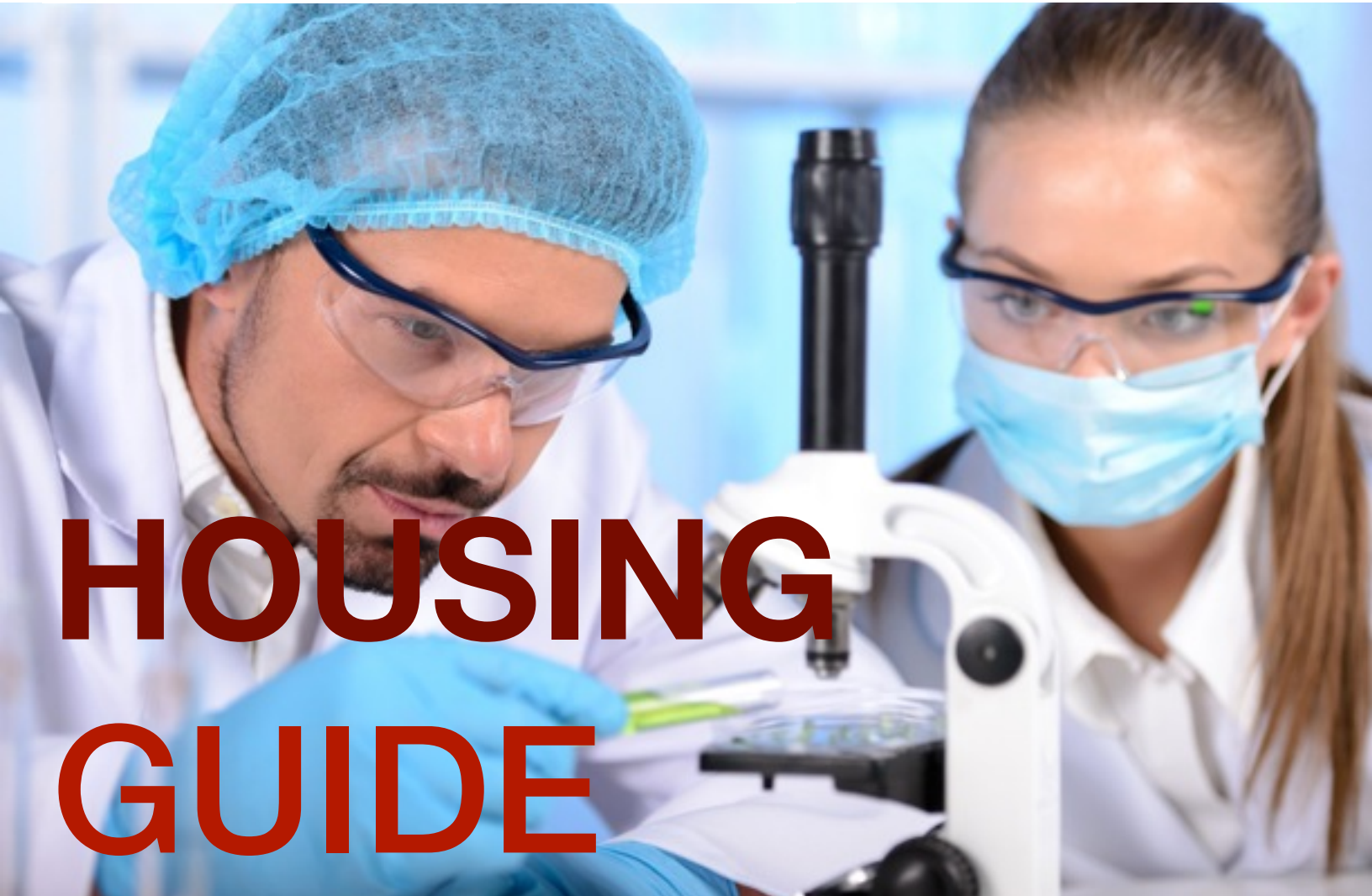




DANA-FARBER
CANCER INSTITUTE



HOUSING GUIDE

Welcome to the Dana- Farber Cancer Institute (DFCI)

As a new hire, one of your immediate priorities may be to find a place to live in or around Boston. This housing guide is designed to help you identify some key issues to consider before starting your housing search. It also highlights factors you might want to think about while making your choice.

The city of Boston consists of **21 neighborhoods**. You will find a wide variety of vibrant and culturally distinct communities in these areas as well as a wide range of rental units and prices.

