Participation and Survey
As of June 3rd, 2010, 34 organizations have replied to the housebill survey. This includes five of six sororities, four of six independent living groups and 25 of 26 resident fraternities. Most houses reported no difficulty in filling out the survey and most values were as expected. The comment field was used by a few houses, with two houses reporting billing members separately for meal plans.

Findings

Occupancy
Twenty-three of 33 organizations with buildings reported operating at above 80% of the total "ideal capacity" as defined by each house. In total, all participating groups housed a total of 995 students out of a total ideal capacity of 1201 (82.8%, 206 available beds). One Chapter reported having floors not occupied by undergraduate members which are not included in the number above. Similar occupancy numbers were reported for the Summer 2009 period, although Sorority and ILG occupancy rates lagged behind those of Fraternities (78% versus 95% average occupancy).

Resident Charges
The average Fraternity, Sorority, ILG and community-wide Housebills are shown below and on Chart 1 and data from individual houses are shown in Chart 2.

Among the Sororities and ILGs reporting, a ~4.5% increase in the resident housebill was common. Among Fraternities, 9 of 18 fraternities reported a housebill increase in the 1% – 10% range, 4 of 18 reported a >1% decrease in the amount charged and 5 of 18 reported a <1% change in their housebill. Considering those houses where data is available for the 2008 and 2009 academic years, the average housebill increased 1.5%.

	Fraternity	Sorority	ILG	FSILG-wide
2009-10*	$6,966	$7,831	$5766	$6925
2008-09*	$6,976	$7,529	$5133	$6671

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

Non-resident Charges
The average Fraternity, Sorority or FSILG non-resident housebill for the year is reported below and on Chart 1 for freshmen (new members) and non-freshmen. The amount charged to non-residents varies considerably from house to house. There was remarkably little change among Fraternities in these figures compared to 2008-9. However, there was considerably fluctuation in the amounts reported by some of the Sororities.

Freshmen	Fraternity	Sorority	FSILG-wide
2009-10	$628	$545	$595
2008-09	$622	$790	$540

Non-Freshmen	Fraternity	Sorority	FSILG-wide
2009-10	$833	$506	$761
2008-09	$810	$662	$701

Summer Housebills
The amounts collected for the Summer of 2009, per summer resident, are reported below. These data were not collected in 2008. Seven of 29 houses were at less than 80% ideal capacity in the summer of 2009.

Summer	Fraternity	Sorority	ILG	FSILG-wide
2009	$1033	$1322	$928	$1058

Meal Plans
All houses except two reported providing some meal plan. Seven organizations provide only dinner five-six days per week. Many of the other houses provide some variation of an open pantry policy for breakfast and lunch, while two houses reported having chef prepared breakfasts or lunches 3-5 times per week. The housebill charged did not correlate at all to the estimated cost of meals provided. MIT estimates that students will spend $20 per day on meals or about $2,100 per semester (http://dining.mit.edu/meal-plans, further estimated to be $5.50 per breakfast, $6 per lunch and $8.50 per dinner). Based upon an assumption that students eat 50% of their provided meals in house and pay for the remainder out of pocket, the housebills were normalized for the number of meals provided. These values are reported in Chart 3. The error bars show what a student would pay if they eat none of the meals provided by their FSILG (positive error bar) or all of their meals provided (negative error bar).

Comparison to Dormitories
Using the assumptions about student eating habits described above, we are able to make comparisons between FSILG and Dormitory costs. Considering room and board alone, the average FSILG was ~5% less expensive than the average dormitory room. The average fraternity was also less expensive (~4.5%) than the average dormitory room and the average sorority was slightly more expensive (~2.7%). Of note, the cost of living in a dormitory increased relative to the cost of living in a fraternity from the 2008-9 to 2009-10 Academic Years. These figures, however are highly dependant upon how eating habits are modeled at each house. For example 25 of 33 FSILGs are less expensive than all Dormitories if students take full advantage of their meals plans (100% of provided meals eaten in house).

