

BOSTON
UNIVERSITY

Housing Resource Guide

2010/2011



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Many Boston University Medical Campus students who desire more of a campus atmosphere opt to lease apartments from the Boston University Office of Rental Property Management. We offer a wide variety of apartments located on the Boston University Charles River Campus which are served by the convenient Boston University Shuttle Bus that runs between the two campuses. Please contact us at (617) 353-4101 for more information or to schedule an appointment to view our apartments.



Office of Rental Property Management
19 Deerfield Street
First Floor
Boston, MA 02215
(617) 353-4101
www.bu.edu/orpm

Housing Resource Guide 2010/2011

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Please be advised that the Office of Housing Resources provides information in this Housing Guide as a courtesy service. The information is not intended to be complete or comprehensive. We believe that the sources of our information are reliable, but we caution you to verify that any particular item of information is accurate and up-to-date before relying on it. Boston University does not endorse any particular realtors, landlords, roommate services, or other persons or entities that are not part of Boston University. The University has no responsibility with respect to any outside persons or entities, or the housing or services they offer. You are advised to take all reasonable precautions as informed consumers of housing and services, including consulting with an attorney before signing any lease or other legal document. No information provided should be relied upon as a substitute for legal advice.



WELCOME TO BOSTON

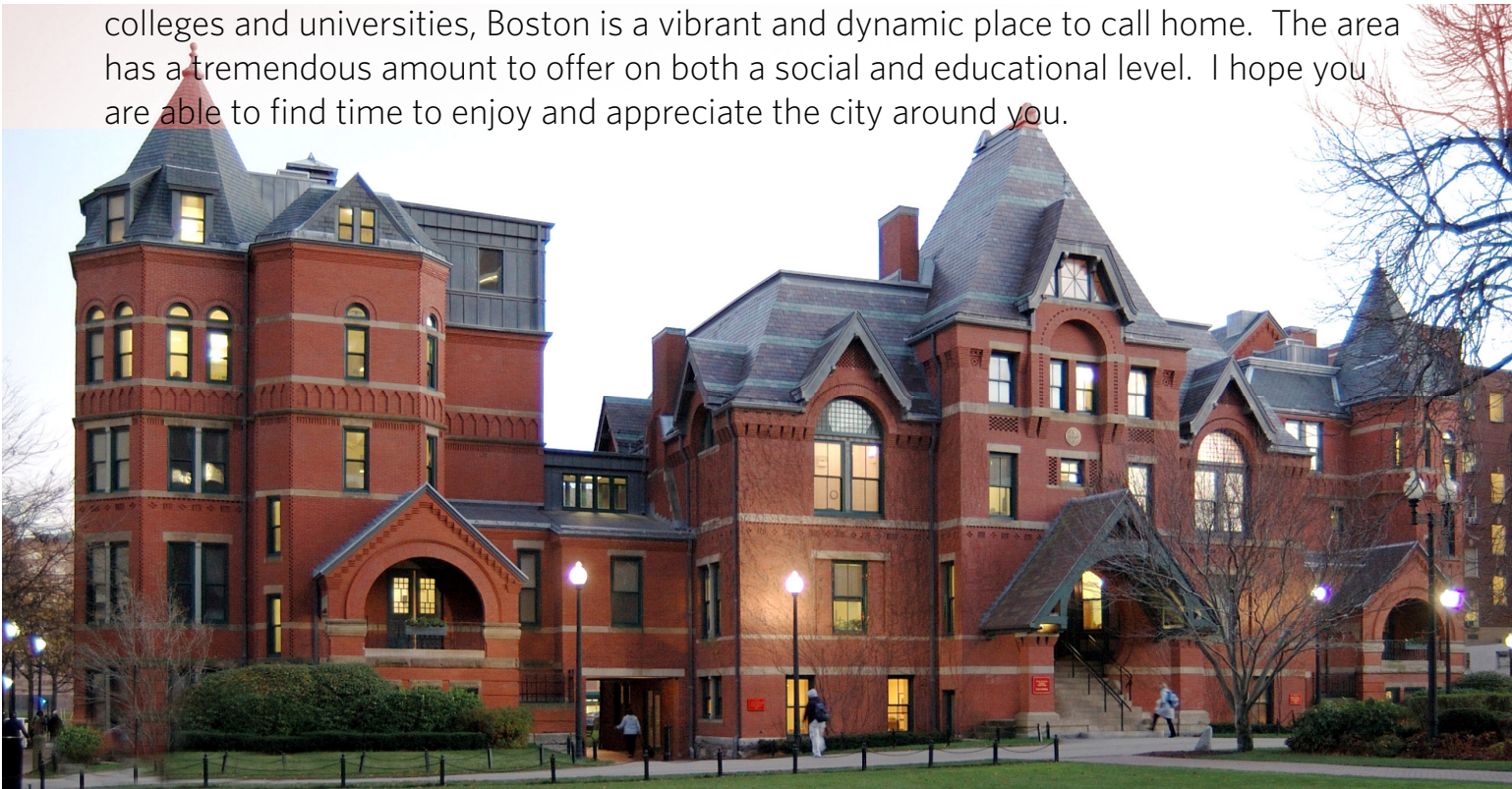
A MESSAGE FROM

THE BOSTON UNIVERSITY MEDICAL CAMPUS

OFFICE OF HOUSING RESOURCES

Dear Student:

Congratulations on your decision to pursue an education at the Boston University Medical Campus (BUMC). Rich in culture and history, and home to more than 60 colleges and universities, Boston is a vibrant and dynamic place to call home. The area has a tremendous amount to offer on both a social and educational level. I hope you are able to find time to enjoy and appreciate the city around you.



The *Housing Resource Guide* you are holding is intended to be an introductory resource to help you learn about Boston and the housing the city can offer you. I don't expect that it will be able to answer every question you have, but it should be able to point you in the direction of the answers you need. In particular, the neighborhood section of the guide can provide you with some basic tools to make an evaluation about where you want to live in the Boston area. You will find that the guide this year includes a number of websites – Boston's online community is very active, and often the best source for current information about the area is the web.

Good luck in your search! I hope you enjoy the *Guide*, and I look forward to working with you in preparation for the coming year!

Sincerely,

Dave Rini, Manager of Housing Resources

Office of Housing Resources
72 East Concord Street, Room A-307
Boston, MA 02118
617-638-5125
ohr@bu.edu/OHRatBU Instant Message Name
www.bumc.bu.edu/ohr



Welcome to one of the oldest cities in the United States. The city of Boston will frame the educational experience of all of the students on the BU Medical Campus. Understanding the city will give students here the best opportunity to enjoy the many wonderful aspects of life in this city, while also maintaining realistic expectations about their housing options.

The city of Boston is the home of a number of world class institutions of higher learning, arts and expression, and some of the most important historical locations and figures of the country's past. While living in Boston is in many ways similar to living in any large, modern city, Boston's character diverges sharply from many other metropolises in the United States and in the world.

Boston proper is made up of a number of different neighborhoods, each with its own distinct culture and atmosphere. The city was founded in 1630 by Puritan colonists from England. During the 1700s, Boston was the primary trading center of the Massachusetts Bay Colony, due to the size of its harbor and its position as the closest port in North America to England. Its wealth and cosmopolitan nature made Boston a focal city during the American Revolution and many of the landmarks of that time still exist today on the Freedom Trail, a path that runs through the city highlighting historic buildings and areas.

Many of the neighborhoods that make up the city today were originally separate municipalities, and were only annexed into the city proper in the mid-1800s. This gives each of the different sections of town very different personalities. Some of the neighborhoods of Boston today did not exist before the mid-1800s; the area now known as the Back Bay (as well as parts of the South End and Fenway) are essentially filled-in swampland designed to connect the Boston peninsula – now recognized as downtown, with Brookline to the west and Dorchester and Roxbury to the south. In many cases, modern

Boston feels like a collection of unified smaller towns, instead of one large city.

Boston truly is a city of neighborhoods. The neighborhoods themselves often have a 200 or 300 year-long history, and have had plenty of time to develop unique personalities and atmospheres. Within each neighborhood, you will find different options for housing, different styles of architecture, racial and ethnic groups, and industry. Picking the neighborhood that best suits your personality will be the first and probably most important part of your housing search in Boston.

Today's Boston is one of the smallest major cities in the country geographically at 89.6 square miles (only Washington D.C. and San Francisco are smaller), but with a population of just about 600,000, it is the largest city in New England. Boston has a huge diversity of racial and ethnic groups, as well as religious and political beliefs.

Over the last 200 years, Boston has retained its position as one of the prominent centers of American learning and research. Modern Boston's most prominent feature is its incredibly high student population.

About one-third of Boston is composed of people between the ages of 18 and 30. Over 90 colleges, universities, and institutions of higher learning call the greater Boston area home, a higher concentration than any other city on the globe. This emphasis on scholarship has made Boston a young and dynamic place, despite the age of the city itself.

Being the largest city in New England, Boston is also the center of a much wider geographic and economic area that covers most of eastern Massachusetts and as far south as Providence, Rhode Island. The spread of towns surrounding Boston are often included in the "Greater Boston Area." Both the city of Cambridge and town of Brookline which directly border Boston are considered to be part of the Boston experience.

Getting to Know Boston

Population	590,763
Area	89.6 sq mi
County	Suffolk
Weather	10 to 40° F in the winter, 70 to 90° F and humid in summer
Founded	1630
Incorporated	1822
Mayor	Thomas Menino
Website	www.cityofboston.gov

FEELING LIKE A LOCAL

Boston in general is a pretty welcoming city – thousands of new students come here each year and find the niche that fits them – but it is also an old town with a long and complex history. Boston almost has its own unique culture, separate from the rest of New England even, as a result of that history, complete with a specific language and attitudes that will probably be unfamiliar to students who haven't lived here before. Cracking the code can take some time, but luckily students don't have to do it alone: Beantown has a number of great local resources to help visitors start to feel at home. Below are a few free tools to use to start to get a feel for what being a local is like here:

MAJOR NEWSPAPERS

Boston has two prominent newspapers: *The Boston Globe* (which leans a bit liberal) and *The Boston Herald* (which leans a bit more conservative). Both papers are dailies; you can find them almost anywhere in the city. For local events, classifieds, and news about city politics, these two are probably the most comprehensive sources of information. They both have very usable and helpful websites, too.

Boston Globe	www.boston.com
Boston Herald	www.bostonherald.com

Most of the neighborhoods have their own newspaper as well, some of which are available online. Where they do, they are mentioned in the neighborhood section of this guide.

ALTERNATIVE NEWSPAPERS:

In addition to the two major dailies, Boston hosts two prominent weekly alternative newspapers that carry their own investigative reporting, and also include more focus on local independent artists and media critique. The *Boston Phoenix* is the larger of the two, boasting the largest listings of arts and entertainment in the city. The *Weekly Dig* is billed as an entertainment and arts weekly, but also features the *Media Watch* column dedicated to critiquing other Boston media outlets.

The Daily Free Press

With all of the other news available in the city, it is sometimes easy to overlook *The Daily Free Press*, the independent student-run newspaper at Boston University, but it can provide useful and specific information about events and goings-on at the university that other papers do not report.

Boston Phoenix	www.thephoenix.com
The Weekly Dig	www.weeklydig.com
Daily Free Press	www.dailyfreepress.com

SHOPPING AND STYLE

If you want to know more about what to do in your leisure time, a couple of weekly magazines can help you with that, as well. Both *The Improper Bostonian* and *Stuff@Night* profile new trendy restaurants, boutiques, clubs and nightlife, and local fashion. Both are available weekly throughout the city.

The Improper Bostonian	www.improper.com
Stuff@Night	www.stuffatnight.com

TV

Boston is the 7th largest media market in the United States. All of the major television networks have local affiliates, and a few specialty channels broadcast as well.

WCVB 5(ABC)	www.thebostonchannel.com
WBZ 4 (CBS)	www.wbztv.com
WHDH 7 (NBC)	www1.whdh.com
WFXT 25 (FOX)	www.myfoxboston.com/myfox
WGBH 2 (PBS)	www.wgbh.org
New England	www.necn.com
Cable News 6	

RADIO STATIONS

WBUR 90.9 FM www.wbur.org
Boston University sponsored, award-winning NPR station

WERS 88.9 FM www.wers.org
Emerson College's award-winning student-run radio station (broadcasts to Boston area, some locations in southern New Hampshire)

WEEI 850 AM www.veei.com
Boston's premier sports-radio broadcast

Office of New Bostonians

www.cityofboston.gov/newbostonians
Room 803
1 City Hall Square
Boston, MA 02201
617-635-2980

The Office of New Bostonians seeks to welcome new citizens to the city, especially those for whom English is not a first language, or who may experience a bit of culture clash living here. This office produces the fantastic booklet *Guide to City Services*, which you can find directly on the office's website in .PDF form. If you need to know where to go in Boston for services, use it.



The Boston University Medical Campus

www.bumc.bu.edu

Boston University Medical Campus (BUMC) is located in the historic South End of Boston and comprises the Boston University School of Medicine, the Boston University School of Public Health, the Goldman School of Dental Medicine, and the Boston University Graduate School of Medical Sciences. Boston Medical Center is the primary teaching affiliate of Boston University School of Medicine.

Renowned for the quality of teaching and research and for service to the community, these schools provide education and training in the most current thinking and techniques in their fields, with a particular focus on serving disadvantaged, underserved and indigent populations. Together, the schools employ more than 3,000 faculty members, many of whom are leading experts in their fields, and train a diverse group of more than 3,000 students.

Boston University Medical Campus has a rich history dating back to 1848 when it began as the New England Female Medical College, the first institution in the world to offer medical education to women and which graduated the first black woman physician. In 1873, the medical college merged with Boston University, becoming the first coeducational medical school in the nation. The Goldman School of Dental Medicine was founded in 1976, and the School of Public Health in 1976.

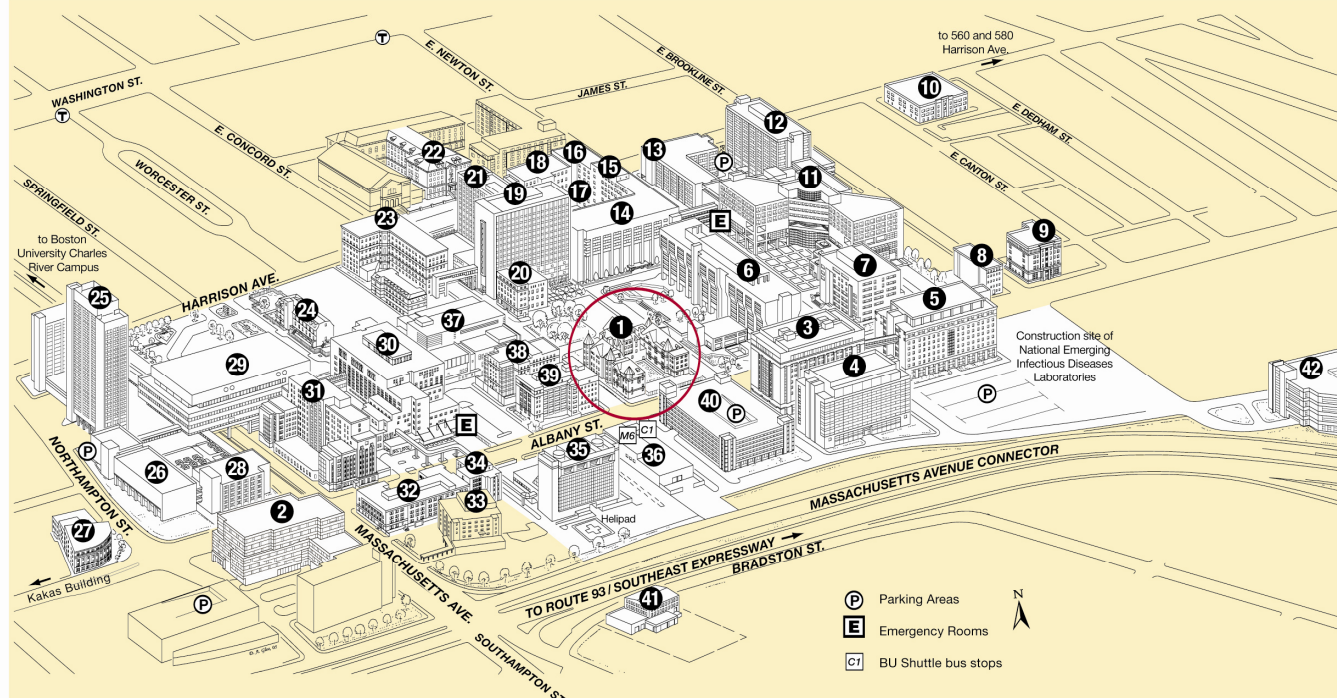
The Boston Medical Center

www.bmc.org

Boston Medical Center (BMC) is a private, not-for-profit, 639-licensed bed, academic medical center located in Boston's South End. The hospital is the primary teaching affiliate for Boston University School of Medicine. Boston Medical Center emphasizes community-based care, with its mission to provide consistently accessible health services to all. The largest safety net hospital in New England, Boston Medical Center provides a full spectrum of pediatric and adult care services, from primary to family medicine to advanced specialty care. With the largest 24-hour Level I trauma center in New England, the Emergency Department had 131,288 visits last year. The BMC also reaches into the community as a founding partner of Boston HealthNet, a network of 15 community health centers through Boston serving more than a quarter million people annually.

The BMC was created in 1996 as a merger between Boston City Hospital, the oldest municipal hospital in the United States, and the Boston University Medical Center Hospital.

BOSTON UNIVERSITY MEDICAL CAMPUS



- | | | |
|---|---|---|
| 1 Talbot Building; SPH and center of campus | 15 Old Evans Building | 29 Yawkey Ambulatory Care Center (ACC) |
| 2 Crosstown, 801 Mass. Ave. | 16 Collamore Building | 30 Menino Pavilion |
| 3 Center for Advanced Biomedical Research | 17 Vose Hall | 31 Dowling Building |
| 4 670 Albany Street | 18 Robinson Building | 32 Mallory Institute of Pathology |
| 5 Evans Biomedical Research Center | 19 School of Medicine Building L | 33 Woods Mullen Shelter |
| 6 Dr. Solomon Carter Fuller Mental Health Center | 20 School of Medicine Building A | 34 Maxwell Finland Laboratory |
| 7 Henry M. Goldman School of Dental Medicine | 21 Housman Medical Research Building | 35 Power Plant |
| 8 615 Albany Street | 22 Harrison Court | 36 Chief Medical Examiner's Office |
| 9 609 Albany Street | 23 Silvio O. Conte Medical Research Center | 37 Moakley Medical Services Building |
| 10 Gambro Building | 24 FGH Building | 38 85 East Concord Street |
| 11 Newton Pavilion | 25 Northampton Square | 39 91 East Concord Street |
| 12 Doctors Office Building/Parking Garage | 26 Northampton Square Parking Garage | 40 Parking Garage/710 Albany Street |
| 13 Preston Family Building | 27 801 Albany Street | 41 19 Bradston Street |
| 14 Evans Building | 28 Miranda-Creamer Building | 42 Parking Garage/610 Albany Street |

Major Facilities

Alumni Medical Library,
School of Medicine
Building L, 12th floor

Bakst Auditorium,
School of Medicine
Building A, first floor

Dowling Amphitheater,
Dowling Building,
first floor

Goldman Auditorium,
Goldman School of Dental
Medicine, third floor

Hiebert Lounge, School
of Medicine Building L,
14th floor

Keefer Auditorium, *Evans
Building, first floor*

McNary Learning Center,
Housman Medical
Research Building,
first floor

Menino Pavilion Conference
Center, *Menino Pavilion,
second floor*

Newton Pavilion Conference
Center, *Newton Pavilion,
second floor*

Dining Facilities

Yawkey Ambulatory Care
Center Food Court,
first floor

Doctors Office Building,
first floor

Goldman School of Dental
Medicine Dining Area
(Chequers Express),
first floor

Menino Pavilion Cafeteria,
second floor

Newton Pavilion Cafeteria,
second floor

School of Medicine
Dining Area (Chequers),
Building L, lower level

Bookstores/Gift Shops

Campus Convenience,
Center for Advanced
Biomedical Research,
first floor

Menino Pavilion Gift Shop,
first floor

Medical Center Bookstore,
Center for Advanced
Biomedical Research,
first floor

Newton Pavilion Gift Shop,
first floor



GETTING AROUND

Transportation Solutions for Commuters

www.bumc.bu.edu/transcomm

twitter.com/bumctranscomm

710 Albany Street

617-638-7473

TranSComm (Transportation Solutions for Commuters, Inc.) is a transportation management association (TMA) that coordinates the transportation needs of the institutions at the BUMC.

TranSComm's friendly staff can assist students in finding the best commute to school or offer alternative routes. They also offer maps, schedules and additional commuter resources.

Major Programs of the Office

TranSComm is the centralized service for all transportation needs on the BUMC.

- Students will come to TranSComm to pick up their monthly T pass.*
- TranSComm manages the two bicycle cages on campus. Students interested in cycling can fill out an application on the website for a space in one of the cages if they want a more secure place to store their bikes during the day.
- TranSComm coordinates all of the on-campus shuttles and buses (currently they run five separate shuttles throughout the campus and the neighborhood).

*Student semester pass programs run twice a year (Oct-Jan, and Feb-May). Applications are available on the TranSComm website.

Passes may be picked up on the last two business days of the month, at the TranSComm Office between 9:00AM and 5:00PM (Pre-paid semester passes remain at the TranSComm Office until claimed)

The Boston University Shuttle

www.bu.edu/thebus

The Boston University Shuttle (The BUS) is a FREE service that connects Boston University's two campuses. The BUS runs a continuous loop between the Charles River campus in the Fenway/Kenmore neighborhood and the BUMC in the South End. Service is continual throughout the day from 7:30 a.m. to 11 p.m. during the academic year. The BUS operates on a weekday schedule only (M-F). Students who intend to use the BUS as a major transportation option will want to sign up for the mailing list to receive automatic updates about interruptions, holiday schedules, and changes. You can find all of that information, as well as schedules and maps, at www.bu.edu/thebus.

TRANSPORTATION OPTIONS

Bicycles

Cycling is a popular method of both commuting and enjoying the outdoors. When the weather is decent (spring through mid-fall), cycling can be the most affordable method of transportation. During the winter months, snow and ice make biking less practical, although some experienced cyclists will continue to ride through the cold. Boston drivers and traffic make certain streets difficult to ride. However, due to Boston's small geographic size, a good cyclist can make great time across the city, comparable to public transportation.

The most difficult aspect about commuting with a bike is not navigating Boston traffic, though – it's keeping your bike secure. Bike theft is unfortunately common in Boston, so investing in a good bike lock is important. BU Parking also offer a Bike Registry program that can help recover a bike if it is stolen.

TranSComm manages two closed bike cages to keep bikes vehicle secure. The annual fee for access to one of the bike cages is \$20.00.

Useful Cycling links

City of Boston's *Boston Bikes* Program

www.cityofboston.gov/bikes

Check on bike rack installations across the city, download biking maps, and learn about bike competitions around the city.

BU Bike Safety

www.bu.edu/bikesafety/

Run through Parking and Transportation Services at the Charles River Campus, the BU bike safety website has tons of resources for maintaining, repairing, and storing bicycles, as well as links to independent bike shops. They also now manage the bike registration program at BU.

Walking

Many residents of Boston refer to it as a great walking town, because it is beautiful and small. Walking across the city is not difficult the size of the city means that brisk walkers can also make good time across the city.; however, a good map is essential! Boston streets are confusing and often have the same name. The BU Information Center has both Medical Campus and Charles-River campus maps.

Useful walking links:

Walk Boston

www.walkboston.org

The City of Boston's official pedestrian support organization. Provides maps, events, and support for pedestrians.

MBTA

www.mbta.com

Customer Service: 617-222-3200

Travel Information: 617-222-5000

The Massachusetts Bay Transportation Authority (better known as the “T”) runs the public transportation system in the Greater Boston area. The T is an extensive network of subway, bus routes, and commuter rail lines that connect eastern Massachusetts, but most students in Boston recognize the T primarily as Boston’s subway system. The T is the oldest public transit system in the country.

For most students at the BUMC, the T is going to make up a good chunk of the transportation options and needs they have. The subway system consists of four separate lines, each demarcated with a color (Green, Red, Blue, and Orange). The T also runs the bus system and the commuter rail system that runs throughout most of eastern Massachusetts.

Green Line

The main west-bound trains for the city, the Green Line splits into four distinct systems once it leaves its underground tunnels and heads above ground. The B line runs through BU’s Charles River campus and out to Boston College via Allston/Brighton, the C line runs down Beacon Street through the heart of Brookline, the D line heads deep into Newton and other outlying suburbs, and the E line travels through Northeastern University’s campus further south. All of the green line trains are fairly small – at most, they are two train cars long, and can get crowded during rush hours in the morning and evening. Also, once they run above ground, the trains have to stop at traffic lights, so expect a long trip on the green line to take a little while.

Because the green line is the primary mechanism for getting to and from Fenway Park during baseball season, watch out for exceptional crowding and delays if you are traveling through Kenmore Square during a Red Sox game!



Blue Line

The blue line is the connection to the east and north of Boston, and probably the easiest way to get to Logan Airport. It’s also probably the only reasonable way to get to East Boston without a car, period, so if you are looking for Santarpio’s Pizza in Eastie, the blue line will probably be your transit of choice.

Red Line

The red line runs roughly north and south, and connects Cambridge and Somerville to Boston, as well as most of the neighborhood of Dorchester and parts of Quincy. The red line is probably the longest line in terms of actual distance covered. Red line trains are more modern than green line trains and run fairly regularly.

Orange line

The orange line covers the central and western section of southern Boston. It connects Jamaica Plain, Roxbury, and sections of the Back Bay with downtown and Charlestown. The orange line trains run fairly regularly and, like the red line, are modern enough and big enough to reduce the crowding seen on the green line.

Silver Line

Regularly referred to on the MBTA website as if it is a subway, the silver line is actually several different bus routes that travel throughout the city. The main difference between the silver line and the less glamorous bus routes: it usually travels in its own lane on the street (making it much faster than a normal city bus), and the buses themselves are double-length. One leg of the silver line connects the bus terminal at Dudley Square in Roxbury with Downtown Crossing, and passes directly through the BU Medical Campus. The other leg of the silver line branches into two end points – either the seaport district, in South Boston, including the new Boston Convention and Exhibition Center, or Logan Airport.

Buses

When the subway trolleys can’t get you where you’re going, then you’ll probably turn to the extensive bus system. There are almost 200 bus routes throughout the greater Boston area, but a few big lines that do most of the heavy lifting: the #1 bus travels north and south along Massachusetts Avenue from Harvard to Dudley Square, the #47 connects South Boston to Central Square in Cambridge by way of an elaborate half-moon route through Roxbury and Fenway, the #39 runs through the heart of Jamaica Plain, and the #66 connects Harvard to Dudley by way of Allston, Brookline, and Roxbury. For most students, buses will serve as vital connections to the subway lines and the more difficult to reach locations around the Boston area.

Commuter Rail

The Commuter Rail connects the urban center of the MBTA network with a wide section of northern, southern, and central Massachusetts. Primarily a commuting option for professionals who live outside of Boston and take the trains to work in the morning, the Commuter Rail is also one of the best mechanisms to check out the natural attractions of the state: the beaches of Cape

Codd and Cape Ann, or a variety of hiking trails across eastern Massachusetts. It's also the cheapest way to get out to cities like Lowell, Worcester, Providence, Rhode Island, and Gloucester.

Getting Around on the T

The T operates between the hours of 5:30 AM and 1:00 AM, although some routes start earlier or later. Many of the large T stations are also transfer points for picking up one of the many buses that cover areas between subway routes. Maps and schedules for all of the lines of the T, and the buses, are available at www.mbt.com.

The usual subway fare is \$2.00 and the usual bus fare is \$1.50. Students can also buy a Monthly Link Pass, which is a version of the Charlie Card that offers unlimited access to the subway and bus system on a monthly basis for \$55 per month (BU students have an 11% discount). Most transportation options to get to the South End using the T involve a transfer. Most students who commute to the BUMC using the T will save money by getting a Link Pass instead of paying each time they ride a bus or train. Students using this pass will get a paper Charlie "ticket" that they will insert into the fare boxes at stations on individual trolleys; students who decide to get a plastic Charlie "Card" instead will only have to tap the cards against the electronic fare readers to board the T.

Riding the T is simple: the heart of the system is the matrix of Park Street and Downtown Crossing; if a train is headed towards one of those stops, the train is going "inbound." Trains heading away from downtown are going "outbound," and are recognized by the destination listed on the front of each car. The Red and Green lines both have points along their routes where they splinter off into additional trains; the Red line differentiates these trains by their end

location (Ashmont or Braintree), and the Green line separates the trains with a letter-system (the B, C, D, and E trains all go to different end-points).

Buses do not have the same matrix, because they generally cover areas of the city that are not served by the trains, but a bus's destination is also written on the front and side of the vehicle.

Students who are traveling to and from locations with which they are not personally familiar can use the trip planner tools on the

MBTA website to get two itineraries to travel between any two locations in the Boston area, using only public transportation.

Getting To and From the BUMC with the T
Boston University Medical Campus is located in the South End neighborhood of Boston. The nearest subway stop is the Massachusetts Avenue stop on the Orange Line. Numerous buses such as the Silver Line, 1, CT1, CT3, 8, 10, and 47 provide access to

surrounding neighborhoods and connections to other branches of the T. There is also a free BU shuttle service that provides transportation between the Medical Campus and the Charles River Campus of Boston University (check the appendix for a map of the T system).



DRIVING IN BOSTON

Cars offer a lot of advantages over other transportation options: freedom, access to areas poorly served by public transportation, a small benefit in your commuting time. On the other hand, owning a car in Boston comes with a number of disadvantages: cost, having to navigate the unwieldy street system, theft, and a serious parking shortage.

State law requires that out-of-state cars driven in Massachusetts for more than 30 days out of the year must be registered in the state (usually about a \$60 fee). For most students, registering their car in the state will result in an increase in automobile insurance rates, because Massachusetts has some of the highest rates in the country. You will also need to acquire a Massachusetts Driver's license (about a \$90 fee). If you have a car registered in the state, but do not have a state driver's license, police can give you a ticket (another \$90-\$100 fine).

Make sure you double check the Registry of Motor Vehicles' website before you go to get your registration or Massachusetts license plates. If you don't have the necessary paperwork, they send you back to get it.

If you are living a significant distance away from campus, a car might be your only reasonable transportation option. However, if there is a possibility that you won't need your car, try not to bring it with you.

Car Insurance

If you are planning on bringing a car with you to the BUMC, you will want to look into local auto insurance coverage. You need auto insurance to get a Massachusetts registration and license plates, and you need Massachusetts plates before you can apply for a resident parking permit. If you get into an accident in Boston and don't have the appropriate levels of coverage, you can get hit with big fines and potential legal or medical damages, too.

Massachusetts has a number of laws that specify what level of coverage you need to have in order to register your car here. Massachusetts auto insurance rates are the second highest in the country, second only to New Jersey. The state also uses a unique point system to determine license suspensions and renewals.

Once you have a better idea of how the coverage works, you will want to contact your insurance provider (if you already have

one) and find out what your rates would look like in Boston. You may find that your current provider does not offer you the best rates. It's up to you to decide if you want to go with another company. Just about all of the large national organizations (Geico, Allstate) will have Massachusetts-specific policies.

Useful Driving links

State of Massachusetts Registry of Motor Vehicles

www.massdot.state.ma.us/rmv

The RMV is the agency that issues car registrations, licenses, and renewals. Branches throughout the state.

Unofficial Guide to the DMV

www.dmv.org/ma-massachusetts/car-insurance.php

The *Unofficial Guide to the DMV* is also a good source of information about the insurance and registration laws in Massachusetts.

AAA

www.aaa.com

If you are going to be driving in Boston, the OHR highly recommends that you join AAA (the American Automobile Association). Boston winters are cold and can cause problems with older cars; likewise, the stop-and-go traffic in the city can wreak havoc on transmissions. Trying to commute home only to find that your car won't start is never fun, but it's twice as bad if no one's around to help. AAA's website for **Southern New England** has a lot of information about road side assistance and the cost of joining.

Driving When You Don't Own a Car

Not all driving needs to be done with a car you own. If you find that you have need of a car for a specific situation, the BUMC has a couple of options that students, faculty, and staff can make use of instead of having to get their own vehicle.

Zipcar

www.zipcar.com

"wheels when you want them"

Zipcar is a car sharing company with two vehicles located on the BUMC. To use Zipcar apply on-line at the website. You can then reserve the car when needed (up to two months in advance). Access to the vehicle is granted with the use of a proximity card. After usage the vehicle must then be returned to its designated parking space. Zipcar members pay an hourly rate to use the cars and are free from ownership responsibilities. It's as simple as that. All BUMC students and staff receive a discount on application and membership fees.

My Green Commute

bumc.mycommuteoptions.com/login

TranSComm offers a number of different ride-share and commuting share options, with My Commute offering the option to carpool with other BUMC students and staff.

To register for the BUMC system, sign-up on the website with a BU email address.



PARKING IN BOSTON

If you intend to use a car to get around Boston, in addition to the cost of the car itself and whatever car loans or insurance payments you have, you'll also need to find a place to put it. Unfortunately, Boston is not a particularly car-friendly city, and parking can be really expensive. If you are going to use the car to commute to campus, you'll need to find a place to park your car both in your home neighborhood and in the South End.

On-Campus Parking

www.bumc.bu.edu/parking

Office of Parking and Transportation Services
710 Albany Street
617-638-4915

The BUMC Office of Parking and Transportation Services maintains several garages in the South End and manages parking permits for all BU-owned parking facilities in the area. Students interested in getting a parking permit should contact the office directly. Because the BU garages house not only BUMC students and staff, but also BMC visitors and staff, spaces are limited. Most students will find a wait list for a spot.

Priority parking is made available for students who are more advanced in their training, and who are working on rotations at the BMC. The average cost for a space in the 610 Albany lot is \$160 per month.

Off-Campus Parking

Resident Parking Permits

www.cityofboston.gov/transportation

Boston City Hall (Government Center)
1 City Hall Square: 2nd Floor, Rm. 224
Boston, MA 02215
617-635-4000

If you are interested in parking your car on the street in the

neighborhood of Boston where you live, you will probably need to get a *resident sticker*. Resident stickers allow you to park your car for free on any street in your neighborhood that is specifically marked with a "resident parking only" sign. If you park your car in a neighborhood where you don't have a permit, you risk getting a \$40 ticket.

While a resident sticker allows you to park your car on the street, it does not *guarantee* you a space. If you intend to bring a car with you to Boston, and you want to live in the neighborhoods of Fenway/Kenmore, the Back Bay, or Allston/Brighton, be prepared to circle your block a few times before you find a spot on the street. Also, brush up on your parallel parking skills. To get a resident sticker, you will need to go to City Hall with your automobile registration, an application (available at City Hall or online at the site above), and a copy of your lease or a utility bill that can be used to verify your address. You have to go in person to get your resident sticker, unfortunately.

