Housing Opportunities: On & Off-Campus

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Blakeley Hall is The Fletcher School’s co-educational dormitory for single students or married students attending school without their spouse and children. Residence at Blakeley Hall is especially useful for students who cannot arrive early to look for housing or who do not want to commit to a 12-month lease (a requirement of most off-campus housing).
Blakeley Hall – Accommodations

• Blakeley Hall is a non-smoking residential facility that houses 83 students.
• Residents occupy suites with one or two other students and share a common living room.
• Each student has a separate bedroom, equipped with a bed, mattress, dresser, desk, and chair. Residents will need to provide all other furnishings, including their own bed linens, blankets, towels, fan, lamp, telephone, and bookcases.
Blakeley Hall – Common spaces

• Residents share bathrooms with three or four other students. The dormitory also has a communal kitchen, laundry facilities, and a lounge, with cable television. Because kitchen space is limited, you may wish to purchase at least a partial meal plan.

• On-campus parking is available for a fee.
# Blakeley Hall – Key Dates

## Important Dates for Blakeley Housing:

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>May 1</td>
<td>Blakeley Hall Housing Contract and Suitemate Questionnaire due</td>
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<tr>
<td>June 1</td>
<td>Confirmation of room will be sent</td>
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<tr>
<td>June 22</td>
<td>$400 Deposit due</td>
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<tr>
<td>July 10</td>
<td>Deadline to cancel Blakeley Hall Room request (or forfeit deposit)</td>
</tr>
<tr>
<td>August 17</td>
<td>Shipments may arrive</td>
</tr>
<tr>
<td>August 29</td>
<td>Blakeley Hall opens</td>
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<tr>
<td>August 30</td>
<td>Blakeley Hall Orientation (mandatory)</td>
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Off-Campus Housing

- The Fletcher School is located in a densely populated urban area a few miles northwest of downtown Boston.

- The communities in which Fletcher students usually live are MEDFORD, SOMERVILLE, CAMBRIDGE, ARLINGTON, and MALDEN.

- Many apartments in this area are accessible by walking or by public transportation.

- Students with cars can live farther away from campus where housing may be less expensive.
Somerville, Medford, & Cambridge

With the Tufts University campus located partially in SOMERVILLE and partially in MEDFORD, these two towns are the most convenient options for many Fletcher students.

CAMBRIDGE is adjacent to Somerville and is another convenient location for students.

The following slides outline various neighborhoods of SOMERVILLE, MEDFORD, CAMBRIDGE.
Davis Square
Somerville

• **Rent**: $800 - $1000 per month (per bedroom)
• 1 mile from campus
• Wide variety of restaurants and cafes, as well as the Somerville Theater

Davis Square T station on the **Red Line**

20-minute walk from campus

10 minute bus ride on the #96 bus or campus shuttle
Teele Square
Somerville

- **Rent**: $600 - $800 per month (per bedroom)
- 0.5 miles from campus
- Mostly residential with a handful of small restaurants and cafes

10 minute walk from campus
Union Square
Somerville

- **Rent**: $700 - $1000 per month (per bedroom)
- 2.5 miles from campus
- Wide variety of restaurants and cafes, as well as a weekly farmers’ market

25 minute bus ride on the #80 bus
Porter Square
Cambridge

- **Rent:** $700 - $1000 per month (per bedroom)
- 1.6 miles from campus
- Porter Square shopping plaza has a large grocery store, pharmacies, and a variety of restaurants

Porter Square T station on the Red Line

30 minute walk from campus

15 minute bus ride on the #96 bus
Inman Square
Cambridge

- **Rent**: $650 - $900 per month (per bedroom)
- 3.2 miles from campus
- Eclectic neighborhood with a wide variety of great restaurants, cafes, and bars

45 minute bus ride on the #87 bus
Harvard Square
Cambridge

- **Rent**: $1000 - $1400 per month (per bedroom)
- 3.5 miles from campus
- Harvard University, bustling square with many students, restaurants, and cafes
- Close to the Charles River

Harvard Square T station on the **Red Line**

25 minute bus ride on the #96 bus
Central Square
Cambridge

- **Rent**: $1000 - $1400 per month (per bedroom)
- 3.5 miles from campus
- Eclectic neighborhood with a wide variety of great restaurants, cafes, and bars
- Located between Harvard University and MIT
- Close to the Charles River

Central Square T station on the Red Line
Ball Square
Medford

- **Rent**: $600 - $900 per month (per bedroom)
- 1.6 miles from campus
- Porter Square shopping plaza has a large grocery store, pharmacies, and a variety of restaurants

20 minute walk from campus

5 minute bus ride on the #80 bus
Magoun Square
Medford

- **Rent**: $600 - $900 per month (per bedroom)
- 1.3 miles from campus
- Porter Square shopping plaza has a large grocery store, pharmacies, and a variety of restaurants

Porter Square T station on the **Red Line**

30 minute walk from campus

15 minute bus ride on the #80 bus
Malden

- **Rent:** $400 - $700 per month (per bedroom)
- 4 miles from campus
- Suburban residential town located northeast of the Fletcher campus

- 15 minute drive from campus
- 40-minute bus ride on the #101 bus
- Malden Center T station on the Orange Line

(**convenient to downtown Boston, not to campus**)
Rent: Summary

- Rents vary according to the area you choose, but generally a studio/one-bedroom apartment will range from $1200 to $1500 a month.
  - Two bedrooms: on average $700-$800 per month.
  - Two or more bedrooms: on average $500-$700 per month.

