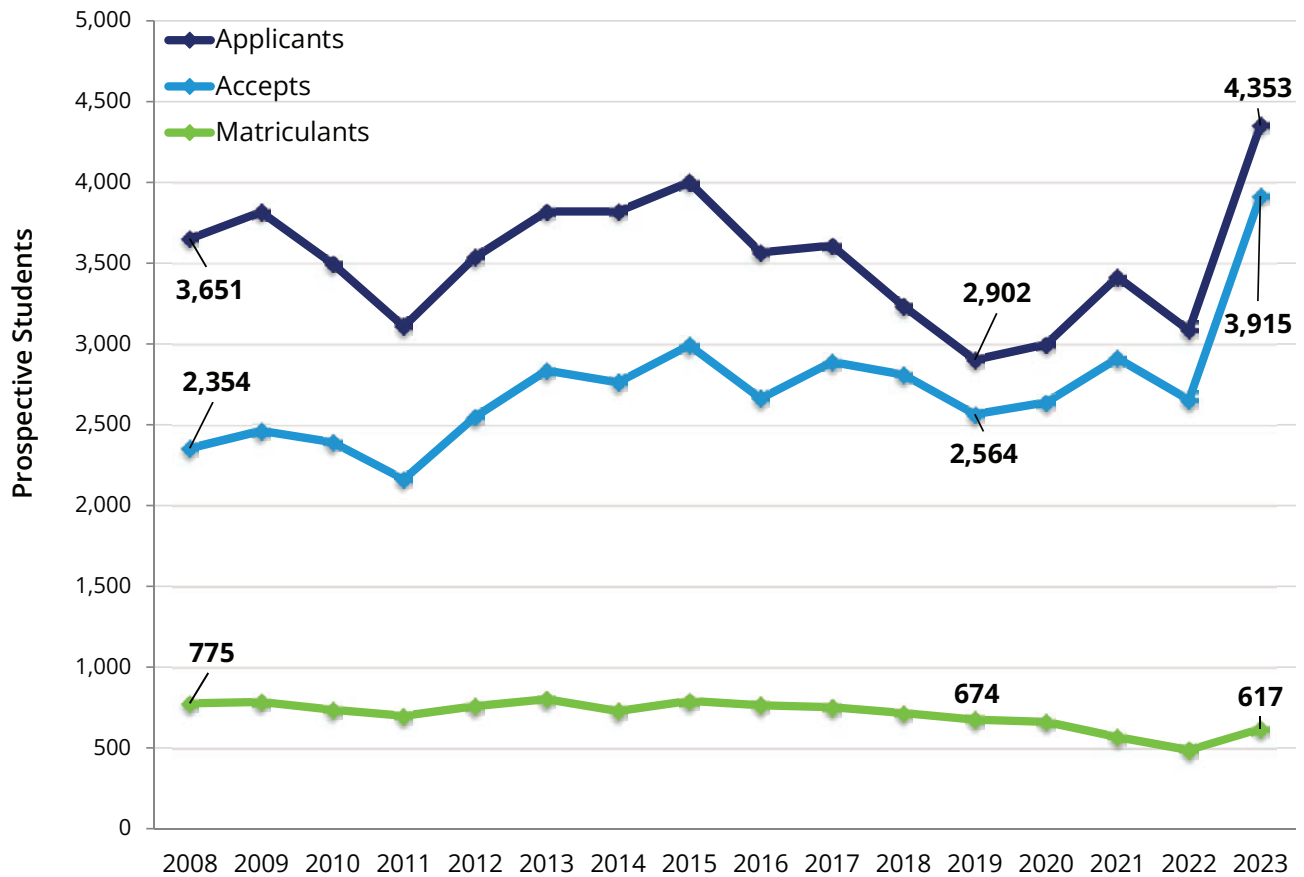


Note: In each year, the "All URG's present includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American/Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above).

**Figure 2E**

**First-Time, First-Year Student Admissions, Fitchburg State, Fall 2008-2023**

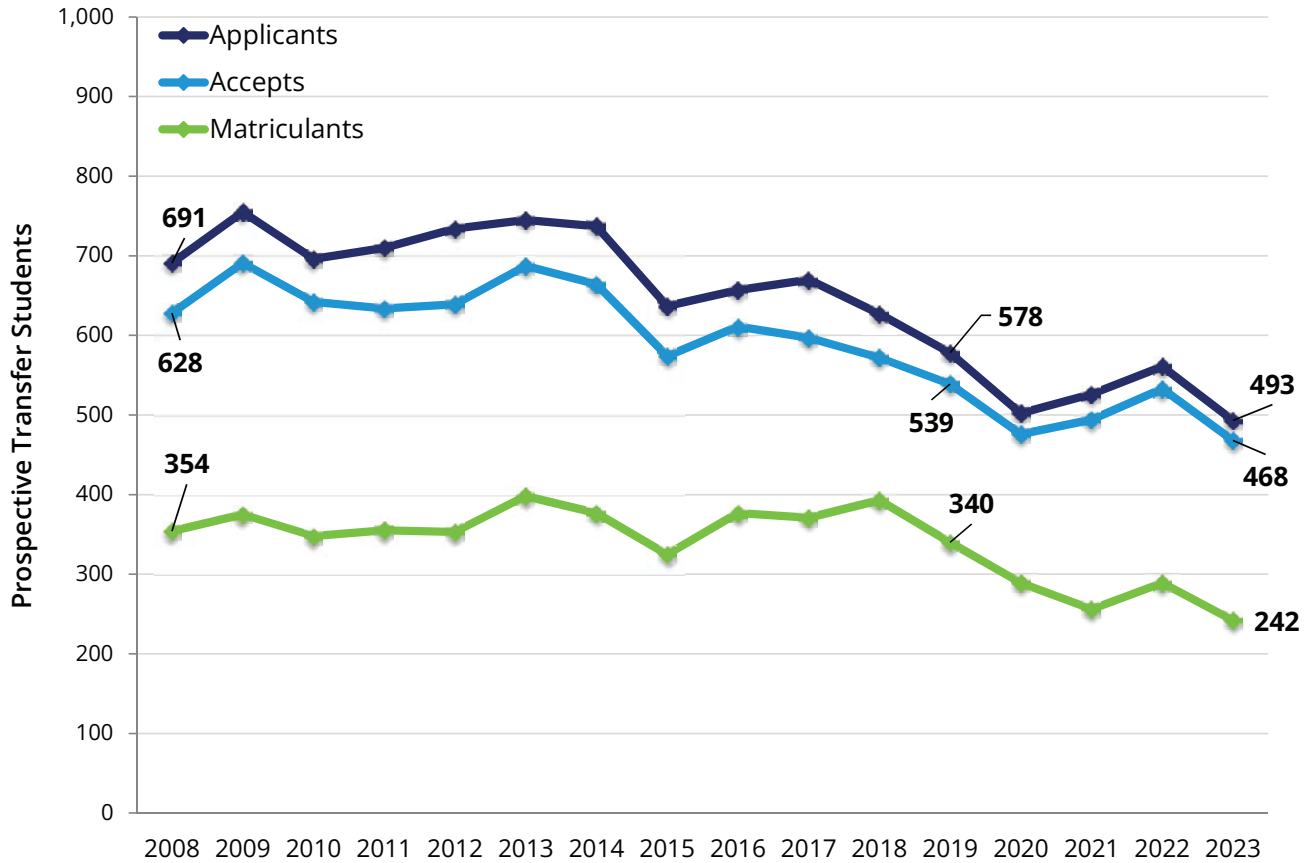
Source: Fitchburg State University, 2024



**Figure 2F**

**Transfer Admissions, Fitchburg State, Fall 2008-2023**

Source: Fitchburg State University, 2024

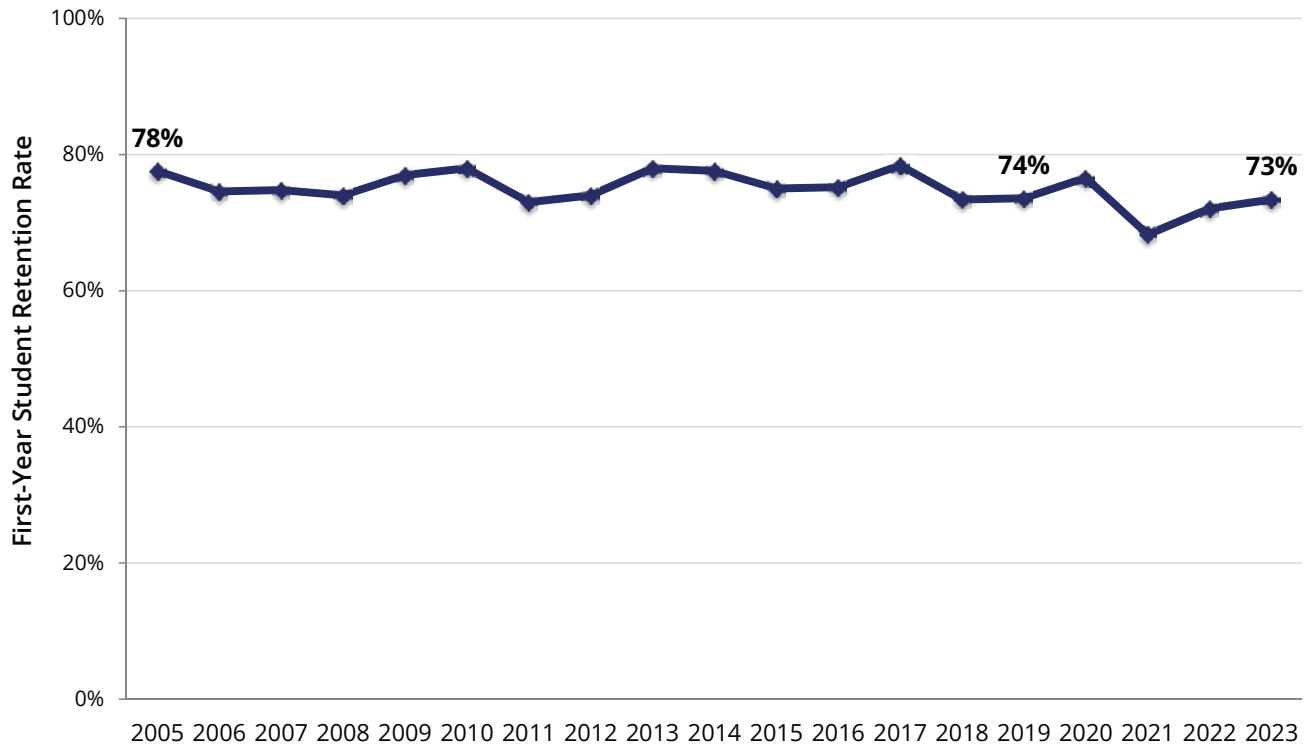




**Figure 2G**

### First-Time, Full-Time, First-Year Student Retention Rate, Fitchburg State, Fall 2005-2023

Source: Mass DHE 2024

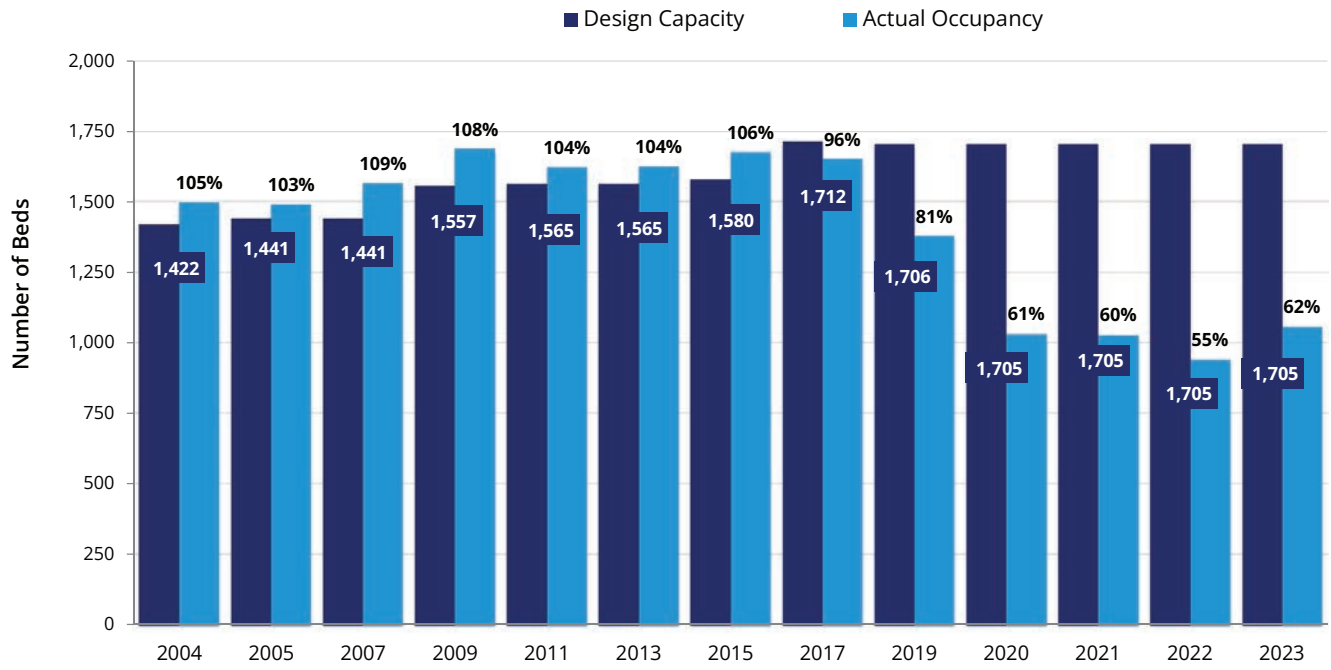


\* The data for each year reflect the percentage of the previous year's first-time, full-time, First-Year students who returned to campus.

**Figure 2H**

**Housing Occupancy, Fitchburg State, Fall 2004-2023**

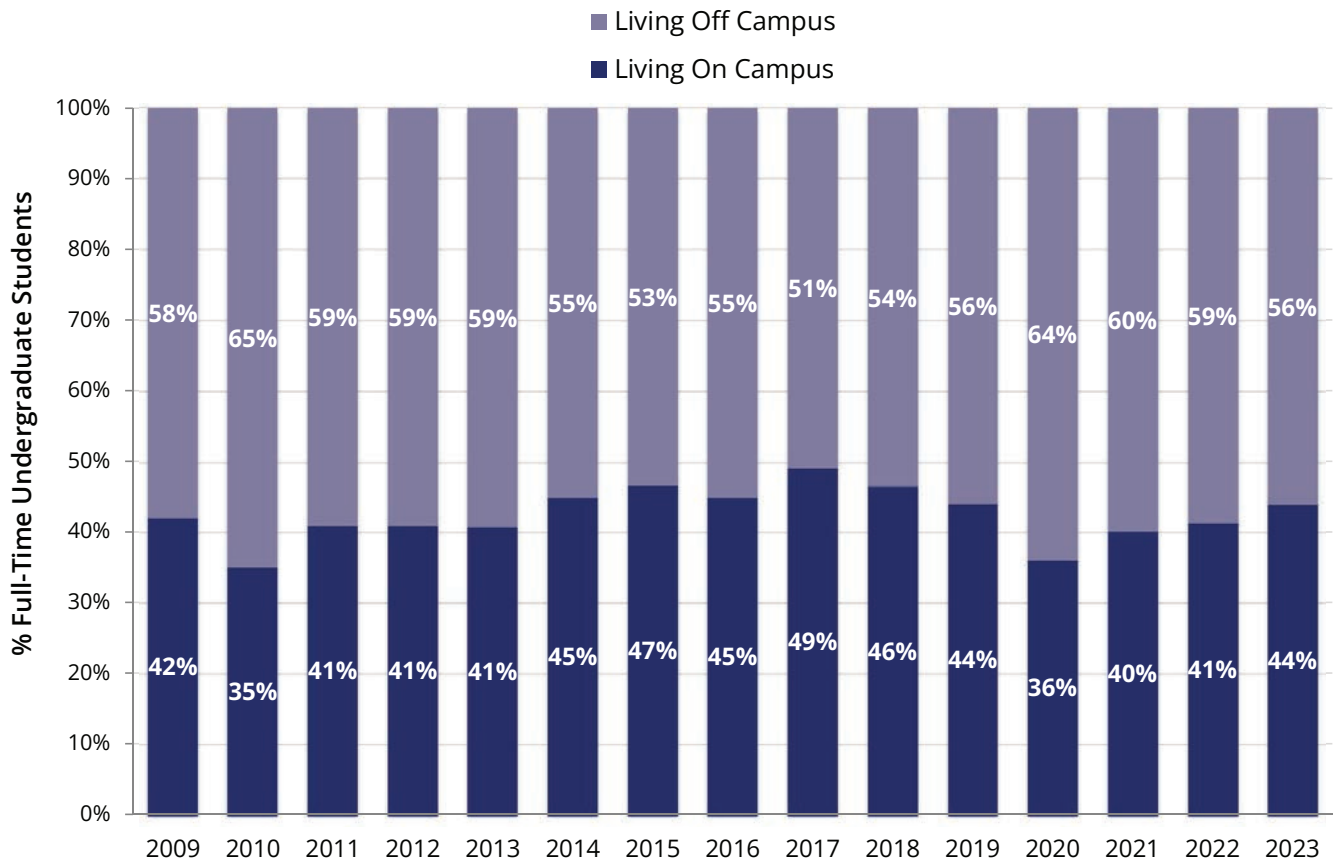
Source: MSCBA 2024



**Figure 2I**

**Housing Situation of Full-Time Undergraduate Students, Fitchburg State, Fall 2009-2023**

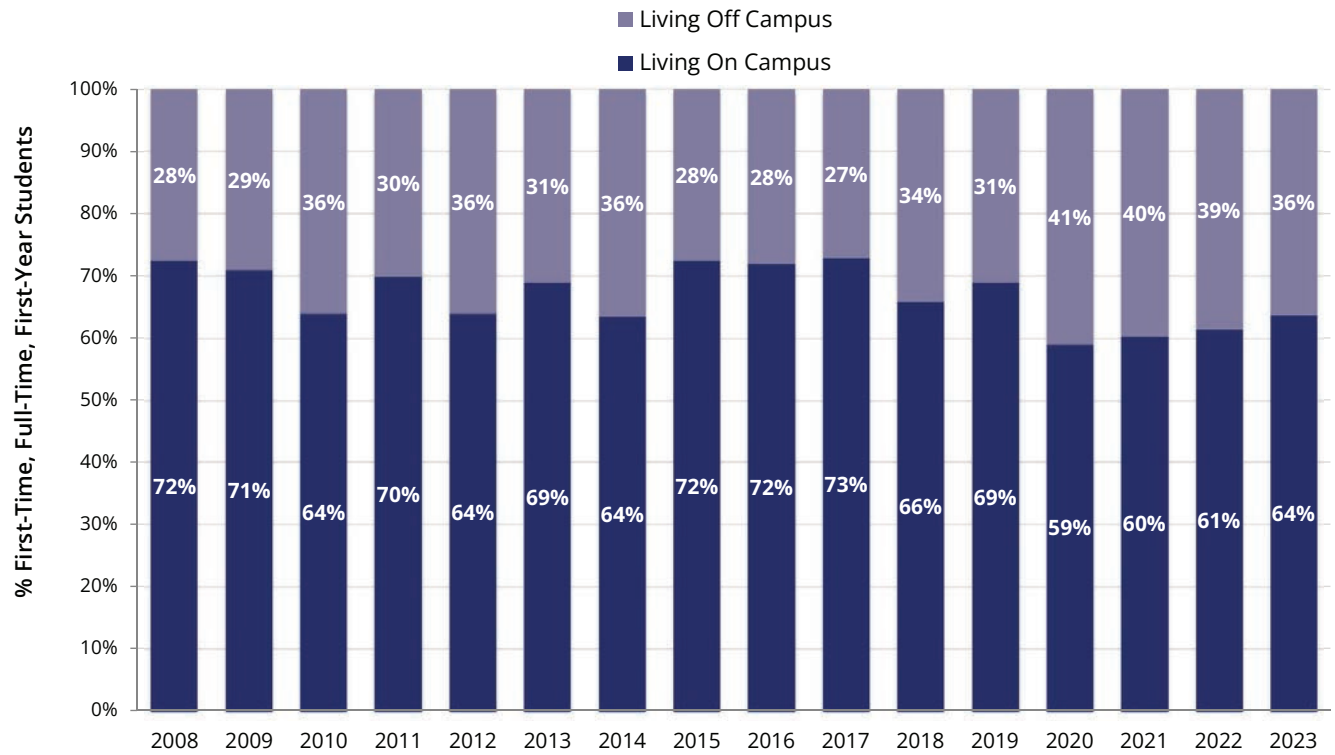
Source: Fitchburg State University, 2024



**Figure 2J**

**Housing Situation of First-Time, Full-Time, First-Year Students, Fitchburg State, Fall 2008-2023**

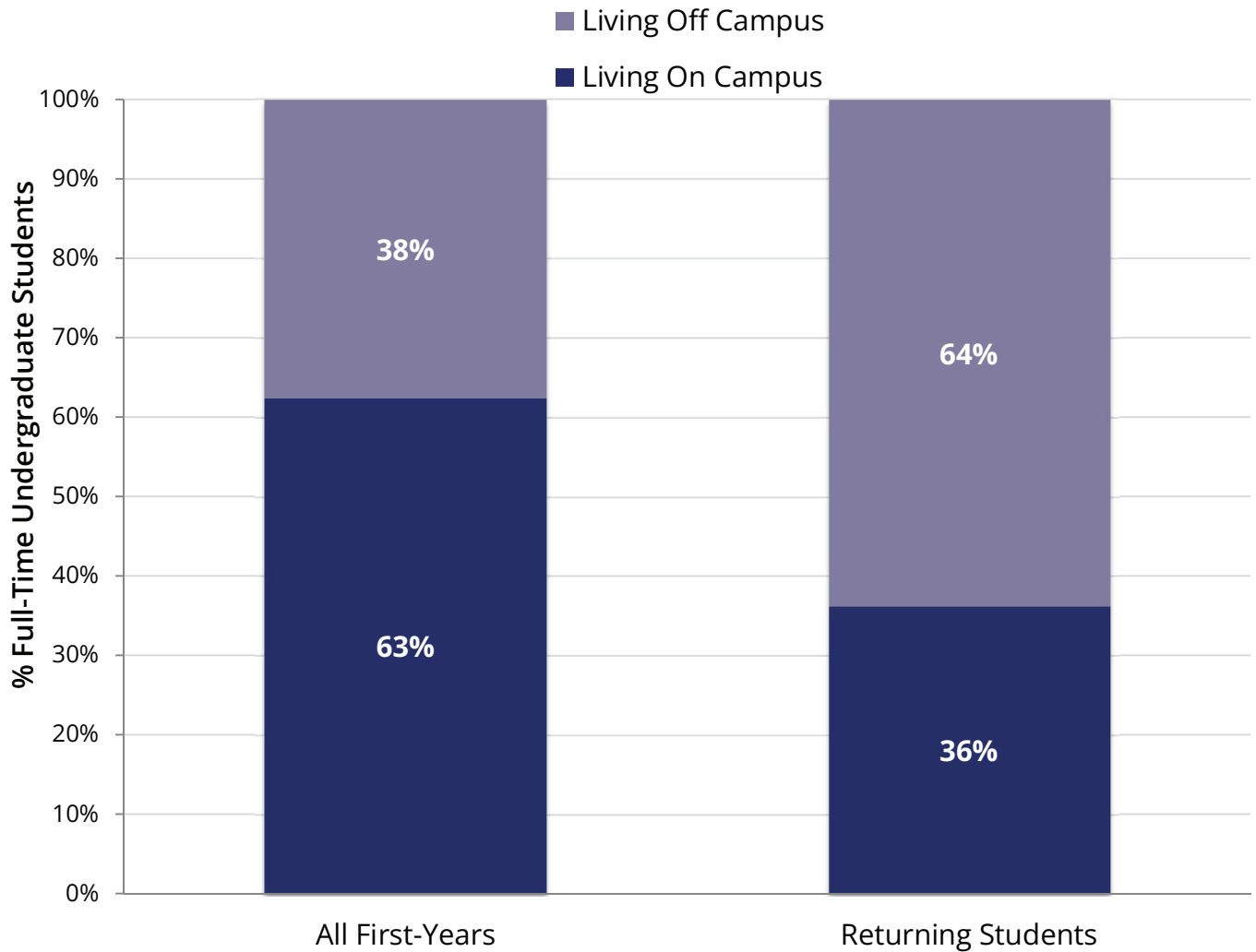
Source: Fitchburg State University, 2024



**Figure 2K**

### Housing Situation of Full-Time Undergraduate Students by Class Year, Fitchburg State, Fall 2023

Source: Fitchburg State University, 2024

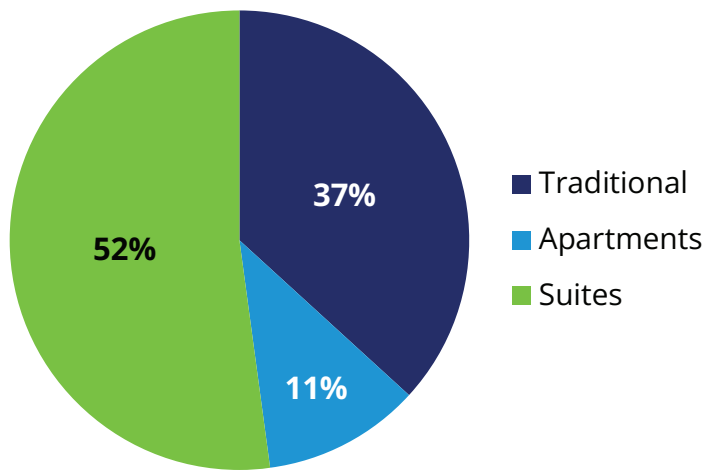


**Figure 2L**

### Residence Hall Room Types, Fitchburg State

Source: MSCBA, 2024

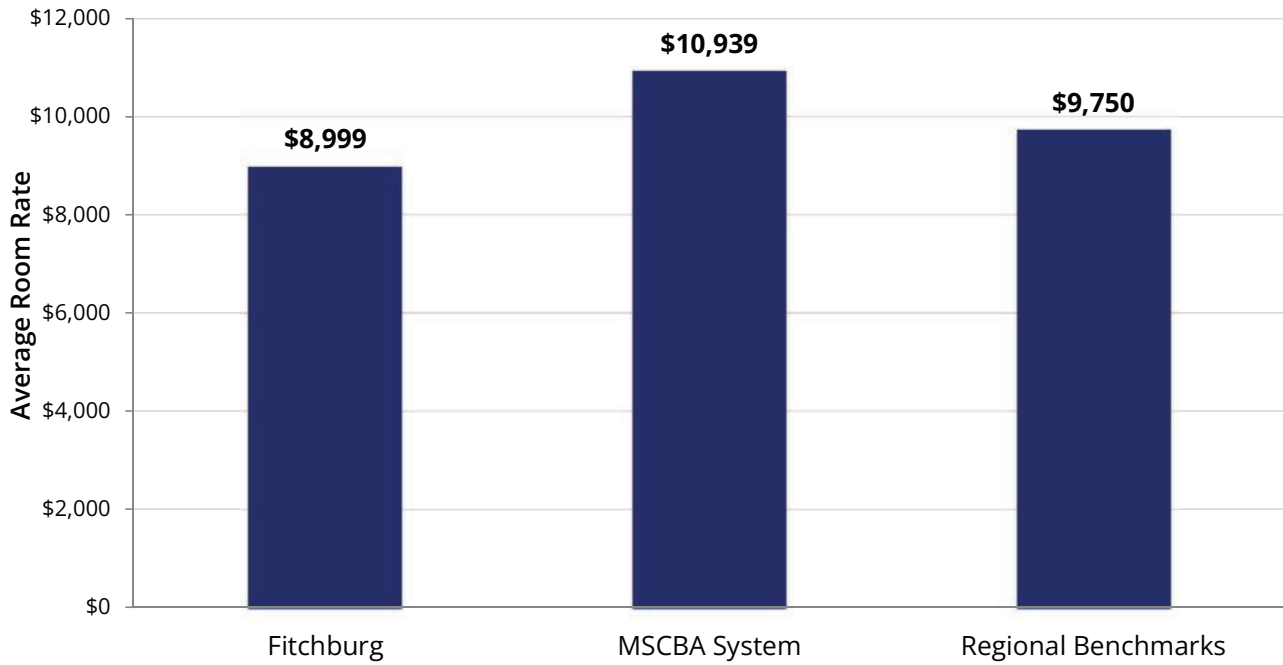
#### Residence Hall Room Types Fall 2023 Fitchburg State



**Figure 2M**

**Average Room Rate, Fall 2024**

Source: MSCBA, and university websites, 2024

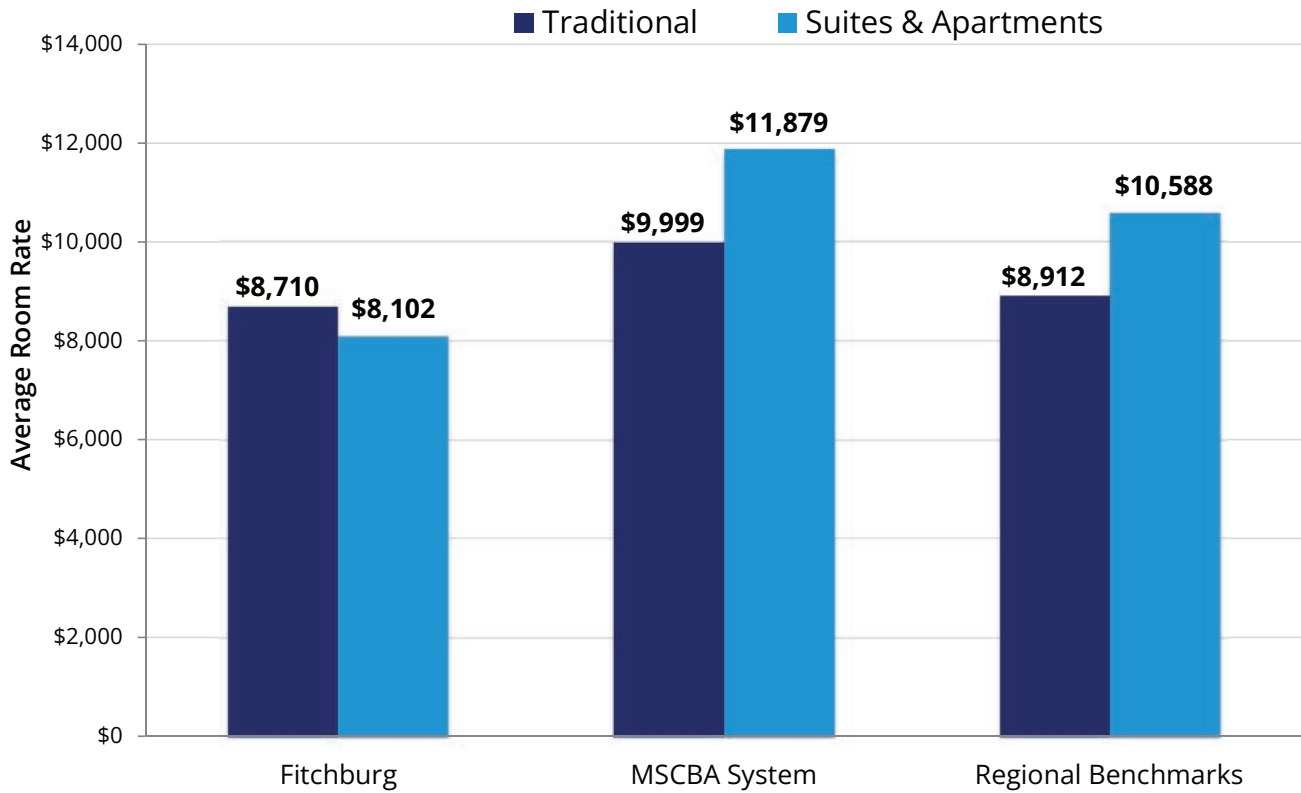


Note: Average of lowest and highest room rates for traditional rooms and suites/apartments. See Appendix for a list of benchmark institutions.

**Figure 2N**

### Average Room Rate, Fall 2024: Traditional vs. Suites and Apartments

Source: MSCBA, and university websites, 2024



Note: Average of lowest and highest room rates for traditional rooms and suites/apartments.



**Figure 2P****Other Populations Housed, Fall 2019-2023***Source: Fitchburg State University*

	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023
Undergraduate part-time students	24	24	20	27	23
Undergraduate non-degree-seeking students	6	0	2	5	6
Graduate students	0	1	5	3	2



# Framingham

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# State University

# FRAMINGHAM STATE UNIVERSITY: 2023 FAST FACTS SUMMARY

## ENROLLMENT

Total Enrollment	<b>4,028</b>
Undergraduate Student Enrollment	<b>2,817</b>
Full-Time Enrollment	2,324
Part-Time Enrollment	493
Percent Transfer Students <i>All Degree-Seeking Undergraduates</i>	32%
Graduate Student Enrollment	<b>1,211</b>

## GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	<b>92%</b>
From Out-of-State	<b>7%</b>
From Abroad	<b>1%</b>

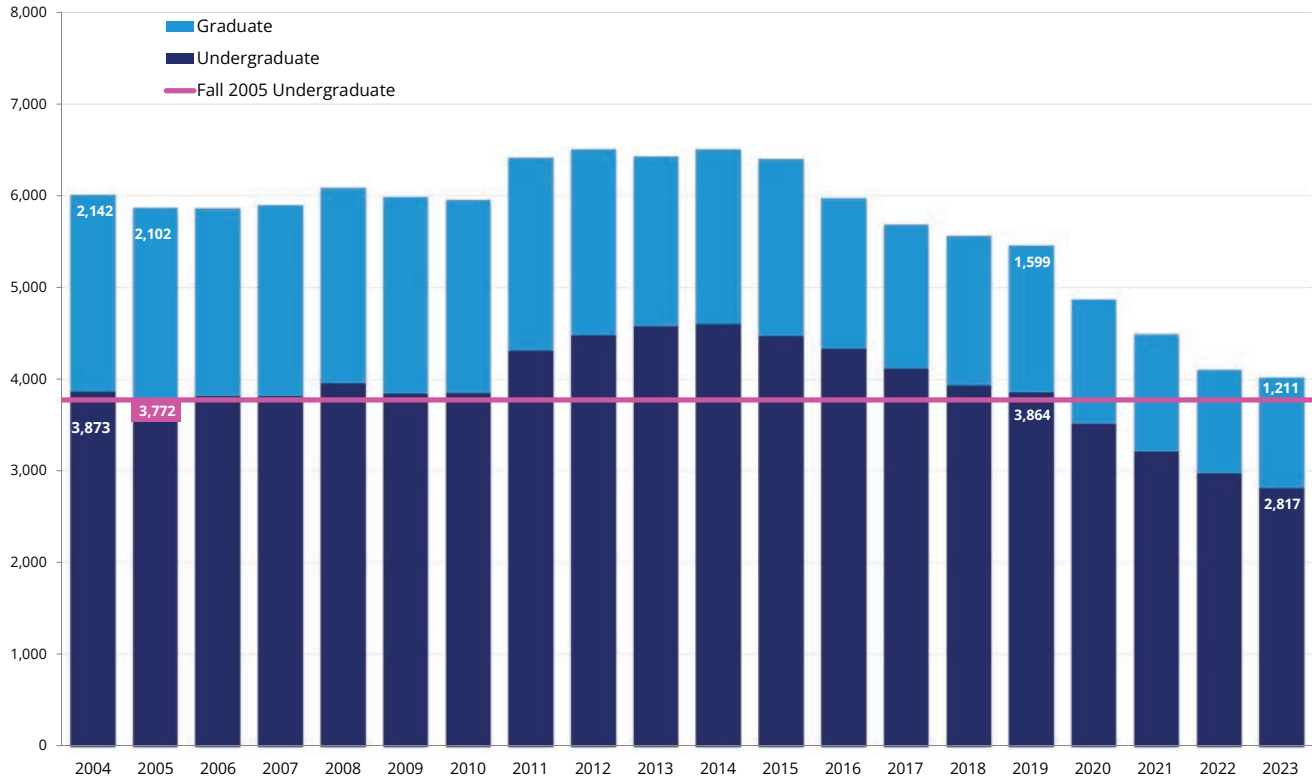
## DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	<b>92%</b>
Male	<b>46%</b>
Female	<b>54%</b>
<i>Known Race/Ethnicity of Students from Selected Underrepresented Groups</i>	<b>47%</b>
Asian	4%
Black	18%
Hispanic	21%

**Figure 3A**

**Student Enrollment, Framingham State, Fall 2004-2023**

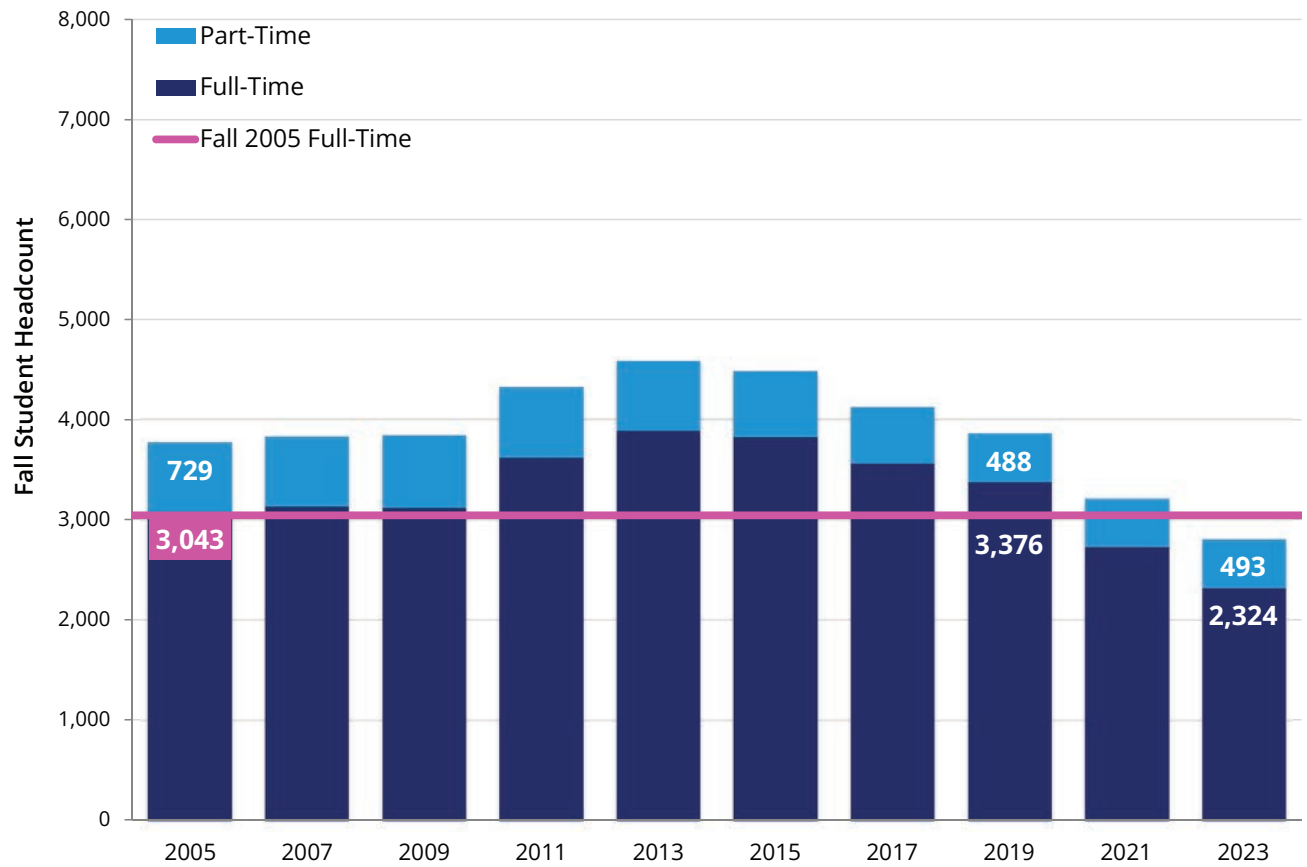
Source: Mass DHE 2024



**Figure 3B**

**Undergraduate Student Enrollment by Part-Time/Full-Time Status, Framingham State, Fall 2005-2023**

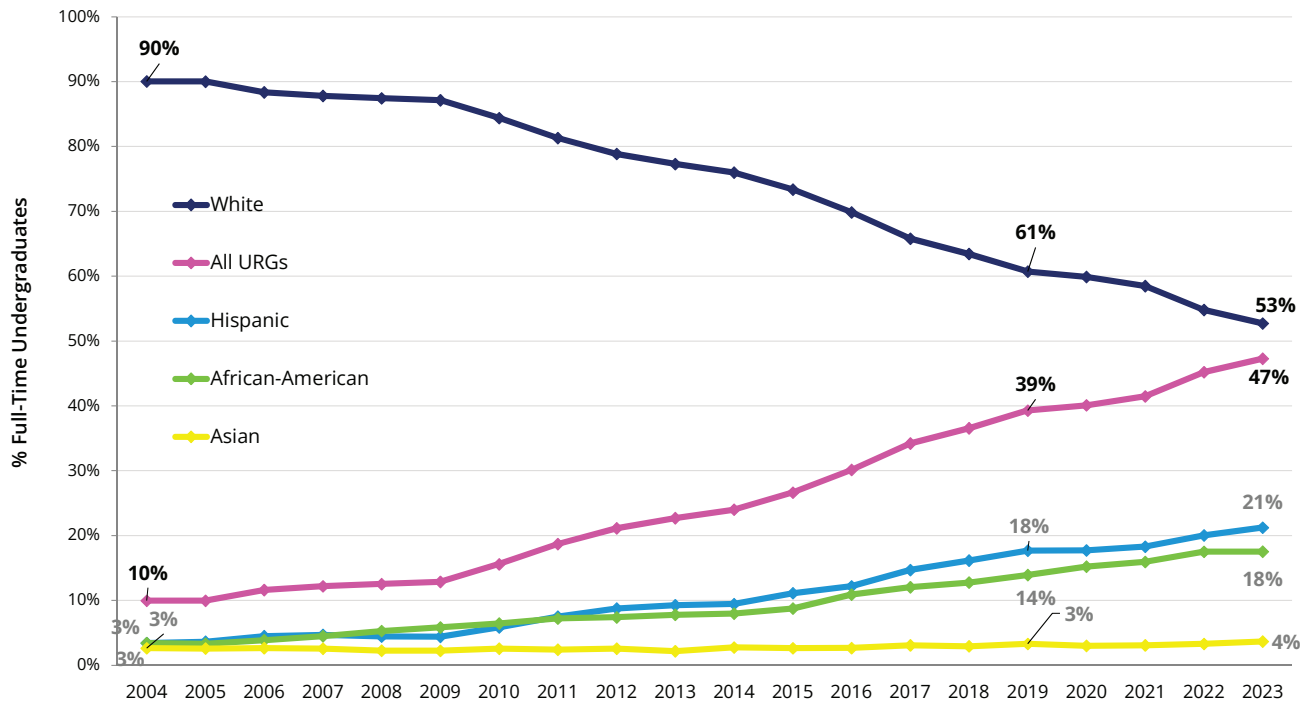
Source: Mass DHE 2024



**Figure 3C**

### Full-Time Undergraduate Enrollment by Race/Ethnicity, Framingham State, Fall 2004-2023

Source: Mass DHE Special Calculation 2024

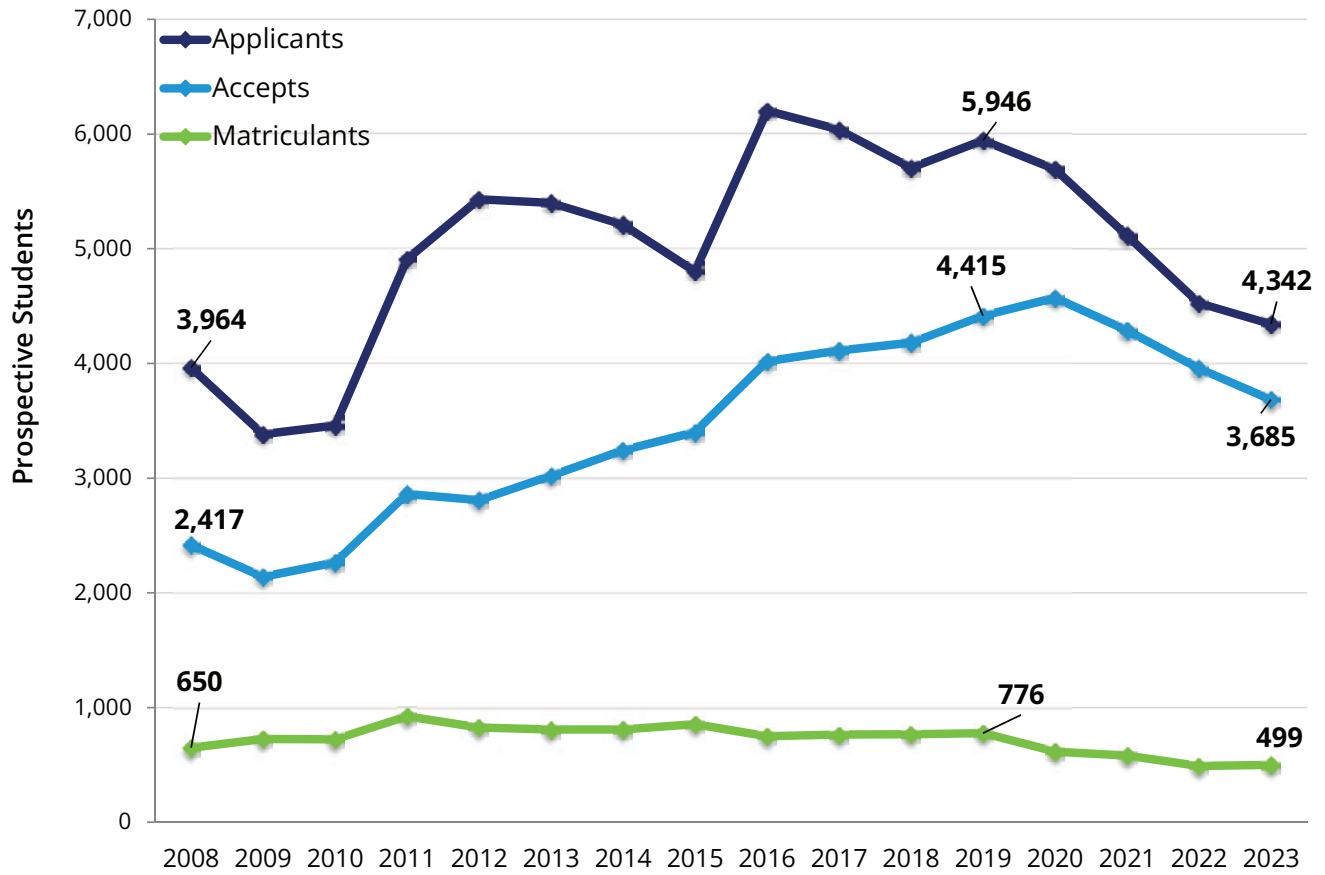


Note: In each year, the "All URG's present includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American/Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above).