Things to keep in mind about Permits:

- Resident permits are FREE of charge, but they don't let you park outside of your neighborhood, nor do they guarantee you a space.
- Resident permits are good for one year, but you can renew your permit through the mail.
- In most areas, "meter feeding" is not allowed. If a spot is posted as two hour parking, that's the limit, no matter how many quarters you put in the meter.
- Boston is very good at giving out parking tickets (see the sidebar). Street signs in your neighborhood will have a lot of information - make sure you pay attention to them if you do not want to get a ticket.
- Persons with resident parking stickers on their vehicles must have their vehicle cleaned off and their parking sticker visible to passersby within twenty-four hours after the end of a snowstorm.
- Finally, remember that these laws and rules only apply in Boston itself - Brookline, Cambridge, and other nearby towns have their own transportation laws. See below for more information about Brookline and Cambridge in particular.

Parking in the South End is fairly expensive and difficult to find, so unless you have set up your budget to handle the additional cost in advance, you may want to see if you can commute using public transportation. Spots in the South End can range from \$150 to \$250 per month, although higher prices are certainly not unheard of. You can also try to find a spot using an online search tool, much in the same way that you would find an apartment. Here are a few sites the OHR has found useful for locating these spots:

www.parkingspaces.com

www.boston.craigslist.org/prk



STAYING SAFE

Boston is the 23rd largest city in the U.S. With a population of just shy of 600,000 people, it is the largest city in Massachusetts and New England. For a city of its population, Boston is a pretty safe place to live. Rates of dangerous crime are generally lower than the national average and lower than other cities of comparable size. However, in a location with as many students as Boston has, and all the personal affects they bring with them, theft is an unfortunately common problem. Being safe and keeping your property secure in Boston is a combination of using common sense, and knowing where to go when you need assistance or have questions.

BOSTON POLICE DEPARTMENT

www.cityofboston.gov/police

Boston Police Headquarters

One Schroeder Plaza

Boston, MA 02120-2014

617-343-4200 (non-emergency)

Arguably the oldest police force in the country, the Boston Police Department (BPD) is responsible for law enforcement and maintaining order in Boston. If you live outside of the South End or the Fenway/Kenmore area (but still within Boston city limits), the BPD is going to be the first contact in case of a crime emergency or problem. For emergency situations, dial 911 to reach the police. For general information, use the number located above.

The city of Boston is split into 11 policing districts which roughly follow the layout of the neighborhoods in the city. Each district has a headquarters, captain, and specific community services for that location. If you need to report a crime, or want information about a specific neighborhood, call the district headquarters for more focused service. In the neighborhood section of the guide you can find the district headquarters for each section of the city.

The BPD, in addition to its general duties, maintains crime statistics across the different districts in the city and runs a number of programs designed to connect citizens with the police force, including organizing neighborhood crime watches and the crime stoppers program. The BPD has adopted a lot of modern technology in its attempts to make the city safer; citizens can call-in anonymous tips at 800-494-8477, text "TIP" to CRIME (27463), or check out their twitter feed: @Boston_Police.

The BPD website is the first resource to investigate if you want to know more about the safety of a particular neighborhood in the city. The comprehensive crime statistics and district maps will give you a good idea of which neighborhoods will be a better fit for you, safety-wise.

The BPD also maintains a news blog with information about events and issues of safety taking place in Boston:

www.bpdnews.com

Other Area Police Departments

Brookline Police

www.brooklinepolice.com

350 Washington Street

Brookline, MA 02445

617-730-2222 (non-emergency)

<http://blog.brooklinepolice.com>

Cambridge Police

www.cambridgema.gov/cpd

5 Western Avenue

Cambridge, MA 02139

617-349-3300 (non-emergency)



BOSTON UNIVERSITY POLICE

BU Safety Resources

Department of Public Safety

www.bumc.bu.edu/publicsafety

Control Center
750 Albany Street
Boston, MA 02118
617-414-4444

The BUMC Department of Public Safety is responsible for providing a safe and secure campus environment. Public Safety personnel are involved in continuous training programs that address all relevant aspects of policing and BUMC operations. The Department is staffed 24 hours a day, seven days a week. Service calls for security, facilities, and emergency response are dispatched from the Command Control Center located at 750 Albany Street. The Command Control Center can be reached at 617-414-4444.

Emergency call boxes located within and around the perimeter of the Medical Campus contain auto-dial phones connecting a caller directly to the Command and Control Center once the emergency button is pushed. Emergency call boxes are easily identifiable by the blue light located above the blue metal call box.

The security department provides vehicular and pedestrian escorts to the garages, lots and surrounding Medical Campus buildings during night and weekend hours upon request. You can request an Escort by calling the Command and Control Center.



BU Police Department

www.bu.edu/police

32 Harry Agganis Way
Boston, MA 02215
617-353-2110 (non-emergency)

BU maintains a police department that serves the safety and law enforcement needs of the University. Officers are deputized and fully authorized to make arrests. Students living on the Charles-River Campus should contact BUPD instead of 911 in case of an emergency taking place at home. The BUPD can respond faster to locations on campus, usually, than the BPD can. All of the blue light phones located on the Charles-River campus are wired directly to the BUPD. In case students are not near a blue light phone, the emergency line of BUPD is 617-353-2121. Emergency response time is usually under three minutes.

The BUPD also patrols the BUMC, and all of the BUPD programs are open to BU students, regardless of campus location. BUPD also runs a number of public-safety programs to help inform students about urban living, including laptop registration systems.

Additional Safety Resources

If you are interested in more information about safety in the different neighborhoods in the city, the web can be a great resource to help you get what you need.

MBTA Police

www.transitpolice.us

The MBTA maintains a police force that serves the public transit system and maintains a safe environment for commuters and travelers. The website has a number of useful links, but the most informative is the Crime Statistics Map which reports the number of crimes on a station-by-station basis in the subway system.

Citizen Observer

www.citizenobserver.com

Citizen Observer is a community alert toolset designed to send out email notifications to citizens who have requested information about crimes in their neighborhood. If you want to be updated when safety issues come up in your neighborhood, you can register to get instant notification from the Boston and Cambridge Police Departments.

Universal Hub Crime Maps

www.universalhub.com/crime

Universal Hub is a general interest Boston website, and has a comprehensive section on Boston crime features easy to understand maps of high-crime areas. You can also see a map of crimes within a particular neighborhood.

THE HOUSING SEARCH PROCESS



1 Determine Your Housing Needs

The first step in any effective housing search in Boston is deciding what specific housing needs you have. The **Housing Options** and **Boston Housing Market** sections can help students make the most informed decision about their requirements. Housing requirements come in many forms, but the big questions anyone needs to answer to help them find the best housing for their needs are simple: what is my price range? How far am I willing to commute? What do I need in my own neighborhood to feel safe and comfortable? Once these big questions have answers, students should start to think about more specific housing needs: how much space do they require? Will they be bringing pets with them? Do they need laundry available in the building?

All of these answers will help students narrow down the neighborhoods where they will want to look for housing.

4 Find Housing Resources

Once students know what type of living experience they want, where they are going to look for it, and whether they will be living with anyone else, the next step is to start to look for advertisements and posts for open apartments. This step will generally be the longest section of any housing search, and will be heavily dependent on the type of housing each student wants to find, the neighborhood they have chosen, and the price range they have set.

Generally, students have three major options for finding housing listings: large online apartment bulletin boards (like Craig's List), Property Management Firms (like BU's Rental Property Management), and real estate agencies (find a list in the Working with Realtors section).

Most students will use a combination of those different tools and try to put together a list of between 10 and 15 potential apartments.

2 Pick a Neighborhood

Each neighborhood in Boston will offer students different living experiences. Once they have determined what their housing needs will be, picking a location that will best offer those opportunities keeps the housing search efficient and less time-consuming.

Especially in a city as neighborhood-focused as Boston, each community in the city has its own housing search tools. Once a student has determined which locations will be the best fit, the OHR can provide specific housing search websites, property management firms, and realtors that work specifically in that area to help students find the best housing. Some tools will be useful no matter what neighborhood students consider, but most will be neighborhood specific.

The **Picking a Neighborhood** section on page ## can be a good place to start when trying to pick a neighborhood that fits your needs best.

5 Evaluate Your Potential Apartments

After locating a good number of housing listings, the next step in the rental process is to find some mechanism for evaluating each apartment to decide if it will be the right one. For many landlords and students, that will mean coming to Boston to look at each unit they have found, in person. Some apartments sound great on a listing, but don't turn out to be so wonderful in reality; others have eccentricities and quirks that make them more or less suitable for certain students.

For some students, coming to Boston specifically to evaluate apartments may not be possible. In these situations, there are a variety of alternative mechanisms for evaluating an apartment. None of them are quite as good as looking at a unit in person, but all of them are better than not using any mechanisms at all! See the **Getting the Apartment You Want** section for more information about these techniques.

3 Find a Roommate

Most students at the BUMC will look for a roommate, either for companionship, or for financial reasons (and in many cases, both!) After students have determined their housing needs, and the locations where they expect to find them, they will want to investigate a couple of different roommate-locating options to find someone who shares their neighborhood and housing requirements. While the housing market starts to open up in the early summer months in Boston, the roommate market is generally open throughout the year, especially through a variety of the BU or other university-based housing search engines.

The **Living with Roommates** section of the guide can point students towards a number of the online roommate-matching systems that operate in Boston, including the OHR roommate searching database.

6 Make Formal Arrangements to Rent

Once students have seen a few different apartments and have a decent idea of what units in their neighborhood of choice and price range look like, the last step is to pick a unit and make a formal agreement with the landlord to rent it. In most cases, students will find a unit they like after seeing five or six other units. Seeing fewer units might not provide the necessary volume, and seeing too many units can create confusion. The OHR firmly believes there are no "perfect" apartments in Boston - just units that are more likely to suit students' needs than others.

When a student decides to make formal rental arrangements, they will normally fill out an application. If the application is accepted, the last step of the search process is signing a **lease**, the legally binding contract between a renter and his or her landlord. You can find more information about leases in the **Getting and Reviewing Your Lease** section.

BOSTON'S HOUSING OPTIONS

Because Boston is such an old city, there is a tremendous variety in the types of housing available. From Brownstone rowhouses to apartment complexes, multi-family homes and modern lofts, Boston can offer every type of lodging that you would want. However, the trick to finding housing in the city is to know where to look to find the type of housing you like at the price that will fit your budget. Below are brief descriptions of the types of housing available in the city, and where you might expect to find each one. None of these housing options is 'better' than any other – they each offer different things to prospective tenants.

Brownstones/Victorian Rowhouses

A brownstone is a short, generally four- or five-storey building of brown or red stone brick. This style of building, built mostly in the 1800s, is easy to recognize because of the distinct bowing of the street-facing fronts, the red brick, and older architectural detailing like engraved wooden baseboards. They are sometimes called 'rowhouses' because developers would build a number of identical-looking brownstone units next to each other on the same street. Brownstone buildings are amongst the oldest housing stock in Boston, and are located in many of the most desirable neighborhoods. However, some of the more modern conveniences of apartment complexes like laundry facilities on premises, easy-to-access internet ports, and central air-conditioning are harder to find in these older buildings. Brownstone floor plans are rarely uniform, and each building's interior can vary tremendously compared to its neighbors. Many brownstones are not handicap accessible.



***Locations:** prominent in Beacon Hill, the Back Bay, parts of Fenway/Kenmore and Roxbury. The South End is the largest Victorian Landmark district in the U.S., so its predominant housing stock is Victorian brownstones.*

Apartment Complexes

While Boston does not have as many high-rise apartment complexes as New York or Chicago (a number of the city's neighborhoods passed zoning ordinances that limited how tall a building could be), there is still a fair selection of apartment complexes in the city. The facilities in these buildings are definitely more modern than most brownstones, have more access to conveniences like central air conditioning, climate control, and laundry. Most of the recently built apartment complexes are luxury units and tend to be more expensive than similar sized apartments in other types of housing as a result. Apartment complexes usually offer a mix of studios, one- and two-bedroom apartments. Higher occupancy units are rare.

***Locations:** downtown has the largest selection of large-style complexes, although usually each neighborhood has one or two big facilities. The Fenway neighborhood is emerging as a new premier location for large apartment complexes.*

Small Apartment Buildings

Compared to the larger apartment complexes, small apartment buildings in Boston are much more numerous. Often managed by a small property owner or management company, these buildings have a few units – between five and 15 or 20, and offer a good balance between the architectural beauty and historical feel of brownstones, and the modern convenience of an apartment building. Many apartment buildings will have laundry on premises. Like the larger apartment complexes, most of these buildings offer studios and one- and two-bedroom units, although three- and four-bedroom units exist as well. Along with houses, small apartment buildings are probably the most common type of housing in Boston.

***Locations:** small apartment complexes dominate the Allston housing market, as well as certain sections of the Fenway/Kenmore area and parts of Roxbury. Small apartments are the most common rental housing in the city.*

Houses

In many of the more residential and suburban sections of Boston, multiple-family houses are a common housing option. For a student population, this type of unit offers the most physical space of any of the housing described here, and is usually the easiest in which to arrange a multiple-occupancy living arrangement. Many home-owners or landlords will rent one floor of a multiple-family house to a group of four or five students. Homes offer a number of advantages: space, a "homey" feel, often parking, and the ability to host guests and visitors much more easily than in an apartment. They also tend to be the most pet-tolerant. However, rental opportunities in houses are almost always high-occupancy situations, so if you are interested in looking into a home, make sure you've found some reliable roommate ahead of time. Also, in many homes, you will be responsible for paying all or part of the heating bill, which can be expensive in the winter.

Homestays

A number of the short-term housing options in Boston are homestays - rental situations where a tenants shared a portion of a house with the family that lives there. In most cases, the tenant has access to his or her own bathroom and bedroom, but uses the family's kitchen and living room spaces. This type of housing is fairly common for international students doing rotations or short-term stays.

Locations: *Jamaica Plain, Dorchester, South Boston, Brighton, Roslindale, West Roxbury and Hyde Park. Very difficult to find in the South End, Back Bay, or the Allston Village section of Allston/ Brighton.*

Condominiums

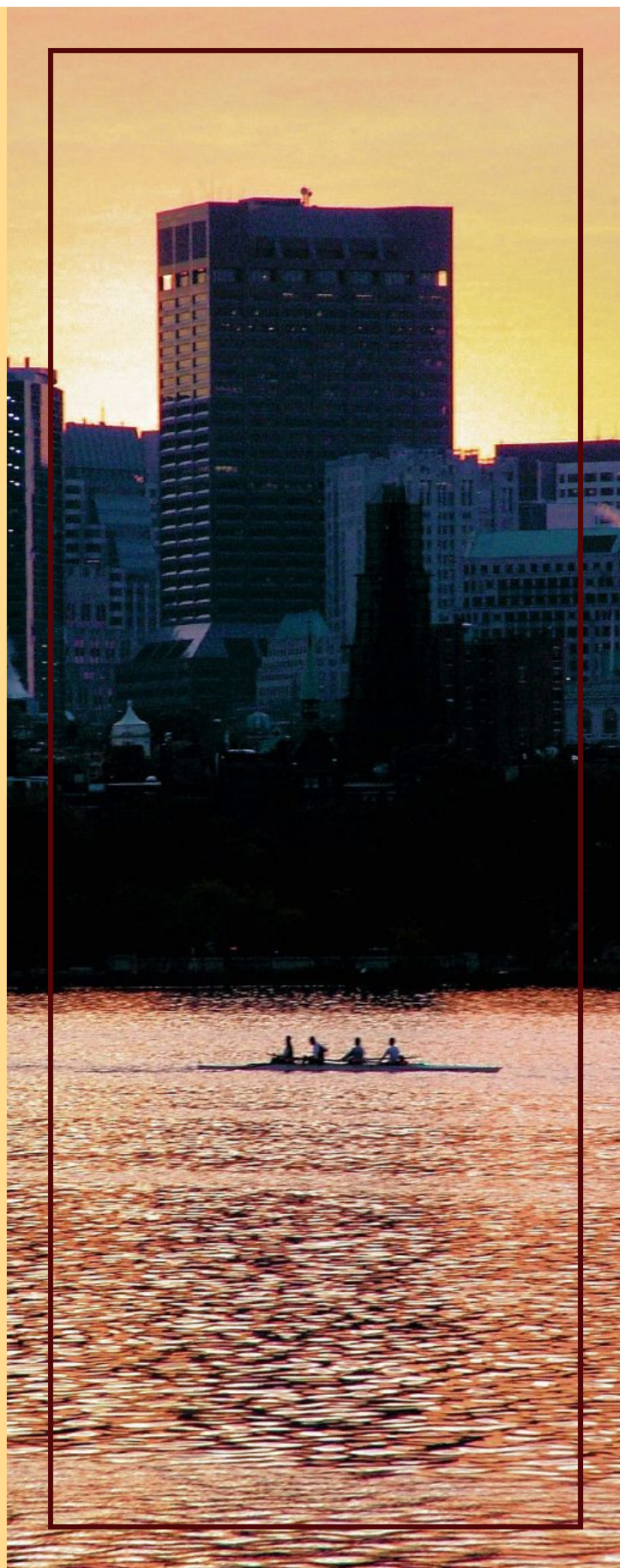
A condominium is an apartment for purchase. Condos can be very similar to the types of rooms you will find in an apartment complex, although the buildings they are in can vary tremendously. Typically, a developer will find an apartment building, upgrade the individual units, and then sell them as condos. As a result, the units are often of slightly higher quality, offer more conveniences, and are more expensive to rent than an apartment in a similar building would be. Since condominiums are usually offered for purchase and not rent, if you find a condominium for rent, there is a good chance that you would be renting directly from the owner of the property. Condos may offer parking and will often have laundry in the facility.

Locations: *South Boston, certain areas in the South End, Downtown and the Back Bay have a large number of condos, and are more likely to see condos that owners have opened up to rent. Condos are common throughout Boston.*

Co-Operatives

For those interested in a slightly less traditional living environment, the Boston area does feature a number of different housing co-operatives. Generally, housing co-ops are groups of like-minded people who have all agreed to live in a building together under certain guidelines. These can range from living an organic or green lifestyle to being continually active in local civic organizations. Prospective tenants for most co-ops need to contact the co-op organization and schedule a time to meet with one of the current tenants to see if they would fit in with the co-op culture. Co-ops can range in size from just a handful of people to larger groups with several dozen members. As far as buildings are concerned, co-ops are not quite a different 'type' of housing - the type and interests of the tenants are what determines a co-op, rather than the type or size of the building they live in.

Locations: *Co-ops can be hard to track down. A good reference to finding them is the website www.Bostoncoop.net. Dorchester, Jamaica Plain, and the other suburban neighborhoods tend to have more co-ops than the more centralized and urban neighborhoods.*



BOSTON'S HOUSING MARKET



Boston's housing market is unlike virtually any other city's in the U.S. Three factors drive the realities of the market here: the age of the city, the expense of housing, and the high student population in town. One of the most important aspects of an easy, effective housing search is to have reasonable expectations about your housing options.

AGE

While Boston is a modern and exciting city, much of its real estate is old. About 70% of Boston housing stock was built before WWII. As a result, a lot of apartments in the city will simply not look the same as apartments that were built more recently. That does not mean the apartments are bad, or in poor condition, but it does mean the architectural styles and amenities might be different than apartments that were built more recently.

Below are some characteristics of the apartments and buildings you might see here:

- Few apartments have carpeting. Most older buildings have hardwood floors.
- Most brownstone or rowhouse apartments in particular are not wired for central air-conditioning.
- Many older apartments will make use of a metal hot-water radiator system to heat the apartments. If you are not used to this type of heating system, it can be loud. The large metal radiators will make pinging and popping noises when they first heat up in the late fall.
- Especially in brownstones and smaller apartment complexes, disability access is limited, and few apartments have elevators.
- Many of the older buildings (again, especially brownstones) used to be houses and have been converted to apartments or condominiums. As a result, the floor plans of these apartments are rarely standardized. Come prepared to see some unique layouts!
- Many of the neighborhoods in Boston that contain older housing are built either near the water, or on filled-in swamp land. Even the best maintained of these apartments may occasionally have a mouse or insect problem. The age of the housing is not an excuse for a landlord or property owner to ignore a rodent problem, but it is reasonable to expect that you may see a bug or rodent once every so often.
- Because of the architectural details (and cranky neighbors), most old apartments do not allow large pets. Cats are usually OK, but large dogs and more exotic animals generally are not.

- Because the city is so old, many of the apartments in Boston are modestly sized. If you need to find an apartment with a lot of space, the more suburban neighborhoods will probably offer you that type of unit more easily than the central, urban neighborhoods.

EXPENSE

Boston is amongst the most expensive cities in the country. According to www.Realtor.org, it is the third most expensive city in which to be a renter, only cheaper than New York City and Los Angeles. The most basic implication of this expense is that most young Bostonians live with roommates to help split housing costs.

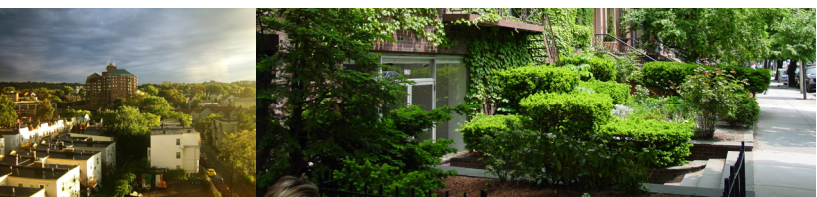
If you are living with a roommate, you should expect to pay somewhere in the range of \$600 to \$900 or \$1000 per person each month in rent. Apartments closer to downtown Boston are generally in the higher end of the range, and apartments farther away are usually in the lower end of the range. This spread of prices certainly does not cover the entirety of housing in Boston; it is reflective of the general rental rates students might find while looking for a good apartment that will their needs. Luxury apartment rental rates can easily be double or triple this range.

Price ranges for studio or one-bedroom apartments are more variable based on neighborhood, but start at a low of about \$900 for a small studio. The realistic range for a one-bedroom apartment that only one student intends to occupy is probably close to \$1200 or \$1500.

In certain neighborhoods of Boston (the South End being one of them), many students will share a one-bedroom apartment with a roommate. Even though these apartments are designed for one person, many of them are large enough to split between two people. Most students will partition the living room space to create a second bedroom. This option is usually cheaper than looking for a full two-bedroom apartment, and in some locations in the city, it may be the only practical option for reasonably priced housing.

STUDENT POPULATION

The incredibly high population of young people in Boston is the modern city's most prominent trait. Over 150,000 students call Boston home, but student renters often have unique needs not shared with long-term residents. Property owners and management firms that rent housing know that students of all types will be a big portion of their business, and they have developed business strategies to best tap into this high student population.



Most colleges in the Boston area begin their academic year at the beginning of September. As a result, many landlords and property owners are used to renting their apartments on a full-year, September to August lease. The “Housing Season” in Boston gears up around mid-May (as many students graduate and move on to jobs in other places, or go home for the summer) and slows down in late August. During those summer months, landlords and property owners have the most listings for open apartments available. Most leases in the city of Boston require tenants to notify landlords about lease renewal 30-60 days before the end of the lease, so starting to look for actual apartments about two months before you need to move in, if you are looking to move in the summer, will give you a good selection of apartments to consider. This can be a good and bad thing: while there are generally more rental opportunities during the summer, the competition for the open apartments is also more prominent.

The major exception to the two-month rule is large apartment complexes. The management companies that run larger buildings generally count on having a small number of openings each year, whether they’ve received notice or not (they have enough tenants that they can almost guarantee that some of them will be moving out). These buildings often generate a wait-list in January for apartments opening in August or September. This is especially true for the few apartment complexes located in the South End, where the BU Medical Campus is located. If you are interested in living in a large apartment community start exploring those options now. If you can identify a couple of buildings or complexes that interest you, make an appointment to see an available unit. In most cases, if you like what you see, you can submit an application well in advance of when you plan to move in.

GENERAL CHARACTERISTICS

In addition to the overarching market forces that will shape your housing search across the Boston area, you will also notice a few generally applicable commonalities to the apartments themselves in the city.

Here are a couple of those commonalities:

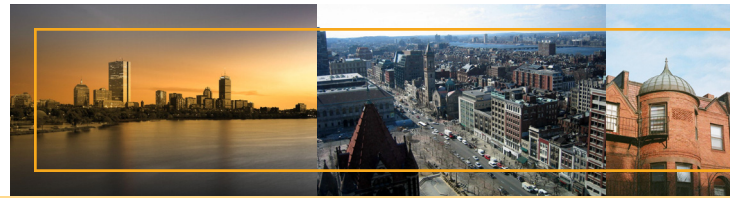
- Most apartments are unfurnished
- Most will include the cost of heat and hot water along with the rent, but not electricity and cooking gas
- Few apartments have air-conditioning or central air.
- Most will not include a parking space. Some will, but often the space is an extra fee.

Want Nicer Digs?

Some of the luxury apartment facilities in Boston include really nice amenities – in-house gyms, internet cafés, loading docks for moving furniture – but they come with a major issue, too: expense. Students who are looking for a housing experience with more amenities, and who do not mind living with more roommates, will find that many of the higher-end and luxury units in the city are willing to accept several graduate students into one apartment. A luxury two-bedroom apartment probably will not be affordable for two students, but it may be for a group of three or four. If you really like stainless steel appliances, and you do not mind other people, this can be a good way to get into an otherwise unaffordable building.



CHOOSING THE RIGHT NEIGHBORHOOD



The beginning of the process is deciding what you need in your own personal housing experience. The OHR has found that there are four basic components that can help students identifying what their needs are, if they are having trouble determining them

CRITERIA

NOTES

Cost

Boston is an expensive city, and one of the expenses of coming to school here is housing. To help guide students in the process of taking out loan or grant money to finance their education, each year the Office of Student Financial Services (OSFS) puts together a budget for the total amount cost of attending BU, and that includes a component for room and board. The current monthly OSFS budget for room and board is about \$1,200. Taking out \$300 per month for food expenses leaves just a bit over \$900 for rent and utilities. Finding a multiple occupancy unit in Boston for \$900 is a reasonable task. Finding a single occupancy unit for that price is not reasonable, most of the time.

With this \$1,200 as a reasonable guide for apartment prices, most students on the BUMC will look for housing somewhere between \$600 per month and \$900 per month, per roommate. The biggest influence on price will be proximity to downtown Boston: apartments closer to the center of the city are more expensive than those farther away.

Convenience

Deciding how close to campus they need to live is an important consideration for most students. For those who aren't living in the South End itself, they will be commuting to class on a bus, a train, bicycle, or other transportation mechanism.

An average commute time in Boston is about 30 minutes, and will cover between two and four miles of physical travel, and one or two forms of transportation. Some students are comfortable traveling that distance to class; others know that they need regular access to the library and facilities of the campus, and they won't be able to study they way they need to without being close to it.

The benefits of being close to campus are simple: students have better access to the resources that exist here. The benefits of having a wider commuting tolerance come in the form of options: students who are willing to travel from farther away to get to campus have more neighborhoods they can investigate, a more flexible price range, and more choices in atmosphere.

Atmosphere

In addition to going to class and learning a profession, most students also intend to experience the city around them and enjoy their social lives. Finding a neighborhood that has the right type of atmosphere will make living in Boston more enjoyable.

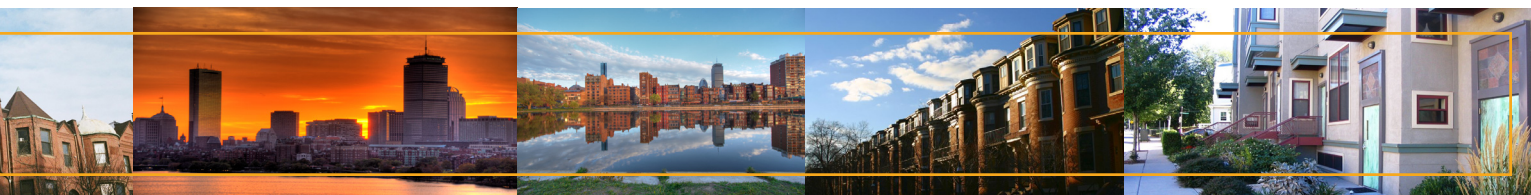
The internet is one of the best tools in learning more about the character of the different neighborhoods in the city. While both Allston/Brighton and the South End are socially active neighborhoods, no one would ever confuse the two: the former is a garage rock and beer neighborhood; the latter is a cocktail and ballet neighborhood. The neighborhood profile section later in this guide discusses the social scene of each neighborhood, and its relative level of raucousness.

Safety

Reported crimes are tracked by police throughout the Boston area and reported several times each year. Boston, overall, is a very safe city for its size, but crime does still happen. Much of Boston's violent crime over the past five or ten years has been gang related, and is geographically focused in areas where gangs claim territory.

Rates of reported crime do not alone provide the full picture of the safety of a neighborhood. A better term than safety would be comfort: some neighborhoods, while experiencing very little in the way of reported crime, have very visible poverty and homelessness. For students who have not lived in a heavily urban area in the past, these issues may be just as important as the actual rate of reported crime.

The neighborhood profile section of this guide has a more nuanced description of each community's demographics, and goes a bit further in explaining the safety concerns that students may have outside of just reported crime.



HIGH LEVEL

Expensive neighborhoods (\$850-\$900+ per roommate)

Back Bay,
Beacon Hill
Brookline
Chinatown
Downtown
Harvard Square (Cambridge)
South End

MODERATE LEVEL

Moderate neighborhoods (\$750-\$900 per roommate)

Cambridgeport (Cambridge)
Central Square (Cambridge)
Charlestown
Fenway/Kenmore
Jamaica Plain
Kendall/MIT (Cambridge)
Mission Hill
South Boston

LOW LEVEL

Inexpensive neighborhoods (\$600-\$750 per roommate)

Allston/Brighton
Dorchester
East Boston
Hyde Park
Mattapan
Roslindale/West Roxbury
Roxbury

Convenient neighborhoods (under 20 minutes commuting)

Back Bay
Beacon Hill
Chinatown
Roxbury
South End (the BUMC is located here)
South Boston

Moderate neighborhoods (25-35 minutes commuting)

Brookline
Cambridgeport (Cambridge)
Central Square (Cambridge)
Dorchester (on average)
Downtown
Fenway/Kenmore
Harvard Square (Cambridge)
Kendall/MIT (Cambridge)
Mission Hill

Inconvenient neighborhoods (45 minutes commuting or more)

Allston/Brighton
Charlestown
East Boston
Hyde Park
Jamaica Plain (on average)
Mattapan
Roslindale/West Roxbury

Active neighborhoods (lots of bars, clubs and restaurants)

Allston/Brighton
Back Bay
Central Square (Cambridge)
Chinatown
Fenway/Kenmore
Harvard Square (Cambridge)
South End

Moderate neighborhoods (some bars, clubs, and restaurants)

Beacon Hill
Dorchester
Downtown
Kendall/MIT (Cambridge)
Mission Hill
Roxbury
South Boston

Quiet neighborhoods (not many bars, clubs, or restaurants)

Brookline
Cambridgeport (Cambridge)
Charlestown
East Boston
Hyde Park
Mattapan
Roslindale/West Roxbury

High Reported Crime

Chinatown
Downtown
East Boston
Mattapan
Roxbury
South Boston

Moderate Reported Crime

Back Bay
Central Square (Cambridge)
Charlestown
Dorchester
Fenway/Kenmore
Jamaica Plain
South End

Low Reported Crime

Allston/Brighton
Brookline
Cambridgeport (Cambridge)
Harvard Square (Cambridge)
Kendall/MIT (Cambridge)
Roslindale/West Roxbury

LIVING WITH ROOMMATES

Many students choose to live with a roommate in Boston. The most basic reason for this is to reduce housing costs – a multiple occupancy apartment will almost always be less expensive per person than a single occupancy room. Usually, students looking for roommates are single and will be looking for one room in a two or more bedroom unit. Co-ed housing situations are fairly common.

While there are tremendous benefits to living with a roommate (lower housing costs, company, less burden on individuals to buy furniture), a cohabitation situation also requires more finesse and compromise than living alone. Before you decide to live with anyone, you should try to meet him or her (or them, if a group) in person and discuss honestly your personal preferences for housing. You will find a sample roommate contract with some suggestions for discussion on the opposite page.

Potential roommates should also make sure they have a common goal as far as the type of apartment they want. Discuss the number of bedrooms, availability of storage and laundry facilities, and the lease terms fully with any potential roommate.

Legal Issues Involved with Co-Tenancy

When you decide to live with one or more people and sign a lease, you are entering into a legal arrangement with them. Once you have signed a lease, you and all of your roommates have become Co-Tenants, meaning that jointly, all of you are responsible for paying the full rent for the apartment each month. To the landlord or property owner, it is unimportant if the full rent comes in equal payments from each tenant, or one large payment from a single tenant. Each roommate is individually liable to the landlord for up to the full rental price of the unit.

This means that if you have a roommate who cannot or will not pay rent, you and any other roommates you have are responsible for covering the additional cost. If the full rent of the apartment is not paid, your landlord can start an eviction process on all of the roommates, even the ones who did pay.

As a consequence, good communication is the most important aspects of living with other people, even if you already know them or have lived with them in the past. It's smart for all roommates in a given apartment to sign a contract amongst themselves that stipulates the responsibilities, both for the rent and otherwise, of each tenant.

Questions to ask a potential roommate

While there are a number of different websites and tools that can help students find roommates either at the BUMC or another university in the Boston area, all students will want to talk about their potential roommates about some basic lifestyle attitudes and financial issues before deciding to live together. Remember, living with a roommate is both a social situation and

a legally binding responsibility (especially if both roommates are on a lease). Making sure you not only get along with your roommates, but know how to address conflict when it does arise, are very important issues to address *before* deciding to live with someone.

Lifestyle Questions:

- Is your potential roommate quiet or noisy? Do they like to play music at home?
- Does your potential roommate like to entertain regularly? Does he or she intend to have guests several nights a week?
- Do they like to watch a lot of TV/play video games in shared space in the apartment?
- Do they like to cook regularly/do they intend to cook regularly?
- Do they stay up late at night, or are they early to bed?
- What are their personal hygiene habits, especially in regards to using bathrooms? Do they take long showers?
- What sort of cable/TV/internet access are they hoping to have at home?
- How sociable are they? Are they interested in exploring the city with you, or are they more introverted?

Financial Questions:

- How does your potential roommate intend to pay the rent for the apartment?
- If they are using students loans/grants as their primary financial support, do they have a co-signer or guarantor to help them supplement this?
- What does their credit rating look like? What does the credit of their co-signer look like?
- How do they intend to pay for the initial move-in costs of an apartment?

Space-sharing Questions:

- What apartment items do they have? What, if any, furniture do they have and can or want to bring with them?
- Do they have a vehicle? Will they need parking?
- Do they have apartment basics, like a vacuum cleaner?
- How do they want to negotiate food/staples in the apartment? Will they be shared? Will they be separated?
- Do they have a romantic partner? If they do, will the partner be spending substantial time in the apartment?

While it is not necessary to know everything about a potential roommate's personality, the more accurate a picture you can get about their living habits and preferences, the better you will know if they will fit your living needs.

Useful Roommate Links:

Boston University Office of Residence Life

www.bu.edu/reslife/education/roommates

BU's Office of Residence Life maintains the undergraduate dormitories on the Charles-River Campus, but also has a number of great tools for resolving roommate conflict.

How to Find a Roommate at the BUMC

BU offers a number of resources to help you find another BU student as a roommate.

Off-Campus Services and OHR Database

www.bu.edu/offcampus

Students at BU have access to the joint housing and roommate-search database maintained through Off-Campus Services and the OHR. Getting into the system requires either a working BU Kerberos Password (or early-bird version of it), or setting up a web-account through the site. Once in the site, students can both search for other students who are looking for roommates, through the “search the listings” option, and also add themselves as potential roommates under the “add a listing” tab. For students who are listing themselves, the more details they provide, the more useful their listings will be for other students hoping to contact them.

