

# HOUSING & LIVING IN WORCESTER INFO SESSION

July 23, 2024



**CLARK**  
UNIVERSITY



# Introductions

- **Oli Galvin**  
Housing Operations Coordinator
- **Feyzal Ebrahim**  
Assistant Director for Community Living, Off-Campus Housing and Campus Ambassador Program
- **Tessa Borozny**  
Engagement Coordinator, Graduate Admission



# Overview

## Housing

- On-Campus Housing
- Off-Campus Housing
- Short-term Housing

## Cost of Living

- Housing Costs
- Living Expenses
- Transportation Costs

# HOUSING

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# Things to keep in mind

- You need to have housing secured before arriving at Clark.
- You can never start looking for housing too early.
- Utilize your networks - these can include social media networks, friends and family, internet resources, etc.
- Have a plan for at least your first week – this is your responsibility, but we are happy to provide you with resources.



# CLARK UNIVERSITY HOUSING

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# Graduate Housing

906 Main Street & 16 Claremont Street (The Norcross House)





# What is it Like in Graduate Housing?

- Single and double bedrooms inside a boarding house style building
- Full kitchens
  - Meal plans are not required, but you are welcome to purchase one. You can purchase a Clark meal plan on your Self-Service Portal
- At least one bathroom per floor
- Large living room (at least one per floor)

•See the Clark website for more info:

<https://www.clarku.edu/offices/housing/on-campus-housing/graduate-housing/>

## Housing during academic breaks

- Housing contracts cover the time during spring and fall breaks
- Option to extend your housing contract during the summer break for \$210/week





# Applying for Graduate Housing

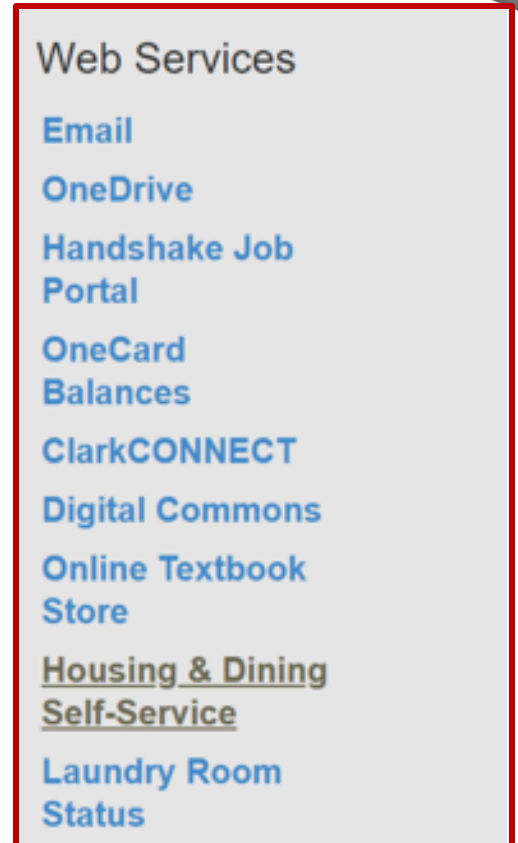
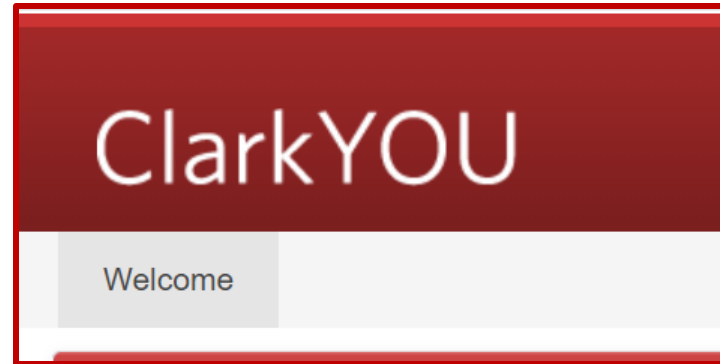
- The application is open and can be found on the Housing and Dining Self-Service page in the ClarkYou portal.
- The application is not binding. After you complete the application, over the summer, you will have the opportunity to read and sign the Graduate Housing Contract. Contracts are for the entire semester.
  - There is a \$1,500 fee to cancel your contract after you have signed it
- Applications will be accepted on a rolling basis until graduate housing is full.