**Figure 3E**

**First-Time, First-Year Student Admissions, Framingham State, Fall 2008-2023**

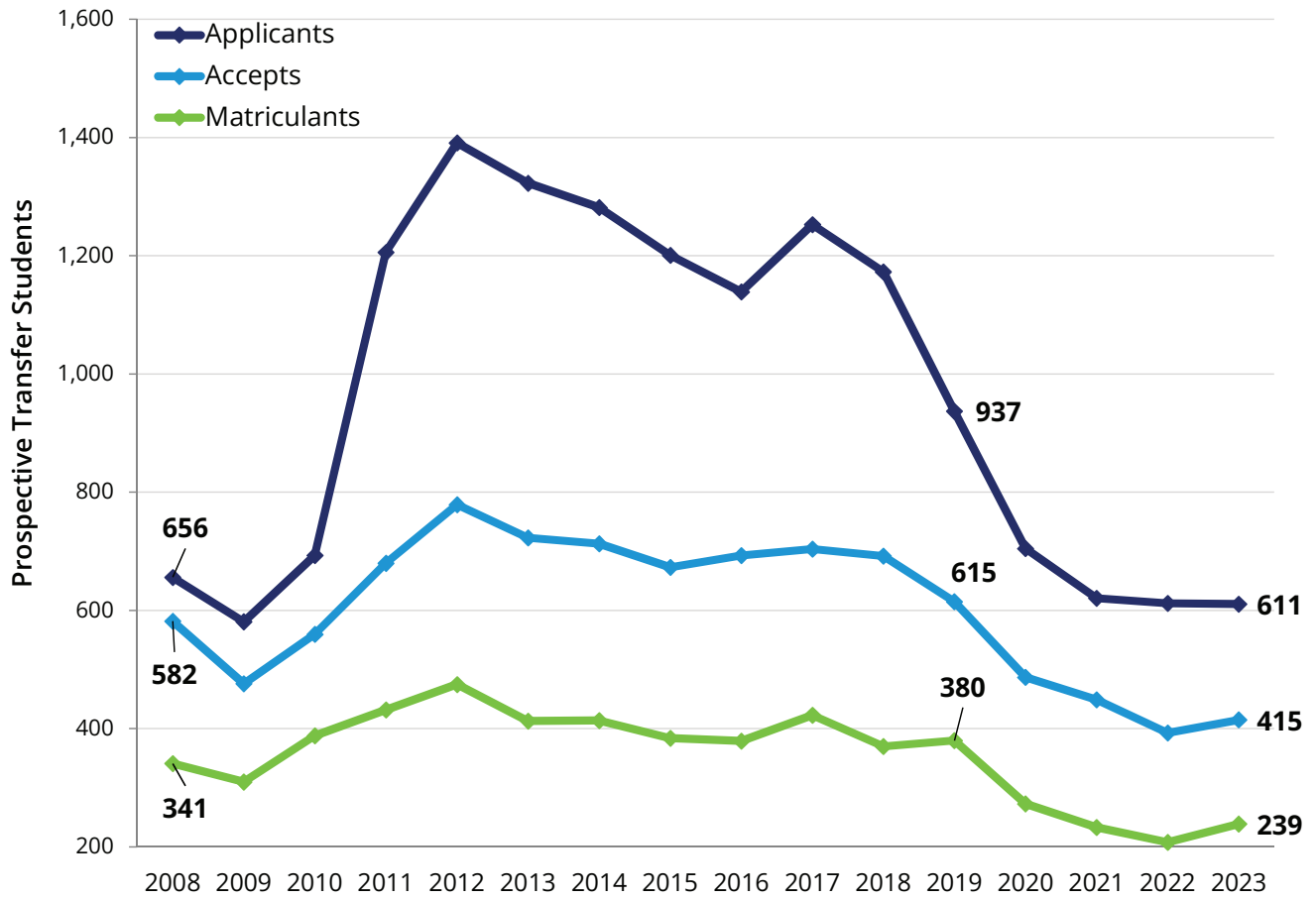
Source: Framingham State University, 2024



**Figure 3F**

**Transfer Admissions, Framingham State, Fall 2008-2023**

Source: Framingham State University, 2024

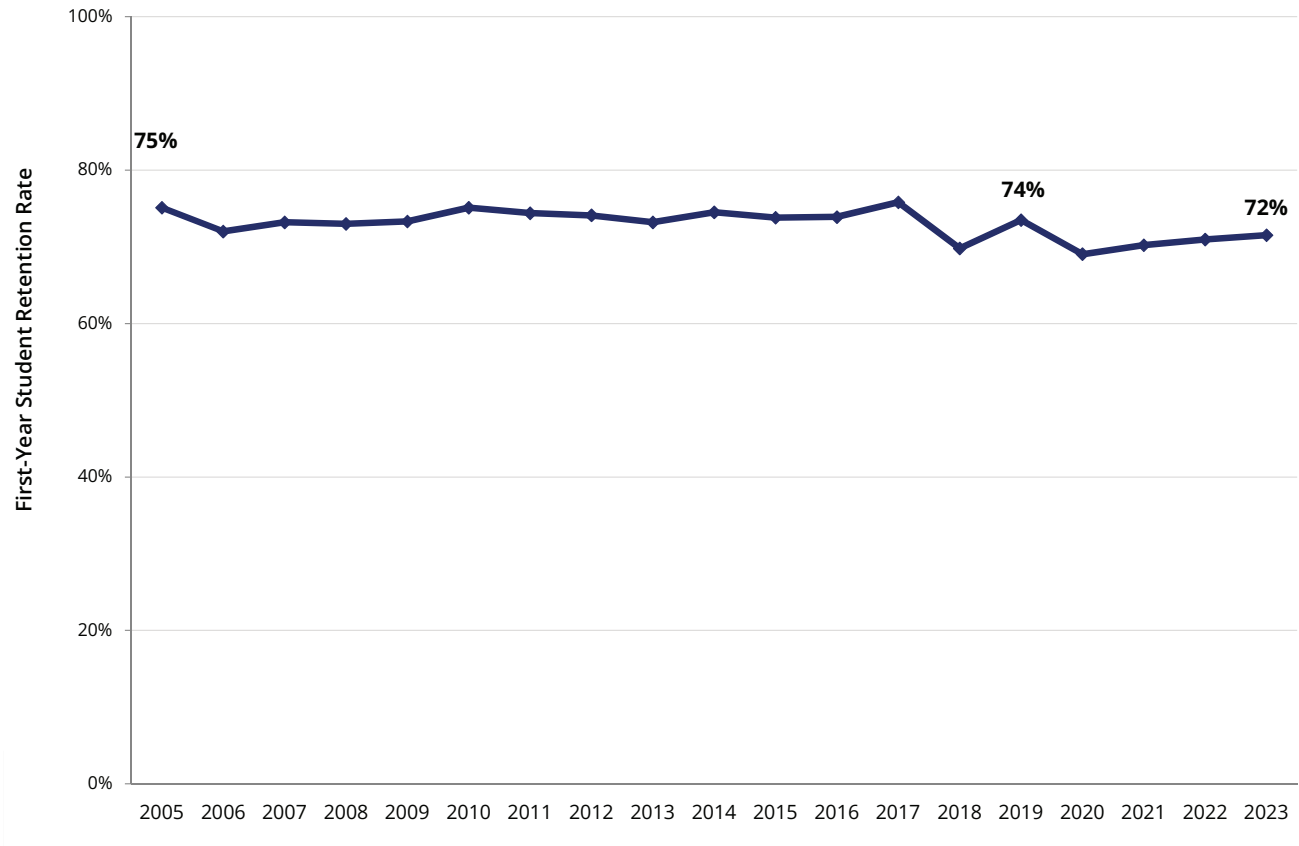




**Figure 3G**

### First-Time, Full-Time, First-Year Student Retention Rate, Framingham State, Fall 2005-2023\*

Source: Mass DHE 2024

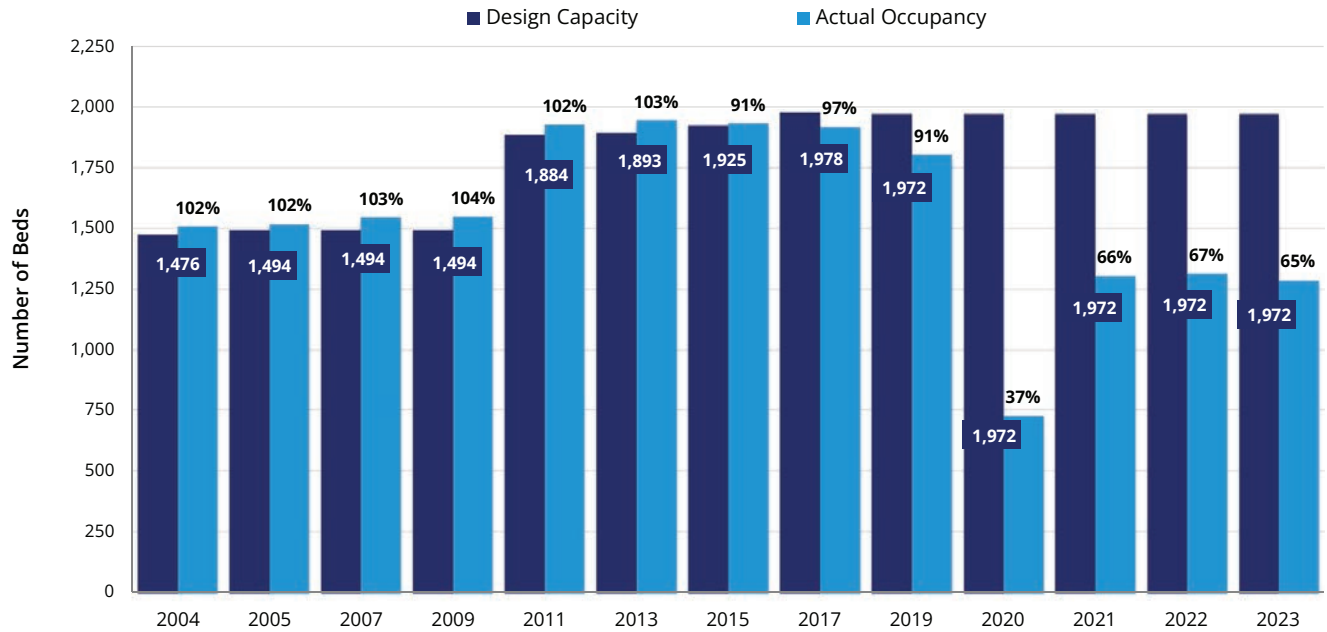


\* The data for each year reflect the percentage of the previous year's first-time, full-time, First-year students who returned to campus.

**Figure 3H**

**Housing Occupancy, Framingham State, Fall 2004-2023**

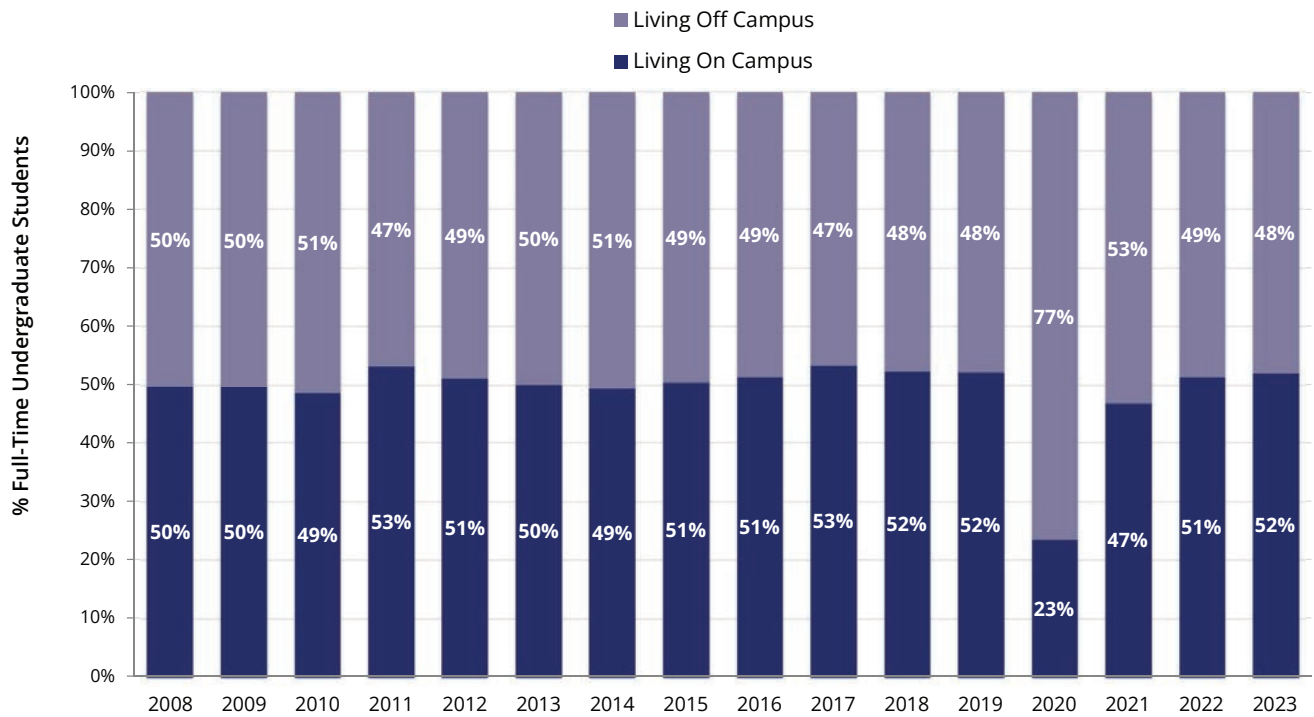
Source: MSCBA, 2024



**Figure 31**

**Housing Situation of Full-Time Undergraduate Students, Framingham State, Fall 2008-2023**

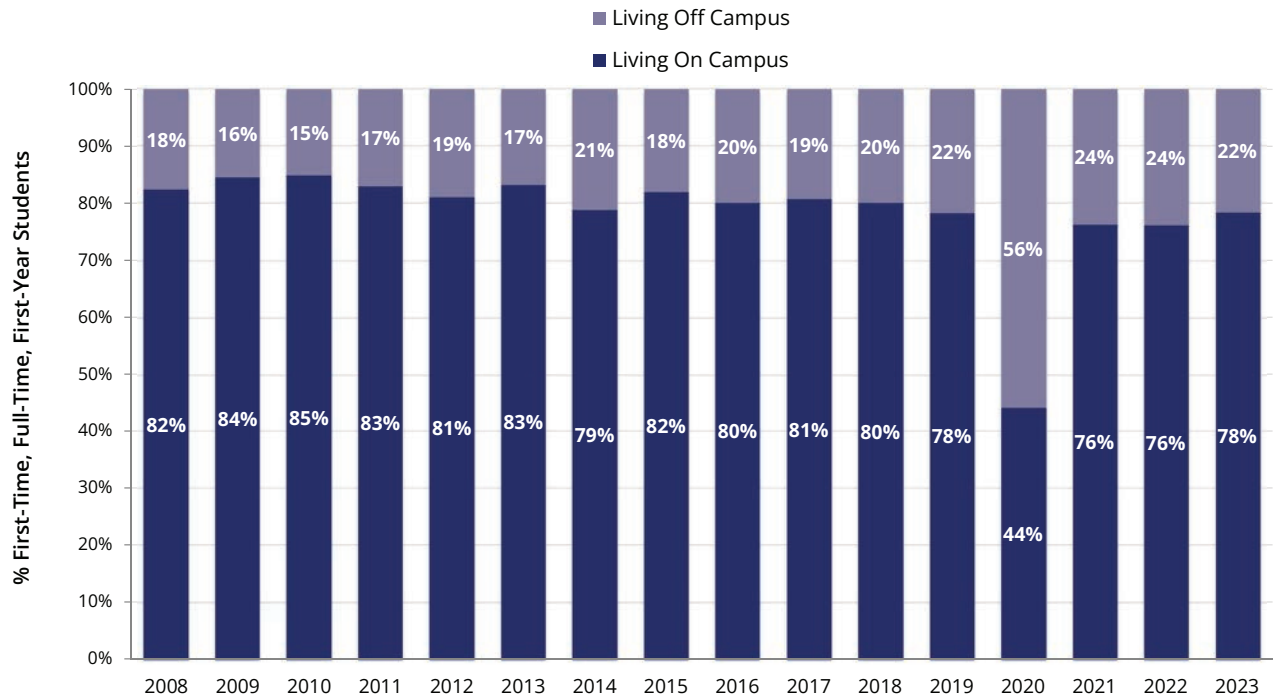
Source: Framingham State University, 2024



**Figure 3J**

**Housing Situation of First-Time, Full-Time, First-Year Students, Framingham State, Fall 2008-2023**

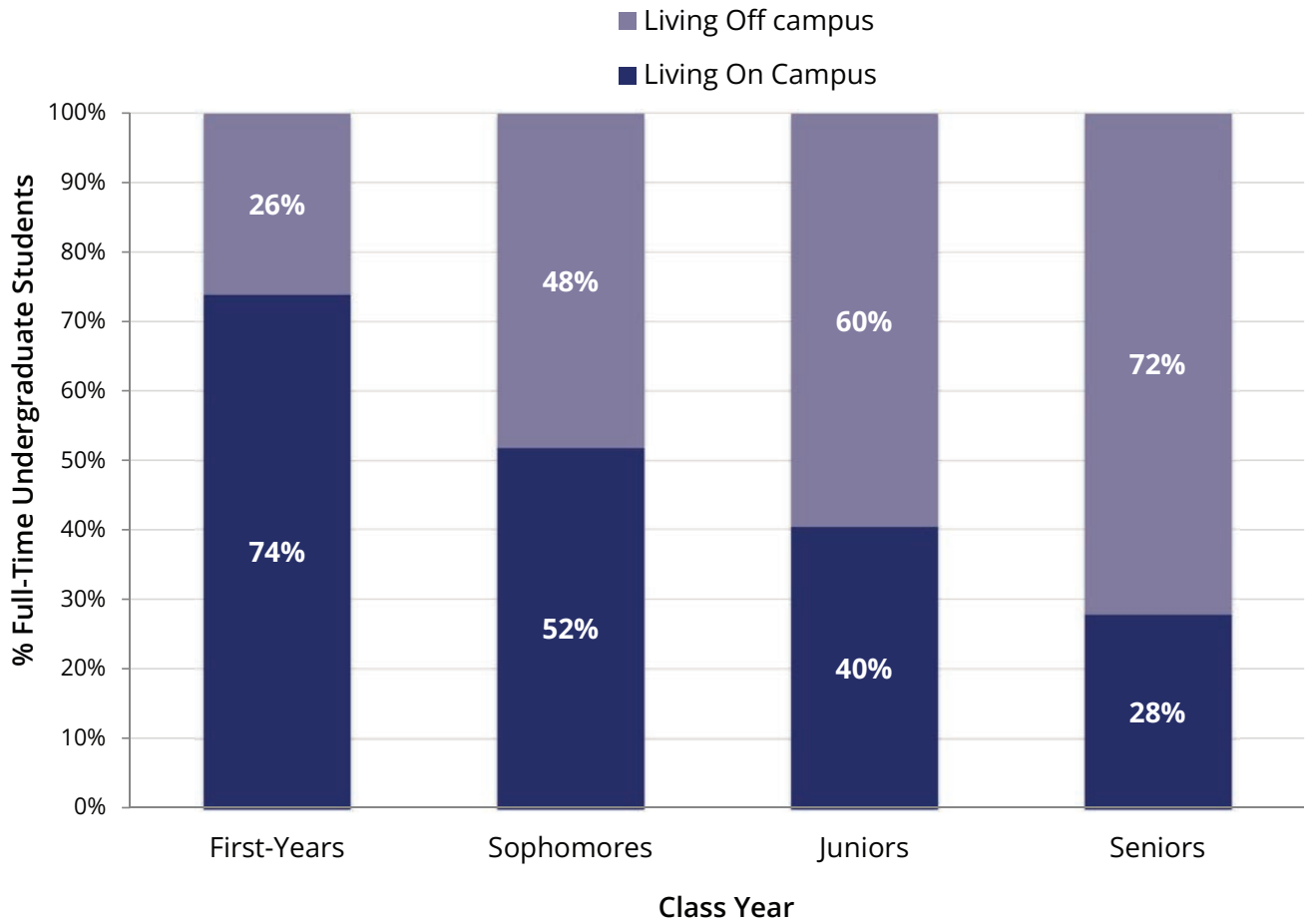
Source: Framingham State University, 2024



**Figure 3K**

### Housing Situation of Full-Time Undergraduate Students by Class Year, Framingham State, Fall 2023

Source: Framingham State University, 2024

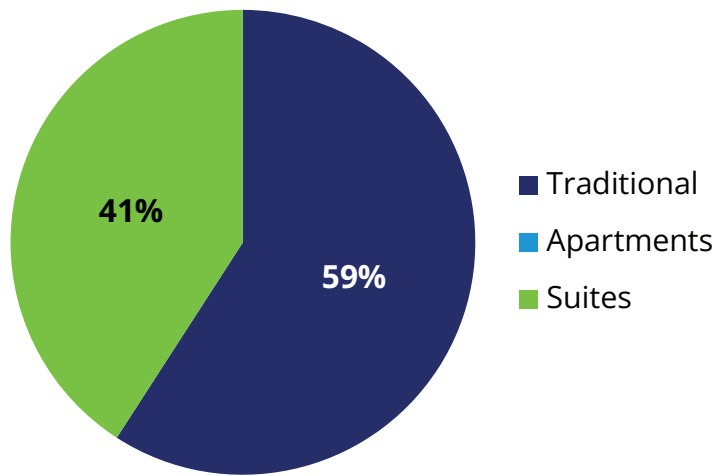


**Figure 3L**

**Residence Hall Room Types, Framingham State**

Source: MSCBA, 2024

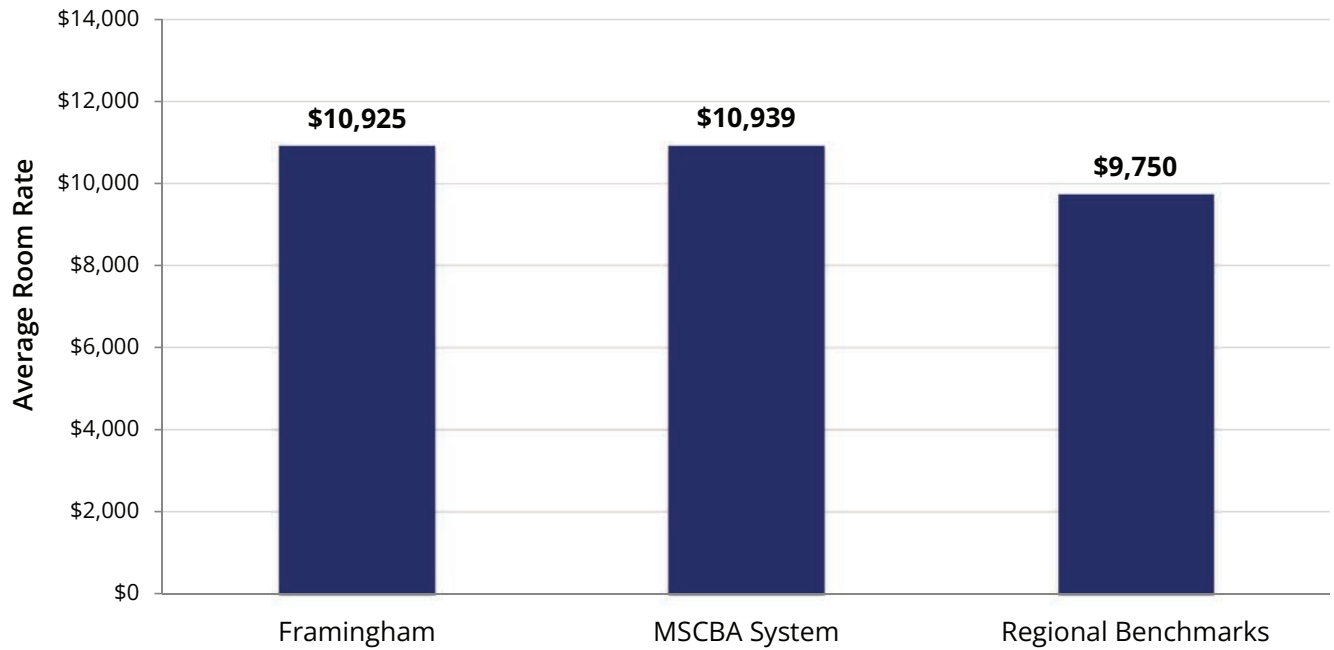
**Residence Hall Room Types  
Fall 2023  
Framingham State**



**Figure 3M**

**Average Room Rate, Fall 2024**

Source: MSCBA, and university websites, 2024

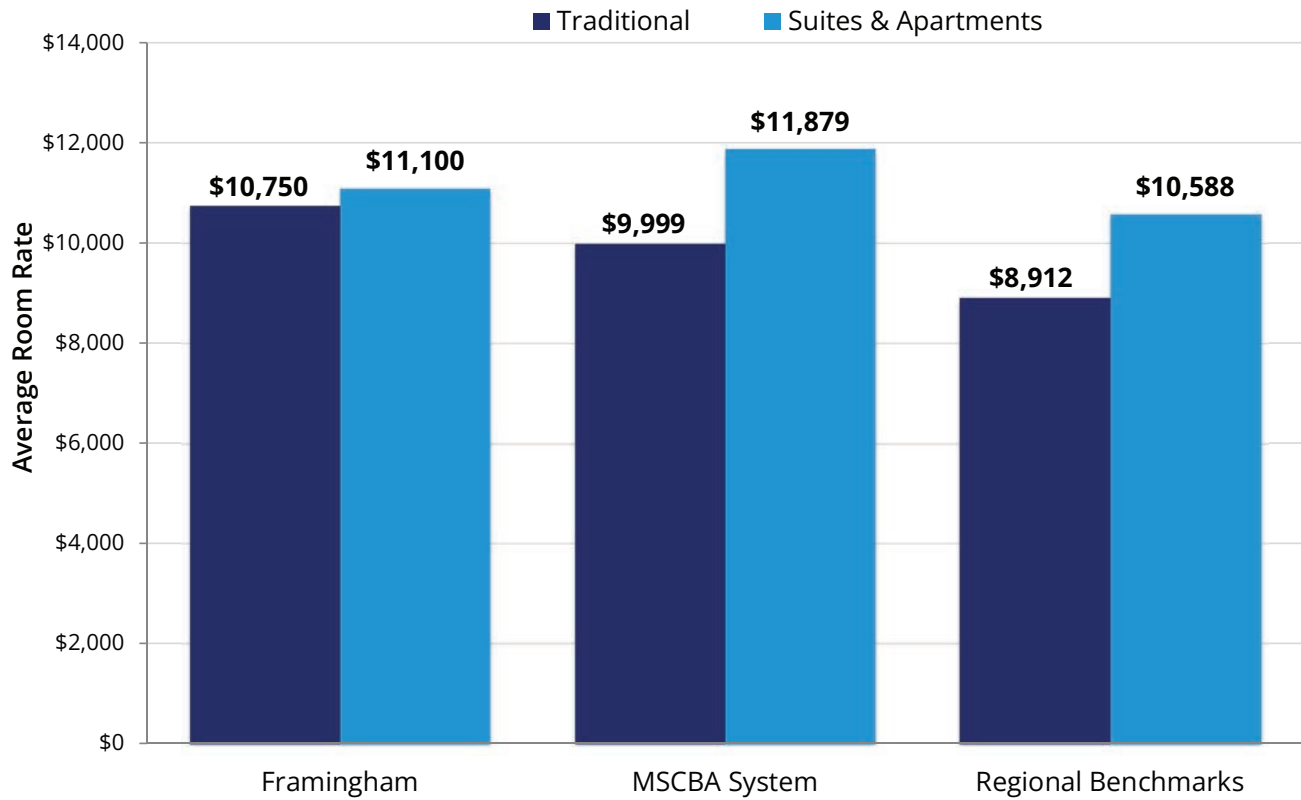


Note: Average of lowest and highest room rates for traditional rooms and suites/apartments.  
See Appendix for a list of benchmark institutions.

**Figure 3N**

**Average Room Rate, Fall 2024: Traditional vs. Suites and Apartments**

Source: MSCBA, and university websites, 2024



Note: Average of lowest and highest room rates for traditional rooms and suites/apartments.



**Figure 3P****Other Populations Housed, Fall 2019-2023***Source: Framingham State University*

	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023
Undergraduate part-time students	2	2	4	6	3
Undergraduate non-degree-seeking students	5	1	1	0	0
Graduate students	1	0	3	11	7
Mass Bay residents	14	2	9	35	50

**Comments**

Mass Bay residents are not enrolled at Framingham State.



# MASSART

MASSACHUSETTS COLLEGE  
OF ART AND DESIGN

# MASSACHUSETTS COLLEGE OF ART AND DESIGN: 2023 FAST FACTS SUMMARY

## ENROLLMENT

Total Enrollment	<b>1,986</b>
Undergraduate Student Enrollment	<b>1,876</b>
Full-Time Enrollment	1,659
Part-Time Enrollment	217
Percent Transfer Students <i>All Degree-Seeking Undergraduates</i>	20%
Graduate Student Enrollment	<b>110</b>

## GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	<b>74%</b>
From Out-of-State	<b>22%</b>
From Abroad	<b>4%</b>

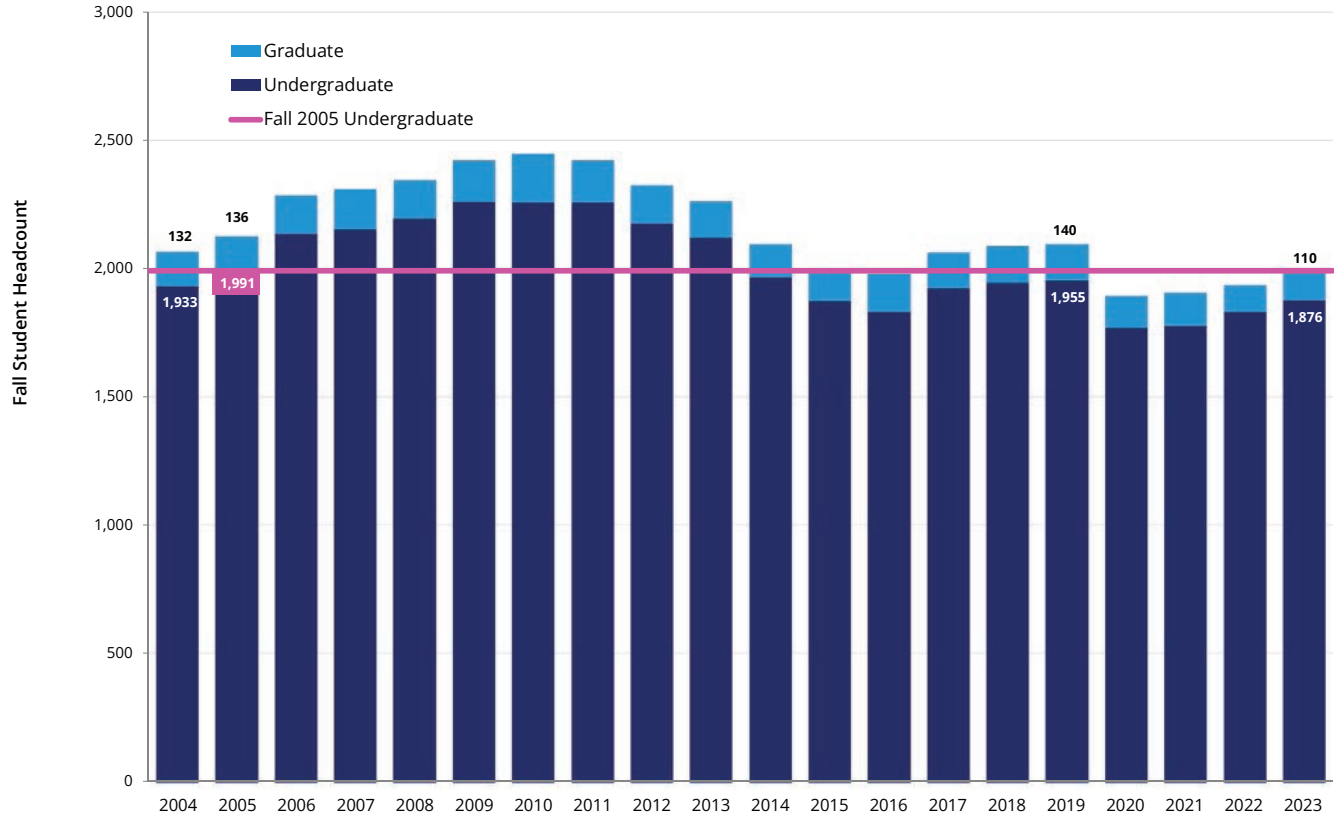
## DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	<b>94%</b>
Male	<b>25%</b>
Female	<b>75%</b>
<i>Known Race/Ethnicity of Students from Selected Underrepresented Groups</i>	<b>35%</b>
Asian	9%
Black	5%
Hispanic	16%

**Figure 4A**

**Student Enrollment, MassArt, Fall 2004-2023**

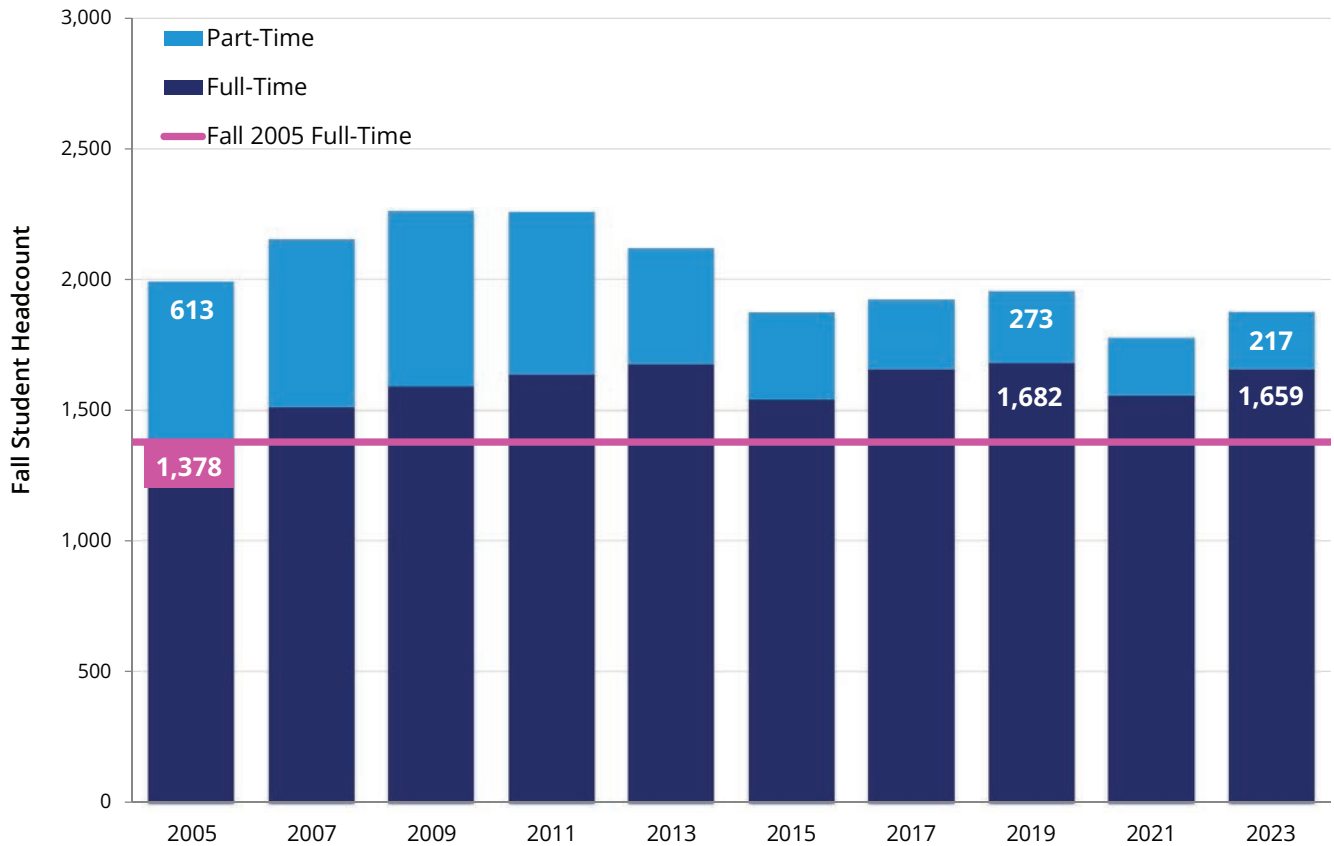
Source: Mass DHE 2024



**Figure 4B**

**Undergraduate Student Enrollment by Part-Time/Full-Time Status, MassArt, Fall 2005-2023**

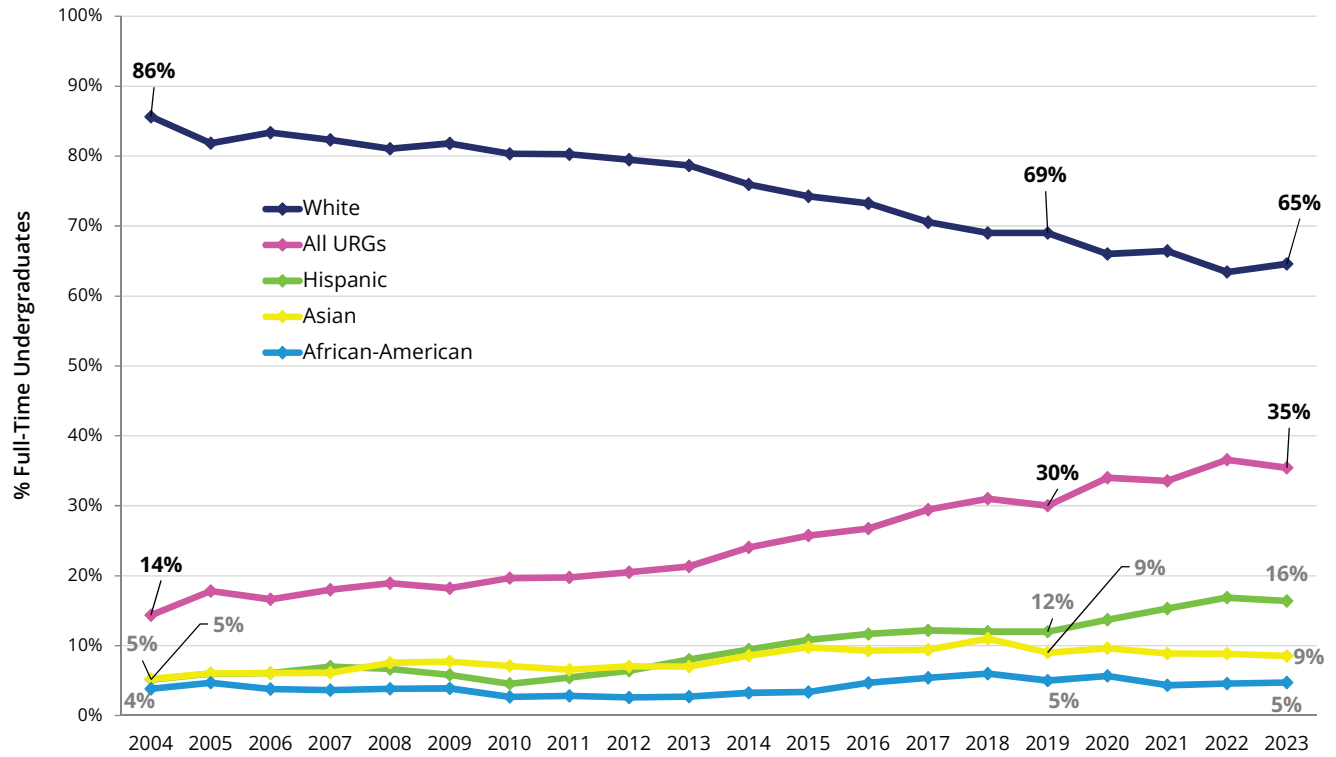
Source: Mass DHE 2024



**Figure 4C**

**Full-Time Undergraduate Enrollment by Race/Ethnicity, MassArt, Fall 2004-2023**

Source: Mass DHE Special Calculation 2024

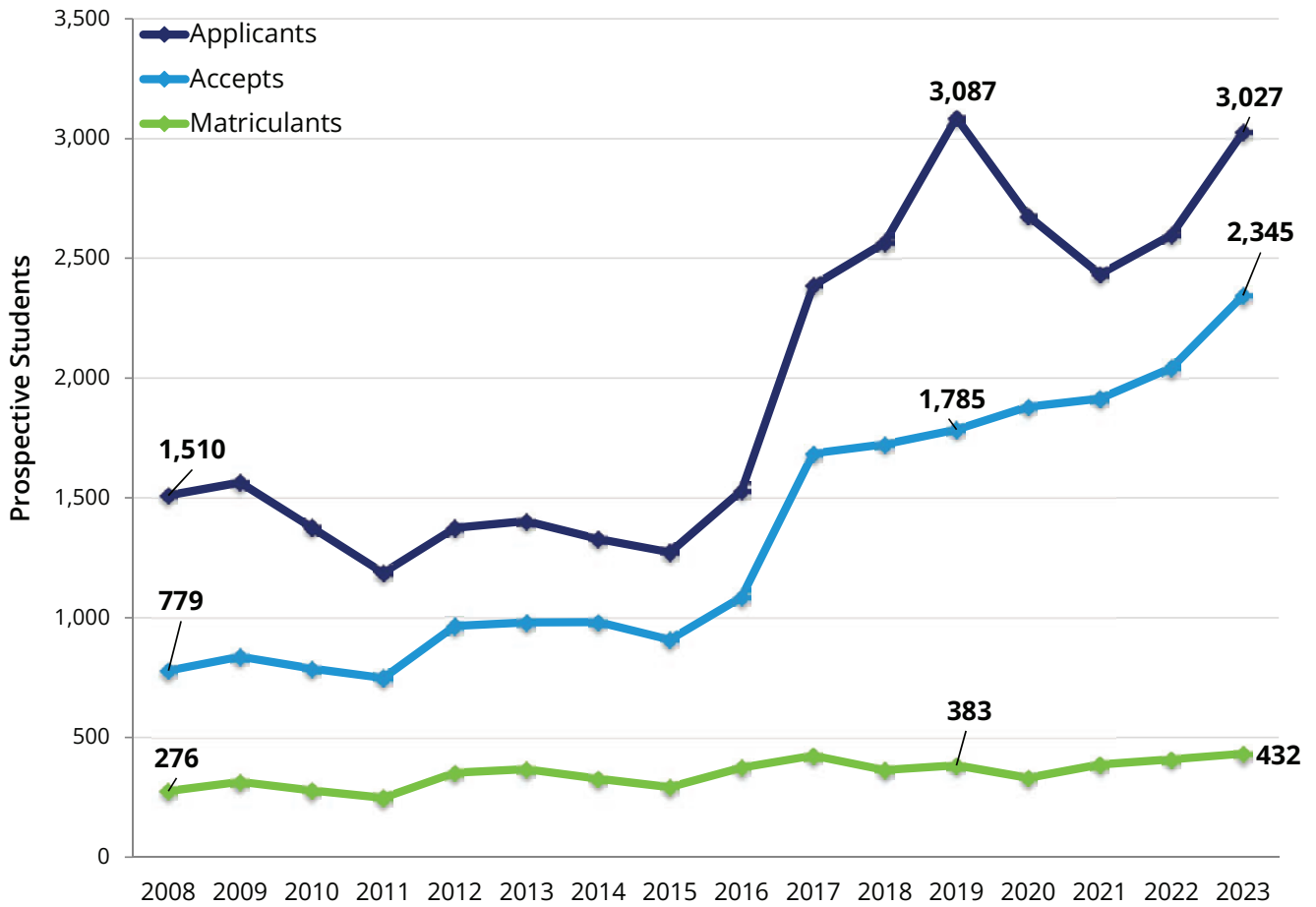


Note: In each year, the "All URG's present includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American/Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above).

**Figure 4E**

**First-Time, First-Year Admissions, MassArt, Fall 2008-2023**

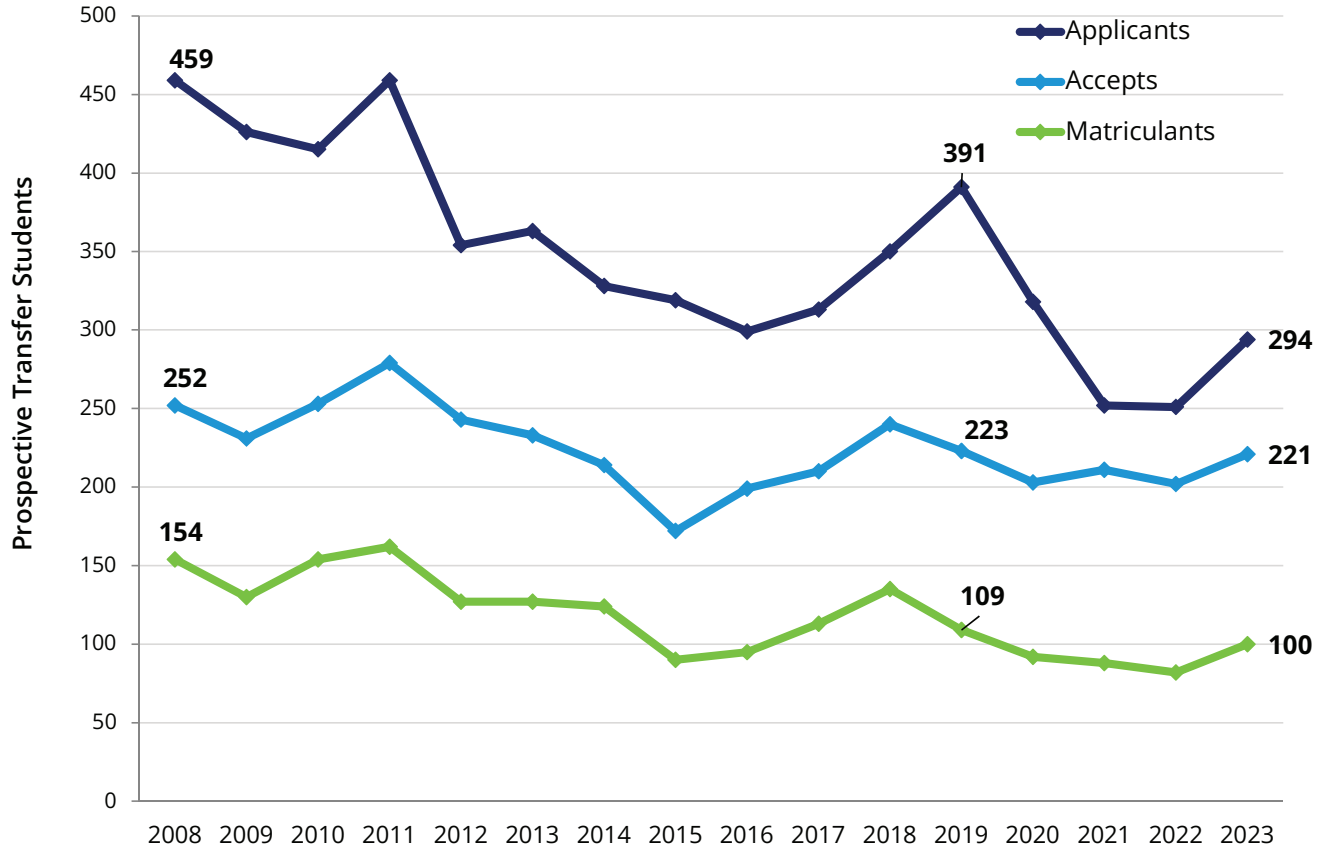
Source: MassArt, 2024



**Figure 4F**

**Transfer Admissions, MassArt, Fall 2008-2023**

Source: MassArt, 2024

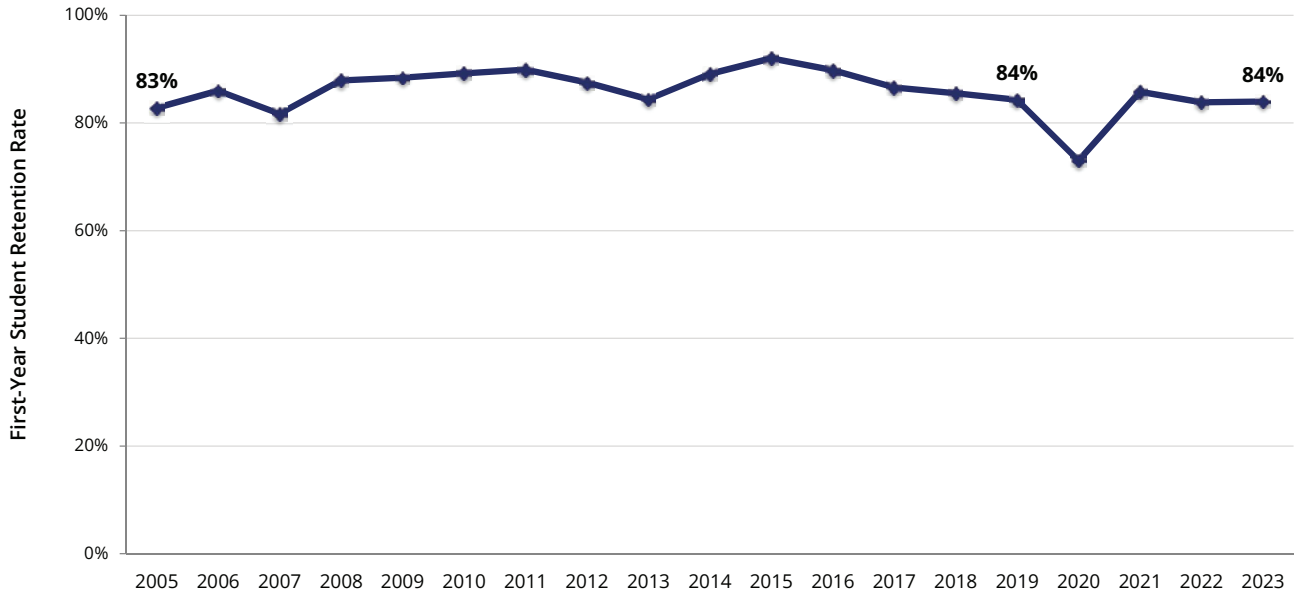




**Figure 4G**

**First-Time, Full-Time, First-Year Student Retention Rate, MassArt, Fall 2005-2023\***

Source: Mass DHE 2024

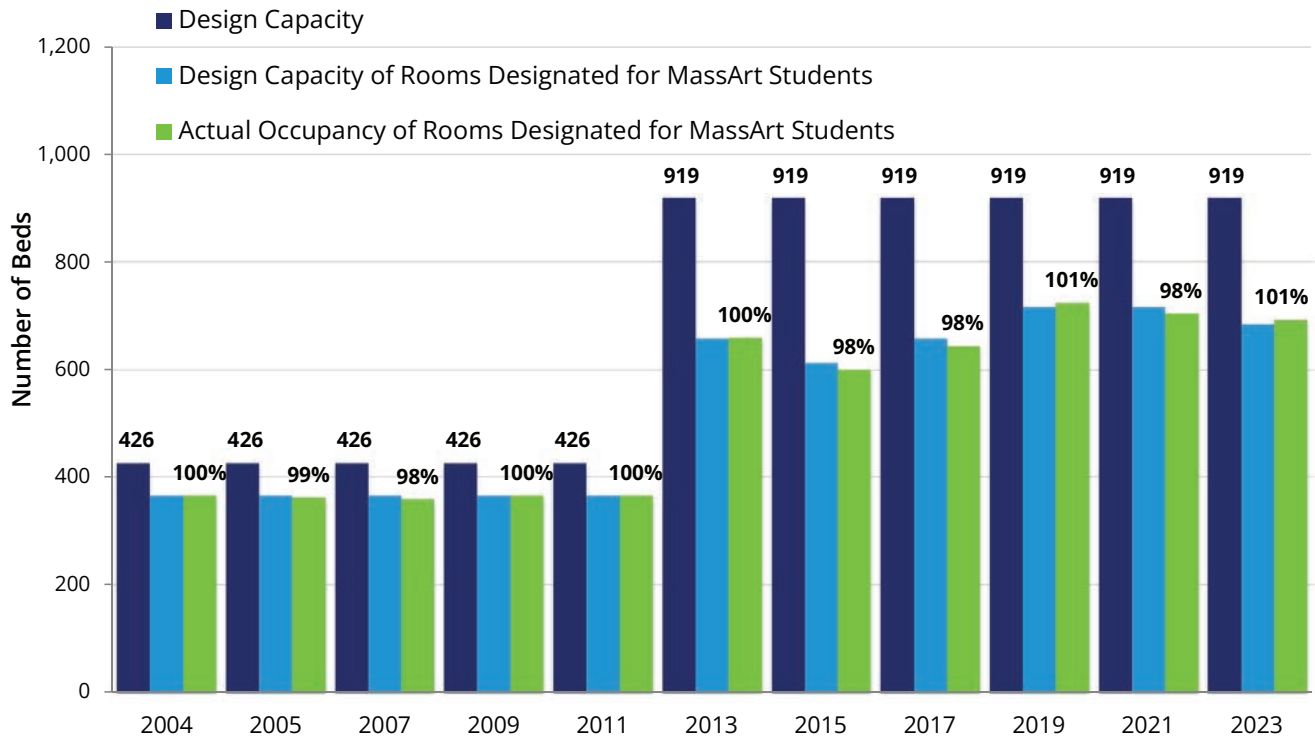


\* The data for each year reflect the percentage of the previous year's first-time, full-time, First-Year students who returned to campus.