The OHR’s weekly housing newsletter

www.bumc.bu.edu/ohr

Every Friday afternoon the OHR emails a basic newsletter of housing information, useful tips, and links to students who have asked to be put on our distribution list. During the summer, BUMC students who have specifically requested being featured as potential roommates in those emails and are willing to share an email address are listed.

Facebook

www.facebook.com

A number of the student governments at the BUMC, as well as a number of the incoming classes themselves, put together Facebook groups or pages to network with one another. For students who are already familiar with Facebook, it can be a useful place to find other BU students coming into the same program. The OHR tries to maintain a list of currently active BUMC-focused Facebook groups; call or email the office to get a copy.

Student Doctor

www.studentdoctor.net

StudentDoctor.net is a large forum for students looking to connect on medical and dental school topics. Forum threads are often divided by school, and searching for “Boston University” brings up a long list of forum topics focused specifically on the BUMC. Housing ideas and opportunities are a regular feature of these posts.

BUMC Bulletin Boards

For students who are local already, or making a physical visit to campus, the OHR bulletin boards can provide some roommate options. The boards are located in the basement of the School of Medicine building, next to the Chequers Café.

Find a Roommate Outside the BUMC

In addition to BU-specific resources, Boston offers a number of excellent roommate-matching websites and services to students who are interested in expanding their roommate search beyond just one university.

Craig’s List

<http://boston.craigslist.org/roo/>

Craig’s List is the largest housing search tool in Boston, and also provides a high concentration of potential roommate listings as well. Most of the roommate listings in the Craig’s List database will come from tenants who are already renting an apartment, and need a roommate to join them in the unit. This can make the housing search quick, because students only need to decide if they like the potential roommate and apartment, and then their search is over! However, because Craig’s List is the largest system in the city for both roommates and housing, students are urged to use slightly more precaution when finding roommates here. Speak with potential roommates at least a few times via email before providing a phone number, and when meeting in person for the first time, plan to meet in a public location like a café or restaurant.

Boston Roommates

www.bostonroommates.com

Boston Roommates is a website designed to link students from several area colleges together for shared living situations. The system does require students set up an account, but it is free, and provides access to a number of roommate listings and shared apartment listings (like Craig’s List, above). The system requires that all participants have a valid .edu email address, so students who feel more comfortable browsing potential roommates who all have connections to some university will find this system preferable to Craig’s List much of the time.

Harvard Medical School Trading Post

<http://mycourses.med.harvard.edu/tradingpost.asp>

A public-use website designed to help students and staff at the Harvard Medical School and Longwood Medical Center find apartments and roommates. While the layout is not the easiest to use, the system is free and sees a lot of traffic from Harvard medical and public health students, as well as a large population of BUMC personnel who live in or around Longwood. For students interested in living in the Brookline, Mission Hill, or Fenway neighborhoods, this site can provide a number of excellent roommate options.

Tufts Medical Campus

Primarily for students who already have an apartment, and are looking for places to find other roommates to join them, Tufts’ Dental and Medical Schools have staff members who help students find housing. Contact the OHR for current contacts at Tufts.

BOSTON'S NEIGHBORHOODS



Boston is a city of neighborhoods, each with unique characteristics, housing options, and atmosphere. In many ways, Boston is more like a collection of mini-towns than a unified, single city.

The BUMC is located in the historic South End neighborhood of Boston. Many students (about a fourth of the BUMC population) choose to make the South End their home. Other popular areas include: Fenway/Kenmore, Brookline, Allston/Brighton, Back Bay, and Cambridge. Keep in mind, however, that BUMC students are scattered throughout the Greater Boston region.

The commute times are estimates based on public transportation and apply to most areas within a specified neighborhood. There may be other transportation options that the OHR is unaware of that would change commuting times and desirability of some neighborhoods. Most commute times would be shorter via car.

The descriptions are intended to provide you with an idea of what these neighborhoods can offer. No neighborhood, especially in a city as old and characterful as Boston, can be described in a few pages, though—picking a neighborhood that will suit your personal needs best is a matter of fit.

The neighborhoods in the city are described in the following pages based on how popular they have been with BUMC students in the past. The neighborhoods with a two-page spread have consistently attracted at least 5% of our population. The neighborhoods with a one page spread are no less viable as living locations; they simply have not attracted as much interest from the student body here.

The Office of Neighborhood Services

www.cityofboston.gov/neighborhoods

Room 708

1 City Hall Square

Boston, MA 02201

617-635-3485

The Mayor's Office of Neighborhood Services (ONS) encourages, facilitates and maximizes citizen input and participation in all aspects of government through service requests, neighborhood meetings, mailings, and emergency responses. It also serves as the primary contact for city residents to get more information about municipal and constituent services. If you need to know who your city councilor is, where to vote, or what day to take out the trash, call the office or visit its website. In particular, the **My Neighborhood** feature is particularly powerful in helping point out city services you may need.

For each of Boston's neighborhoods, the guide indicates the representative from the Office of Neighborhoods Services who

is responsible for resolving issues in that community. These coordinators are also a wealth of information about local citizens' groups, events, and issues within a neighborhood.

On the Uses of Google Maps

www.maps.google.com

One of the most powerful tools students have for evaluating a neighborhood when they cannot come to visit Boston in person is the street view feature of the Google Maps website. The street view feature allows students to explore, via a 360 degree photographic image, just about every street and block in Boston, Brookline, and Cambridge. While an image alone won't convey the entirety of a neighborhood's personality, the street view feature can certainly indicate the look and overall feel of a neighborhood.



General Information

BASICS

Population:	31,000
Coordinator:	Megan Haggerty
	617-635-3485
School Zone:	North
Police District:	D-4



PUBLIC SERVICES

Fire Stations:	Engine 22
	700 Tremont Street
Police Stations:	District D-4
	650 Harrison Avenue
	617-343-4250
Library:	South End Branch
	685 Tremont Street
	617-536-8241
Post Office:	South End Branch
	59 W. Dedham Street
	800-275-8777
Neighborhood Paper:	South End News
	www.southendnews.com

GROCERY

Foodies Urban Market	1421 Washington Street
	617-266-9911
Medina's Market	611 Tremont Street
	617-424-7130

TRANSPORTATION

Major Subway Stops:	Massachusetts Avenue
	Orange Line
Major Bus Stops:	710 Albany Street
	#8, #47, CT3, #10 bus
	Harrison Avenue at
	Massachusetts Avenue
	#1, CT1 bus

AVERAGE RENTAL COSTS

STUDIO
\$900—\$1300
Expensive, but common
One-Bedroom
\$1200—\$1900
Most common housing
Two-Bedroom
\$1600—\$2500
Cheaper closer to Mass. Ave
Three-Bedroom
\$2000—\$3200
Rare in the South End
Four-Bedroom
\$3200 and up
Very rare in the South End.

The South End Crossroad of Boston

Bordered by Massachusetts Avenue on the western end and Columbus Avenue to the north, the South End is the most popular housing location for students on the Medical Campus. The reason is simple – the South End is home to the BUMC and no part of the neighborhood is farther than a fifteen or twenty minute walk away. About a quarter of the students at the BUMC live in the South End.

The South End was constructed on tidal flats during the 1800s, and originally designed to attract the wealthy merchant class with beautiful Victorian townhouses surrounding community parks. In the early 20th century, many of those merchants turned down the South End and moved into the neighboring Back Bay, allowing a variety of working-class residents access to the neighborhood. The original development left a distinct impression on the South End's housing market – the South End is the largest Victorian landmark district in America, with street after street of rowhouses. By the early 1900s, the South End was quickly becoming a tenement district, housing immigrants and the poor.

In the 1950s, the South End was selected as an urban renewal area, and developers began constructing a number of affordable housing developments throughout the neighborhood – the Cathedral Development on Harrison Avenue is an example of the affordable housing stock in the neighborhood, built in 1950 to house about 400 low-income renters. In the 1960s and '70s, young professionals looking to live close to Downtown moved to the neighborhood and restored the housing stock and converted a number of apartments into condominiums. The housing selection in the South End is still mainly concentrated in brownstones or other small apartment buildings, but there are a number of larger apartment complexes in the neighborhood as well now.

Because of the South End's long history in the city, it boasts one of the most diverse populations in Boston. The first chapter of the NAACP was founded here in 1912. Wally's Jazz Café, now at 427 Massachusetts Avenue, was one of the stops on the Chitlin Circuit, the famous network of clubs where black jazz musicians made a name for themselves during the 1940s and '50s. The neighborhood is now one of Boston's most vibrant gay and lesbian scenes. The annual Gay Pride parade makes its way through the South End, and Club Café, located at 209 Columbus Avenue, is a major hotspot for the LGBT community.

The South End has seen a recent renaissance in the past 15 years, transforming into one of the hottest locations in the city, thanks to new luxury housing developments, an influx of high-end restaurants, and the stabilizing affect of the BUMC. New construction is a constant sight in the South End. Trees, fountains, and small parks are common throughout the area—there are nearly 30 parks in the neighborhood. Tremont, Washington and Columbus Streets are the economic hubs of the area. Tremont Street in particular has become the home of some of Boston's best restaurants, and the area near the Boston Center for the Arts (BCA) is known as "restaurant row." Washington and Columbus Streets have a number of small boutiques,





restaurants, and unique non-chain stores. The South End is home to a strong arts community, with the BCA and the Boston Ballet just off of Restaurant Row, and the newly recreated “SoWa” – South of Washington Street – district near the BUMC housing many artists and visual-arts studios.

The social opportunities in the South End are incredibly diverse – the neighborhood is home to a number of small pubs, clubs, and bars. The Piano Craft Guild apartment building has a small theater in the basement, and the neighborhood hosts a number of similar, smaller venues for music and performance. The South End is one of the busiest social locations in Boston.

The South End’s streets are small, beautiful, and offer limited parking. Many are very narrow and only offer parking on one side. Resident stickers are available, but the number of stickers greatly outnumbers the actual available spaces. Closer to the BUMC, more of the streets will have parking meters or available on-street parking, but competition for those spaces is fierce. BU does operate several garages near campus, but there is generally a waiting list for them. Buying a spot in a garage near campus can cost around \$200 per month.

Types of Housing

The South End’s most distinctive trait is the street after street of Victorian brownstones. There are a number of small apartment units and affordable housing developments, and since the early ‘90s, several larger apartment complexes as well. Housing can change vastly in the space of one block due to the waves of development the South End has seen in the past. Units in the Northeastern section, closer to the BCA and Downtown, tend to be more expensive and upscale.

The housing available in rowhouses throughout the neighborhood is old. While good owners will maintain their buildings well, the vast majority of the historic brownstones were built between 1820 and 1850. As a result, even a well-maintained brownstone will look significantly different than a more modern complex. Few of them will have carpeting—hardwood floors are by far the more common floor style. Also, many of them will feature large metal hot-water radiator units as a primary heating mechanism for the apartments. These systems (also generally older) make a lot of noise when they first heat up in the fall.

Finding apartments larger than two bedrooms in the South End is a difficult task. Finding four or five bedroom apartments is borderline impossible.



Living in the South End

SAFETY

While the South End has become much safer in the last 10-15 years, it still grapples with a gritty history. The Boston Medical Center is the major trauma treatment center for injuries resulting from gang violence, including gunshot wounds and stabbings that occur anywhere in the city of Boston. The area immediately around the BUMC tends to be very safe because of the high presence of public safety officials – the campus is patrolled by Boston Police, BU Police, and the BUMC Department of Public Safety.



BU also runs a number of programs specifically to assist students who do not feel safe in getting them home, including a free shuttle service to the major public transit stops in the neighborhood.

TRANSPORTATION

Approximate Commute Time: 0-15 minutes
Most South End apartments are within walking distance of the Medical Campus. The Orange Line and numerous buses including the new Silver Line provide access to downtown Boston and other parts of the city.

WHY LIVE HERE?

Convenience is key.
Because the South End is not a particularly large neighborhood, the Medical Campus is easily accessible from any part of it. Students and staff who dislike commuting choose the South End because of the incredible convenience it offers. The South End also packs a lot of experiences in a physically small space – between the restaurants, clubs, and neighborhood associations, the South End is one of the most bustling and dynamic neighborhoods in the city.

General Information

BASICS

Population:	36,000
Coordinator:	William Onuoha
	617-635-3485
School Zone:	North
Police District:	D-4

PUBLIC SERVICES

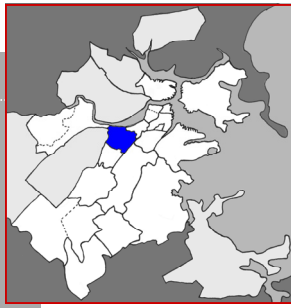
Fire Stations:	Engine 37
	560 Huntington Avenue
	Engine 33
	941 Boylston Street
Police Stations:	District D-4
	7 Warren Avenue
	617-343-4250
Library:	Main Branch
	666 Boylston Street
	617-536-5400
Post Office:	Kenmore Square
	11 Deerfield Street
	800-275-8777
Neighborhood Paper:	Fenway News
	www.fenwaynews.org

GROCERY

Star Market	33 Kilmarnock Street
	617-267-4684
Whole Foods Market	15 Westland Avenue
	617-375-1010

TRANSPORTATION

Major Subway Stops:	Kenmore Square
	Green Line
Major Bus Stops:	Kenmore Square
	#8, #57 bus
	Avenue Louis Pasteur



Fenway/Kenmore Institutional Center

Most often referred to as Kenmore or The Fenway, The Fenway/Kenmore area is bounded by Massachusetts Avenue on the east, Allston to the west, and Northeastern University roughly to the south. Most famous as being the home of the Red Sox professional baseball team, the Fenway/Kenmore area is also host to many of Boston's finest cultural institutions, including the Museum of Fine Arts, the Isabella Stewart Gardner Museum and Symphony Hall. It is also home to the Boston Latin School, the oldest public school in the U.S. and one of the top 20 public schools in the country.

The neighborhood hosts a huge number of colleges, with Northeastern University on the southern end, BU's Charles River campus at the northern stretch, and the "Colleges of the Fenway" scattered in between (Wheelock, Wentworth, MassArt, Simmons, Emmanuel, and Mass College of Pharmacy). Because many of these schools do not have enough on-campus housing for all of their undergraduate students, the Fenway/Kenmore has a high population of student renters. It is also a central destination for young people across the city, due to the string of bars and clubs along Lansdowne Street, in the shadow of Fenway Park. The House of Blues is one of the larger music venues located in the city itself.

Only a little more than a square mile in area, the Fenway/Kenmore area is one of the most densely populated in the city. Despite the crowding, the area has significant open, green spaces including the Fens and the Fenway Victory Gardens, two parks in the middle of the neighborhood. The center of the neighborhood is the Back Bay Fens parkland ("the Fens"), part of the "Emerald Necklace" chain of parklands built in the 1800s by Frederick Law Olmstead.

While the neighborhood is considered a single entity for administrative purposes, the area almost consists of four different subsections. The West Fenway section of the neighborhood is a series of short, grid-like streets connected to Boylston Street and Park Drive. A number of small neighborhood jewels are hidden throughout the area, including the music venue Church on Queensbury Street. The section of Boylston Street that runs almost parallel to Brookline Avenue has seen an explosion of development since the mid-2000s, and the developer of both the large Trinity and 1330 Boylston apartment complexes is marketing the area as "the Fenway Triangle." Featuring new, higher-end restaurants, furniture stores, and bars, the Fenway Triangle area is changing the image of the previously hard-scrabble Boylston and Brookline Avenue subsection of Fenway/Kenmore. The commercial hub of the Fenway neighborhood is the Landmark Center, a recently completed retail space in the historic Sears catalogue store which closed in 1988 after 60 years in business. The



Landmark center is home to the Regal 13 movie theater (which has the largest screen in Boston), and a number of department stores like Best Buy, Staples, and Bed, Bath, and Beyond. The Fenway neighborhood connects to the Longwood Medical Center, and some of the best hospitals in Boston are just a few minutes' walk away.

The Kenmore area is loosely framed by Kenmore Square, and the beginnings of BU's Charles River

AVERAGE RENTAL COSTS

STUDIO
\$1000—\$1300
Common near campus
One-Bedroom
\$1000—\$1600
More expensive near Longwood
Two-Bedroom
\$1600—\$1900
Most common housing
Three-Bedroom
\$1800 and up
Easier to find near the Fens
Four-Bedroom
\$2500 and up
Rare in the Fenway/Kenmore



campus. Due to the proximity to both the Back Bay and Brookline, the Kenmore area looks more upscale than the Fenway section. The BU Bookstore, located in Kenmore Square, is the foundation for the famous Citgo sign, originally built in 1940. The 60 foot by 60 foot sign (advertising a gas station chain that has very few operating stations in the city) is now a local symbol of both Boston and the Red Sox.

West of Kenmore Square is BU's Charles River campus, and it dominates the stretch of the street from Brookline Avenue all the way out to Allston. Both sides of the street feature BU academic buildings, dorms, and apartments. Closer to Packard's Corner, where Commonwealth Avenue splits off from Brighton Avenue, the neighborhood takes on more characteristics of Allston. The Paradise Rock Club and T Anthony's, two landmarks for BU undergrads, are located in this farthest western section of Fenway/Kenmore.

To the south of the neighborhood is Huntington Avenue and Northeastern University's campus. Much like BU, Northeastern dominates this section of Huntington Avenue, with the exception of the Museum of Fine Arts, which has its own T-stop on the E line of the train. NEU's campus feature a number of college-friendly pizza joints and bars.

Parking is difficult in the Fenway/Kenmore area because of the number of institutions that need garages and lots. While there are resident sticker spaces available, street parking is limited and private parking is expensive.

Types of Housing

The housing stock in the Fenway is old; most of the apartment buildings in the area were built 50 years ago. The vast majority of the housing stock is five to six storey walk-up apartment buildings, with 10 to 25 units. Studios through two bedroom apartments are fairly easy to find, but higher multiple-occupancy rooms are hard to come by. Buildings vary in quality tremendously in this area and because of the proximity of the Fens parkland, mice can occasionally be a problem. The high number of undergraduate students in the area, and the high turn-over rate of such a population, can sometimes leave apartments in less than ideal condition. In the BU and Northeastern-dominated sections of the neighborhood, housing is almost entirely owned by the respective universities. Three bedroom apartments are not common, but do exist. Apartments larger than that are very difficult to find.

Living in Fenway/Kenmore

Safety

Theft is the major concern in this neighborhood. The Huntington Avenue/Massachusetts Avenue intersection (by Symphony Hall) is a high theft area. With so many students concentrated in one location, thieves will often target student unions or coffee houses that undergraduates frequent. Do not leave your laptop or electronics alone unattended! On Landsdowne street, especially after 2 a.m. when bars and clubs close, occasional drunken disorder can be a problem.

Transportation

Approximate Commute Time: 20-30 minutes
The BU Shuttle leaves from a number of different locations on the BU Charles River Campus and provides direct transportation to the Medical Campus. The CT3 bus provides service from the Longwood Medical Area to BUMC. All four trains of the green line travel through the neighborhood linking students with the #1, or CT1 buses on Massachusetts Avenue. The #47 also travels south through both BU's campus and Northeastern's, on its route to the BUMC.



Why Live Here?

College Atmosphere

The Fenway/Kenmore area is essentially like seven or eight mini-neighborhoods, each one focused on a particular college and the housing available immediately nearby. For students who like the idea of living in a neighborhood that offers a more identifiable college feel – younger residents, lots of folks out late in the evening, and tons of study space – the Fenway/Kenmore neighborhood offers that in droves. Especially in the Kenmore section, along Commonwealth Avenue, BU essentially runs the street. With a two-mile long campus and almost 27,000 students, the area is dominated by BU. Fenway/Kenmore is also a neighborhood that offers almost unlimited opportunities for socializing – every neighborhood has distinct pubs, bars, restaurants, and places to hang out and meet new people.

General Information

BASICS

Population:	69,000
Coordinator:	Paul Holloway
	617-635-3485
School Zone:	North
Police District:	D-14

PUBLIC SERVICES

Fire Stations:	Engine 4
	460 Cambridge Street
	Engine 51
Police Stations:	425 Faneuil Street
	District D-14
	301 Washington Street
Library:	617-343-4260
	Brian J. Honan (Allston)
	300 North Harvard Street
Post Office:	617-787-6313
	Allston Village
	47 Harvard Avenue
Neighborhood Paper:	800-275-8777
	Allston/Brighton Tab
	www.wickedlocal.com/allston

GROCERY

Shaw's	1056 Commonwealth Ave
	617-783-5878
Stop & Shop	60 Everett Street
	617-779-9221

TRANSPORTATION

Major Subway Stops:	Harvard Avenue
	Green Line
Major Bus Stops:	Union Square
	#57, #64, #66 bus

AVERAGE RENTAL COSTS

STUDIO
\$800—\$1200
Common in apartment buildings
One-Bedroom
\$900—\$1500
Vary tremendously in quality
Two-Bedroom
\$1250—\$1600
Fairly common in Allston Village
Three-Bedroom
\$1500—\$2300
Plentiful
Four-Bedroom
\$2400 and up
Common in Brighton



Allston/Brighton

Student Central

Once home to stockyards and meat-packing industries, Allston/Brighton today is the large western section of Boston that wraps above and to the west of Brookline. Close to Harvard University, Boston College, and Boston University’s Charles-River campus, Allston/Brighton is a haven for students of all sorts. Despite the number of students in Allston/Brighton, it is one of the city’s most integrated and racially diverse neighborhoods with large number of Korean, Vietnamese, and Brazilian families.

For the purposes of city representation and economic development, Allston and the adjacent area of Brighton are considered one neighborhood. The overall neighborhood is often referred to as Allston/Brighton, although the two areas have a distinctly different atmosphere – Brighton offers more suburban space compared to the inner-city look and feel of Allston. The population of Allston, in particular, is heavily students from BU and Harvard, while Brighton sees more BC students. The boundary between the two areas is Everett Street. The eastern edge of the neighborhood is attached to Boston only by the thin sliver of Commonwealth Avenue that runs north of Brookline, which borders it to the south and east. Together, Allston/Brighton is the second-largest neighborhood in Boston in terms of population, behind Dorchester.

Allston/Brighton is made up of a number of smaller sub-neighborhoods. North Allston is located to the north of the Massachusetts Turnpike, and hosts Harvard’s Business School and Stadium. Allston Village, located at intersection of Harvard Avenue and Commonwealth Avenue, is a popular party spot for students and musicians and probably the most popular section of the neighborhood for non-neighborhood residents to visit. This section of the neighborhood has a rich assortment of ethnic restaurants, inexpensive retail stores, and bars and pubs. This area in particular is sometimes referred to as “Allston Rock City” due to the large number of local musicians living here and the assortment of music venues like Great Scott’s, Common Ground, Harper’s Ferry, O’Brien’s, The Model and Our House, as well as the number of student-thrown house parties. This section of Allston/Brighton offers the most nightlife in the area, and is a busy dancing and drinking destination for party-goers across the city. This area, particularly the section close to BU, is sometimes known as the “Allston Shuffle” because of its popularity as a hookup spot for BU undergraduates.

Brighton Center is the economic hub of the western side of the neighborhood, accessible by the #57 bus line. Located at the intersection of Cambridge Street and Washington Street, over 50 businesses, retail stores, and restaurants line the area. The strip ends on the western end by Oak Square, a small circle bordered by the Brighton YMCA. This side of the neighborhood forms the western gateway of Boston, and is closer to the Newton Center exit on the Massachusetts Turnpike than the Allston/Brighton exit farther east.



Farther south from Oak Square is Brighton’s other main commercial center, Cleveland Circle. The area boasts a number of BC-centric bars, and the end of the C line of the green train. This area is within short walking distance of the Chestnut Hill reservoir and BC’s campus. Because BC only guarantees students three years of on-campus housing, a large number of juniors or seniors will live off-campus in this neighborhood. Also, a number of BC’s fraternities and sororities are located in this area. While most observers would never be able to confuse Cleveland Circle for Allston Village, it is a lively area with a higher student presence than most of the rest of Brighton.



With so many colleges nearby, Allston's population is one of the youngest in Boston. Boston College is very close to the south-western edge of Brighton, BU's Charles River Campus is only minutes away from Allston Village, and Berklee School of Music has a practice and rehearsal space on Fordham street, a few blocks east of Allston Village. About 50% of the population is between the ages of 20-35, compared to Boston's overall average of around 30%. The presence of so many students and young people, most of whom do not live in the neighborhood for very long, has been a source of tension for a number of years. Noise is probably the most common problem in Allston/Brighton – aside from the bars and music venues in the neighborhood, many students have their own house parties. A police presence on Allston Village streets is a common sight during the weekends while BU and BC are in session.

Parking isn't as hard in Allston/Brighton as the Fenway or South End, but most spots are still resident-sticker only. North Allston is generally open parking.

Types of Housing

Housing in Allston/Brighton is primarily small apartment buildings and multi-family houses. In the Allston zip code of 02134, 13% of the housing is owner-occupied, compared to the national rate of 66%. Most Allston/Brighton apartments are old, and while there are some condos and luxury apartment buildings in the neighborhood, most units will not have central A/C, elevators, or allow pets. Finding multiple bedroom apartments is generally easy in Allston/Brighton, although four bedroom apartments are more common further west by Boston College.

North Allston is less urban than the Allston Village area, offering a number of single-family homes (one of the few areas in the neighborhood that does). The quality of housing in Allston is mixed, varying from well maintained to worn down. Landlords and property owners who do not rent to undergraduate students (a fairly common business practice in Boston) tend to have slightly better maintained buildings than those who do.

Living in Allston/Brighton

Safety

Allston/Brighton is one of the safest areas of the city. The mix of students, long-term residents, and musicians can make the neighborhood loud and boisterous, but not particularly dangerous. The major concerns in the Allston/Brighton area are usually "quality of life" issues, basic misdemeanors like vandalism and petty theft, tire slashing and public disturbances. Despite the noise and general disruptive behavior, according to the city of Boston's most recent crime statistics, Allston/Brighton has some of the lowest rates of violent crime (assault, homicide) in the city.

Transportation

Approximate Commute Time: 40-60 minutes

The most common commute from Allston/Brighton will be the green line train (either the B or C, depending on starting location) to Hynes Convention Center, or the #57 bus to Kenmore with a short walk to Hynes. From Hynes, most people will transfer to the #1 bus or the CT1 bus and head south to the Harrison Avenue/Massachusetts Avenue stop (right at the corner of our medical campus).

Students living near Allston Village can walk to the BU Shuttle, which takes about a half-hour to get to the BUMC from Allston.

Please Note: Because Allston/Brighton is farther away from the BUMC than some of the more centrally located neighborhoods, students commuting to and from it need to keep their transportation schedule firmly in mind. After the T stops running at 12:30 a.m., and after the last #57 bus leaves Kenmore (around the same time as the T stops running), it can be very difficult to get back to Allston/Brighton without having to take a taxi.

Why Live Here?

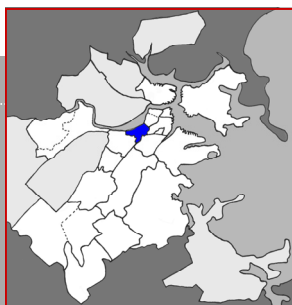
Cheap and active

Allston/Brighton offers two very prominent features: affordability and sociability. If you are a fan of indie rock, local music, or a hip, vibrant scene, Allston Village is the place to be. If you just need a cheap apartment, the neighborhood will fit your needs. It's rarely quiet in Allston/Brighton, though – if you like to sleep, you might want to look elsewhere.

General Information

BASICS

Population:	16,000
Coordinator:	William Onuoha
	617-635-3485
School Zone:	North
Police District:	D-4/A-1



The Back Bay Stately Boston

PUBLIC SERVICES

Fire Stations:	Engine 33
	941 Boylston Street
Police Stations:	District A-1
	40 Sudbury Street
	617-343-4240
Library:	Main Branch
	666 Boylston Street
	617-536-5400
Post Office:	Back Bay Branch
	31 St. James Avenue
	800-275-8777
Neighborhood Paper:	Back Bay Sun
	www.backbaysun.com

GROCERY

Shaw's	53 Huntington Avenue
	617-262-4688
Trader Joe's	899 Boylston Street
	617-262-6505

TRANSPORTATION

Major Subway Stops:	Hynes Convention Center
	Green Line
	Copley Square
	Green Line
Major Bus Stops:	Hynes Convention Center
	#1, CT1 bus

AVERAGE RENTAL COSTS

STUDIO

\$900—\$1300

Common in apartment buildings

One-Bedroom

\$1250—\$2000

Most likely in brownstones

Two-Bedroom

\$1500—\$2300

Many "split" type apartments

Three-Bedroom

\$2400 and up

Hard to find

Four-Bedroom

\$3000 and up

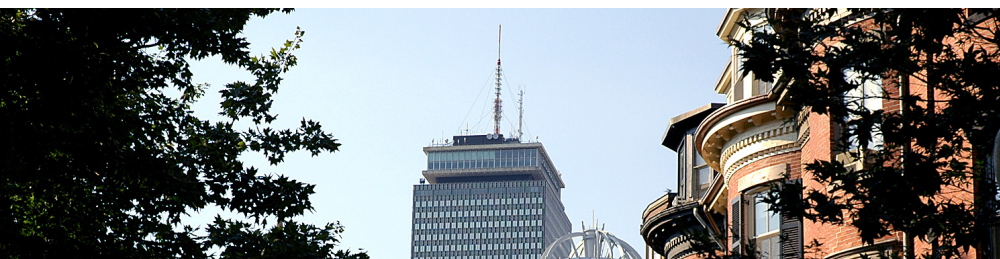
Very hard to find

The Back Bay is one of Boston's most exclusive neighborhoods. The Back Bay borders Fenway/Kenmore to the west, the Charles River and Cambridge to the north, Downtown to the east and the South End to the south. Some of the more southern-sections of the Back Bay are as close to the BUMC as areas in the South End itself.

The name "Back Bay" originally referred to the body of water that separated what used to be the city of Boston from Brookline, before it was filled in starting in 1857. One of the most ambitious city-planning projects of its era, filling in the Back Bay more than doubled the size of the city, adding 450 acres of land. Much of modern Boston lies on filled-in land, including Kenmore Square and the Fenway neighborhood, chunks of the South End, and the entirety of the Back Bay. The filled area was originally designed to be an "ornament" to Boston, and so the city set a number of development restrictions on the buildings to ensure they were built to the highest standards of taste at the time.

The Back Bay today is one of the most popular spots for tourists and visitors to the city. The main commercial strips on Newbury Street, Boylston Street and Commonwealth Avenue are lined with high-end retail stores, restaurants and vintage homes. Newbury Street is often called "the 5th Avenue of Boston," and offers restaurants like the Armani Café and high-end retail like Burberry's and Chanel, but also some more student-friendly shops, like the legendary Newbury Comics (which is actually a record store). Many of the architectural achievements that are associated with Boston, including Trinity Church, the Boston Public Library, the John Hancock Tower and the Prudential building are all located in this neighborhood. The Commonwealth Avenue Mall, a tree-lined pedestrian walkway through the center of the 4-lane road, is a faithfully translated example of 19th century Victorian architecture that runs from the edge of Kenmore Square to the Boston Common.





The Back Bay is parallel to a section of the Charles River Esplanade (a 17-mile park that runs alongside the Charles River). The neighborhood ends at the Public Garden and the Common, the oldest public space in the country.

The social scene in the Back Bay is varied: while some of the city's highest-end bars and restaurants line Commonwealth Avenue and Newbury Street, most of the neighborhood is quiet. The section of Boylston Street near the Prudential Center has a number of wallet-friendly watering holes like the Pour House, Lir, McGreavey's and Whiskey's. One of the major draws to the neighborhood for social activities is the Berklee College of Music Performance Center, located on the corner of Boylston Street and Massachusetts Avenue. The Center hosts jazz, pop/rock and world music concerts throughout the year, often performed by Berklee's student body. One of the best aspects to social life in the Back Bay is its centralized location – from Commonwealth Avenue or Boylston Street, the Fenway/Kenmore neighborhood, downtown, and even Cambridge are a quick bus or subway ride away.

The Back Bay (along with Beacon Hill) is, on average, the most expensive section of the city. Rents in this part of Boston will be very high, although less expensive units do sometimes open up, especially near the intersection of Massachusetts Avenue and Beacon Street (Danielsen Hall, a BU dormitory, is located at that intersection, as are a number of MIT fraternities and Sororities). It is exceptionally difficult to find affordable single-occupancy units in the Back Bay. Most apartments will also not be particularly large; the high price tag for an apartment here is based mostly on the beauty of the location and the buildings themselves.

Parking is very hard to find in this neighborhood. Resident stickers are available, but much of the parking along Commonwealth Avenue, Boylston Street, or Beacon street is metered parking with a 2-hour limit. Boston's Traffic and Parking Department gives out almost four times as many resident stickers as there are spaces actually available on the street.

Types of Housing

North of Boylston Street, the Back Bay offers a number of brownstones and small apartment buildings, although there are some larger complexes in the area. The uniform brownstones and distinct Boston bay windows give the Back Bay a stately feel uncommon in neighborhoods with more modern architecture. Units larger than two bedrooms are hard to find, but studios, one- and two-bedroom units are generally available. The average quality of an apartment in the Back Bay is higher than the Fenway/Kenmore area or the South End, in part because the rent is prohibitively expensive for most undergraduate students.

Back Bay neighborhood associations are very strong and have successfully blocked construction in the area that violates strict zoning laws. As a result, very few apartments in the Back Bay will be larger than four or five stories tall. Almost all of the housing available in the neighborhood along Beacon Street, Commonwealth Avenue, or the smaller parallel streets like Marlborough will be in brownstones or small apartment buildings. While some may be renovated, the vast majority of housing in the Back Bay will be over 100 years old.

Living in the Back Bay

Safety

While the Back Bay is one of the safest sections of the city, it is still part of the city and downtown. Most of the Back Bay's major streets (i.e.: Beacon Street, Newbury Street, Commonwealth Avenue and Boylston Street) are well-lit and well-traveled in the evenings and at night, especially when the local colleges are in session, making walking relatively safe. However, you should still use common sense when planning your trips through the neighborhood at night – don't use the public alleys that run parallel to Newbury Street or Boylston Street. The Esplanade, Common, and Public Gardens are less well-lit than the streets at night, and are sometimes a haven for pickpockets or purse-snatchers.

Transportation

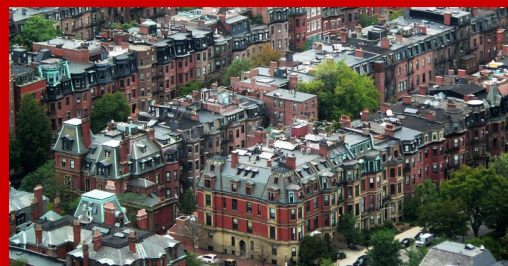
Approximate Commute Time: 15-25 minutes
Back Bay is well served by public transportation. The transportation hub in this area is the Hynes Convention Center stop at Massachusetts Avenue, which links the B, C, and D trains of the green line with a number of busses, including the #1 and the CT1. The Copley/Back Bay station serves as a connection to Amtrak and the commuter rail. The southern sections of the Back Bay are about a 20 minute walk from the BUMC.