DFCI is part of the Fenway neighborhood. The area around DFCI is called the Longwood Medical Area (LMA), which is also home to Harvard Medical School, Children's Hospital Boston, Brigham and Women's Hospital, Beth Israel Deaconess Medical Center, and Joslin Diabetes Clinic. It is within a few-minute drive to a large number of colleges, universities, and hospitals.

HOUSING RESOURCES

Providing speciality services in:

- Short Term Rentals
- Long Term Rentals
- Real Estate Sales
- Financing Options

To request specific housing information,
register at www.dfcihousing.com



Contact Name: Karen Landry

E-mail: karen@karenlandry.com

Website: www.dfcihousing.com

Phone: 508-572-2830

Address: 53 Hereford st. (@Newbury) Boston, MA 02115

THINGS TO KNOW

UPFRONT COSTS RELATED TO RENTING AN APARTMENT: “FIRST, LAST, AND SECURITY”

Landlords may require “**first, last and security**”. “First, last” is a sum of money that is the total of the first and last months’ rent. It is given to the landlord before the tenant moves into the apartment. This amount will be used by the landlord toward your rent for the first and last month. Landlords do this to ensure that tenants don’t leave before paying the last month that they live in the apartment.

A “security deposit” is the amount of money (usually one month’s rent) that provides ‘insurance’ to the landlord and helps assure that the tenant will care for the apartment. If the tenant does not take care of the property or fails to clean up before leaving, the landlord may have a legal right to keep the security deposit.

Some apartments require broker’s fee, usually equivalent to one month’s rent. Agencies may also require a letter from your employer documenting that you have a steady job.

WHAT IS A LEASE?

A lease is a *written binding legal contract* that specifies the responsibilities of the landlord and the tenant for a specific property. A lease agreement details the obligations of each party for a specified period of time related to the leased property or residence. Most landlords want the tenants to sign a one-year lease, but shorter, month by month leases are sometimes available. Marty Walsh, Mayor of Boston, recommends that you:

- Get everything in writing before you sign the lease.
- Read the lease carefully before you sign.
- Be sure to keep a copy of the signed lease.

INFORMATION ON AREAS IN AND AROUND BOSTON

Regarding potential neighborhoods, the apartment market (and housing market in general) is always tight in the Boston area. There are generally not enough affordable places available.

Listed below are some of the areas in and around Boston:

Boston:

Depending on the area it could be quite expensive or moderate to expensive. Commute varies depending on the region. Allston/ Brighton, Jamaica Plain and Mission Hill are districts within the city of Boston.

Allston/Brighton:

Close in most regions, accessible via bus and T (T=Subway/ trolley). Moderate to expensive; more remote areas are less expensive.

Jamaica Plan:

Mixed in terms of price and accessibility. Some areas are served by buses, popular with postdocs and families.

Mission Hill:

Close, walking distance to Longwood Medical Area, confirm neighborhood is safe.

Brookline:

Close and vary accessible to DFCI, tends to be expensive.

Cambridge and Somerville:

Mixed in terms of price. Some portions are more fashionable the others and are therefore more expensive. Others are less high profile and carry a lower price. Somerville is for the most part accessible via T and possibly the Harvard shuttle (T to Harvard and shuttle to Longwood medical area).

Watertown:

Roughly a ½ hour to 1 hour commute via bus/T. Less expensive but more inconvenient.

Waltham:

You would probably need a car, although there is a commuter rail stop. The train commute would be >1 hour, but the apartments would be more affordable.

Malden:

Mostly affordable and accessible via T/bus. Commute can be long depending on where you are coming from in Medford.

CHOOSING WHERE TO LIVE

In selecting a home, consider the following:

Distance:

How far away do you wish to live? LMA postdocs live as close as a 10-minute walk from work, or as far as a Shrewsbury, MA, which is about an hour's ride (commuting involves a ride on the commuter rail followed by a link to the subway/trolley system in town).

Neighborhoods closet to DFCI (10-20 minute walk) include **Back Bay, Brookline Village, Coolidge Corner, the Fenway, and Mission Hill**. Other nearby towns/areas accessible to DFCI/LMA include **Allston/Brighton** (access via #66 bus), **Cambridge/ Somerville** (access via buses, subway/ trolleys, free shuttles), and **Jamaica Plain** (access via #39 bus). **Cambridge/ Somerville** (access via buses, subways/ trolleys, free shuttles), and **Jamaica Plain** (access via #39 bus).

