Participation and Survey
As of May 28th, 2012, 30 organizations have replied to the housebill survey. This includes all four resident sororities, three of six independent living groups and 23 of 24 resident fraternities.

Findings

Occupancy
Sixteen of 30 organizations reported operating at above 80% of the total "ideal capacity" as defined by each chapter (average of 82%). In total, all participating groups housed a total of 878 students out of a total ideal capacity of 1062 (184 available beds). Higher occupancy numbers were reported for the Summer 2011 period compared to the academic term (average of 89%, median of 95%), although Sorority occupancy rates lagged behind those of Fraternities and ILGs (76% versus 91% average summer occupancy).

Resident Charges
The average Fraternity, ILG, Sorority and community-wide Housebills are shown below and on Chart 1 and data from individual chapters are shown in Chart 2. Overall, the increase in FSILG Housebill was 3.4% from the 2010-2011 to the 2011-2012 academic year, and 10.6% total over the 2008-2009 to 2011-2012 three-year period. These changes in Housebill vary by chapter, as reflected in the second table below.

	Fraternity	**Sorority**	**ILG**	**FSILG-wide**
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.

% Housebill Change, by chapter

(No. of Chapters)	**<0%**	**0-2%**	**2-5%**	**5-10%**	**>10%**
One Year	5	6	8	8	1
Three Years	2	1	5	7	8

Non-resident Charges
The average Fraternity, Sorority, ILG 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 chapter to chapter. However, there was little change FSILG-wide in these figures compared to previous years.

Freshmen	Fraternity	Sorority	ILG	FSILG-wide
2011-12	$521	$744	$123	$511
2010-11	$588	$692	$140	$588
2009-10	$628	$545	$325	$595
2008-09	$622	$790	$110	$540

Non-Freshmen	Fraternity	Sorority	ILG	FSILG-wide
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 2011, per summer resident, are reported below. These data were not collected in 2008.

Summer	Fraternity	Sorority	ILG	FSILG-wide
2011	$1387	$1538	$1241	$1392
2010	$1219	$1369	$1291	$1246
2009	$1033	$1322	$928	$1058

Meal Plans
All chapters except two reported providing some meal plan. Six organizations provide only dinner one-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 at all to the estimated cost of meals provided. MIT's most comprehensive meal plan policy is 19 meals per week for $4,500 (weekend breakfasts are excluded). This plan is a significant discount per meal compared to less comprehensive plans, but was used as a mode of comparison to FSILG plans after adding in $5.25 for each of the missing two breakfasts. Based upon previous years' estimates, other meals were estimated to cost $8.25 per lunch and $10 per dinner, although paying to eat out of pocket at the dining hall without a meal plan is considerably more expensive. 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 ~6% less expensive than the average dormitory room. The

average fraternity was also less expensive (~5%) than the average dormitory room and the average sorority about 3% more expensive, whereas the average ILG was significantly less expensive, although there was high variability among the ILGs reporting. In a continuing trend, the cost of living in a dormitory increased relative to the cost of living in an FSILG from the 2010-11 to 2011-12 Academic Years. These figures, however, are highly dependent upon how eating habits are modeled at each chapter. For example 27 of 30 FSILGs are less expensive than all Dormitories if students take full advantage of their meals plans (100% of provided meals eaten in house). These values are below the ~$12,000 that MIT estimates an incoming student will spend on room and dining in the 2011-2012 academic year (red dotted line in Chart 3).

Finally, to examine the change over time in cost of a representative 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 2009-2010 to 2011-12 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. This 4% increase was maintained by MIT again going into the 2012-2013 academic year in almost all residences. These numbers exclude the additional cost of the meal plan mandatory in some residence halls.

