Incoming Students
Housing Information
Welcome to the Boston Area!

Apartment searching can be both fun and exciting, but it is also an important decision. Entering into a rental agreement is a serious commitment to which you are legally bound. The following are some topics and issues you may want to consider as you begin your apartment search.
The Housing Search

• Finding the right place in/near Eastern Massachusetts is not always easy.
• Neighborhoods vary drastically in terms of price, style of housing, type of community, and proximity to school and internship sites.
• This is especially difficult to navigate if you come from a different part of the country.
How to Find Housing

Considerations

• While local realtors and brokers can be helpful, they can be expensive!

• Many current students use additional online resources.

• Check first to see if you or the property owner are required to pay a fee.

• Also a fair warning... in Boston many landlords will ask for both the first and last month’s rent and possibly a deposit too – so be ready to have these amounts in case you have to put down (some or all) of this before you even move in.
How to Find Housing

William James Online Community Bulletin Board

Allows students/faculty/staff to post with regards to housing, books, furniture, events, etc. (https://mycampus.williamjames.edu/SitePages/Community%20Bulletin%20Boards.aspx)

– Keep in mind that you can only log into the board once you have your William James log-in information.
– This page will be continually updated and has a separate page just for housing. Keep an eye out for that plus an updated URL!
How to Find Housing (Continued)

- A large number of students end up finding housing via online boards, especially craigslist.
- Be aware of posts with brokers/realtor fees, which can often cost as much as a full month’s rent.
- BE CAREFUL IN GENERAL
- Along with Craigslist, sites often used by students are Zillow, Apartments.com, Apartmentguide.com, Trulia, and simply using Google to find the many independently owned/managed buildings around the area.
How to Find Housing (Continued)

- It is usually much more affordable for students to have roommates.
- While finding roommates is available through craigslist and Zillow, we recommend trying the William James community message board to find other graduate students for roommates.
Where To Start

- William James College is in Newton; it may be advantageous for students to try and live relatively close to campus.
- Some students prefer to live inside I-95, as it is closer to campus and there is often more access to events.
- Other students prefer to live outside I-95, which can lead to longer commutes, but often less expensive rent.
- Some students commute from as far out as Maine but have class on campus just once a week.
- Others live close to campus but end up commuting a long distance for practicum.
  - Finding your balance is an important facet of finding the right place!
If You Want to Be In the City: The Neighborhoods of Boston Proper

Here is a map of neighborhoods that make up Boston. Some are more residential than others, and a few are filled with college students or young professionals. For a quick rundown on each area we like the descriptions here: https://theculturetrip.com/north-america/usa/massachusetts/articles/a-guide-to-bostons-23-neighborhoods/
Most Popular Areas Among Students (Inside I-95)

• Some of the most popular/recommended areas inside I-95 from current students’ responses include: Allston, Back Bay, Beacon Hill, Brighton, Brookline, Cambridge, Roslindale, Jamaica Plain, West Roxbury, Dedham, Newton, North End, South Boston, South End, Waltham, and Watertown.

• Rent prices are generally going to be higher in these locations than those outside I-95.

• Most of these are within a 30 minute drive to William James, and all are relatively close to downtown Boston.
Considered Pricey/Expensive

- Some neighborhoods are considered very desirable by students, but expensive. Depending on your price range, these areas might be worth checking into.
- Considered the most expensive areas for renting are Beacon Hill, Brookline, Cambridge, Newton, Downtown and the North End.
  - It is worth noting that some of these neighborhoods are near others which are considered both recommendable AND less expensive (i.e. Brookline and Brighton, or Cambridge and Watertown).
Outside of I-95

- Places outside of I-95 can be harder to judge.
  - Some can offer great value for low prices, others offer comparable prices to those in the Greater Boston area, and offer more of a suburban environment.
- Some areas which students utilize are Framingham, Attleboro, Sharon, Quincy, and Worcester. (Although students commute from all around the New England area!)
- These are worth looking into if you are looking to spend less on rent, but keep in mind that they can end up costing you extra in gas/time (and tolls) spent in commute.
- Depending on your class schedule, you may only be on campus once or twice a week, so living near campus might be less of a focus for you.
Other Resources

• Occasionally, students are able to sign leases beginning near the start of the semester, but need a place to stay for a few days.
• William James offers a corporate discount to several local hotels, but these can still be expensive. ([http://www.williamjames.edu/about/visiting/local-hotels.cfm](http://www.williamjames.edu/about/visiting/local-hotels.cfm))
• If you haven’t already, check out [http://www.williamjames.edu/student-life/campus/living-near-campus.cfm](http://www.williamjames.edu/student-life/campus/living-near-campus.cfm) for more information on housing from William James.
Conclusions...

• There are a variety of factors which will likely need to be considered in your housing search.
• Value for price, distance to school and/or field placement, and local environment should all be factored into your search, but are by no means the ultimate determinant of a good housing situation.
• Be aware of what you need from an apartment (i.e. parking situation, pet regulations, laundry facilities), along with your ability to live with roommates.
• When in doubt, feel free to contact a student who has likely experienced a similar situation, or your advisor for help!
• Contact Admissions or the Dean of Students and we’ll do our best to answer questions. We’re not experts, but we’re always happy to help!
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