

Participation and Survey

As of April 24, 2009, 29 houses have replied to the housebill survey. This includes all four resident sororities and all six independent living groups. Nineteen of 24 fraternities have responded to the survey. Most houses reported no difficulty in filling out the survey and most values were as expected (except one report of having raised over \$200,000 in summer rent—this value was removed). The comment field was used by several houses, mostly to explain their meal plan. The list of participating and non-participating houses is in the Appendix.

Findings

Resident Charges

The average Fraternity, ILG, Sorority or FSILG resident housebill for each semester or for the year is reported in Chart 1 and the housebills for individual houses are reported in Chart 4. On the whole, ILGs typically charged significantly less and Sororities slightly more than the other groups. Fraternities exhibited very little variation in their housebills whereas ILGs exhibited larger variation, likely as a result of their smaller sample size, but also because ILGs also vary in their house models. Only four of 29 houses reported charging separately for IAP with an average of ~\$397 charged.

Non-resident Charges

The average Fraternity, ILG, Sorority or FSILG non-resident housebill for the year is reported in Chart 2 for new members (freshmen and pledges) and non-new members. The amount charged to non-residents varied considerably from house to house with ILGs charging very little for non-resident members relative to Fraternities and Sororities, who charged about the same. Seven houses reported no non-resident senior members and also reported a value of \$0 for the housebill collected from these individuals. These \$0s were not included in the average reported. However, two houses reported having senior members which they charged \$0. These \$0s were included in the average. Most houses reported having new members of which all but four charged a fee. In this case, houses that charged \$0 were included in the average since the charge was clearly intentional. Some ILGs did not have non-resident new members because of their house models.

Total amounts collected and summer housebills

The total amounts collected per member per academic year (Fall 08, IAP 09, Spring 09) or per calendar year (including summer) are reported on Chart 3 and the total amounts collected from each source are reported in the tables below. Sororities collected more than fraternities and ILGs from non-resident members, as expected from their large non-resident membership. Fraternities and ILGs collected considerably more than sororities during the summer months, accounting for approximately 15% of their income for the year. Two houses did not know how much they had collected during the summer of 2008 and were excluded from the average for this value.

Meal Plans

All houses except one reported providing some meal plan. Seven fraternities provide only dinner four-five days per week, while the other houses provide some variation of an open pantry policy for breakfast and lunch. Those fraternities which only served four-five meals per week charged an average of \$221 less per academic year than the average fraternity; however, this variation was not statistically significant. MIT estimates that students will spend \$5.50 on breakfast, \$6.00 on lunch and \$8.00 on dinner or about \$2,150 per semester (<http://web.mit.edu/dining/plans/dining-dollars.html>). Based upon an assumption that students eat 50% of their provided breakfasts and lunches and 75% of their provided dinners 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 5. The range of all possible models for normalizing the housebill data is also shown.

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 ~7% less expensive than the average dormitory room, owing largely to the lower average costs of living in the ILGs (~28% less expensive). The average fraternity was slightly less expensive (~2%) than the average dormitory room and the average sorority was slightly more expensive (~2%). These figures, however are highly dependant upon how eating habits are modeled at each house. For example 21 of 29 FSILGs (12 Fraternities, 6 ILGs, and 3 Sororities) are less expensive than all dorms 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 6. The year-over-year increase in cost for this standard room is 6.67%.

Data not Reported Elsewhere

In the following tables, the number before +/- indicates the average, the number after indicates the standard deviation.

Does the Housebill (i.e. payment required to live in the FSILG) vary between individual residents?