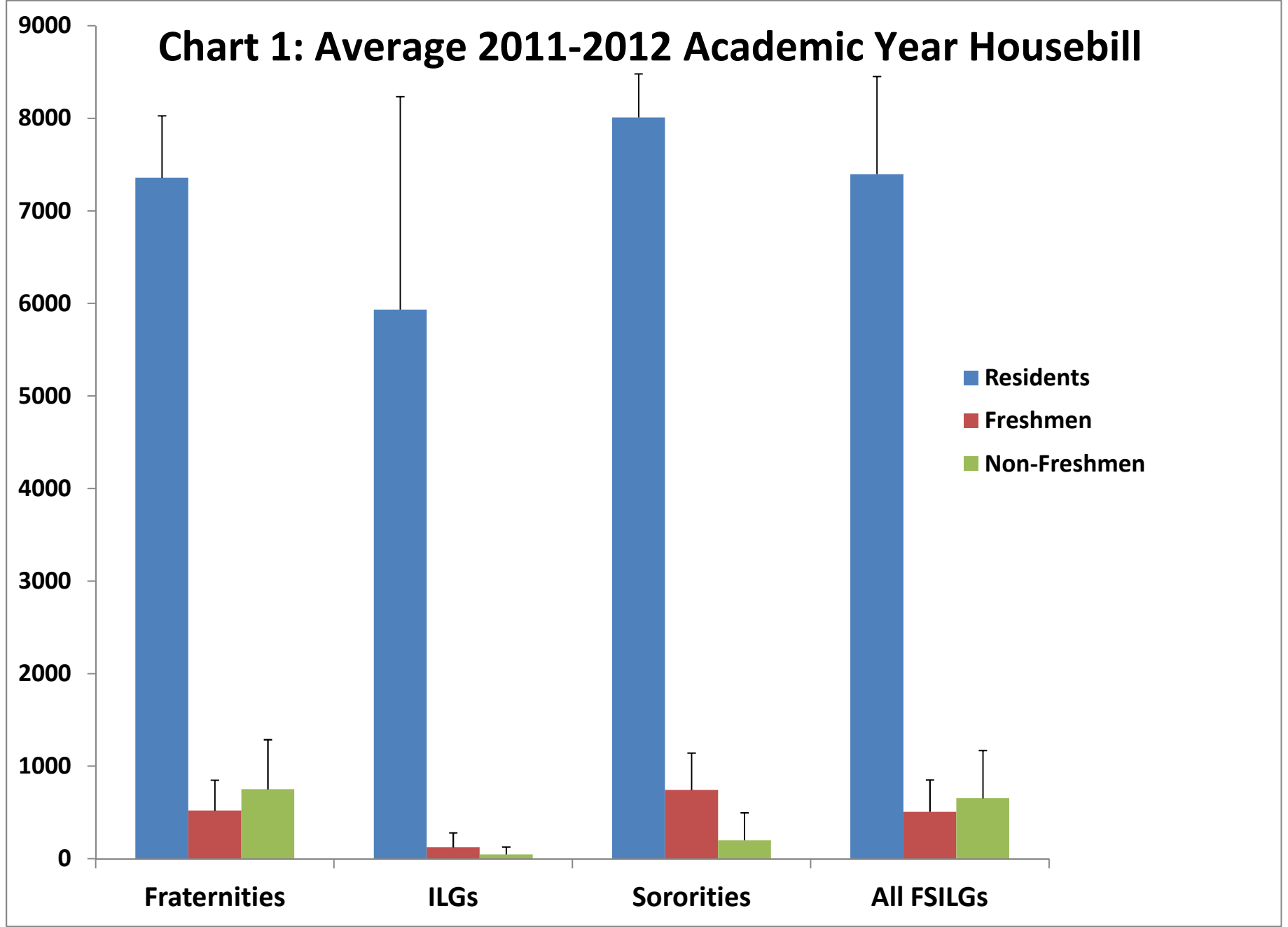Chart 1: Average 2011-2012 Academic Year Housebill