A typical commute from the Back Bay would involve a short ride on the #1 or CT1 bus located along Massachusetts Avenue.

Why Live Here?

Beauty and quality apartments

The Back Bay, simply put, is one of the most gorgeous sections of the city. The buildings are beautiful, the streets are beautiful, and the river is beautiful. For students looking for a more picturesque living environment, the Back Bay offers a truly unique one! It is also fairly close to campus, making the commute short and manageable.



General Information

BASICS

Population:	92,000
Coordinator:	Lauren Smyth/ Karine Querido 617-635-3485
School Zone:	East
Police District:	C-11

PUBLIC SERVICES

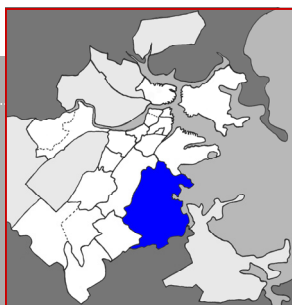
Fire Stations:	Engine 16 9 Gallivan Boulevard Engine 18 1884 Dorchester Avenue
Police Stations:	District C-11 40 Gibson Road 617-343-4330
Library:	Fields Corner Branch 1520 Dorchester Avenue 617-436-2155 Uphams Corner Branch 500 Columbia Road 617-265-0139
Post Office:	Dorchester Branch 551 Columbia Road 800-275-8777
Neighborhood Paper:	Dorchester Reporter www.dotnews.com

GROCERY

Shaw's	45 Morrissey Boulevard 617-265-7911
Stop & Shop	460 Blue Hill Avenue 617-617-427-6752

TRANSPORTATION

Major Subway Stops:	All Red Line stops south of Broadway are in Dorchester
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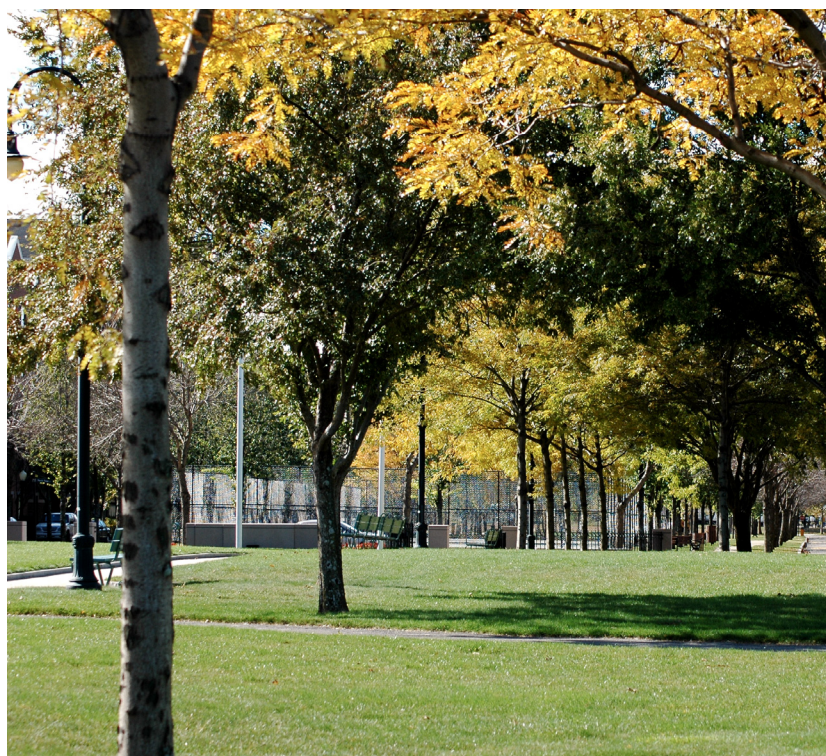
Dorchester Diversity in Action

Dorchester, Boston's largest neighborhood, is also one of its most diverse. Extending south from the South End, Dorchester runs parallel to the Boston Harbor and borders Roxbury and Mattapan to the west. Dorchester, or "Dot" amongst its residents, is sometimes broken up into a northern and southern section, based on the commercial streets and ethnic identity of the areas. Throughout Dorchester, long-time residents mingle with new immigrants from Ireland, Vietnam, and Cape Verde. The nation's first Vietnamese Community Center is located in Fields Corner, and is the heart of the Vietnamese community in Boston. On the whole, Dorchester is a more residential section of the city with a large working class population.

Dorchester Avenue, which runs north and south from South Boston to Milton, anchors the neighborhood business districts with a unique mix of ethnic restaurants, beauty salons, electronics stores, and pharmacies. Dorchester is often broken down into smaller communities, based around a main commercial hub or area; major centers include the Uphams Corner neighborhood, Columbia Point, Savin Hill, Fields Corner, Four Corners, Codman Square, Ashmont and Neponset. Because of the size of Dorchester in its entirety (over 92,000 people), each sub-section of the neighborhood has its own identity.

There is no one economic center for Dorchester, because of the size of the neighborhood. However, Uphams Corner was once the largest commercial district in the city outside of Downtown crossing. It is now the cultural center of Northern Dorchester and home to a large segment of the neighborhood's Cape Verdean population. Fields Corner is one of Dorchester's largest business districts - it boasts largest selection of Asian foods and retail outside of Chinatown, primarily Vietnamese. The Bowdoin/Geneva area is one of the oldest sections of the neighborhood, and is known for its long-term residents and the annual Ronan Park Multicultural Festival in August. Fields Corner, Four Corners, and the Bowdoin/Geneva areas have all undergone commercial revitalization through the city of Boston's "Main Streets" program, increasing the retail space and popularity of those neighborhoods.

Franklin Park, considered the "crown jewel" of Frederick Law Olmsted's Emerald Necklace, is located in Dorchester. The park houses the Franklin Park Zoo, an 18-hole municipal golf course, and 527 acres of parkland (making it many times the size of the Boston Common). Green space is common throughout Dorchester. Most sections of the neighborhood have some form of park or athletic field nearby.



AVERAGE RENTAL COSTS

STUDIO

\$650 and up
Some in apartment buildings

One-Bedroom

\$900 and up
Common in apartment buildings

Two-Bedroom

\$1200 and up
Fairly common

Three-Bedroom

\$1600 and up
Can span wide range

Four-Bedroom

\$2000 and up
Common in areas with houses

Neighborhood pride is strong in Dorchester, as former residents have been known to wear T-shirts proclaiming “OFD” - “Originally From Dorchester.” Dorchester is, along with Jamaica Plain and Allston/Brighton, among the most racially diverse neighborhoods in the city. With a strong population of African-Americans, Vietnamese, Cape Verdean and Irish, Dorchester has many fine ethnic restaurants and a particularly strong set of community organizations.

Dorchester offers so many diverse social opportunities, it is hard to pinpoint them. Each sub-section of the neighborhood offers something different. Fields Corner offers fantastic Vietnamese cuisine and shopping, the Polish Triangle by Andrew Station at the border of South Boston offers traditional Polish cuisine and good soccer bars like the Banshee, and Savin Hill and Columbia Point both offer access to the JFK Library and UMass Boston. For many students, close proximity to the red line train or the #8 bus offer them the fastest route to get downtown to more centralized entertainment.

One particular area that has drawn a number of students from the BUMC over the years is the Columbia Point/Savin Hill neighborhood. Directly south of South Boston is Dorchester Bay, and a small peninsula that juts southward into the Boston Harbor. Originally the home of one of the most infamous housing projects in the city, in the late 1980s Boston turned a significant chunk of the peninsula over to private developers who created the Harbor Point apartment complex. Harbor Point, with its 1,300 units situated on 50 acres of land, is the largest apartment facility in the city. The University of Massachusetts at Boston also makes its campus on the Columbia Point peninsula. Recently, a new apartment complex has opened in the area: the Peninsula, a large luxury apartment facility.

The Savin Hill area is sandwiched between Morrissey Boulevard to the east and the Southeast Expressway I-93 to the west. The neighborhood is somewhat isolated from the rest of Dorchester, and has been a target of significant gentrification over the past 15-20 years. Many of the traditional double- and triple-decker homes have been converted to condominiums. A number of BUMC students have lived either on Columbia Point or in Savin Hill because of the relatively low rent, the access to the ocean, and because the #8 bus runs directly to campus.



Parking is generally easy in Dorchester; many places have spots, or easily accessible on-street parking.

Types of Housing

Dorchester's age as a neighborhood is easy to see in its housing stock. Dorchester spans the range from older, Victorian homes of its original 17th and 18th century residents to the more modern, two and three family homes of recent immigrant families. The most identifiable housing from Dorchester is the “triple-decker,” or a three-family house. Because it is farther away from Downtown Boston, rents in Dorchester are often less expensive than some of the other areas of the city (fairly comparable to Allston/Brighton). Properties closer to the harbor tend to be a bit more expensive than their inland counterparts. While there are larger, complex-style apartments in Dorchester, most apartments will be a floor of a multiple-family house, or a unit in a small 15-20 apartment building. Triple-decker houses tend to offer more space and cheaper rents than small apartment buildings, but they may not include the cost of heat and hot water in the rent. Make sure to ask any landlord about what utilities are included in the rent.

Living in Dorchester

Safety

Dorchester is a very large area and some sections of the neighborhood are quiet and suburban. Areas closer to the BUMC tend to be more urban. Dorchester and the neighboring Roxbury were historically areas of high gang violence in the early 1990s. Operation Ceasefire, a comprehensive program linking police to community organizations and schools dramatically lowered crime in the neighborhood and encouraged a number of young professionals and white-collar workers to purchase property in the area. However, in the last year, sections of Dorchester and Roxbury have seen a surge in gang related violence.

Areas close to the center of the city, like Grove Hall, have seen a resurgence in gang-related violence in the past few years. Many of the neighborhoods in Dorchester are working class and the presence of poverty is more visible than in neighborhoods that attract more tourism.

Transportation

Approximate Commute Time: 10-30 minutes
Dorchester is primarily served by the Ashmont branch of the Red Line train—there are five stops on the red line throughout the neighborhood (from North to South: JFK/UMass, Savin Hill, Fields Corner, Shawmut, Ashmont).

A typical commute from Dorchester involves taking the #8 bus to campus, or taking the Red Line to the Broadway T-stop and taking the #47 bus to Albany Street, or walking. In general, parking is much easier in Dorchester than other areas of Boston.

Why Live Here?

Cheap and actually diverse
Dorchester rents are significantly lower than those in the South End, Fenway/Kenmore, or the Back Bay. Also, because houses tend to be a common housing option, finding housing for three or four people is much easier to do in Dorchester than many other neighborhoods. Dot is also a minority white neighborhood, meaning that there is actual, true ethnic diversity in this area, and it can offer a much more varied and exciting living situation as a result.

General Information

BASICS

Population:	38,000
Coordinator:	Colleen Keller
	617-635-3485
School Zone:	West
Police District:	E-13/E-18

PUBLIC SERVICES

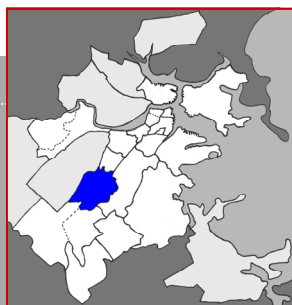
Fire Stations:	Engine 28
	746 Centre Street
Police Stations:	District E-13
	3345 Washington Street
	617-343-5630
	District E-18
	1249 Hyde Park Avenue
	617-343-5600
Library:	Jamaica Plain Branch
	12 Sedgewick Road
	617-524-2053
Post Office:	Jamaica Plain Branch
	655 Centre Street
	800-275-8777
Neighborhood Paper:	JP Bulletin
	www.bulletinnewspapers.com

GROCERY

Stop & Shop	301 Centre Street
	617-522-4300
Harvest Coop Markets	57 South Street
	617-524-1635

TRANSPORTATION

Major Subway Stops:	All Orange Line stops south of Roxbury Crossing are in JP
Major Bus Stops:	Forest Hills Station
	16 buses stop at Forest Hills, including the #39



Jamaica Plain Vibrancy

Often referred to as “JP” by the locals, it has evolved into one of Boston’s most economically and racially diverse neighborhoods.

Situated between Brookline and the Jamaica Way on the west, Mission Hill on the northern border, and Roxbury and the Arnold Arboretum on the east, JP is well placed for an easy commute to the Longwood Medical Area, the BUMC, or Northeastern University. The neighborhood is the most alternative and bohemian section of Boston. Existing between the affluent community of Brookline and working class neighborhood of Roxbury, JP is an interesting and vibrant combination of many different people and ideas.

Because of the diversity of the population, JP’s smaller communities have a more distinct atmosphere than some of the other neighborhoods. Jamaica Hills is west of the Arnold Arboretum and is characterized by high-end housing and single-family zoning. Very little rental housing is available in this section of JP. The Pondside area (along Jamaica Pond) is a similar community, featuring impressive mansions and high-end housing. Forest Hills is east of Hyde Park Avenue and is dominated by triple-deckers and the scattered Victorian home.

About 25% of JP residents are Hispanic, identifying as Cuban, Puerto Rican, or Dominican. The subsections of JP Hyde Square and Jackson Square in particular show their ethnic roots. Many of the shops and restaurants here do business in both English and Spanish, and merengue and salsa music are both common sounds on the street.

JP is a fairly large neighborhood with a few distinct commercial centers; aside from Hyde/Jackson Squares, Egleston Square, near the Stony Brook T-stop on the Orange Line, is the border between JP and Roxbury, and originally the home of beer brewing barons. The Brookside community, along Boylston Street and Washington Street, was dominated by the brewing trade in the early 1900s. Today, the Stony Brook, which provided the water for the breweries, is hidden by the Southwest Corridor Park but the old 16-building Haffenreffer brewery still exists, and is now home the Milky Way lounge, a relocated neighborhood hotspot for dancing and socializing. The Samuel Adams brewery is

AVERAGE RENTAL COSTS

STUDIO

\$900 and up
Some in apartment buildings

One-Bedroom

\$1100 and up
Many houses have sections

Two-Bedroom

\$1300 and up
Fairly common

Three-Bedroom

\$1800 and up
Can span wide range

Four-Bedroom

\$2100 and up
Often in houses





also located here, and offers a popular and free tour of the facility several times a day throughout the week.

The long drag along Centre Street and South Street is the center of the neighborhood, and probably one of the most unconventional sections of Boston. The residents of JP are truly diverse – long-term activists, political discontents, artists, students, working people, and big chunk of Boston’s gay and lesbian community. The Midway Café, home to local music and a well-attended lesbian night, is located just to the east of the Centre Street commercial area, on Washington Street. The shopping district is surrounded by the Emerald Necklace with the Jamaica Way, Arnold Arboretum, and Franklin Park on three sides of the neighborhood.

JP is the most politically active neighborhood in the city, and offers a much higher number of food cooperatives, vegan and vegetarian eating options, and small music venues than most of the other areas in Boston. Parking is also not generally a problem here.

Types of Housing

Housing prices vary depending on the area of Jamaica Plain. There are many different styles of accommodation available including triple-decker houses, Victorian homes and some apartment buildings. Unlike some of the other neighborhoods, it is difficult to generalize about the types of housing that are most prominent in the area, due to the diversity of the residents and the available stock.

Property along the Jamaicaway is some of the largest and most impressive in the city, with mansions dating to the mid-1800s. In the areas closer to Centre and South streets, the predominant housing is multiple family houses, with double- and triple-deckers being the most common. There are a few small apartment buildings scattered throughout the neighborhood, especially towards the border of Mission Hill and the Longwood Medical Area. Rooms in houses may not include the cost of heat in the rent. Rents are generally reasonable in JP, but get higher closer to Brookline. JP has more options for co-op living than probably every other neighborhood in Boston.

Living in Jamaica Plain

Safety

The rich diversity in JP has created a strong character of social awareness and tolerance among neighbors and residents. While generally a safe place to live, parts of the Hyde and Jackson Square area has historically had trouble with drug dealing and youth violence. In a typically JP style, in the 1980s a group of citizen activists came together to help fight the problem by forming the Hyde Square Task Force, which still runs youth-intervention programs in the neighborhood. Theft can be a problem in some sections, near Egleston Square and parts of Centre Street and Heath Street. Because JP is such a diverse neighborhood in terms of economic levels, the presence of poverty and homelessness is more prominent here than neighborhoods like the Back Bay or Fenway/Kenmore.

Transportation

Approximate Commute Time: 30-40 minutes

A typical commute from JP might involve either taking the E branch of the Green Line or the #39 bus to the Symphony stop on Massachusetts Avenue and then transferring to the #1 or CT1 bus. Another option might be to take the Orange Line to Massachusetts Avenue station then transfer from there to the #1 or CT1 bus.

Moving around inside of JP is usually handled by the orange line, which runs through the western edge of the neighborhood. JP can sometimes be difficult to navigate without a car because of the one-way streets and traffic circles, although there is a strong cycling community here.

Why Live Here?

Eclectic atmosphere and low prices

JP rents are lower than areas like the South End, Back Bay, or Fenway/Kenmore and fairly comparable to Allston/Brighton. As a neighborhood, JP has so many different ethnic groups, economic levels, and occupations that the neighborhood truly does have a strong sense of tolerance and openness. It is also one of the more socially active places in the city - there are probably more vegan and ethnic cuisine options in JP than the rest of the city combined. JP is also known as one of the most politically active neighborhoods in Boston, and houses a tremendous number of small non-profits, organizers, and volunteering opportunities.

General Information

BASICS

Population:	30,000
Coordinator:	Casey Flynn
	617-635-3485
School Zone:	East
Police District:	C-6

PUBLIC SERVICES

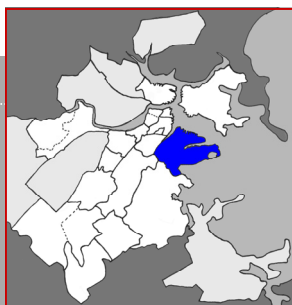
Fire Stations:	Engine 2
	700 East 4th Street
	Engine 39
	272 D Street
Police Stations:	District C-6
	101 West Broadway
	617-343-4730
Library:	South Boston Branch
	646 East Broadway
	617-268-0180
Post Office:	South Boston Branch
	444 East 3rd Street
	800-275-8777
Neighborhood Paper:	South Boston Tribune
	www.southbostontribune.com

GROCERY

Stop & Shop	713 East Broadway
	617-269-7989

TRANSPORTATION

Major Subway Stops:	Broadway
	Red Line
Major Bus Stops:	Broadway
	#9, #11, #47 bus



South Boston

A Changing Neighborhood

South Boston is a peninsula just south of the Fort Point Channel and adjacent to Dorchester Bay. Long a remote peninsula, in 1804 developers were able to persuade Boston to annex the entire area. Planners organized the community with a regular grid of numbered and lettered streets, an urban design not seen anywhere else in Boston.

South Boston, or "Southie," has long been the home of Irish immigrants in the city, and a very white, very catholic neighborhood, but the area has become more diverse in the last decade. The peninsula is cut-off from the South End and mainland Boston by a long stretch of train tracks and Interstate 93. Southie attracted a large population of Irish immigrants who came to Boston looking for one of the plentiful jobs in the shipping or metalworking industries along the Boston harbor. Southie has a long history in Boston of being insular and somewhat ethnically homogenous, but that atmosphere has started shifting in recent years.

Low housing prices and opportunistic developers and consumers that purchased land in Southie and begun to rehabilitate some of the older housing stock have started changing the physical landscape of the neighborhood. Once a leader in industrial trades, including metalworking and shipbuilding, Southie has transformed into a dynamic waterfront residential community. The neighborhood has increasingly attracted young professionals and families looking for a strong sense of community, quick access to downtown, and low rent. Miles of beaches and oceanfront parks, including Carson, L Street, and Pleasure Bay make up the eastern portion of the peninsula. Strange as it is for a town built with a huge harbor, Southie is one of the few neighborhoods in Boston that offers close contact with the ocean. In the late 19th century, Frederick Law Olmsted created "the Strandway," which runs from Castle Island to Columbus Park, providing open space for the residents. Pleasure Bay park and Fort Independence lie at the eastern end of the peninsula, providing a ready location for picnics and outdoor activities.

Southie is really made up of two neighborhoods: the traditional residential peninsula and the Waterfront District (sometimes called the Seaport District). The Seaport District is separated from the rest of South Boston by the Black Falcon Terminal, and from downtown by a thin strip of water called the Fort Point Channel, home of the soon-to-be completed Harbor Walk, which runs from the Broadway T-stop on the Red Line to Summer Street, where a bridge connects the Seaport to South Station terminal. Today, the Waterfront is the fastest growing section of Southie, already housing the Boston Convention and Exhibition Center (the largest building in New England), the brand-new Institute of Contemporary Art, and the new Westin Waterfront hotel. Right now, a significant portion of the Seaport is still unused or corroded shipping tankers and warehouses, although the Harpoon Brewery is located here. Boston's World Trade Centers are located along Northern Avenue, which along with



AVERAGE RENTAL COSTS

STUDIO

\$750 and up
Some in apartment buildings

One-Bedroom

\$1000 and up
More likely in condos

Two-Bedroom

\$1400 and up
Wide span of quality

Three-Bedroom

\$1900 and up
Often in a house

Four-Bedroom

\$2100 and up
Closer to the water



Summer Street is the main thoroughfare for the neighborhood. The Seaport is currently a non-residential neighborhood, but the city has plans to change that over the next 10 years. This area of Southie offers the most condominium and luxury apartment housing opportunities.

East and West Broadway are the commercial heart of the residential peninsula and home to a number of great sports bars and pubs and recently, a few trendy restaurants as well. Throughout the year, residents take advantage of the scenic area by strolling up and down Broadway, shopping and enjoying the sights. The Fort Point Channel, still under development, is the largest concentration of in-residence artists in New England.



Southie has limited resident sticker spaces and available street parking. Residents in the neighborhood will often mark their spots on the street with an orange construction cone or lawn furniture.

Types of Housing

Most of the housing in Southie is traditional triple-deckers, although larger and more expansive homes are more common closer to the beach. Recently, Southie has become a popular spot for new developments and condominium conversions because of the low cost and scenic neighborhood. The area closest to the Broadway T-stop has seen the most new development, with the McCallen Building at the corner of Broadway and Dorchester Avenue and a number of other developments under construction currently.

Living in South Boston

Safety

While Southie is generally a safe neighborhood and many of the residents have lived there for decades, Southie has also had problems with poverty, public drunkenness, and drug addiction. Getting to know your neighbors in Southie a good idea because of the tight-knit community atmosphere.



Transportation

Approximate Commute Time: 20-30 minutes

Commuting from South Boston is easy. Close to the Broadway T-stop, students can take the #47 bus directly to Albany Street, or walk (Broadway is less than a mile away from campus).

Students living farther east on the peninsula can take the #11 bus to Broadway. The Red Line of the T runs along the western edge of the neighborhood, with stops at both Broadway and Andrews Station. South Boston is, however, geographically isolated from the rest of Boston with the Harbor to the east and south, and a buffer zone of warehouses and railroad tracks to the north and west. The city's financial district is less than two miles away.

A typical commute from South Boston would involve taking the #47 bus from Broadway Station or commuting via the #10 bus. More athletically inclined students can probably bike the distance in the same amount of time.

Why Live Here?

Real neighborhood feel

South Boston is close to the BUMC, and it offers a true community environment. The residents of Southie are proud of their neighborhood, want to know who's living there, and get to know them. This does not mean that every resident of Southie is friendly, but it does mean that the neighborhood is more tightly knit than many of the other sections of town.

General Information

BASICS

Population:	10,000
Coordinator:	William Onuoha
	617-635-3485
School Zone:	North
Police District:	A-1/D-4

PUBLIC SERVICES

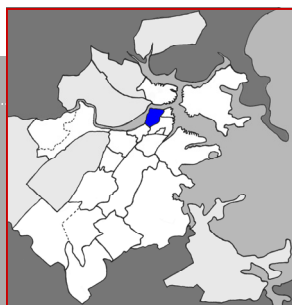
Fire Stations:	Engine 4
	200 Cambridge Street
Police Stations:	District D-4
	7 Warren Avenue
	617-343-4250
	District A-1
	40 New Sudbury Street
	617-343-4240
Library:	West End Branch
	151 Cambridge Street
	617-523-3957
Post Office:	Beacon Hill Branch
	25 New Chardon Street
	800-275-8777
Neighborhood Paper:	Beacon Hill Times
	www.beaconhilltimes.com

GROCERY

Stop & Shop	181 Cambridge Street
	617-742-6086
Whole Foods Market	161 Cambridge Street
	617-734-0004

TRANSPORTATION

Major Subway Stops:	Charles/MGH, Park Street
	Red Line
	Bowdoin Station
	Blue Line



Beacon Hill Statehouse Territory

Beacon Hill is one of the oldest neighborhoods in the city. Many of the streets in this tiny, exclusive neighborhood are still lined with cobblestones, and the Federal style architecture of the rowhouses give the area a stately feel.

Beacon Hill is located north of the Boston Common and forms about a one mile square bounded by Beacon Street, Storrow Drive to the north, and the Esplanade to the West. Located in the heart of Boston, Beacon Hill is home to Suffolk University and the Massachusetts Statehouse.

Socially, this area is home to a number of small, exclusive pubs and the shops along posh Charles Street. High-end crafts and restaurants line Charles Street from Beacon Street to Cambridge. Cambridge Street itself offers slightly less expensive fare, as well as access to Massachusetts General Hospital. Beacon Hill borders both Haymarket and the Common, offering a number of other social opportunities. Still, this is not a loud or rowdy neighborhood, and has a very small percentage of student renters due to high costs and the lack of cheap social opportunities. It is also important to note that because most of the neighborhood is built on a hill with streets paved with old cobblestones, disability access is poor in Beacon Hill.

Types of Housing

The housing stock is almost universally Federalist-style brownstones, which vary slightly from the Victorian brownstones of the South End in only minor ways. Much of the housing is between 100 and 200 years old, and many buildings are national historic landmarks. Expect apartments in Beacon Hill to be a rented room in someone else's home – often small, though potentially well-appointed. Even small rooms in Beacon Hill will have a high rent, though, due to the neighborhood's historic feel and high

property values. Many landlords will refuse to rent to undergraduate students and are slightly reticent to rent to even graduate students unless they feel their renters are mature and responsible.

Average Commute Time: 25-35 minutes

Beacon Hill offers access to the Red Line via the Charles Street/MGH T stop and the Green, Orange, and Red lines at the Park Street stop on the Boston Common.

A typical commute from Beacon Hill would involve taking the Red Line to Broadway Station and then transferring to the #47 bus. Another option would be to catch the Silver Line at Downtown Crossing.

Safety

Beacon Hill is generally a very safe neighborhood. The streets are narrow and sometimes poorly lit, though, so if traveling through the neighborhood at night, watch out for purse-snatchers.

Why Live Here?

Historic and Great Location

There is no neighborhood that is as identified with Boston than Beacon Hill. Many of the streets are the original cobble roads of the city. The buildings along Charles Street and on the hill are gorgeous, and since the rest of the city grew up around Beacon Hill, it is exceptionally close to downtown and most of the famous tourist destinations in the city.



AVERAGE RENTAL COSTS

STUDIO

\$1200 and up
Often garden- or basement-level

One-Bedroom

\$1500—\$2200

Most common

Two-Bedroom

\$2200—\$3000

Usually small

Three-Bedroom

\$3000—\$3500

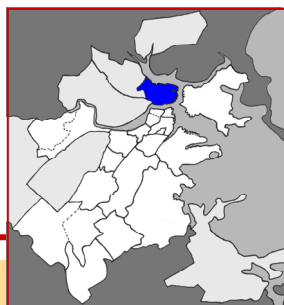
Exceptionally rare

Four-Bedroom

N/A

Virtually none available

Charlestown Oldest Neighborhood



General Information

BASICS

Population:	15,000
Coordinator:	Jack Kelly
	617-635-3485
School Zone:	North
Police District:	A-1

PUBLIC SERVICES

Fire Stations:	Engine 32 525 Main Street Engine 50 34 Winthrop Street
Police Stations:	District A-1 Substation 360 Main Street 617-343-4888
Library:	Charlestown Branch 179 Main Street 617-242-1248
Post Office:	Charlestown Branch 23 Austin Street 800-275-8777
Neighborhood Paper:	Charlestown Patriot-Bridge www.charlestownbridge.com

GROCERY

Foodmaster Supermarket	50 Austin Street 617-660-1372
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TRANSPORTATION

Major Subway Stops:	Community College Orange Line
Major Bus Stops:	Sullivan Square 12 buses stop at Sullivan

AVERAGE RENTAL COSTS

STUDIO
\$1000 and up Often in condos
One-Bedroom
\$1400—\$1700 Lots of condos near the harbor
Two-Bedroom
\$1600—\$1900 More expensive close to water
Three-Bedroom
\$1900—\$2500 Some in large apartments
Four-Bedroom
\$2600 and up Usually in houses

Charlestown is to the north of mainland Boston, across the Charles River and is connected to the town of Somerville. Charlestown is one of the oldest neighborhoods in modern Boston, having been founded as its own separate town in 1628 (two years before Boston). Present day Charlestown is connected to Boston via the Zakim Bridge and the Charlestown Bridge.

buildings throughout. Quaint row houses offering single and multi-family units are common in Charlestown, many of which are rich in charm and feature old-fashioned wide-plank floors. Closer to the harbor, larger developments and higher-end units have become more regular.

Types of Housing

Much of Charlestown's housing is traditional triple-decker houses, but new developments near the harbor provide some higher-end apartment complex options.

Approximate Commute Time: 30-40 minutes

Charlestown is accessible by the Orange Line at Sullivan Square and Bunker Hill, as well as the #93 bus. It is a short walk across the bridge to Boston's North End and Waterfront District.

A typical commute from Charlestown would involve taking the Orange Line to Massachusetts Avenue and then transferring to the #1 or CT1 bus. Taking the Orange Line to New England Medical Center and then transferring to the Silver Line would also be an option.

Safety

Charlestown is generally a safe neighborhood. In 2005, the Bunker Hill projects in the north-east section of Charlestown, were at the top of the BPD's most violent locations list. However, a combination of new youth workers, and a plan from the Boston Redevelopment Authority to renovate and repair the projects helped to curtail violence there.

Why Live Here?

Historic and Near the Water
Charlestown offers excellent access to the water, amazing views, famous Boston history, and Downtown.

As one of the oldest sections of the city, Charlestown offers a number of attractions for a history buff. The Charlestown Navy Yard is the long-standing dock of the U.S.S. Constitution, the oldest commissioned warship in the U.S. fleet, and the neighborhood is home to the Bunker Hill monument. Outside of its historical value, Charlestown is mainly a working class neighborhood with its Irish roots still visible, although the areas closest to the water have some impressive new houses and condos.

Charlestown offers a wide variety of rentals including renovated and newly constructed

General Information

BASICS

Population:	6,000
Coordinator:	Denny Ching
	617-635-3485
School Zone:	North
Police District:	A-1

PUBLIC SERVICES

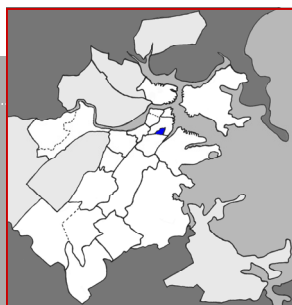
Fire Stations:	Engine 10
	125 Purchase Street
Police Stations:	District A-1
	40 New Sudbury Street
	617-343-4240
Library:	Chinese Cultural Center
	65 Harrison Avenue
	617-482-3292
Post Office:	Chinatown Branch
	7 Avenue de Lafayette
	800-275-8777
Neighborhood Paper:	Sampan (Chinese)
	www.sampan.org

GROCERY

C Mart 2 Supermarket	109 Lincoln Street
	617-426-8888
Dominican Grocery	710 Washington Street
	617-265-0621

TRANSPORTATION

Major Subway Stops:	Chinatown
	Orange Line, Silver Line
Major Bus Stops:	Downtown Crossing
	18 buses stop Downtown



Chinatown

Asian Community

Chinatown is the historic home of the Chinese community in Boston, and is still the neighborhood of the city's largest concentration of Chinese. Located along Beach Street, Chinatown borders downtown, the South End, and the Boston Common. While relatively small in terms of population, because of its ethnic focus the neighborhood has a strong and distinct identity. It is also the location of the Tufts New England Medical Center.

The *paifang* (welcome gate) of Chinatown sits on the intersection of Beach Street and Surface road. The striking entrance to the neighborhood used to be little more than a ventilation building for the large central artery of the road system in downtown Boston. Since the Big Dig was completed, the area welcoming visitors to Chinatown has been landscaped and is a popular destination for tourist photographs. Chinatown is the prime location in the city for Chinese and Asian cuisine; in the small area, over 60 restaurants and nine bakeries serve Chinese, Japanese, Korean and Vietnamese fare.

Today's Chinatown is primarily a residential and shopping location. Because it is so close to downtown, and a few of the larger (now abandoned) garment warehouses still stand, Chinatown is experiencing a new wave of development in the late 2000s. The Asian Community Development Corporation has filed plans with the city to create a new 450,000 square foot condo and commercial building along Kneeland Street. Archstone Boston Common, a 400 unit luxury apartment complex, recently opened on Washington Street.

Types of Housing

Aside from the new towers, Chinatown is predominantly a neighborhood of three to five story apartment buildings with commercial spaces on the first floor. Because the neighborhood is so densely populated, it can be hard to find open apartments here, especially along the main streets of Washington, Kneeland, or Beach. Located between Dewey Square and Kneeland Street, the Leather District is a

nine-block area noted for its 19th century brick warehouse structures. Limited housing opportunities exist in this area, although developers are building more residential units in the Leather District on a regular basis.



Approximate Commute Time:

10-20 minutes

A typical commute from Chinatown would involve taking the Silver Line bus to Newton Street. The Orange Line to Massachusetts Avenue is also an option in combination with the #1 or CT1 bus.

Safety

Chinatown is an incredibly densely populated neighborhood, and property crime can be a problem here. The area between Boylston Street and Kneeland Street used to be known as "the Combat Zone," a particularly seedy red-light district, in the 1960s and '70s. The area is generally clear today, although drug issues do surface occasionally.

Why Live Here?

Strong Neighborhood Character and Proximity
Chinatown has one of the most distinct personalities in Boston, and its close to both the BUMC and downtown.

AVERAGE RENTAL COSTS

STUDIO

\$1200 and up
Widely scattered

One-Bedroom

\$1300—\$1700
Can vary in size and shape

Two-Bedroom

\$1800—\$2200 and up
Often in larger complexes

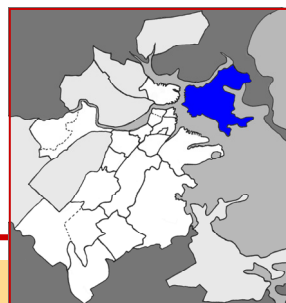
Three-Bedroom

N/A
Not enough data

Four-Bedroom

N/A
Not enough data

East Boston Air Portal to the City



East Boston is the second section of the city, along with Charlestown, that is not physically connected to mainland Boston. Across the Charles River to the northeast, East Boston is a working class community with a strong Hispanic and Italian flavor.

Known locally as "Eastie", East Boston is connected to the North End neighborhood and the rest of the city by the Sumner (westbound), Callahan (eastbound) tunnels and to South Boston and Storrow Drive through the Ted Williams tunnel. Boston has worked with Eastie residents to provide vehicle transponders that allow them to use the various tunnels for a reduced cost when coming into Boston.