	YES	NO
Fraternity	2	17
ILG	1	5
Sorority	1	3
All FSILGs	4	25

Average Number of Residents

	Fall 2008	Spring 2009
Fraternity	28 +/- 9	27 +/- 9
ILG	28 +/- 13	27 +/- 12
Sorority	37 +/- 16	37 +/- 16
All FSILGs	29 +/- 11	29 +/- 11

Average Number of Meals per week

	Breakfast	Lunch	Dinner
Fraternity	3.4 +/- 3.2	3.3 +/- 3.0	5.2 +/- 0.7
ILG	6.5 +/- 1.2	5.5 +/- 2.8	6.5 +/- 0.55
Sorority	5.3 +/- 3.5	5.3 +/- 3.5	4.3 +/- 3.0
All FSILGs	4.3 +/- 3.1	4.0 +/- 3.1	5.3 +/- 1.3

Range in Meals per week (min-max)

	Breakfast	Lunch	Dinner
Fraternity	0-7	0-7	4-7
ILG	4-6	0-7	6-7
Sorority	0-7	0-7	0-7
All FSILGs	0-7	0-7	0-7

Average Number of Non-residents

	Freshmen/Pledges	Non-Freshmen/Pledges
Fraternity	10.3 +/- 3.2	2.0 +/- 1.8
ILG	5.5 +/- 5.9	0.5 +/- 0.8
Sorority	32.3 +/- 5.7	58.8 +/- 31.6

Summer Rent Collected 2008 (% of total revenue)

Fraternity	\$30,727 +/- 17,920	(13.9%)
ILG	\$20,319 +/- 7,751	(12.7%)
Sorority	\$14,025 +/- 10,355	(4.0%)
All FSILGs	\$26,156 +/- 16,509	

Total monies collected (all reported sources)

	Resident Members (% of total)	Non-resident members (%)
Fraternity	\$193,081.49 (82.3%)	\$8,799.68 (3.8%)
ILG	\$138,620.36 (86.5%)	\$1,278.33 (0.8%)
Sorority	\$275,890.00 (78.6%)	\$61,182.88 (17.4%)

Appendix

List of participating houses:

Alpha Chi Omega
Alpha Delta Phi
Alpha Epsilon Pi
Alpha Phi
Alpha Tau Omega
Beta Theta Pi
Chi Phi
Delta Upsilon
Epsilon Theta
Fenway House
Kappa Alpha Theta
No. 6 Club
Nu Delta
Phi Beta Epsilon
Phi Delta Theta
Phi Kappa Sigma
Phi Kappa Theta
Phi Sigma Kappa
Pi Lambda Phi
pika
Sigma Chi
Sigma Kappa
Sigma Nu
Student House
Theta Chi
Theta Delta Chi
Theta Xi
Women's Independent Living Group (WILG)
Zeta Beta Tau

List of non-participating houses:

Delta Kappa Epsilon
Delta Tau Delta
Kappa Sigma
Lambda Chi Alpha
Sigma Phi Epsilon
Tau Epsilon Phi
Zeta Psi

Chart 1: Average Resident Housebill (per resident, per semester or academic year)