- Rent often does not include the cost of utilities - a major expense during New England’s cold winters. Utilities can run over $200 a month per apartment, averaged over the 12-month period.

- Generally, Fletcher students who share accommodations (2, 3, or 4 bedroom apartments) pay an average of $600-$900 a month without utilities.
Somerville
$700-900
$900-1000

Cambridge
$800-1400

Medford
$600-900

Malden
$400-700

Fletcher School – Tufts University Campus
$500-600

$400-700
Tips for Finding an Apartment

• Start looking early!

• Where to start?
  – Decide on your priorities – gym access, T-access, family, etc.
  – Connect with current students - they are the best resources about housing and may lead you to an available apartment:
    • http://Tinyurl.com/FletcherHousing
  – The Fletcher Admitted Applicant Website is a very useful source for housing information:
    • http://fletcher.tufts.edu/Congratulations
  – Tufts Off-Campus Housing Office may also be a helpful resource:
    • http://ase.tufts.edu/och/default.asp
Tips for Finding an Apartment

• **Good apartment search practices:**
  – Compare a few places before deciding on one.
  – See the apartment in person (or by proxy) before signing the lease.
  – Be sure to know your rights.
  – Ask about laundry facilities.
  – Be clear about what utilities are included or not included in the rent.

• **Realtors may be the easiest way to gain access to certain apartments** (but not the only way).

• **Getting a place for August 1 (rather than September 1) will give you time to move and get settled before classes start.**
  – If moving September 1st, be sure to reserve a UHAUL MONTHS IN ADVANCE!
Additional Tips for Finding an Apartment

- **Visiting the Property** – make appointments with landlords or through realtors in advance

- **Make an Appointment and Arrive on Time** – landlords won’t wait around for you if you’re late

- **Be Presentable** – look responsible so the landlord will like you!

- **Be Persistent** – be sure to follow-up with the landlord asap if you like a place

- **Carry Your Checkbook** - you may need to place a deposit to demonstrate your interest

- **Timing** – patience! Give yourself a few weeks to find housing and it will work out.
Tips for Finding an Apartment

• Living with other graduate students/Fletcher students makes arranging house schedules much easier
  – If possible, meet or connect with potential roommates before committing

• A great place is not worth it if you sense that the landlord will be difficult and not willing to fix problems

• Make sure that your apartment has a good, quiet work space
Info for Families:

Lead Paint Information for Families

• There is a lead law in Massachusetts that requires the deleading or interim control of lead hazards existing in homes built before 1978 where children under six reside. Owners are responsible for complying with the Lead Law and paying the costs to delead. This includes owners of rental property as well as owners living in their own single-family or multi-family home.

• Property owners can contact the Massachusetts Lead Poisoning Prevention Program to get a list of licensed lead inspectors to check for lead paint. Tenants with children under age six can call their local Lead Poisoning Prevention Program or Health Department and ask for a free lead inspection or determination.
## On-Campus vs. Off-Campus: Pros

<table>
<thead>
<tr>
<th>On-Campus</th>
<th>Off-Campus</th>
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<tbody>
<tr>
<td>Location</td>
<td>Space</td>
</tr>
<tr>
<td>Price</td>
<td>Flexibility (pricing, location)</td>
</tr>
<tr>
<td>Utilities included</td>
<td>Accommodating to various needs</td>
</tr>
<tr>
<td>No worries on sublets</td>
<td>Kitchen-space</td>
</tr>
<tr>
<td>Checkbook / Credit Check / References</td>
<td>More integrated into neighboring communities</td>
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<tr>
<td>Community &amp; roommates</td>
<td></td>
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<tr>
<td>On-Campus</td>
<td>Off-Campus</td>
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<tr>
<td>-------------------------------------------------------------------------</td>
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<tr>
<td>Space limitations</td>
<td>More work up front</td>
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<tr>
<td>Shared kitchen</td>
<td>Commuting time</td>
</tr>
<tr>
<td>Too close to school</td>
<td>Utilities in winter</td>
</tr>
<tr>
<td>Roommates</td>
<td>Landlords</td>
</tr>
<tr>
<td>83 spots available</td>
<td>Summer sublets</td>
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<tr>
<td>Lottery May 1</td>
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<tr>
<td>Summer storage</td>
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Questions?

• Other creative housing options – live in a frat at MIT!
• Examples of landlord “mishaps” and how to deal with them (hint: study conflict resolution).
• Why living in Boston is wicked awesome.
Contact Us

• Resident Director Blakeley Hall
  – Blakeley-RD@tufts.edu
  – http://Fletcher.tufts.edu/Blakeley

• Off-campus Housing
  – FletcherStudent@tufts.edu
  – http://Tinyurl.com/FletcherHousing