

## Summary

The average annual housebill for FSILGs during the 2012-2013 academic year was \$7,576, and housebills have been increasing at ~3% annually over the past four years. In comparison, the average residence hall charge was ~\$7,340 (room only) and MIT expected students to spend \$12,188 on room and board during this period. Residence hall costs have been increasing at 4-7% annually. As the Residence Hall room charge is approaching the average FSILG room and board charge, in those chapters which charge lower housebills or which have comprehensive meal plans, students are expected to save significantly by living in FSILGs.

## Participation and Survey

Thirty organizations have replied to the housebill survey. This includes four resident sororities, three independent living groups and 23 fraternities.

## Findings

### *Occupancy*

Eighteen of 30 organizations reported operating at above 80% of the ideal capacity reported by each chapter, similar to last year. In total, all participating groups housed a total of 910 students out of an occupancy of 1121 (81%, 211 empty beds). Higher occupancy numbers were reported for the Summer 2012 period compared to the academic term (average of 87%, median of 97%), although the summer occupancy rates of three chapters significantly lagged behind the rest.

### *Resident Charges*

The average Fraternity, ILG, Sorority and community-wide Housebills are shown below and reported in aggregate in Chart 1, or individually in Chart 2. Overall, the increase in FSILG Housebill was 2.7% from the 2011-2012 to the 2012-2013 academic year, and 13.5% total over the 2008-2009 to 2012-2013 four-year period.

	<b>Fraternity</b>	<b>Sorority</b>	<b>ILG</b>	<b>FSILG-wide</b>
2012-13*	\$7,388	\$8,955	\$7,117	\$7,576
2011-12*	\$7,357	\$8,569	\$5,933	\$7,376
2010-11*	\$7,184	\$7,882	\$5,734	\$7,132
2009-10*	\$6,966	\$7,831	\$5,766	\$6,925
2008-09*	\$6,976	\$7,529	\$5,133	\$6,671

\*Note that the same houses did not participate in each period.

Several chapters reported a decrease in their Housebill compared to previous years. However, community-wide the trend remains ~3% increase per year.

### **% Housebill Change, by chapter**

(No. of Chapters)	<b>&lt;0%</b>	<b>0-2%</b>	<b>2-5%</b>	<b>5-10%</b>	<b>10-15%</b>	<b>&gt;15%</b>
One Year	9	9	5	3	1	0
Four Years	3	0	1	9	5	4

### *Non-resident Charges*

The average Fraternity, Sorority, ILG or FSILG non-resident housebill for the year is reported below. The amount charged to non-residents varies considerably from chapter to chapter.

<b>Freshmen</b>	<b>Fraternity</b>	<b>Sorority</b>	<b>ILG</b>	<b>FSILG-wide</b>
2012-13	\$498	\$987	\$273	\$541
2011-12	\$521	\$744	\$123	\$511
2010-11	\$588	\$692	\$140	\$588
2009-10	\$628	\$545	\$325	\$595
2008-09	\$622	\$790	\$110	\$540

<b>Non-Freshmen</b>	<b>Fraternity</b>	<b>Sorority</b>	<b>ILG</b>	<b>FSILG-wide</b>
2012-13	\$655	\$673	\$223	\$614
2011-12	\$751	\$619	\$ 47	\$663
2010-11	\$775	\$684	\$300	\$775
2009-10	\$833	\$506	\$450	\$761
2008-09	\$810	\$662	\$203	\$701

### *Summer Housebills*

The amounts collected for the Summer of 2012, per summer resident, are reported below. These data were not collected in 2008.

<b>Summer</b>	<b>Fraternity</b>	<b>Sorority</b>	<b>ILG</b>	<b>FSILG-wide</b>
2012	\$1469	\$1390	\$1377	\$1449
2011	\$1387	\$1538	\$1241	\$1392
2010	\$1219	\$1369	\$1291	\$1246
2009	\$1033	\$1322	\$928	\$1058

### *Meal Plans*

All chapters except three reported providing some meal plan. Five organizations provide only dinner four-five days per week. Many of the other houses provide some variation of an open pantry policy for breakfast and lunch. The housebill charged did not correlate to the number of meals provided.

### *Comparison to Residence Halls*

As the cost of living in MIT Residence Halls continues to increase and meal plans move toward being more comprehensive, the cost of living in the residence halls in 2012-2013 is now clearly higher than the cost of living in the FSILG system (Chart 3). In fact, for the majority of chapters, students could not eat any of the meals provided by their chapter and still pay less in comparison to the average Residence Hall. This is largely due to the disparate 3% annual increase in FSILG housebills compared to the 4-7% annual increase in MIT room and board charges over the same period. The assumptions used in normalizing food costs are described in more detail below.