## Application Walk Through

# How to Find the Clark Graduate Housing Application

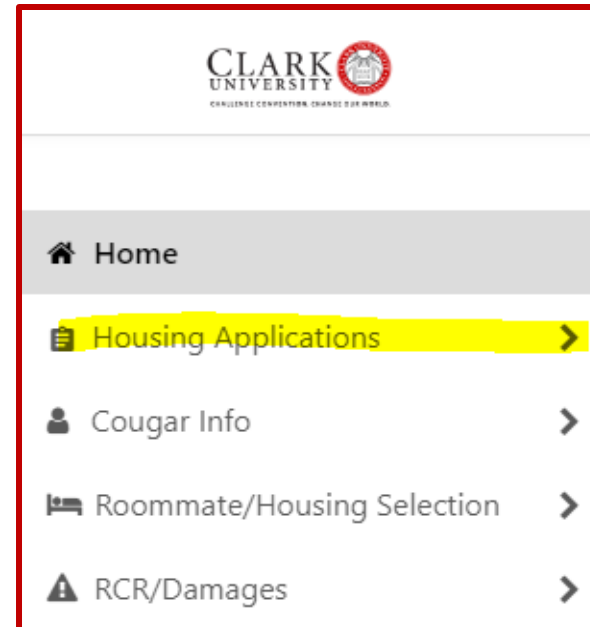
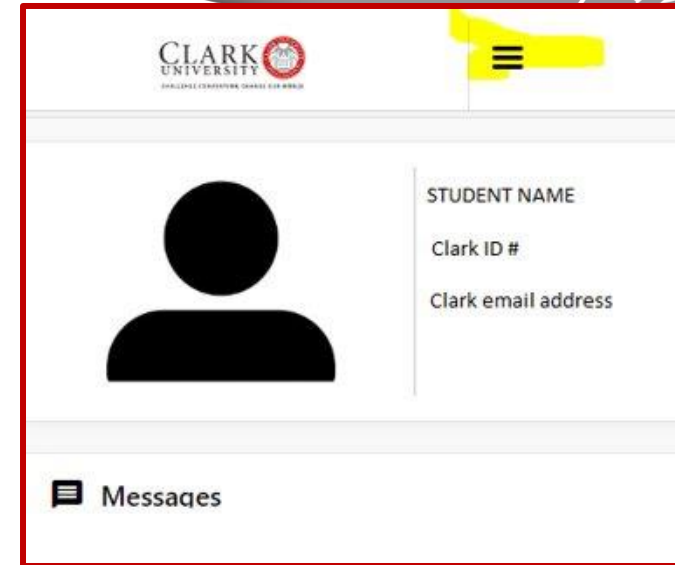


- Go to <https://you.clarku.edu/>
- Log into your ClarkYou account
  - Sign in button, top right corner
- On the left side under 'Web Services' click **'Housing and Dining Self-Service Portal'**
- If you cannot access the portal, please try:
  - A different web browser
  - Using a laptop or desktop
  - Email RLH with a screenshot



# How to Find the Clark Graduate Housing Application (Contd.)

- On your portal, click the top three lines
- Click on "Housing Applications"
- Select the "2024-2025 Graduate Housing Application"
- **If you need help, email [reslife@clarku.edu](mailto:reslife@clarku.edu)**
- **You must complete the entire application to receive a placement**





# Clark Graduate Housing Cost Breakdown

Room Type	Cost
Single Bedroom	\$5,330 (~\$1,066/month)
Double Bedroom	\$4,080 (~\$816/month)

- \$40 Commuter Pass for Parking
- Free Laundry
- Utilities Included (heat, water, cable, Wi-Fi, trash, recycling)
- Bed, desk, chair, wardrobe, living room furniture, kitchen table and chairs are all included
  - Pots and pans/small kitchen items are not included

# Important Things to Remember



- On-campus housing is very limited, and you need to apply **early** to receive a spot.
- On-campus options may be more expensive than some rental properties, but they are maintained by the university, come furnished, and include all utilities.
  - Other benefits include free laundry , quick turnaround by Facilities team for any repairs, and proximity to campus.



# OFF-CAMPUS HOUSING

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# Off-Campus Housing Search Tools



**Popular website for finding an apartment in the U.S include:**

- Apartments.com
- Zillow.com
- Rent.com
- Trulia.com

- Clark also uses an apartment listing service called **Jump Off Campus**, where you can find off-campus housing listings surrounding the campus: Clark University Off Campus Housing - Apartments, Roommates, Classifieds, and more ([jumpoffcampus.com](http://jumpoffcampus.com)) (Property Managers Post here)
- Many students also use the **Facebook group Clark University Accepted Graduate Students** to network and find open rooms/apartments: <https://www.facebook.com/groups/clarkgradstudents>
- Off Campus Housing Fall 2024: <https://chat.whatsapp.com/CwRBtrlk2o4BxnT53Vscai>
- Off Campus Forms Page: <https://forms.office.com/r/Dn0Xm4uVTT?origin=lprLink>



# Off-Campus Lease Terminology

- Living off-campus means that each property has a unique landlord who will have unique expectations from you as a tenant, it is very important that you carefully read a lease for a private third-party Worcester property carefully before signing.
- It is the responsibility of the Lessee and lessor to review and update any changes to the Lease agreement.

