

**2025 Town Gown Report Summary**  
**(Cambridge Population & Facilities Only)**

	Harvard University	Hult Int. Bus. School	Lesley University	MIT	Total
<b>TIME PERIOD<sup>1</sup></b>	Varies	2024-25 Academic Year	2024-25 Academic Year	July 1, 2024 - June 30, 2025 unless otherwise noted	
<b>EMPLOYEES (Figures stated are Full Time Equivalents (FTEs), unless otherwise noted.)<sup>1</sup></b>					
Staff <sup>3</sup>	11,745	151	256	9,182	21,334
Faculty	1,838	28	151	1,054	3,071
Number Living in Cambridge (not FTEs) <sup>22</sup>	4,413	15	49	2,427	6,904
<b>STUDENT POPULATION<sup>4</sup></b>					
<b>Undergraduate</b>	7,601	633	1,093	4,535	13,862
Day	6,980	633	976	4,535	13,124
Evening	621	0	117	0	738
Full-Time	7,115	633	935	4,489	13,172
Part-Time	486	0	158	46	690
<b>Graduate</b>	11,849	621	1,305	7,214	20,989
Day	8,840	621	0	7,214	16,675
Evening	3,009	0	1,305	0	4,314
Full-Time	8,862	621	682	7,152	17,317
Part-Time	2,987	0	623	62	3,672
<b>Not in Degree Program</b>	5,717	0	502	118	6,337
Day	278	0	169	118	565
Evening	5,439	0	333	0	5,772
<b>Total Students in Degree Programs</b>	19,450	1,254	2,398	11,749	34,851
<b>Total Students in Cambridge</b>	25,167	1,254	2,900	11,867	41,188
<b>Post-Doctoral Scholars<sup>5</sup></b>	924	0	0	1,362	2,286
<b>STUDENTS HOUSED IN CAMBRIDGE<sup>6</sup></b>					
<b>Undergraduate Students Housed</b>	6,860	699	530	3,871	11,960
In Dormitories <sup>7</sup>	6,233	350	459	3,636	10,678
in Off Campus Affiliate Housing <sup>8</sup>	619	0	0	0	619
in Off Campus Non-Affiliate Housing	8	349	71	235	663
<b>Graduate Students Housed</b>	6,526	680	14	5,398	12,618
In Dormitories <sup>7</sup>	1,269	165	0	2,808	4,242
in Off Campus Affiliate Housing <sup>8</sup>	1,360	0	0	45	1,405
in Off Campus Non-Affiliate Housing	3,897	515	14	2,545	6,971
<b>Total Students Residing in Cambridge</b>	13,386	1,379	544	9,269	24,578

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<b>CAMBRIDGE APPLICANTS</b>					
Number accepted	23	3	102	11	139
<b>FACILITIES</b>					
Total Acres <sup>9</sup>	213	0	12	271	496
Tax Exempt	190	0	11	168	369
Taxable	23	0	1	103	127
Number of Buildings <sup>9</sup>	390	3	40	0	433
Gross Floor Area (Square Feet) <sup>10</sup>	16,212,918	0	817,966	20,852,258	37,883,142
Institutional/Academic <sup>11</sup>	8,914,021	0	442,325	7,628,116	16,984,462
Student Activities/Athletic <sup>12</sup>	1,194,341	0	38,853	2,158,297	3,391,491
Dormitory/Nontaxable Residential <sup>13</sup>	5,980,807	0	221,164	3,297,831	9,499,802
Commercial <sup>14</sup>	123,749	0	78,209	7,585,014	7,786,972
Taxable Residential <sup>15</sup>	See footnote	0	37,415	183,000	220,415
Property Leased for Institutional Use					
Square Feet	500,361	143,812	0	422,884	1,067,057
Locations	19	3	0	13	35
Housing - Dormitories					
Dormitories - Beds	8,170	500	544	6,942	16,156
Dormitories - Buildings	73	1	20	31	125
Housing - Affiliate Housing <sup>7</sup>					
Taxable Units	902	0	68	183	1,153
Non-Taxable Units	1,109	0	1	0	1,110
Total Affiliate Housing Units	2,011	0	69	183	2,263
Taxable Buildings	67	0	8	11	86
Non-Taxable Buildings	46	0	1	0	47
Total Affiliate Housing Buildings	113	0	9	11	133