Finally, to examine the change over time in cost of an average Dormitory room, the cost of a double in Baker house is shown in Chart 4. The year-over-year increase in cost for this standard room is 6.67% from 2003-2010. However, the change in cost from the

2009-10 to 2010-2011 academic years is only 4%, a departure from the 6-7% increases which have been standard over the last six periods from which we have data.
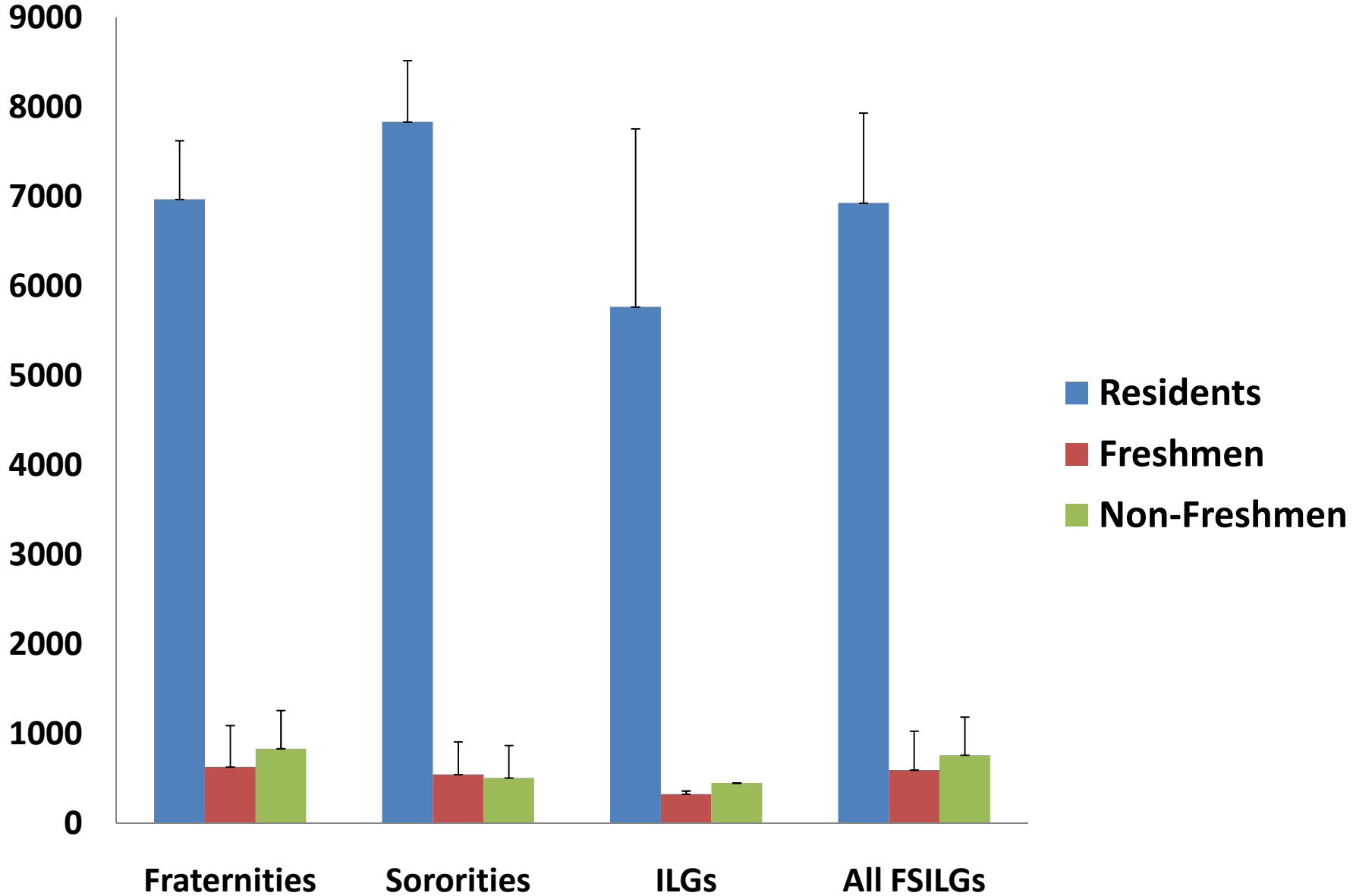
Chart 1: Average Academic Year Housebill