Eastie has attracted a strong Hispanic population, and the neighborhood is slowing undergoing redevelopment and new construction, although not as completely as other areas in Boston. Because of the neighborhood's relative isolation and the presence of the largest institution on the island, Logan airport, development has taken more time here than in other neighborhoods. With the Boston Redevelopment Authority's new East Boston Municipal Harbor Plan, new condos, restaurants, and shops are starting to spring up near the waterfront, and some of the older urban blights, like the Maverick housing project, have been replaced with newer mixed-income units that helped reduce crime.

Logan Airport dominates the eastern section of the neighborhood. Relations between residents and the airport have always been

tense. Outside of the airport, two of the important commercial centers of Eastie are Maverick Square and Orient Heights, known for its large Italian population.

Types of Housing

Eastie is a neighborhood of triple-deckers and small apartment buildings. However, the growth in new developments means a number of newer apartment complexes, condos, and homes are cropping up, especially around Maverick.

Approximate Commute Time: 40-45 minutes

A typical commute from this area would involve taking the Blue Line to State Street and then transferring to the Orange Line. The Orange Line connects with the #1 and CT1 buses at Massachusetts Avenue.

Safety

Eastie used to be the site of some notorious gang violence, particularly focused near the Maverick housing project. Since the redevelopment of the area, and the strong effort from the BPD and the North Shore Gang Summit, many of the consistently dangerous gangers have been apprehended.

Why Live Here?

Good Food and Cheap Rent

Eastie has some of the best ethnic cuisine in the city, including Santarpio's, widely regarded as the best pizza in the city, and has affordable rents.

General Information

BASICS

Population:	38,000
Coordinator:	John Forbes
	617-635-3485
School Zone:	North
Police District:	A-7

PUBLIC SERVICES

Fire Stations:	Engine 5 360 Saratoga Street Engine 9 239 Sumner Street
Police Stations:	District A-7 69 Paris Street 617-343-4220
Library:	East Boston Branch 276 Meridian Street 617-569-0271
Post Office:	East Boston Branch 50 Meridian Street 800-275-8777
Neighborhood Paper:	East Boston Sun-Transcript www.eastietimes.com

GROCERY

Meridian Food Market	121 Meridian Street 617-567-9725
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TRANSPORTATION

Major Subway Stops:	Maverick Station Blue Line
Major Bus Stops:	Maverick Station #114, 116, 117, 120, 121 buses

AVERAGE RENTAL COSTS

STUDIO
\$900—\$1100 Scattered
One-Bedroom
\$1000—\$1400 More likely in condos
Two-Bedroom
\$1300—\$1600 Wide span of quality
Three-Bedroom
\$1500—\$2100 Larger apartments have some
Four-Bedroom
\$2000—\$2400 Mostly in houses



General Information

BASICS

Population:	31,000
Coordinator:	David McNulty
	617-635-3485
School Zone:	East
Police District:	E-18

PUBLIC SERVICES

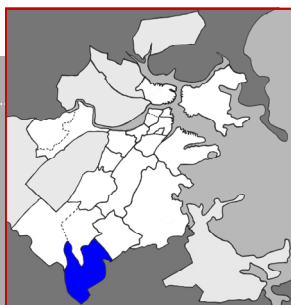
Fire Stations:	Engine 49
	209 Neponset Valley Pkwy
	Engine 48
	60 Fairmount Avenue
Police Stations:	District E-18
	1249 Hyde Park Avenue
	617-343-5600
Library:	Hyde Park Branch
	35 Harvard Avenue
	617-361-2524
Post Office:	Hyde Park Branch
	1269 Hyde Park Avenue
	800-275-8777
Neighborhood Paper:	Hyde Park Bulletin
	www.bulletinnewspapers.com

GROCERY

Stop & Shop	1025 Truman Highway
	617-361-7887
Shaw's	1377 Hyde Park Avenue
	617-364-9375

TRANSPORTATION

Major Subway Stops:	Hyde Park
	<i>Commuter Rail</i>
Major Bus Stops:	Cleary Square
	#24, #32, #33, #50 buses



Hyde Park Southern Gateway

Hyde Park, Boston's southern-most neighborhood, is surrounded by the Blue Hills Reservation, Neponset River, and Stony Brook Valley. It is one of the most suburban and residential neighborhoods in the city of Boston. Mayor Thomas Menino currently lives in Hyde Park.

Hyde Park grew originally as a manufacturing community in the paper and cotton industries in the early 1700s. When the railroads expanded into Hyde Park in the mid 1800s, Bostonians looking for less expensive land flocked to the area. It was only annexed into the larger town of Boston in 1912, making it the last section of the city to be added. Hyde Park has a long legacy of activism; abolitionists called the neighborhood home in the 1800s, and Camp Meigs was the training ground for the famous Massachusetts 54th regiment called up during the Civil War (the 54th was the first regiment in the army composed of African-American soldiers).

Because of the significant amount of open parkland in Hyde Park, the neighborhood retains a distinct suburban feel. The George Wright Municipal Golf Course and 450 acre Stony Brook Reservation both call Hyde Park home. Logan and Cleary Squares are the center of Hyde Park, and the location of many of the restaurants, shops and action in the neighborhood. Hyde Park has one of the city's oldest Main Streets organization, a

cooperative of business owners and city of Boston officials who promote community involvement and economic development. The motto for the group is "A Small Town in the City," a perfect commentary on the character of Hyde Park today. Parking is generally not a problem in this area.

Types of Housing

The neighborhood offers many single and two family homes with yards and feels more like a suburb than a part of the city.

Approximate Commute Time: 45-60 minutes

Hyde Park is accessible via the Red Line (through Mattapan) and multiple bus routes. A typical commute from Hyde Park would involve taking the Red Line to Andrew Station then transferring to the CT3 or #10 bus.

Safety

Hyde Park is generally a quiet neighborhood with a suburban feel. The areas closer to Mattapan or Roxbury are more urban, though, and sometime see more crime as a result.

Why Live Here?

Suburban Feel

Hyde Park shares more in common, personality-wise, with its southern neighbor Dedham than the rest of Boston. It is a quiet and suburban community.

AVERAGE RENTAL COSTS

STUDIO

\$900 and up

Harder to find

One-Bedroom

\$1000 and up

Common in apartment buildings

Two-Bedroom

\$1300—\$1700

Can vary a lot

Three-Bedroom

\$1600—\$2100

Wide variety in houses

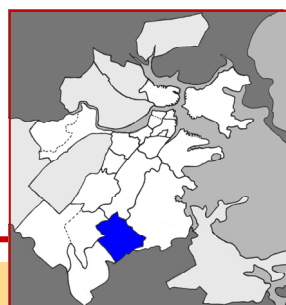
Four-Bedroom

\$2000—\$2300

Most common in houses



Mattapan Little Haiti



Mattapan is a residential neighborhood to the west and south of Dorchester. Morton Street is a generally agreed upon divider amongst residents, though municipal services and zip codes overlap the neighborhoods.

Mattapan is a mixed neighborhood - it is not unusual to see condos next to public housing developments, small apartment buildings, and single-family homes on the same street at more traditional triple-deckers. Most of the area is a working-class African American community with areas of focused poverty. Over 90% of the neighborhood is ethnic minorities, many originating from Caribbean nations.

Mattapan is the largest Haitian community in Massachusetts. Haitian Creole is a common language, and about a third of the residents of Mattapan speak a second language.

Average rental rates in Mattapan are significantly lower than neighborhoods closer to Downtown. While rental rates have risen in the bordering communities of JP, Hyde Park, and Roslindale, Mattapan's have generally stayed level over the past 10 years.

Mattapan, like most neighborhoods in Boston, has a few distinct communities. Wellington Hills, on top of a steep hill near the Lewenberg Middle School, is a middle-class area with a high percentage of single-family homes and owner-occupied housing. The Franklin Hill neighborhood, also referred to sometimes as Franklin Field, stretches into Dorchester and has a predominance of closely packed public and private apartment complexes. Franklin Park is easily accessible from this neighborhood. Mattahunt is a growing section of Mattapan, with many new single-family homes and significant new development. Mattapan Square is the commercial heart of the area, located at the junction of Blue Hill Avenue and River Street.

Blue Hills Avenue, which forms the spine of Mattapan, Roxbury, and Western Dorchester, is also a major shopping and business center. With the close proximity to Franklin Park, and the Arnold Arboretum, Mattapan has access to a lot of parkland.

Mattapan has no public high school. Many of the students in the neighborhood attend either a Roxbury or Dorchester school.

Types of Housing

Mattapan has a little bit of everything, from triple-deckers to small apartment buildings. There aren't many large apartment complexes.

Approximate Commute Time: 40-50 minutes

The most common commute to the BUMC would be the Ashmont-Mattapan high speed line—nominally a section of the Red Line of the T, although it runs different trolleys and requires a transfer at Ashmont Station—to the Red Line and Broadway station. Mattapan Station is the first stop on the high speed line, at 1670 Blue Hill Avenue, and also a major bus transfer point. Moving around within Mattapan is usually done by bus.

Safety

For decades, Mattapan had a reputation as a dangerous neighborhood. In the late 1990s, crime dropped fairly significantly, but it has been creeping up since then. In 2007, Mattapan and the neighboring areas of Dorchester saw more gang shootings than the other neighborhoods of the city.

Why Live Here?

Ethnic Focus

Mattapan is a huge Haitian community and a growing Cape Verdean one, as well. Students who are looking for Haitian cuisine or culture will certainly find it in spades in Mattapan.

General Information

BASICS

Population:	37,000
Coordinator:	Freda Brasfield
	617-635-3485
School Zone:	East
Police District:	B-3

PUBLIC SERVICES

Fire Stations:	Engine 17 7 Parish Street
Police Stations:	District B-3 1165 Blue Hill Avenue 617-343-4770
Library:	Mattapan Branch 10 Hazelton Street 617-298-9218
Post Office:	Mattapan Branch 1602 Blue Hill Avenue 800-275-8777
Neighborhood Paper:	Mattapan Reporter www.bostonneighborhoodnews.com

GROCERY

Shaw's	4 River Street 617-298-0969
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TRANSPORTATION

Major Subway Stops:	Mattapan Station <i>Red Line (The rapid transit is part of the red line, but uses different trains).</i>
Major Bus Stops:	Mattapan Station <i>8 buses stop at Mattapan</i>

AVERAGE RENTAL COSTS

STUDIO
\$800 and up Some in apartment buildings
One-Bedroom
\$900—\$1100 Closer to Dorchester/Roxbury
Two-Bedroom
\$1300—\$1600 Wide span of quality
Three-Bedroom
\$1600—\$1900 Houses near Hyde Park
Four-Bedroom
\$2000—\$2200 Closer to Hyde Park/Roslindale

General Information

BASICS

Population:	18,000
Coordinator:	William Onuoha
	617-635-3485
School Zone:	North
Police District:	B-2

PUBLIC SERVICES

Fire Stations:	Engine 37
	560 Huntington Avenue
Police Stations:	District B-2
	135 Dudley Street
	617-343-4270
Library:	Parker Hill Branch
	1497 Tremont Street
	617-427-3820
Post Office:	Mission Hill Branch
	1575 Tremont Street
	800-275-8777
Neighborhood Paper:	Mission Hill Gazette
	www.missionhillgazette.com

GROCERY

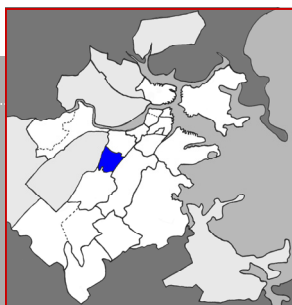
Stop & Shop	1620 Tremont Street
	617-232-3572

TRANSPORTATION

Major Subway Stops:	Brigham's Circle
	Green Line, E train
	Longwood
	Green Line, D train
Major Bus Stops:	Museum of Fine Arts
	#8, 19, 39, 47, CT2, CT3 buses

AVERAGE RENTAL COSTS

STUDIO
\$1000 and up
Available in complexes
One-Bedroom
\$1300—\$1700
Lots of condos available
Two-Bedroom
\$1400—\$1900
Common
Three-Bedroom
\$1800—\$2400
Common near Northeastern
Four-Bedroom
\$2400—\$3000
On the hill and near the school



Mission Hill

Students and Doctors

Mission Hill, like the Fenway/Kenmore neighborhood, is strongly influenced by the large institutions that call it home. Parker Hill is the defining geographical trait of the neighborhood, and the highest point in Boston where downtown is visible. After the construction of Mission Church on Tremont Street, the neighborhood gained the name "Mission Hill." Northeastern University, the second largest university in the city after BU has a significant chunk of its population in Mission Hill.

Tremont Street and Huntington Avenue are the largest streets in the area, and have the highest concentration of businesses, restaurants, and attractions. Brigham Circle, at the intersection of those two, is the commercial center of Mission Hill with a large grocery store, a number of restaurants, and easy access to the E train of the Green Line.

Mission Hill is a racially and economically diverse neighborhood. Attracting medical staff and researchers from Longwood, students from Northeastern University, and blue-collar workers, the community is a genuine mix. In recent years, neighborhood groups have raised concerns about both Northeastern and Longwood's expansion into residential areas. Most of the hospitals have been responsive to such concerns, and are becoming more heavily involved in cooperative community planning.

At the northern end of the neighborhood, along Huntington Avenue, is the Longwood Medical Center featuring Beth Israel Deaconess, Brigham and Women's, and Boston Children's Hospitals, the Dana Farber Cancer Institute, and the Harvard Medical School. This area is bustling with medical professionals, but does not offer much in the way of housing or social opportunities.

There are many scattered social opportunities through Mission Hill, but they are not as concentrated as neighborhoods like Fenway/Kenmore. Brigham Circle offers a few bars and restaurants and plenty of college-friendly pizza joints.

Types of Housing

Most of the housing in Mission Hill is in apartment buildings or triple-deckers, but the neighborhood is a Boston landmark district and a few of the older, more majestic homes built in the 1870s and 1880s still stand on the hill. Mission Hill has also undergone a few waves of urban redevelopment – large housing projects in the neighborhood were removed and replaced with mixed-income units, like the new Mission Main complex near Roxbury Crossing.

Approximate Commute Time:

25-35 minutes

A typical commute from Mission Hill might involve taking the CT3 bus all the way to the BUMC. Another option would be to take the #39 bus or the E branch of the Green Line to Symphony Station then transfer to the #1 or CT1 bus.

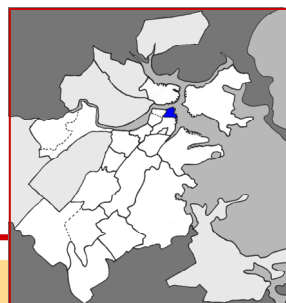
Safety

The large student population ensures that areas of Mission Hill, especially those close to Northeastern, have similar concerns as Allston/Brighton; namely noise and drunkenness.

Why Live Here?

Interesting Location and lots of houses
Mission Hill is full of small parks with beautiful views, and the neighborhood feels like it is right in the middle of everything. From the top of the Parker Hill to the orange or green line trains is just a short walk, and getting downtown is fast and easy. Mission Hill also offers a lot of multiple bedroom apartments, especially on the hill itself, in a location close to the heart of the city.

The North End Boston's Little Italy



General Information

BASICS

Population:	8,600
Coordinator:	Nicole Leo
	617-635-3485
School Zone:	North
Police District:	A-1

PUBLIC SERVICES

Fire Stations:	Engine 8 392 Hanover Street
Police Stations:	District A-1 40 New Sudbury Street 617-343-4240
Library:	North End Branch 25 Parmenter Street 617-227-8132
Post Office:	North End Branch 217 Hanover Street 800-275-8777
Neighborhood Paper:	Italian Post-Gazette

GROCERY

Bob's Grocery Store	160 Endicott Street 617-367-2721
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TRANSPORTATION

Major Subway Stops:	Haymarket Orange Line/Green Line
Major Bus Stops:	Haymarket 17 buses stop at Haymarket

AVERAGE RENTAL COSTS

STUDIO
\$1100 and up Small and rare
One-Bedroom
\$1200—\$1600 Probably most common
Two-Bedroom
\$1600—\$2200 Wide span of quality
Three-Bedroom
\$2200—\$2700 Very rare
Four-Bedroom
N/A Not enough data

The North End is one of Boston's oldest neighborhoods. Located just north of downtown across Atlantic Avenue, it borders the Boston Harbor and the Quincy Market area. Since its creation, the North End has served as a home to several waves of immigrants to the city. Today, the North End is Boston's version of "Little Italy," and one of the best places in the city for good Italian food. The neighborhood is only about a half square-mile in size, but boasts over 100 restaurants and eateries.

The North End is physically very small, and the streets in the neighborhood are cramped. Tenement-style brick buildings, with the occasional rowhouse, fill out most of the neighborhood's housing stock. Tucked away on some of the small back streets are historical gems, like Paul Revere's House and the Old North Church. Because of its historic importance, the North End is a significant stop on the Freedom Trail, the series of Revolutionary-War Era landmarks located throughout the city.



Hanover and Salem Streets run directly through the neighborhood, from south to north, and functions as the main boulevards through the North End. Hanover Street is busy at almost all hours of the day and night, and parking is virtually impossible – taking the T to the North End is generally a better idea than driving.

The North End is regarded as the best place to get Italian food of any sort – traditional, cosmopolitan, avant garde – in Boston. The social scene in the North End is almost entirely focused on food and Italian culture, with numerous small celebrations and festivals throughout the year. Residents looking for bars, or pubs will generally cross Atlantic Avenue and head to Haymarket.

Types of Housing

Most of the housing options will be studio, one or two bedroom apartments in old brick rowhouses or small apartment buildings. Many of them are owner-occupied, and have a restaurant or café on the first floor. Space is at a premium in the North End, so apartments tend to be small and not particularly cheap.

Approximate Commute Time: 30-40 minutes

A typical commute would involve taking the Orange Line at Haymarket Station and then transferring to the #1 or CT1 bus at the Massachusetts Avenue stop. Taking the Orange Line to Downtown Crossing and then transferring to the Silver Line is also an option.

Safety

The North End is not a quiet neighborhood, but it does not see much in the way of crime. Because of its popularity as a dining and entertainment location, though, it tends to be noisy, especially on the weekends.

Why Live here?

Location and food!

The North End is one of the most distinct neighborhoods in the city. It's adjacent to the water and downtown, but still manages to maintain its own personality. The neighborhood offers some spectacular views, if residents can find a building that offers them, and great food, too.

General Information

BASICS

Population:	62,000
Coordinator:	David McNulty Chris Tracy 617-635-3485
School Zone:	West

PUBLIC SERVICES

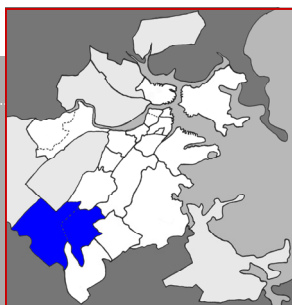
Fire Stations:	Engine 30 1940 Centre Street Engine 55 5115 Washington Street
Police Stations:	District E-5 1708 Centre Street 617-343-4560
Library:	Roslindale Branch 4238 Washington Street 617-323-2343 West Roxbury Branch 1497 Tremont Street 617-427-3820
Post Office:	West Roxbury Branch 1834 Centre Street 800-275-8777
Neighborhood Paper:	Roslindale/ West Roxbury Bulletin www.bulletinnewspapers.com

GROCERY

Stop & Shop	950 American Legion Hwy 617-327-2160
Village Market	26 Corinth Street 617-327-2588

TRANSPORTATION

Major Subway Stops:	Bellevue/Roslindale Village Commuter Rail
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Roslindale/West Roxbury

Western Gateway

Roslindale and West Roxbury are two of the most western neighborhoods in Boston. Roslindale (known as “Rozzie” to its residents) roughly covers the area north of Hyde Park and south of JP, out to the West Roxbury Parkway (roughly) to the west, and Mattapan to the east. West Roxbury borders Brookline, Newton, and Dedham. Located about seven miles from downtown Boston, both neighborhoods are suburban and middle-class in character with large, open green space and many single-family homes.

Roslindale has a lower population density than the rest of the city; most of the housing in the area is single-family homes. Twenty years ago, the neighborhood was almost completely white, but now there is a better mix of ethnicities, and Rozzie is another center of the gay/lesbian scene in Boston. The portions of Roslindale closer to West Roxbury are more suburban, mostly characterized by sparsely populated, large plot one- and two-family homes. The areas closer to Mattapan has a more diverse spread of housing, including apartment complexes and triple-deckers. Although there are a few public housing developments in Roslindale, only about 14% of its housing stock is considered “affordable” by the Boston Redevelopment Authority.

Roslindale Village is the commercial heart of the neighborhood. Restaurants, bakeries, and the Village Market grocery co-op thrive around a true village square. The area is a bustling small village, and was Boston’s test ground for the “Main Streets” community-based commercial redevelopment program.

West Roxbury is the tree-lined western gateway into Boston. Most of the housing stock in West Roxbury is single-family houses. Millennium Park is the largest park in Boston, built on the Gardner Street landfill in 2000.

Types of Housing

Rozzie and West Roxbury have a number of single-family homes, complete with front yards. Towards the center of the city, in the eastern section of Rozzie, are more triple-deckers and small apartment buildings.

Approximate Commute Time:

45-60 minutes

A typical commute from this area would generally involve taking the Orange Line to Massachusetts Avenue or the Commuter Rail to Back Bay Station along with a combination of one or more bus connections. From West Roxbury, a typical commute would involve the #36 bus to the Forest Hills Station, and then a transfer to the #1 or CT1 at Massachusetts Avenue. These two neighborhoods have the highest car ownership in the city of Boston, and many residents drive to work or school.

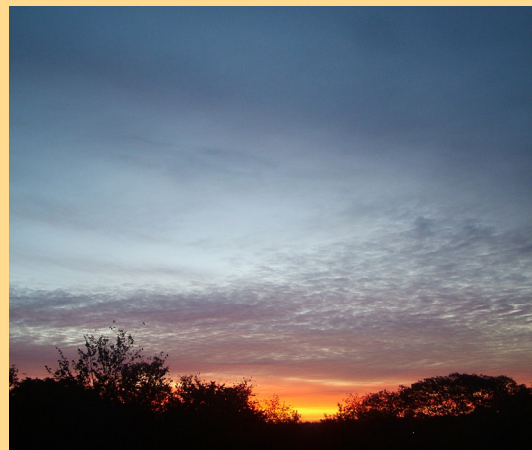
Safety

These neighborhoods are traditionally some of the safest locations in Boston, with very low crime rates.

Why Live Here?

Quiet and Suburban

These two neighborhoods offer some of the most space of any locations within Boston. The larger individual homes and access to park space give them a quiet suburban feel.



AVERAGE RENTAL COSTS

STUDIO

\$900

Vary widely

One-Bedroom

\$1000—\$1500

More apartment buildings east

Two-Bedroom

\$1200—\$1600

Very common

Three-Bedroom

\$1500—\$2100

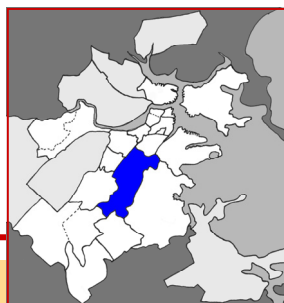
More options farther west

Four-Bedroom

\$1600—\$2200

More in West Roxbury

Roxbury Heart of Boston



Roxbury is the most centrally located neighborhood in Boston and the historic home of the African American community in the city. Roxbury borders the South End and Dorchester to the east, Mattapan to the south, and JP and Roslindale to the west. After Dorchester and Allston/Brighton, Roxbury is the most populous neighborhood of the city.

Roxbury has undergone a number of ethnic shifts over its long history - it has been a home for large Irish, Jewish, and now African American and Hispanic populations. Roxbury is a neighborhood of renters. Even in the section of Roxbury just north of Franklin Park, which sees the highest home-ownership in the community, only 31% of residents own their own home. Today, Roxbury is seeing some gentrification and growing property values, but still grapples with a legacy of disenfranchisement and poverty.

Grove Hall, Egleston Square, and Dudley Square are the commercial centers of the neighborhood. Grove Hall overlaps Dorchester on the eastern side of the neighborhood, and is a strongly rental community (about 90% of the residents are renters). Grove Hall is undergoing extensive redevelopment, and the Grove Hall Mecca Mall has the only grocery store in the area. Egleston Square overlaps JP on the west side of the neighborhood, and, like JP is a strongly Hispanic area.

Dudley Square is located right in the heart of Roxbury and only about a 15 minute walk from the BUMC. Also undergoing a significant redevelopment phase, Dudley Square is a premier location for Afro-centric crafts and clothing, as well as the location of Dudley Square Station, the largest bus transfer point in the city.

Roxbury is a large neighborhood and offers a number of different social experiences.

Throughout the community are a variety of restaurants that cater to different ethnicities and nationalities: Roxbury has a high Cape Verdean and Dominican presence. Around Dudley Square are a number of shops and food options that cater to commuters.

Types of Housing

Triple-deckers are the most common housing available in the neighborhood. Fort Hill (close to Northeastern University) experienced a gentrification explosion in the 1990s and 2000s as students moved into the area. This area sees a number of brownstones and row houses instead of the more prominent triple-deckers.

Approximate Commute Time: 5-25 minutes

A typical commute from Roxbury involves taking the Silver Line bus to Newton Street. Numerous buses, as well as the Orange Line also service this area.

Safety

Roxbury has grappled with violence due to poverty and disenfranchisement for a long time. In the early 1990s, gang violence prompted Operation Ceasefire, a community-based violence reduction program. While Operation Ceasefire was wildly successful, Roxbury still sees a number of problems with gang violence and drug abuse.

Why Live Here?

Cheap Rent and Close Proximity
Roxbury is one of the very few neighborhoods that is very close to the BUMC and still offers inexpensive rent. For students who are looking for an urban living experience and are excited about a diverse neighborhood with many housing options, Roxbury can offer all of those things.

General Information

BASICS

Population:	55,000
Coordinator:	Keith Williams
	617-635-3485
School Zone:	North/West
Police District:	B-2

PUBLIC SERVICES

Fire Stations:	Engine 14
	175 Dudley Street
	Engine 24
	36 Washington Street
Police Stations:	District B-2
	135 Dudley Street
	617-343-4270
Library:	Dudley Branch
	65 Warren Street
	617-442-6186
	Grove Hall Branch
	5 Crawford Street
	617-427-3337
Post Office:	Roxbury Branch
	55 Roxbury Street
	800-275-8777

GROCERY

Gina Grocery Store	251 Dudley Street
	617-541-0721

TRANSPORTATION

Major Subway Stops:	Dudley Station
	Silver Line.

Note: Dudley is the largest bus transfer zone in Boston

AVERAGE RENTAL COSTS

STUDIO
\$900 and up Some in apartment buildings
One-Bedroom
\$1000 and up More likely in condos
Two-Bedroom
\$1400 and up Wide span of quality
Three-Bedroom
\$1600 and up Often in a house
Four-Bedroom
\$2000 and up Closer to Roslindale



NEARBY COMMUNITIES

The Boston Area is comprised of a number of towns and cities aside from just Boston proper. Linked together by the MBTA and the highways 128 and 495, the cities and towns near Boston also attract a number of students who are looking for housing, but who cannot find exactly what they are looking for within the city itself.

Remember that these communities are their own independent municipalities; while they may be geographically close, they have their own city governments, police forces, and parking regulations that are quite different than Boston's. Make sure to check each town's individual regulations for residents.

The very nearby Cambridge and Brookline are so intimately linked by the MBTA that many Bostonians consider them to be a part of Boston. For students at the BUMC, parts of Cambridge and Brookline have often proven more attractive than many of the neighborhoods in Boston itself - between 10 and 15% of the BUMC has chosen to live in either Cambridge or Brookline.

In addition to those locations, here is a brief description of the more popular nearby communities outside of the city.

Malden

www.ci.malden.ma.us

Located just north of Boston, this ethnically diverse community is primarily a residential area. The housing stock includes single-, two- and three-family homes, grand old Victorians, and an array of condominiums. Apartments in this area are typically large and moderately priced. Malden is easily accessible to supermarkets, laundromats, and shopping centers. Malden offers availability to downtown Boston with the familiar feel of a small town.

Approximate Commute Time: 45-60 minutes

A typical commute from Malden would involve taking the Orange Line to Massachusetts Avenue and then transferring to either the #1 or CT1 bus. Connecting with the Silver Line at Downtown Crossing would also be an option.

Newton

www.ci.newton.ma.us

Newton is a prosperous suburb of Boston, connected by reasonably good public transit. Made up of 13 small villages, Newton's convenient location has made it a popular choice for commuters. Housing options vary throughout the area. Many

rental units are single-family homes that have been converted into multi-family dwellings. The rents in Newton vary and are affected by location. Proximity to Boston or the Mass. Pike may increase prices. The public school system is excellent. Newton was recently named one of the safest cities of its size in the country. Owning a vehicle is a must in some areas, though parts of Newton are serviced by buses and the D branch of the Green Line. Availability of on-street parking is fairly good in most areas.

Approximate Commute Time: 45-55 minutes

A typical commute from Newton might involve taking the D branch of the Green Line to Hynes Convention Center and then transferring to the #1 or CT1 bus.

Quincy

<http://ci.quincy.ma.us>

Quincy is a coastal city located just south of Boston. Quincy has 27 miles of coastline enveloped by two natural peninsulas that border Quincy Bay. The birthplace of U.S. presidents John Adams and John Quincy Adams, Quincy is an area rich in history. Neighborhoods within Quincy, each having their own distinctive characteristics, include Adams Shore, Germantown, Houghs Neck, Merrymount, North Quincy, Quincy Point, South and West Quincy, Squantum, Wollaston, and Quincy Center. Quincy offers different housing throughout the city including high-rise complexes, houses, duplexes, and triple-deckers.

Approximate Commute Time: 25-50 minutes

A typical commute from Quincy would involve taking the Red Line to Andrew Station and then transferring to the CT3 bus.

Somerville

www.somervillema.gov

The city of Somerville is located just north of Cambridge, and shares a number of Cambridge's major hotspots. Somerville is the most densely populated city in New England, due to the predominance of triple-decker housing.

Somerville was a working class community of manual laborers and Irish immigrants. The city still maintains a strong industrial feel in certain locations, including the areas near Sullivan Square in Charlestown. In the past twenty years, Somerville has also seen a substantial increase in the number of Brazilian and Portuguese families.

Somerville, like Cambridge and Boston, has a number of sub-neighborhoods, each with their own distinct flavor and housing stock. East Somerville is the location of Union Square, an up-and-coming dining and socializing location north of Kendall Square in Cambridge. Union Square can be difficult to reach without a car, but does offer a number of ethnic restaurants and

Precinct, a bar in the old Somerville Police station. Housing in East Cambridge tends to be concentrated in older multiple family houses of varying quality.



Inman Square, located along Cambridge and Hampshire Streets, borders both Cambridge and Somerville, and is known for small boutiques and unique pubs. Also difficult to reach without a vehicle, Inman is a favorite destination for Harvard students, to eat out. Inman is a bit more cosmopolitan than Union Square, and houses here are slightly smaller and newer than those in East Somerville.

Porter Square is another major commercial location shared with Cambridge, and featuring its own T-stop on the red line train. Porter has a large grocery store. Davis Square, the second-to-last stop on the red line heading towards Alewife, is probably the most active location in Somerville, featuring a number of well-known watering holes like the music venue Johnny D's, the Somerville Theater, and the barbeque joint Redbones. Housing in and around Davis Square tends to be among the most expensive in Somerville, about on par with prices in the Fenway/Kenmore neighborhood (although generally not as expensive as places like the Back Bay or South End). Davis also has a higher number of condominiums than other sections of Somerville.

Tufts University, while technically located in Medford, is very close to Davis Square, and a number of Tufts students, both graduate and undergrads, will look to live in the neighborhood if they move off-campus.

Approximate Commute Time: 40-50 minutes

There are many different ways to commute from Somerville. For students living in locations with easy access to the red line, a typical commute might involve taking the Red Line to Downtown Crossing then transferring to the Silver Line. For those in East Somerville and Union Square, taking the orange line from Sullivan Square to New England Medical Center and then the Silver Line is a viable option.

General Information

BASICS

Population:	54,000
City Government:	Board of Selectmen
Brookline Town Hall	333 Washington St 617-730-2200
Brookline School Board	617-730-2403 www.brookline.k12.ma.us

PUBLIC SERVICES

Fire Stations:	350 Washington Street 617-730-2270
Police Headquarters:	350 Washington Street 617-730-2222
Library:	Main Brookline Branch 361 Washington Street 617-730-2370
Post Office:	Coolidge Corner Branch 1295 Beacon Street 800-275-8777
Neighborhood Paper:	Brookline Tab www.wickedlocal.com/brookline

GROCERY

Stop & Shop	155 Harvard Street 617-566-4559
Trader Joe's	1317 Beacon Street 617-278-9997

TRANSPORTATION

Major Subway Stops:	Coolidge Corner Green Line, C train Brookline Village Green Line, D train
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Brookline Urban Suburb

Brookline is Boston's immediate neighbor to the west, just four miles from downtown. Except for its western-most border, Brookline is surrounded on all sides by Boston – Allston/Brighton to the north, JP and Mission Hill to the east, and West Roxbury to the south. With an area of about six and a half square miles, Brookline is the largest town in Massachusetts. The areas of Brookline that border Boston tend to take on characteristics similar to the neighborhoods they abut.

Brookline is an upper-middle-class community of professionals and some students who are looking for a quieter living experience. Brookline as a town allows no manufacturing or industrial activities within its borders, which results in a quiet, almost purely residential experience. Brookline is not the most diverse community in the Boston area, although it does have a large Jewish population.

The main commercial centers of Brookline are Coolidge Corner, in the northern section of town, and Brookline Village located more centrally. Coolidge Corner, at the intersection of Beacon Street and Harvard Avenue, has a number of well-loved local restaurants, like the always-crowded deli Zaftig's, and slightly upscale chains, like the dessert hotspot Finale. A Trader Joe's grocery store is located in Coolidge Corner, and a Stop N' Shop is just a short walk away down Harvard Avenue. The Coolidge Corner Theater, one of the few non-profit movie houses in the country, is also located in Coolidge Corner. This section of Brookline is in the highest demand amongst young professionals and students, to its close proximity to the Fenway/Kenmore neighborhood, and its slightly more urban feel.

Brookline Village is located further south at the convergence of Washington Street and Harvard Street. Brookline Village is less commercial than Coolidge Corner, but does house the main Brookline public library and police department, as well as a number of restaurants. A smaller commercial hub also exists farther west, closer to Cleveland Circle, in an area called Washington Square at Washington Street and Beacon Street. Washington Square is much smaller than Coolidge Corner or Brookline Village, but does boast the Publick House, a well-known local watering hole.

The areas of Brookline near Coolidge Corner and Brookline Village are the most commonly rented

AVERAGE RENTAL COSTS

STUDIO
\$900—\$1300
Some in houses; often basements
One-Bedroom
\$1000—\$1400
In houses and apartments
Two-Bedroom
\$1400—\$2000
Good variety
Three-Bedroom
\$1800—\$2500
Often in a house
Four-Bedroom
\$2800—\$3200
Options in some complexes





areas of Brookline. The southern sections of the town are more suburban in nature and single-family homes are the dominant housing in this area. In the north, the housing options tend to focus on small apartment buildings and the occasional space in a house for rent. Zoning for high-rise buildings is not allowed in Brookline, so even the larger apartment complexes tend to be smaller than those in Boston.