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The **lease** is the original written document signed by you and your landlord. It must be delivered to you within thirty days of signing.

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You, the tenant, are considered the **lessee** and your landlord is the **lessor**.

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**Rent** is the amount of money you pay each month for occupancy. Your landlord cannot require you to pay any amount exceeding the first and last months' rent.

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A **security deposit** is equal to the first month's rent plus the cost of installing a new lock and key. A **broker fee** is a nonrefundable fee that is often used by leasing agents.

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A **standard fixed term lease** runs for twelve months and is renewed after it expires.

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A **self- extending lease** automatically renews itself if neither you nor your landlord give formal notice to end the tenancy.





## Important Need to Know

- All communication Must be in Written form.
- Save all pictures prior to move in, during your stay if there is an issue or damage and right before moveout. Communicate all the pictures with the property managers before moving and they would need to acknowledge the issues on a signed form so that it confirms that they knew before you moved in.
- If apartment search is over Facebook messenger, please do not send money unless you have verified that the property is legitimate and the person communicating is not attempting to scam funds from people. If you have questions, please Email [FEbrahim@clarku.edu](mailto:FEbrahim@clarku.edu)
- If you're not comfortable with forms of contact with any property agent or owner, please contact [FEbrahim@clarku.edu](mailto:FEbrahim@clarku.edu) and allow 24-48hours
- WhatsApp Chat: <https://chat.whatsapp.com/CwRBtrlk2o4BxnT53Vscai>



# Off-Campus Housing Resources

## Mass.gov Housing Resources

<https://www.mass.gov/topics/housing-property>

## Tenants' Rights

As a renter in the state of Massachusetts you have rights and protections that are specific to the state. Review the resources listed on the Mass.gov website

<https://www.mass.gov/info-details/tenant-rights>

Community Legal Aid: [Get Help - Community Legal Aid](#)

## Landlord Tenant Rights

[The Attorney General's Guide to Landlord and Tenant Rights | Mass.gov](#)

Mass free legal support

[Massachusetts \(freelegalanswers.org\)](https://www.freelegalanswers.org)

**Need help?** Contact our Asst Director of Comm Living, Off-Campus Housing, Feyzal Ebrahim  
[Febrahim@clarku.edu](mailto:Febrahim@clarku.edu) Please allow 24-48hours to receive a response.

# SHORT TERM HOUSING

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## Where To Look:

### Hotels

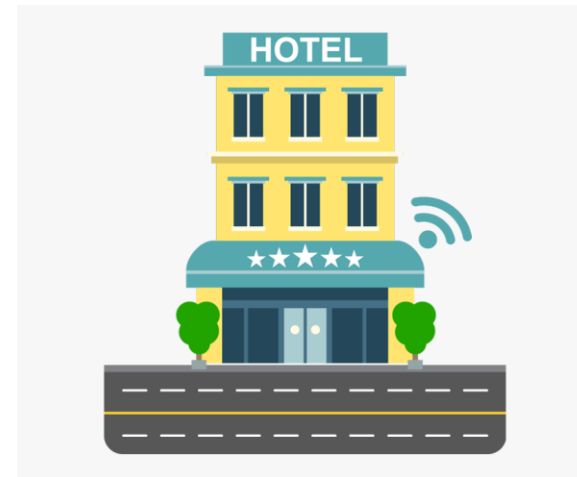
- AC Hotel by Marriott Worcester, Hilton, Holiday Inn, La Quinta Inn, Grafton Inn

### AirBnB

- <https://www.airbnb.com/>

### VrBO

- <https://www.vrbo.com/>



# COST OF LIVING

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## Things to Consider

- Cost of living in the U.S. and at Clark depends on your lifestyle and life choices.
- The costs listed in this presentation are estimates.
- Item costs can vary based on the store you are purchasing them from.
- Keep in mind that you are not guaranteed a job upon arrival to Clark, and jobs on campus are extremely competitive.
- Clark closes dining halls and most student services during school breaks. You are responsible for your living expenses during breaks.



# Off-Campus Housing Costs Estimation

	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Monthly Rent	\$1400 - \$1800 per month	\$1650 - \$2000 per month	\$1900 - \$2250 per month	\$1925 - \$2300 per month
Rent per Roommate	\$1400 - \$1800 per month	\$1650 - \$2000 per month	\$950 - \$1125 per month	\$642 - \$767 per month

- These are estimates based on averages collected by websites that post rental properties
- Your individual rental price can be lower if you rent a space with roommates.
- This does not include monthly utilities costs

## Utilities

- Common Utilities:
  - Electricity Bill
    - Power, heating, and/or cooling
  - Gas Bill
    - Gas stoves, gas heating
  - Wifi/Internet
- Monthly Utilities can be between \$200 - \$300
- Heating bill will be higher in winter months, electricity bill will be higher in the summer months
- Water and sanitation are included in rent in Massachusetts