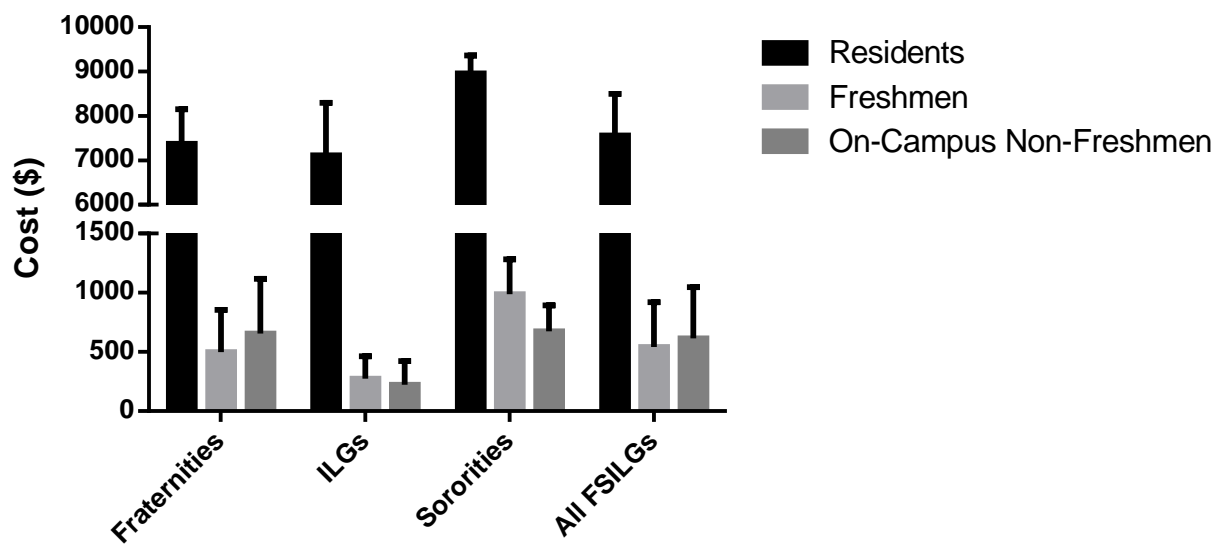
The average room in a dormitory (averaging the published cost of all singles, doubles and triples) is ~\$7,340 per academic year, excluding food costs. The current MIT meal plans vary in cost from \$4,635 to \$2,575 for 19-7 meals per week, with the most economical plan providing meals at a cost of \$8.13 each. This value was used to estimate the annual cost of food for an MIT student at \$5121.90 (21 meals per week x 30 weeks x \$8.13 per meal). Combined, MIT estimates that students should have spent \$12,188 total on room and board for the 2012-2013 academic year, which is very close to the \$12,461 estimated here (average dorm cost plus \$5121.90 meal cost). By comparison, the average FSILG costs \$7,576 for residents. Based on individual student

eating habits, meals not eaten at a student's FSILG can be added to this cost for a more direct comparison to the dormitories (Chart 3):

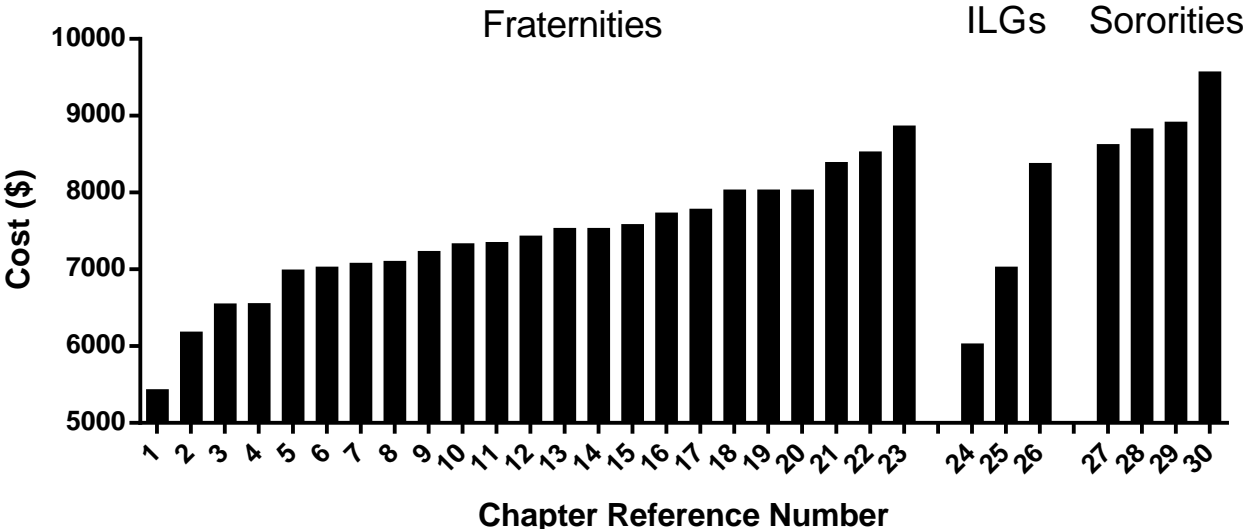
<b>Scenario</b>	<b>Annual Cost of Room and Board (All FSILGs)</b>
Student eats 0% of meals provided:	\$12,679.93
Student eats 50% of meals provided:	\$11,200.87
Student eats 100% of meals provided:	\$9,721.21