Legend:
- Residents
- Freshmen
- Non-Freshmen

Categories: Fraternities, Sororities, ILGs, All FSILGs
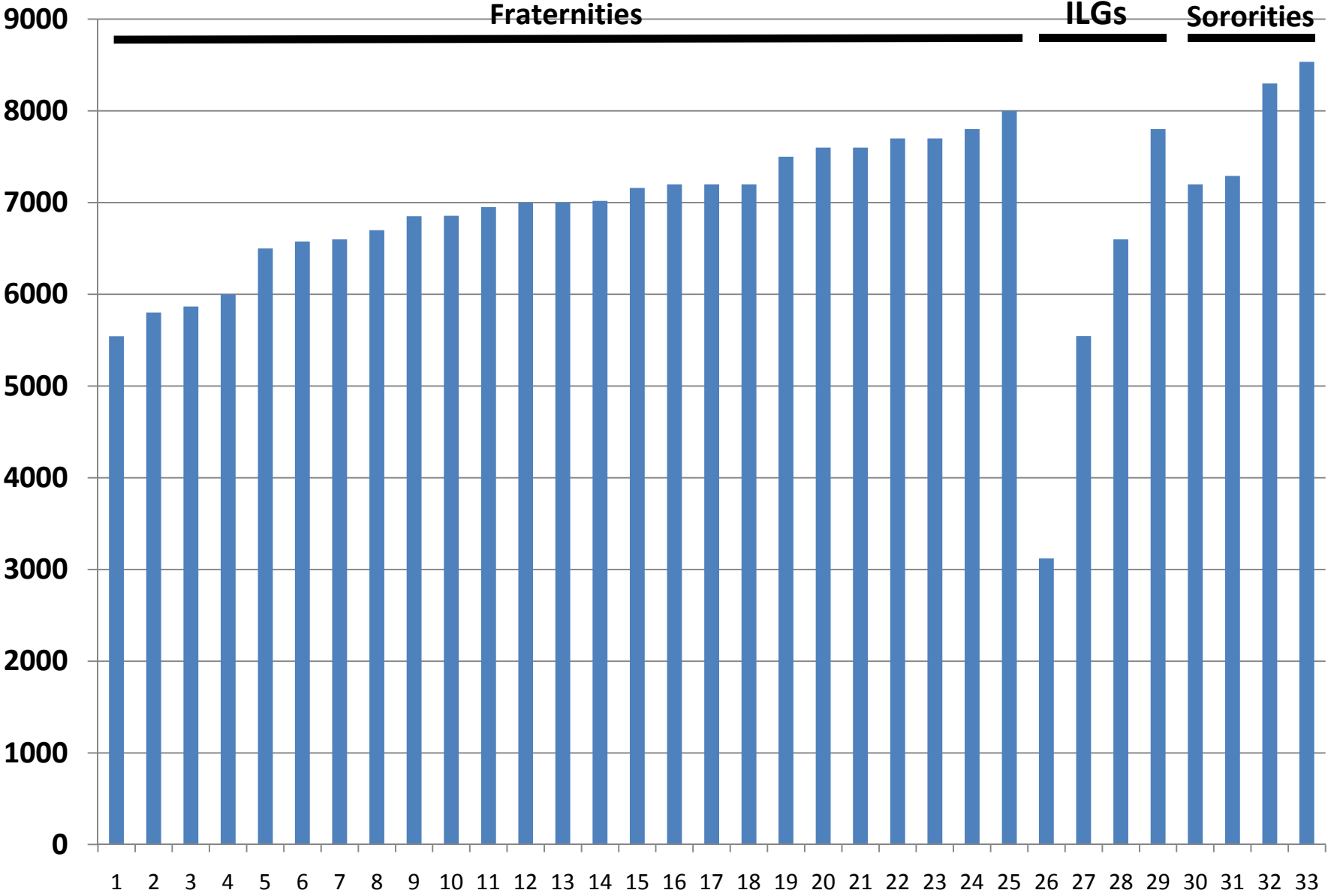