Urban versus Suburban Living:

Is your preference to live closer to downtown Boston and enjoy city living, or do you want a home in one of Boston's bedroom communities, with a spot of greenery in your back yard?

Commuting Time:

Consider your proximity to public transportation and links to free shuttle buses in a around the LMA.

School Systems:

If you have young children, you might want to factor in the quality of the public schools in your choice of town. In the US, the budget for public schools is based on local revenue: towns that spend a lot of dollars per capita on education (which often translates into higher cost of real estate and real estate taxes) trend to have better schools.

Access to Shopping Areas:

If you don't own a car, you should consider the accessibility of essential stores (e.g. supermarket, drug store).

Cost:

Housing costs may vary significantly between towns, and even from one neighborhood to another.

Safety:

If you have a car, be ready to ask about parking. In some areas, parking spots on the street are limited. For apartment buildings, and the absolute upper limit of what you can afford.

COMMUTING TO DFCI

Public Transportation: MBTA

Because of limited parking, many faculty and staff use public transportation (<http://www.mbta.com/>). A network of public transportation and free shuttle services links the LMA to Boston and its surroundings:

- Two branches of the **Green Line (D,E) on the T** have stops within a short walk of DFCI, and the **Orange line stop at Ruggles** is connected to the LMA via a shuttle bus.
- A number of MBTA buses stop in the LMA: # 19, 38, 39, 47, 66, 192, 981, CT1, CT2.
- Several shuttle buses connect the LMA with Cambridge, Brookline, and a number of sites within Boston, including other DFCI campuses. (see websites below)

MBTA Pass Benefits

Eligible DFCI faculty and staff may purchase discounted **MBTA bus, subway, commuter rail and boat** passes through a pre-tax payroll deduction. The Institute provides a 50% subsidy, not to exceed \$120 per month, towards the cost of the passes. MBTA Passes are handled by General Services. To sign up for a T-Pass, email DFCI-MBTA@dfci.harvard.edu and give your name, employee number and type of pass needed.

Parking at DFCI

Finding non-reserved parking in the LMA is always a challenge. Subsidized, on-site and satellite parking (with free shuttle bus connections to LMA) is available for DFCI employees, but can be expensive. If you opt to get a DFCI parking spot, the cost is deducted automatically from your paycheck, on a pre-taxed basis. More information about paid monthly parking is available at DFCI's General Services, located in the Shields Warren Building, Basement Level, Room SWL141.

Keep in mind that some neighborhoods require permits for parking on the street. You will want to consider whether your apartment has a parking spot included with rent or if you need to pay for a spot. Also, MA requires all drivers to have car insurance, which is an additional cost.

Biking

For employees who ride a bicycle to work, Dana- Farber Security provides permits to park in a secured bike area in a variety of locations. To obtain a permit, employees need to submit the Bicycle Permit Request Form to Security. For those who ride a motorcycle to work, limited parking may be available for those with parking permits at LMA parking facilities. For additional information, please call General Services at [617-632-3134](tel:617-632-3134).

Shuttles

Masco and Partners offer free shuttles to and from the Longwood Medical area. To learn more about schedules and locations visit: <http://www.masco.org/transit/ptsWelcome.tm> and http://www.partners.org/ourhosp/ourhosp_shuttle.html

HELPFUL LINKS

Before You Arrive at DFCI:

Boston Neighborhood Maps:

http://en.wikipedia.org/wiki/Boston_neighborhoods

Top 10 Facts You Should Know Before Renting:

<http://www.cityofboston.gov/rentalhousing/pdfs/top10.pdf>

Six Questions to ask your Landlord Before you Sign a Lease:

<http://www.cityofboston.gov/rentalhousing/pdfs/QuestionsToAsk.pdf>

Zipcar Discount: DFCI, as a MASCO affiliate, is eligible for a discount on Zipcars. Simply reserve a Zipcar online, walk to the car, let yourself in with your Zipcard, and drive away. Best yet, gas, insurance and parking are all included in their low rates. To learn more about Zipcar: <http://www.zipcar.com/masco/>

After You Arrive at DFCI: (Internal DFCI Websites)

DFCI MBTA Pass Discount, Shuttles, Transportation and Parking:

<http://dfcionline.org/departments/generalservices/services/parkingandtransportation/>

Housing Benefits: <http://dfcionline.org/employee/benefits/benefitslists/housing.aspx>

Bicycle Permits: <http://dfcionline.org/departments/generalservices/services/bikemotorcycleparking/default.aspx>