Legend:
- Residents
- Freshmen
- Non-Freshmen

Categories: Fraternities, ILGs, Sororities, All FSILGs

Chart 2: 2011-2012 Academic Year Housebills by chapter
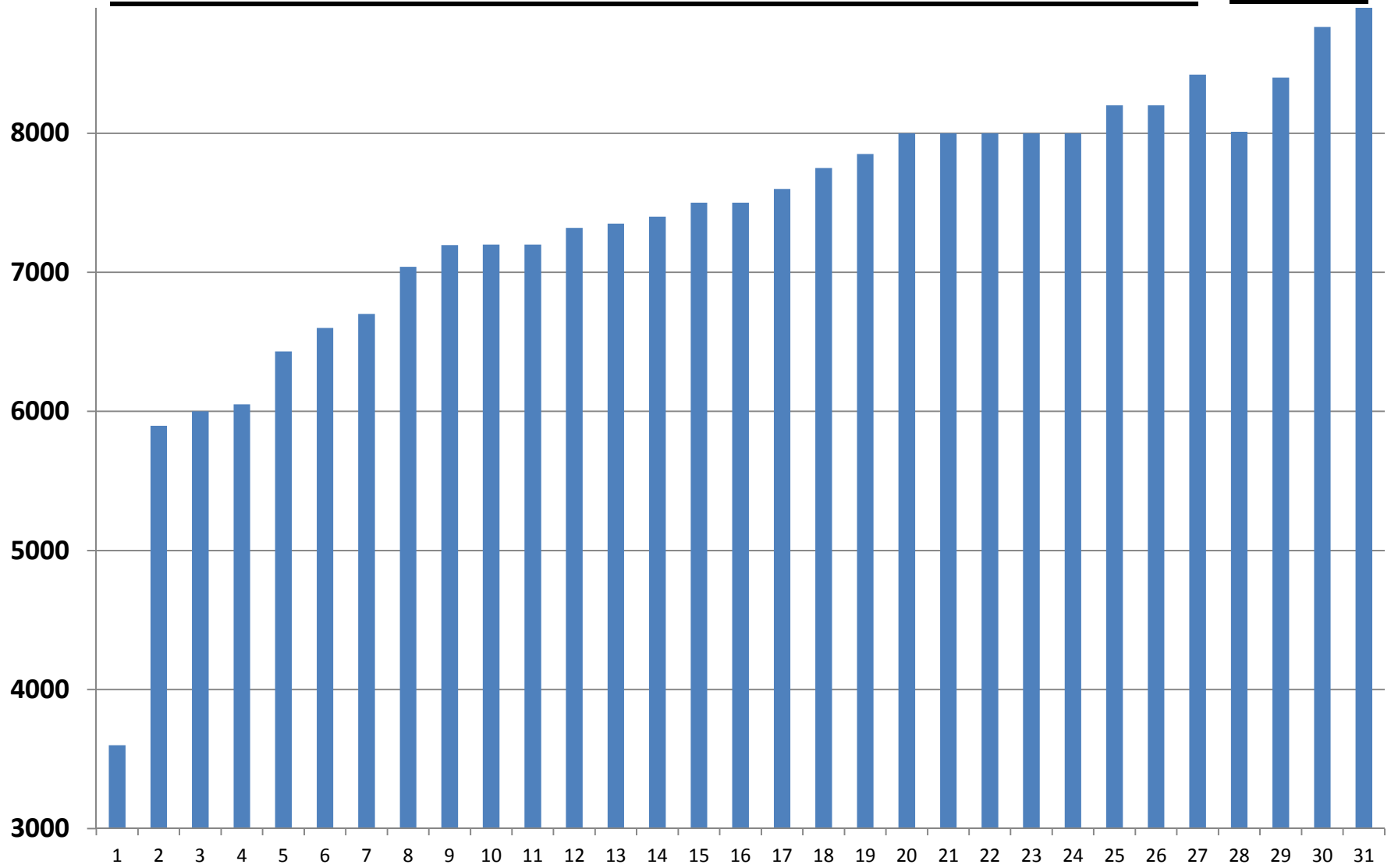
Fraternities / ILGs · Sororities