**Figure 4H**

**Housing Occupancy, MassArt, Fall 2004-2023**

Source: MSCBA, 2024

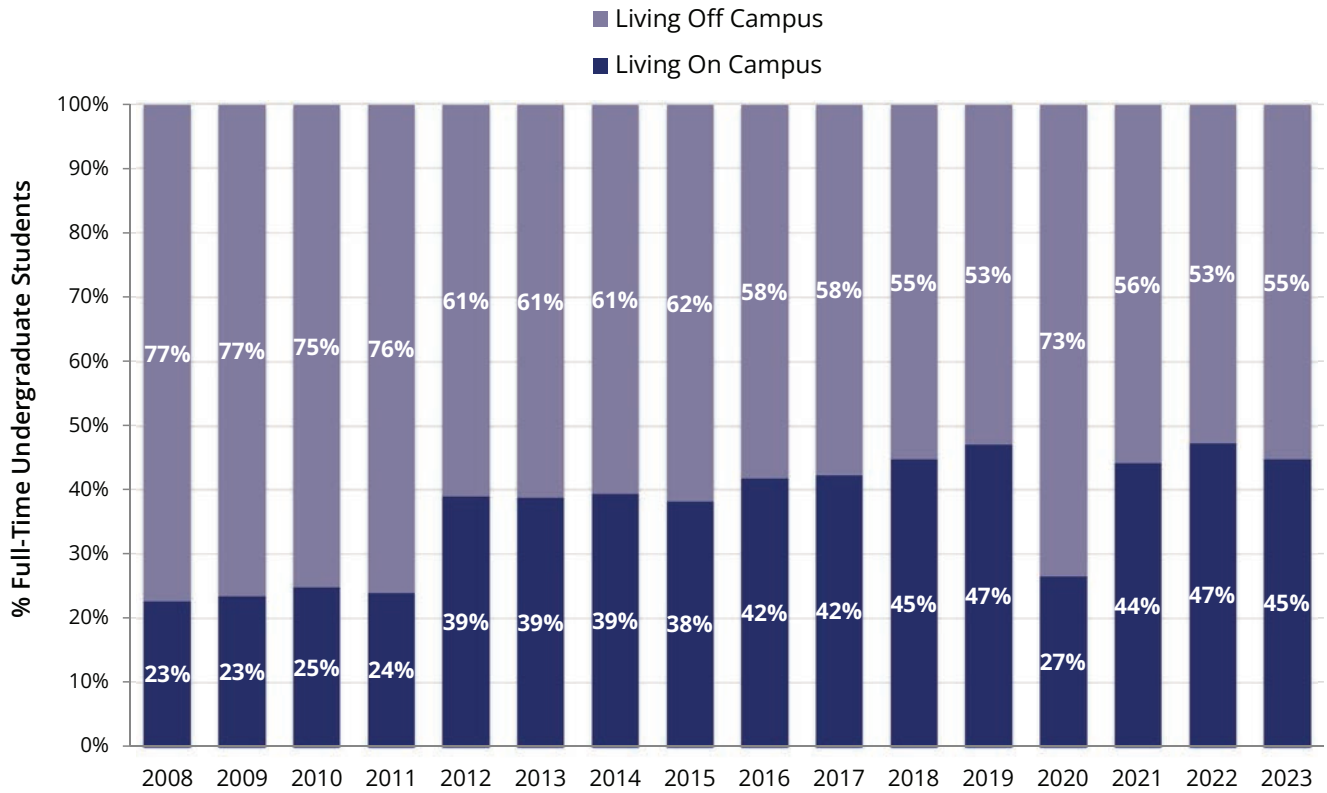


Note: Design Capacity and Occupancy for MassArt take into account only the number of MassArt students living in rooms designated for MassArt students.

**Figure 4I**

**Housing Situation of Full-Time Undergraduate Students, MassArt, Fall 2008-2023**

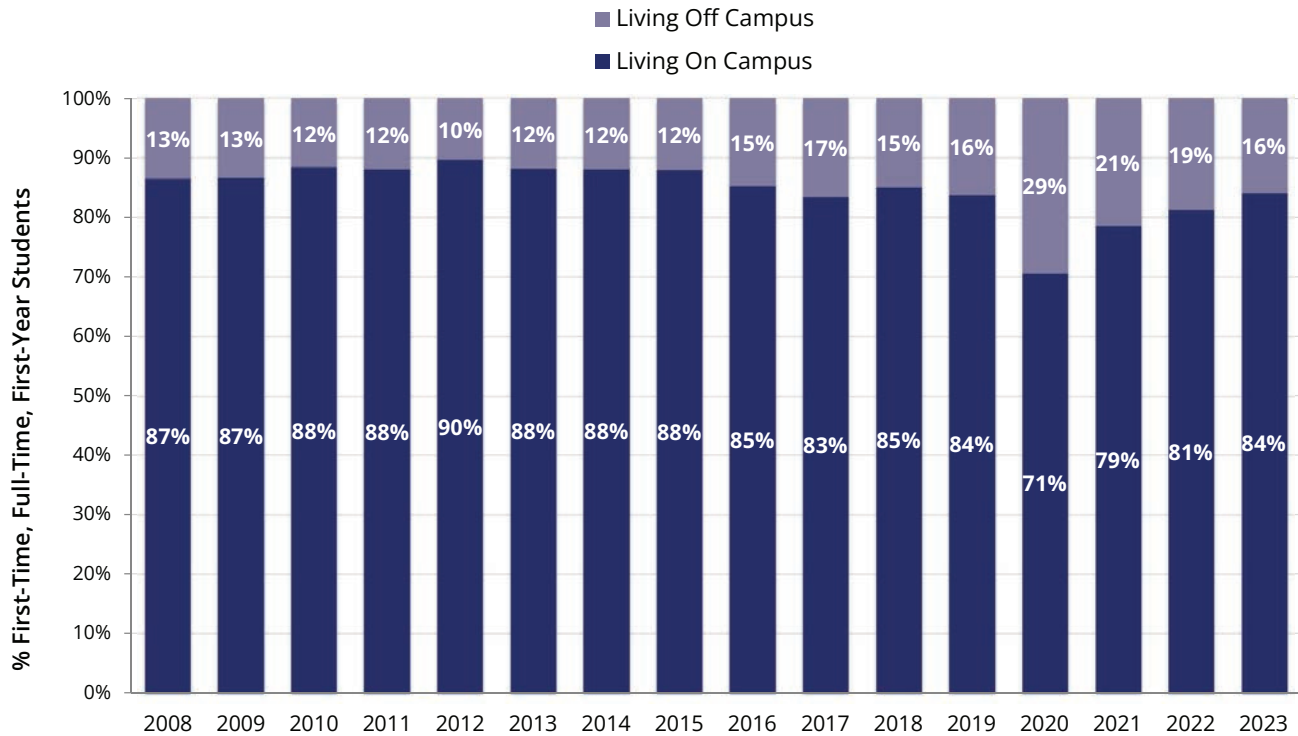
Source: MassArt, 2024



**Figure 4J**

**Housing Situation of First-Time, Full-Time, First-Year Students, MassArt, Fall 2008-2023**

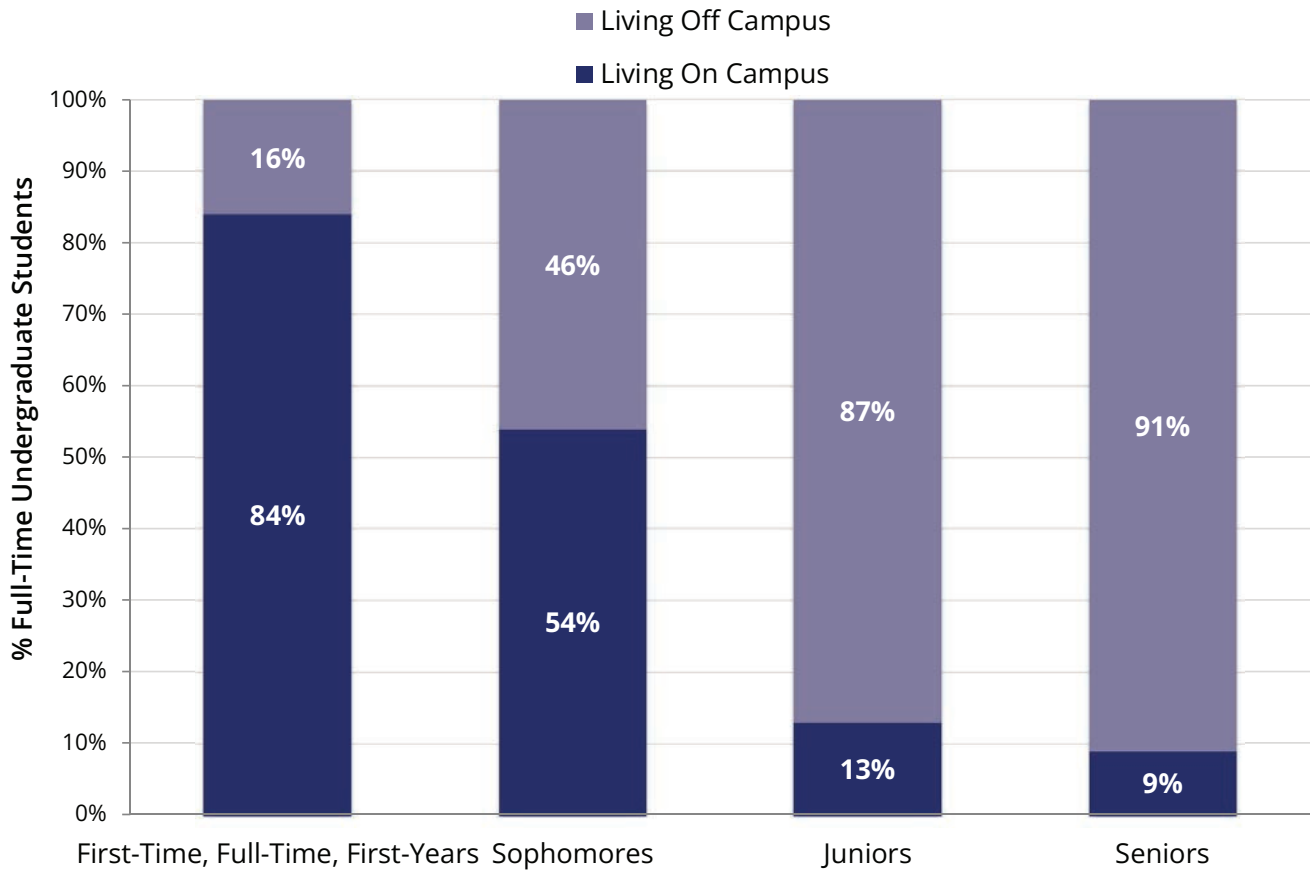
Source: MassArt, 2024



**Figure 4K**

**Housing Situation of Full-Time Undergraduate Students by Class Year, MassArt, Fall 2023**

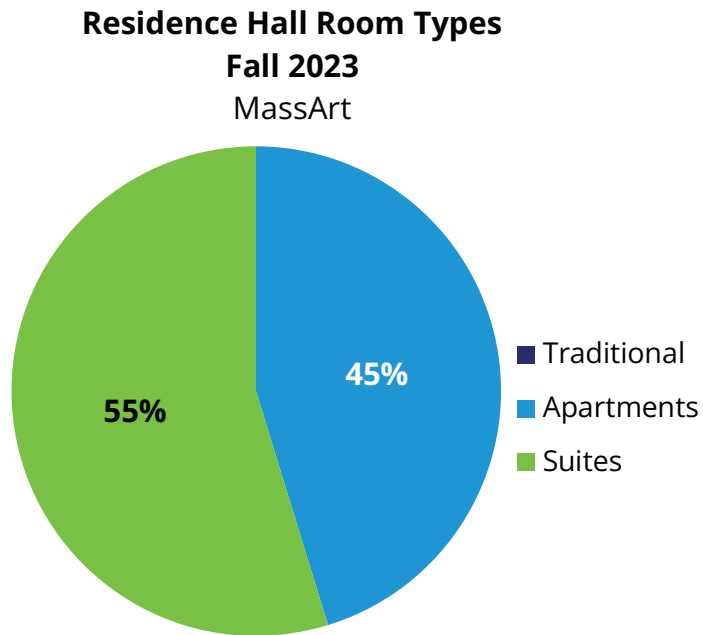
Source: MassArt, 2024



**Figure 4L**

**Residence Hall Room Types, MassArt**

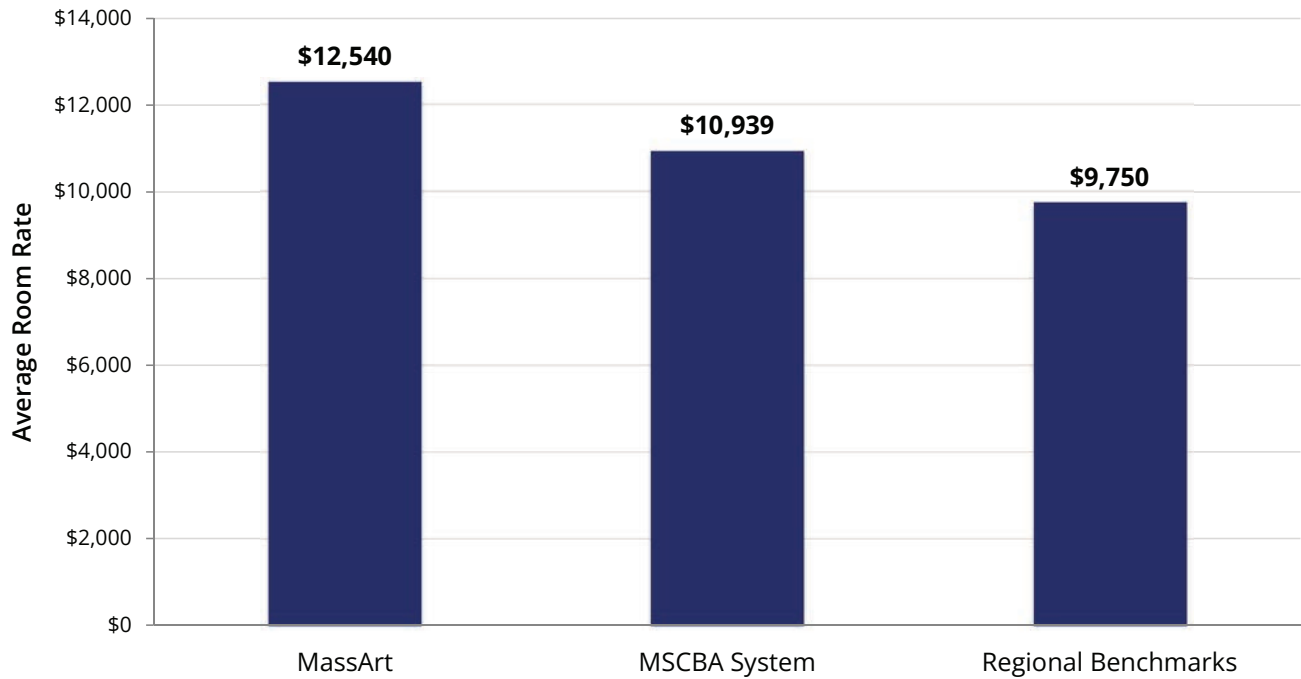
Source: MSCBA, 2024



**Figure 4M**

### Average Room Rate, Fall 2024

Source: MSCBA, and university websites, 2024

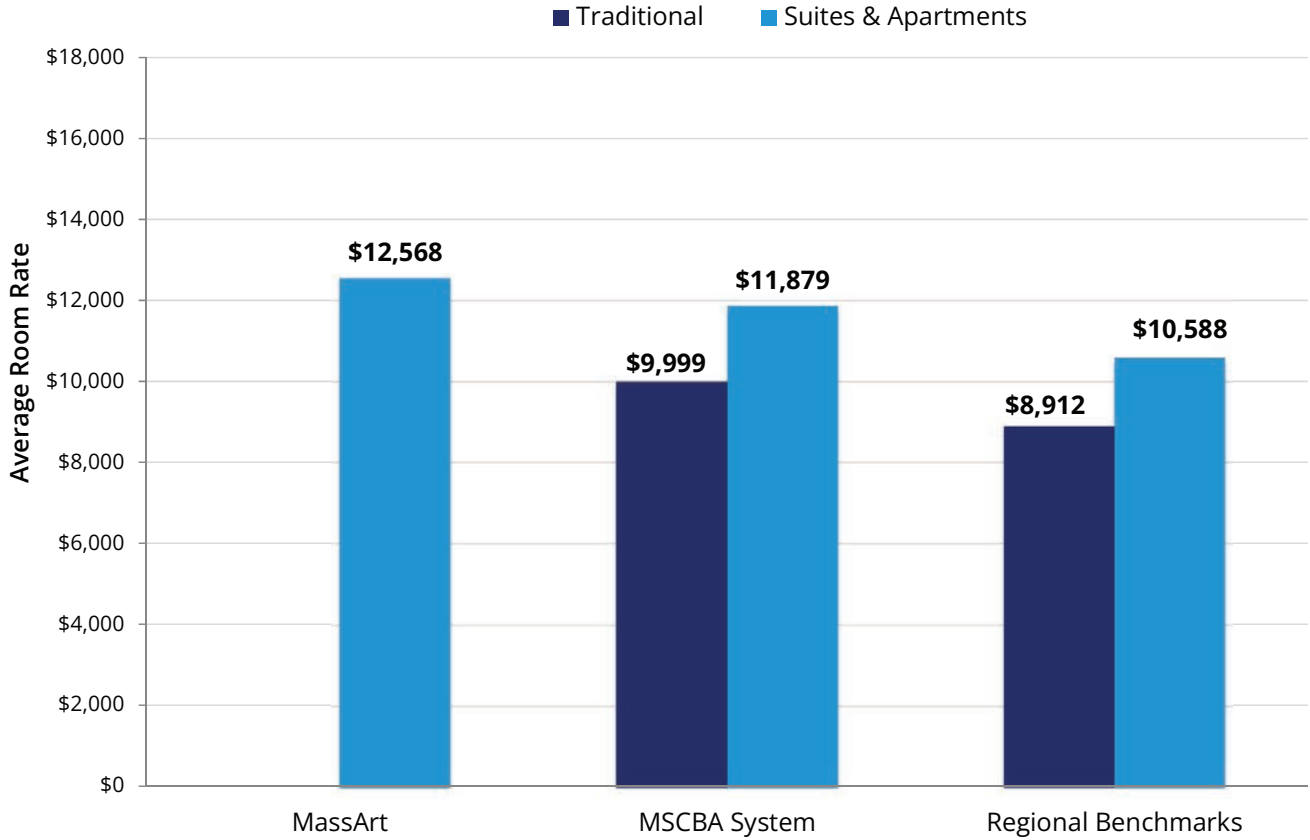


Note: Average of lowest and highest room rates for traditional rooms and suites/apartments. See Appendix for a list of benchmark institutions.

**Figure 4N**

**Average Room Rate, Fall 2024: Traditional vs. Suites and Apartments**

Source: MSCBA, and university websites, 2024



Note: Average of lowest and highest room rates for traditional rooms and suites/apartments. MassArt does not have traditional-style rooms.



**Figure 4P****Other Populations Housed, Fall 2019-2023***Source: MassArt*

	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023
Undergraduate part-time students	13	0	10	9	9
Undergraduate non-degree-seeking students	0	0	0	0	0
Graduate students	6	0	2	0	0



# MASSACHUSETTS COLLEGE OF LIBERAL ARTS: 2023 FAST FACTS SUMMARY

## ENROLLMENT

Total Enrollment	<b>933</b>
Undergraduate Student Enrollment	<b>836</b>
Full-Time Enrollment	675
Part-Time Enrollment	161
Percent Transfer Students <i>All Degree-Seeking Undergraduates</i>	12%
Graduate Student Enrollment	<b>97</b>

## GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	<b>62%</b>
From Out-of-State	<b>37%</b>
From Abroad	<b>1%</b>

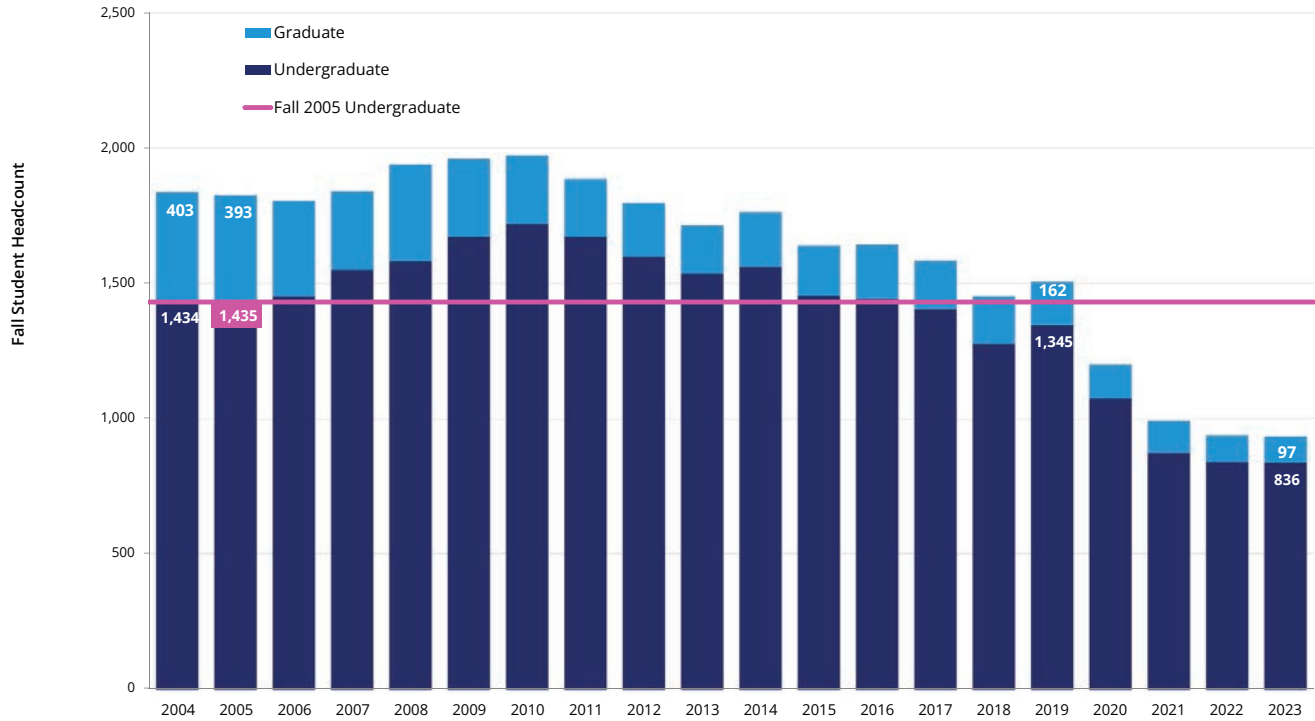
## DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	<b>93%</b>
Male	<b>46%</b>
Female	<b>53%</b>
<i>Known Race/Ethnicity of Students from Selected Underrepresented Groups</i>	<b>25%</b>
Asian	2%
Black	9%
Hispanic	10%

**Figure 5A**

**Student Enrollment, MCLA, Fall 2004-2023**

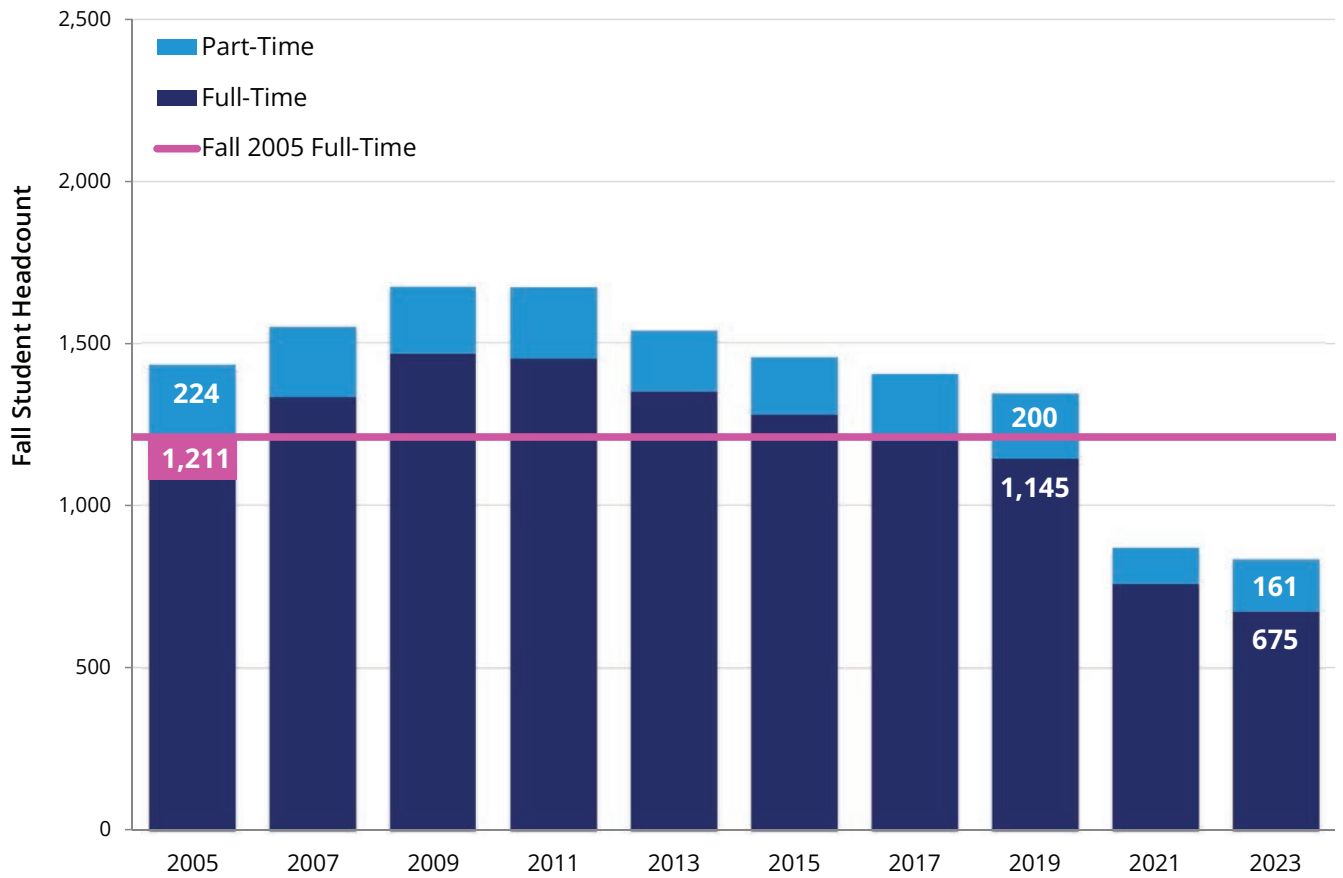
Source: Mass DHE2024



**Figure 5B**

**Undergraduate Student Enrollment by Part-Time/Full-Time Status, MCLA, Fall 2005-2023**

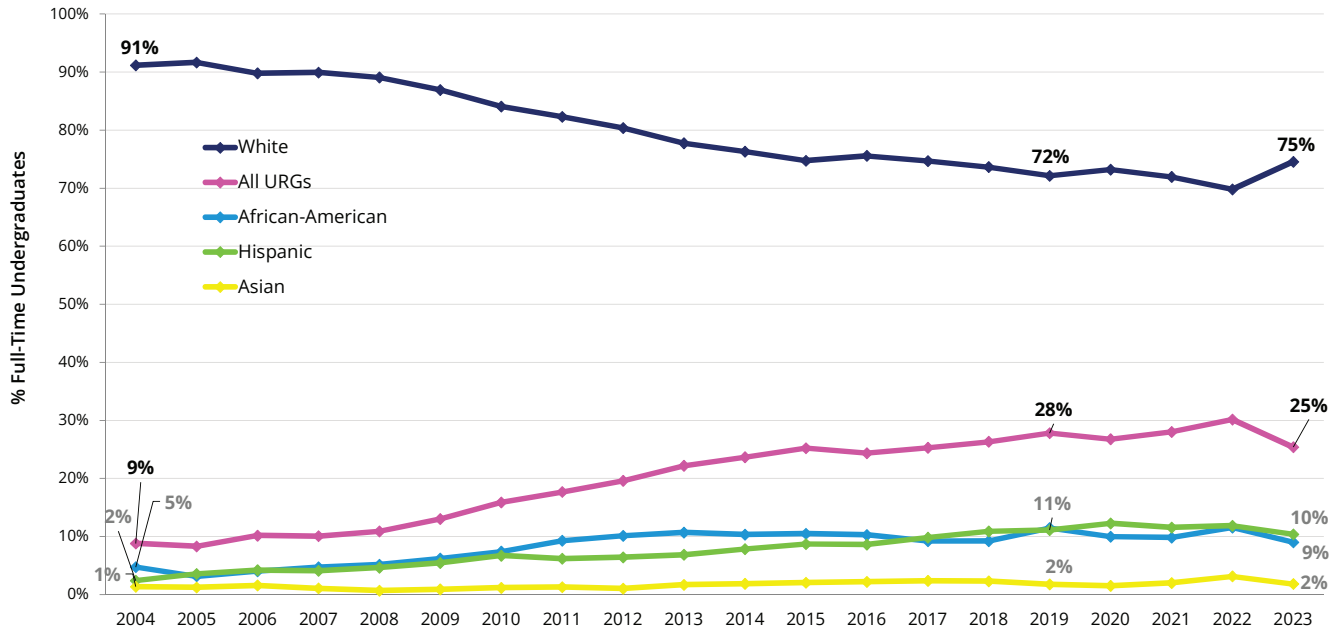
Source: Mass DHE 2024



**Figure 5C**

**Full-Time Undergraduate Enrollment by Race/Ethnicity, MCLA, Fall 2004-2023**

Source: Mass DHE Special Calculation 2024

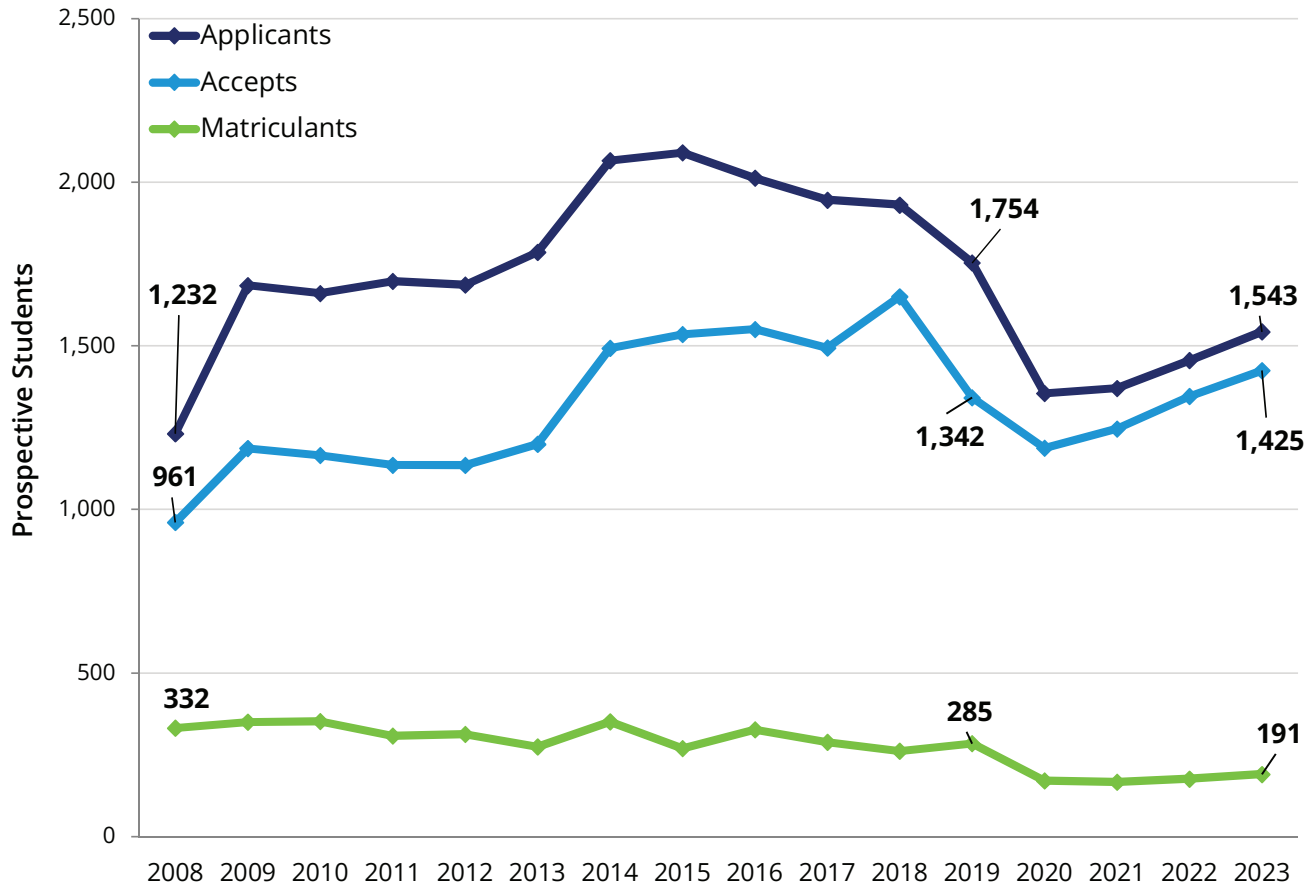


Note: In each year, the "All URG's present includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American/Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above).

**Figure 5E**

### First-Time, First-Year Student Admissions, MCLA, Fall 2008-2023

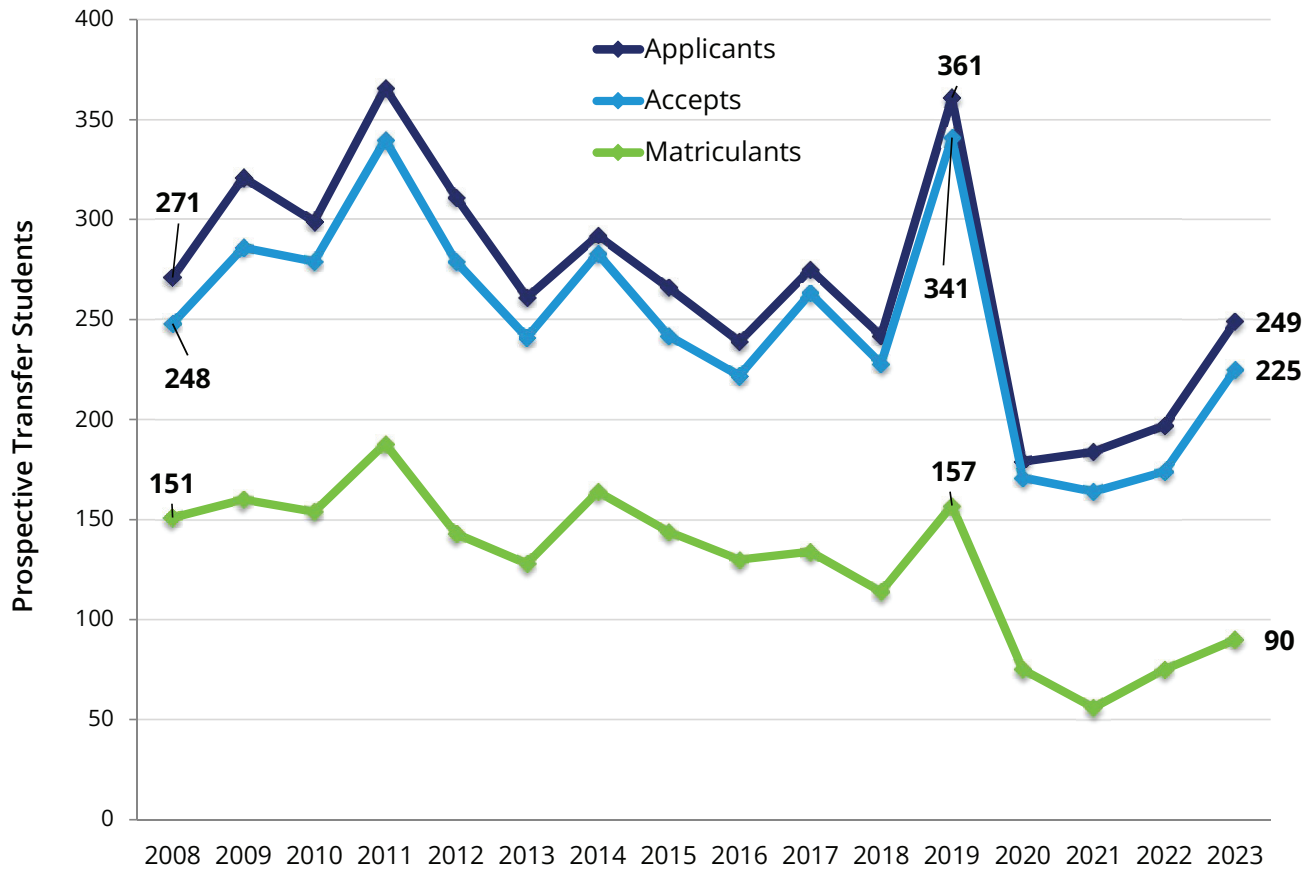
Source: MCLA, 2024



**Figure 5F**

**Transfer Admissions, MCLA, Fall 2008-2023**

Source: MCLA, 2024

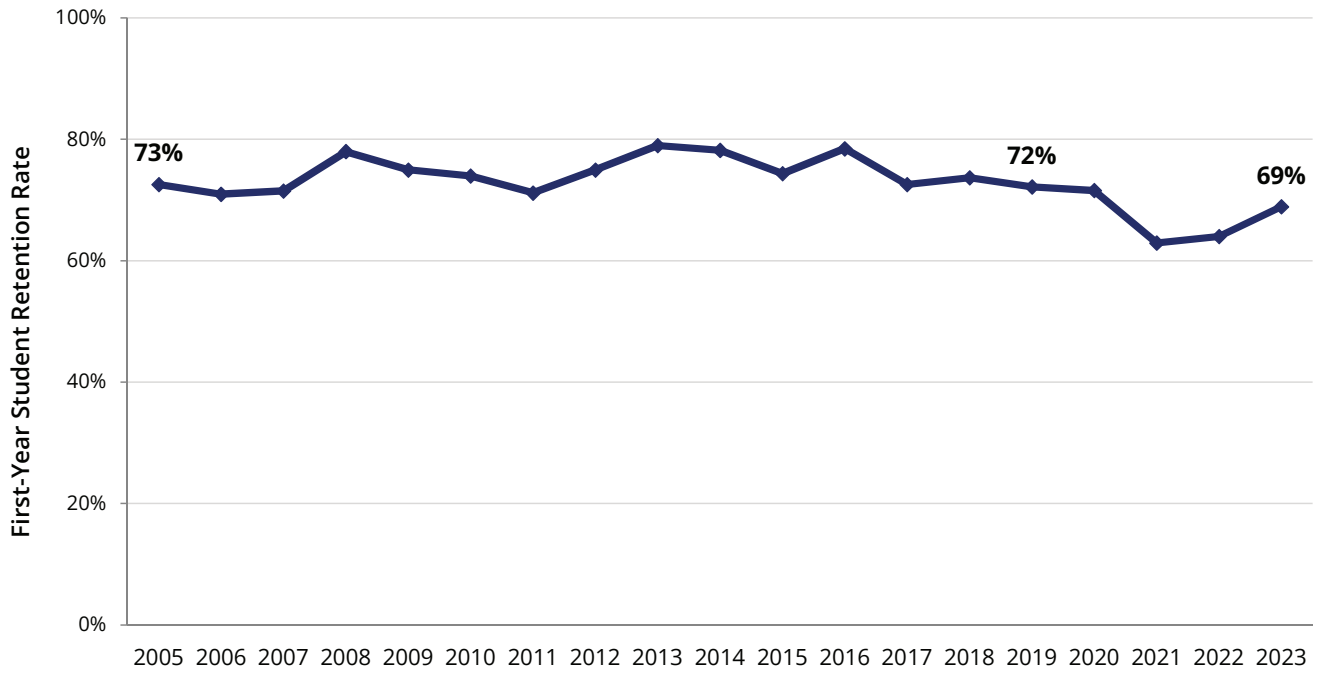




**Figure 5G**

**First-Time, Full-Time, First-Year Student Retention Rate, MCLA, Fall 2005-2023\***

Source: Mass DHE 2024

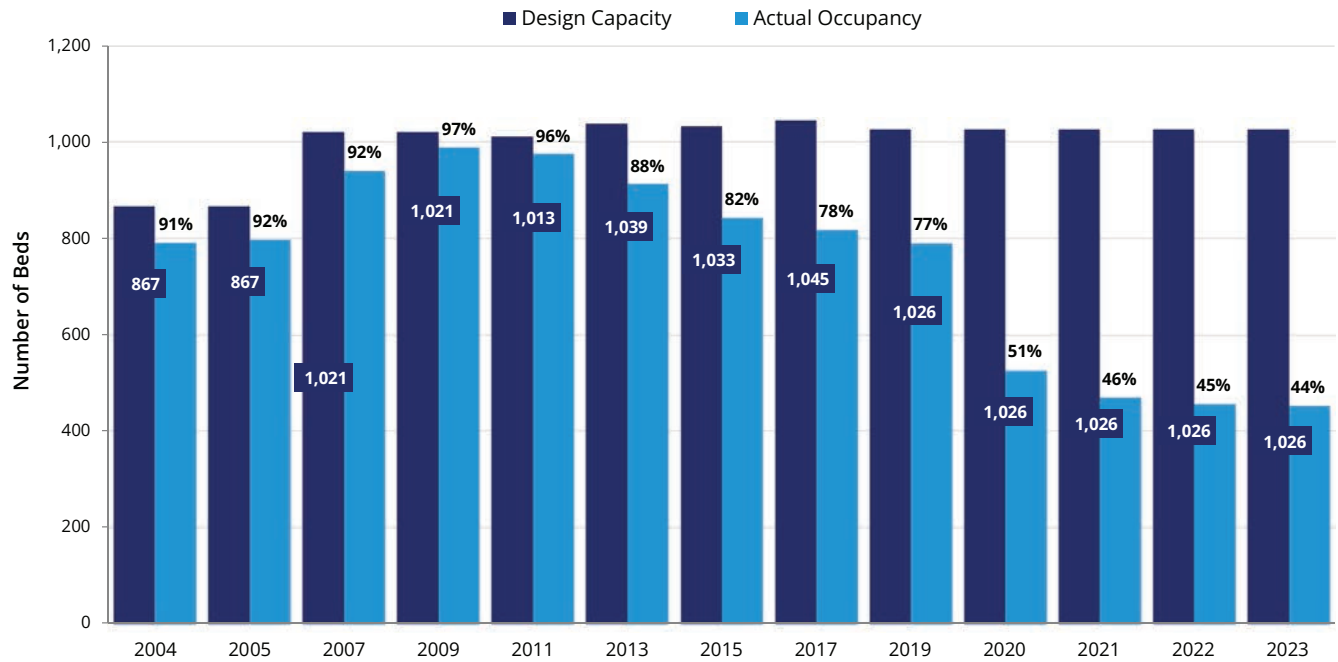


\* The data for each year reflect the percentage of the previous year's first-time, full-time, First-Year students who returned to campus.