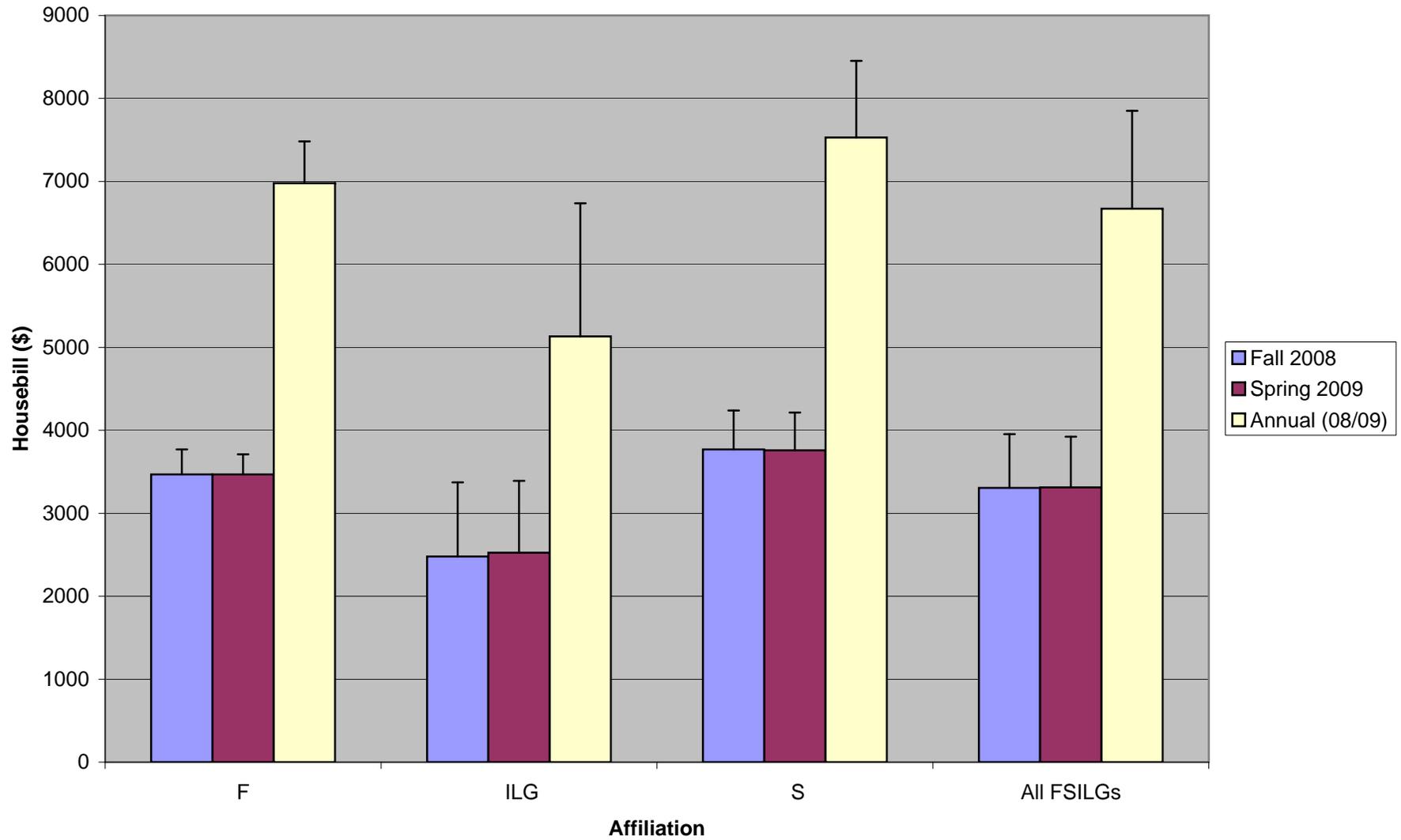


Chart 2: Average Non-resident Member Charges (per person, per year)