Chart 2: Housebill 2009-2010, by House
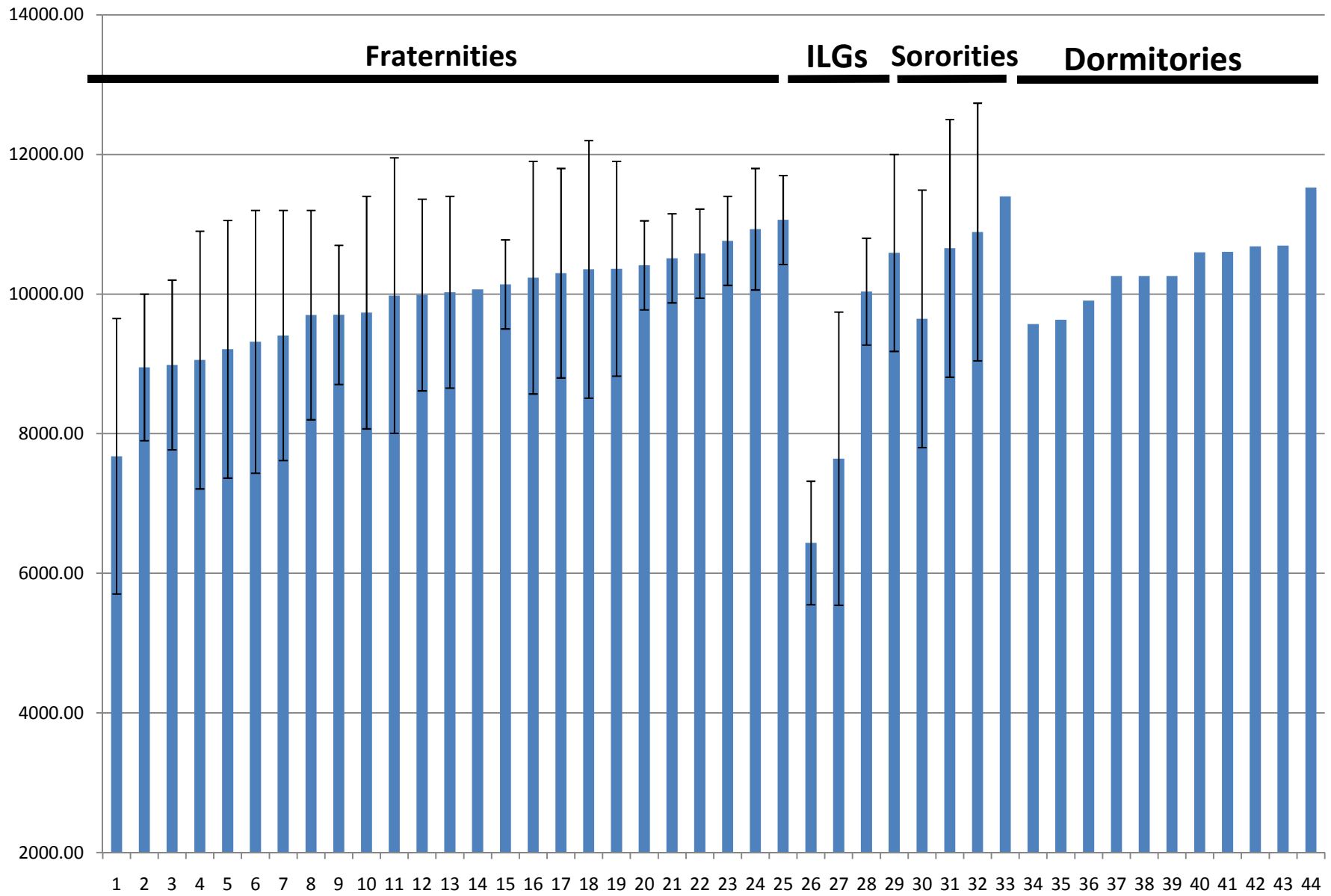
Chart 3: Housebill Corrected for Differences in Meal Plans