Finally, to examine the change over time in cost of a representative Dormitory room, the year-over-year increase in cost for a Double in Baker House was ~6% from 2003-2010 (Chart 4). However, the change in cost from the 2009-2010 to 2012-13 academic years was ~4%, a departure from the 6-7% increases which have been standard over the last seven periods from which we have data. MIT is increasing the cost of a Double in Baker by 5.5% going into the 2013-2014 academic year. These numbers exclude the additional cost of the meal plan mandatory in some residence halls.

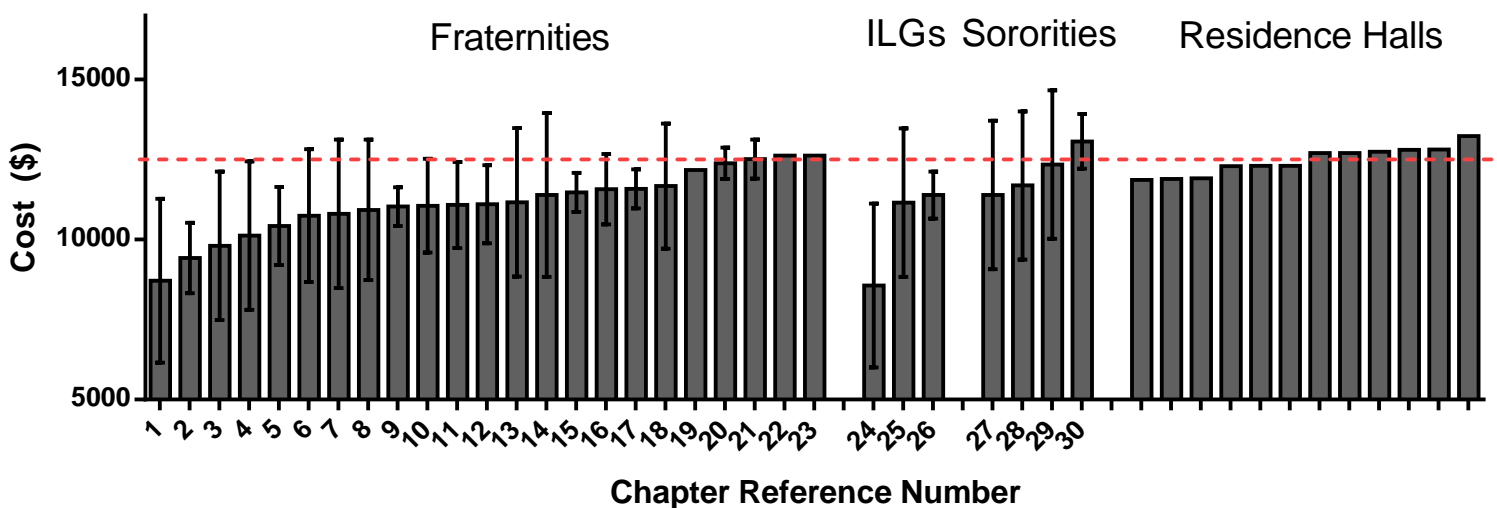
**Chart 1: Average 2012-2013 Academic Year Housebill**






**Chart 2: 2012-2013 Academic Year Housebills by Chapter**



**Chart 3: 2012-2013 Chapter and Residence Hall Cost, Meals Added**



**KEY:**

-  Top of error bar = 0% of available meals eaten in chapter (\$8.13 \* 630 meals additional)
-  Top of bar = 50% of available meals eaten in chapter (\$8.13 per meal additional for non-provided meals)
-  Bottom of error bar = 100% of available meals eaten in chapter (\$8.13 per meal additional for non-provided meals)

----- Residence Hall Average (Two semesters plus tax plus 630 meals)

### Cost to live in a Baker Double, per academic year