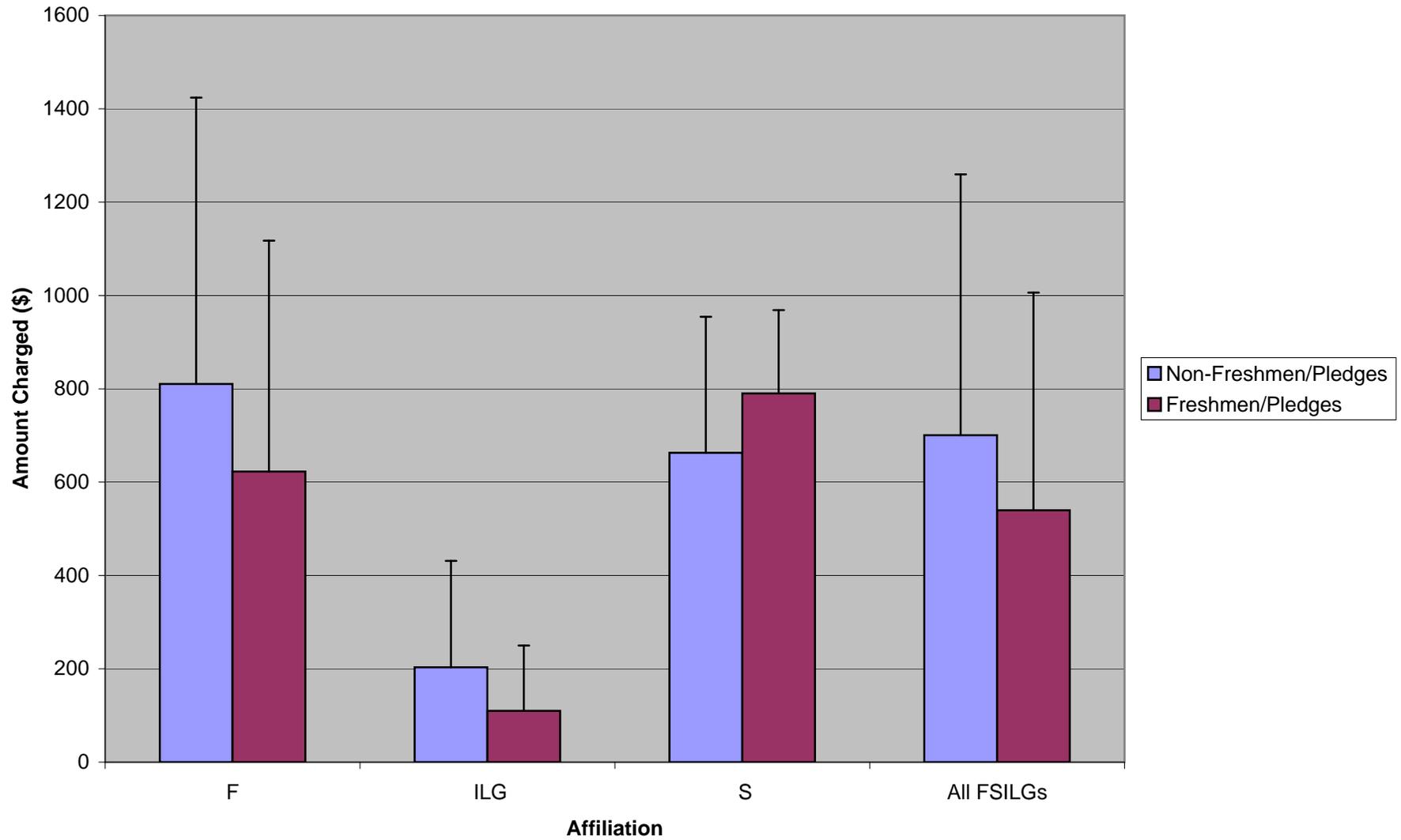


Chart 3: Total collected per