**Figure 5H**

**Housing Occupancy, MCLA, Fall 2004-2023**

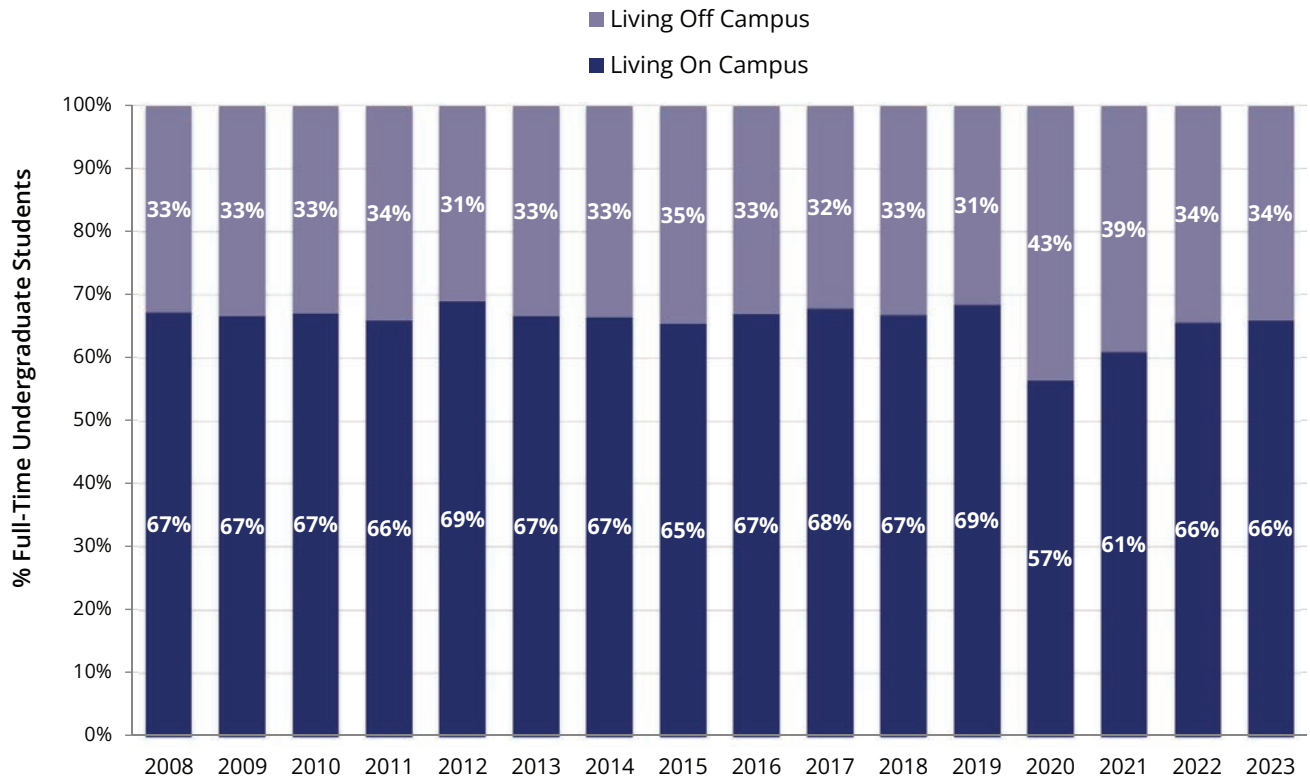
Source: MSCBA, 2024



**Figure 51**

**Housing Situation of Full-Time Undergraduate Students, MCLA, Fall 2008-2023**

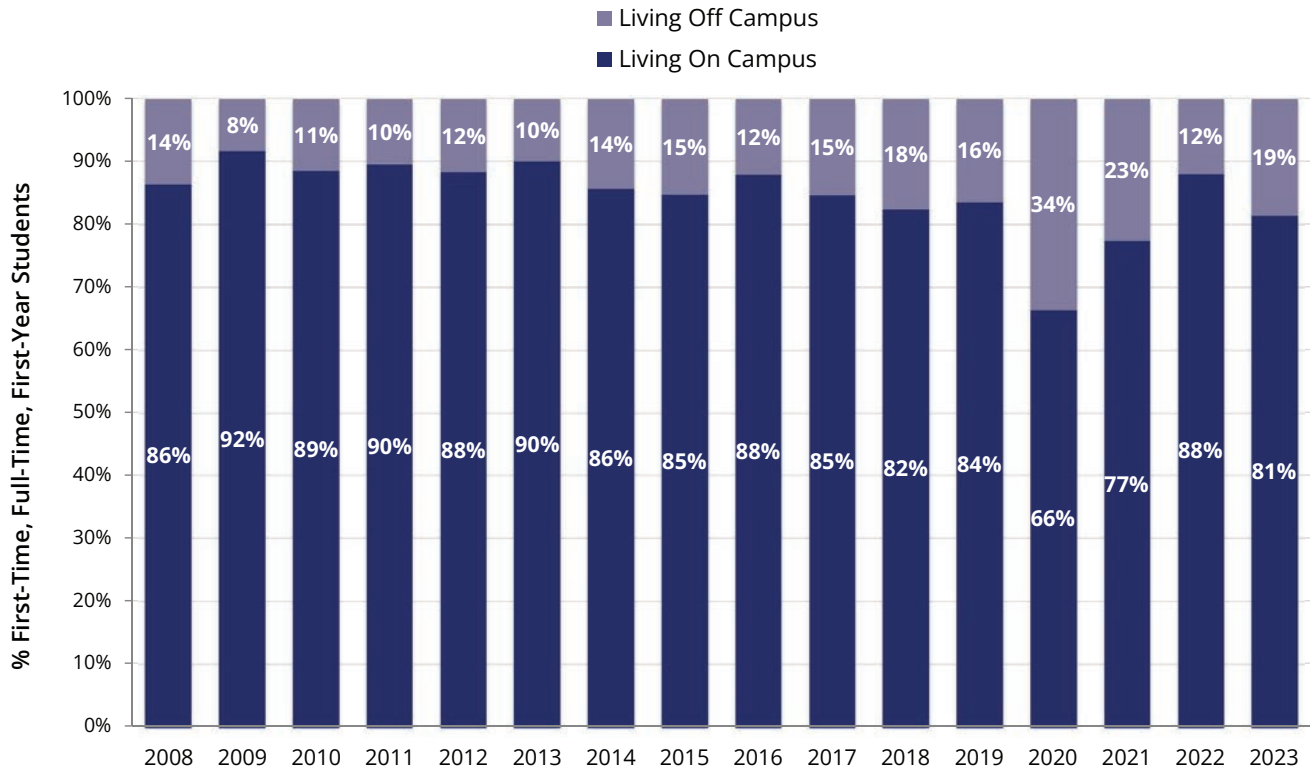
Source: MCLA, 2024



**Figure 5J**

**Housing Situation of First-Time, Full-Time, First-Year Students, MCLA, Fall 2008-2023**

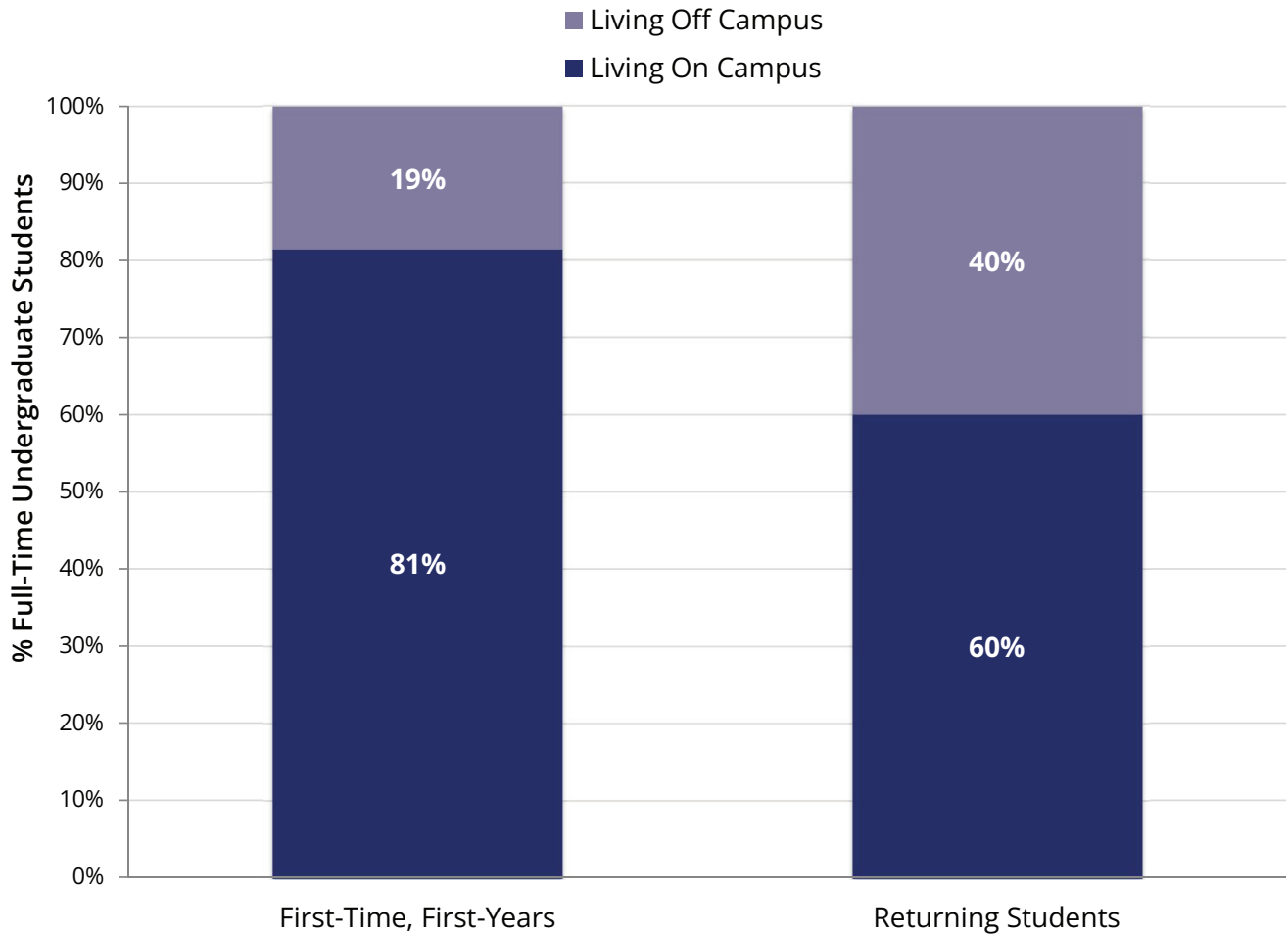
Source: MCLA, 2024



**Figure 5K**

### Housing Situation of Full-Time Undergraduate Students by Class Year, MCLA, Fall 2023

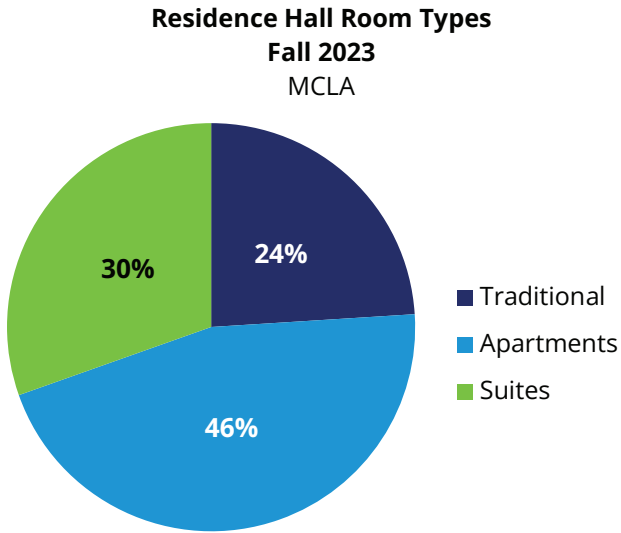
Source: MCLA, 2024



**Figure 5L**

**Residence Hall Room Types, MCLA**

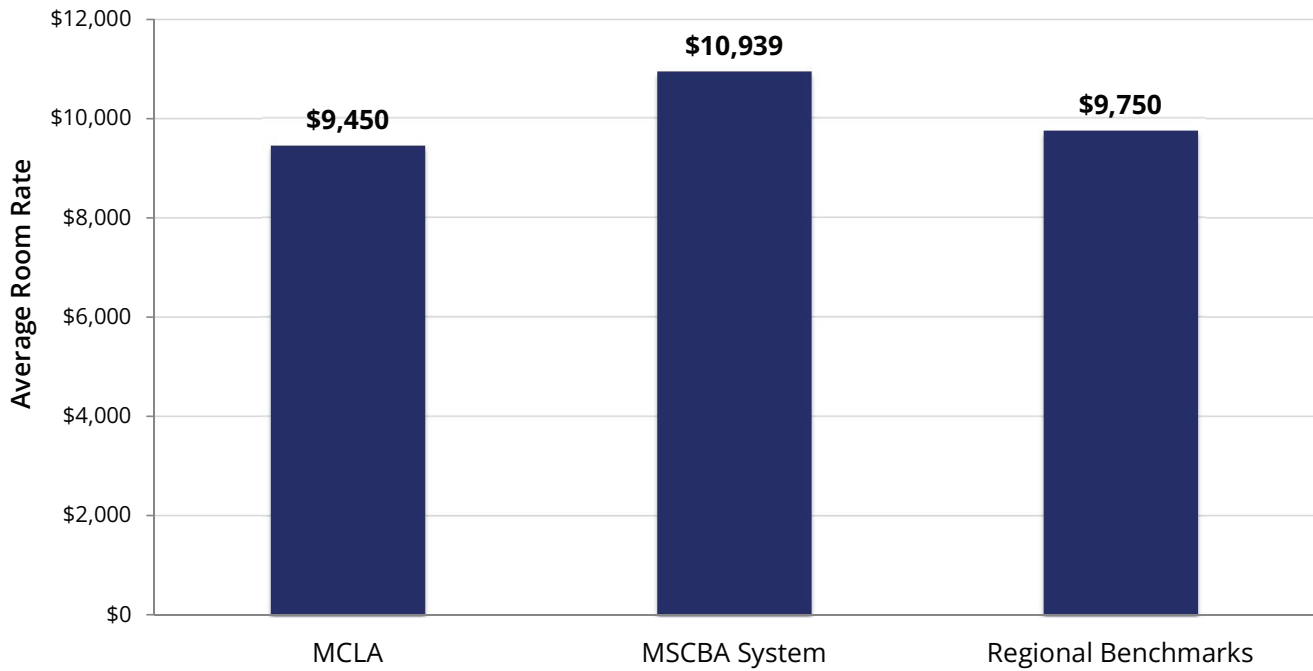
Source: MSCBA, 2024



**Figure 5M**

**Average Room Rate, Fall 2024**

Source: MSCBA, and university websites, 2024

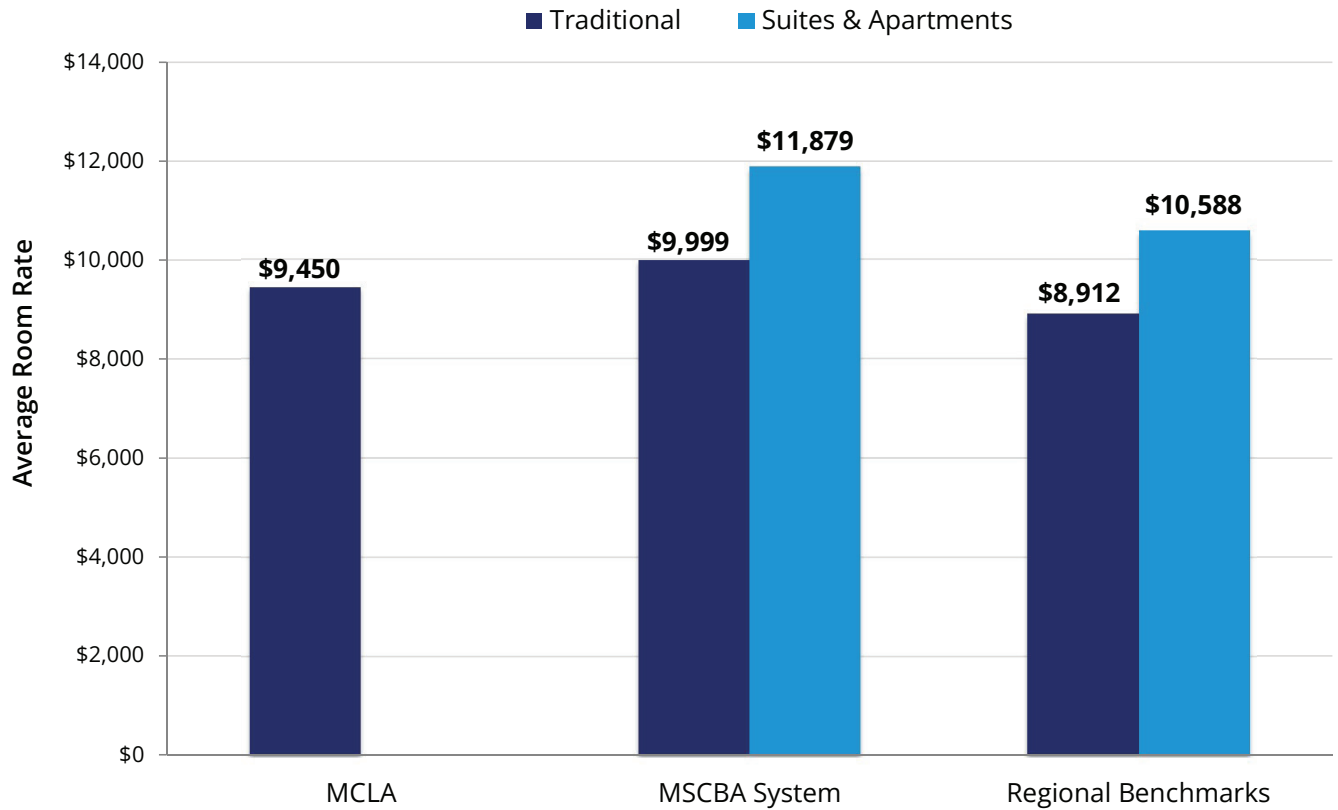


Note: Average of lowest and highest room rates for traditional rooms and suites/apartments. See Appendix for a list of benchmark institutions.

**Figure 5N**

### Average Room Rate, Fall 2024: Traditional vs. Suites and Apartments

Source: MSCBA, and university websites, 2024



Note: Average of lowest and highest room rates for traditional rooms and suites/apartments.  
MCLA does not have suite/apartment-style rooms.



**Figure 5P****Other Populations Housed, Fall 2019-2023***Source: MCLA*

	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023
Undergraduate part-time students	0	0	2	5	3
Undergraduate non-degree-seeking students	0	0	0	0	0
Graduate students	0	3	4	2	1

**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.



MASSACHUSETTS  
MARITIME ACADEMY

# MASSACHUSETTS MARITIME ACADEMY: 2023 FAST FACTS SUMMARY

## ENROLLMENT

Total Enrollment	<b>1,362</b>
Undergraduate Student Enrollment	<b>1,271</b>
Full-Time Enrollment	1,245
Part-Time Enrollment	26
Percent Transfer Students <i>All Degree-Seeking Undergraduates</i>	8%
Graduate Student Enrollment	<b>91</b>

## GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	<b>73%</b>
From Out-of-State	<b>26%</b>
From Abroad	<b>1%</b>

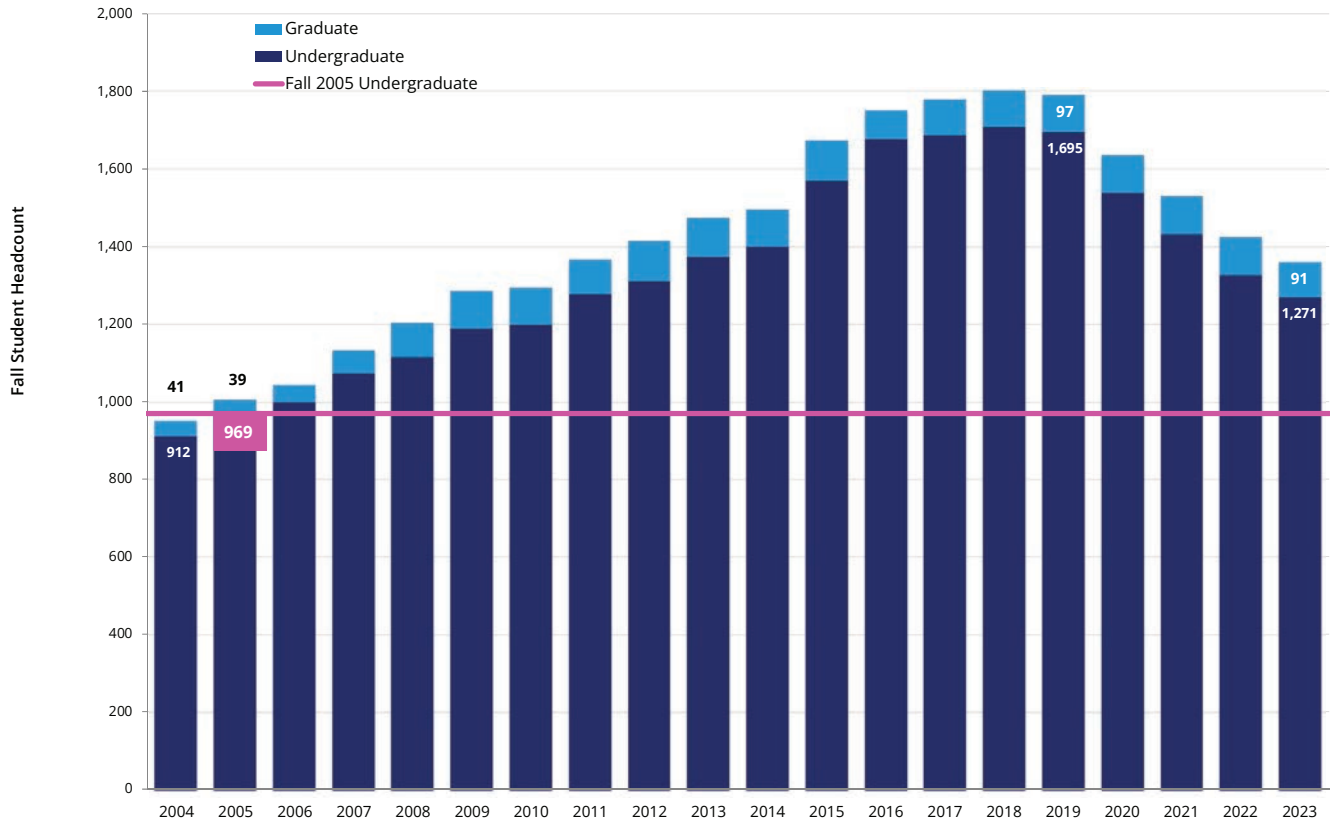
## DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	<b>98%</b>
Male	<b>86%</b>
Female	<b>14%</b>
<i>Known Race/Ethnicity of Students from Selected Underrepresented Groups</i>	<b>12%</b>
Asian	1%
Black	1%
Hispanic	6%

**Figure 6A**

**Student Enrollment, Mass Maritime, Fall 2004-2023**

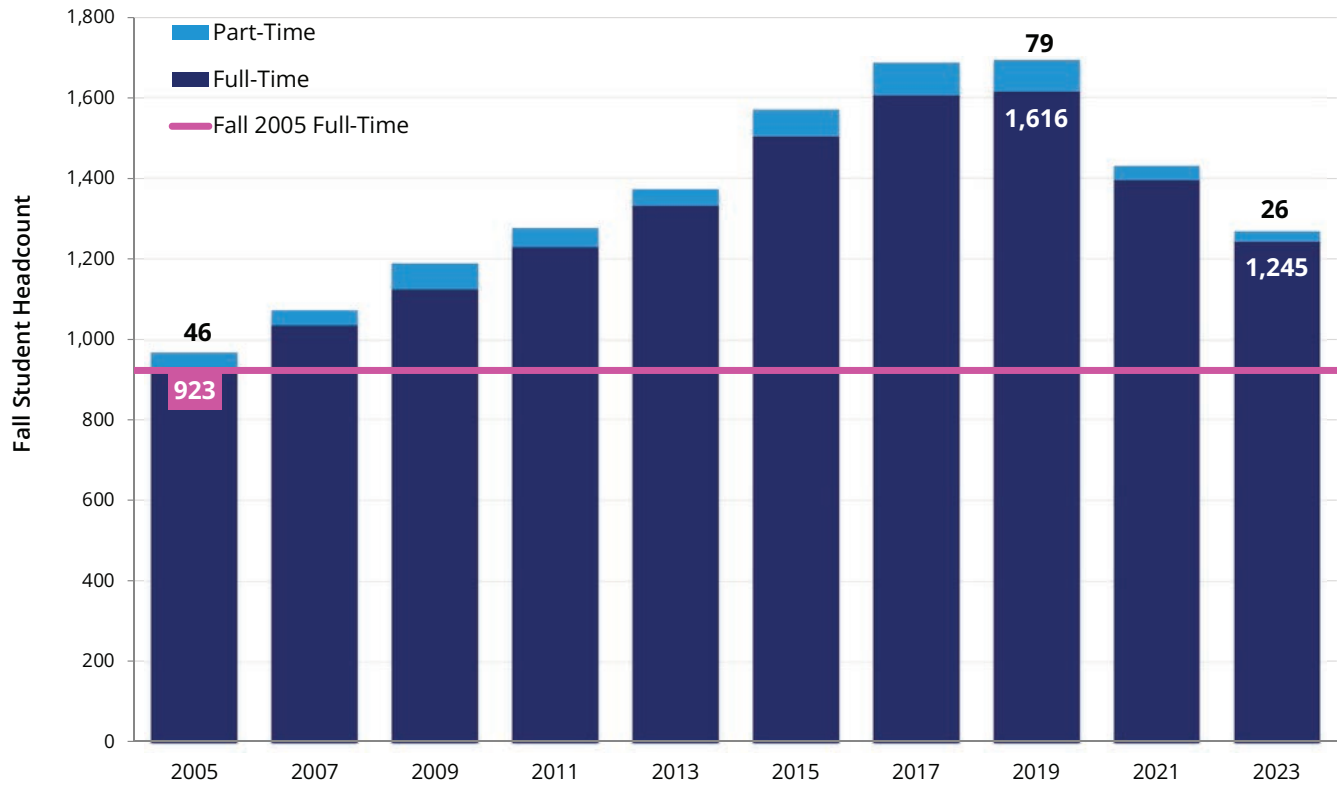
Source: Mass DHE 2024



**Figure 6B**

**Undergraduate Student Enrollment by Part-Time/Full-Time Status, Mass Maritime, Fall 2005-2023**

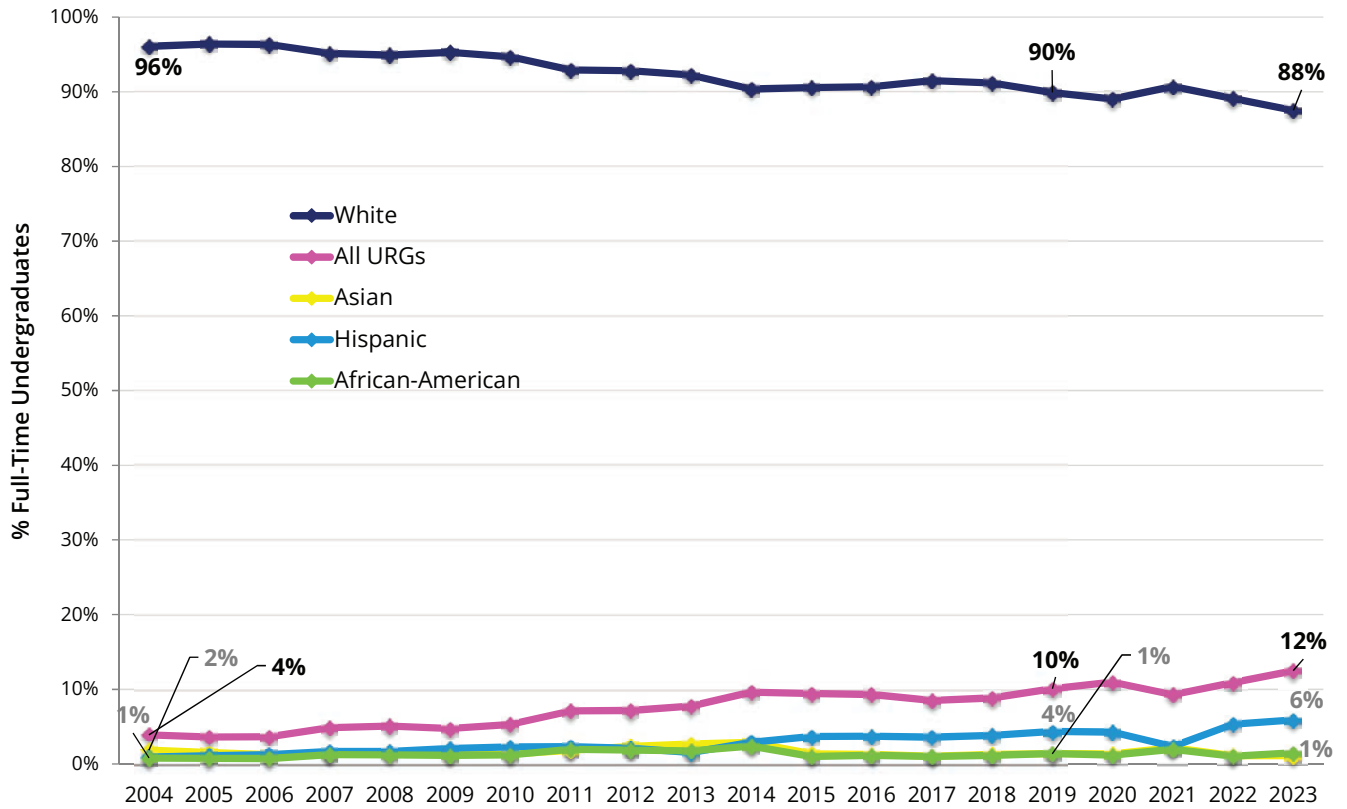
Source: Mass DHE 2024



**Figure 6C**

### Full-Time Undergraduate Enrollment by Race/Ethnicity, Mass Maritime, Fall 2004-2023

Source: Mass DHE Special Calculation 2024

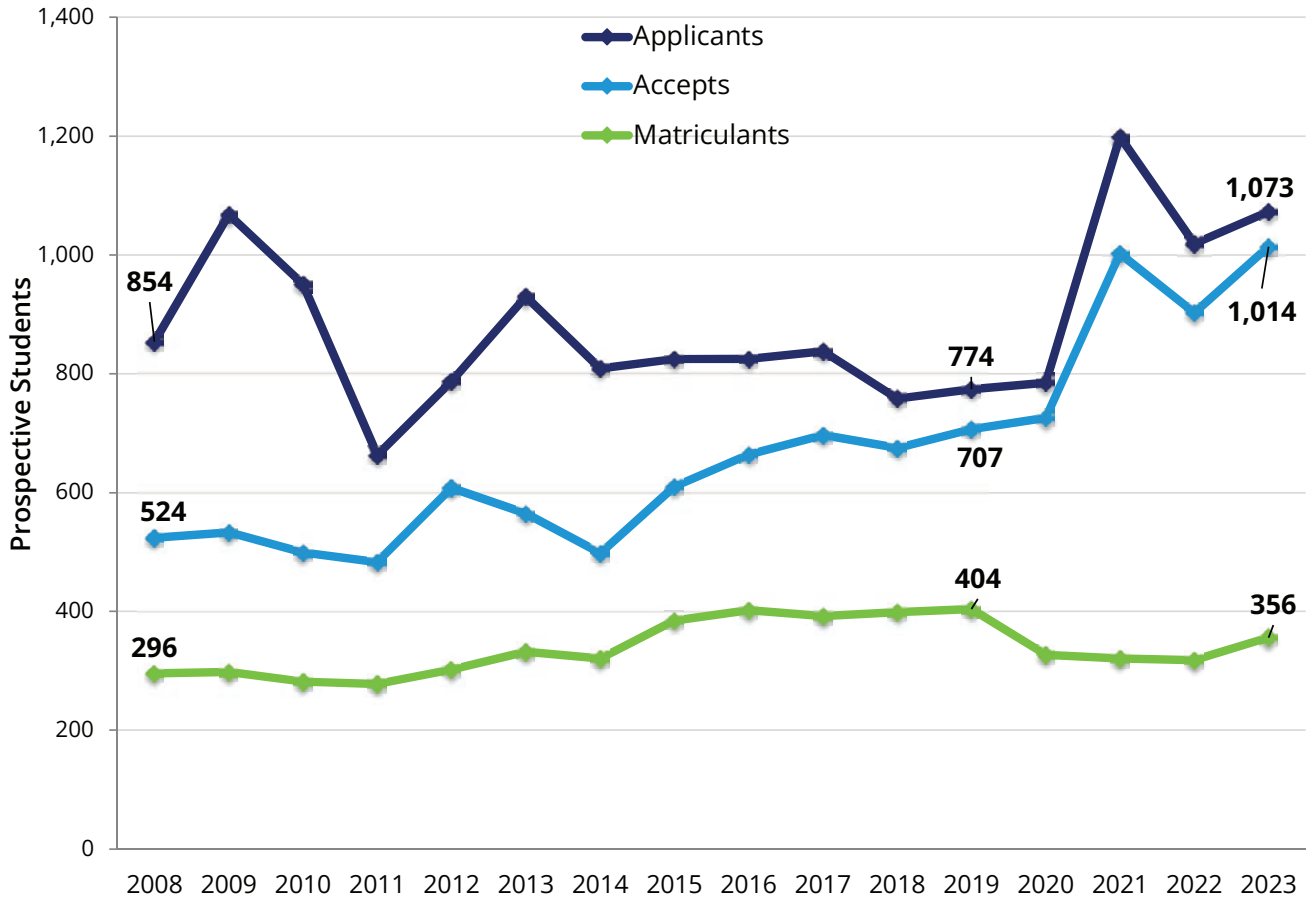


Note: In each year, the 'All URGs' percent includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American / Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above).

**Figure 6E**

**First-Time, First-Year Student Admissions, Mass Maritime, Fall 2008-2023**

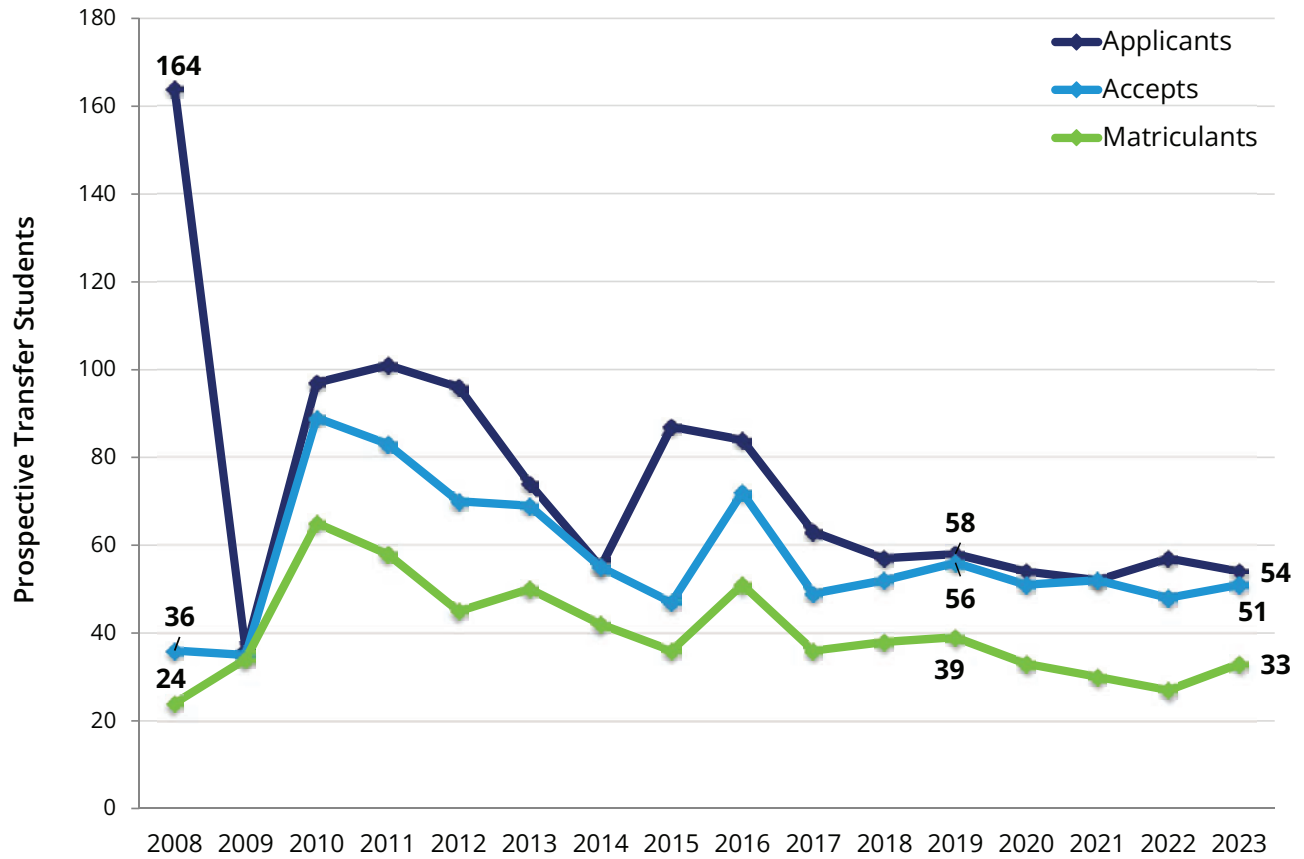
Source: Mass Maritime Academy, 2024



**Figure 6F**

**Transfer Admissions, Mass Maritime, Fall 2008-2023**

Source: Mass Maritime Academy, 2024

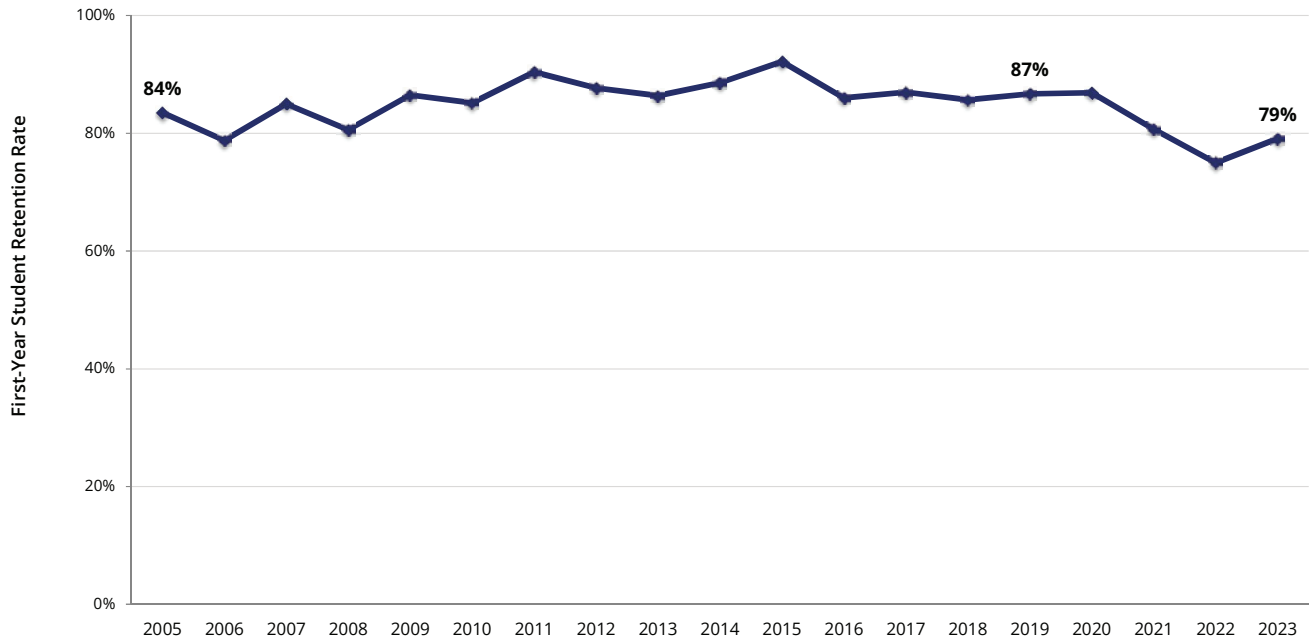




**Figure 6G**

**First-Time, Full-Time, First-Year Student Retention Rate, Mass Maritime, Fall 2005-2023\***

Source: Mass DHE 2024

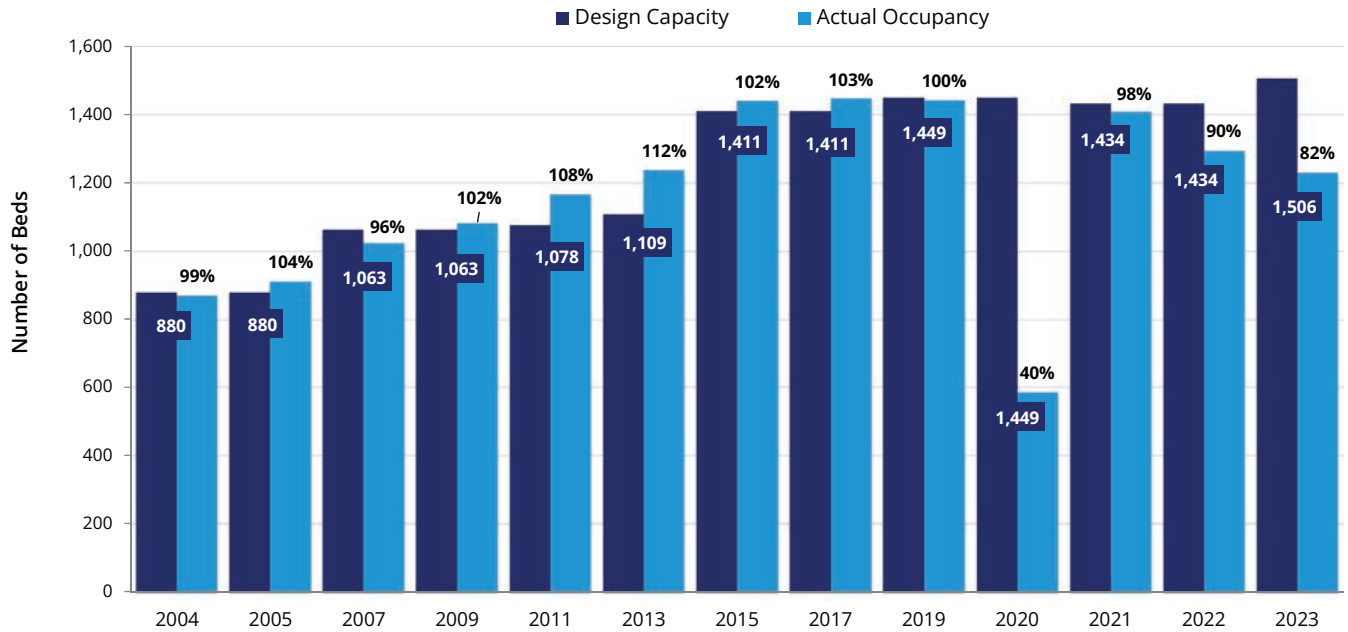


\* The data for each year reflect the percentage of the previous year's first-time, full-time, First-Year students who returned to campus.