Chart 4: Cost of a Double in Baker House versus FSILGs
(per Academic Year, does not include house tax and required dining plan)

4% Increase 2010-11
(Dormitories)

6-7% Annual Increase, 2003-2010

7000
6500
6000
5500
5000
4500
4000

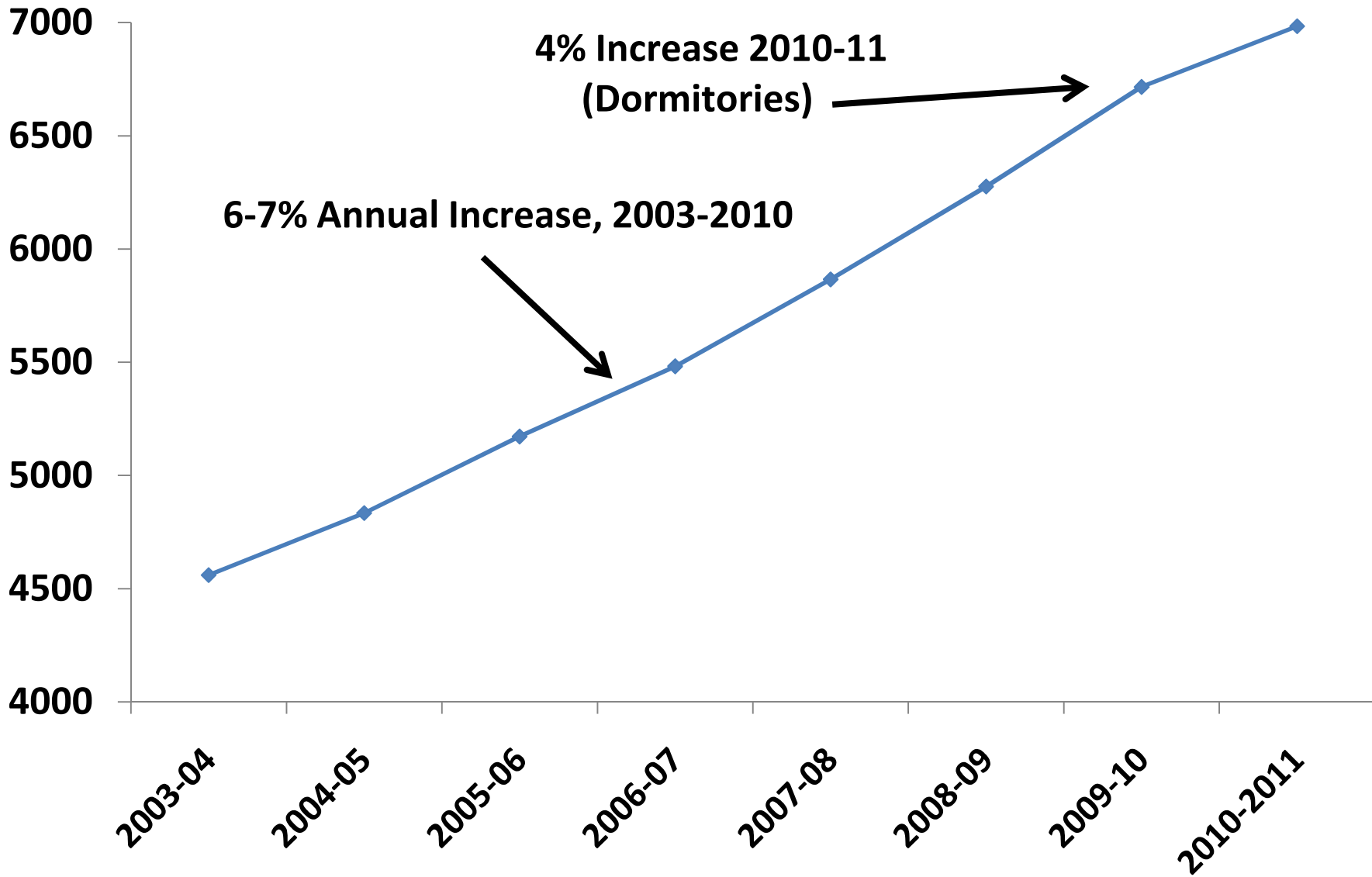2003-04 2004-05 2005-06 2006-07 2007-08 2008-09 2009-10 2010-2011

Chart 1. Average Resident Housebill. This chart depicts the average amount charged to resident members, non-resident freshmen, or non-resident non-freshmen per person for the entire academic year (Fall 2009, IAP 2010, Spring 2010). The 25 responding fraternities, 4 ILGs and 5 sororities, and community wide averages are reported. Error bars indicate the standard deviation for each group.

Chart 2. Annual Housebill Per House. This chart indicates the resident housebill for the 2009-20010 academic year (Fall 2009, IAP 2010, Spring 2010) reported on a house-by-house basis. The bars are organized in order of increasing housebill and are grouped by affiliation (Fraternities are bars 1-25, ILGs are bars 26-29, sororities are bars 30-33).

Chart 3. Annual Housebill Per House Normalized for Meal Plan Costs. This chart indicates the resident housebill for the 2009-2010 academic year (Fall 2009, IAP 2010, Spring 2010) reported on a house-by-house basis plus normalization for the cost of meals not provided by the FSLIG. The bars are organized in order of increasing housebill and are grouped by affiliation (Fraternities are bars 1-25, ILGs are bars 26-29, sororities are bars 30-33, dormitories are bars 34-44). For dormitories, the average of the cost of a double and triple room plus the annual house tax was used as the annual housebill. The order of the bars differs from that in Chart 4. The formula for attaining the normalized values is as follows:

Annual Housebill + (Cost of meals for the 30-week academic year – (50% of cost of breakfast and lunch and dinner provided by the house))

The "cost of meals" was based upon MIT's estimate of the average meal costing $5.50 per breakfast, $6.00 per lunch and $8.50 per dinner. For a 30 week academic year, this equaled $4,200 in food costs per person.

This normalization assumes that if a meal is provided, a student will eat that meal in house 50% of the time and will pay for that meal out of pocket the remainder of the time at the above-mentioned rate.

The error bars indicate the range of costs for various models. The upper limit is the average housebill plus $4200 (student eats 0% of meals in house and pays for all meals out of pocket). The lower limit is the average housebill plus the cost of meals to give the student 21 meals per week at the above rates (student eats 100% of available meals in house).

Chart 4. Cost of a Double in Baker House versus average FSILG Housebill. This chart reports the cost of a double in Baker House for eight consecutive academic years (blue diamonds). The average year-to-year increase over this period is 6.67%. The most recent two years of FSILG costs are also depicted for comparison (red squares).