

HOUSING & LIVING IN WORCESTER INFO SESSION

Spring 2025



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Introductions

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Housing Operations Coordinator
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Assistant Director of Community Living, Off-Campus Housing and Campus Ambassador, Transportation and Student Dining Experience
- **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.



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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

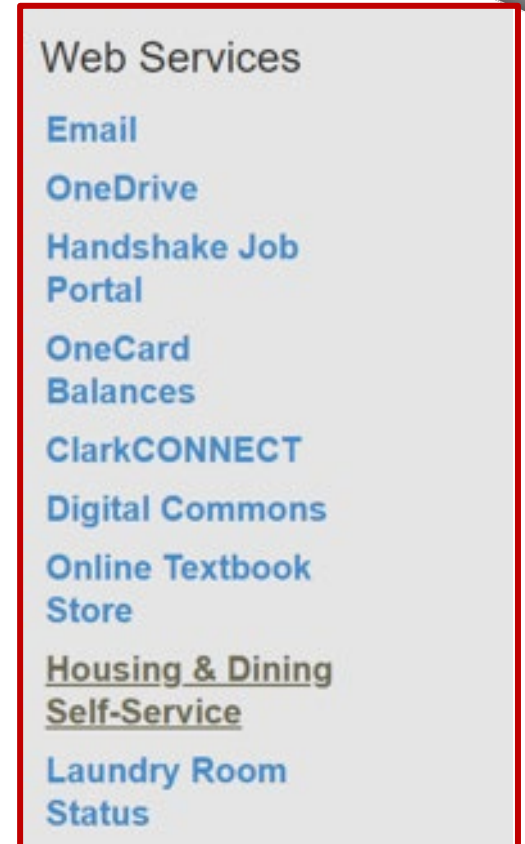
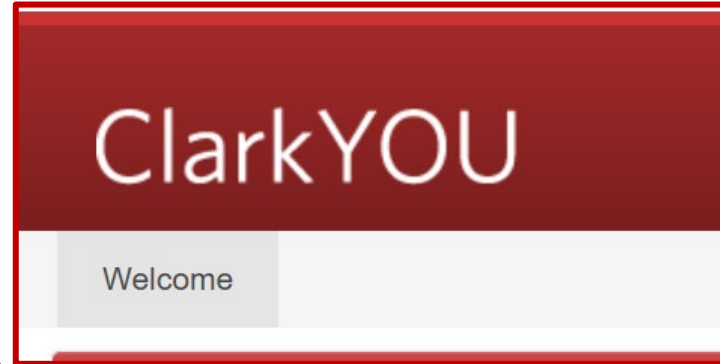
- The application will open October 28th and will be found on the Housing and Dining Self-Service page in the ClarkYou portal.
- The application is not binding. After you complete the application, we will reach out to you with an offer, and you will have the opportunity to read and sign the Graduate 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

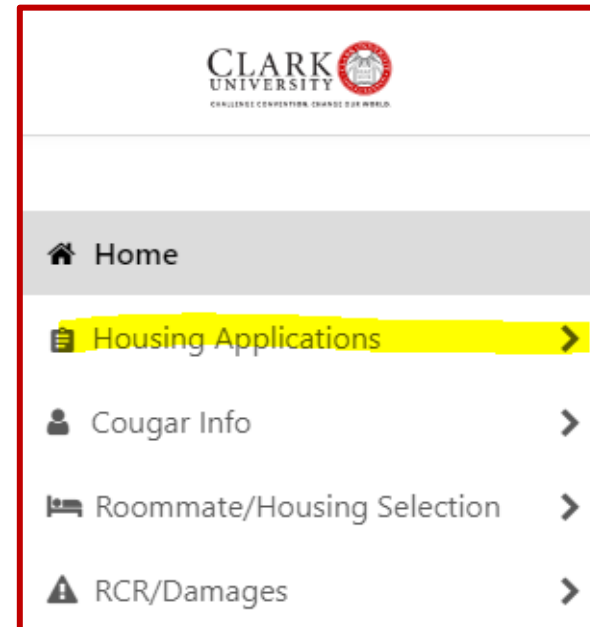
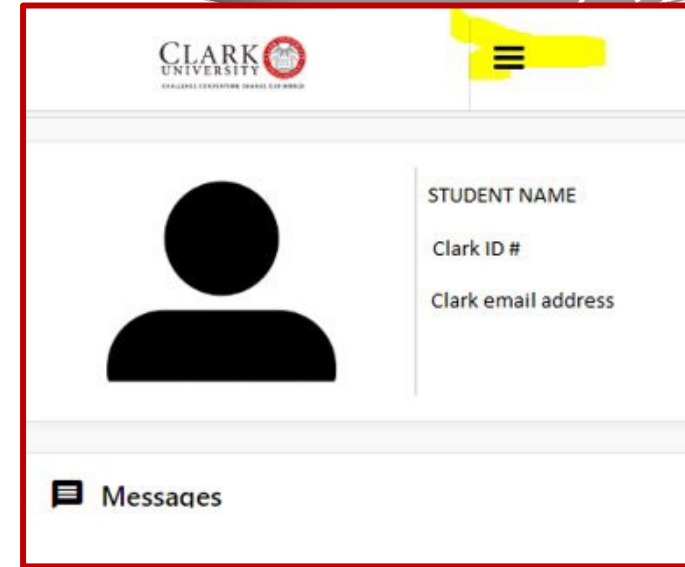