**Figure 6H**

**Housing Occupancy, Mass Maritime, Fall 2004-2023**

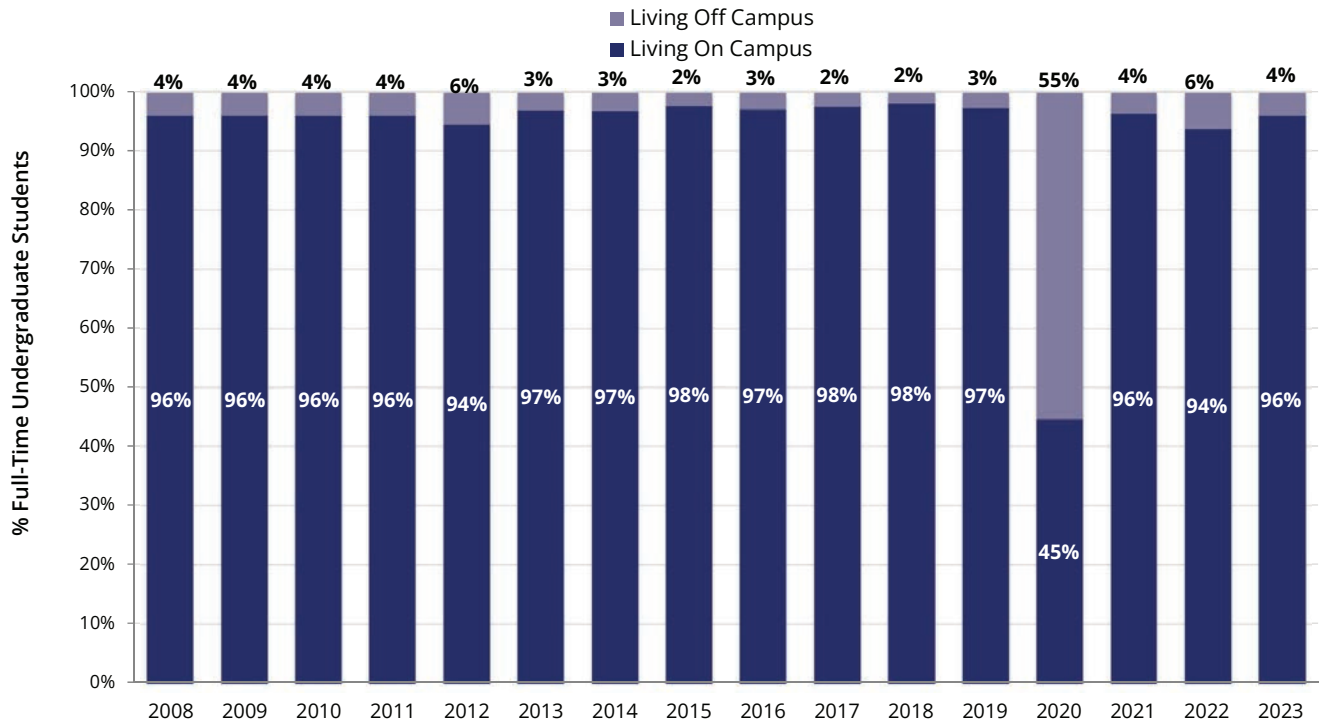
Source: MSCBA, 2024



**Figure 6I**

**Housing Situation of Full-Time Undergraduate Students, Mass Maritime, Fall 2008-2023**

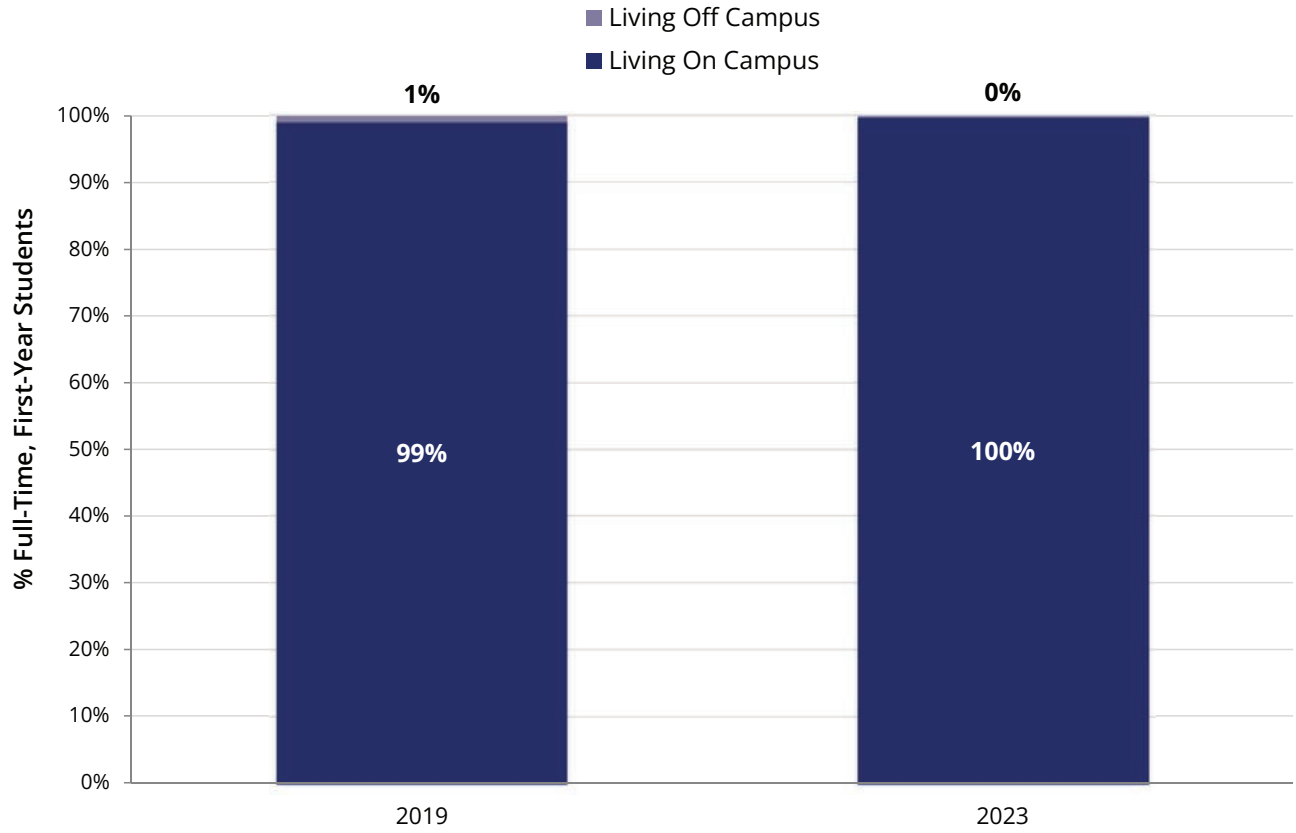
Source: Mass Maritime Academy, 2024



**Figure 6J**

### Housing Situation of All Full-Time, First-Year Students, Mass Maritime, Fall 2019-2023

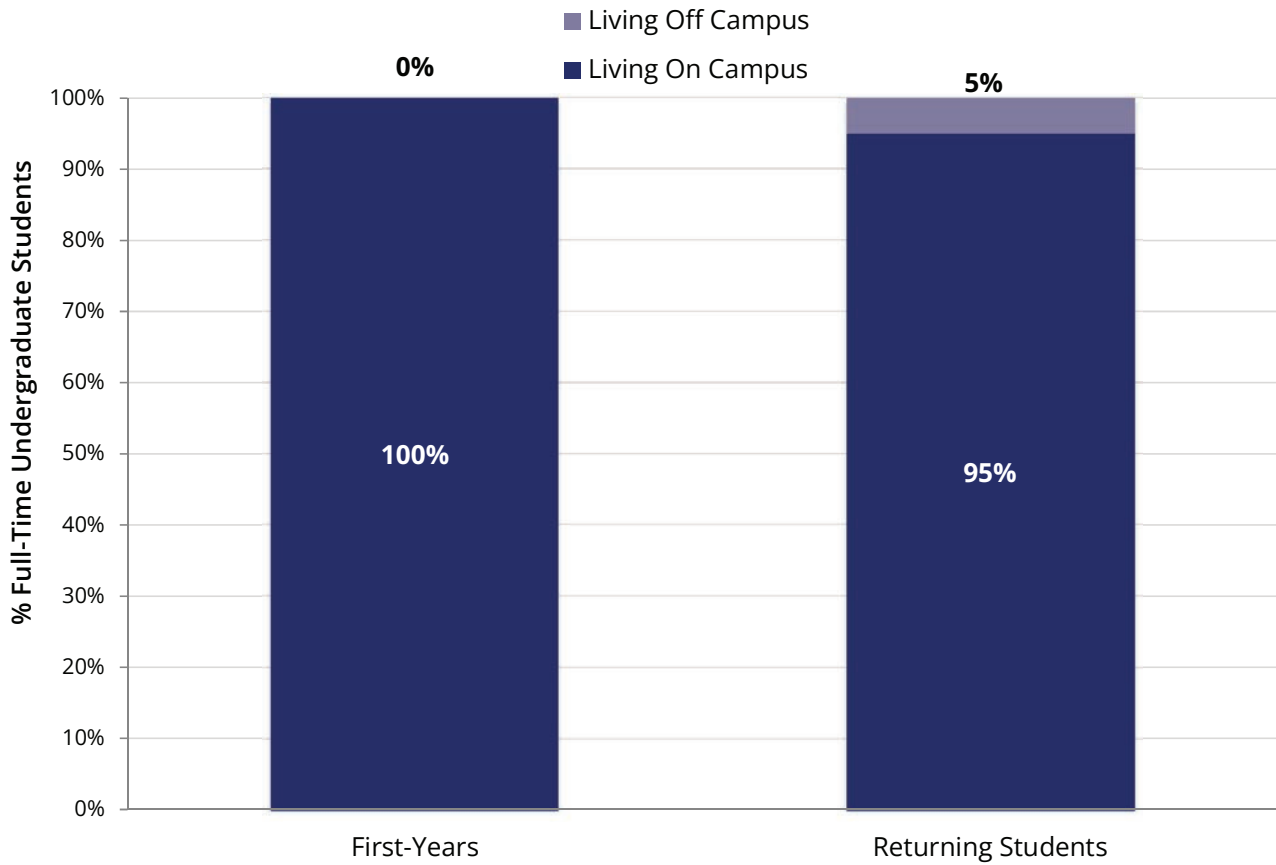
Source: Mass Maritime Academy, 2024



**Figure 6K**

### Housing Situation of Full-Time Undergraduate Students by Class Year, Mass Maritime, Fall 2023

Source: Mass Maritime Academy, 2024

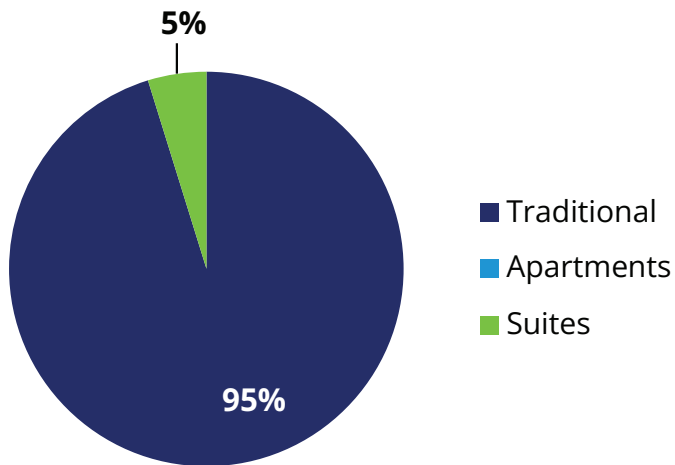


**Figure 6L**

### Residence Hall Room Types, Mass Maritime

Source: MSCBA, 2024

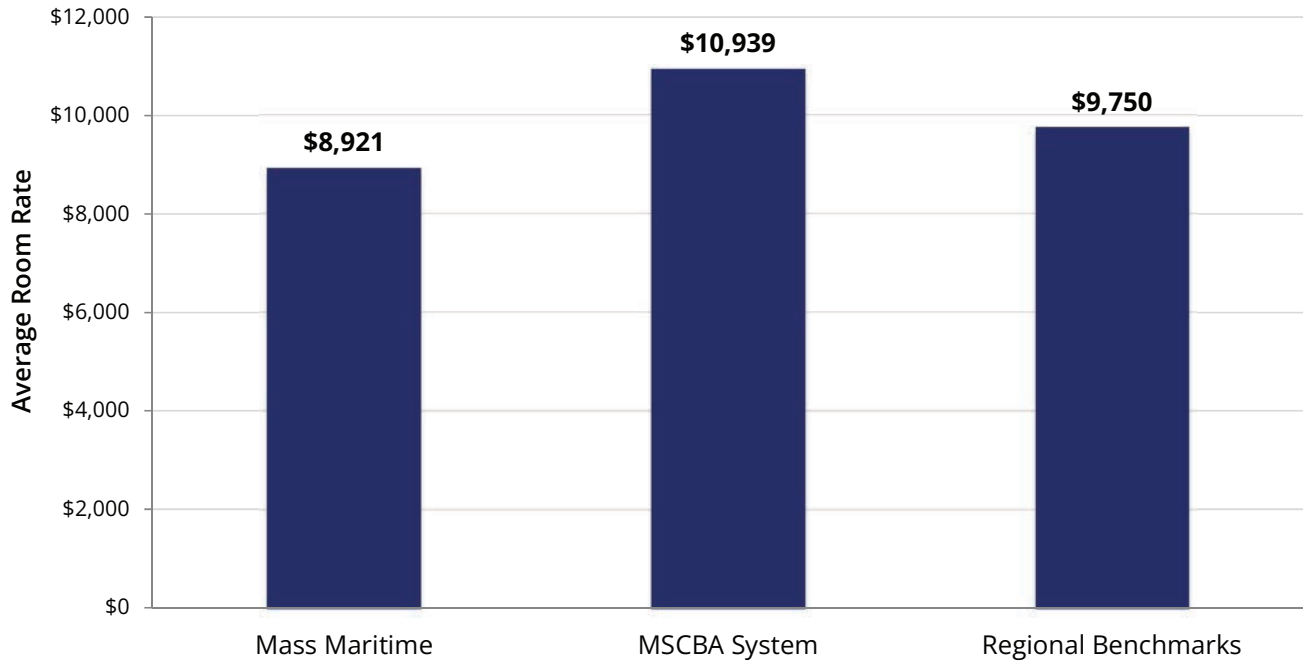
#### Residence Hall Room Types Fall 2023 Mass Maritime



**Figure 6M**

**Average Room Rate, Fall 2024**

Source: MSCBA, and university websites, 2024



Note: Average of lowest and highest room rates for traditional rooms and suites/apartments. See Appendix for a list of benchmark institutions.

**Figure 6P****Other Populations Housed, Fall 2019-2023***Source: Mass Maritime*

	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023
Undergraduate part-time students	12	5	15	11	6
Undergraduate non-degree-seeking students	0	0	0	0	0
Graduate students	14	11	0	0	0





# SALEM STATE UNIVERSITY: 2023 FAST FACTS SUMMARY

## ENROLLMENT

Total Enrollment	<b>6,239</b>
Undergraduate Student Enrollment	<b>4,853</b>
Full-Time Enrollment	3,754
Part-Time Enrollment	1,099
Percent Transfer Students <i>All Degree-Seeking Undergraduates</i>	30%
Graduate Student Enrollment	<b>1,386</b>

## GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	<b>90%</b>
From Out-of-State	<b>7%</b>
From Abroad	<b>3%</b>

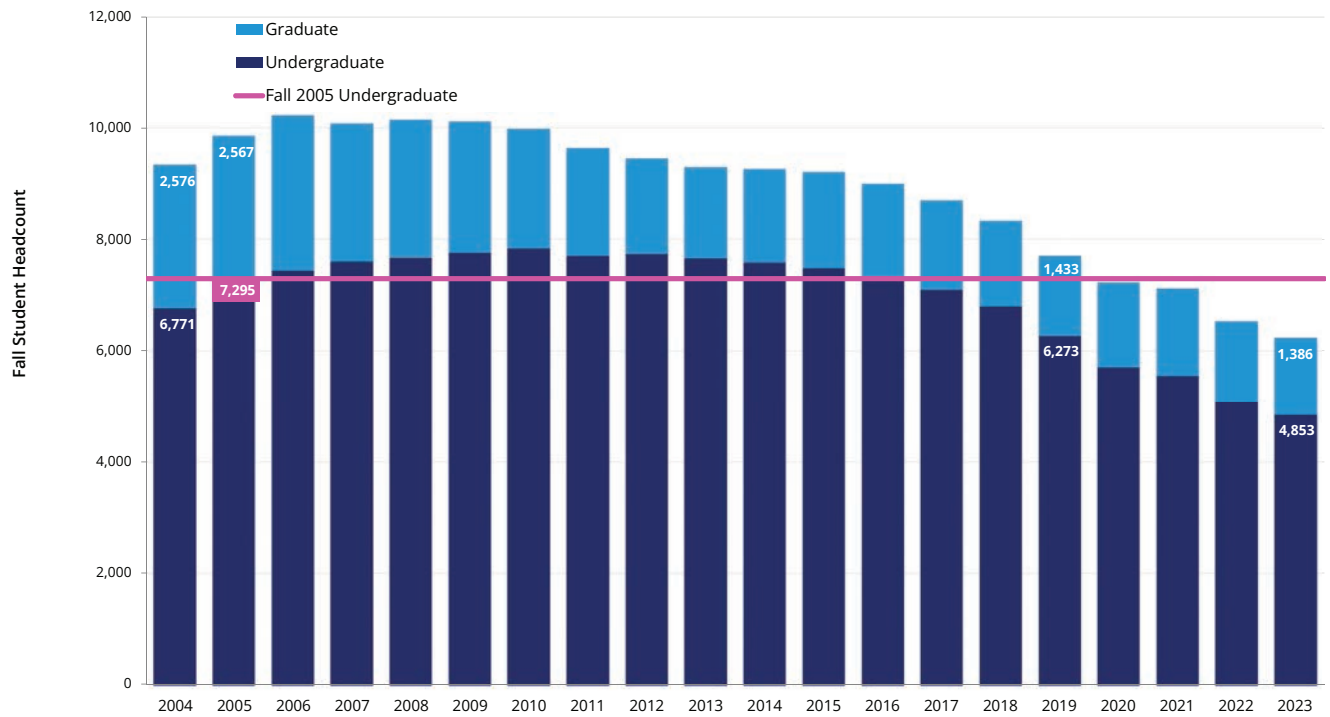
## DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	<b>91%</b>
Male	<b>36%</b>
Female	<b>64%</b>
<i>Known Race/Ethnicity of Students from Selected Underrepresented Groups</i>	<b>40%</b>
Asian	3%
Black	9%
Hispanic	24%

**Figure 7A**

**Student Enrollment, Salem State, Fall 2004-2023**

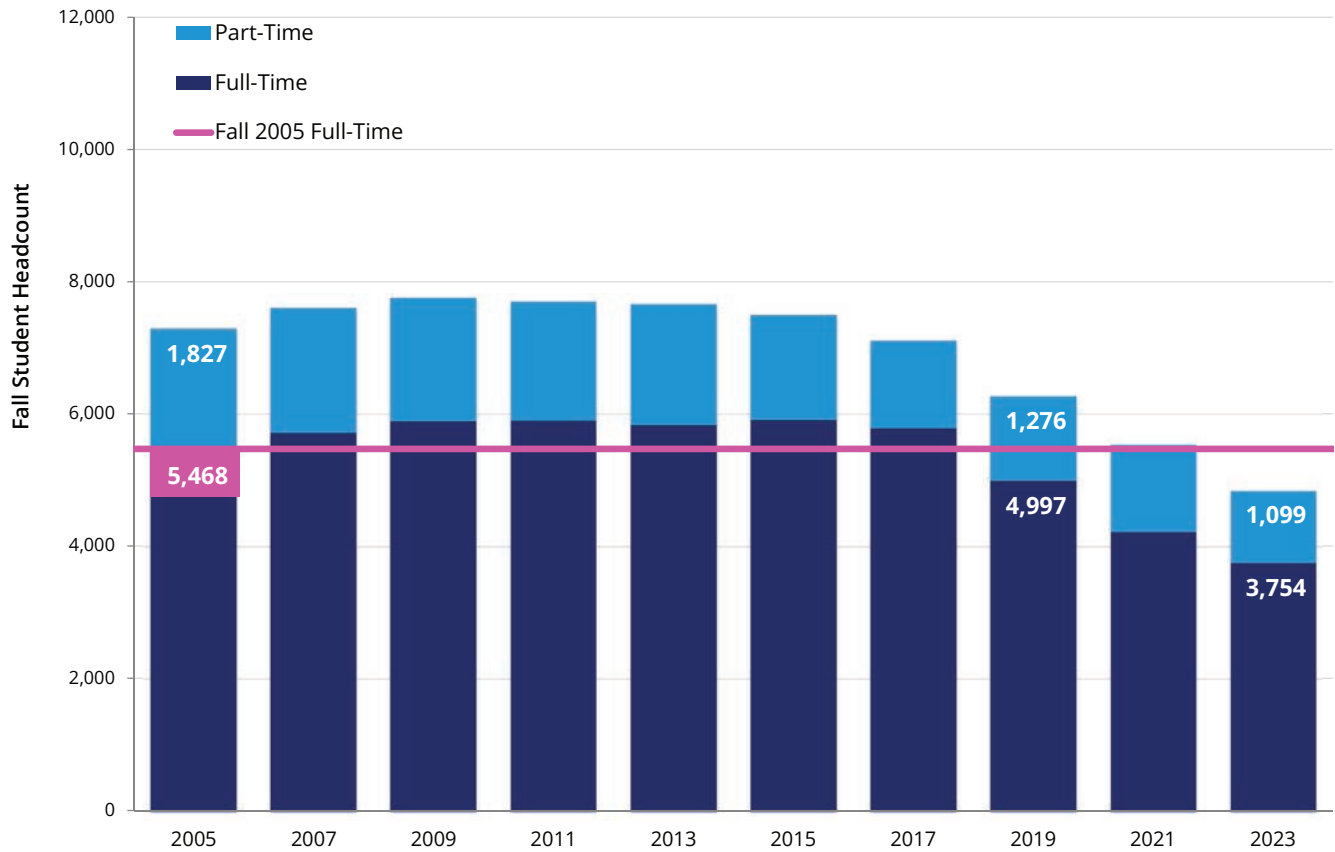
Source: Mass DHE 2024



**Figure 7B**

**Undergraduate Student Enrollment by Part-Time/Full-Time Status, Salem State, Fall 2005-2023**

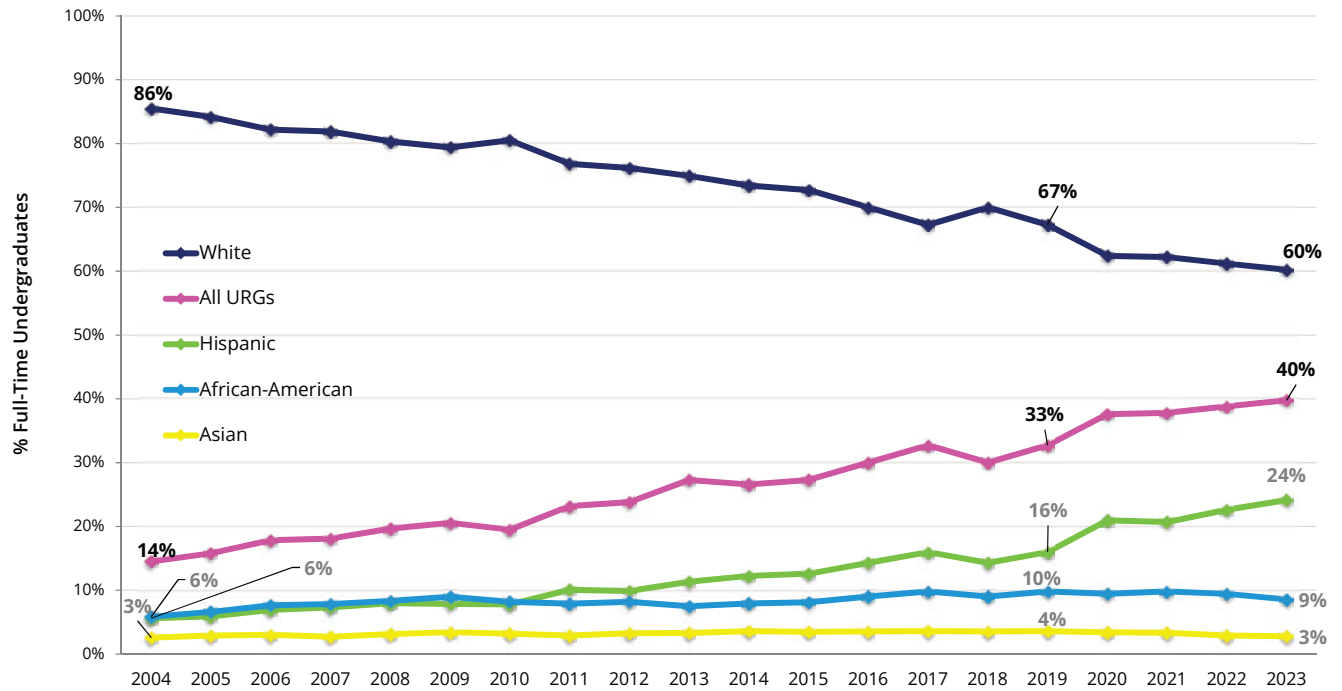
Source: Mass DHE 2024



**Figure 7C**

### Full-Time Undergraduate Enrollment by Race/Ethnicity, Salem State, Fall 2004-2023

Source: Mass DHE Special Calculation 2024

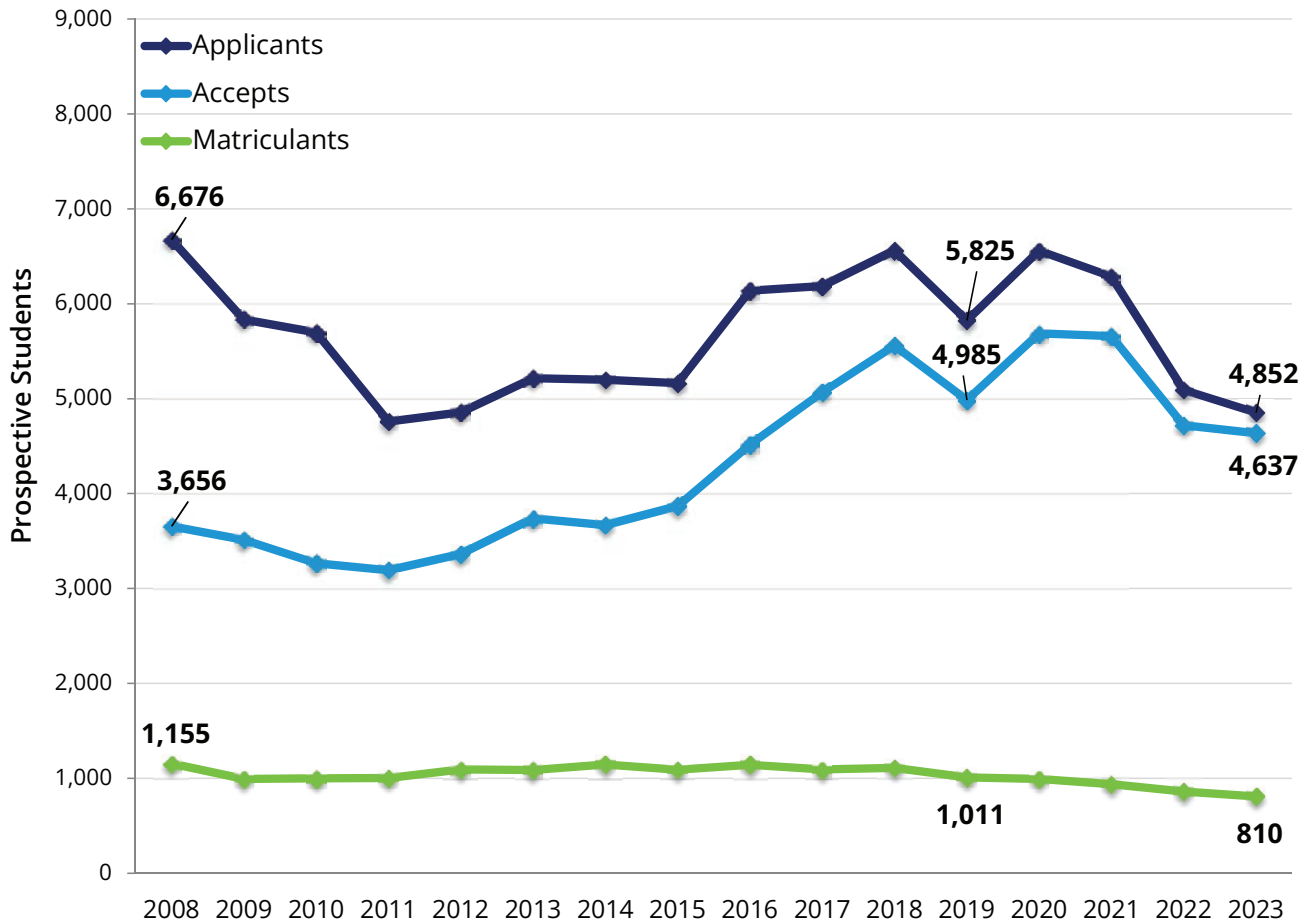


Note: In each year, the "All URG's present includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American/Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above).

**Figure 7E**

**First-Time, First-Year Student Admissions, Salem State, Fall 2008-2023**

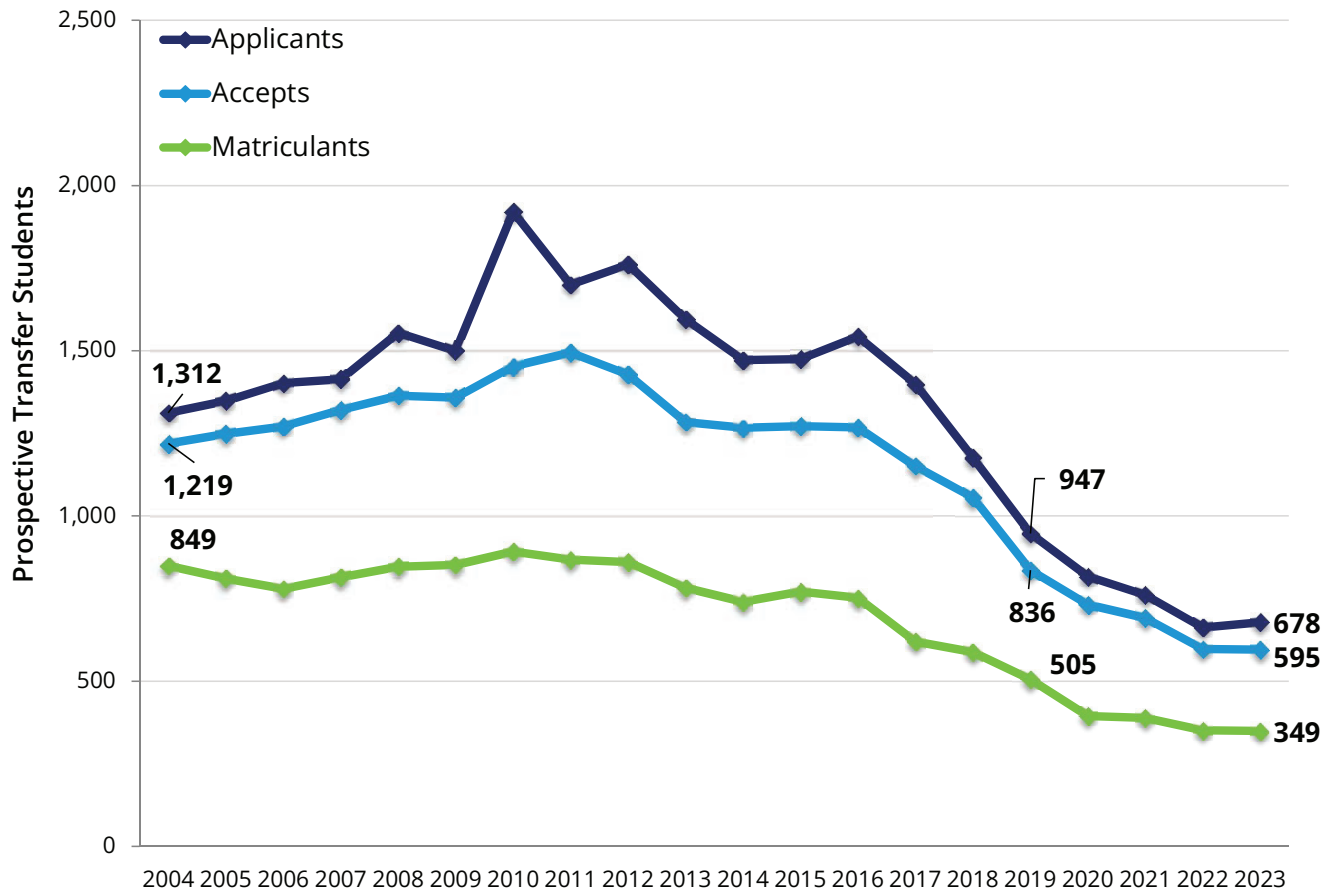
Source: Salem State University, 2024



**Figure 7F**

**Transfer Admissions, Salem State, Fall 2004-2023**

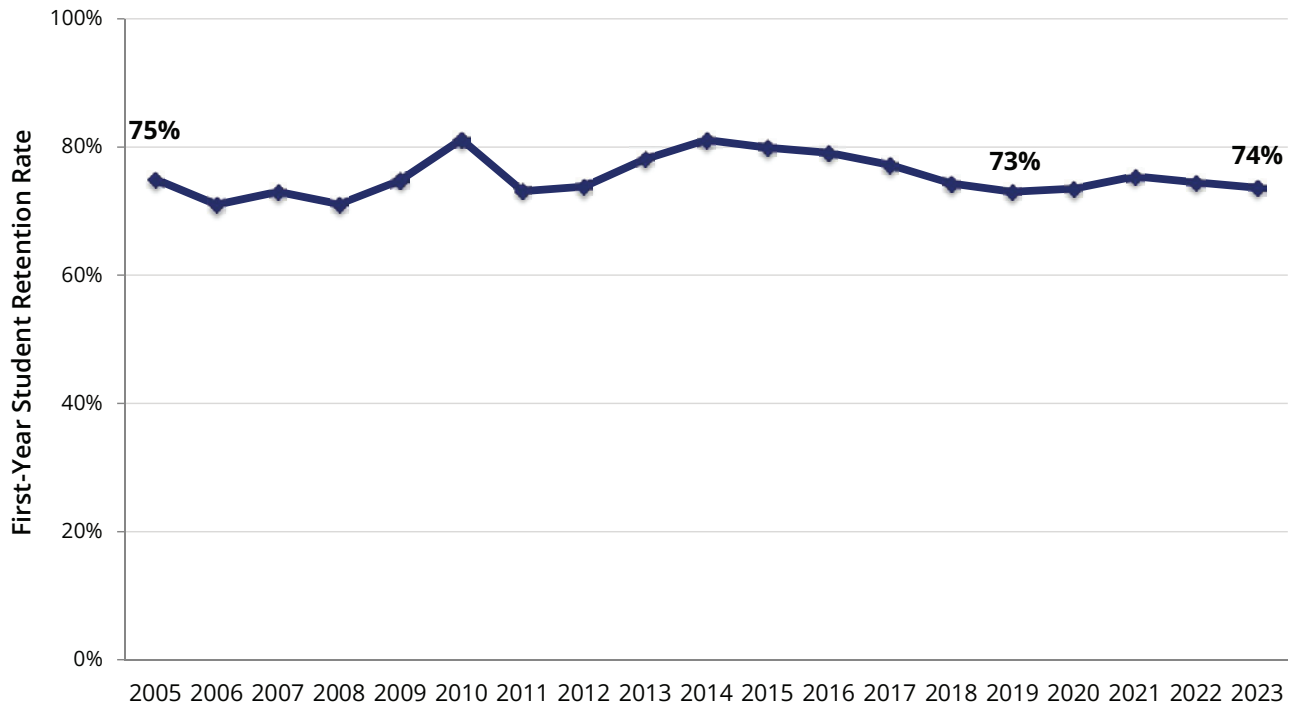
Source: Salem State University, 2024



**Figure 7G**

**First-Time, Full-Time, First-Year Student Retention Rate, Salem State, Fall 2005-2023\***

Source: Mass DHE 2024



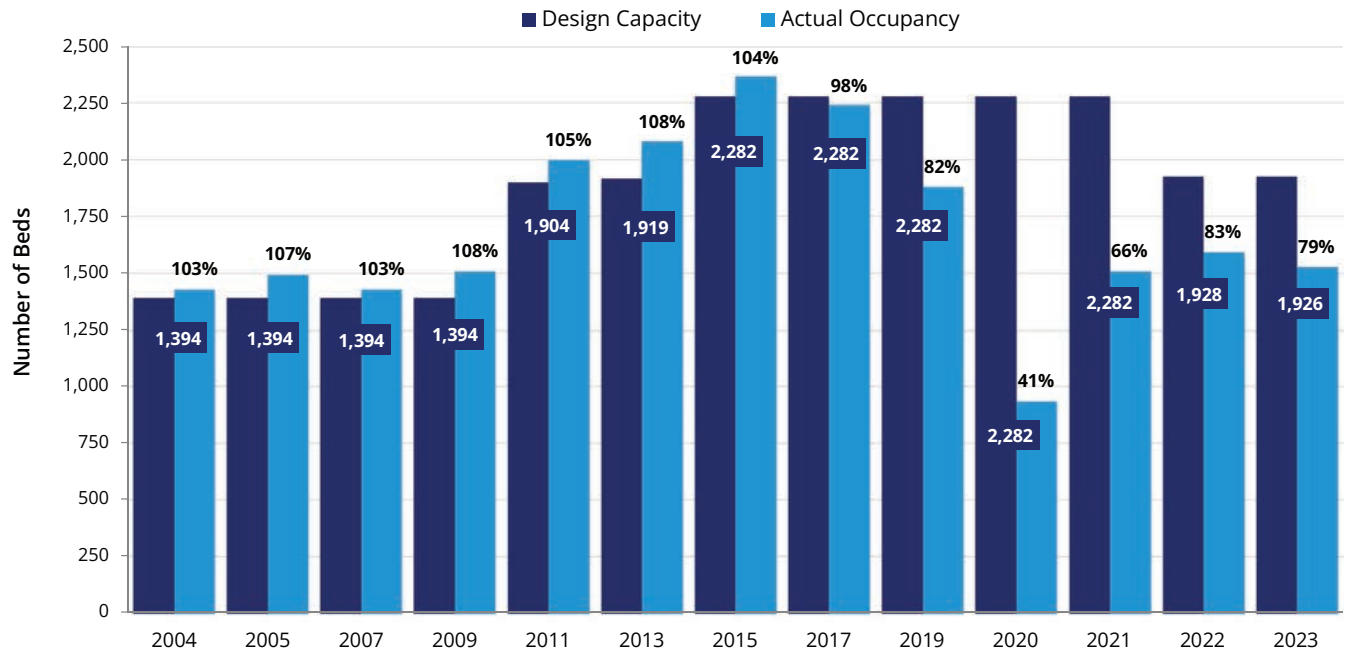
\* The data for each year reflect the percentage of the previous year's first-time, full-time, First-Year students who returned to campus.



**Figure 7H**

**Housing Occupancy, Salem State, Fall 2004-2023**

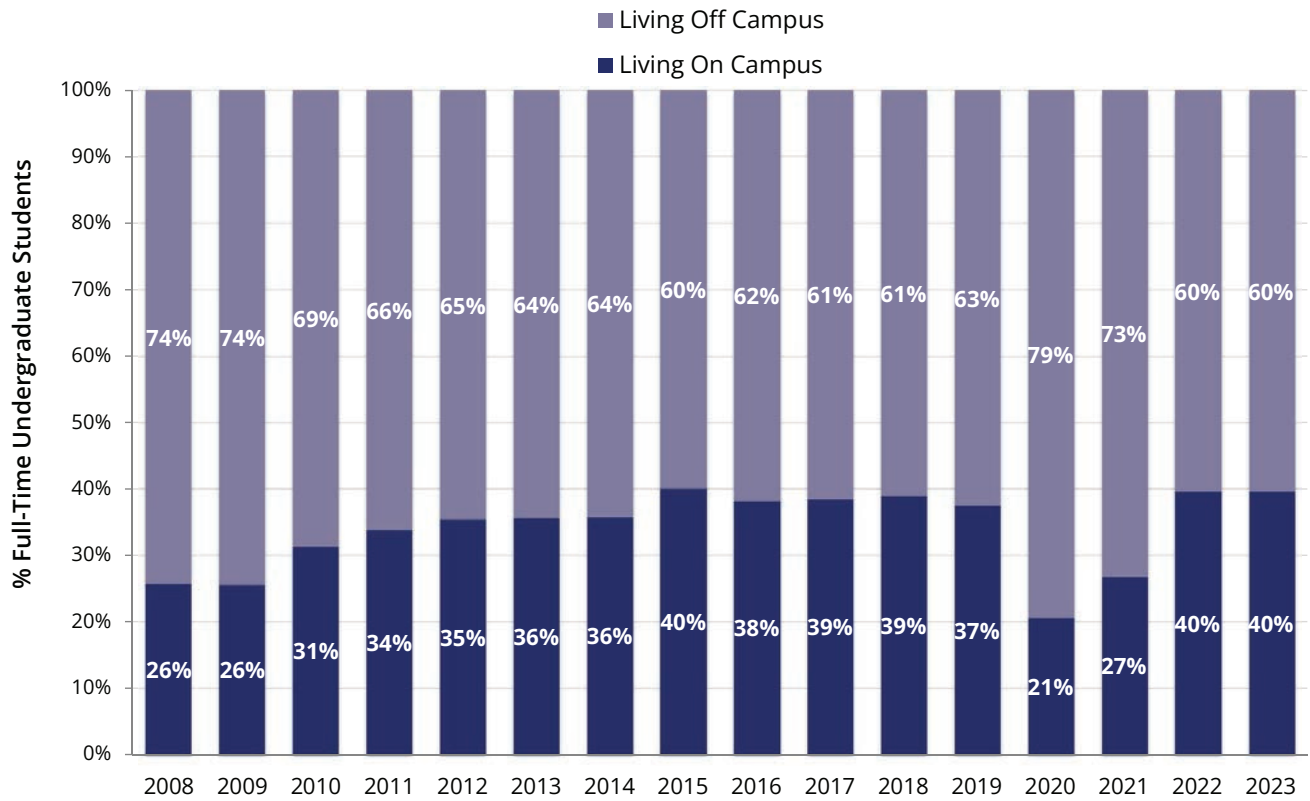
Source: MSCBA, 2024



**Figure 71**

**Housing Situation of Full-Time Undergraduate Students, Salem State, Fall 2008-2023**

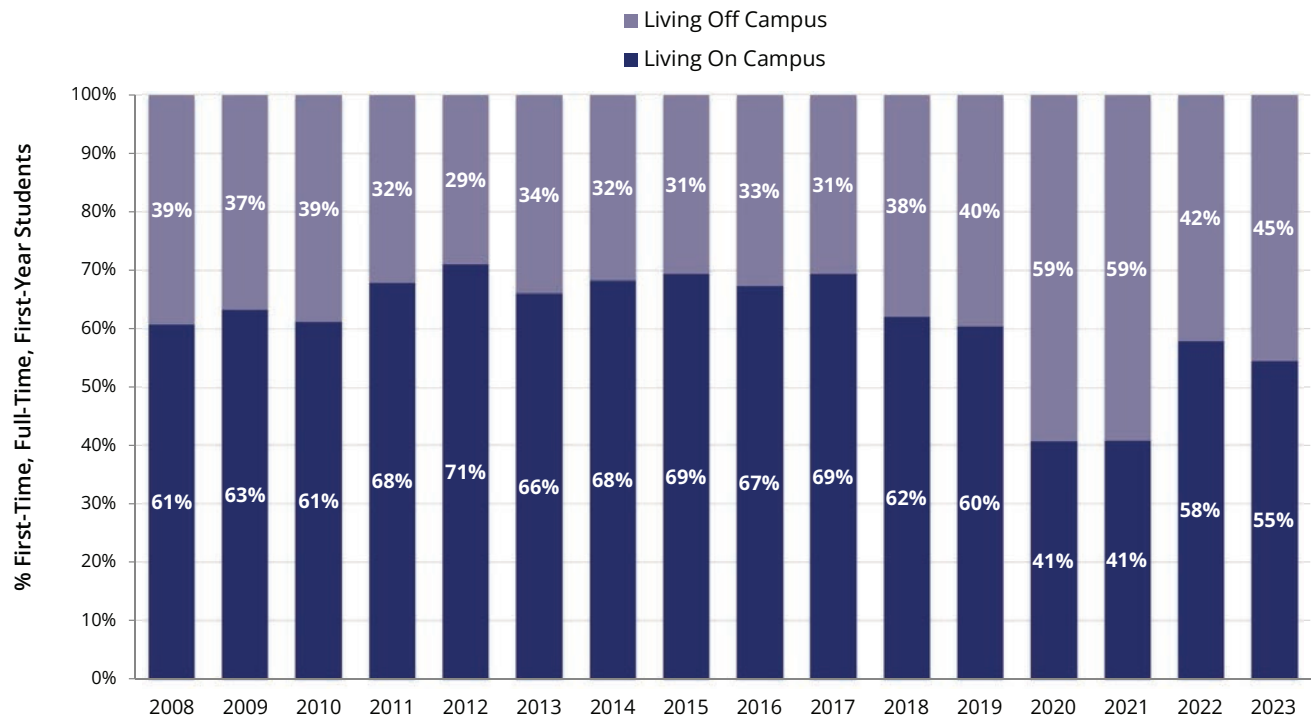
Source: Salem State University, 2024



**Figure 7J**

**Housing Situation of First-Time, Full-Time, First-Year Students, Salem State, Fall 2008-2023**

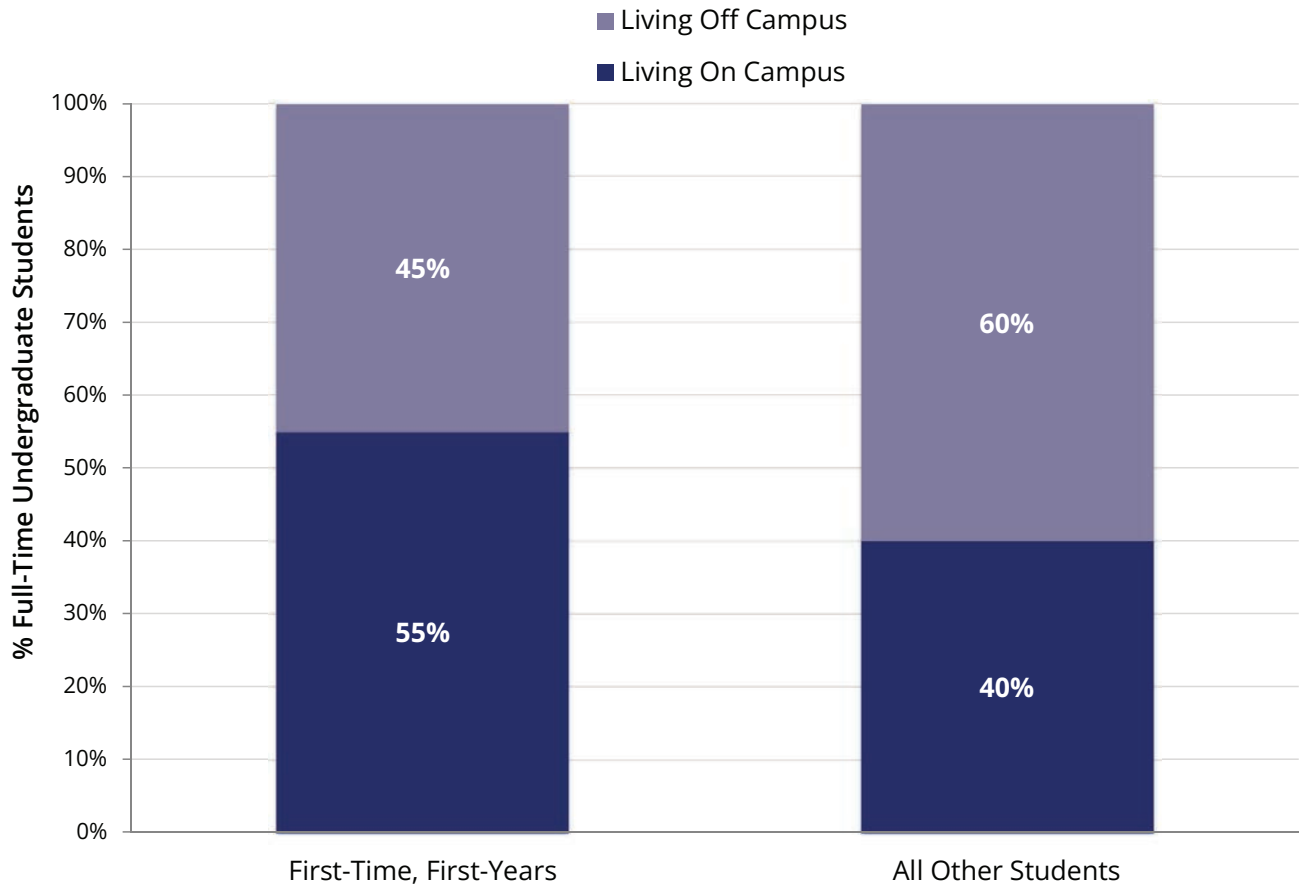
Source: Salem State University, 2024



**Figure 7K**

### Housing Situation of Full-Time Undergraduate Students by Class Year, Salem State, Fall 2023

Source: Salem State University, 2024

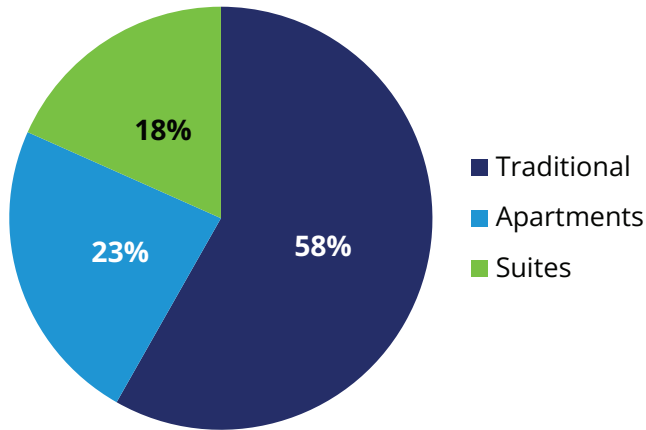


**Figure 7L**

### Residence Hall Room Types, Salem State

Source: MSCBA, 2024

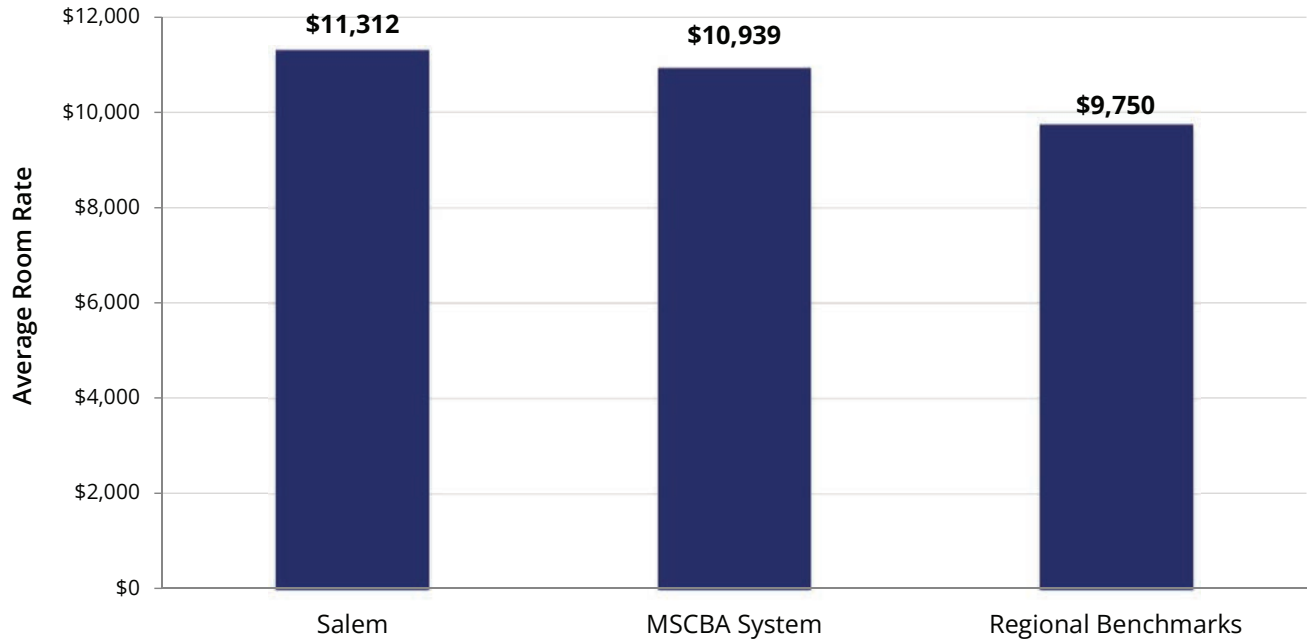
#### Residence Hall Room Types Fall 2023 Salem State



**Figure 7M**

### Average Room Rate, Fall 2024

Source: MSCBA, and university websites, 2024

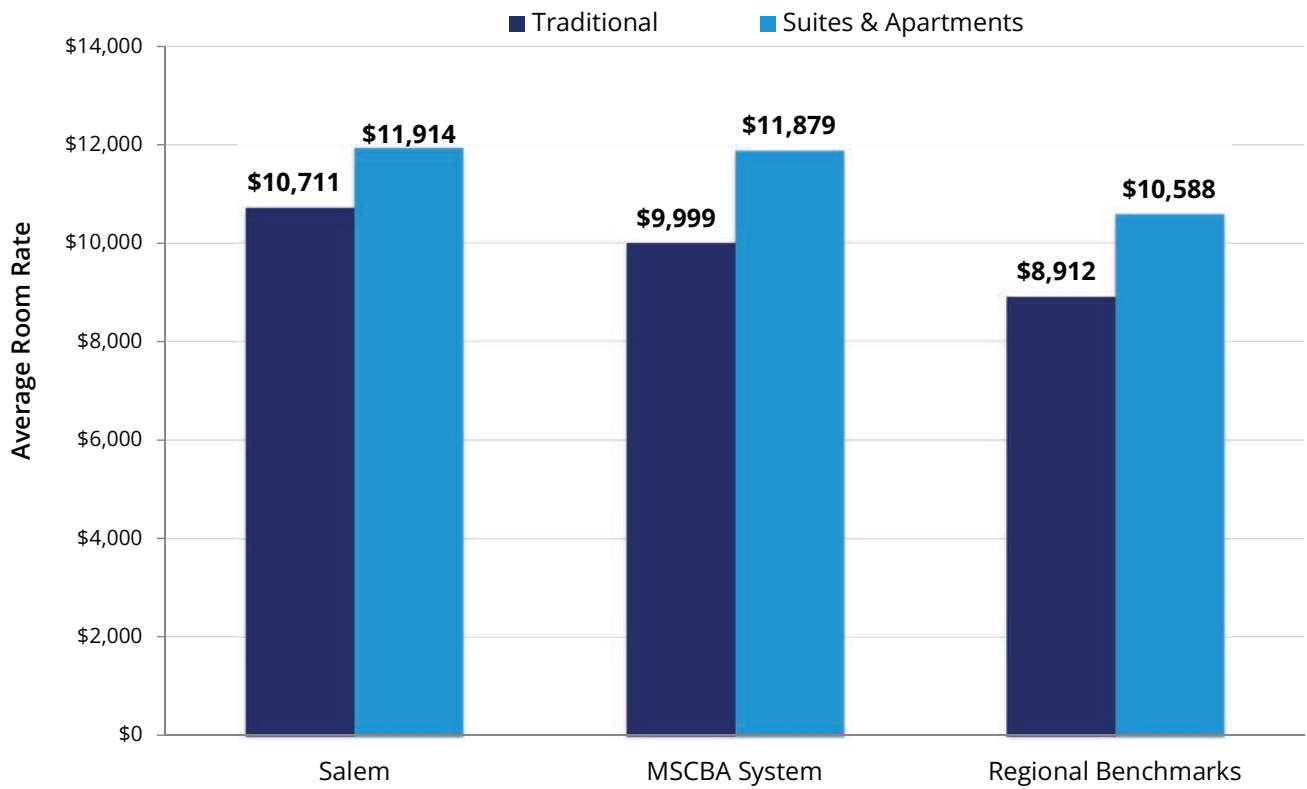


Note: Average of lowest and highest room rates for traditional rooms and suites/apartments. See Appendix for a list of benchmark institutions.