Brookline has a very similar atmosphere as Roslindale or West Roxbury – it’s almost a suburb in the city. It is so close to the very urban neighborhoods of Fenway/Kenmore and Allston/Brighton that it doesn’t feel isolated, but the town is noticeably quieter and less hectic than most of Boston. Parking is difficult to find in Brookline. No overnight parking is allowed on any street in the city, and many apartments do not have parking available. You may be able to purchase a spot in a garage for \$50 to \$150 per month. If you are living near one of the T lines, having a car in Brookline is not necessary.

Brookline does not have a mayor – town affairs are conducted by a council of selectmen and town hall meetings.

Types of Housing

Brookline has a diversity of housing types. In the northern areas of the town, small apartment buildings and scattered multiple-family homes are the stock. The western and southern sections of the town tend to offer more single-family houses. Brookline rents tend to be higher than the Boston average and many landlords do not rent to undergraduate students. As a result, Brookline apartments tend to be in decent shape.

An important legal distinction between Boston and Brookline: in Brookline, no more than four unrelated people are allowed to live in a single housing unit. This law is not rigorously enforced, but it does limit the number of five or six bedroom apartments (or at least makes most landlords change their advertisements to four bedrooms, even if their apartments can hold more people). Brookline does not have a dedicated Inspectional Services Department. The office that oversees code violations is the Department of Public Health.



Living in Brookline

Safety

Brookline is one of the safest communities in the Greater Boston Area. The primary population is young professionals starting families, and long-term Jewish residents. The fire and police departments are well-staffed and efficient, and often assist BU police or Boston police in looking into noise violations that occur on the Allston/Brighton border.

Transportation

Approximate Commute Time: 30-45 minutes



Brookline is well served by the Green line of the T, with the exception of certain sections of Southern Brookline. The B, C, and D lines run through Brookline or immediately border it. Because the green line is running above ground while in Brookline, it can take a little while longer to get to Downtown Boston than a similar trip on the Orange or Red lines. A normal commute from Brookline to the BUMC would be the C or D line train to Hynes Convention Center, and then switching to the CT1 or the #1 bus to travel down Massachusetts Avenue.

Why Live Here?

Quiet and suburban community feel

Brookline, despite being surrounded by Boston on three sides, has a distinctly different pace than its larger neighbor. Life is a little slower in Brookline, a little quieter, and a little easier to navigate. The town is small, housing is generally high-quality, and many of the streets have trees and flowers lining the road. For students looking for a location that is close to Boston, near the heart of the urban experience, but also feels like a quiet suburb, Brookline is a great option.

General Information

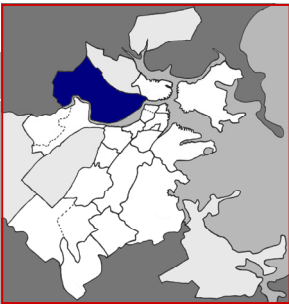
BASICS	
Population:	101,000
Mayor:	Denise Simmons
Cambridge Town Hall	795 Massachusetts Ave 617-349-4000
Cambridge School Board	159 Thorndike Street 617-349-6400 www.cpsd.us

PUBLIC SERVICES	
Fire Stations:	491 Broadway 617-349-4900
Police Headquarters:	5 Western Avenue 617-349-3301
Library:	Main Cambridge Branch 359 Broadway 617-349-4040
Post Office:	Harvard Square Branch 125 Mt. Auburn Street 800-275-8777
Neighborhood Paper:	Cambridge Chronicle www.wickedlocal.com/cambridge

GROCERY	
Shaw's Supermarket	20 Sidney Street 617-494-9765
Whole Foods Market	115 Prospect Street 617-492-0070
Trader Joe's	727 Memorial Drive 617-491-8582
TRANSPORTATION	
Major Subway Stops:	All Red Line stops from Kendall/MIT to Porter Square are in Cambridge..
Major Bus Stops:	Central Square #1, CT1 bus

AVERAGE RENTAL COSTS

STUDIO
\$900—\$1200
More common near campuses
One-Bedroom
\$1000—\$1700
Lots of condos in Cambridge
Two-Bedroom
\$1500—\$2100
Central Square, Kendall area
Three-Bedroom
\$2100—\$2800
Some options in larger buildings
Four-Bedroom
\$2600—\$3500
Often options in houses



Cambridge Political Hotspot

The city of Cambridge is Boston's immediate neighbor to the north, across the Charles River. The largest of the nearby towns in terms of population, Cambridge is a bustling city in its own right. Cambridge is best known as an intellectual and historical center, being home to both Harvard University and the Massachusetts Institute of Technology (MIT). Much like Boston, Cambridge is made up of a number of different neighborhoods, often linked by Massachusetts Avenue. With so many students, scholars, and other visitors traveling through the city, Cambridge has a dynamic character. It also has an exceptionally low vacancy rate as far as housing is concerned. Cambridge is a very liberal town, politically – the Bay Area Center for Voting Research rated it the 8th most liberal city in the country in 2005. Expect to experience a diverse population of people, languages, food, and beliefs in Cambridge.

Cambridge neighborhoods are based around their central commercial squares. Harvard Square, Central Square, and Porter Square are the major economic hubs in Cambridge, with Kendall and Inman Squares growing to become a major center.

Harvard Square, located almost in the middle of the city, is a convoluted series of streets, alleys, and turn-abouts that caters to a student and academic audience. The area is also home to Harvard University, whose buildings are interspersed throughout the square. Harvard Square is one of the most vibrant locations in the entirety of the Boston area – the “pit” outside of the Harvard Square T-stop on the Red Line is an informal stage for musicians, street performers, and dance troupes. Because of the number and variety of commercial establishments here, and the convenience of the neighborhood for Harvard students and staff, finding housing in Harvard Square is exceptionally difficult. Competition is powerful. Prices are also high; about equal to areas of the South End in Boston. Further north on Massachusetts Avenue is Porter Square, a smaller business area but one with a large grocery store. Close to Lesley University, Porter Square offers a number of smaller shops in addition to its Shaws supermarket.

Central Square offers a number of restaurants and themed bars, Cambridge City Hall, one of Cambridge's grocery co-ops, and a strong music scene. Central Square is home to the music venues the Middle East, TT the Bears, and the All Asia Café, making it one of the most musically dominated communities in the Boston area (similar to Allston Village). Stores in Central offer cheap goods for a variety of needs. Because Central Square is located directly on Massachusetts Avenue and see so much bus and pedestrian traffic, the area can be a prime location for panhandlers.

Kendall Square is an emerging commercial center, with part of MIT's campus running along it and attractions like the Kendall Square Cinema, specializing in foreign and independent films, drawing visitors. Most of Kendall Square is still made up of MIT administrative offices and biotechnology firms.

East Cambridge is the residential area directly north of the Kendall/MIT area and is a densely populated, generally





working class community. A number of the apartments in this area do not include heat. In recent years, East Cambridge has been the target of a major redevelopment project within the city, and condominium conversions and rehabilitation have begun to update some of the aging buildings in the area. The redevelopment has also brought up the rent to an extent. Public transportation in this section of town is limited, with the Kendall/MIT Red Line stop and the Lechmere Green Line stop about equidistant. Many parts of East Cambridge are within walking distance of the Cambridge Galleria, a large mall in southeastern Cambridge.

Along Cambridge Street, heading west from East Cambridge towards Harvard Square is Inman Square, a strip of small restaurants and boutique shops. Inman is still growing and links the western sections of Cambridge with the eastern side of the city and the town of Somerville.

The Cambridgeport neighborhood is located between MIT's campus at Kendall Square and Harvard's Campus in Harvard Square. The neighborhood runs along the Charles River below Massachusetts Avenue. This area has mostly older, one to four family houses. Most do not include the cost of heat in the rent. Housing quality definitely falls on a wide range in this area; some buildings are well maintained, but many are suffering from some neglect. Expect to have significant competition from Harvard and MIT students looking for housing when looking in Cambridgeport.

Parking in Cambridge, as with most of the area around Boston, is difficult and expensive. Cambridge does offer a resident sticker program, but there are many more stickers than spots to park. Some homes may have parking available, but in the Harvard, Central, and Kendall areas, parking is hard to find on a consistent basis. Resident parking applications cost \$8.

Types of Housing

Cambridge is a city of over 100,000 residents – its housing is as varied as Boston's, although the general characteristics of age and price are still applicable here. Multiple-family houses are common in East Cambridge and Cambridgeport, while small apartment buildings tend to dominate Central Square and parts of Harvard Square.

Living in Cambridge

Safety

Cambridge in general is an exceptionally safe place for a city of its size. The southern sections of Cambridgeport have relatively low-levels of crime, but the main road along the Charles River, Memorial Drive, can be more dangerous at night. Central Square can be a high-crime area – about half of the street crime in Cambridge takes place in the area surrounding Massachusetts Avenue. Break-ins happen more in Central Square than they do in other areas of Cambridge. The prominence of Harvard and MIT also make their police departments important security resources in Harvard Square and Kendall Square respectively.

Transportation

Approximate Commute Time: 25-40 minutes
Public transportation is easy to come by if you walk to Harvard or Central Square, or Kendall/MIT. A typical commute from Cambridge might involve taking the #1 or CT1 bus all the way to the BUMC. Numerous bus lines, as well as the Red Line and E branch of the Green Line also service parts of Cambridge.



Why Live Here?

Active neighborhood life and direct commute
Cambridge is a vibrant, active town. The students of MIT, Harvard, Leslie, and Cambridge College make the city an intellectual hotbed, and the long history of politically liberal and active community organizations and city departments ensure that there is something going on at all times of the year. While parts of Cambridge are quieter than others, most of the city is a pretty energetic place. Any location along Massachusetts Avenue—Kendall Square, Central Square, Harvard Square, Porter Square, Davis Square—is a good shopping, dining, and socializing center. Also, since Massachusetts Avenue borders the BUMC, the commute from Cambridge is fairly direct and rarely requires changing buses or trains.

A person is holding a document in a library or office setting. The document is tilted and shows some text, including the word "supplies" and a list of items. The background is blurred, showing shelves with books and a person sitting at a desk. The text "FINDING" is overlaid in white, and "HOUSING RESOURCES" is overlaid in red.

FINDING

HOUSING RESOURCES

Where to Find Actual Apartments

Once you have made yourself as familiar with the city of Boston as you can, determined the neighborhood that you want to examine, and found a roommate (if you intend to live with one), the next step in the housing process is to find actual open apartments that fit your needs. Students often use multiple resources because each one can offer something different.

Online listing services, property management firms, and real estate agencies are the main tools that students use to find housing in Boston. Each tool has its own advantages, and most students will use a combination of all three tools to find the housing they want for the school year.

With any of these tools, the goal is to locate a **housing listing**, or an advertisement for an actual, real apartment or housing opportunity that will be open at a time when students need it. Housing listings have a few features in common, including a vocabulary unique to housing ads.

Through a combination of the resources listed below, most students will want to work towards putting together a list of about 10 or 12 apartments that sound like good candidates for housing. Having this many potential apartments gives students a good variety of places to evaluate.

How to Read Housing Listings

Here is a fairly typical housing listing you might find on Craig's List, another online system, or in physical form in Boston.

**\$2200 / 1br - back bay 1 bdrm 1
bth newly renovated apart avail
asap (200 Maple street, back
bay, boston)**

newly renovated beautiful furnished 1 bdrm 1 bth in back bay, boston
avail for rent asap, 400 sf
200 maple street in back bay, boston
W/D in unit
HW throughout, plenty of closets, fireplace
great location -steps to mbta green line subway, prudential center, hancock tower, copely square
walk to south end, beacon hill, fenway, charles river
2200/mo inc. H/HW
first, last, sec req.
landlord@owner.com
555-555-RENT
no pets
no smokers

Common Abbreviations

A/C:	Air-conditioned	H/HW:	Heat and Hot Water
ASAP:	As soon as possible	K/B:	Kitchen/Bathroom
AVAIL:	Available	Last:	Last month's rent
BR:	Bedroom	LND:	Laundry
BTH:	Bathroom	MO:	Monthly
D/D:	Dishwasher, Disposal	REN:	Renovated
EIK:	Eat-in-kitchen: a kitchen large enough to hold a table and chairs.	SEC:	Security Deposit
First:	First month's rent	SF:	Square Feet
FURN:	Furnished	UTIL:	Utilities (gas and electricity)
G/E:	Gas and Electricity	W/D:	Washer/Dryer
HW:	Hardwood Floors	WLKIN CLO:	Walk-In Closet

What type of apartment is this?

This is the first and most important piece of information. In this case, this is a 1 bedroom, 1 bathroom apartment, with no current tenants in it. The "what" portion of most listings will be in the title, or the very first line.

How much does it cost?

This is the rent for the apartment, and in almost all cases in Boston, this rent will be listed per month. This apartment would rent for \$2200 per month, but looking through the listings for other important indicators of cost like move-in requirements and utilities will give you a better overall understanding of how much it will cost to live in the apartment.

What is this apartment like?

This is going to make up the bulk of most listings. How big is the unit? What rooms does it have? What utilities are included with the rent each month? In many rental listings, landlords make regular use of common listing abbreviations. Getting to know these abbreviations can help decode listings.

When is it open? What do I need to move in?

This information is often located either in the title, or near the top of the listing, and then sometimes again towards the bottom. Most listings will also indicate what move-in costs the landlord will require such as a first month's rent or security deposit.

How do I contact the poster of this listing?

All listings will have some mechanism for getting you in touch with whoever posted the listing. In online databases like Craig's List, this will usually be an anonymous email address provided by the system. Because you may not know the name of the poster, necessarily, it is common to express your interest in the unit by referring to the title of the post.



Boston University Housing Resources

Office of Rental Property Management (ORPM)

www.bu.edu/orpm

19 Deerfield Street

Boston, Massachusetts 02215

617-353-4101

The ORPM is Boston University's in-house **property management firm**. The office leases, manages and maintains residential apartments on the Charles River Campus and in Harrison Court, the only BU-owned housing on the BUMC. Residential apartments are leased to full time Boston University graduate students, faculty and staff only.

ORPM's inventory of residential apartments is extensive and diverse. The office offers rooms, studios, one bedrooms, two bedrooms and a very limited number of three bedroom apartments. Students, or their representatives, are required to view apartments before renting a unit. The only exceptions to this policy are 580 Commonwealth Avenue and Harrison Court.

Most apartments are leased on a first come first served basis with the exception of 580 Commonwealth Avenue and Harrison Court. There is a waitlist for these two buildings and it is suggested that students complete and submit applications to be placed on the respective waitlists. Students renting an apartment at Harrison Court must be full-time students in one of the programs on the BUMC.

Due to the diversity of the office's buildings, utilities vary from building to building. Be sure to inquire which utilities are included in the rent and what utilities will be your responsibility in each apartment you consider with the office. Most, but not all, of ORPM's apartments include the cost of heat and hot water with the rent. Contact the ORPM for details on the move-in process and requirements for each particular facility. The ORPM does not match students with one another, so students looking for roommates need to find them before they look for a spot in a

building maintained by ORPM. Only full-time BUMC graduate students can live in Harrison Court.

Advantages to leasing an apartment through ORPM:

- Low initial move in costs
- All apartments owned, managed and maintained by Boston University
- Most apartments are located within a ten minute walk to most Charles River Campus facilities
- A limited number of furnished apartments are offered
- Security services provided by the Boston University Police Department
- 24 hour emergency maintenance services
- Superintendents on duty evening and weekends

Harrison Court

www.bumc.bu.edu/harrisoncourt

761 Harrison Avenue

Harrison Court is a 60-apartment building located on Harrison Avenue across the street from the BUMC. Harrison Court provides comfortable modern rental housing for BUMC graduate students. The building is composed of 60 apartments ranging from studios to one and two-bedroom units. Features include central heating and air conditioning, wall-to-wall carpeting, and free high-speed internet. Residents have access to a common laundry facility and a private, landscaped courtyard with brick-lined walkways and park benches. To rent an apartment in Harrison Court, please submit an application at the website above. Because of demand, there is usually a waiting list for new apartments in the building.

If you are a current tenant of Harrison Court, and need to find a new roommate, go to the OHR website and check out the roommate-matching database.

BU Property Listing Database Off-Campus Services (OCS)

www.bu.edu/offcampus

19 Deerfield Street, 3rd Floor

Boston, MA 02215

617-353-3523

Jointly with Off-Campus Services on the Charles River Campus, the OHR maintains a database of independent landlords, property owners, and current students that are looking for tenants and roommates. The listings are available online at the OCS website. The listings are segregated based on their type: students looking for roommates, landlords looking for tenants, etc. Listings can include pictures and integration into the BU map system.

Access to the system is password protected. If you do not have a BU email address and password, you can contact the office to request temporary access privileges until you are able to set up your permanent password.

The property database is the main **online listing system** offered through the university, and will typically contain apartments offered by landlords who have rented to BU students in the past, and wish to continue doing so. The system sees a good number of listings in the Fenway/Kenmore, South End, and Back Bay neighborhoods. This is also the main tool for students looking to find other BU students as roommates.

OHR Weekly Newsletter

Every Friday afternoon the OHR emails a basic newsletter of housing information, useful tips, and links to students who have asked to be put on our distribution list. During the summer, BUMC students who have specifically requested being featured as potential roommates in those emails and are willing to share an email address are listed, as are particularly interesting housing options. To sign up for the newsletter, send the OHR an email at ohr@bu.edu.

Housing Bulletin Board

For students wishing to advertise an available property in a more traditional fashion, there is a housing bulletin board maintained by the OHR located in the basement of the School of Medicine Instructional Building in the hallway near Chequers. If you would like to have a flyer posted on this bulletin board, please email the file as an attachment to ohr@bu.edu.

Housing Forum

Sometimes the best resource students have is other students. The OHR offers a housing forum for students to share their experiences and make recommendations in the search for housing. The forum is accessible from the OHR's link section on the main web page.

Office of Residence Life (ORL)

www.bu.edu/reslife

985 Commonwealth Avenue

Boston, Massachusetts 02215

617-353-4380

The Boston University Office of Residence Life employs students of junior, senior or graduate student status each year to serve as resident assistants and senior resident assistants in our residence halls. With an on-campus population of over 11,000 students, RAs and SRAs serve an important role as resources to our undergraduate student population. Resident Assistants receive **free room and board** as compensation for their services.

To apply, individuals must be a currently enrolled Boston University student who will be of junior, senior or graduate student status for August of the coming academic year, or have enrolled (and can show proof of enrollment) in a graduate program for the coming academic year. Positions are a full academic year commitment (Mid August to late May). For complete information on the current RA application process as well as information on employment in the ORL, log onto their website at www.bu.edu/reslife.





FINDING HOUSING OUTSIDE OF BU

ONLINE LISTING RESOURCES

For most students, online listing services will make up the largest single component of their housing search, both in terms of time, and number of listings. Learning how to use each system, searching it, and translating those searches into potential apartments takes a little longer than calling a property management firm or a realtor and asking them what housing options they have available.

There are two reasons to make use of online listing tools, even though they take more work to use than other resources: first, they are the best tool to reach small apartment owners - the landlords most likely to be flexible with students in terms of move-in costs and start dates, pets, and utilities, and least likely to charge a real estate fee or commission. Second, online listing resources will typically yield the highest number of housing listings. Even the largest property management firm cannot hope to compete, numerically, with the sheer volume of listings on a website like Craig's List.

Avoiding Fraud

No matter what online tool you use, it's a good idea to be mindful of fraud. Craig's List has developed a very good set of guidelines for staying out of trouble when using online tools. Craig's List has a great page about avoiding online scams.

www.craigslist.org/about/scams.html

Craig's List

www.boston.craigslist.org

Craig's List is the most-used apartment hunting website in the Boston area. Essentially a giant community bulletin board for housing, furniture, and a variety of services, Craig's List can offer many options for apartments and rooms to share. It is not unusual for the system to host 70,000 listings during the summer. It is also not unusual for students to find a significant percentage of their potential apartments on Craig's List.

The OHR highly recommends that students who use Craig's List do so under the By Owners Only filter, in order to cut out redundant listings.

Craig's List is also one of the largest and most popular for students to list their apartments when they look for new people to take over their leases.

Because Craig's List is so large, and using the system can take some skill, the OHR has compiled a list of hints and tips on making the best use of the website. The recommendations are located on the OHR website, with screenshots to help students through the process:

www.bumc.bu.edu/ohr/the-search-for-housing/craigslist

Bostonapartments.com

www.bostonapartments.com

Aside from Craig's List, BostonApartments.com is probably the most highly used online search engine. The biggest positives for the site include the incredibly detailed apartment matrix you can search, specifying amenities and layouts that would satisfy even picky renters, and the fantastic (and actually functional) neighborhood search tool. Because BostonApartments.com focuses mostly on the Boston/Eastern Massachusetts area, it offers a drop-down menu of communities to limit your search, and that menu is particularly effective for identifying apartments within a specific neighborhood. BostonApartments.com also lists resources for moving companies, storage, and other relocation advice. The site has only two drawbacks: first, it is incredibly ugly. The color scheme is almost painful to the eye. Second, most of the apartment listings posted on BostonApartments.com are sent by realtors or brokers. While the "no fee" category of listings should not have a commission attached to them, less scrupulous brokers will post listings with a half-fee or partial fee under the "no fee" listings.

Apartments.com

www.apartments.com

Apartments.com is one of the best ways to find large apartment-complex style housing in the Boston area. The layout of the site is clean, easy to read, and provides solid information (and generally pictures, too). For the complexes that have sent it in, Apartments.com can offer average rental rates per apartment type, layouts, leasing options, and parking. Some of the contact information will put you in communication with realtors instead of the leasing agent for the facilities you are investigating, but you can always search the web for the name of the management office once you know what buildings are available. The site does not feature many smaller landlords, and if you are not interested in living in a large apartment complex, this may not be a useful tool for you to use.

Rent.com

www.rent.com

Rent.com is a large national apartment searching site with some powerful tools to help renters. You do have to register in the system with a valid email address, but the registration is free (the OHR has not been charged for its membership, nor does it receive any spam email from Rent.com). The site is well organized and laid-out; listings are based mainly on city or zip code and are fairly plentiful, even at lower price ranges. Some apartment complexes have feedback provided from previous tenants. The site advertises listings with no

broker fee until a certain date, although whether those listings ever have a fee associated with them is unclear. The map feature is a nice touch as well.

ApartmentGuide.com

www.apartmentguide.com

Like Apartments.com, the Apartment Guide is a good choice for finding large apartment complexes in the Boston area. While the total number of listings in this system is probably smaller than Apartments.com, some of the listings provide 360 degree photo views of the apartment. The general search results page also indicates what internet/cable service each complex is wired to accept, which is a nice touch and can save prospective tenants some time. When you find a property you like, you can contact it directly by phone, or send an email message through the Apartment Guide to the landlord or management agency. The site also provides an option to check your credit, although the link does bring searchers to www.freecreditreport.com (which is actually not free).

OnMarketBoston.com

www.onmarketboston.com

OnMarketBoston.com is a relatively new website, featuring listings primarily from realty firms. What OMB offers that other sites do not is a great, user-friendly interface with a focus on neighborhoods. The site is basically a big Flash map of Boston and its surrounds, where students can focus on a neighborhood and all of the listings for that location at a time.

Other School Websites

Boston is home to so many schools and colleges that some of the best resources for locating landlords who *want students as tenants* are bulletin boards/websites at other universities. Many of these bulletin boards are open to the general public.

Harvard Medical School Trading Post

<http://mycourses.med.harvard.edu/tradingpost>

Harvard Medical School (HMS) has an on-line service called the "HMS Trading Post": The site offers 6 listing categories (three for people offering housing, and three for people seeking it). The site is barebones and practical – listings are displayed in a single column paragraph form. For students looking at housing opportunities in near Longwood, this is a good site.

Berklee

www.berklee.edu/housing/board/

Berklee offers an open to the public bulletin board of available apartments for rent and a section for roommates and "housing wanted." Most of the roommate posts are undergraduates at Berklee, but graduate students also occasionally post.

MANAGEMENT FIRMS

For students who want more options in their housing search, and dislike the decentralized nature of using online listing resources, property management firms are a second useful tool. Property management firms are businesses that run all the aspects of a residential facility that either it owns directly, or is managing on behalf of a client. In many cases, the firm also runs the facility's marketing and outreach efforts.

Working with property management firms offers a number of advantages over using only online listing tools. First, most of the large apartment complexes in Boston (and almost every luxury apartment complex) is managed by a firm, so students who are interested in living in that type of housing will have to consider property management firms in order to reasonably location those options. Second, because property management firms are businesses, they are often more professional than small independent landlords, especially those who rent their property for small supplementary income. Most firms have very clearly stated bylaws, policies, and ways of doing business that can be refreshing for students who have not had success with Boston's more casual housing market.

Management firms also usually have dedicated maintenance teams to keep their units in reasonable shape.

Things to keep in mind when working with Property Management Firms:

They can only rent the units they actually manage.

- Boston has a number of exceptionally large property management firms that manage thousands of apartments across the city, but even these giant firms cannot rent or lease apartments they do not manage. Unlike realtors, property management firms cannot provide the same sort of searching service for potential tenants. Firms that specialize in one and two bedroom apartments won't be able to serve the needs of a student who wants a three-bedroom place.

Most big apartment complexes are run by a firm.

- Students who like the idea of living in a large apartment complex, or who are used to living in such places, should keep in mind that *most* of those types of apartments are managed by a property firm in Boston. Many of these units are also more expensive than the smaller buildings around them.

Firms are businesses with company policies and rules.

- This is both one of their major strengths for potential renters, and also a drawback. Most property management firms are full-on companies with staff, policies, and

methods of doing business. It means that when students work with them, they can usually be much more upfront about the exact requirements the firm has for letting a student into a building and renting, and there isn't as much confusion and ambiguity when working with a firm as there can be with an independent landlord. On the other hand, it also means that most firms can't be as flexible as smaller landlords. If a small landlord who lives in his or her own building decides to let his or her next tenants bring a cat or dog with them, the only person that landlord has to consult is his or herself. Most property management firms cannot offer (unless there is a promotional deal going on) breaks or rebates in rent, start dates, utilities, or move-in costs.

Firms may generate a waiting list

- Depending on the type of portfolio the firm has, it may start marketing apartments many, many months before any of them will actually open. Larger firms with several hundred or over a thousand units also estimate a rough percentage of their apartments that will turn over each year, even if they have not yet received notice from any particular tenants. These firms may offer waiting lists or some similar type of advertising list to students who get started on their search for housing early.

You may need to be proactive in contact management firms

- Some large firms, especially those that rent property in many different neighborhoods of the city, are very focused on maintaining their facilities and making sure they have a low vacancy rate. This means that, unlike realtors, property management firms are not necessarily geared towards customer service during the housing search process. If you are interested in a building that a particular firm manages, or you are interested in a neighborhood where a particular firm operates a lot of property, most students will see more success in their search if they contact the management firm directly.

Firms may be centralized or decentralized

- Most management firms are either centralized or decentralized: centralized management firms have one office or department that handles the rental process for most of their properties. Decentralized firms have separate rental offices for each of their properties, or for segments of their portfolio. When working with decentralized management firms, students may need to do a little more research about individual properties or buildings.

On the following page is a list of property management firms the OHR has worked with in the past, received consistently high marks for professionalism and customer service, and the location of the majority of their portfolio (if there is one). Please remember that even if other students have had a positive or negative experience in the past, all students will have different experiences.

Abbey Residential Management

www.abbeyresidentialmanagement.com

67 St. Germain Street #1

Boston, MA 02115

617-266-2665

Specializes in Fenway/Kenmore.

Alpha Management

www.alphamanagementcorp.com

59 Linden Street

Boston, MA 02134

617-789-4445

Specializes in cheap apartments in Allston/Brighton.

Beacon Realty Trust

www.beaconrealtytrust.com

248 Newbury Street

Boston, MA 02116

617-266-7142

Specializes in Back Bay and Fenway/Kenmore.

Boston Realty Works

www.bosrealty.com

252 Newbury Street

Boston, MA 02116

(617) 424-1600

Specializes in Back Bay, Fenway/Kenmore, South End

**BRW usually charges a real estate commission. They are a large firm and have apartments scattered throughout the city, even beyond their geographic specialty.*

Chestnut Hill Realty

www.chestnuthillrealty.com

300 independence drive

Chestnut Hill, MA 02467

617-323-2100

Specializes in suburbs, Brookline, and Brighton

**CHR is also a real estate firm. Some of their units may have a realty commission.*

Circle Properties

www.circleproperties.com

1611 Tremont Street

Boston, MA 02120

617-566-8085

Specializes in Mission Hill

First Cambridge Realty

www.fcrc.net

907 Massachusetts Avenue

Cambridge, MA 02139

617-547-6559

Specializes in Central Square, also Cambridgeport to an extent.

**First Cambridge Realty usually charges a realty commission.*

Fulton Properties/Kenney Development

www.kenneydevelopment.com

120 Fulton Street

Boston, MA 02109

617-742-6640

**Smaller portfolio, operates James Court in the South End*

G&P Management

www.backbayflats.com

163 Newbury Street

Boston, MA 02116

617-262-1020

Specializes in Back Bay, Fenway/Kenmore

Greater Boston Properties

www.gbproperties.com

696 Tremont Street

Boston, MA 02118

617-536-4900

Specializes in Back Bay, Fenway/Kenmore, South End

**GBP usually charges a realty commission. They are a large firm and have apartments scattered throughout the city, even beyond their geographic specialty.*

GTI Properties

www.gtiproperties.com

530 Harrison Avenue

Boston, MA 02118

617-350-8870 xt 10

Specializes in the South End

**GTI manages Deacon Court, located two blocks away from campus*

HallKeen Management

www.hallkeen.com

320 Norwood Park South

Norwood, MA 02062

781-762-4800

Apartments throughout the Boston area.

**HallKeen is a decentralized company. Each property has its own leasing office. The website can help students find market-rate units.*

The Hamilton Company

www.thehamiltoncompany.com

39 Brighton Avenue

Boston, MA 02134

617-783-0039

Apartments throughout the Boston area.

**The Hamilton Company is one of the largest property management firms in New England, and manage 601 Albany Street.*

Heath Properties

www.heathproperties.com

74 Clarendon Street, Suite A

Boston, MA 02116

617-266-1168

Specializes in cheap apartments throughout Boston

Maloney Properties

www.maloneyproperties.com

27 Mica Lane

Wellesley, MA 02481

781-943-0200

Apartments throughout the Boston area

**Maloney is a decentralized company. Each property has its own leasing office. The website can help students find market-rate units.*

Mediate Management

www.mediatemanagement.com

180 Lincoln Street, Suite 3

Boston, MA 02111

617-316-3300

Specializes in Back Bay, Beacon Hill, and South End.

Micozzi Management

www.micozzimanagement.com

159 Cambridge Street

Boston, MA 02134

617-254-5576

Specializes in Allston/Brighton

State Financial Services

www.statefn.com

197 Portland Street, 6th floor

Boston, MA 02114

617-720-0770

Specializes in Allston/Brighton and Fenway/Kenmore.

WinnResidential

www.winndevelopment.com

6 Faneuil Hall Marketplace

Boston, MA 02109

617-742-4500

Apartments throughout the Boston area.

**WinnResidential is one of the biggest property management firms in Boston. It is also decentralized, so students will want to use the website to contact specific properties.*

REAL ESTATE AGENTS

For students short on time, making use of a real estate agent or broker is a good option to find housing. Boston has a huge number of realty offices scattered throughout its neighborhoods; many of them specifically focus on assisting the student market here. Realtors specialize in helping their clients either buy or sell property, or find suitable rental housing. Many of the realty firms that support the student population focus on rentals. It is the job of a realtor to find out what a client's needs and budget are for an apartment, and locate apartment listings that will satisfy those needs. If the client's requests are unreasonable, a good realtor will help educate the client about more realistic criteria. Once the client has found an apartment that he or she likes, most realtors also help guide him or her through the lease process.

Realtors do not charge an hourly rate. In order to make money, most of them operate on a commission, typically referred to as a *finder's fee* or *broker's fee*. If a client decides to rent an apartment that a realtor has found for them, the realtor is legally allowed to charge a commission equal to the cost of one month's rent at that apartment as payment for a job well done. The realtor does not *have* to charge a fee, but if he or she does, it cannot be more than one month's rent. A realtor can usually only charge this fee if the client actually decides to rent the apartment.

Some tips when working with realtors:

Many realtors and agencies have a specific geographic area they cover.

- Looking for apartments outside of their specialty tends to limit the number and variety of apartments they can show.

Realtors do not always charge their clients a commission.

- In some cases, landlords who are either unable to rent their apartments on their own, or who trust a particular realty firm to find them good tenants, will pay a realtor's commission if he or she can find them qualified residents. Realtors will often refer to situations like this as "No Fee" apartments – even though they technically still have a fee (it's just not being charged to the client). It is usually a good idea when working with a realty firm to ask what listings they have that are "No Fee."

Clients do not have to rent an apartment directly from a realtor to be responsible for paying a fee.

- If a realty company shows a client an apartment, and three months later the client decides to rent that apartment directly from the apartment owner, the client is still responsible for paying the original realty company a fee (the idea being that the client would not have known about the apartment if the realtor hadn't worked to find the listing for

him or her). This means that, if you have already done some searching on your own, let your realtor know what apartments you have already seen so that they do not show you something you've already investigated so they don't duplicate work you've already done.

Realtors are professionals, but they are not miracle workers.

- If you are looking for an apartment that just does not exist in the neighborhood you are investigating, they probably will not be able to find you something that fits your criteria.

In many cases, landlords or apartment owners do not have the time or desire to deal with prospective tenants.

- Realtors function as liaisons between these people and potential renters. In these cases, the realtors will provide you with your lease and represent your questions to the landlord. Keep in mind that they are working for both you and the landlord at this point – if you have questions about the lease, make sure you ask them.

On the following page is a list of realtors who have worked with BU students in the past, and consistently received positive reviews for service and professionalism. Please remember that even if other students have had a positive or negative experience in the past, all realtors and all students will have different experiences. This list is provided as a courtesy service for students and staff at the BUMC and is not intended to serve as a complete list of all realtors or real estate professionals in the Boston area.

Division of Professional Licensure

www.mass.gov/dpl

All real estate agents in the state of Massachusetts are required to be licensed to practice. The Division of Professional Licensure, a department of the Office of Consumer Affairs and Business Regulation, oversees the accreditation of real estate professionals. If you are interested in working with a realtor, but you want to find out if they are licensed to practice first, you can check on them at the website above. You can also leave complaints about licensees at that site.