member per academic year or calendar year

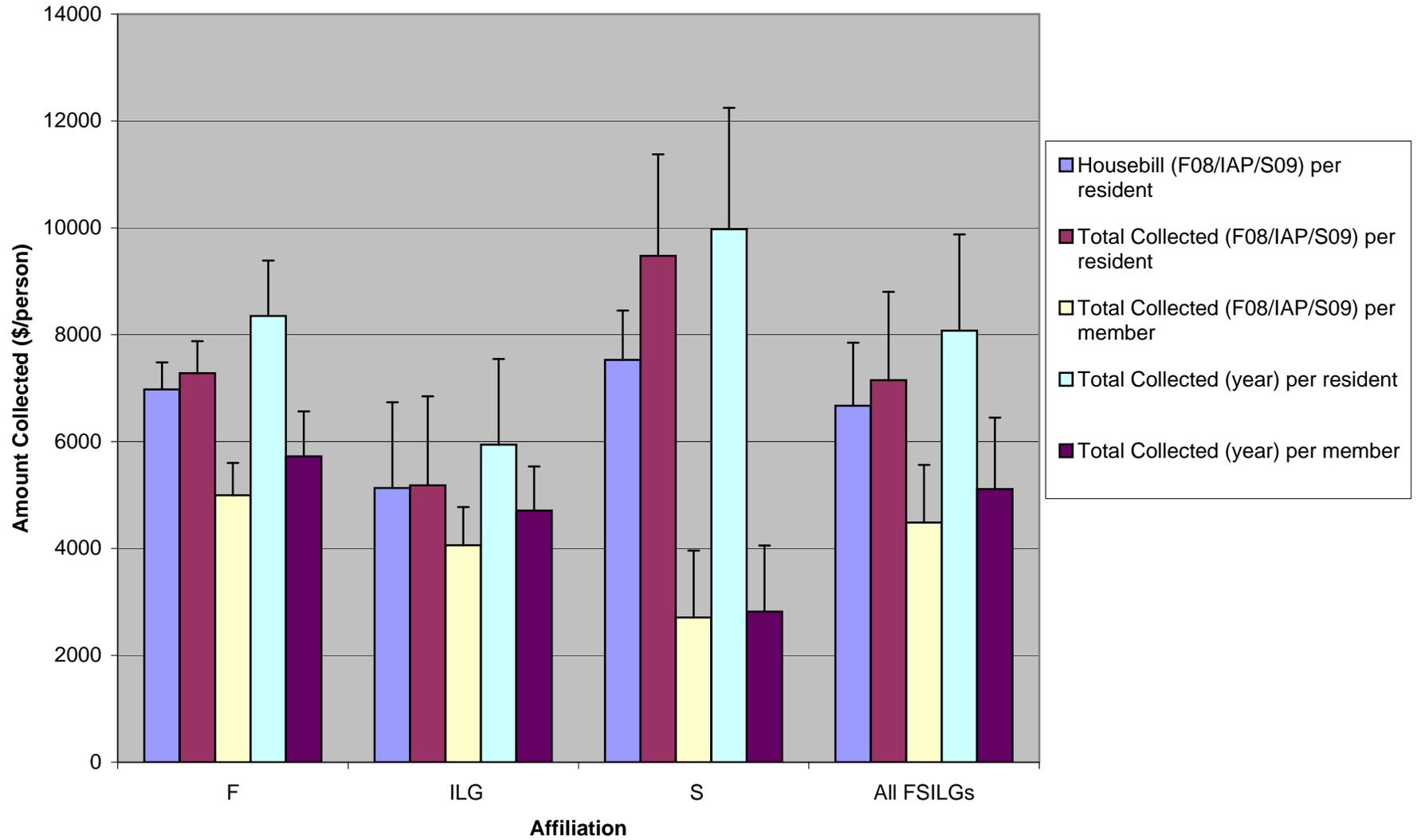