**Figure 7N**

### Average Room Rate, Fall 2024: Traditional vs. Suites and Apartments

Source: MSCBA, and university websites, 2024



Note: Average of lowest and highest room rates for traditional rooms and suites/apartments.

**Figure 7P****Other Populations Housed, Fall 2019-2023***Source: Salem State University*

	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023
Undergraduate part-time students	10	7	14	27	19
Undergraduate non-degree-seeking students	9	4	3	0	0
Graduate students	22	18	22	18	21
North Shore Community College (NSCC) students	6	4	13	33	16

**Comments**

Part-time is considered anyone under 12 credits. Grad number does not include res life grads as housing is not charged. NSCC students are those who have lived on SSU campus as part of the North Shore Viking Collaborative Program.





Section II/Chapter II/Salem State University

**Westfield**  
STATE UNIVERSITY

# WESTFIELD STATE UNIVERSITY: 2023 FAST FACTS SUMMARY

## ENROLLMENT

Total Enrollment	<b>4,554</b>
Undergraduate Student Enrollment	<b>3,789</b>
Full-Time Enrollment	3,083
Part-Time Enrollment	706
Percent Transfer Students <i>All Degree-Seeking Undergraduates</i>	26%
Graduate Student Enrollment	<b>880</b>

## GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	<b>89%</b>
From Out-of-State	<b>10%</b>
From Abroad	<b>1%</b>

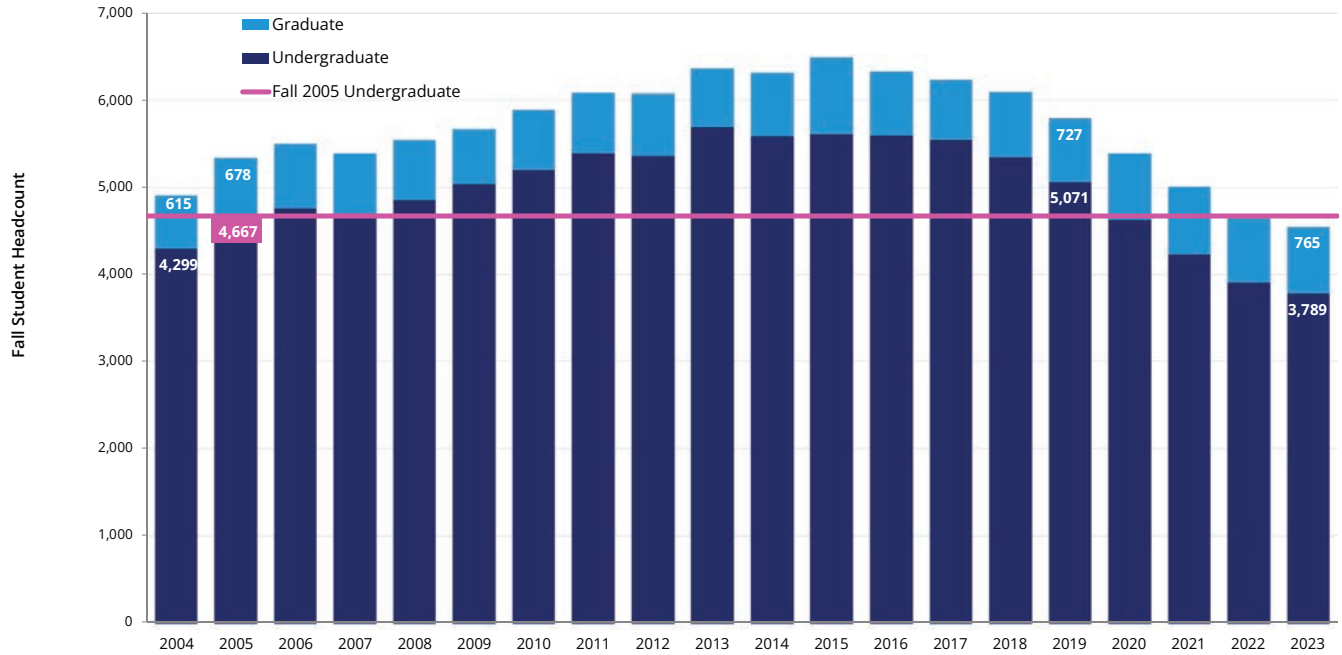
## DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	<b>93%</b>
Male	<b>45%</b>
Female	<b>53%</b>
<i>Known Race/Ethnicity of Students from Selected Underrepresented Groups</i>	<b>27%</b>
Asian	2%
Black	7%
Hispanic	14%

**Figure 8A**

**Student Enrollment, Westfield State, Fall 2004-2023**

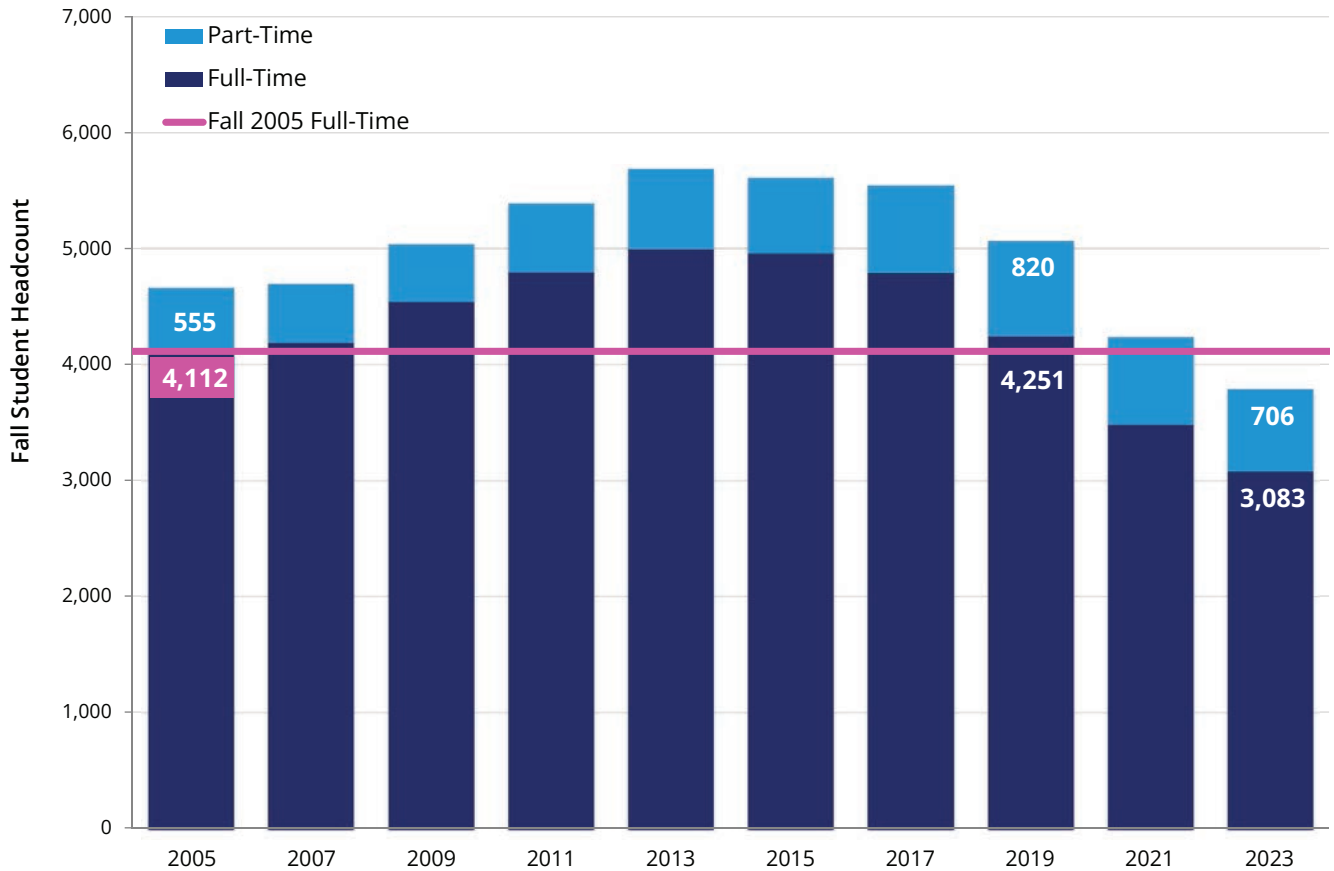
Source: Mass DHE 2024



**Figure 8B**

**Undergraduate Student Enrollment by Part-Time/Full-Time Status, Westfield State, Fall 2005-2023**

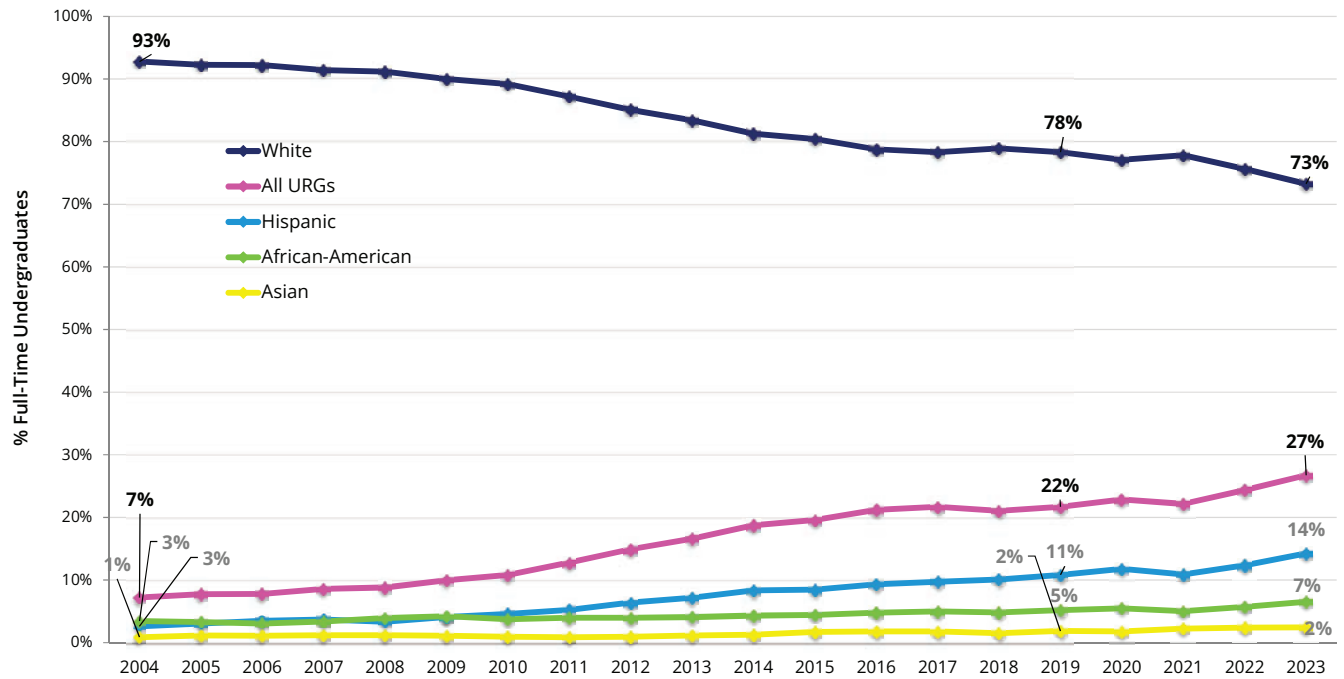
Source: Mass DHE 2024



**Figure 8C**

**Full-Time Undergraduate Enrollment by Race/Ethnicity, Westfield State, Fall 2004-2023**

Source: Mass DHE Special Calculationv2024

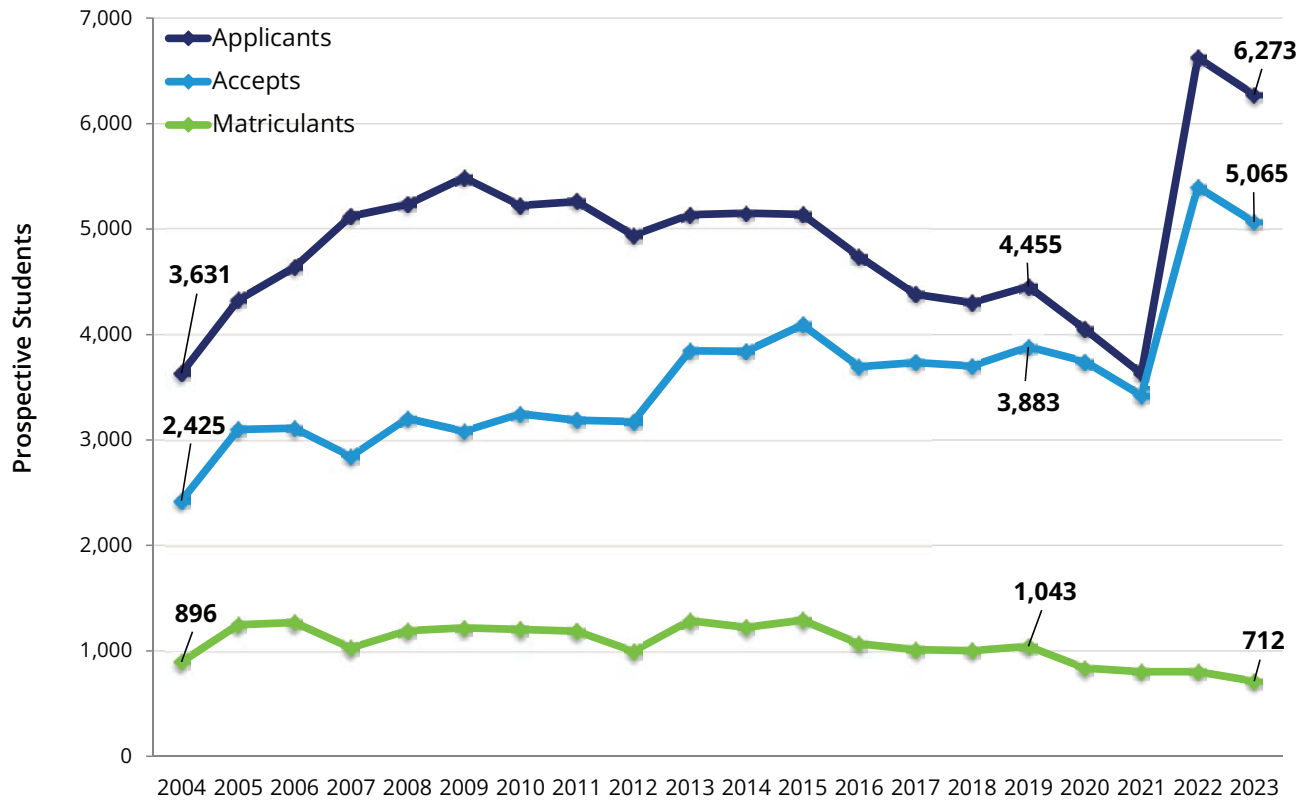


Note: In each year, the “All URG’s present includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American/Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above).

**Figure 8E**

**First-Time, First-Year Student Admissions, Westfield State, Fall 2004-2023**

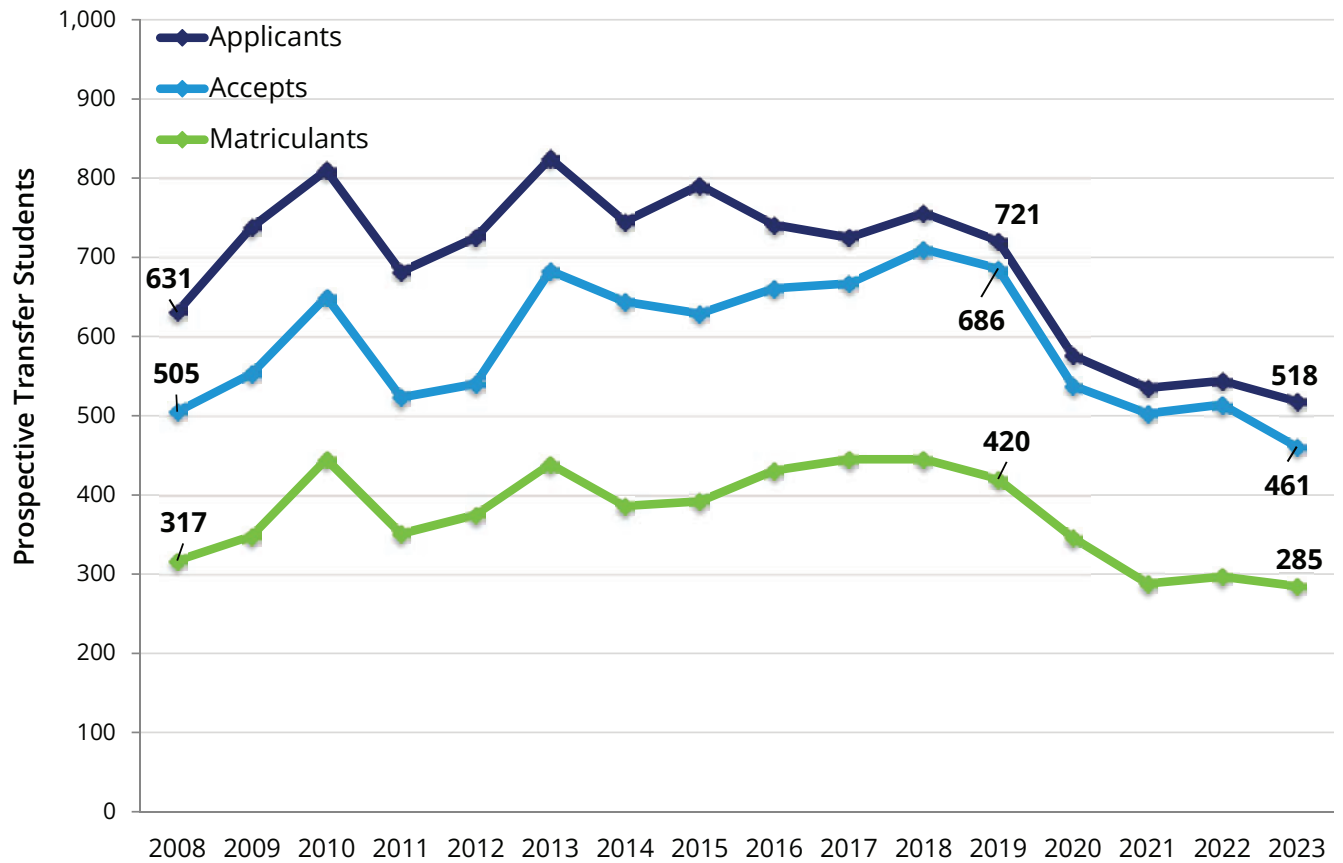
Source: Westfield State University, 2024



**Figure 8F**

**Transfer Admissions, Westfield State, Fall 2008-2023**

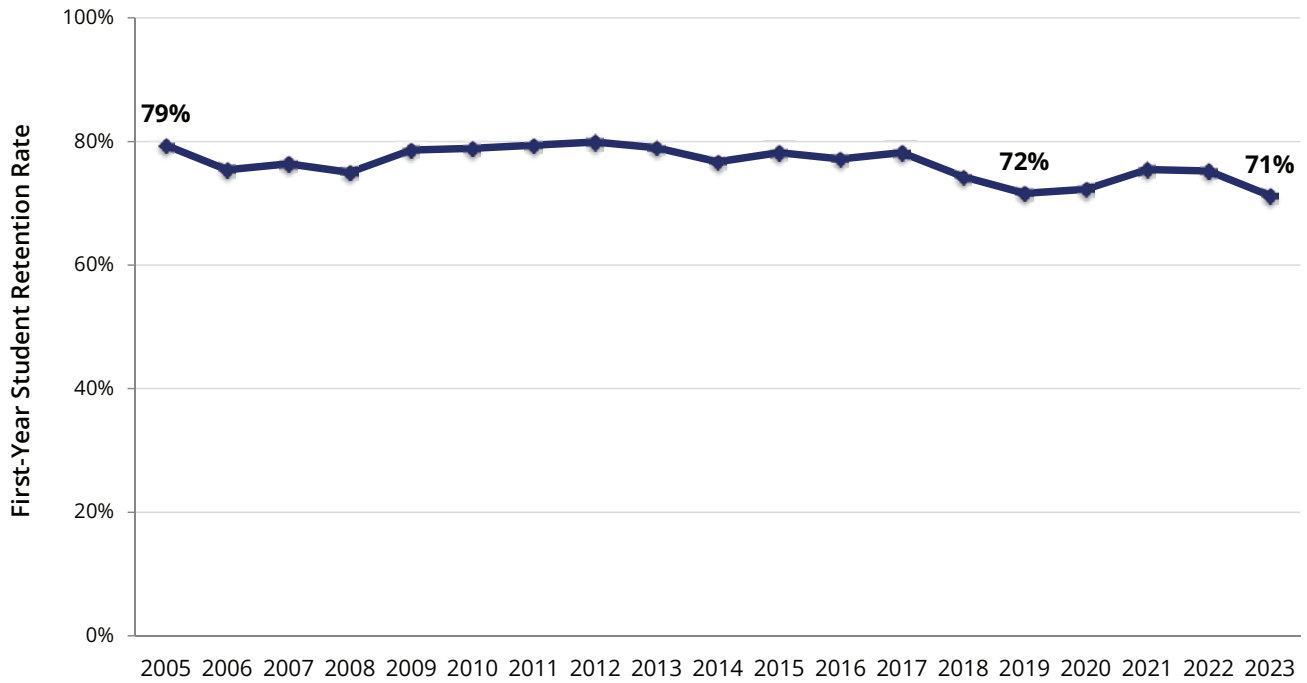
Source: Westfield State University, 2024



**Figure 8G**

**First-Time, Full-Time, First-Year Student Retention Rate, Westfield State, Fall 2005-2023\***

Source: Mass DHE 2024



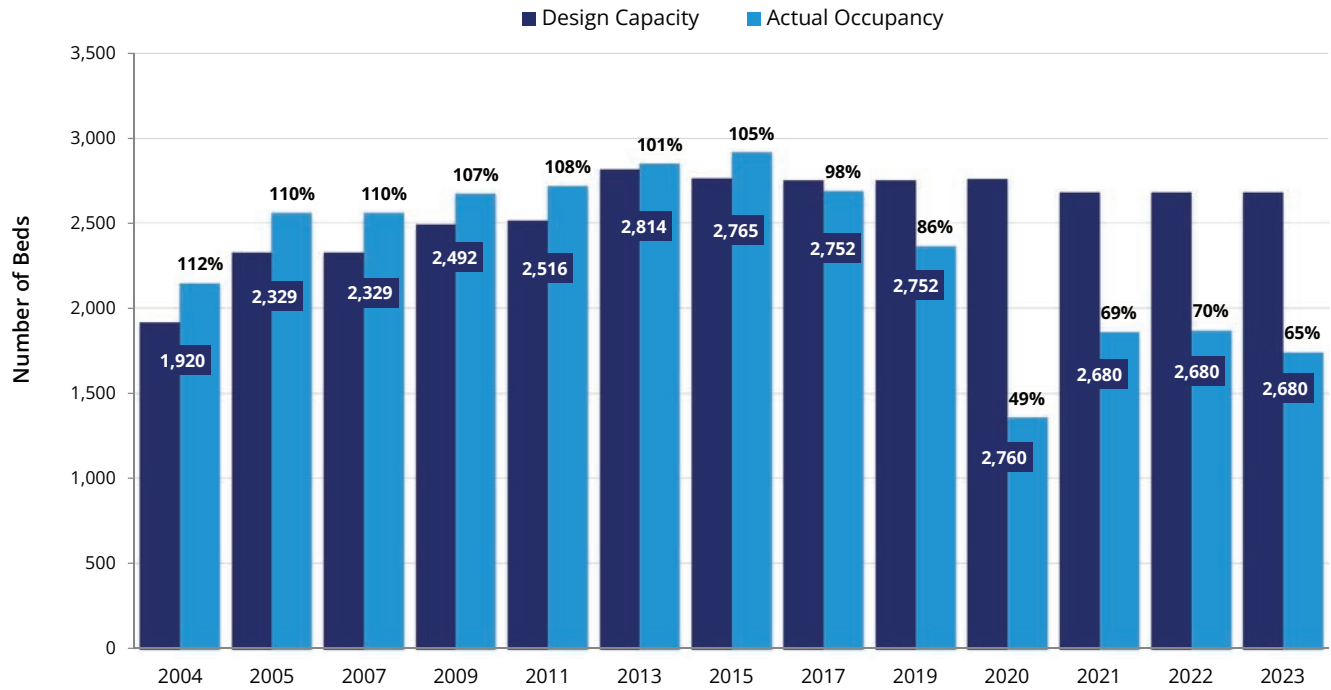
\* The data for each year reflect the percentage of the previous year's first-time, full-time First-Year students who returned to campus.



**Figure 8H**

**Housing Occupancy, Westfield State, Fall 2004-2023**

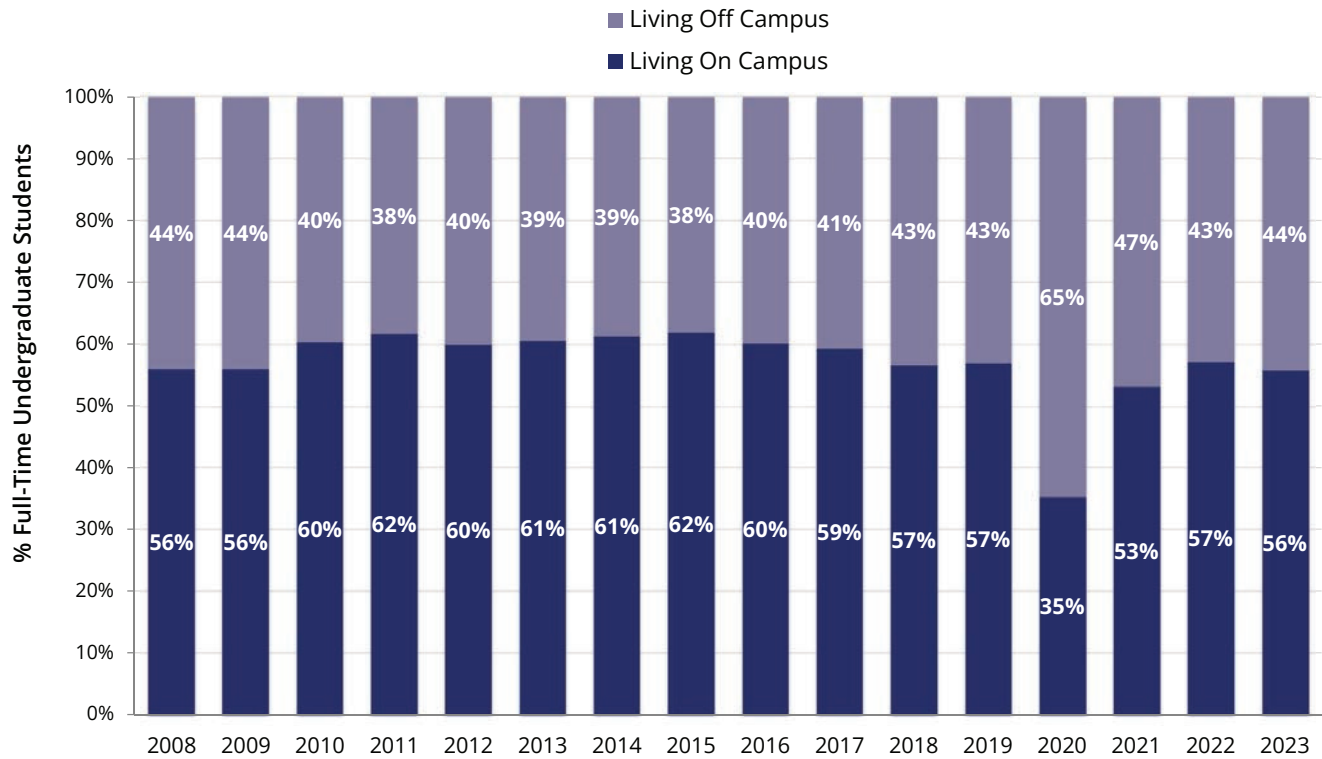
Source: MSCBA, 2024



**Figure 8I**

**Housing Situation of Full-Time Undergraduate Students, Westfield State, Fall 2008-2023**

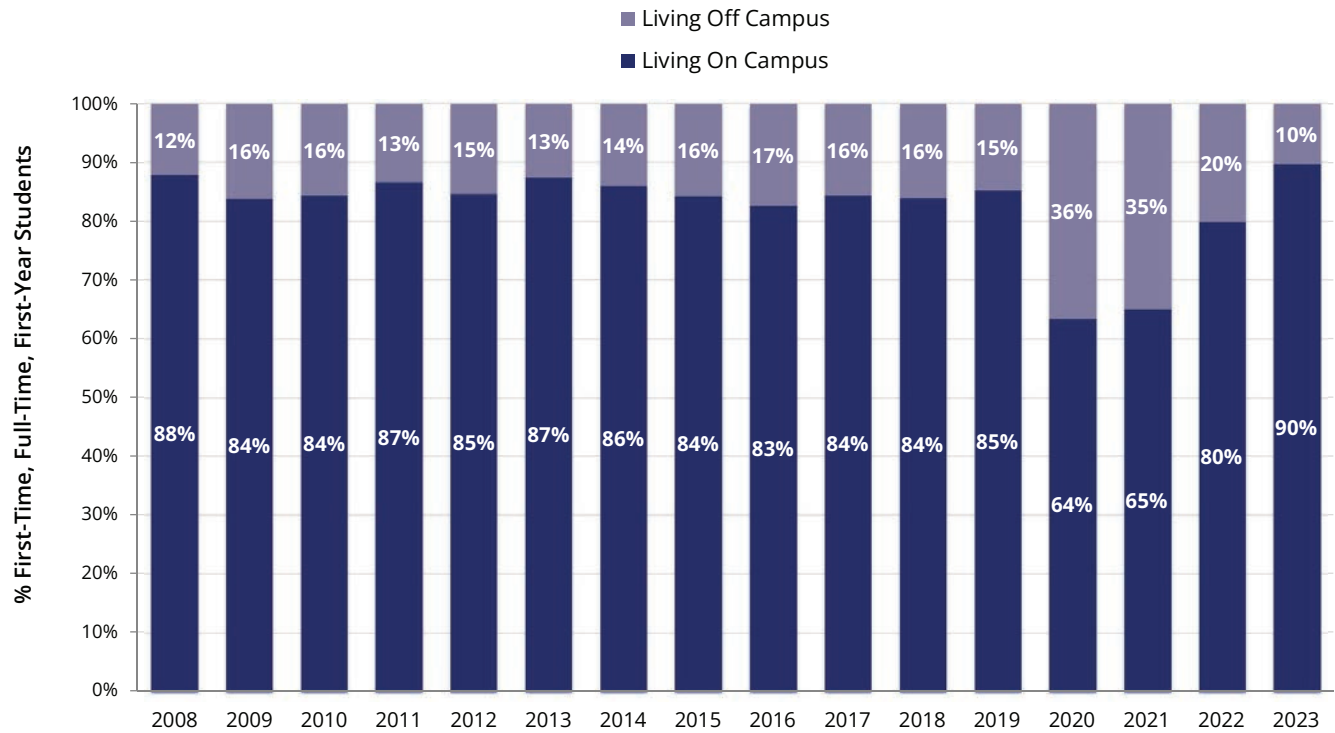
Source: Westfield State University, 2024



**Figure 8J**

**Housing Situation of First-Time, Full-Time, First-Year Students, Westfield State, Fall 2008-2023**

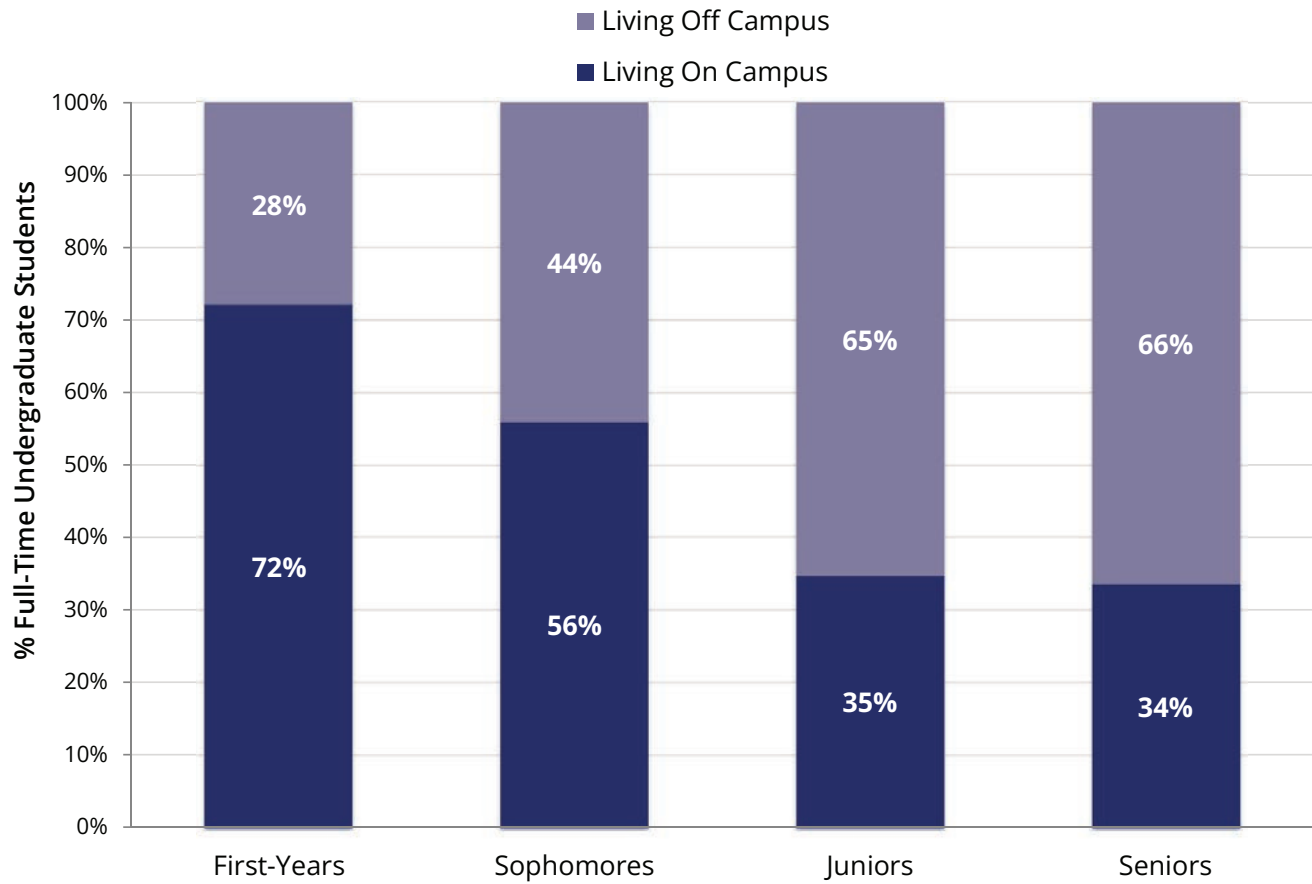
Source: Westfield State University, 2024



**Figure 8K**

### Housing Situation of Full-Time Undergraduate Students by Class Year, Westfield State, Fall 2023

Source: Westfield State University, 2024

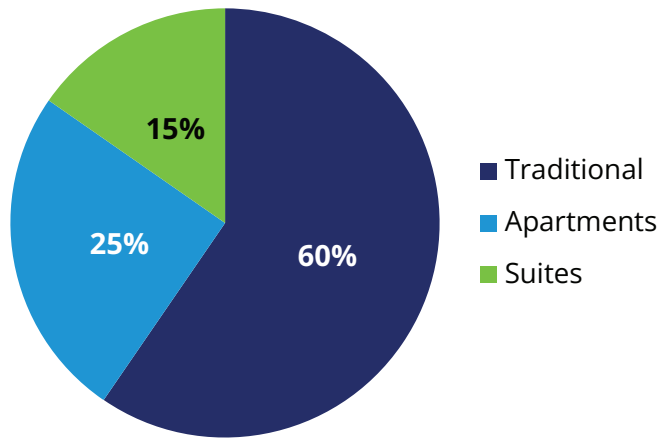


**Figure 8L**

### Residence Hall Room Types, Westfield State

Source: MSCBA, 2024

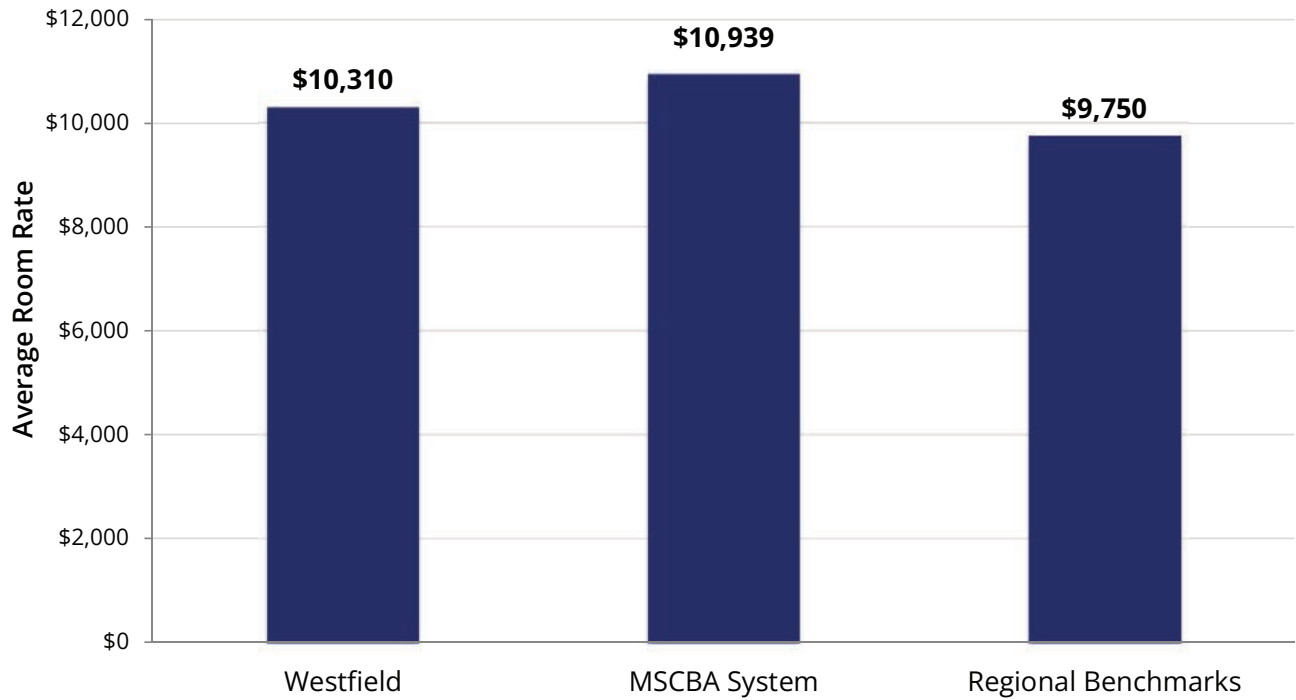
#### Residence Hall Room Types Fall 2023 Westfield State



**Figure 8M**

**Average Room Rate, Fall 2024**

Source: MSCBA, and university websites, 2024

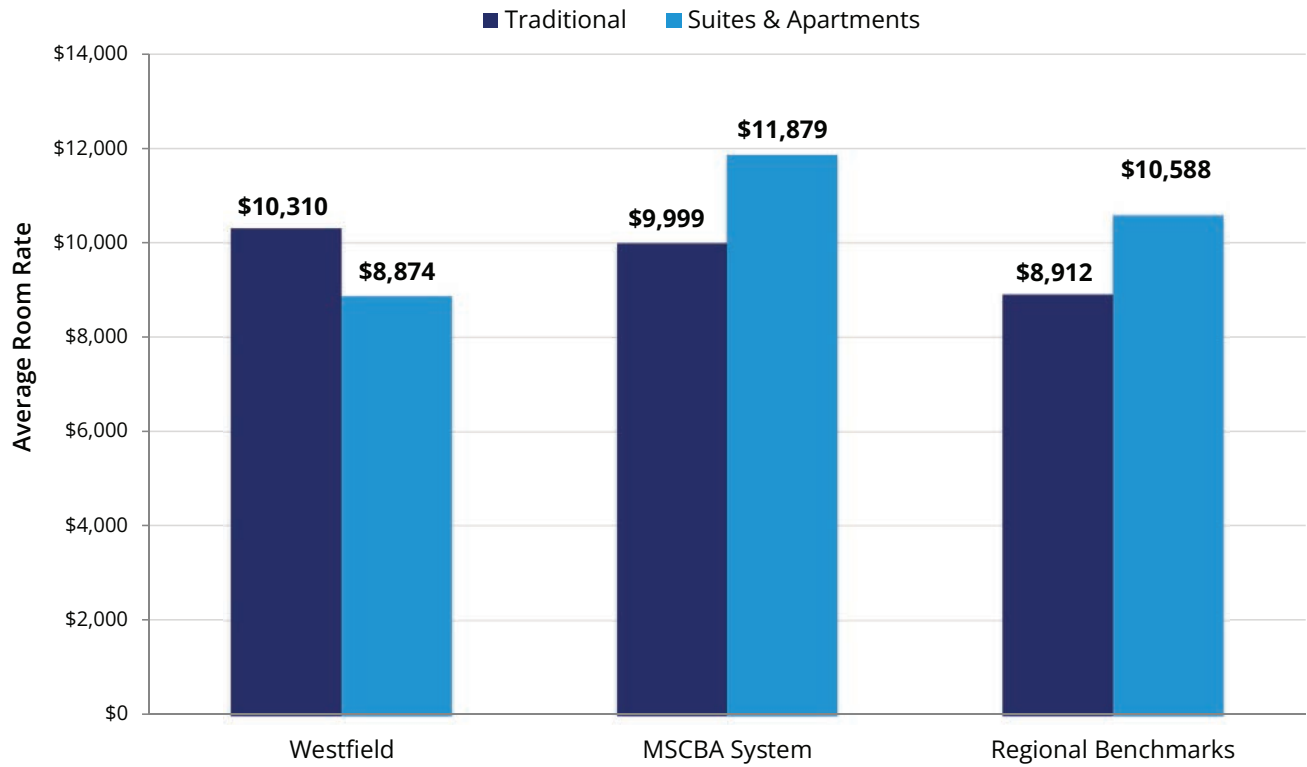


Note: Average of lowest and highest room rates for traditional rooms and suites/apartments. See Appendix for a list of benchmark institutions.

**Figure 8N**

### Average Room Rate, Fall 2024: Traditional vs. Suites and Apartments

Source: MSCBA, and university websites, 2024



Note: Average of lowest and highest room rates for traditional rooms and suites/apartments.

**Figure 8P****Other Populations Housed, Fall 2019-2023***Source: Westfield State University*

	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023
Undergraduate part-time students	<5	<5	52	46	28
Undergraduate non-degree-seeking students	6	1	0	0	0
Graduate students	5	1	49	28	17

**Comments**

Numbers are based on credit hours and may be imperfect.