A&S Realty

www.aandsrealty.com

271 Newbury Street
Boston, MA 02116
617-267-3485
Specializes in the Back Bay

Atlantic Properties

www.atlanticpropertiesonline.com

16 Clarendon Street
Boston, MA 02116
617-421-1888
Specializes in the South End

Charlesgate Realty

www.charlesgaterealty.com

867 Boylston Street, 3rd Floor
Boston, MA 02116
617-587-0100
Covers wide geographic range

Chestnut Hill Realty

www.chestnuthillrealty.com

300 Independence Drive
Chestnut Hill, MA
617-323-2100
Specializes in Brighton, Brookline,
Newton

Copley Real Estate

www.copleyrealestate.com

209 Newbury Street
Boston, MA 02116
617-266-3691
Specializes in Back Bay, Fenway/
Kenmore, and South End

Field Corp Realty

1376 Commonwealth Avenue
Boston, MA 02134
617-738-5700
Specializes in Allston/Brighton

Gateway Real Estate Group

www.gatewayreg.com

139 Brighton Avenue
Boston, MA 02134
617-254-8080
Specializes in Allston/Brighton

Gibson/Sotheby's International Realty

www.gibsondomaindomain.com

566 Tremont Street
Boston, MA 02118
617-426-6900
Covers wide geographic range

Griffin Properties

www.griffinpropertiesinc.com

2267 Massachusetts Avenue
Cambridge, MA 02140
617-354-5888
Specializes in Cambridge, Somerville

Jamaica Plain Rentals

www.jprentals.com

480 Centre Street
Jamaica Plain, MA 02130
617-524-2787
Specializes in Jamaica Plain

Keller Williams

www.kellerwilliamscambridge.com

955 Massachusetts Avenue
Cambridge, MA 02139
617-497-8900
Specializes in Cambridge

Kiley Real Estate Inc.

www.okiley.com

707 East Broadway
South Boston, MA 02127
617-269-3227
Specializes in South Boston

Kunevich & Lau Realty

www.knlrealty.com

241 Washington Street
Brookline, MA 02446
617-731-1015
Covers wide geographic range

Maven Realty

www.mavenrealty.com

402A Highland Street
Somerville, MA 02144
617-868-0100
Specializes in Somerville

Metro Realty

www.metrorealtycorp.com

9 Babcock Street
Brookline, MA 02446
617-232-2255
Specializes in Brookline, Newton

Preview Properties

www.previewbostonrealty.com

1694 Commonwealth Avenue
Boston, MA 02135
617-731-0101
Specializes in Allston/Brighton

Skyline Realty

www.skylinerealty.com

10 Magazine Street
Cambridge, MA 02139
617-547-8700
Specializes in Cambridge/Central Square

Toll & Isenberg Realty

www.tollandisenberg.com

1587 Commonwealth Avenue
Boston, MA 02135
617-254-8117
Specializes in Allston/Brighton, Newton



SECURING YOUR APARTMENT



EVALUATING APARTMENTS

The next major step in the housing search process after putting together a list of possible apartments is deciding which one is going to be the best fit for you. In most cases, the best way to do this is to actually view the apartments and find out which one fits your personality and needs best. In order to do this, you will need to contact the owner or manager of the property and get an idea of what the apartment is like.

Contacting Landlords

Once you've found a few listings that you like, you should prepare a quick email or phone call for each unit to express your interest in the apartment. In many cases, when you contact a landlord or property manager to express interest in an apartment, you will be one of many people who are

Example Email to Landlord or Poster

When contacting landlords to express interest in an apartment, students will need to communicate three things: first, that they are not an internet scam; second, that they are graduate students and good potential tenants; and third, that they have a plan to evaluate the unit. Here's an example email that does all three.

Dear Craig's List Poster,

My name is Dave (Last Name) and I found your listing for a studio apartment in the South End on Craig's List this afternoon. I will be a graduate student at Boston University's Medical Campus starting in mid-August. I study a lot, and because of that, I'd like to try to stay as close to the campus as possible during my M.D. (or DMD, or MPH, etc) program. Your listing looked like it would be a good fit for my needs, and I think I would make a very good tenant for you.

I will be visiting Boston on July 1st through July 3rd to look at a number of different housing options. I was hoping to set up a time that weekend to meet with you and view your apartment. I have a good amount of time open on the 1st, and the afternoon available on the 2nd and 3rd. If none of those times work for you, please let me know when you will be free during that weekend, and I will see if I can arrange my schedule to fit those times. I have some flexibility in my schedule, but I can only be in Boston from the 1st to the 3rd.

Thank you for your time and attention. I look forward to speaking with you soon. My cell phone number is (123) 456-7890, and my email address is personal.email@address.com.

Sincerely,
- Dave

evaluating the property. Likewise, the landlord or poster of the advertisement is evaluating *you* as well: how good a tenant you would likely be, how reliable you seem, and how good an investment you are for his or her apartment.

The goal of getting in touch with the posters of apartment listings (or realtors or ORPM) is to set up appointments to see actual apartments and learn more about them. On pages ## are a few questions you might want to ask the landlord or property owner as you inspect each unit. Viewing an apartment in Boston before you rent it is one of the most important steps in the housing search process.

Here are some things you will want to mention when you contact landlords (whether by phone or email):

- What apartment you found
- Why you are interested in that particular unit
- What resource you used to find that apartment
- Who you are, and what you will be doing in Boston
- A time when you might be able to physically view the apartment

If you've put together about 10-12 apartments that look promising, you will find that about one-third of them won't be available when you contact the landlord or poster, or they won't be able to meet with you because they have already rented the unit. This should still leave you with six to nine apartments to view.

Seeing and Evaluating Apartments

When you visit an apartment, you are evaluating it on several levels:

- The immediate neighborhood level (the streets and blocks around the building)
- The street where the building itself is located
- The building in which the apartment is located
- The apartment itself

You should obviously feel safe and comfortable in your neighborhood and on your street. When it comes to the condition of the building and the unit itself, the ISD lays out a very specific set of guidelines that landlords must comply with in order to rent their apartments.

The Importance of Good Maintenance

Apartments and buildings are not invincible; over time small items or systems break and need repairing or replacing. Landlords are responsible for maintaining the buildings up to the sanitary code, and one of the most important questions to ask a landlord is who is in charge of maintaining the apartment to a livable standard. If a landlord cannot answer your questions about apartment maintenance, be wary of working with that landlord.

What if I Can't Visit Boston?

Evaluating an apartment that you can visit in person takes time and patience, but is not difficult. For some students, though, visiting Boston may not be a practical reality. If it is particularly difficult for students to come to Boston to view apartments, it doesn't mean that they cannot find quality housing. They just need to be a bit more creative in how they go about evaluating the units they are inspecting.

Students in this situation generally have three major avenues to help them evaluate their housing options. Most students will use all three options in an attempt to get the clearest picture they can of their possible housing.

Work with the potential landlords

Graduate students are a valued tenant in Boston. Most landlords who have good business sense are willing to be reasonably accommodating to a potential graduate student tenant, as long as the student is polite. Students can use this perception of graduate students to their advantage when trying to evaluate apartments from far away: ask the landlord or property owner with whom you have correspondence to send you as many pictures of the apartment as you can get. Pictures are not ideal, and they won't provide the entirety of the "feel" of an apartment, but they can at least give a gauge of what the inside of a unit looks like. It is not unreasonable for a potential tenant to ask a landlord if he or she can provide at least one photograph per room, and then one or two shots of common spaces in the building or the building's exterior. Coupling those photographs with a Google Maps street-view picture of the neighborhood can provide a decent impression of the building in the context of its community.

Students working with a landlord to evaluate an apartment might also ask for the contact information of a willing resident of the building (preferably one who has the same type of room layout as the unit you are inspecting). This gives the student an opportunity to get the impression of a current resident, and the opportunity to ask questions about the quality of the management (it's generally not a great idea to ask the landlord how well he or she maintains the building directly).

Note for International Students

Many international students may face additional challenges evaluating apartments due to distance, but also because the most common online apartment scams are run by people who pose as international students. International students will probably want to fax a copy of their BU acceptance letter to landlords who are nervous about working with them.

Work with a the City

Students who want a better picture of how well a unit has been maintained especially have more options than just asking to speak with a current resident. Inspectional Services (see more information on the next page) maintains detailed records

on landlords who have not complied with the state sanitary code, or who have had a substantial volume of complaints filed against them. Students can call ISD to find out if there has ever been action taken against a landlord for noncompliance. If there was, that is a clear indicator that the landlord has not appropriately maintained his or her facilities, and they may not be suitable for students who need to study and feel comfortable while in a demanding academic program.

Use Online Rating Tools

Boston has an active online real estate community, and a likewise active community of raters, reviewers, and evaluators who help provide some community-based peer-to-peer valuations of property and property management firms.

Below are a few major websites that rate real estate agencies, property management firms, and landlords. For students who decide to use these tools, though, keep in mind that most landlords in Boston are not ranked on them (most landlords in Boston are too small to have attracted much notice online). Likewise, most reviewers on these sites are going to tend towards the extreme edges of opinion; most renters in Boston simply do not care enough about their housing to actively seek rating websites to either complain or exalt their landlords. Consequently, while these rating tools can help provide a broad picture of a real estate firm or property management firm, they cannot accurately describe how all students will experience them.

Yelp

www.yelp.com

Yelp is the largest online rating community in Boston, and has community reviews who write about every thing from Laundromats to dance halls. Yelp has some of the broadest reviews on property management companies and real estate companies in the area, but it can take a little while to find all of them. Knowing what neighborhood an apartment complex or real estate company calls home will make these searches faster.

Rate My Apartments

www.ratemyapartments.com

Rate My Apartments has the easiest to navigate interface of any of the apartment rating sites, but does not have a huge number of listings yet. The listings are also broken down by school, but the same apartments seem to appear under each Boston school.

Apartment Ratings

www.apartmentratings.com

Apartment Ratings has the largest breadth of apartments rated of any of the websites listed here. The interface is not the easiest to use, and the listings are still mostly concentrated in larger apartment complexes, but if a building or company does not have a rating in any of the other sites, it may exist on Apartment Ratings.



APARTMENT CHECKLIST

Basics

- What is the rent?
- How many bedrooms does the apartment have?
- Who owns the property?
- Where is it?
- When is it available?
- How flexible is the move-in date?
- How long has the building been on the market?

Building

- Who are the other tenants in the building?
- Have there been any violent crimes around the building recently? How about fires?
- Are there laundry facilities in the building? If not, where is the nearest laundromat?
- How many people live in the building total?

Apartment

- How big are the bedrooms?
- How many rooms total?
- How many closets?
- Is there additional storage space?
- Is there carpeting? A dishwasher? Cable and/or internet hook-up?
- Does the apartment contain lead paint?

Maintenance

- Who handles maintenance problems?
- Is there 24 hour emergency service?
- Does the landlord or maintenance person live on the premises?
- What is the process to get something repaired/replaced?

Application/Lease

- Does the landlord require a lease?
- If he/she does, will it be long-term or month-to-month?
- What move in costs are required?
 - first month
 - last month
 - security deposit
- Is a credit check required?
- Is a co-signer required?
- Can the landlord accept a foreign co-signer?

Living

- What utilities are included with the rent?
- What is the average cost for the utilities the tenants have to pay?
- Is subletting allowed?
- Are pets allowed?

Transportation

- How close is public transit?
- Is parking available? How much is it?
- What is the commute to the BUMC like?

Inspectional Services Department

www.cityofboston.gov/isd

1010 Massachusetts Avenue, 5th floor
Boston, MA 02118
617-635-5322

The ISD ensures the minimum quality of Boston's rental housing. The ISD performs rental inspections and has the authority to fine landlords whose apartments do not conform to the Housing Code. Landlords are required by the ISD to have a rental inspection within 45 days of an apartment being rented, but residents can request an inspection as well. Not all landlords are good at getting inspections, and some will try to avoid getting one because they know their apartments are not up to code. If landlords are in violation of the code too long, the ISD can take them to court. If you think that your apartment isn't up to code, call ISD to get an inspection.

State Sanitary Code

www.cityofboston.gov/isd/housing/sanitary.asp

The Massachusetts State Sanitary Code is the basic set of guidelines for what constitutes a habitable rental unit. While the full code is exceptionally lengthy, you can find the important parts of it on the ISD website above, as well as a very good set of frequently asked questions. Remember that all apartments *must* meet the criteria of the sanitary code as a minimum requirement for habitation.



GETTING THE APARTMENT YOU WANT

After you have seen a number of apartments, it's time to decide which one is going to be the best fit for you. Compare your notes from your apartment hunting checklist (or a similar note-tracking system that you are using). If you have more than one apartment that meets all of your minimum standards, then evaluate them based on which apartments offer you the most additional bonuses.

Rental Applications

Once you've decided which apartment you think is going to be a good fit for you, the next step is to let the landlord or property manager know that you want it. In order to ensure that you are a good fit for their apartment, most landlords will ask you to fill out a **rental application**.

The application gives landlords the ability to research some basic information about their tenants: credit score, previous landlord references, income stream, and background check. In the appendix, you can find links to basic rental applications. The standard application does normally ask for sensitive information – social security number, bank account number, phone number for references and employers. Landlords will use the application and their personal opinion of you to determine if they want to offer you a lease. Processing an application usually takes a few days.

When you fill out an application, your potential landlord may ask you to put down a **deposit**. Landlords are not allowed to charge you to hold the apartment off the market, to allow you to have a pet, or a finder's fee if they are not a licensed broker. Always ask your potential landlord what this deposit will be credited towards: is it your first month's rent? Is it a security deposit? Try to get a receipt for the deposit, also.

Co-Signers

In most cases full-time students are required to have guarantors. A guarantor, or co-signer, is an individual who is willing to take on all of the financial responsibilities of renting an apartment in the event that the student cannot meet his or her financial obligations. Basically, co-signers agree to pay the student's rent if the student can't. Most landlords will ask full-time students for a co-signer because they know that the students have no steady source of income. Students with great credit may not need a co-signer.

A guarantor does not always have to be employed within the United States, but many landlords do not accept co-signers without a social security number. Regardless of nationality, the co-signer usually earns an income in excess of 5-6 times the monthly rent of the apartment. While co-signers are required to sign the lease, some applications require a co-signer, and if a landlord has no guarantee that a student can pay the rent, the landlord may not offer the student a lease in the first place. When you get to a point in your search where you put in an application for an apartment, it's a good idea to have a co-signer ready.

Credit Scores

www.annualcreditreport.com

For most landlords, the most important criteria for selecting a tenant is their likelihood to pay the monthly rent on time. To determine if students will do that, most landlords will look at the students' credit scores, which are a tabulation of all the debt-paying activity the student has. It always helps to get a better sense of what your credit rating looks like before you start an apartment search.

MOVE-IN COSTS

Landlords are allowed to legally charge certain fees to tenants when they first move-in: a first month's rent, last month's rent, security deposit, and a key/lock charge. With the exception of the key charge, all of these fees are limited to an amount *equal to one month's rent*. In some cases, landlords will ask for some or all of these fees when you put in an application. If you give a prospective landlord any money before you have signed a lease, make sure that you get a signed and dated receipt for it. That way, if you decide not to sign a lease with that landlord, you have proof that they received payment, and they must either send you back your checks or destroy them.

First Month's Rent

The first month's rent (which is exactly what it sounds like), covers your first month of living in a new apartment. This fee is almost always charged.

Last Month's Rent

The last month's rent covers the last month that you ever live in the unit – not the last month each year. If a landlord asks you for a last month's rent, he or she must give you a receipt for it and has to pay you the interest it accumulates over time.

OSFS Landlord Letter

If you don't have a co-signer but your landlord needs one, the Office of Student Financial Services can provide a letter documenting what the potential available room and board loan money is for that semester. While it does not prove that you have full-time income, it does show your potential landlord that you have some type of funding to help you afford the apartment you are investigating. Call OSFS for more information about a landlord letter.

Security Deposit

The security deposit is a form of insurance for landlords, and it can only be used for three things: any unpaid rent left at the end of the tenancy, any damages caused by the tenants (not normal wear and tear), and the tenants' portion of an increase in property tax. When tenants move out, if they have maintained the apartment decently, the landlord must return the full security deposit to them with any interest it has accrued. If the landlord does not return the security deposit within 30 days, the tenants can sue them for up to triple damages (three times the cost of the deposit, plus interest).

When you pay the security deposit, your landlord is required to give you a signed, dated receipt. They must also (once they've deposited the funds) give you the name of the bank and the escrow account in which the deposit has been placed. Security deposits must be placed in an interest-bearing

account that is not tied in any way to the landlord's standard account.

The condition of the apartment before you move into it is a particularly important piece of correspondence, especially if you are putting down a security deposit before you sign a lease. If you are required to pay a security deposit, the landlord must give you a written statement of condition within 10 days of receiving the deposit. The statement of condition must include a comprehensive list of any existing damage to the premises. Once you receive this statement, you have 15 days to either agree with the conditions, or write your own list of damages and return a signed copy to your landlord. If you decide to write your own list, it might help to have access to a camera, and to take pictures of the areas of the apartment that look like they need repairs (damage that is beyond normal wear and tear). These things can include any holes in your walls, broken windows, damaged plaster, etc. If you fail to return the statement within 15 days, then you are agreeing with the landlord's statement and could be held responsible for damages that occurred before you moved in. If the landlord does not give you a statement of condition, then you should write one yourself, sign and date it and give a copy to your landlord.

Not all landlords will charge all of these fees, and not all of the fees will be the same amount. While Boston regulations cap the limit of these charges at no more than one month's rent each, oftentimes landlords will offer lower prices in order to entice renters. The security deposit and last month's rent are the most likely to be lowered or removed altogether.

What to Bring

If you find an apartment you like, it is generally wise to try and act quickly on your decision. You could be one of many prospective tenants who have recently viewed the apartment. Obviously, the sooner you are able to make your decision, the better your chances are of securing the apartment of your choice.

Remembering to bring the following items with you can help expedite the application process:

- Checkbook
- Form of identification
- Letter of acceptance (for enrollment verification)
- Name and contact information of current and former landlord
- Name and contact information of personal and credit reference
- Name and contact information of current and former employer
- Bank checking and savings account information
- Guarantor (co-signer) contact information

TENANT'S RIGHTS

When you rent an apartment, in most cases you are entering into a legal agreement with the owner of the property. The document that lays out your rights as a tenant, and the responsibilities of your landlord, is called a "lease."

There are two basic types of tenancy: tenancy for a specified period of time and tenancy-at-will. Tenancy-at-will is an unusual type of tenancy, where the renter pays the landlord to live in an apartment on a month-to-month basis. This type of tenancy offers a lot of flexibility, but not a lot of security. Most tenants in the city of Boston are tenants for a specific period of time, and the amount of time they will live in the apartment and how much they will pay for it is covered in the lease.

Leases

A lease is a formal agreement between a landlord and a tenant that enables the tenant to live in a rental unit at a set price, with certain restrictions for a specified amount of time. A lease is legally binding and recognized by the city and state. Most leases in Boston run for one year, although sometimes they are longer or shorter, depending on the specific agreement between the landlord and the tenant. A lease is not a way to 'hold' or 'reserve' an apartment. Once you have signed a lease, you have legally agreed to reside in that particular apartment. Do not sign more than one lease! You will be responsible for paying the rents in all apartments for which you sign a lease.

Leases are by far the most secure way to rent. During your lease term, your landlord cannot raise your rent, rent the apartment to

anyone else, or ask you to leave (unless he/she wants to evict you).

When you decide you've found an apartment that you are ready to rent and the landlord, property owner or realtor has accepted your application, the next step is to get and sign a lease. Do not feel pressured into signing your lease immediately when you receive it; take the time necessary to read the whole document. Most landlords and property owners use a fairly standard lease from the Rental Housing Association (RHA), although special provisions are often included separately.

Despite any other provisions it may include, a lease in Massachusetts must include the following information for it to be valid:

- The apartment address that you are renting
- The amount of your rent
- The *term* of your lease (i.e., how long it is)
- The amount you paid to move in (security deposit, last month's rent, etc.)
- The names, addresses, and phone numbers of your landlord, and whoever is directly responsible for maintaining the property

After reading the lease, if there are clauses in it that you do not understand or do not agree with, ask the landlord to either explain the section, or to remove it. You are perfectly within your rights to request some alterations to the lease if you feel they are unfair. Any changes that are made to the lease should be written in and initialed by both you and the landlord. Make sure any changes in provisions that are made are captured in writing. Verbal agreements do not hold up well if you are required to go to housing court in the future.

Unless the provisions in a lease are illegal because they contradict city or state regulations, all the stipulations in a lease are legally binding. Keep this in mind as you look through your lease. If your landlord has promised to fix or repair certain sections of the apartment before you move in, make sure those repairs are mentioned your lease. If they have agreed to provide a refrigerator, check to ensure it is in the lease. If they are not, ask your landlord to include them.

Once you sign a lease for an apartment, you have secured that unit for the duration of time specified in the document. Your landlord must give you (and each roommate) a copy of the lease within 30 days of it being signed, or else they could be subject to fines and penalties.

Reading Your Lease

www.bumc.bu.edu/ohr/lease/

Leases are made up of a number of different sections, referred to often as provisions or clauses. While each individual provision has its own very specific meaning, you will want to be on the look-out for three general types of clauses: standard clauses used by most leases, illegal clauses that can't be enforced, and legal, but dubious, clauses that you might want to negotiate with your landlord. Most landlords will use a standard lease form from the RHA, but will attach their own requirements to the end of that form. The RHA lease does not include any illegal clauses, but a landlord's rider might.

Since so many landlords use a standard lease, it's a good idea to know what some of the basic provisions are. You can find a breakdown of most of the common provisions in the RHA lease at the OHR website, complete with the actual text of the clause. You will find links to sample leases in the appendix of this guide, as well.

Tenancy-At-Will

A much less common type of tenancy in Boston, a tenant-at-will generally has no lease and rents a unit from month-to-month. The landlord or tenant can end the tenancy at any time with 30 days notice, and the landlord can raise rent at any time with 30 days notice. This type of tenancy offers far fewer protections against changes in the rental market than a standard lease does. The advantage is that it's also a lot more flexible - if you need to leave your apartment quickly, and don't want to have to worry about breaking a lease, being a tenant-at-will gives you that option.

In the OHR's experience, tenancy-at-will is uncommon in Boston. Some of the landlords who offer tenancy-at-will will require a lease, which looks fairly similar to a long-term lease, except that the term is one month.

TENANT'S RIGHTS RESOURCES

When you rent an apartment, you are entering into a legal arrangement with a landlord. You are paying for a service - housing. Because renting an apartment is a little bit different than buying a soda, both Boston and Massachusetts have a number of statutes, laws, and policies that specify what you as the tenant are entitled to, and what your landlord is entitled to as well.

In any housing situation, it is important to know your rights and responsibilities as a tenant. The organizations listed below have much more information about housing rights and responsibilities.

Legal Tactics: Tenants' Rights in Massachusetts

www.masslegalhelp.org/housing/legal-tactics1

Dealing with actual people (like your landlord) while renting an apartment is a lot different than reading basic information about tenants' rights. You may find as you go about your housing search that you do not feel comfortable bringing up issues you have with leases or applications or what your landlord is doing, because you do not think you have any leverage to negotiate with them. Telling your landlord that you intend to repair and deduct rent, or that you are going to withhold rent, are often difficult things to do because reality is more tricky to negotiate than basic scenarios online.

Luckily, the Massachusetts Law Reform Institute and Massachusetts Continuing Legal Education, Inc. produce a fantastic resource for renters in Boston called *Legal Tactics: Tenants' Rights in Massachusetts*. *Legal Tactics* provides suggestions on how to protect your own housing interests when situations come up that you feel you have no power to change. The .PDF booklet has a number of practical solutions for students in awkward renting situations.

The Rental Housing Resource Center

www.cityofboston.gov/rentalhousing

Room 709

1 City Hall Square

Boston, MA 02201

617-635-RENT

The Rental Housing Resource Center, created thirteen years ago, is a department at the city of Boston designed to assist landlords and tenants in Boston with information about housing rights and city or state policy. In addition to being able to answer almost any question students might have about living in Boston, the RHRC also puts together one of the best and easiest to read resources on Boston housing law. The *Good Neighbors Handbook* is available on the RHRC website for free.

Office of Consumer Affairs & Business Regulations

www.mass.gov/ocabr

Consumer Hotline: 617-973-8787

The Office of Consumer Affairs and Business Regulation has a website with an extraordinarily lengthy description of the state laws protecting tenants. You can find it at the website above, under the 'For Consumers' tab.

The office's pamphlet is a good summary of housing rights:

www.mass.gov/Eoca/docs/TenantsRights.pdf

Legal Representation

For students who are experiencing issues with their landlords that they do not know how to approach, or who have been served with a Notice to Quit for an eviction, there are a few easy-to-use services in Boston to find a lawyer.

Both the Boston Bar Association and the Massachusetts Bar Association host web- and phone-based lawyer referral programs where members of the public can contact the Bars and find a lawyer capable of taking their case. If you find yourself in a situation where you must have legal representation, this service can help you find a legal professional who can represent you, and give you an idea of what the fees might be.

Massachusetts Bar

www.massbar.org/public-and-community-services/need-a-lawyer

617-654-0400

Boston Bar

www.bostonbar.org/lrs/index.htm

617-742-0625

In any housing situation, it is important to know your rights and responsibilities as a tenant. The following information is a summary of some of your basic rights as a tenant in Massachusetts. Students requiring legal advice should contact a qualified attorney.

Unlawful Entry

As a tenant you have the right to lawful and exclusive possession of your apartment. Your landlord must give you reasonable notice before entering your apartment. Generally, this means a 24-hour notice to determine a mutually convenient time. A landlord that unreasonably enters your apartment may be guilty of criminal trespassing.

By law, you are required to provide a landlord with reasonable access to your apartment for the following reasons:

- To inspect the premises
- To make repairs
- To show the apartment to prospective purchasers or tenants
- In accordance with a court order
- If the premises appears to have been abandoned
- To inspect the premises within the last 30 days of tenancy if you have paid a security deposit in order to determine the amount of damage

Rent Increase

A rental increase may be any amount the landlord wishes to charge. Rent for a tenant with a lease can be increased only when the lease term expires. Tenants at will may face a rent increase at any time, as long as notice is received at least one full rental period, but not less than 30 days, before it becomes effective.

You do not have to accept an increase in rent. As long as you continue to pay the old rent, you cannot be evicted for non-payment of rent. The landlord can still take you to court on this issue, but not for non-payment. If you are unhappy with a proposed rent increase, but would like to stay in your apartment, you should try to negotiate with the landlord rather than battle it out in court. The landlord may be willing to accept a smaller increase or agree to do repairs or make improvements in the apartment. Once you work out an acceptable agreement, get the landlord to put it in writing.

Eviction

Eviction is the process by which a landlord or property owner removes a tenant from his or her property due to breach of contract or other legal dispute. Evictions are time consuming, costly, and exceptionally unpleasant affairs. Evictions can show up on your credit report and increase the interest rate on school loans, credit cards, and mortgages. Most landlords try to avoid evictions in many situations, because of the expense

and inconvenience of having to initiate the process. However, being a bad tenant can make your landlord more willing to evict you.

The only person who can evict you from your apartment is a judge. All landlords must go to court and obtain permission from a judge in order to evict you. Eviction is a long and expensive process. If there is a chance that mediation can solve the problem before it has to go to court, then you should strongly consider that option.

If you have a lease, you cannot be evicted unless:

- Your lease has expired and you are living in the property without a lease (squatting, essentially).
- You are not paying your rent.
- You are in violation of your lease, and the lease states that such violations may be cause for eviction (like you are subletting without your landlord's permission).
- You use the apartment for illegal purposes (like selling drugs).

If you do not have a lease, or are a tenant-at-will, a landlord can start an eviction proceeding much easier.

During an eviction proceeding, a landlord or property owner must serve the tenant a Notice to Quit. State statutes mandate how this notice must be served to the tenant to ensure that he or she is properly notified. A Notice to Quit is a request from the landlord for the tenant to vacate the apartment unit by a particular date.

If the notice was served because the tenant did not pay rent, he or she has 14 days to revive the lease by paying all back rent owed. If this is paid, the tenant cannot be evicted. If the tenant does not pay the back rent owed, and is served a subsequent Notice to Quit, the landlord no longer has to accept payment. Notices to Quit for other lease violations aside from non-payment of rent have different time requirements; many leases include provisions for 7 day notices.

If the tenant has not moved out by within the time frame stipulated in the Notice to Quit, the landlord can file a Summary Process with the district or housing courts of Boston. The courts will set a date for a hearing, and the landlord must inform the tenant of that date. Both sides may present their case in court. If the tenant is found to be at fault, the judge can order the tenant to leave the unit.

The Nuisance Statute

Landlords who have proof of tenant activity that is illegal are required by law to attempt to evict the tenants. If they do not, they can face fines and jail time.

The activities include using an apartment unit for:

- Prostitution
- Lewdness
- Illegal Gambling
- The sale of alcohol
- The sale of controlled substances
- Illegal possession of a weapon/firearm
- Use of an explosive or incendiary device

Landlords attempting to evict a tenant under the Nuisance Statute do not have to serve them with a Notice to Quit, and can proceed directly to court. Landlords need to have copies of a police report indicating that such activities were taking place in the apartment.

HABITABILITY RIGHTS

All tenants are entitled to a safe and habitable living environment throughout their entire tenancy. The State Sanitary Code protects the health, safety and well-being of tenants and the general public. A brief description of the state sanitary code is summarized in the appendix of this guide, and on the ISD website. If you can, it's a good idea to understand the basics of the sanitary code when evaluating apartments.

Remedies

If you feel conditions exist that may violate the State Sanitary Code call your landlord and advise him/her of the problem and request repair. In addition, put your request in writing so you have documented evidence of your request.

Some violations are considered emergency violations of the sanitary code. Your landlord has to take immediate actions to fix problems of this sort, which include:

- No heat
- No water
- No waste removal/drainage
- Flooding

If the landlord does not take action to fix these violations of code, contact them and let them know that you are going to get in touch with ISD. If they still do not reply, call ISD and let them know about the issues. They will send out an inspector who will investigate the situation. Be sure to point out to the inspector what the issues are, and ask for a copy of their report before leaving your apartment. A few days later, you should receive another copy of the report and repair order in the mail stating that the landlord has been notified of the code violations and must fix them within a specified amount of time. If the landlord has not solved the problem within the time frame that the ISD gives them, the city can take them to court.

For most maintenance issues, though, calling the ISD is not necessary. For other breaches of the code, or issues that require

fixing, call your landlord and ask them to repair the damage. Your lease should stipulate who is responsible for the physical maintenance of your apartment. If the landlord has an outside company or contractor doing repairs, you may need to contact that company directly. If your landlord is unresponsive to your requests, send him or her a request for the repairs in writing, and send it certified mail (so you get a dated receipt of when it was delivered). If, after receiving the receipt, you still don't get any response from your landlord, or the problem is still not fixed, call him or her one final time to indicate that you will be contacting the ISD.

Tenants dealing with maintenance issues, especially those that threaten their health, have several options available:

Withhold Rent

If repairs are not fixed within a reasonable amount of time you may withhold a portion of your rent as a means of forcing repairs. This is a serious step and should be dealt with carefully. You may want to get some legal advice before proceeding since the landlord could try and evict you for non-payment of rent.

Repair and Deduct

To repair and deduct may be another option. In this case you would make emergency repairs and be entitled to deduct up to four months future rent to pay for the work. At this stage of remedy, if you qualify under "repair and deduct" you may also choose to treat the lease as broken, and move rather than undertake the necessary repairs. Again, this is a serious step. It is wise to seek legal council before proceeding with this type of action.

Retaliation

The state of Massachusetts provides some security for a tenant who has had to report his or her landlord to the ISD, or make use of one of the above remedies for a major issue of habitability.

A tenant cannot be legally evicted for:

- Informing the landlord about violations in the sanitary code.
- Contacting Inspectional Services
- Joining/organizing a tenant's group in the building
- Legally withholding rent
- Repair-and-deducting rent
- Pursuing legal action against the landlord for violations.

Any eviction actions undertaken by a landlord within six months of a tenant performing one of the above actions is considered by law to be "retaliatory," and the landlord will have to prove that they are not or else the claim is dismissed.

GETTING SETTLED



GETTING TO BOSTON

Congratulations! You've found a roommate (if you want one), found an apartment, and are getting ready to make your move to Boston. Below are the last things you'll need to think about to get settled in your new home. On page 78 you can find a list of companies that provide the services described here that have worked well with the BUMC population in the past.

Driving

Getting into Boston can be a tricky feat. Having a set travel itinerary before you arrive to move into your apartment is a good idea. Boston is surrounded by an interstate system of major highways – if you are coming to the city from outside of Massachusetts, or outside the Boston area, you will probably be taking one of the major highways into the city. Interstate 495 and route 128 surround Boston like rings, with I-90, and I-93 branching off to run through the city itself. Traffic moves quickly and Boston drivers are not known for being the most friendly. Know your exit number well ahead of time, and get in the correct lane as soon as possible so you don't get cut off.

Once in Boston, be mindful of one-way streets. Especially downtown and in the Back Bay neighborhood, many of the streets run one-way perpendicular to major roads like Boylston Street and Newbury Street. The "street view" feature of Google Maps is a great tool for finding out what direction your street runs, and what it looks like before you get there.

The Massachusetts Turnpike

The Massachusetts Turnpike (often times just the "Mass Pike," or "the Pike") is the eastern-most section of I-90 and comes directly into the city of Boston. The Mass Pike is a toll-road, with tolls ranging from about \$3.00 to \$5.00. If you have a Fast Lane electronic toll system (which is compatible with the nation-wide EZPass system), you can get through the tolls much more quickly, especially at large plazas like Sturbridge.

Plan Ahead

If you are planning a local move during Boston's peak moving season (Aug/Sept) and you need to reserve a moving truck, do so at least one month in advance. September 1 is by far the busiest moving day in Boston. If at all possible, try to avoid moving on September 1st! UHaul, Penske, and Budget all have a fairly strong representation in the Boston area, but they will run out of trucks by the first few weeks of August for students intending to move on September 1st.

Watch for Overhead Passes

If you are self driving a moving truck, pay attention to low clearance signs. Storrow Drive and the Jamaica Way are particularly known for this problem – many of their small tunnels and bridges only have 11' of clearance.

Street Occupancy Permits

If you have a large moving truck or van, and want to make sure you have a spot on the street to park it when you arrive at your new apartment, you will need to get a street occupancy permit from the city. In Boston and most of the towns nearby, that permit is issued by the Transportation or Traffic department, and does have a small fee (from \$5 to \$20). Especially if you think your move is going to take a decent amount of time (more than a few hours), having street occupancy permits makes the process much faster and easier.

Moving Companies

If you have a lot of furniture or heavy items you need to move, a good moving company can help make your relocation a lot easier. Call a few companies to get an idea of what a reasonable quote for your job will be. Movers offer tremendous convenience in a move, but aren't cheap. Especially for students moving things across state lines, movers can be very expensive.





EDUCATION

BOSTON PUBLIC SCHOOLS

www.boston.k12.ma.us

Central Administration Building
26 Court Street
Boston, MA 02108
617-635-9000

Massachusetts state law mandates that all children aged six years or older must be enrolled in school. The city of Boston has a number of options for schooling, and negotiating the various school zones and registration periods can be daunting at first. Boston has over 140 public schools. Every elementary and middle school is assigned one of three school zones: East, North, or West. The zones are assigned based on the school's location within a neighborhood:

North Zone: Allston/Brighton, Back Bay, Mission Hill, South End, Downtown, Charlestown, North End, East Boston

East Zone: South Boston, Dorchester, Mattapan, Hyde Park

West Zone: Roxbury, Jamaica Plain, Roslindale, West Roxbury

Parents can apply to register their children in any school within their zone, but students are accepted based on a lottery system. Preference is given to students who have siblings in a particular school already, or who live within the "walk zone" of the school (usually a mile or mile and a half from the school itself). If a student is within the "walk zone" of a school, they can apply to it, even if it is out of the normal geographic zone.

Boston also offers a number of kindergarten through 8th grade programs that are city-wide, so students can apply to them no matter what neighborhood they live in. All high schools in Boston are city-wide.