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<b>Housing - Other Housing Owned<sup>16</sup></b>					
<b>Taxable Units<sup>17</sup></b>	0	0	0	1,238	1,238
<b>Non-Taxable Units</b>	0	0	0	0	0
<b>Total Other Housing Units</b>	0	0	0	1,238	1,238
<b>Taxable Buildings</b>	0	0	0	8	8
<b>Non-Taxable Buildings</b>	0	0	0	0	0
<b>Total Other Housing Buildings</b>	0	0	0	8	8
<b>Parking Facilities</b>					
<b>Student Spaces</b>	NA	5	NA	NA	5
<b>Faculty &amp; Staff Spaces</b>	NA	125	NA	NA	125
<b>Total Spaces Maintained<sup>18</sup></b>	4,593	130	316	3,897	8,936
<b>FY 25 PAYMENTS TO CITY<sup>19</sup></b>					
<b>Real Estate Taxes<sup>20</sup></b>	\$7,457,185	\$0	\$645,888	\$107,364,620	\$115,467,693
<b>PILOT<sup>21</sup></b>	\$5,041,588	\$1,524,745	\$0	\$2,454,479	\$9,020,812
<b>Water &amp; Sewer Fees</b>	\$7,610,981	\$270,825	\$365,416	\$9,550,188	\$17,797,410
<b>Other Fees &amp; Permits<sup>23</sup></b>	\$1,668,144	\$0	\$97,745	\$3,211,840	\$4,977,729
<b>Total FY 25 Payments to City</b>	\$21,777,898	\$1,795,570	\$1,109,049	\$122,581,127	\$147,263,644

## 2025 Town Gown Report Summary (Cambridge Population & Facilities Only)

1. Harvard employment statistics and leases as of Spring 2025, facility statistics as of June 2025, and enrollment figures as of Fall 2024.
2. Hult Business School figures state the number of employed persons, not FTEs.
3. Harvard and MIT staff figures include post-doctoral fellows. Harvard employment figures are as of May 31, 2025 and June 30, 2025 and include teaching assistants, graduate students, postdoctoral scholars, interns, and other staff. MIT treats each part-time staff position as equivalent to 1/3 FTE. MIT figure includes contractor staff funded by MIT and posted full-time on campus.
4. Excludes remote learners unless otherwise noted.
5. Harvard and MIT Post-Doctoral fellows also counted as staff.
6. Harvard figures do not include Extension School students.
7. MIT total includes students housed in dormitories, fraternities, sororities and independent living groups. Lesley University undergraduate total includes Threshold students, who are not enrolled in a typical college program. At Hult, as of academic year 2023-2024, all new first year students are required to live on campus in the Hult dormitory. They anticipate increases in the undergraduate population that will lead to more graduate students seeking off-campus housing. Hult has an undeveloped floor within its dormitory that could be developed to house 86 additional students. Harvard undergraduate counts are from Fall 2024 and graduate counts are from Spring 2025.
8. Affiliate housing refers to housing owned by the institution and generally available only to members of the academic community; it does not include either dormitories or housing available for rent to persons not affiliated with the institution. Includes Harvard-owned units occupied by undergraduate students residing in "swing" housing due to House Renewal Program.
9. The Hult International School of Business is a nonprofit arm of the Efekta Schools, Inc. (EF). Hult leases all its space from EF. Due to the relationship between Hult and EF, the school's facilities are included both under property owned and leased. However, a portion of the space is provided free of charge and not included in the amount of leased space.
10. MIT figure includes only tax exempt buildings.
11. Harvard University Institutional/Academic figure includes classrooms, all office space, libraries, laboratories, and space categorized as assembly/museum.
12. Harvard University Student Activities/Athletic figure includes all support facilities, including those categorized as athletic, health care, and support.
13. Harvard Dormitory/Nontaxable Residential figure includes taxable residential properties.
14. MIT Commercial figure includes only rentable floor area and includes Other Housing Owned by MIT.
15. MIT did not provide a figure for Taxable Residential. Figure stated for MIT assumes 1,000 square feet per unit for 183 units owned. Harvard Taxable Residential GFA included in Dormitory/Nontaxable Residential figure.
16. MIT owns ground leases at 100 Memorial Drive and University Park. Structures are owned by others and not reported here.
17. MIT figure includes units occupied by both MIT and non-MIT residents
18. Harvard University parking stock floats between employee, visitor, and student use, per the PTDM Plan approved by the City. MIT parking stock totals floats between different users on a per diem basis. Lesley figures exclude spaces assigned to commercial and residential tenants.
19. City of Cambridge Fiscal Year 2025 covers the period from July 1, 2024 through June 30, 2025.
20. MIT figure also includes taxes paid on MIT-owned property through ground leases, as well as taxes paid by independent living groups. Hult real estate taxes paid by EF.
21. PILOT refers to Payment in Lieu of Taxes.
22. Harvard count includes Cambridge residents employed at both Boston and Cambridge facilities. Hult, MIT, and Lesley include Cambridge residents employed at Cambridge facilities.
23. Harvard amount includes some but not all building permit and other construction related fees paid by Harvard to the City of Cambridge.