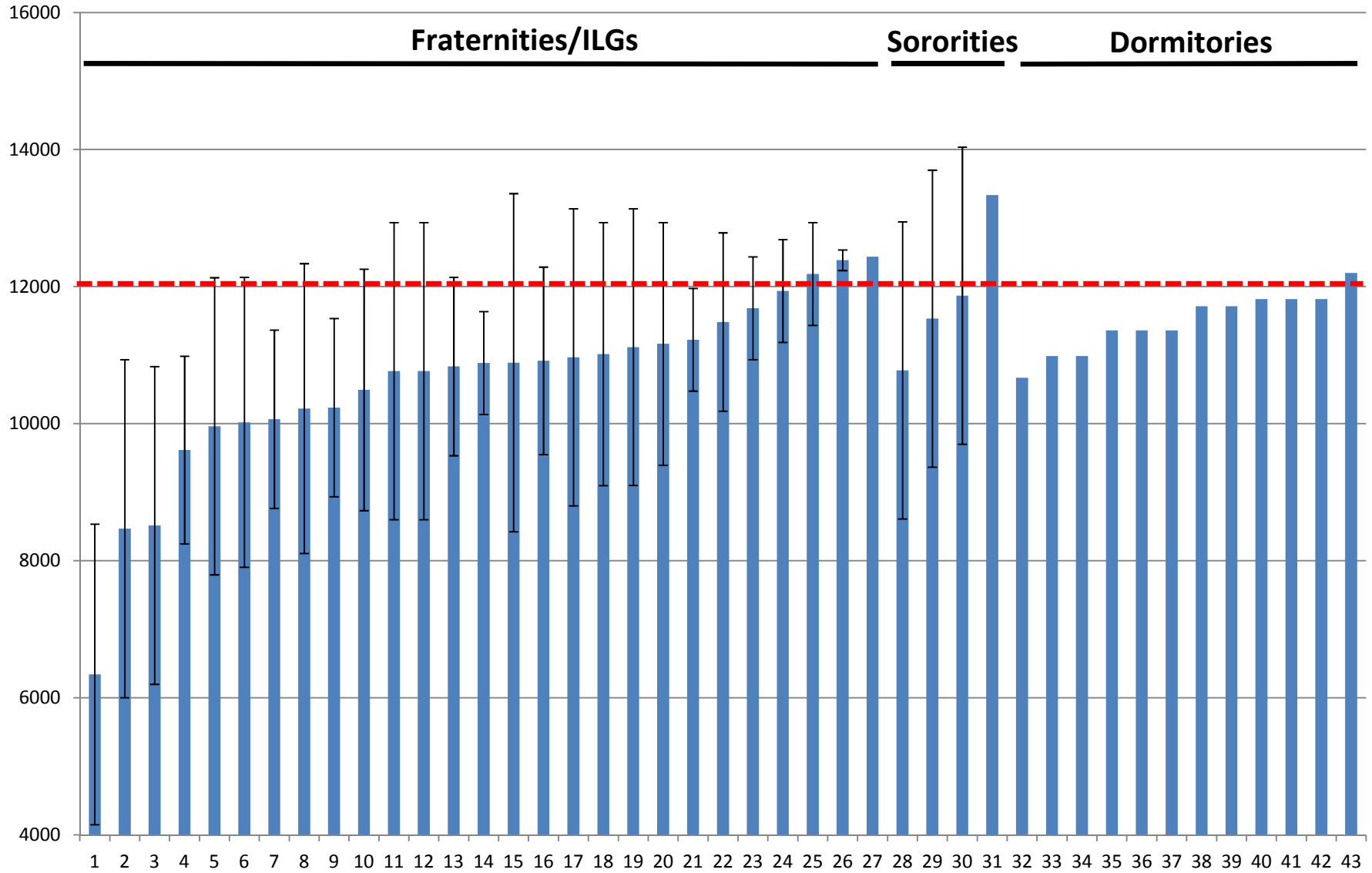
Chart 3: Housebill Corrected for Differences in Meal Plans

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

6-7% Annual Increase, 2003-2010

4% Annual Increase, 2010-2013