**WORCESTER**  
STATE  
**UNIVERSITY**

# WORCESTER STATE UNIVERSITY: 2023 FAST FACTS SUMMARY

## ENROLLMENT

Total Enrollment	<b>5,611</b>
Undergraduate Student Enrollment	<b>4,734</b>
Full-Time Enrollment	3,359
Part-Time Enrollment	1,375
Percent Transfer Students All Degree-Seeking Undergraduates	25%
Graduate Student Enrollment	<b>877</b>

## GEOGRAPHIC DISTRIBUTION OF FULL-TIME UNDERGRADUATE STUDENTS

From Massachusetts	<b>94%</b>
From Out-of-State	<b>5%</b>
From Abroad	<b>2%</b>

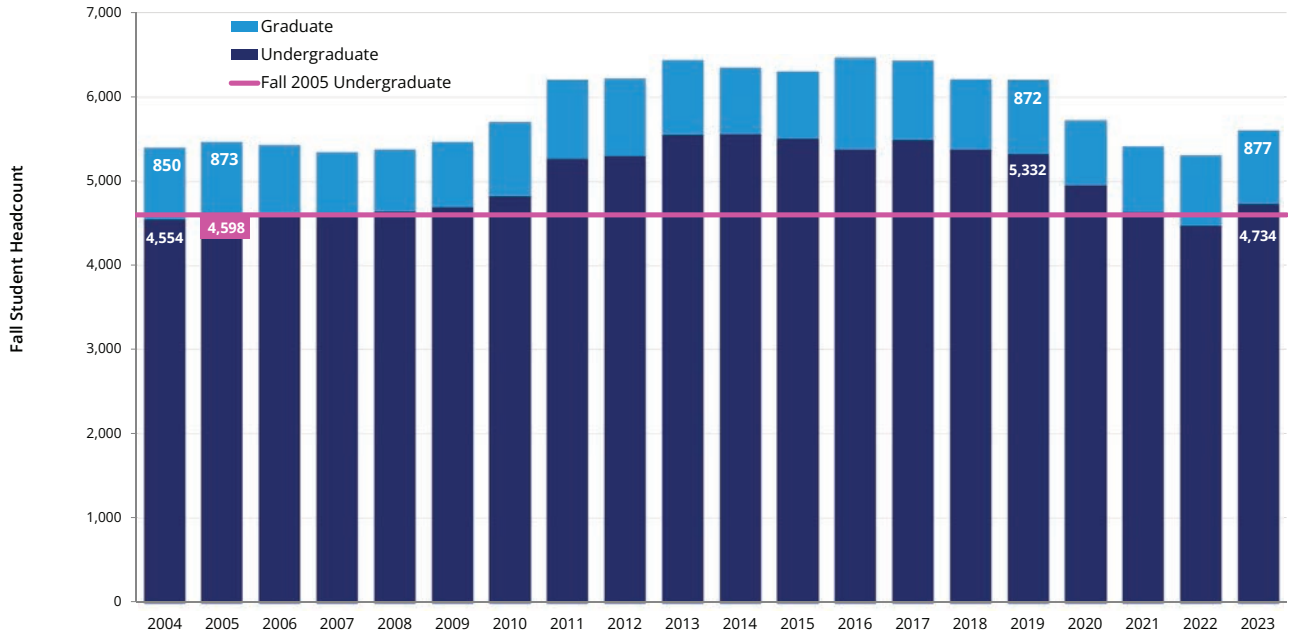
## DEMOGRAPHIC INFORMATION OF FULL-TIME UNDERGRADUATE STUDENTS

Traditional Age (18-24)	<b>93%</b>
Male	<b>40%</b>
Female	<b>60%</b>
<i>Known Race/Ethnicity of Students from Selected Underrepresented Groups</i>	<b>36%</b>
Asian	6%
Black	9%
Hispanic	18%

**Figure 9A**

**Student Enrollment, Worcester State, Fall 2004-2023**

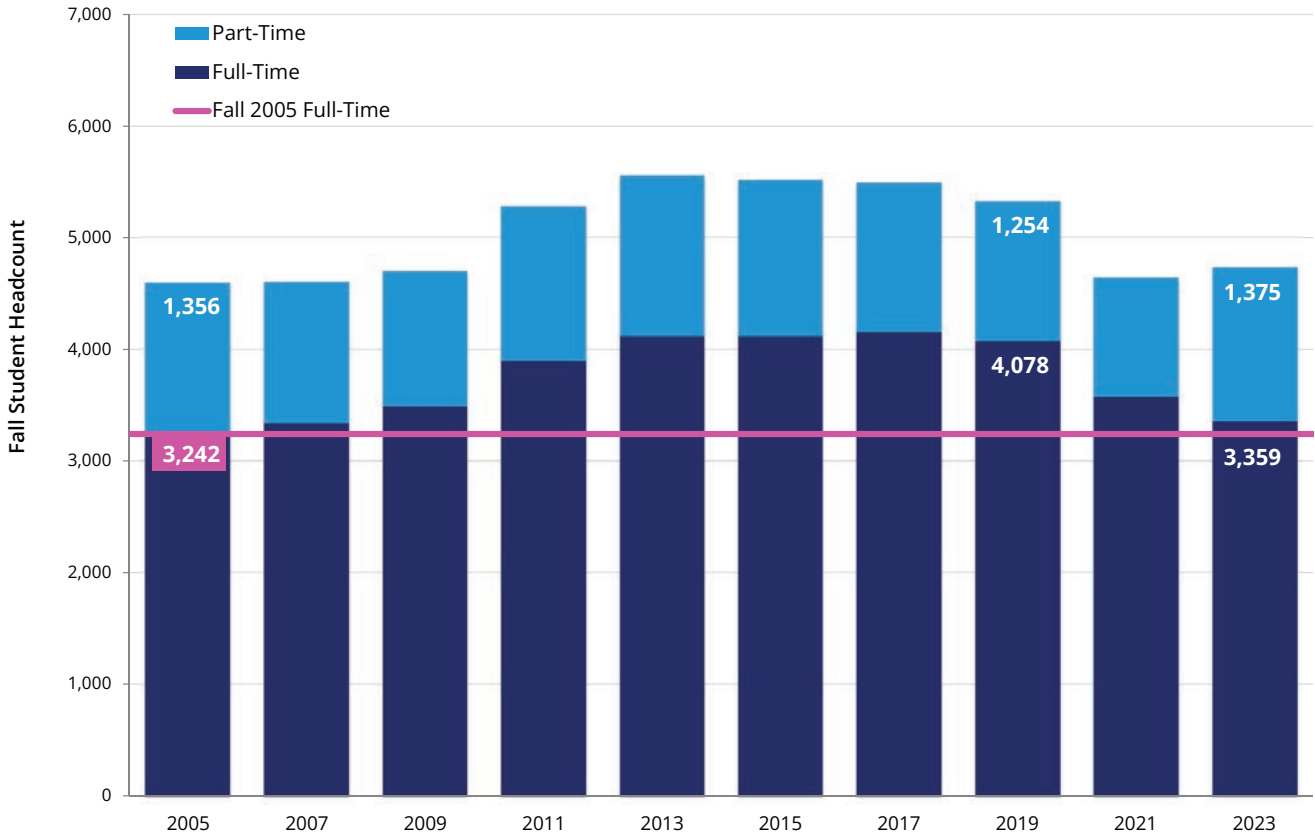
Source: Mass DHE 2024



**Figure 9B**

**Undergraduate Student Enrollment by Part-Time/Full-Time Status, Worcester State, Fall 2005-2023**

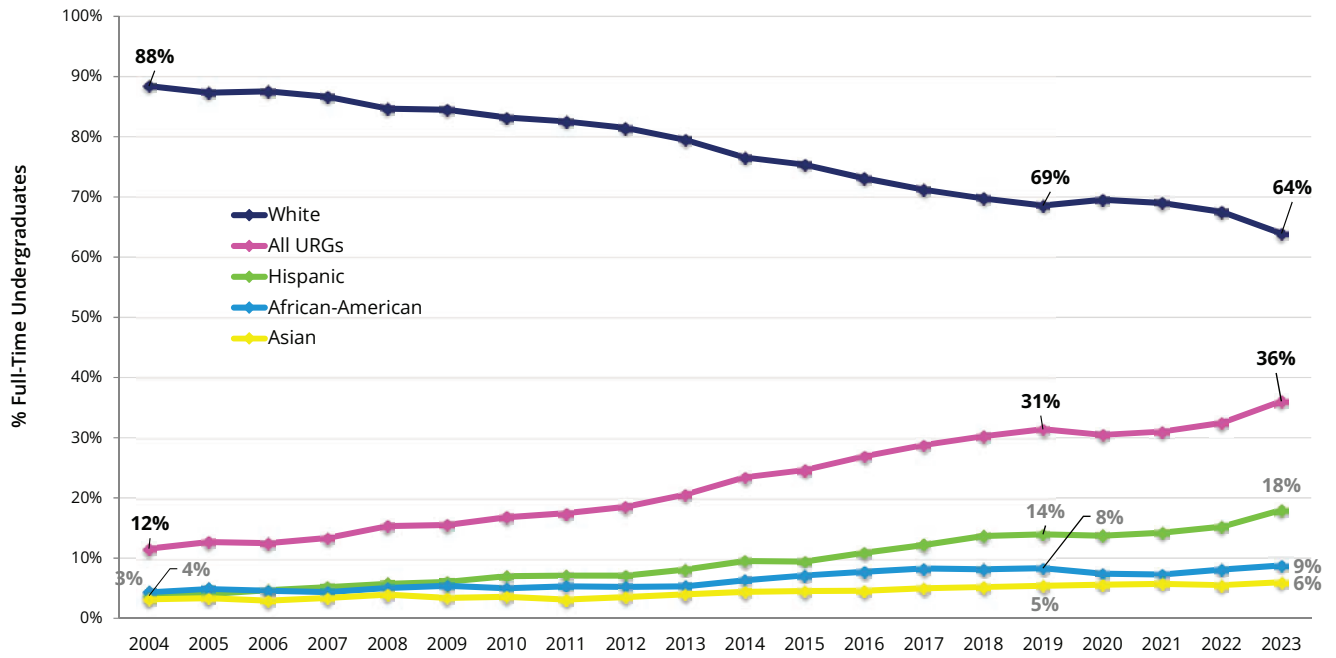
Source: Mass DHE 2024



**Figure 9C**

### Full-Time Undergraduate Enrollment by Race/Ethnicity, Worcester State, Fall 2004-2023

Source: Mass DHE Special Calculation 2024

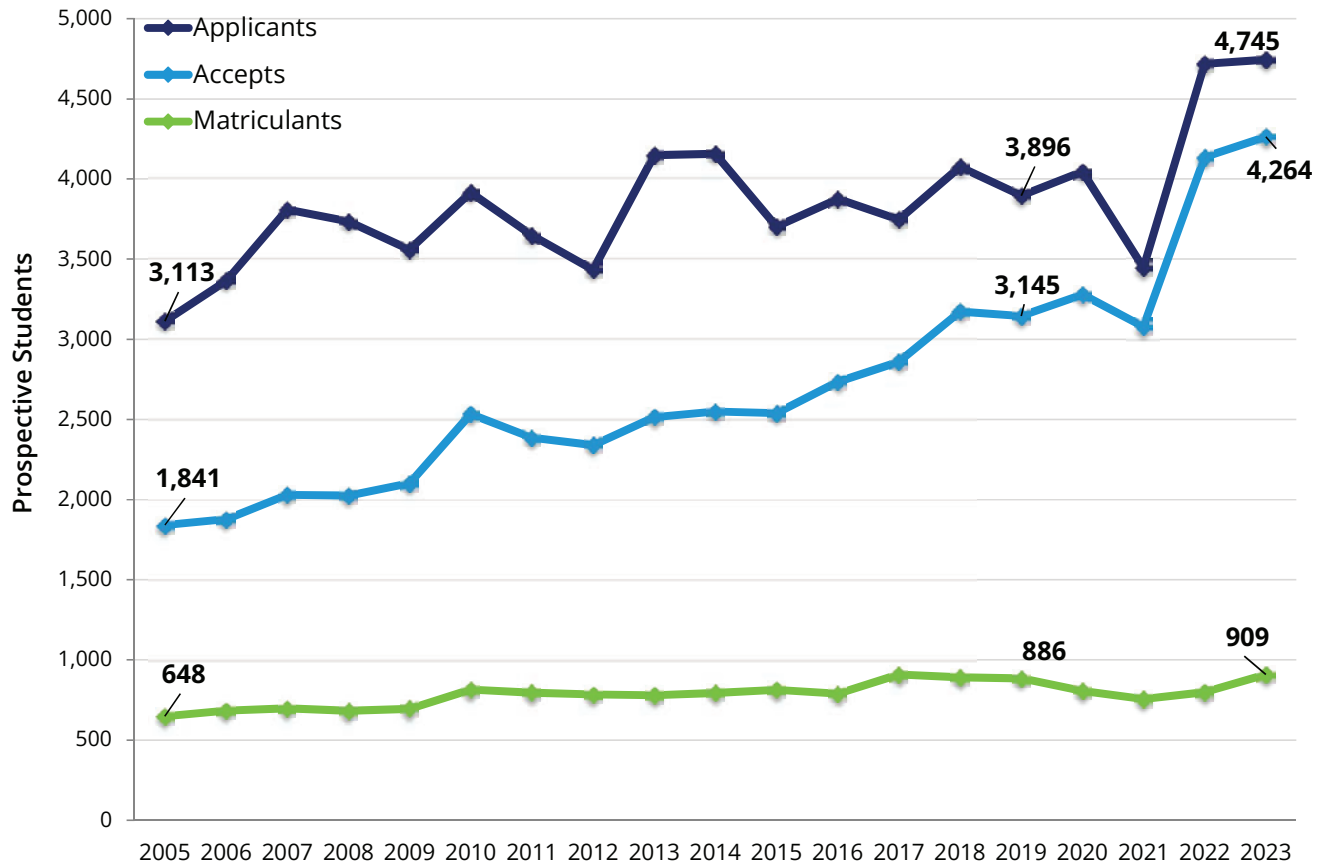


Note: In each year, the "All URG's present includes African-American, Asian, and Hispanic students (data for those three populations shown in figure above), as well as Native American/Alaskan Native students, and students of two or more races (data for those two populations not shown in figure above).

**Figure 9E**

**First-Time, First-Year Student Admissions, Worcester State, Fall 2005-2023**

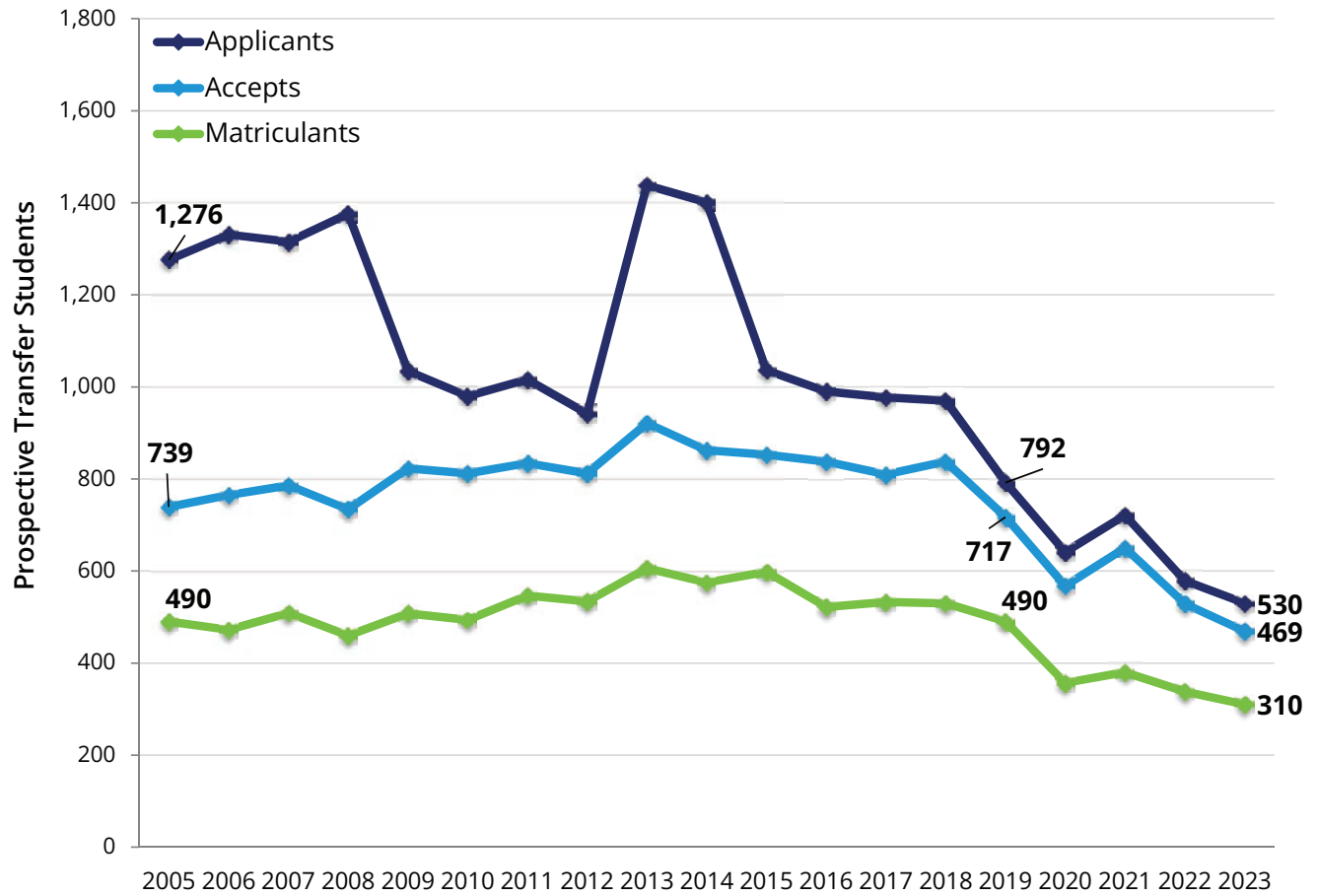
Source: Worcester State University, 2024



**Figure 9F**

**Transfer Admissions, Worcester State, Fall 2005-2023**

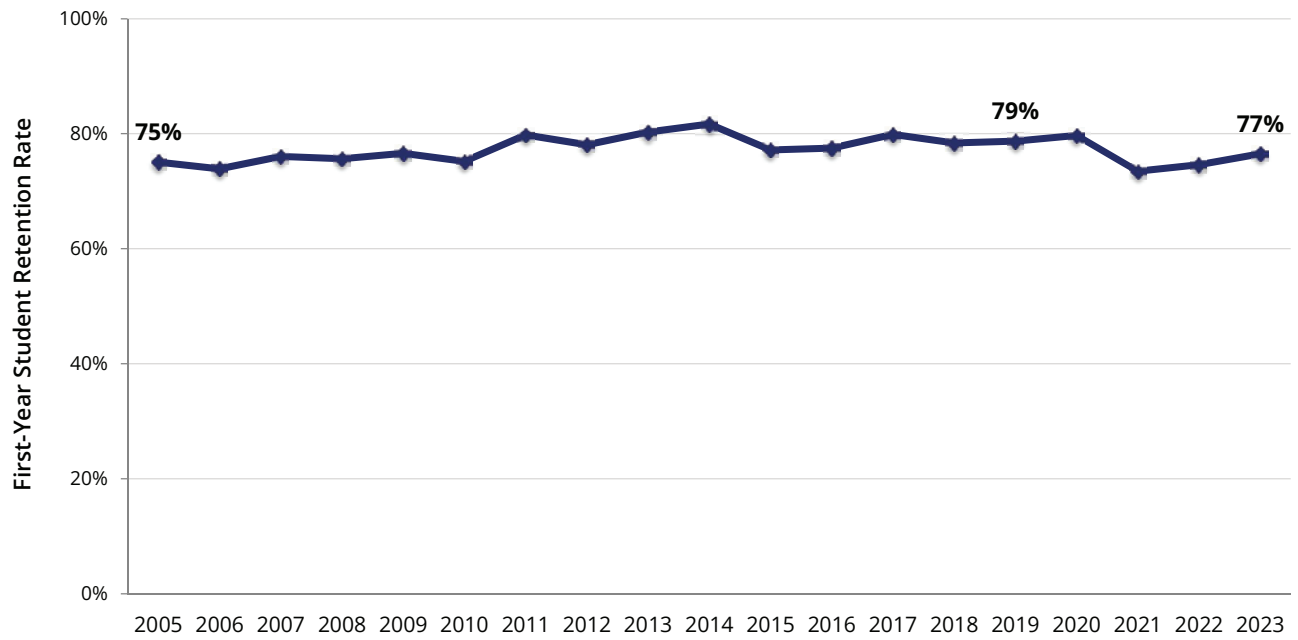
Source: Worcester State University, 2024



**Figure 9G**

**First-Time, Full-Time, First-Year Student Retention Rate, Worcester State, Fall 2005-2023\***

Source: Mass DHE 2024



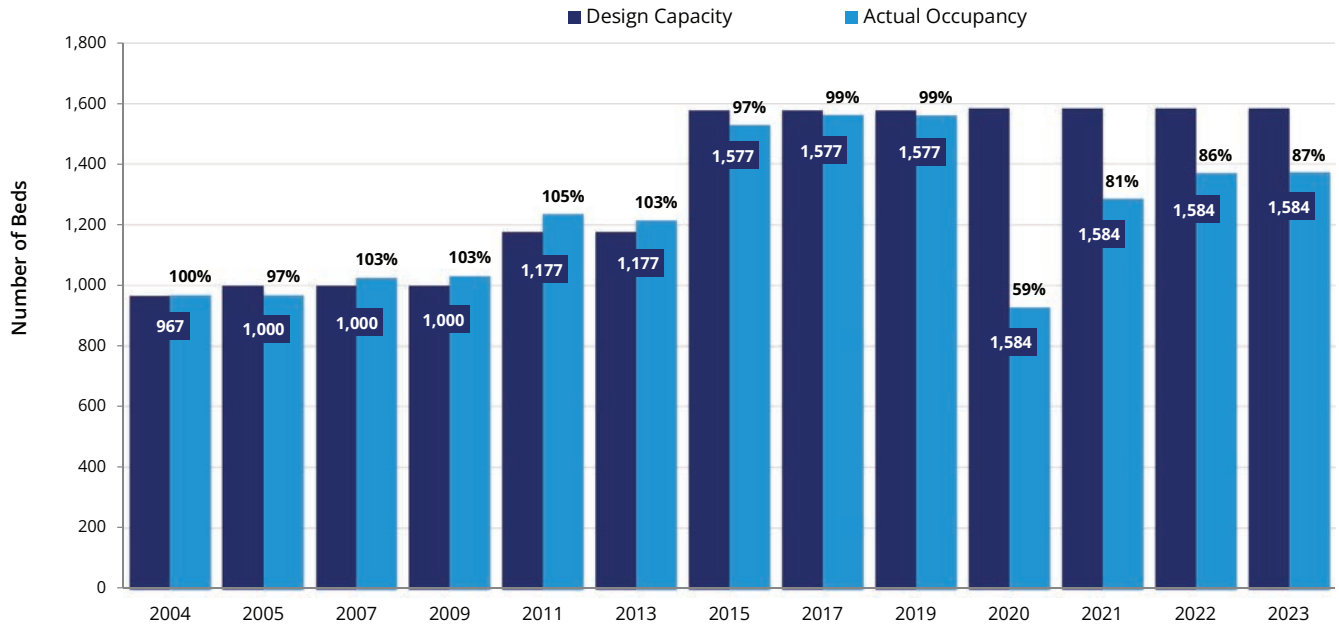
\* The data for each year reflects the percentage of the previous year's first-time, full-time, First-Year students who returned to campus.



**Figure 9H**

**Housing Occupancy, Worcester State, Fall 2004-2023**

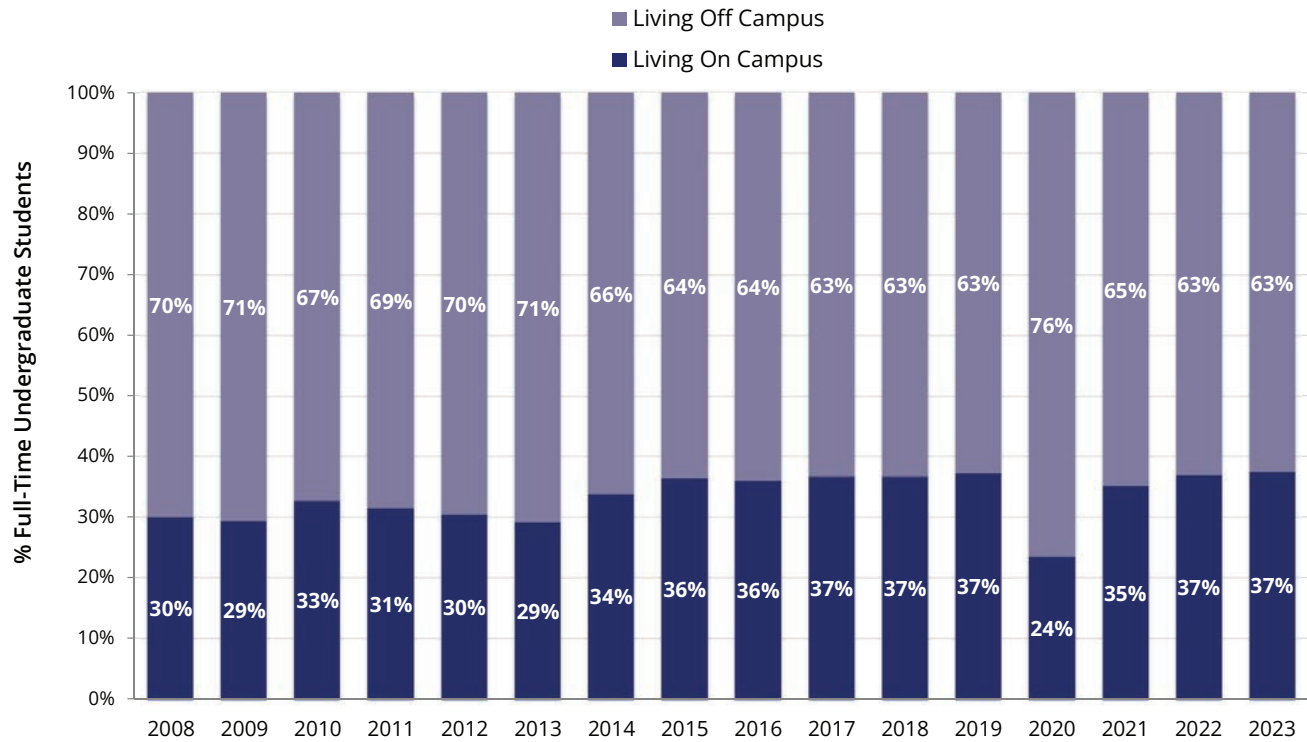
Source: MSCBA, 2024



**Figure 9I**

**Housing Situation of Full-Time Undergraduate Students, Worcester State, Fall 2008-2023**

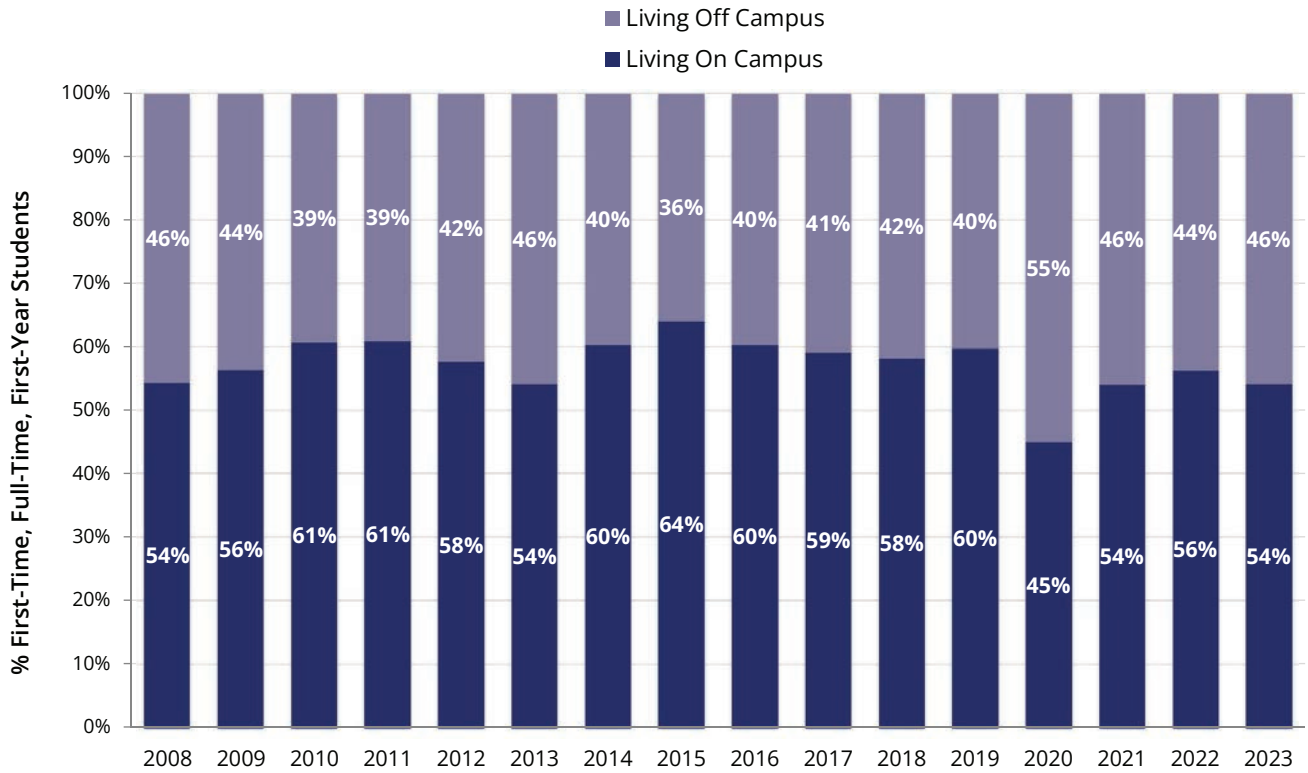
Source: Worcester State University, 2024



**Figure 9J**

**Housing Situation of First-Time, Full-Time, First-Year Students, Worcester State, Fall 2008-2023**

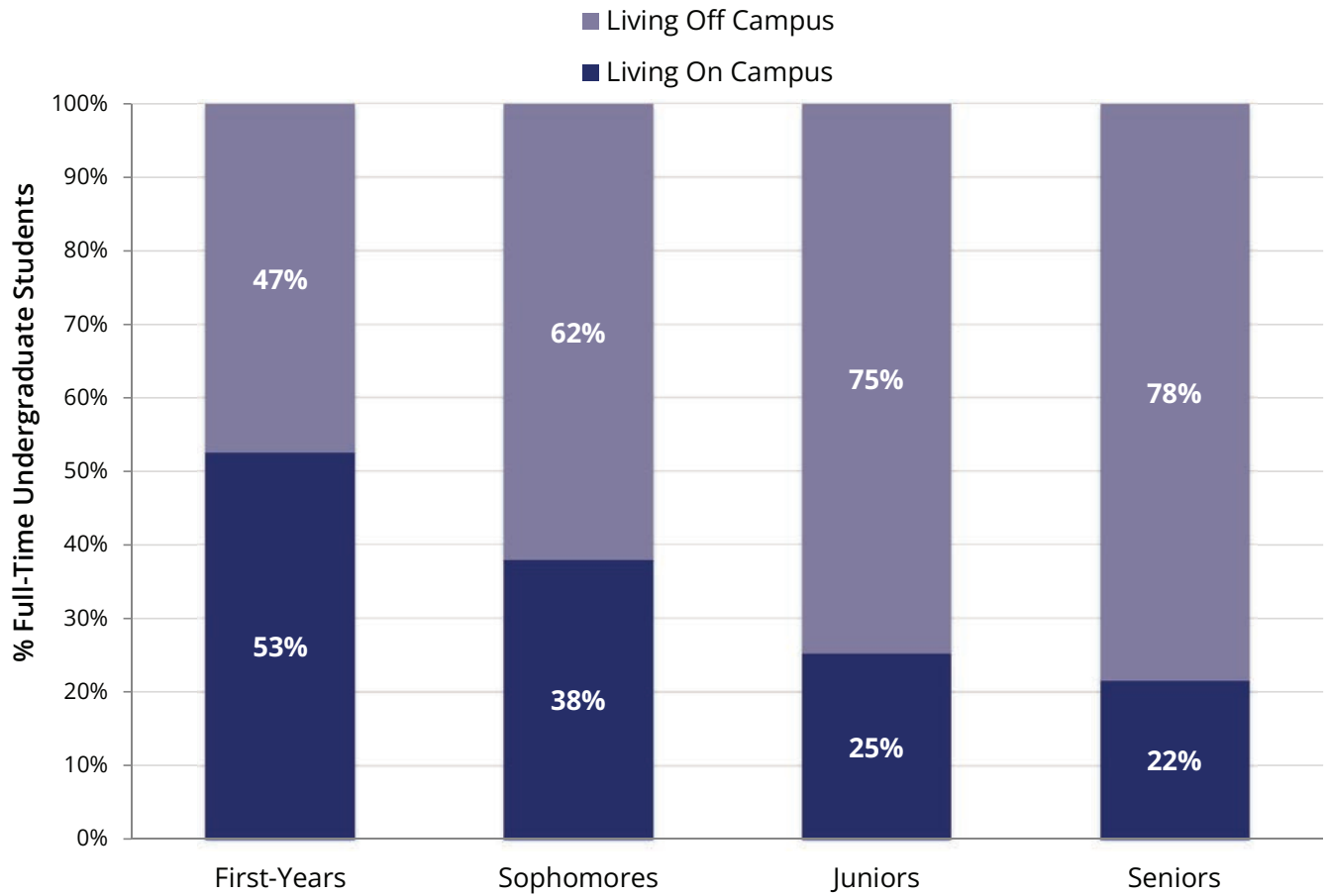
Source: Worcester State University, 2024



**Figure 9K**

### Housing Situation of Full-Time Undergraduate Students by Class Year, Worcester State, Fall 2023

Source: Worcester State University, 2024

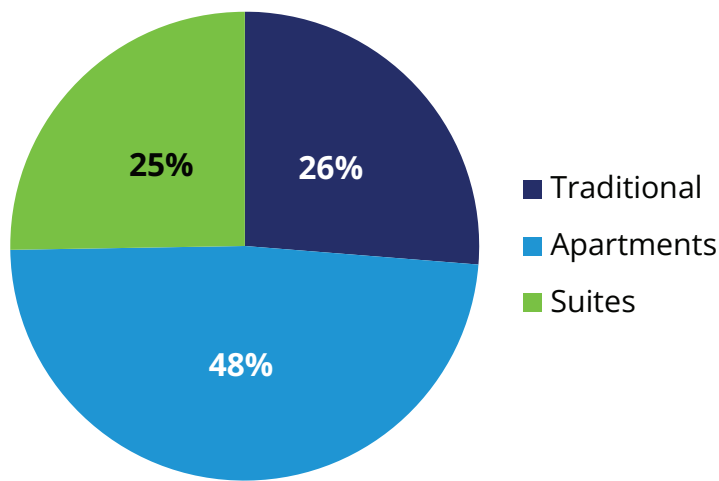


**Figure 9L**

**Residence Hall Room Types, Worcester State**

Source: MSCBA, 2024

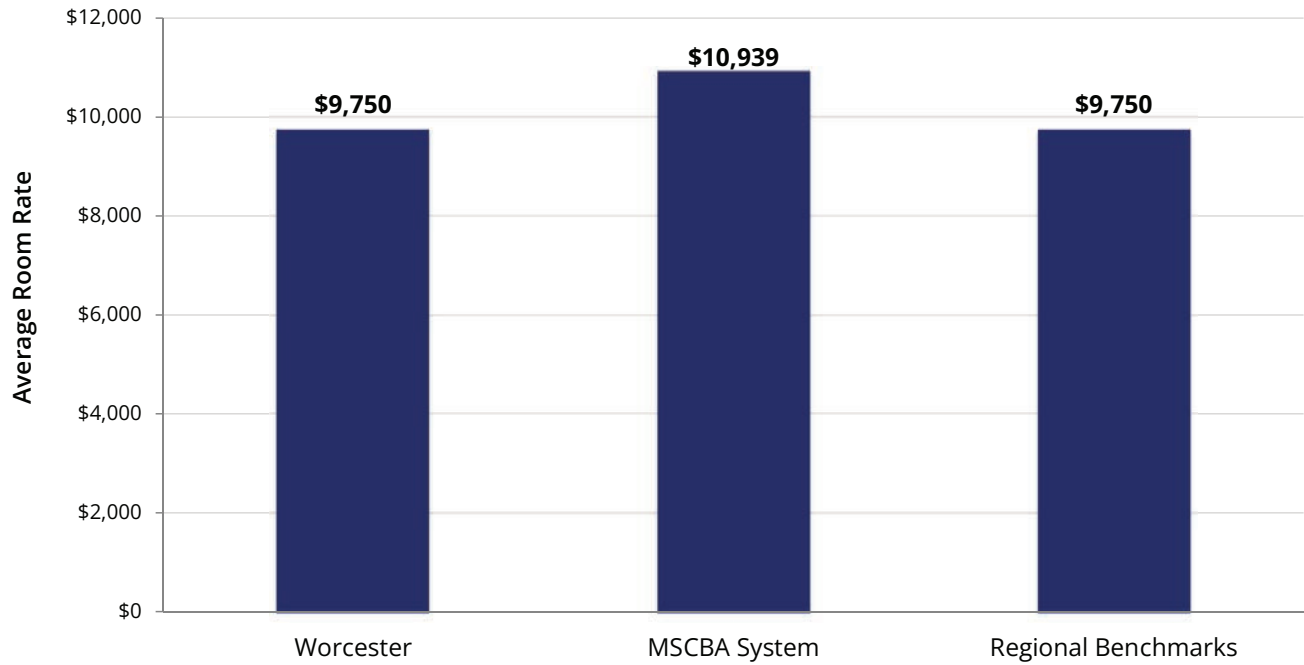
**Residence Hall Room Types  
Fall 2023  
Worcester State**



**Figure 9M**

### Average Room Rate, Fall 2024

Source: MSCBA, and university websites, 2024

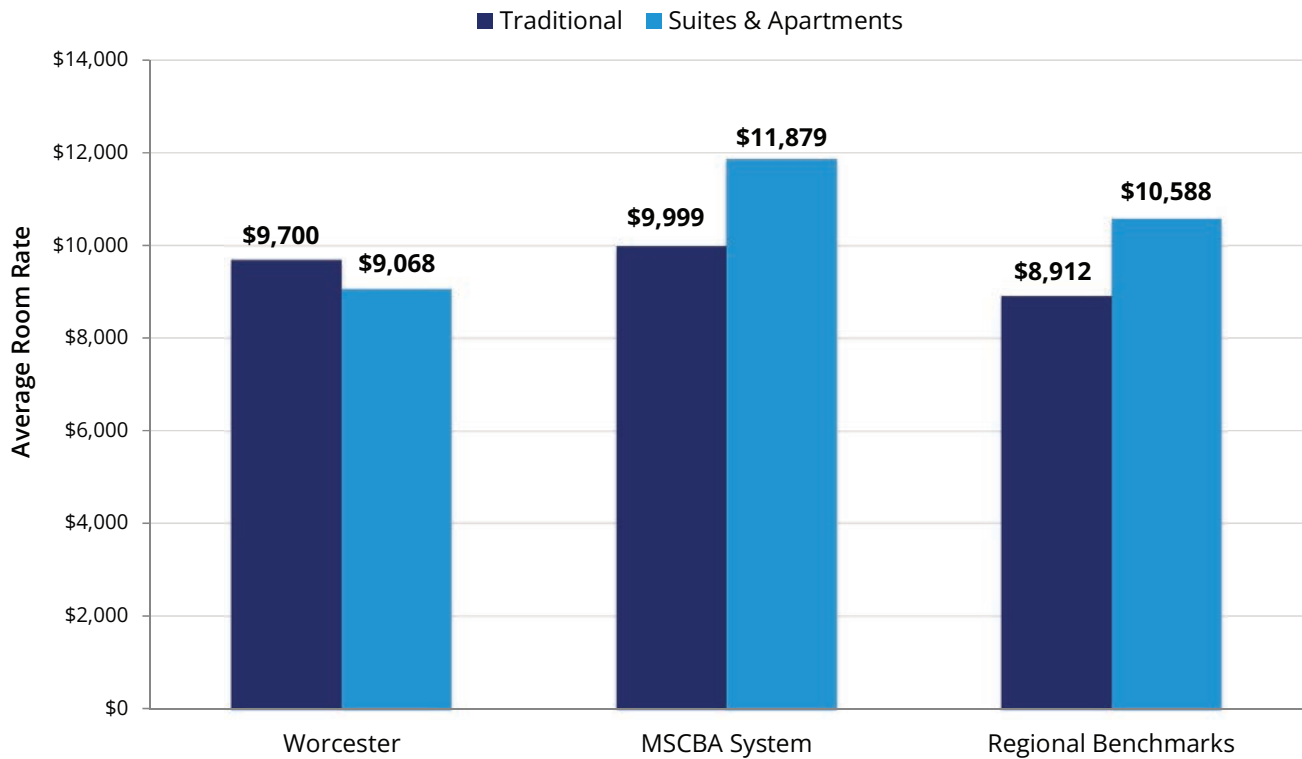


Note: Average of lowest and highest room rates for traditional rooms and suites/apartments.  
See Appendix for a list of benchmark institutions.

**Figure 9N**

### Average Room Rate, Fall 2024: Traditional vs. Suites and Apartments

Source: MSCBA, and university websites, 2024



Note: Average of lowest and highest room rates for traditional rooms and suites/apartments.

**Figure 9P**


**Other Populations Housed, Fall 2019-2023**

Source: Worcester State University

	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023
Undergraduate part-time students	16	14	20	23	31
Undergraduate non-degree-seeking students	6	8	2	3	3
Graduate students	8	5	5	5	8