Chart 4: Housebill per House per 2008 academic year

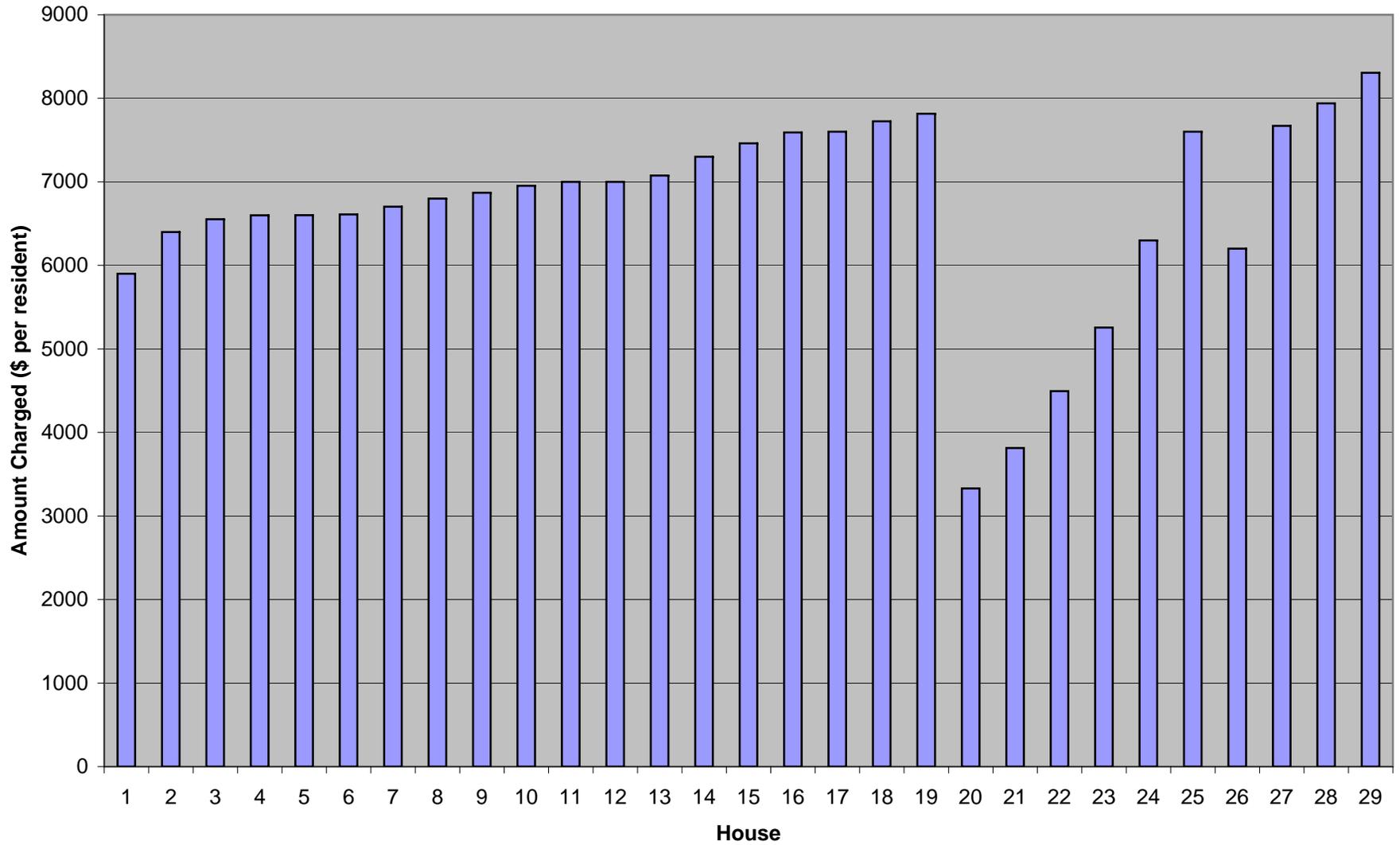
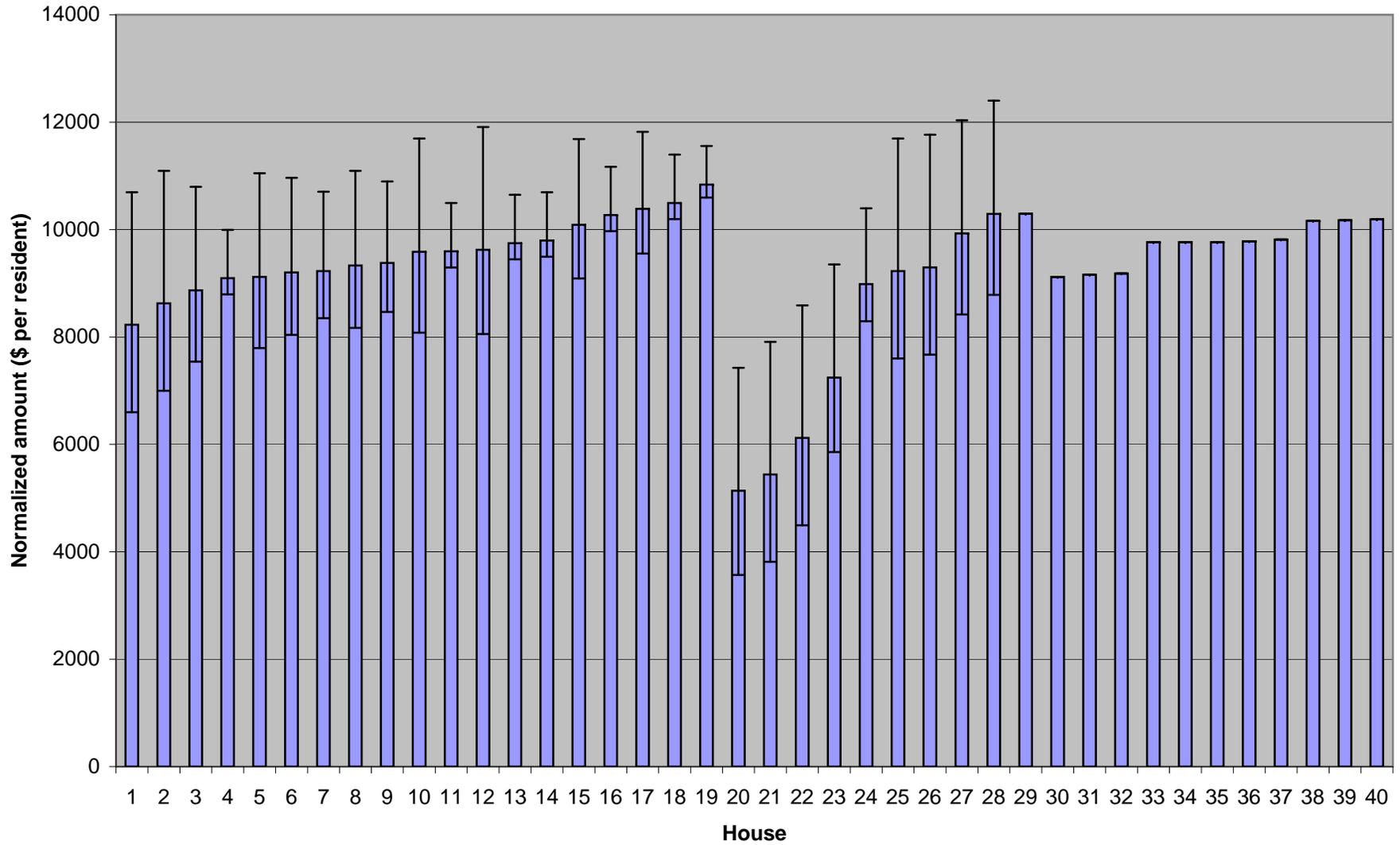