Registration periods for schools are usually at the beginning of the year; students entering a "transition grade" (kindergarten, 6th grade, or high school) register first, in January, and other students register in February. Registration normally takes place in one of the three Family Resource Centers (one is located in each zone).

- **East Zone Family Resource Center**

Campbell Resource Center
1216 Dorchester Avenue, Dorchester (behind Burger King)
617-635-8015

- **North Zone Family Resource Center**

Madison Park Complex
55 Malcolm X Boulevard, Roxbury (near the Roxbury Crossing T stop)
617-635-9010

- **West Zone Family Resource Center**

Jennie Baron Building
515 Hyde Park Avenue, Roslindale (near Cummins Highway)
617-635-8040

The Boston public schools offer a Showcase of Schools once a year, usually in the fall, where parents will have the opportunity to speak with representatives from all of the Boston public schools. The school system also maintains a blog providing information about school activities:

www.allaboutbps.blogspot.com

School Publications

Luckily, the city of Boston produces two excellent resources for parents about the public schools describing school policy, registration procedures, and school zones. Both are available online.

Introducing the Boston Public Schools

<http://boston.k12.ma.us/schools/IntroBPSEng.pdf>

Guide to the Boston Public Schools

<http://boston.k12.ma.us/info/Guide.pdf>

Schools outside of Boston

Cambridge Public Schools

www.cpsd.us

Administrative Office

159 Thorndike Street

Cambridge, Massachusetts 02141

617-349-6400

Cambridge uses a Controlled Choice Plan for school registration. When parents complete an application for their children to attend school, they can pick three schools they would prefer their children attend. Cambridge works to ensure that students are placed in schools that parents have requested as much as possible, but also strives for mixed racial and socio-economic classes.

Cambridge Public Schools at a Glance:

www.cpsd.us/web/PubInfo/SAG0708_web.pdf

Cambridge Public School policies:

www.cpsd.us/web/PubInfo/CPS_PolicyGuide0607.pdf

Brookline Public Schools

www.brookline.k12.ma.us

Central Administration

194 Boylston Street (Rte 9)

Brookline, MA 02445

617-730-2401

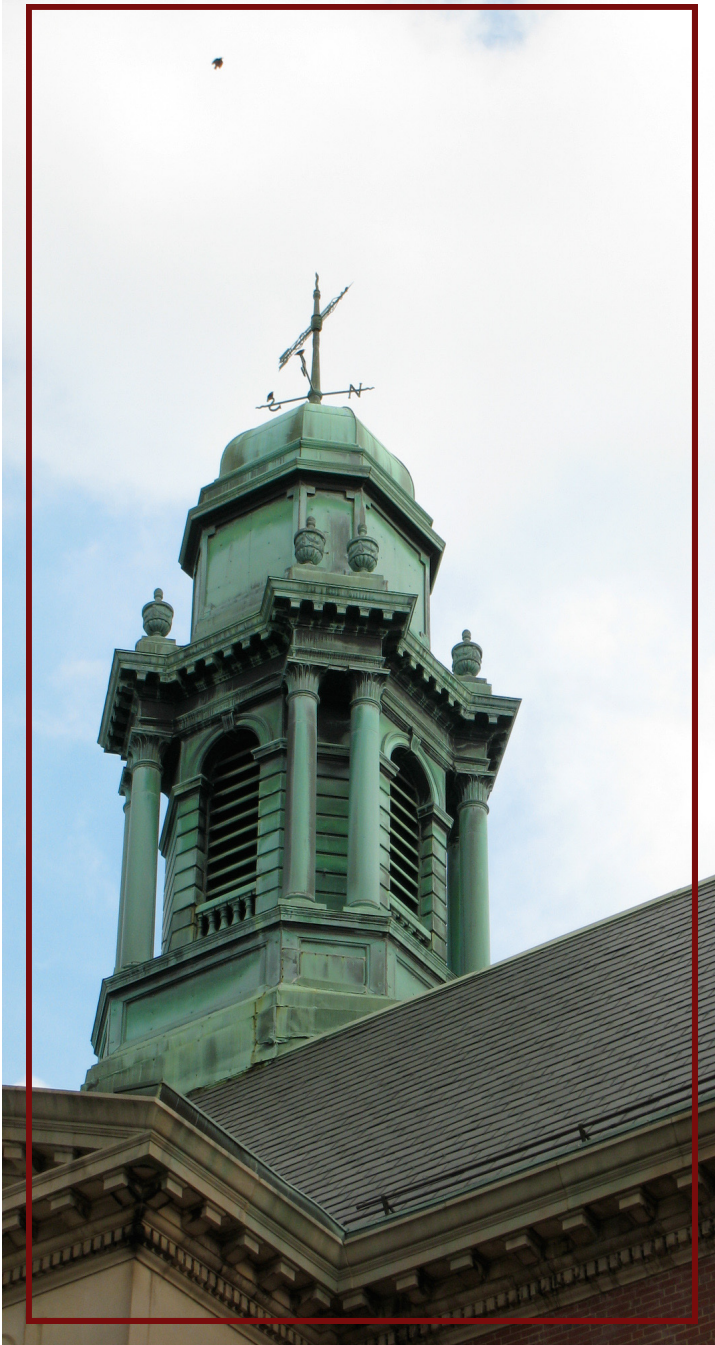
Registration for schools in Brookline is directed by district. Residents must register their children for schools by filling out the appropriate forms and bringing them *in person* to one of Brookline's middle schools, if registering a child for kindergarten through 8th grade, or Brookline high school if registering for 9th to 12th grade. Residents who are renting need to bring the registration materials (found on the main website) and a copy of their lease.

Schools Outside the Boston Area:

The Massachusetts Department of Education

www.doe.mass.edu

The MDE should be the first stop for a parent for information on all of the school districts in the state, as well as the individual schools themselves.



CHILDCARE

If you have children, you will likely need to make arrangements for childcare. Boston and the communities surrounding it offer a number of options for both, but quality can vary significantly from one center or school to the next.

BU Resources

The Office of Family Resources

www.bu.edu/family

985 Commonwealth Avenue

617-353-5954

The Office of Family Resources is an information and referral office that provides assistance to BU students, faculty and staff. Their services include part-time and full-time early childhood learning centers, a babysitting referral service, school vacation programs, and community referrals for childcare resources. Visit their website at www.bu.edu/family for complete listings and details of their services. Students can schedule an appointment with the office to learn more about city/university resources.

The BU Children's Center

www.bu.edu/family/bucci.html

The Children's Center is a full-day (8 a.m. to 6 p.m.) daycare program for children aged 2 to 6 years of BU students, faculty, or staff. The Center is open for during the entirety of the academic year (September to June), with additional programs during the summer months. Students interested in getting a spot for their child need to attend an orientation session, usually held in October, the year before their child would attend. Tuition for the Children's Center changes yearly, but currently stands at about \$985 per month.

Early Childhood Learning Laboratory

www.bu.edu/sed/ecll.htm

www.bu.edu/family/ecll.html

The Early Childhood Learning Laboratory (ECLL) is a preschool affiliated with and located in the School of Education. It is a laboratory and demonstration school and employs an innovative, inquiry-based approach to curriculum design. The preschool provides a half-day program (from 8:45 a.m. to 11:45 a.m.) for children between the ages of 2 years 9 months and 5 years. There is also an extended day program until 2pm, though space is limited. Applications are taken year-round and are located on the Office of Family Resources website. Space is limited and BU affiliation is not required.

Non-BU Resources

MAchildcare.com

www.machildcare.com

The website www.machildcare.com has listings of childcare centers in Massachusetts, and also offers news about parenting, community resources, infant/child health updates, and some community activities for kids.

Boston Parents' Paper

<http://boston.parenthood.com/>

670 Centre Street

Jamaica Plain MA 02130

617-522-1515.

The Boston Parents' Paper provides many ideas for classes, entertainment, schools, special events, where to buy children's clothes or furniture, etc. Look in any public library for a free issue.

Warm Lines

www.warmlines.org

225 Nevada Street

Newtonville, MA

617-244-4636

WarmLines Parent Resources is an organization that connects parents to each other. For \$90 you can become a member and may participate in playgroups. A computerized system will match you with other parents, help you find childcare or babysitters, or guide you to over 100 pre-schools.

Onein3boston.org

www.onein3boston.org

In addition to civic resources, social events, and job networking, Onein3Boston also has a number of resources for parents looking for childcare and school information. In particular, the search tools on the **Childcare Resource Center** website and the **Action for Boston Community Development Inc.**'s programs are very useful in learning about childcare options across the city.

Other Nearby Universities

For students who have families and may be associated with more than one university, most other Boston-area schools have some form of childcare resources similar to the BU Office of Family Resources and their learning labs and daycare centers.

SETTING UP YOUR APARTMENT

Once you've arrived at your new place, the last step is to make it feel like home. Getting furniture, setting up utilities, and arranging whatever internet and phone options you need are the final pieces in your housing search.

Utilities

As soon as you sign a lease for an apartment, you should begin to setup your utility services. If you schedule your utilities in advance, they should be in good working order upon your arrival. Waiting until your move in date can leave you without power for a few days.

Contact the utility providers and set up an account for your apartment that will begin on the day that you move in. Make it clear to the companies that you are a new tenant, and are not responsible for any energy expenses prior to your move in date. You may need to have your landlord or realtor call the utility company to validate that you are a new tenant.

Cell Phone/Cable/Internet

Most cell phone carriers have a good signal in Boston. Most of the cable/internet service providers in the city offer special bundle packages for cell phone, high-speed internet access, and cable television (prices tend to hover around \$100). If you do not already have a phone, or are looking to change carriers, these bundle deals can help save some money on phone costs.

Furnishing Your Apartment

Most apartments in Boston are unfurnished. Furnished apartments are rare and expensive. Most students will either bring their own furniture, if they already have it, or buy or acquire furniture when they arrive in Boston. If needed, it is also possible to rent furniture on a short- or long-term basis through one of several local furniture rental companies.

If you are in contact with the tenants who are vacating the room or apartment you plan to move into, you may want to ask if they have any furniture they wish to leave behind. In many cases people are happy to do this in order to avoid having to move large items.

For students who do not have their own furniture, here are a couple of options for getting the pieces you need.

- **Buy it from a local furniture store**

Boston has no lack of furniture stores for all price ranges. See the appendix, pages XXX to find some common stores that students patronize to find furniture in a student-friendly price range.

- **Find it on the OHR's Furniture Forum**

The OHR hosts a furniture forum on its main site where students can swap, share, or trade furniture with one another.

While most pieces are for sale, some students (especially students who are graduating and moving on to residency) are willing to give away furniture for free, if the students who want it agree to come pick it up.

- **Find it on Craig's List**

Craig's List is a huge bulletin board for swapping and selling furniture. Students who view it like a larger, non-school specific version of the OHR furniture forum won't go too far wrong. Just like the OHR forum, Craig's List has a number of posters who are just trying to get rid of pieces, and may give them away if someone can pick them up.

- **Find it on September 1**

For the truly entrepreneurial, September 1 is the biggest move-in and move-out day of the year. Many students in undergrad-heavy neighborhoods like Allston/Brighton and Mission Hill leave old furniture on the sidewalk. While the vast majority of this furniture is too old or broken to get used, some of it is salvageable, and all of it is free! A quick note: never take anything off the street that has a cushion on it - mattresses, couches, or chairs - because those can be great hiding places for bed bugs and other nasty critters.

Renter's Insurance

Renter's insurance is a way of protecting your valuables and property in the event of a disaster. Most policies cover the cost of replacing your property in the case of damage or destruction due to fire, water damage, theft, or other unexpected event.

Renter's Insurance is important because it covers specifically the value of your property. Many landlords have insurance to protect their property, or the building in general, but their insurance coverage does not offer tenants any security. Renter's Insurance can cover the cost of new furniture, new computers, iPods and other expensive electrical equipment, and clothing if you were to lose them in a fire or other disaster. The typical policy is between \$150 and \$250 a year (only \$10 to \$15 a month on average). You may need to include a specific provision for flooding. Policies can have two different coverage types: Actual Cash Value (ACV), or Replacement Cost Coverage (RCC). ACV policies will reimburse you up to the cost of your property at the time you lost it. So, a four year old computer is worth less than a brand-new one. A RCC policy covers the cost of replacing the item (so it would cover the cost of replacing your computer with a new computer). RCC policies tend to be a little more expensive. If your building suffers massive structural damage for some reason, or is unlivable, some insurance policies will help you with temporary living accommodations.

The website www.netquote.com can help identify an insurance provider that works with your needs.

GETTING SETTLED

STREET OCCUPANCY PERMITS

Boston

www.cityofboston.gov/transportation/streetoccupancy.asp

Brookline

www.town.brookline.ma.us/Transportation/parking/moving.html

Cambridge

www.cambridgema.gov/traffic/MovingVanPermit.cfm

MOVING COMPANIES

Excellent Moving and Storage

www.excellentmoving.com

57 Lincoln Street
Brighton, MA 02135
617-254-0322

Gentle Giant Moving

www.gentlegiant.com

29 Harding Street
Somerville, MA 02143
617-661-3333

Intelligent Labor and Moving

www.intelligentlabor.com

2518 Massachusetts Avenue
Cambridge, MA 02140
617-864-0620

Precision Moving

www.precisionmovingcompany.com

495 Columbia Street
Somerville, MA 02143
617-623-7700

FURNITURE RENTALS

American Furniture Rentals

www.bu.rentfurniture.com

485 Wildwood Avenue
Woburn, MA 01801
781-721-4555

American Furniture Rentals (AFR) has a partnership with BU and offers special deals for BU students.

Cort/Putnam Furniture

www.putnamfurniture.com

(Cort/Putnam has several showroom locations in the Boston area)

Rental Showroom
98 Boylston Street
Boston, MA 02116
617-542-8383

PURCHASING FURNITURE

Basic Carpet and Furniture

www.basiccarpetandfurniture.com

Two locations in the Boston area:

Allston:

151 Harvard Avenue
Allston, MA 02134
617-254-1060

Cambridge:

997 Massachusetts Avenue
Cambridge, MA 02138
617-491-6500

College Furniture

www.collegefurniturecheap.com

137 Harvard Avenue
Allston, MA 02134
617-254-5949

Economy Hardware

www.economyhardware.com

Economy Hardware has several locations in the Boston area

Back Bay/South End location

219 Massachusetts Avenue
Boston, MA 02115
617-536-4280

Ikea

www.ikea.com

1 Ikea Way
Stoughton, MA 02072
781-344-4532

Ikea is not easily accessible without a car.

Target

www.target.com

South Bay Center
7 Allstate Road
Dorchester, MA 02125
617-602-1921

UTILITIES

Electricity

NStar (provides electricity to Boston, Cambridge, Brookline)

www.nstaronline.com/residential

Bill Paying Address

NStar Payment Center

P.O. Box 4508

Woburn, MA 01888

Customer Service (setting up new accounts): 800-592-2000

Gas Heating**Key Span**

www.keyspanenergy.com

Set up new accounts online and contact Key Span through online contact form.

617-469-2300

CELL PHONE/CABLE/INTERNET**Comcast**

www.comcast-ne.com

Several locations throughout the city; visit website to find closest center

1-800-COMCAST

RCN

www.rcn.com

800-RING-RCN

Verizon

www.verizon.com

Verizon Wireless Store

283 Harvard Street

Coolidge Corner

Brookline, MA 02446

Store: 617-278-3920

General Customer Support: 800-870-9999

BECOMING A RESIDENT

In addition to setting up your home, you may want to look into some other aspects of being a resident of the city. Below are some offices that provide civic services you may want to know about.

REGISTERING TO VOTE**Boston Election Department**

www.cityofboston.gov/elections

Brookline Town Clerk

www.townofbrooklinemass.com/townclerk

Cambridge Department of Elections

www.cambridgema.gov/election

CHANGING DRIVER'S LICENSE**Boston Registry of Motor Vehicles**

www.mass.gov/qrmv/boston.shtm

630 Washington Street (in Chinatown)

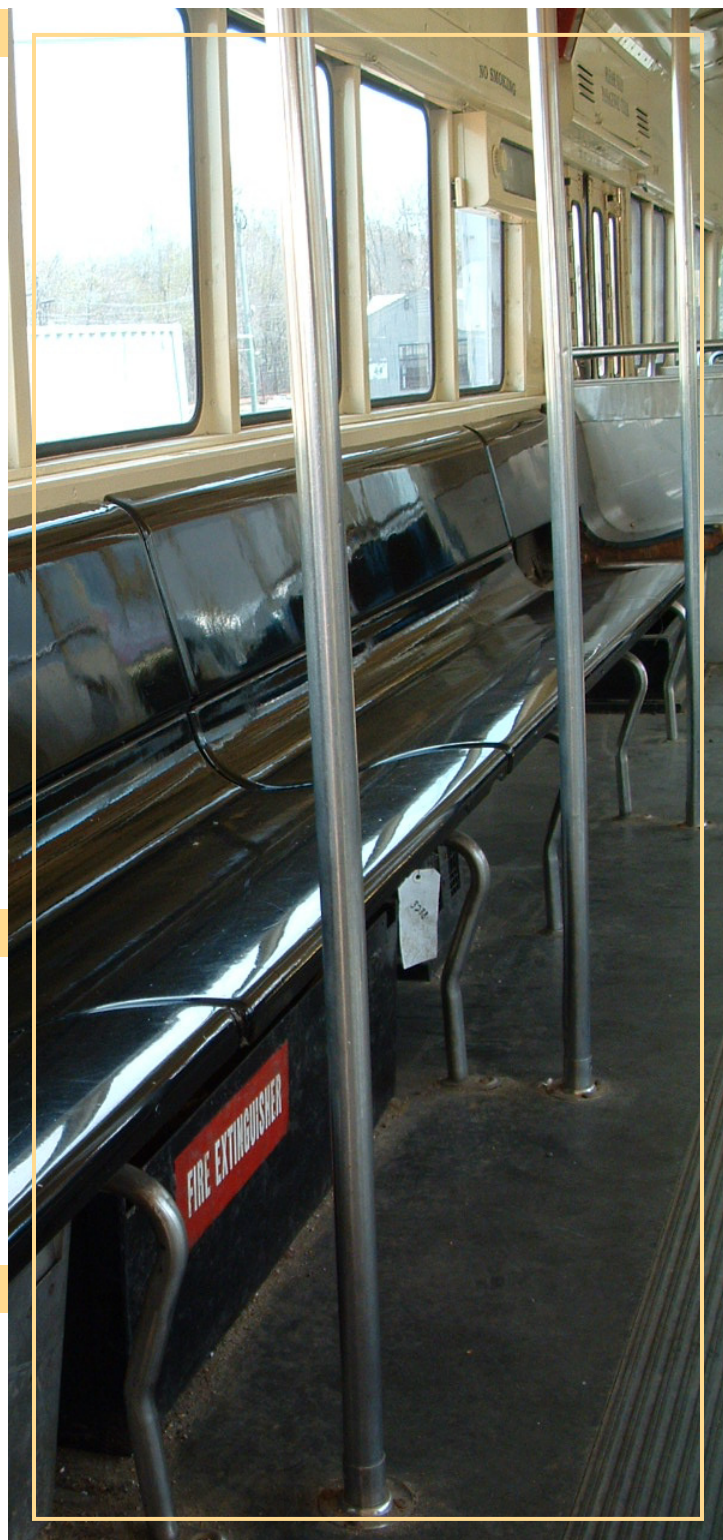
Boston, MA 02111

617-351-4500

Learn about Jury Duty

www.mass.gov/courts/jury

Note: full-time students in Massachusetts (regardless of where their permanent address may be) are eligible to serve jury duty in the Commonwealth.



APPENDIX

USEFUL PHONE NUMBERS

BOSTON UNIVERSITY

Boston University Medical Campus Switchboard
617-638-8000

Boston University Charles River Campus Switchboard
617-353-2000

School of Medicine
www.bumc.bu.edu/busm
Admissions: 617-638-4630
Registrar: 617-638-4160
Student Services: 617-638-4166

School of Public Health
www.bu.edu/sph
Admissions: 617-638-4640
Registrar: 617-638-4645
Student Services: 617-414-1402

Goldman School of Dental Medicine
www.dentalschool.bu.edu
Admissions: 617-638-4787
Registrar: 617-638-4708
Student Services: 617-638-4787

Division of Graduate Medical Sciences
www.bumc.bu.edu/gms
Admissions: 617-638-5120
Registrar: 617-353-3612
Student Services: 617-638-5120

Office of Housing Resources
www.bumc.bu.edu/ohr
617-638-5125
ohr@bu.edu

Office of Student Financial Services
www.bumc.bu.edu/osfs
617-638-5130

Office of Rental Property Management
www.bu.edu/orpm
617-353-4101

Off-Campus Services (Charles River Campus)
www.bu.edu/offcampus
617-353-3523

Parking & Transportation
www.bumc.bu.edu/gs
617-638-4915

Office of Family Resources and the Children's Center
www.bu.edu/family
Nikki Sibley
617-353-5954
nsibley@bu.edu

Boston University Police Department
www.bu.edu/police
617-353-2121

BUMC Public Safety
www.bumc.bu.edu/publicsafety
617-414-4144

Boston University Information Center
www.bu.edu/dbin/infocenter/content/
617-353-4636
AskUs@bu.edu

BOSTON MEDICAL CENTER
BMC Information
617-638-8000
617-414-5000

Committee of Interns and Residents (SEIU)
Judy Grant
617-414-5301
jgrant@cirseiu.org

CITY OF BOSTON
City Hall
www.cityofboston.gov
617-635-4000

Rental Housing Resource Center
www.cityofboston.gov/rentalhousing
617-635-7368
RentalHousing@cityofboston.gov

Department of Neighborhood Development
www.cityofboston.gov/dnd
617-638-3880

Department of Neighborhood Services
www.cityofboston.gov/neighborhoods
617-635-3485
Jay.Walsh@ci.boston.ma.us

Inspectional Services Department
www.cityofboston.gov/isd
617-635-5300
ISD@cityofboston.gov

Boston Redevelopment Authority
www.bostonredevelopmentauthority.org
 617-722-4300

City of Boston Public Schools
www.cityofboston.gov/bps
www.bostonpublicschools.org
 617-635-9000
jcahill@boston.k12.ma.us

Boston Centers for Youth and Families
www.cityofboston.gov/bcyf
 617-635-4920
BCYF@cityofboston.gov

Mayor's 24-hour Hotline
www.cityofboston.gov/bcyf
 617-635-4500

Boston Health and Hospitals Department
www.cityofboston.gov/rentalhousing
 617-534-5000
RentalHousing@cityofboston.gov

Boston Public Works
www.cityofboston.gov/rentalhousing
 617-635-4900
RentalHousing@cityofboston.gov

Boston Elections Commission
www.cityofboston.gov/residents/ElectionsAndVoting.asp
 617-635-3767
Election@cityofboston.gov

TOWN OF BROOKLINE

Main Switchboard
www.brooklinema.gov
 617-730-2000

Transportation
www.brooklinema.gov/transportation
 617-730-2177

Public Works
www.brooklinema.gov/publicworks
 617-730-2156

Health Department
www.brooklinema.gov/health
 617-730-2300
 Brookline's Health Department is responsible for inspecting apartments and ensuring they meet sanitary code guidelines.

Public Schools
www.brookline.k12.ma.us/
 617-730-2401
info@brookline.k12.ma.us

CITY OF CAMBRIDGE

City Hall
www.cambridgema.gov
 617-349-4000

Mayor's Office
www.cambridgema.gov/mayor
 617-349-4321
 David P. Maher, Mayor

Public Works
www.cambridgema.gov/theworks
 617-349-4800
TheWorks@cambridgema.gov

Public Health
www.cambridgepublichealth.org
 617-665-3800

Inspectional Services Department
www.cambridgema.gov/inspection
 617-349-6100
ranjits@cambridgema.gov

Public Schools
www2.cpsd.us/
 617-349-6400
jyoung@cpsd.us
 Dr. Jeffrey Young, Cambridge Superintendent

STATE OF MASSACHUSETTS

Main Switchboard
www.mass.gov
 617-727-7030 (Citizens' Information Service)

Governor's Office
www.mass.gov/governor
 617-725-4005

Attorney General
www.mass.gov/ag
 617-727-2200
ago@atate.mass.us

Consumer Affairs and Business Regulation
www.mass.gov/consumer
 617-973-8700

Division of Professional Licensure
www.mass.gov/dpl
 617-727-3074

APPENDIX

Apartment Hunting Timeline

Adapted From Marywood College's *Off-Campus Housing Workbook*

1 Now

Decide what you want and what you are looking for in an apartment. Determine your budget, and whether you need a roommate. If so, look for one (tips on page 26). Start talking to potential roommates and discuss what both of you are expecting in an apartment. Do some basic research on Boston and try to pinpoint a neighborhood in which to focus your search.

2 2-3 Months Before Moving

Start looking for apartment listings through a combination of resources: the OHR listings, online tools like Craig's List, other school sites, or word of mouth. Try to put together a list of between 10 and 12 listings that sound like they will fit your needs.

3 1-2 Months Before Moving

You should be viewing apartments and narrowing down your choices (see page 68 for more help evaluating apartments). Call to reserve moving van/truck and make arrangements for moving help (friends, relatives, or paid movers). Start packing things like linens, off-season clothes, and other nonessential items. Sign a lease, if possible.

4 Three Weeks Before Moving

Notify the post office of address change. Notify publishers and creditors of change of address. Make sure you've signed a lease at this point.

5 Two Weeks Before Moving

If you are going to be paying for utilities, call to have utilities turned on during your moving day. If you are currently paying utilities, also use this time to have those utilities scheduled to be turned off.

6 One Week Before Moving

Pack a survival kit of all the things you will need on moving day:

- Keys and directions to your new home
- Payment (for movers)
- Basic tools-hammer, screwdriver, nails, masking tape, tape measure, flashlight, light bulbs, trashbags.
- bathroom needs
- A towel, soap, and toilet paper
- Kitchen needs-paper towels, sponges, cleanser, water and a snack, paper plates, cups, and plastic utensils.
- Other items: eyeglasses, prescription drugs, address book, check book, telephone, clock, a change of clothes.

7 One Day Before Moving

Make sure you have the keys to your new home or have made arrangements to pick them up on moving day. Walk through your current residence one more time to account for everything. Pick up rental truck or call your moving company to confirm your move.

8 Moving Day

Move in!

Before unpacking, sweep the floors, dust, wipe out drawers, etc. Make sure your apartment is still in the condition it was in when you first saw it. If you have put down a security deposit, make sure to examine the apartment and document any damage.

Finish packing and make sure all boxes are appropriately labeled so you'll know where they belong in your new home.

9 After Moving In

Make sure your landlord signs your apartment condition form if you found any damage. Request an inspection from the ISD, if you feel like there might be issues that violate the sanitary code. If you intend to make your new home a permanent residence, contact your local city hall and find out about registering to vote.

BOSTON ONLINE

Yelp
www.yelp.com

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USEFUL FORMS

GREATER BOSTON REAL ESTATE BOARD

www.gbreb.com

11 Beacon Street, 1st Floor

Boston, MA 02108

617-423-8700

The Greater Boston Real Estate Board (GBREB) creates many of the real estate forms used in Boston. The Rental Housing Association, an organization of property managers and operators, works in conjunction with the GBREB.

Forms available through GBREB:

Rental Application

www.formsforrealestate.com/pdf_files/RENTAL_APPLICATION_SAMPLE.PDF

Realtor Fee Disclosure

www.formsforrealestate.com/pdf_files/RENTAL_BROKERAGE_FEE_DISCLOSURE.PDF

Apartment Condition Statement

www.formsforrealestate.com/pdf_files/APARTMENT_CONDITION_STATEMENT_SAMPLE.PDF

Standard Fixed-Term Lease

www.formsforrealestate.com/pdf_files/LEASE_FIXED_TERM_SAMPLE.PDF

Tenancy-at-Will Lease

www.formsforrealestate.com/pdf_files/TENANCY_AT_WILL_SAMPLE.PDF

Rent Received Receipt

www.formsforrealestate.com/pdf_files/RENT_RECEIPT_SAMPLE.PDF

MASSLEGALHELP.Org

www.masslegalhelp.org

MassLegalHelp is a tenant-friendly organization that is part of a state-wide civic legal assistance programs. Aside from a wealth of general information on housing rights and landlord-tenant mediation suggestions, the website also has good samples of letters and forms that tenants may need to send to landlords at some point during tenancy.

Forms available through MassLegalHelp.org:

Repair Request

www.masslegalhelp.org/uploads/CD/Aw/CDAwrNebga7EoSdRJRuI9A/Form-9.repair-Letter-7-1-03.pdf

Repair Demand Letter

www.masslegalhelp.org/uploads/3F/u3/3Fu36uLmsywn3emGQJuvfA/Form-10.Repair-Demand-Ltr-7-1-03.pdf

Letter to Request Housing Inspection

www.masslegalhelp.org/uploads/AJ/Nx/AJNxrIS_PlhbyVOPNdgtw/Form-11.Inspection-Ltr-7-1-03.pdf

Rent Withholding Letter

www.masslegalhelp.org/uploads/al/D8/alD8LgttnCHKWNtuWCx3-w/Form-12.Rent-W-holdg-Ltr-7-1-03.pdf

SANITARY CODE BASICS

Apartments in Massachusetts must meet the minimum requirements of the state sanitary code in order to be habitable. While this is not the full list of the code (which is very long), it is the most common and well-known requirements for apartment conditions. If you feel that your apartment is not up to code, or an apartment you are considering is not up to code, ask the ISD for an inspection.

KITCHENS

- Ample space for food preparation and storage. Surfaces must be smooth, non-porous and easily cleanable.
- A sink and a stove/oven. Refrigerators are not required but you must provide the facilities (outlet and space) for a refrigerator. If optional equipment (i.e. dishwasher, microwave) is provided, the property owner is responsible for maintaining it in good working order.
- An electrical light fixture and two electrical outlets.
- For kitchens over 70-sq. ft., natural lighting (windows) must be provided to a size equal to 8% of the entire floor area.
- At least 4% of the floor area must be represented in openable window area for adequate ventilation.

BATHROOM

- Toilet with seat, bathtub or shower and a washbasin in a room not used for living, cooking, eating or sleeping purposes. If the washbasin cannot be installed in the room, it may be hung adjacent to the bathroom. The kitchen sink does not fulfill this requirement.
- One electric light fixture.
- Floor must be smooth, non-absorbent, non-corrosive and easily cleanable.
- Walls must be smooth, non-corrosive, easily cleanable and watertight to a height of 48 inches from the floor and 6 ft. in a shower stall or built in bathtub with installed showerheads.
- A door capable of being closed for privacy.
- Either a window openable to 4% of the floor area or a mechanical ventilation system that provides 5 air changes/hour. Mechanical ventilation systems must have an easily accessible shut-off switch or volume control.
- Fixtures properly connected to water distribution and sanitary sewerage systems. Water must be provided at sufficient pressure and temperature. Hot water must be provided at a temperature range of 110-130 degrees Fahrenheit.
- Bathroom must be accessible from within the building and not require passing through another unit.

HABITABLE ROOMS

- Every dwelling unit must provide 150-sq. ft. of total habitable space for the first occupant and 100-sq. ft. for each additional occupant. Total habitable space is the sum of the floor area of the kitchen, living room, dining area and all bedrooms. If the floor to ceiling height is less than 5ft, that floor area less than 5 ft. is not included in the total habitable space.
- Either one electrical fixture and a wall outlet or two separate wall-type electrical outlets practically located at least ten feet apart.
- Natural lighting (windows) equal to 8% of the entire floor area. In addition, 4% of the floor area must be represented in openable window space.
- Screens are required on all windows intended for occupants use. Screening season is April 1 through October 30th. Screens are only required on windows on the fourth floor and down.
- The owner shall provide heat (unless tenant is required) at a minimum temperature of 68 degrees Fahrenheit from 7AM to 11PM. From 11PM to 7 AM, temperature in unit may not drop below 64 degrees Fahrenheit. Heating season starts September 15 and runs through June 15.
- Working smoke detectors in accordance with the State Board of Fire Prevention.

GENERAL

- Every dwelling and dwelling unit must be secured against unlawful entry. Every window opening to the exterior must be secured against unlawful entry. Locking devices shall be designed and installed to avoid entrapment within the building.
- The tenant is responsible for paying utilities bills (gas, electric or oil) only if there is a written letting agreement stating so and if the utility used only services the occupants unit. In the case of a dwelling with three units or less, common area lights (outside the dwelling unit door, illumination in the basement or entry porch) may be on tenants meter when all tenants are notified and control for the fixture is within the paying tenants unit.
- A property owner may not shut-off or remove any service, utility, facility or equipment required under the Code except for temporary periods necessary for repairs or alterations.
- All structural elements (floors, walls, ceilings, windows, doors, porches, stairs etc.) are properly installed, in good-repair, fit for use intended, weather-tight.
- The owner is responsible for the proper installation and maintenance of all required and optional plumbing, gasfitting, heating and electrical facilities and equipment including, but not limited to, all sinks, pipes, wiring, toilets, furnaces, light fixtures, drains, vents, stoves, clothes

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washers and dryers etc.

- Every dwelling unit must provide as many means of egress to allow for the safe passage of all occupants in accordance with the State Building Code. No one shall obstruct a means of egress.
- The owner is responsible for the extermination of pests in buildings containing two or more units. Extermination includes sealing all means of entry, eliminating any harborage areas and food sources and cleaning and disinfecting all effected areas.
- All doors that open directly to the exterior from within a dwelling unit must be equipped with tight fitting, self-closing screen doors, unless the screen slides side to side.
- The occupant of any dwelling unit is responsible for maintaining their unit in a clean and sanitary manner.

COMMON AREAS

- Every dwelling is required to affix a number corresponding to the address of the building on the structure and large enough to be visible from the street.
- The property owner is responsible for maintaining the egress in a safe condition (i.e. free of rust or corrosion, removal of snow and ice). If the egress services only one unit and there is a written letting agreement, the tenant of that unit maybe held responsible for the removal of ice and snow on the egress.
- Main entry doors servicing more than four units must be self-closing and locking with an electronically operated striker mechanism and associated equipment.
- Property owner provides working light bulbs for all required fixtures in common areas.
- If an owner does not live on the premises a sign must be posted on or inside the dwelling, adjacent to the mailboxes, stating the owner's name, address and telephone number.
- Working smoke detectors in accordance with the State Board of Fire Prevention.
- A safe handrail must be provided for every stairway used by occupants. Every porch, balcony, landing, mezzanine or similar structure, that is more than 30 inches from the ground, must be enclosed by a wall or guardrail that is at least 36 inches in height.
- Garbage and rubbish must be stored in receptacles with tight fitting lids constructed of durable material and lined with plastic bags. In the case of a building containing three or more units, the owner is responsible for providing these barrels and putting them at the curb for collection. Any other dwelling (single-family or two-family) the occupants are responsible for providing and placing barrels at the curb for collection.
- The owner of any parcel of land is responsible for maintaining that land in a clean and sanitary manner. A property owner is responsible for maintaining the common areas in a clean and sanitary manner.

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52	Koalie <i>Good Morning Boston</i>
54	Ocherdraco <i>Harvard Square at Night</i>
56	Ron's Log <i>Brookline Village</i>
57	Troy B. Thompson <i>Temple of Love 6</i> Krypto <i>SS Pierce Building</i>
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MAP OF BOSTON





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