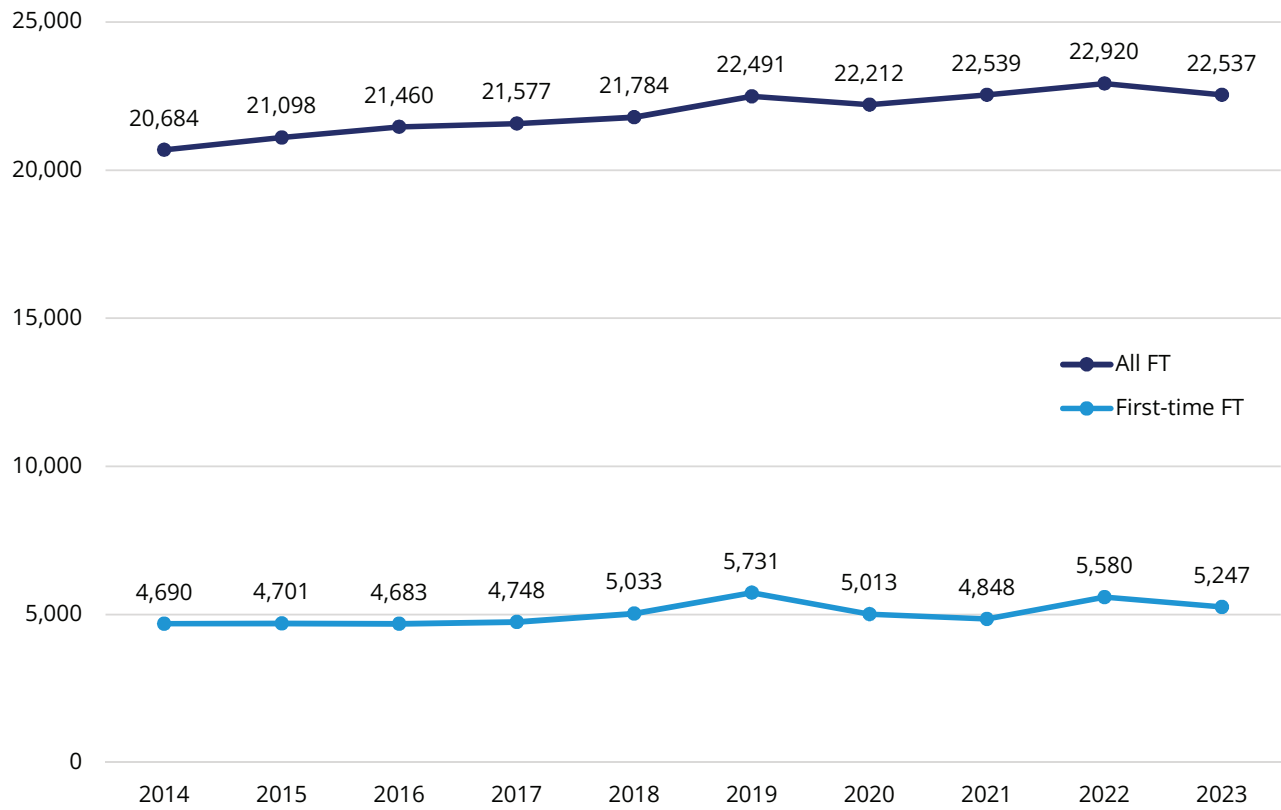


**CHAPTER III:  
ENROLLMENT AND HOUSING  
TRENDS, UMASS SYSTEM**

**Figure 1**

**All Full-Time, and First-Time, Full-Time Undergraduate Enrollment, UMass Amherst, Fall 2014-2023**

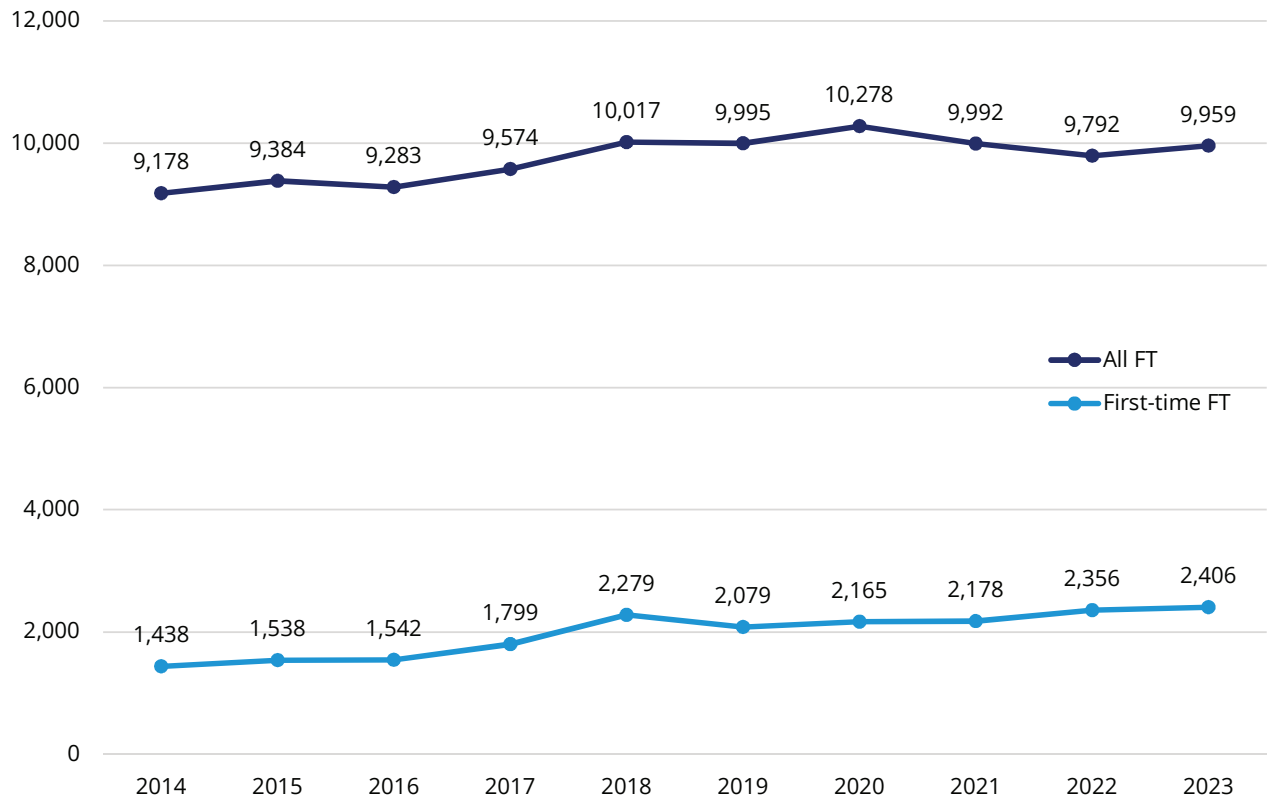
Source: DHE 2024



**Figure 2**

**All Full-Time, and First-Time, Full-Time Undergraduate Enrollment, UMass Boston, Fall 2014-2023**

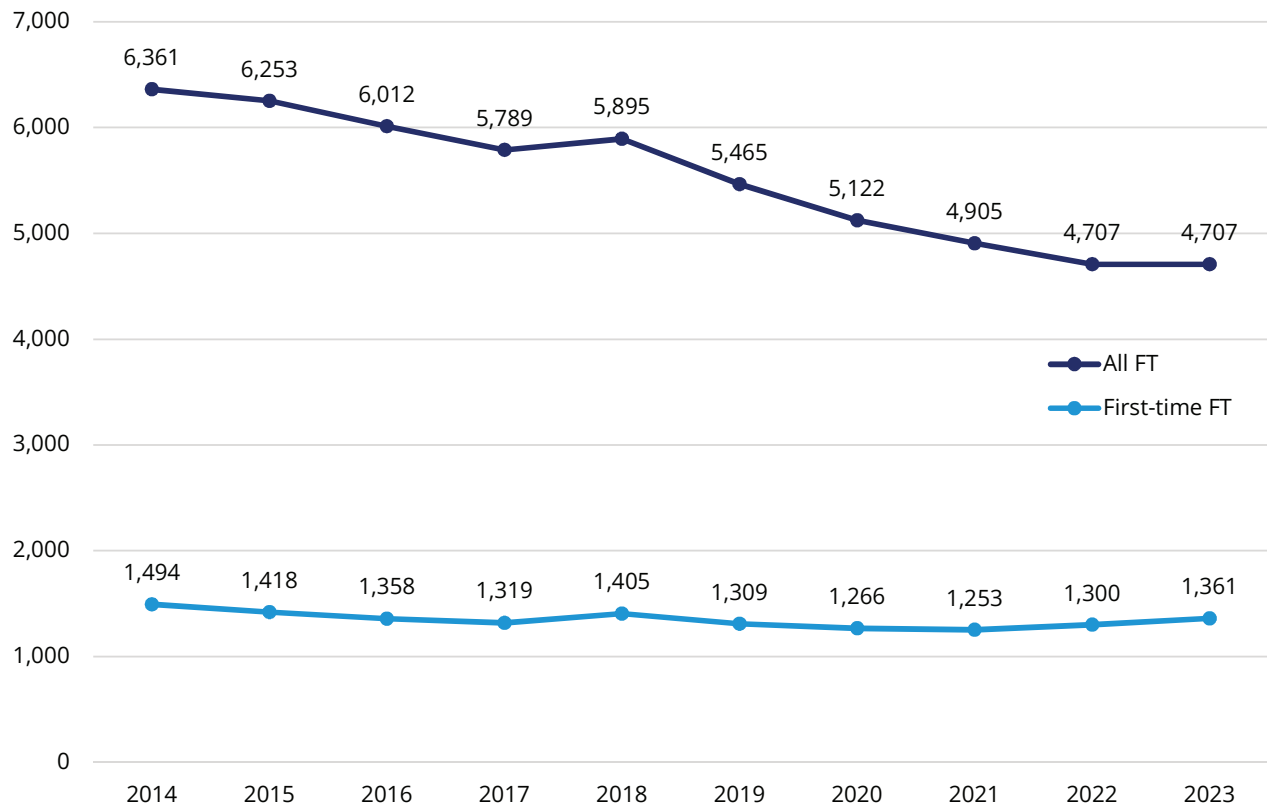
Source: DHE 2024



**Figure 3**

**All Full-Time, and First-Time, Full-Time Undergraduate Enrollment, UMass Dartmouth, Fall 2014-2023**

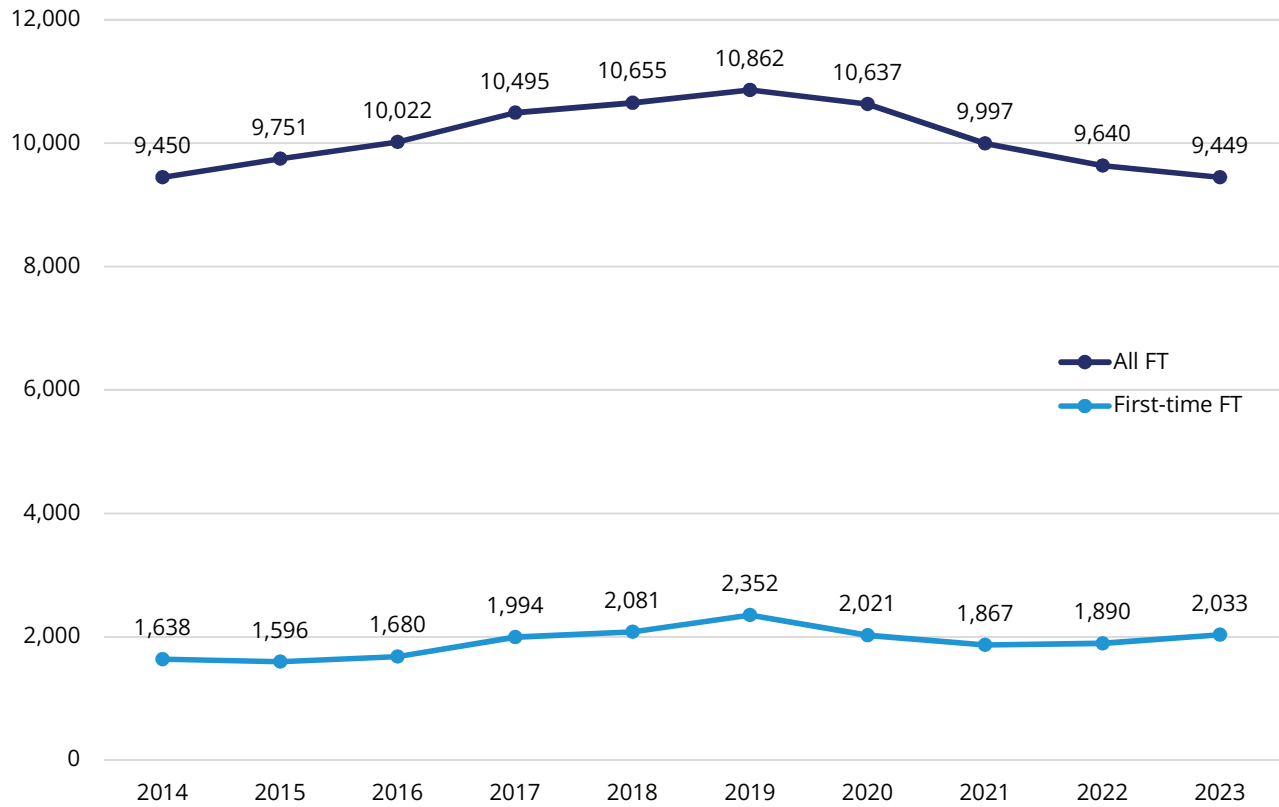
Source: DHE 2024



**Figure 4**

**All Full-Time, and First-Time, Full-Time Undergraduate Enrollment, UMass Lowell, Fall 2014-2023**

Source: DHE 2024



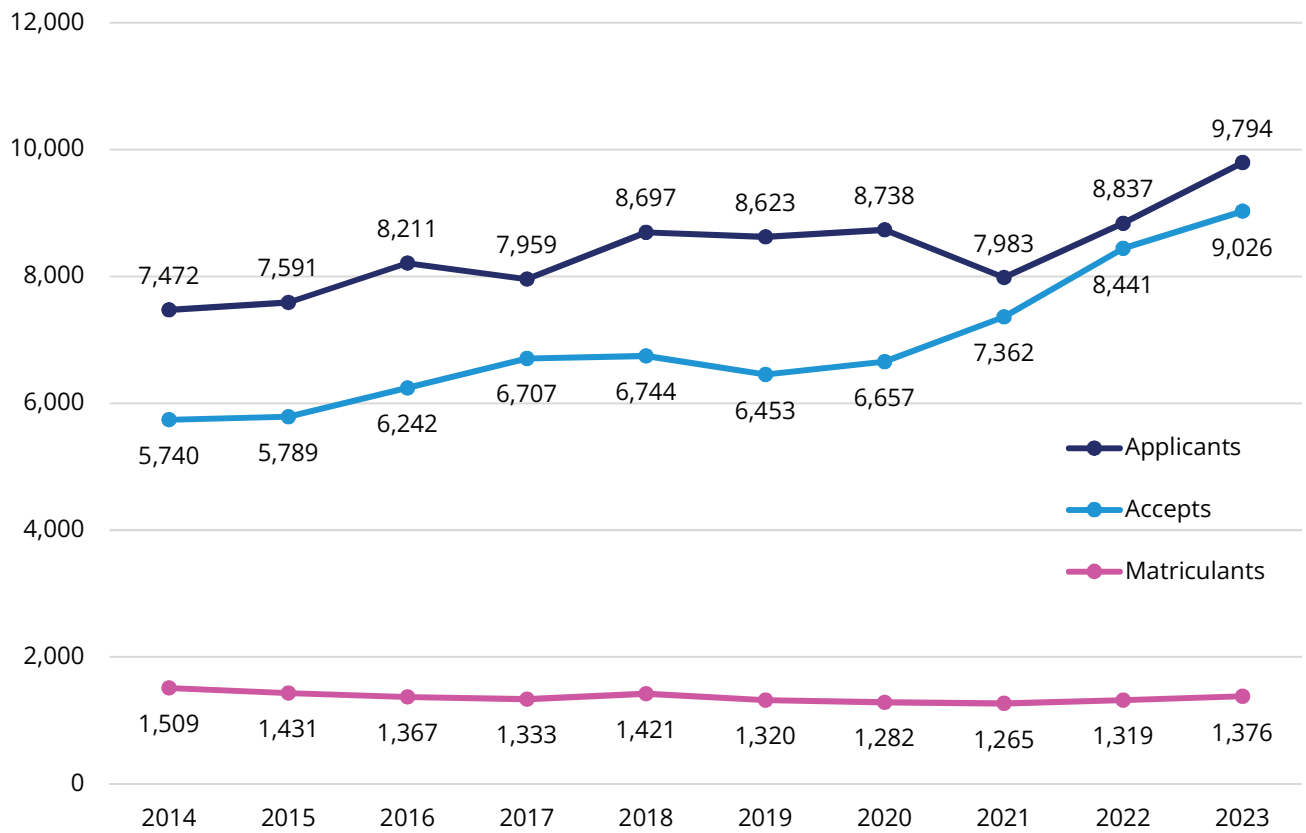
In order to maintain a relatively steady number of matriculants, UMass Dartmouth has significantly increased their admit rate.

	Fall 2019	Fall 2023
<b>Admit Rate</b>	75%	92%
<b>Yield</b>	20%	15%

**Figure 5**

**First-Time, First-Year Student Admissions, UMass Dartmouth, Fall 2014-2023**

Source: UMD website



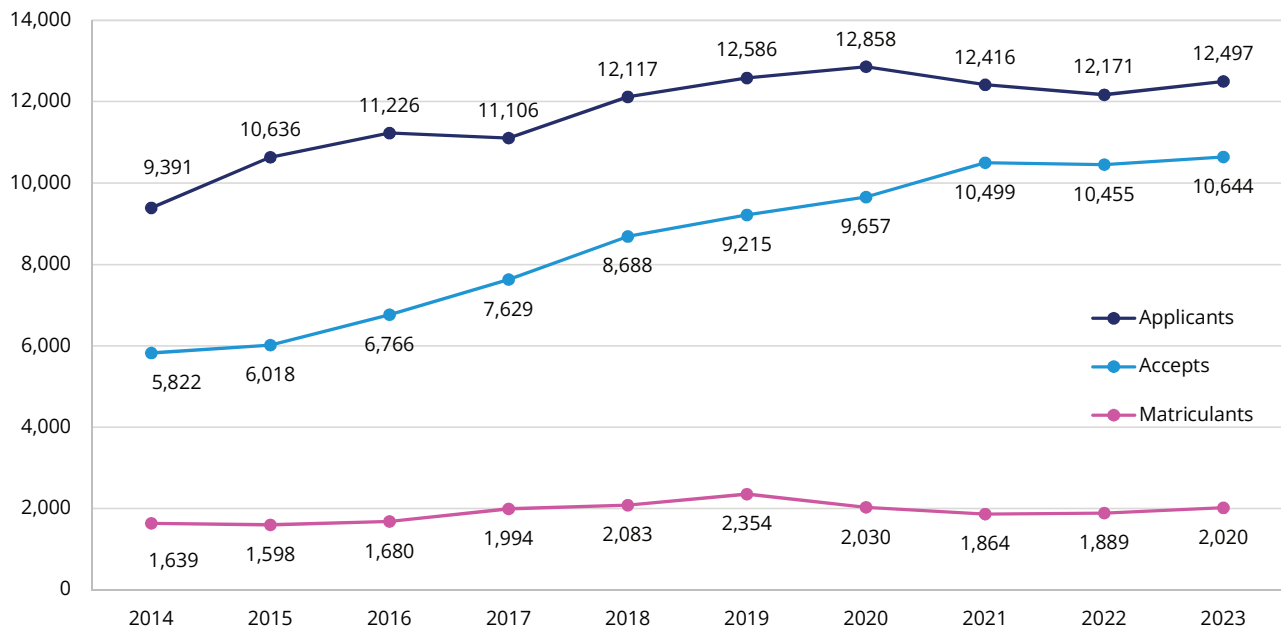
In order to maintain a relatively steady number of matriculants, UMass Lowell has increased their admit rate.

	Fall 2019	Fall 2023
<b>Admit Rate</b>	73%	85%
<b>Yield</b>	26%	19%

**Figure 6**

**First-Time, First-Year Student Admissions, UMass Lowell, Fall 2014-2023**

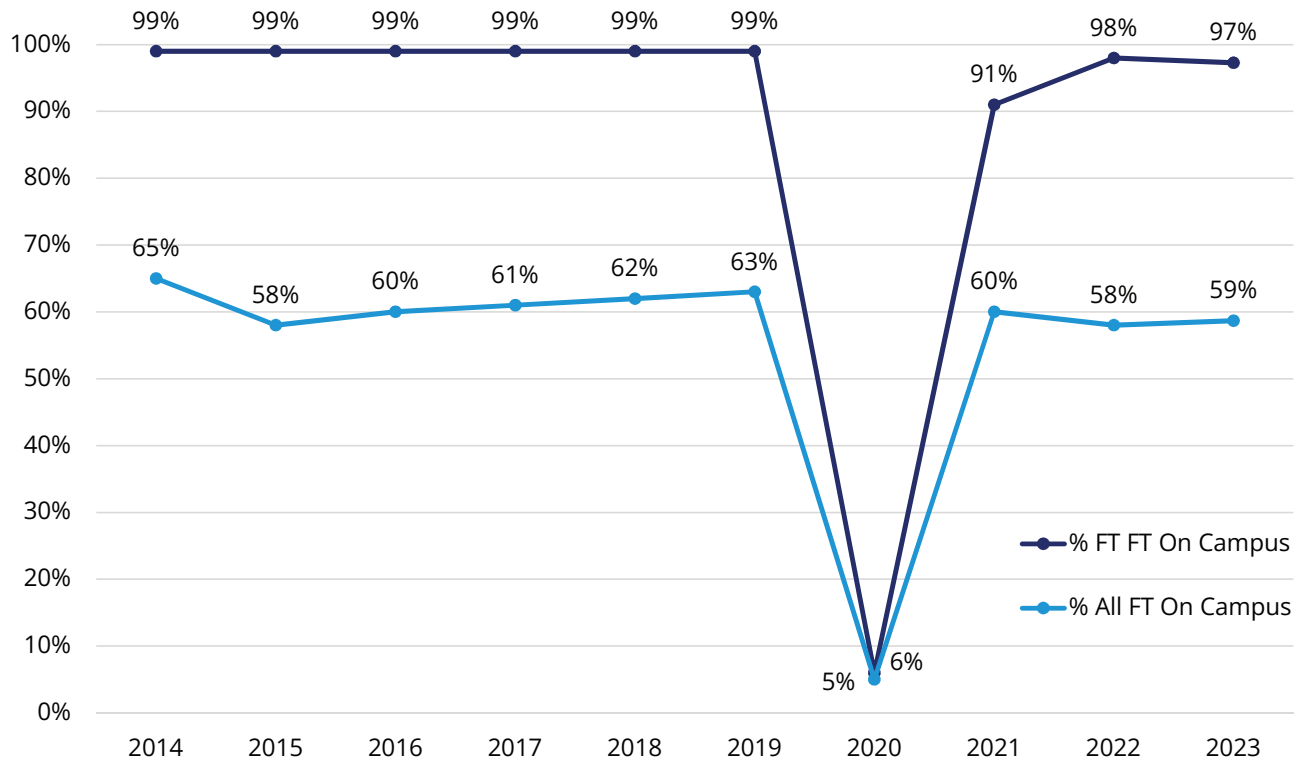
Source: UML website



**Figure 7**

**Full-Time, and First-Time, Full-Time Students Living On Campus, UMass Amherst, Fall 2014-2023**

Source: UMass Amherst Common Data Set

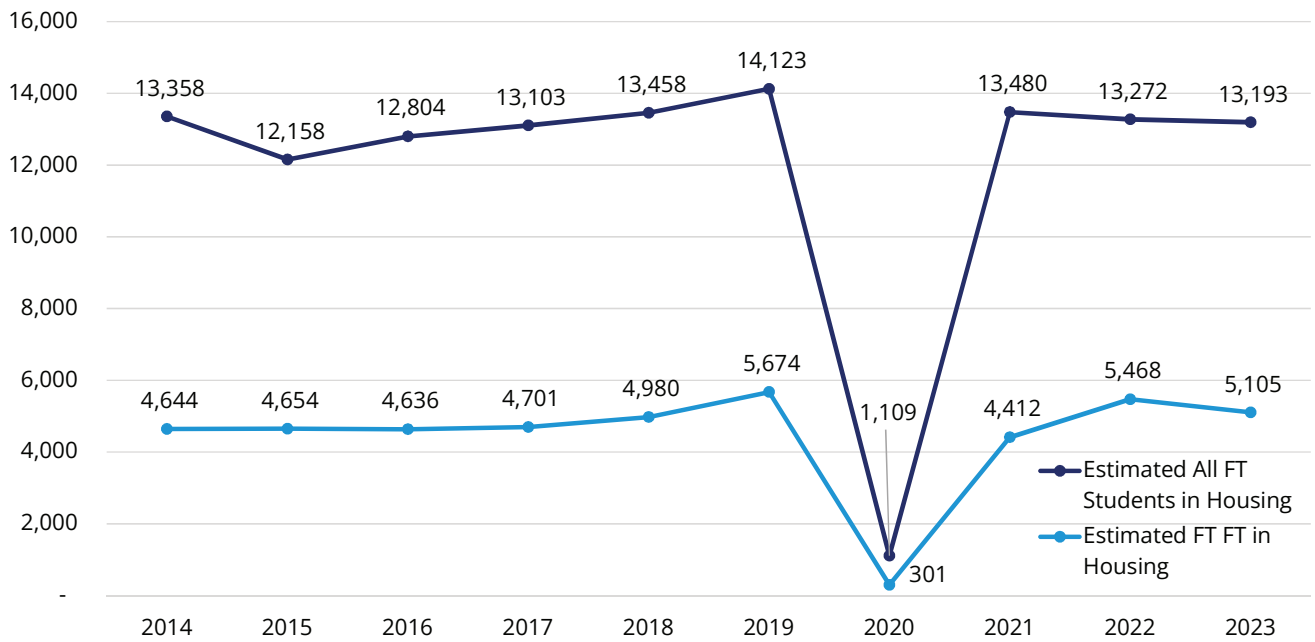




**Figure 8**

**Estimated Full-Time, and First-Time, Full-Time Students Living On Campus, UMass Amherst, Fall 2014-2023**

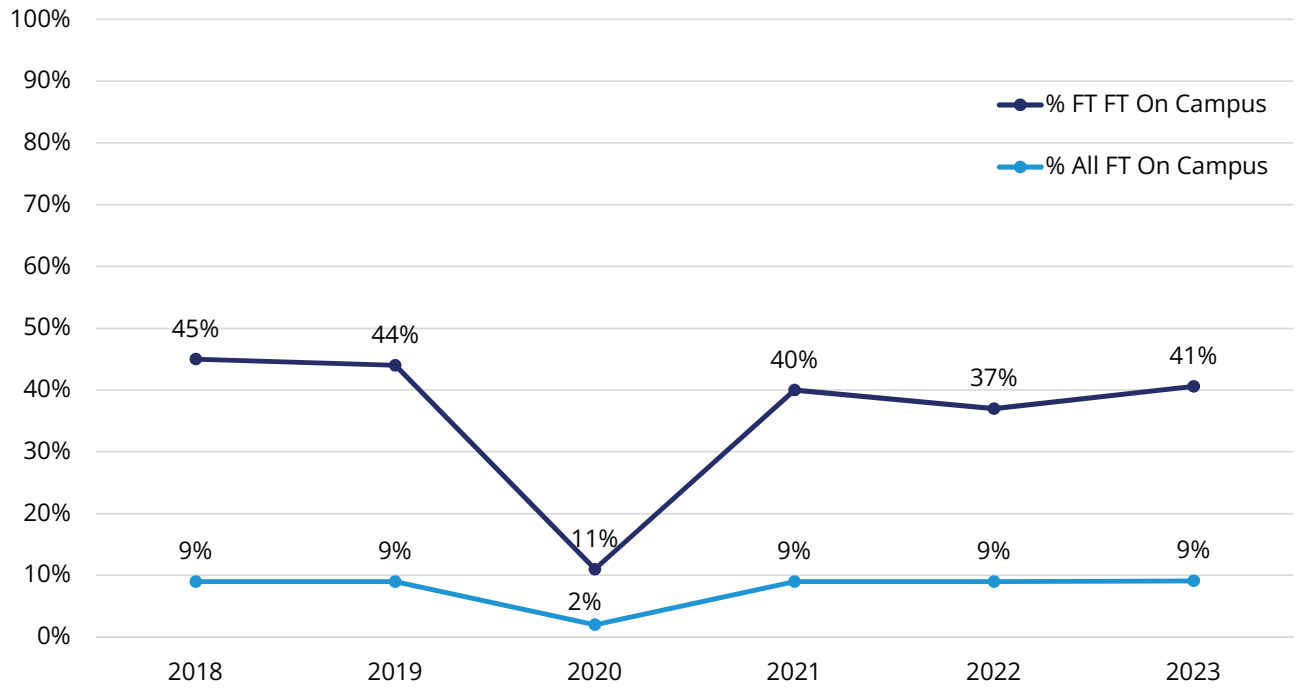
Source: UMass Amherst Common Data Set



**Figure 9**

### Full-Time, and First-Time, Full-Time Students Living On Campus, UMass Boston, Fall 2018-2023

Source: UMass Amherst Common Data Set

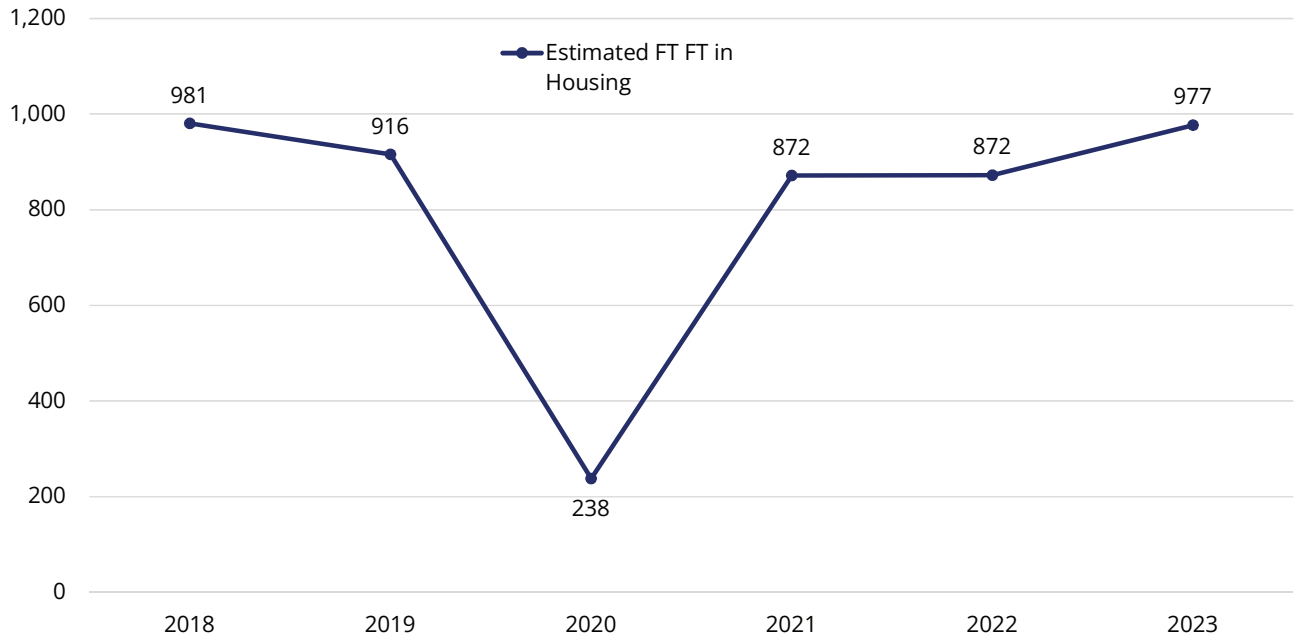


Note: Fall housing is for first-time, first year undergraduate students only.

**Figure 10**

### Estimated First-Time, Full-Time Students Living On Campus, UMass Boston, Fall 2014-2023

Source: UMass Amherst Common Data Set

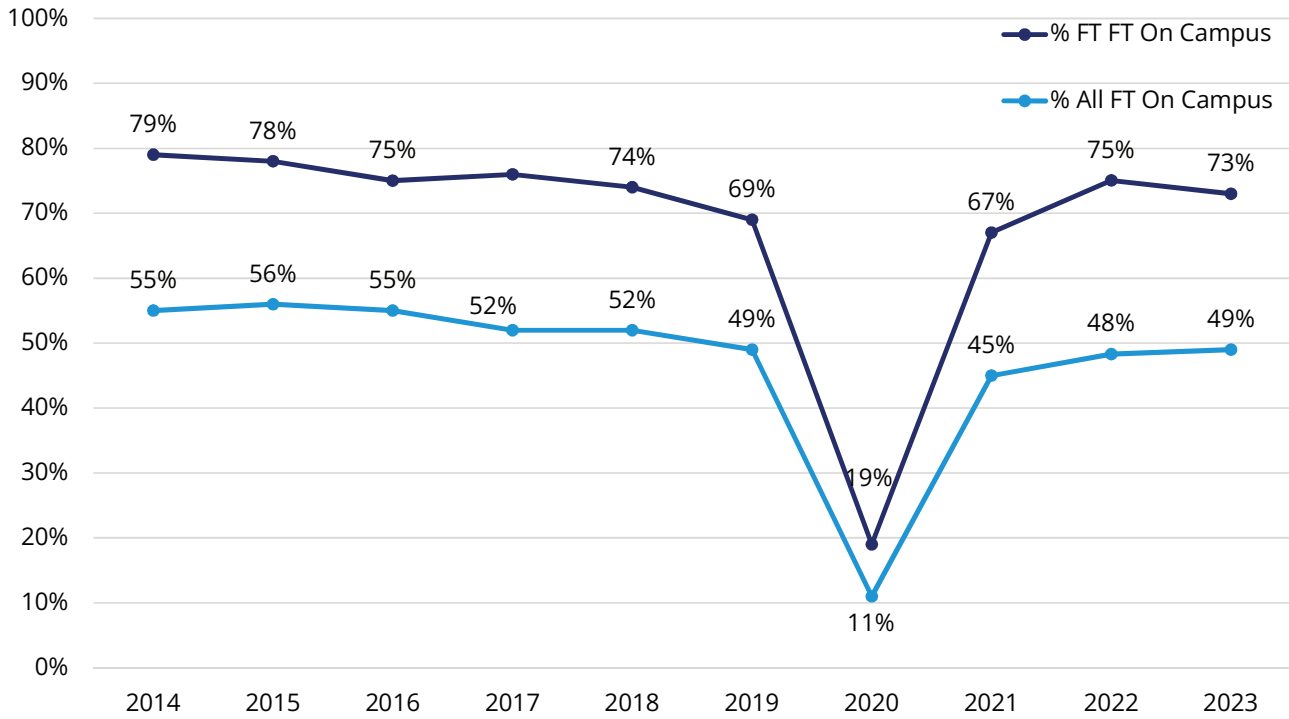


Note: Fall housing is for first-time, first year undergraduate students only.

**Figure 11**

**Full-Time, and First-Time, Full-Time Students Living On Campus, UMass Dartmouth, Fall 2014-2023**

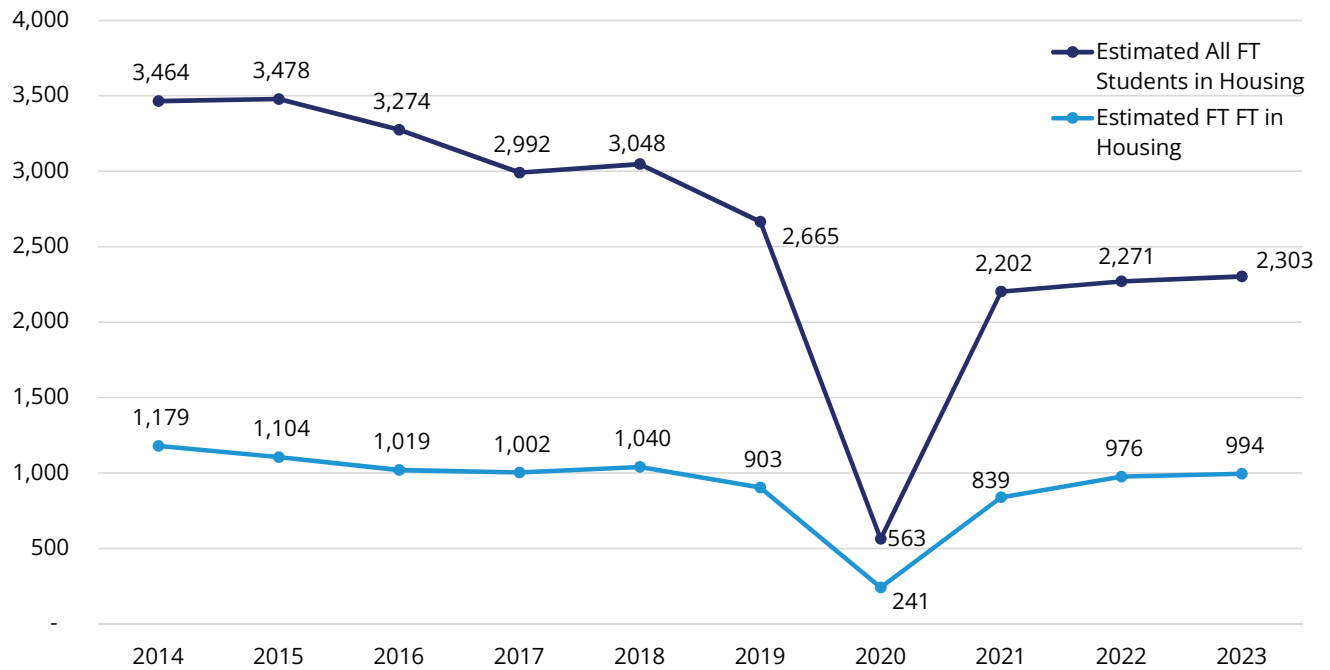
Source: UMass Amherst Common Data Set



**Figure 12**

**Estimated Full-Time, and First-Time, Full-Time Students Living On Campus, UMass Dartmouth, Fall 2014-2023**

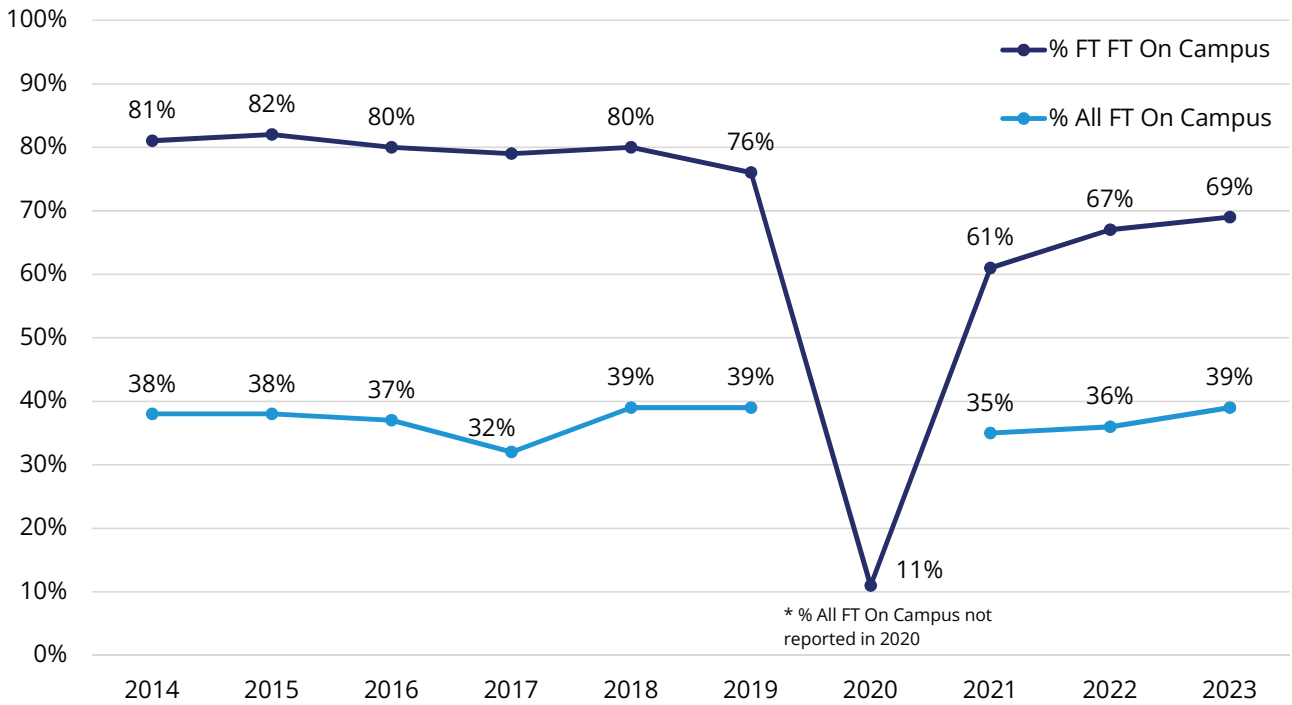
Source: UMass Amherst Common Data Set



**Figure 13**

**Full-Time, and First-Time, Full-Time Students Living On Campus, UMass Lowell, Fall 2014-2023**

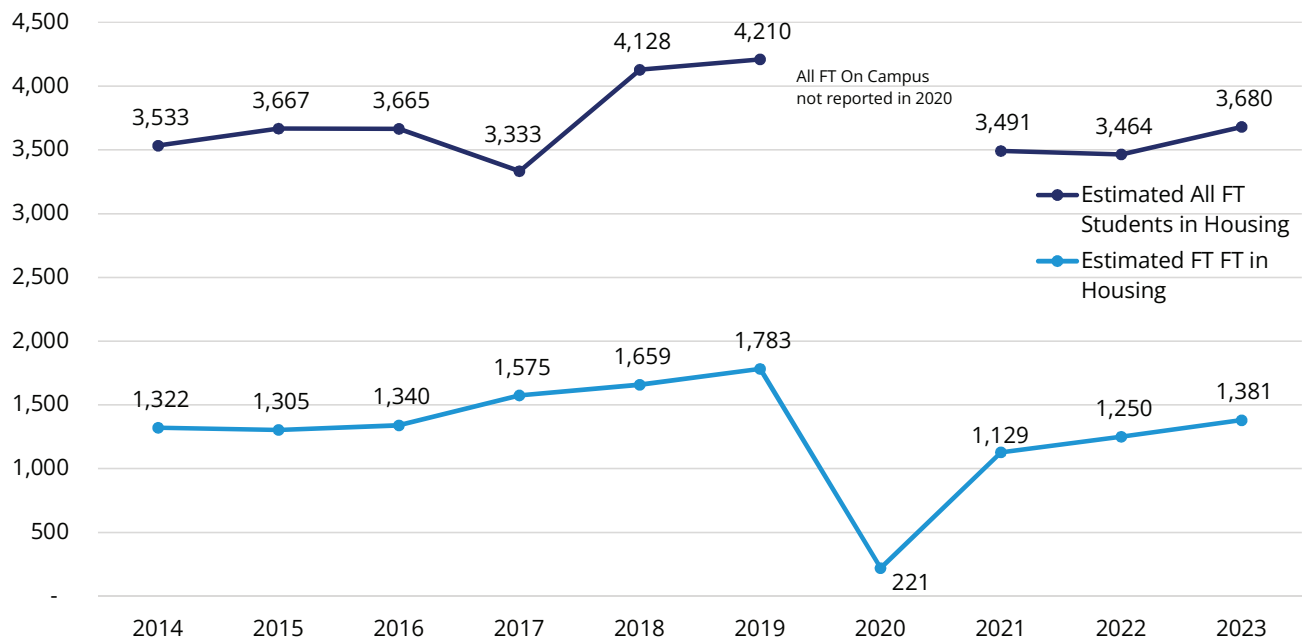
Source: UMass Amherst Common Data Set



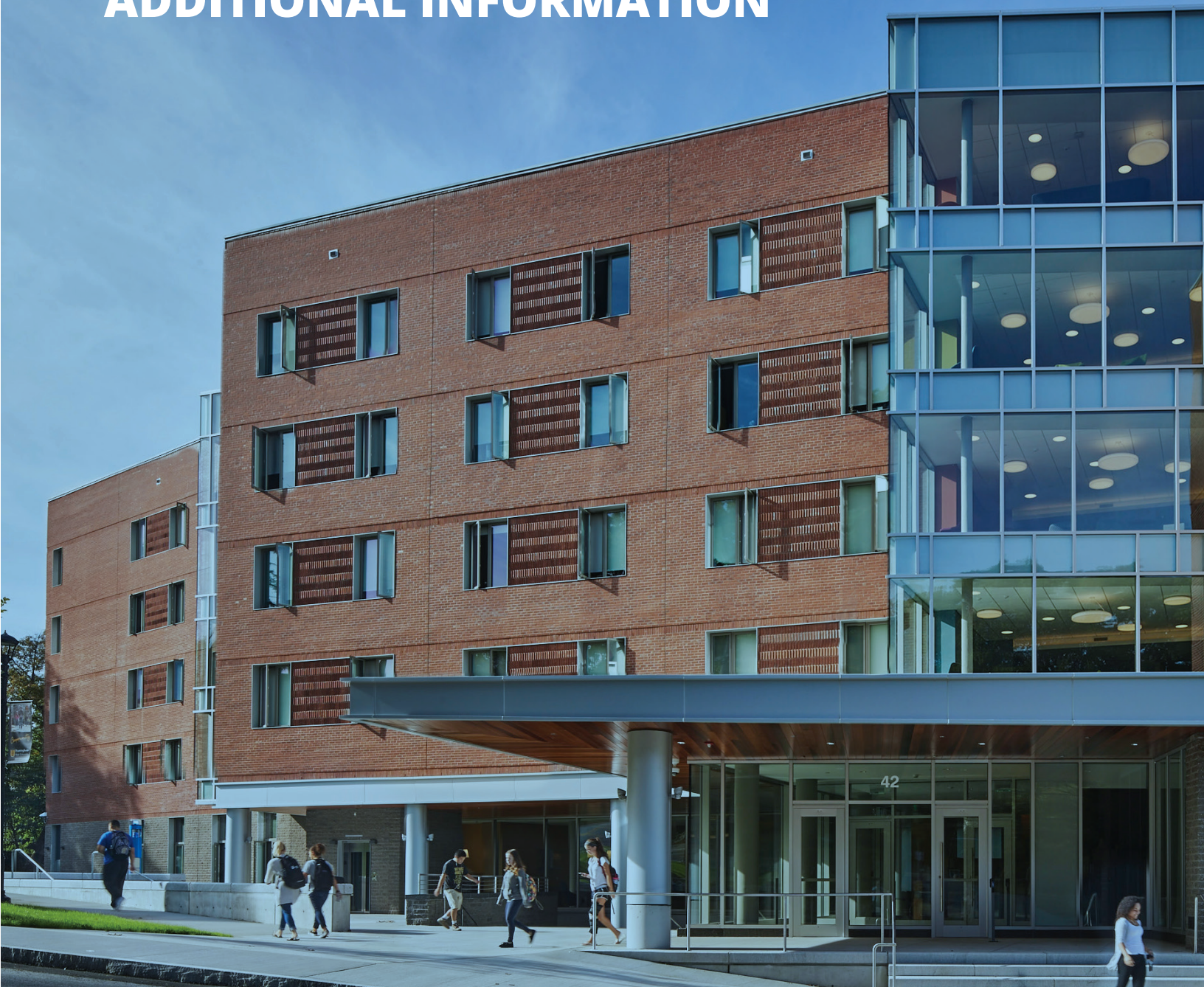
**Figure 14**

**Estimated Full-Time, and First-Time, Full-Time Students Living On Campus, UMass Lowell, Fall 2014-2023**

Source: UMass Amherst Common Data Set



# SECTION III: SOURCES AND ADDITIONAL INFORMATION





This section includes Sources and Acknowledgments, Housing Typologies, New England state institutions used for regional peer room rate comparisons, and a full list of Appendix figures.

## SOURCES AND ACKNOWLEDGMENTS

Data for this strategic review were assembled from many sources, including the Massachusetts State Universities, the Massachusetts Department of Higher Education, the Massachusetts Department of Elementary and Secondary Education, the Massachusetts Department of Public Health, 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:** Amanda Colligan, Emma Salvatore, Doug Shropshire.

**Fitchburg State:** Jay Bry, Pam McCafferty Dr. Rajeev Indira Nagaraju.

**Framingham State:** Ann Caso, Dale Hamel.

**Massachusetts College of Art and Design:** Hui-Ling Chen, Junelyn Peeples, Bob Perry.

**Massachusetts College of Liberal Arts:** Jason Canales, Joseph DaSilva, Gina Puc, Jeannette Smith.

**Massachusetts Maritime Academy:** Megan Cunniff, Allen Metcalfe.

**Salem State:** Nate Bryant, Chunju Chen, Karen House.

**Westfield State:** Maggie Balch, Stephen Taksar, Christine Willenbrock, Jeffrey Xavier.

**Worcester State:** Kathleen Eichelroth, Julie Kazarian, 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 room rates, and the Facilities Condition Index.

Information on enrollment and housing for the four universities of the University of Massachusetts System were obtained from the DHE, and from the Common Data Sets of the individual schools. Institutional Research staff at UMass Dartmouth and UMass Lowell assisted in providing specific years of data from their Common Data Sets.

Room rate information from other Massachusetts and New England public universities was obtained from university websites.

The report was compiled by Janet Chrisos, Kristin Murphy, Laura Croteau, and Jennifer Gonzalez at the MSCBA, and Rena Cheskis-Gold, Carol Shuchman, Gabriel Freiman, Gilah Benson-Tilsen, and William Buccheri at Demographic Perspectives, LLC.

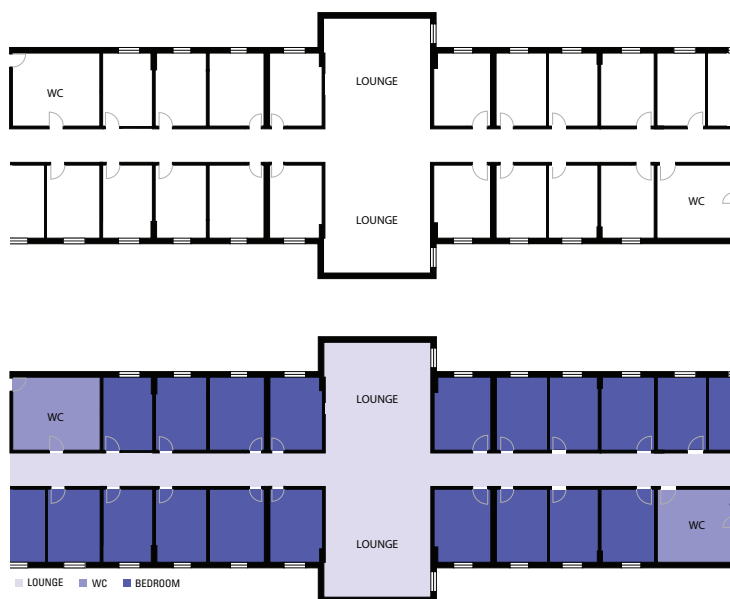


# HOUSING TYPOLOGIES

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*

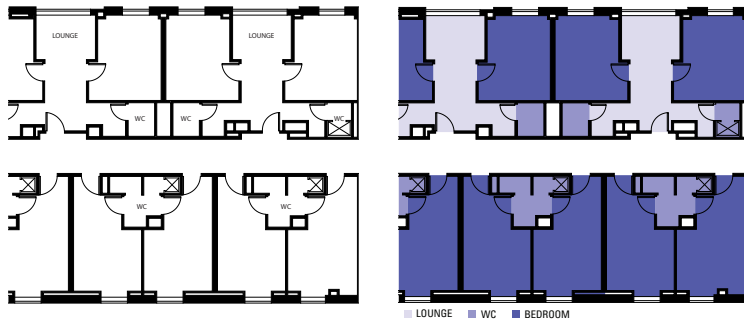
Can foster more intimate, immediate community.

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.

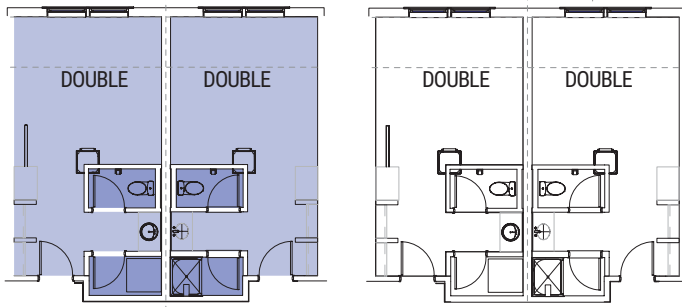
### *Pedagogical Values*

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.

# NEW ENGLAND STATE INSTITUTIONS USED FOR REGIONAL PEER ROOM RATE COMPARISONS

## Connecticut

Central Connecticut State University  
Eastern Connecticut State University  
University of Connecticut  
Western Connecticut State University

## Maine

University of Maine  
University of Maine, Augusta  
University of Maine, Fort Kent  
University of Maine, Machias  
University of Maine, Presque Isle  
University of Southern Maine, Gorham

## Massachusetts

University of Massachusetts, Amherst  
University of Massachusetts, Boston  
University of Massachusetts, Dartmouth  
University of Massachusetts, Lowell

## New Hampshire

Keene State University  
Plymouth State University  
University of New Hampshire, Durham  
University of New Hampshire, Manchester

## Rhode Island

### Rhode Island College

University of Rhode Island

## Vermont

University of Vermont  
Vermont State University



# LIST OF APPENDIX FIGURES

## SECTION 1: OVERVIEW

### CHAPTER 1: SYSTEM OVERVIEW

Note that figure and table numbers remain consistent with the 2020 version of the report although not all figures and tables are presented here.

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Figure 8	Housing Design Capacity as Percentage of Full-Time Undergraduates by School, Fall 2023
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Figure 12	Average Room Rate: MSCBA vs. Northeast Public Colleges and Universities, Fall 2024
Figure 13	Average Room Rates, Fall 2020 and Fall 2024, and Percentage Increase
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Figure 16	Room Type: Current Housing Portfolio, State University System
Figure 17	Room Type: Current Housing Portfolio, by School

### CHAPTER 2: FACTORS AFFECTING ENROLLMENT

Note that figure and table numbers are not consistent with the 2020 version of the report, and new figures are included here.

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Figure 3	Four-Year Graduation Rate from Massachusetts Public High Schools, 2006-2023
Figure 4	Graduation Plans of Massachusetts Public High School Graduates, 2004-2023
Figure 5	Public High School Graduates to In-State Higher Ed Plans, 2022
Figure 6	Massachusetts Public Higher Education Enrollment, Fall 2004-2023
Figure 7	Transfer Students to Massachusetts State Universities, Fall 2008-2023
Figure 8	Percentage of Incoming Transfer Students to Massachusetts State Universities Transferring from Massachusetts Community Colleges, Fall 2019 and Fall 2023

Figure 9	First-Time, Full-Time, First-Year Student Retention Rate, Massachusetts State Universities, Fall 2004-2023
Figure 10	Massachusetts Statewide Public K-12 Enrollment by Race/Ethnicity, Fall 2003-2023
Figure 11	Massachusetts Public High School Graduates by Race/Ethnicity, Spring 2004-2022
Figure 12	Percent of Massachusetts Public High School Graduates Attending College, Spring 2022
Figure 13	MSCBA System Full-Time Undergraduate Enrollment by Race/Ethnicity, Fall 2004-2023

## CHAPTER 3: MSCBA STRATEGIC PLAN UPDATE

Note that figure and table numbers remain consistent with the 2020 version of the report although not all figures and tables are presented here.

Figure 1	MSCBA System-Wide Target
Table 1	Current Housing Design Capacity Program
Figure 2	Housing Design Capacity, as Percent of Full-Time Undergraduates, Fall 2005 to 2023

## SECTION 2: CAMPUS PROFILES

Note that figure and table numbers remain consistent with the 2020 version of the report although not all figures and tables are presented here. In addition, new figures and tables are included here for a comparative view of the 9 State Universities and for the schools of the UMass System.

### CHAPTER 1: COMPARATIVE VIEW, 9 STATE UNIVERSITIES

Figure 1	Comparative Student Data Trends, Fall 2023
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### CHAPTER 2: INDIVIDUAL CAMPUS PROFILES, 9 STATE UNIVERSITIES

Preface	Fast Facts Summary Fall 2023
Figure A	Student Enrollment, Fall 2004-2023
Figure B	Undergraduate Student Enrollment by Part-Time/Full-Time Status, Fall 2004-2023
Figure C	Full-Time Undergraduate Enrollment by Race/Ethnicity, Fall 2004-2023
Figure E	First-Time, First-Year Student Admissions, Fall 2004-2023
Figure F	Transfer Admissions, Fall 2004-2023
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Figure J	Housing Situation of First-Time, Full-Time, First-Year Students, Fall 2008-2023
Figure K	Housing Situation of Full-Time Undergraduate Students by Class Year, Fall 2023
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Figure 1	All Full-Time, and First-Time, Full-Time Undergraduate Enrollment, UMass Amherst, Fall 2014-2023
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