Chart 5: Annual housebill per resident normalized for food costs



**Chart 6: Cost of a Double in Baker House
(6.67% annual increase in cost)**

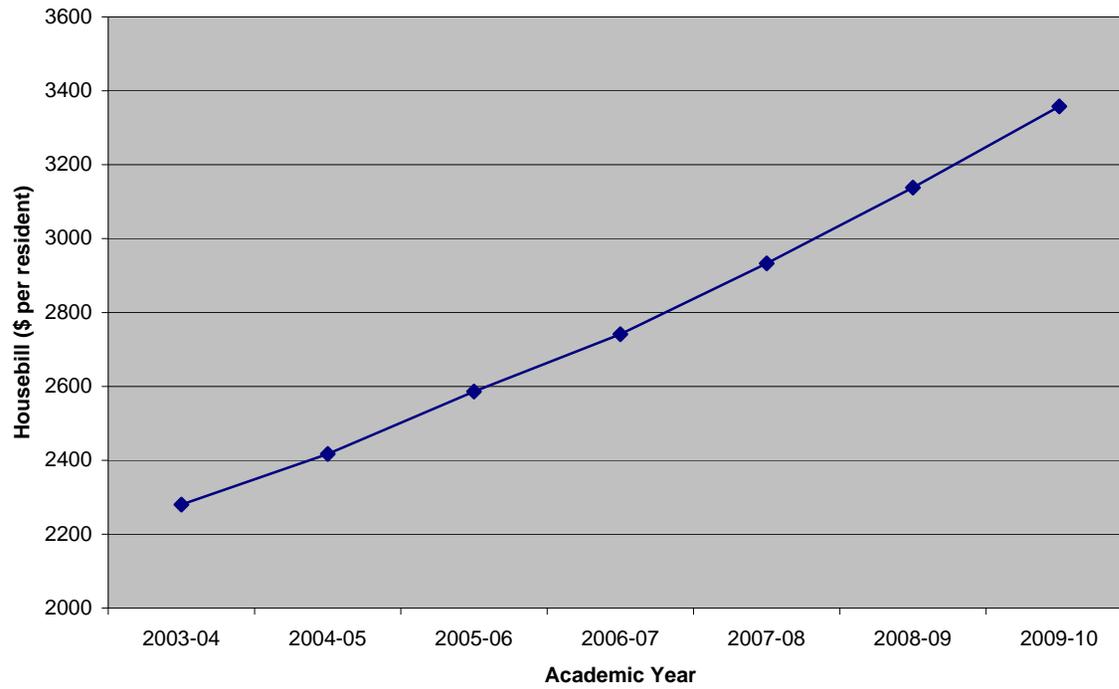


Chart 1. Average Resident Housebill. This chart depicts the average amount charged to resident members per person for Fall 2008, Spring 2009, or the entire academic year (Fall 2008, IAP 2009, Spring 2009). The nineteen responding fraternities, 6 ILGs and 4 resident sororities, and community wide averages are reported. Error bars indicate the standard deviation for each group.

Chart 2. Average Non-resident Member Charges. This chart depicts the average amount charged to either non-resident non-Freshmen/Pledge members or non-resident Freshmen/Pledge members per person for the entire academic year (Fall 2008, IAP 2009, Spring 2009). The nineteen responding fraternities, 6 ILGs and 4 resident sororities, and community wide averages are reported. Error bars indicate the standard deviation for each group. Those groups which did not have non-resident members were not included in the averages, unless they indicated what amount they would have charged if they had any non-resident members (seven houses fell into this category).

Chart 3. Total Amounts Collected Per Person. This chart indicates the total amount collected from various sources on a per resident or per member basis. The Housebill per resident is the amount collected per resident for the 2008-2009 academic year (same as Chart 1, third bar). The total collected includes the amount reported in the first bar (Housebill per resident) plus all non-resident income and is reported per resident (bars two and four) or per member (bars three and five) for either the academic year or the entire year (including Summer 2008). The nineteen responding fraternities, 6 ILGs and 4 resident sororities, and community wide averages are reported. Error bars indicate the standard deviation for each group.

Chart 4. Annual Housebill Per House. This chart indicates the resident housebill for the 2008-2009 academic year (Fall 2008, IAP 2009, Spring 2009) reported on a house-by-house basis. The bars are organized in order of increasing housebill and are grouped by affiliation (Fraternities are bars 1-19, ILGs are bars 20-25, sororities are bars 26-29).

Chart 5. Normalized Annual Housebill Per House. This chart indicates the resident housebill for the 2008-2009 academic year (Fall 2008, IAP 2009, Spring 2009) 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 1-19, ILGs are bars 20-25, sororities are bars 26-29, dormitories are bars 30-40). 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/lunch and 75% of cost of 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 \$8.00 per dinner. For a 30 week academic year, this equaled \$4,095 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 for breakfast and lunch and 75% of the time for dinner 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 \$4095 (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 6. Cost of a Double in Baker House. This chart reports the cost of a double in Baker House for seven consecutive academic years. The average year-to-year increase over this period is 6.67%.