- Go to <https://you.clarku.edu/>
- Log into your ClarkYou account
 - Sign in button, top right corner
- On the left side under 'Web Services' click **'Housing and Dining Self-Service Portal'**
- If you cannot access the portal, please try:
 - A different web browser
 - Using a laptop or desktop
 - Email 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 "Spring 2025 Graduate Housing Application"
- **If you need help, email 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 and Resources

Popular website for finding an apartment in the U.S

- [Apartments.com](https://www.apartments.com)
- [Zillow.com](https://www.zillow.com)
- [Rent.com](https://www.rent.com)
- [Trulia.com](https://www.trulia.com)

Please use [Clarku.edu](mailto:clarku.edu) email account to enter information on the links below

- Facebook: [Clark University Accepted Graduate Students](#)
- Apartment Search: [Jump off campus](#)
- Forms: [Off Campus Housing Assistance Spring 2025](#)
- Web Link: [Off-Campus Housing](#)



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.

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

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

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.

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.

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

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
- If you're not comfortable with forms of contact with any property agent or owner, please contact FEbrahim@clarku.edu and allow 24-48hours



Off-Campus Housing Resources

- Mass.gov Housing Resources: <https://www.mass.gov/topics/housing-property>
- Tenants' Rights: <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: freelegalanswers.org
- Need help? Contact our Asst Director of Comm Living, Off-Campus Housing Feyzal Ebrahim Febrahim@clarku.edu Please allow 24-48hours to receive a response.



Off Campus Housing Office Hours 11-06-24 to 01-18-25

LOOKING FOR OFF-CAMPUS HOUSING?



JOIN US IN A ZOOM MEETING WITH
OUR ASSISTANT DIRECTOR
COMMUNITY LIVING

WHAT TO EXPECT:

- LEARN ABOUT AVAILABLE HOUSING OPTIONS
- GET TIPS FOR FINDING THE RIGHT PLACE
- Q&A WITH THE OFF-CAMPUS HOUSING COORDINATOR

SCAN TO JOIN



DON'T MISS THIS OPPORTUNITY TO GET VALUABLE ADVICE AND GUIDANCE!
SEE YOU THERE!



Feyzal Ebrahim

9:00 am - 10:00 am
Every Wednesday
From November 6th 2024
To 18th January 2025

SHORT TERM HOUSING

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Where To Look:

Hotels

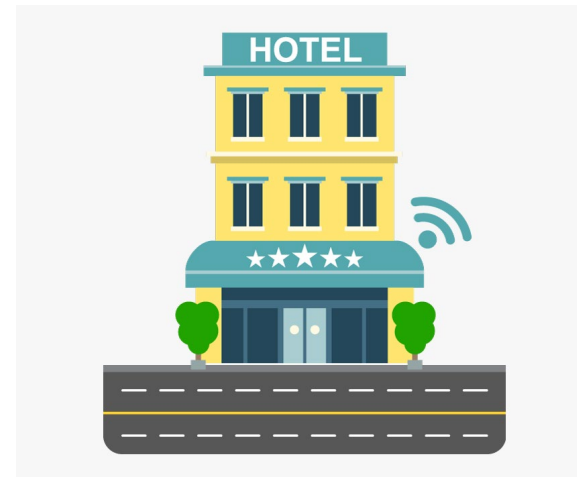
- AC Hotel by Marriott Worcester, Hilton, Holiday Inn, La Quinta Inn, Grafton Inn

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
Rent (per month)	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.
Bills/Utilities	Heat, Electricity, Wifi/Cable	Utilities Included
Laundry	Dependent on apartment	Free
Housing Management	Landlord	Clark Facilities and Staff
Furnishings	Typically unfurnished	Furnished
Security	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

- Visit 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.



Campus Resources

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

QUESTIONS & ANSWERS

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