Graduate Housing Rate FAQ
Academic Year 2022–2023

1. What are the rate changes?

Graduate student housing rates will increase by a weighted average of 3.0% for Academic Year (AY) 2022-2023. Rates will vary by unit type between 1.5%–5.0%.

Due to the COVID-19 pandemic, MIT did not increase housing rates in 2021-2022.

2. How did MIT arrive at these new rates?

Our approach to rate-setting is informed by the Graduate Housing Working Group, which is composed of student leaders, Heads of House, and Institute leaders, and current housing market conditions in Boston and Cambridge. As is the case with any housing system, rate increases are necessary to cover annual increases in operational costs— including livable wages for the hundreds of staff members who help keep our 24/7 housing operation running.

Our goal is to provide a range of housing options — single rooms, efficiencies, one-bedroom, and multi-bedroom units in a mix of newer and older buildings — so students can make choices that best fit their circumstances.

3. How do housing rates factor into the annual stipend increase process?

The Institute shares annual housing rate projections with graduate student leaders who then incorporate the proposed housing rates as part of their annual stipend recommendation calculations.

Our rate strategy has been implemented in a way that informs the graduate student stipend increase recommendation process, and in alignment with efforts in the Office of the Vice Chancellor (OVC) to help ensure that students can cover their costs and to enhance support resources for students experiencing financial challenges.

Each year, the GSC Graduate Stipend Committee works with the OVC and the MIT administration to recommend changes in stipends for students supported by Research Assistantships, Teaching Assistantships, and fellowships. The process considers year-to-year changes in the local cost of living for graduate students. These AY 2022-2023 housing rate increases, along with other cost of living increases, will be considered in the stipend increase recommendation process. The decisions on stipend levels are ultimately made by the Provost in consultation with the Deans’ Group after receiving the GSC’s recommendations.
4. How do annual housing rate increases fit into MIT’s overall strategy to improve graduate housing?

The 2018 Graduate Student Housing Working Group Report stated:

*The Institute should identify ways to operate our housing differently. Currently our revenue falls short of what is required for comprehensive stewardship. This leads to lower quality housing and creates an impediment to adding more housing.*

MIT should increase on campus graduate housing capacity with an optimal mix of unit types aligning with the evolving needs of students and families over time. The Institute should assess the feasibility of doing so in a way that breaks-even financially at 30 years with comprehensive stewardship.

**RATIONALE FOR THIS RECOMMENDATION** Operating within a comprehensive stewardship model extends the life of the building and leads to higher quality of life for students by providing for better maintained spaces. A 30-year break even should be considered as the committee does not believe MIT should be making a profit from graduate housing. This may require raising rents in some of our buildings, and then stipends would need to be increased commensurately. If MIT can break even, it would make future expansion easier to achieve, although it is recognized that there are a variety of significant additional constraints associated with available sites, and competing priorities for limited capital. This would also lead to greater equity relative to our current housing model where 38% of the students benefit from below-market on campus housing, and the other students, because they live off-campus, do not.

In response to this recommendation, MIT developed an approach to help ensure that we fulfill the following objectives:

- Meet the priority to keep our housing below-market rates in a consistent way;
- Provide financial support tailored to students’ different situations;
- Create a process that helps all graduate students afford their housing expenses—not just those who prevail in the on-campus housing processes—through the stipend-setting procedures and assistance grants for graduate students experiencing financial hardships; and
- Operate a quality and sustainable graduate housing system.

The MIT 2030 Framework will also help us to address deferred maintenance across the campus and in the residence halls.
5. Are there any support resources available through the Institute?

Yes. We know that housing costs make up the largest portion of graduate students’ budgets, whether they live on campus or off. The Division of Student Life (DSL) and the Office of the Vice Chancellor (OVC) continue to work closely together to respond to the needs of graduate students as they navigate their MIT experience. MIT provides students with a variety of additional financial resources such as short- and long-term funding, and grants for graduate students with children which were increased during the 2021-2022 academic year.

6. Who should residents reach out to with their housing-related questions?

If you require assistance regarding housing processes, assignments, maintenance requests or billing, the team from Housing & Residential Services are available to assist, both virtually and in-person. Please visit our Contact Page to learn about various ways you can connect with our office.