# Off-Campus Versus Clark Housing

Resources	Off-Campus	Clark Housing
<b>Rent (per month)</b>	Average 2 Bedroom, for 1 person: \$1000 per month *first month, last month, security deposit upfront	Single: \$5,330 per semester (~\$1,066 per month) No deposit required. Double: \$4,080 per semester (~\$816 per month) No deposits required.
<b>Bills/Utilities</b>	Heat, Electricity, Wifi/Cable	Utilities Included
<b>Laundry</b>	Dependent on apartment	Free
<b>Housing Management</b>	Landlord	Clark Facilities and Staff
<b>Furnishings</b>	Typically unfurnished	Furnished
<b>Security</b>	Worcester Police	Clark building locks and Clark University Police

# Living Expenses



Item	Cost
Food	\$500-\$700 per month
Laundry Supplies	\$40 per semester
Laundry	\$20 per month if you do not have free laundry in your apartment/housing
Winter gear (gloves, scarfs, coat, hats, boots)	\$200-\$400
Bedroom Furnishings	\$400
Personal Care Items	\$50 per month
Home Furnishings (pots, pans, couch, table, chairs, etc.)	\$500-\$1000
Haircut	\$30+ for short hair, \$70+ for long hair
Phone bill	\$15-\$100 per month (pre-paid vs. contract)
Driver's license	\$75
Eating out	Approximately \$25 - \$50 every time
Activities off campus	\$100 -\$200 per semester

# Stores Near Clark's Campus



- **Dollar General, Dollar Tree, and Family Dollar**  
Affordable toiletries, school supplies, snacks, home essentials, etc.
- **Salvation Army & Savers**  
Thrift stores with second-hand clothing and home furnishings.
- **Price Chopper, Big Y, Ha Tien Market, Plaza Supermarket, Shaws, PriceRite**  
Grocery stores.
- **CVS & Walgreens**  
Pharmacy with other miscellaneous items.
- **7-11**  
Convenience store.
- **Walmart**  
Large store with groceries, clothing, home goods.
- **Marshalls**  
New affordable clothing.



# Transportation Costs

Item	Cost
Shuttle service from Boston airport to Clark	\$70 - \$100 one way
Commuter Rail to/from Boston	\$10-\$30
Going out to restaurants, bars, etc. near Clark	\$10-\$15 on Uber or Lyft
WRTA (public bus)	Free through June 2025

- The Office of Global Engagement is offering an **airport pickup at Boston Logan International Airport before ISW. Your flight must arrive before the 5 PM ET pick up time.**
  - ISW Fall 2024 Arrival Day: August 19, 2024
  - ISW Registration Form: <https://gradapply.clarku.edu/register/F24isw>
  - ISW Schedule: <https://www.clarku.edu/orientation/summer/international/>
- Visit [www.clarku.edu/transportation](http://www.clarku.edu/transportation) for more information on the free Clark transportation services.
- Uber/Lyft taxi service prices vary depending on the weather, day of the week, and time of day.
- It is very expensive to buy and own a car in the U.S. The cost of gas, plus inspections, maintenance, registration, parking, etc. adds up very quickly.



# International Student Welcome

- **International Students:**
- We look forward to seeing you at **International Student Welcome, August 19-22, 2024!**
- If you have not submitted the mandatory registration form, please do so by Sunday, July 28, 2024.
  - [gradapply.clarku.edu/register/F24isw](https://gradapply.clarku.edu/register/F24isw)
- To access the form, you will need to sign in using your application portal credentials (not your Clark credentials).
- If you completed the form but did not have your travel dates or specific address of where you will live when you first arrive, please resubmit the form with your updated information.



# Campus Resources

- **International Student Welcome/International Student Support:** Office of Global Engagement, [internationalcenter@clarku.edu](mailto:internationalcenter@clarku.edu)  
[www.clarku.edu/international-center](http://www.clarku.edu/international-center)
- **Immigration/Visa:** International Students & Scholars Office, [isso@clarku.edu](mailto:isso@clarku.edu)  
[www.clarku.edu/international-center/immigration](http://www.clarku.edu/international-center/immigration)
- **On-Campus Housing:** Office of Residential Life & Housing, [reslife@clarku.edu](mailto:reslife@clarku.edu)  
[www.clarku.edu/offices/housing](http://www.clarku.edu/offices/housing)
- **Off-Campus Housing:** AD Off-Campus Housing, [febrahim@clarku.edu](mailto:febrahim@clarku.edu)  
<https://www.clarku.edu/offices/housing/off-campus-housing/>
- **Clark Account/Technology:** ITS Help Desk, [helpdesk@clarku.edu](mailto:helpdesk@clarku.edu)  
[www.clarku.edu/offices/its](http://www.clarku.edu/offices/its)

# QUESTIONS & ANSWERS

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