

# IFC HOUSING PROPOSAL

This document articulates the reasoning behind developing an on-campus fraternity housing solution by the Interfraternity Council at Arizona State University. The key components of this proposal are broken into four sections and answer the following:

- **Why Arizona State University needs on-campus fraternity housing?**
- **What are the needs and wants of students in fraternities?**
- **What research has been done regarding fraternity housing?**
- **How has the Interfraternity Council created this proposal?**

The Interfraternity Council at Arizona State University would like to continue its progress in achieving the premier Fraternity & Sorority Life experience furthering ASU as the New American University also, known as the New American Fraternity & Sorority experience. One of the many ways to achieve this goal would be a permanent on-campus housing solution.

## Why Arizona State University needs on-campus fraternity housing?

After discussion among fraternity leaders, the Interfraternity Council and the housing committee, we have identified four areas of purpose:

- Enhance the student Experience
- Build a Community of Care
- Affinity to Arizona State University
- Progress in On-Campus Housing

### Enhance the Student Experience

Students, which are members of fraternities at ASU desire to engage with the campus by being a part of University housing in a Fraternity Village. We believe an on campus housing solution for fraternities would enhance the student experience with increased student engagement with respect to academics, chapter productivity, attending university events, participation in campus programs and utilizing campus services.

The most important result of on-campus housing would be a central location for a group of men to host chapter operations. This facility would be customized for members to meet and interact with their brothers, as it is difficult to do with a large group of men on campus today. Members would see each other more frequently when they all would have a place to go to no matter what time of day. This is not the case currently as students are spread throughout the city of Tempe with a multitude of housing options. Current members often remark that they only see a select group of guys in their organization during the weekly chapter meetings. The central location would enable more interaction among members when students visit the facility before, in between, or after classes.

The central location and proximity to campus would enable chapters to gather with higher attendance then walk to university events, programs and services. Community Service is an essential pillar to our community and would be affected positively by a Fraternity Village. If we had a housing facility, it would yield higher attendance at these events because members would encourage each other to attend as a united brotherhood. The frequent interaction by living together would result in high attendance because members would simply knock on the door down the hall reaching out to other members. The increased interaction and attendance effect will result for all university events from athletic games, programs, and services. Students of the organizations would leave the facility as a group to attend as a chapter because each individual feels passionately about their organization and want to contribute their share.

Arizona State University has a huge number of student services, clubs & organizations, and educational outreach programs. The Fraternity Village would use elements from on campus living from the Residence Hall Association to keep students living on campus longer like Barrett the Honors College. With an on campus housing solution and engaged students, these activities and programs would see an increase in participation because members that are on campus would be more inclined to attend.

The facilities would be designed to enable chapter operations so fraternities could be more productive. With a multipurpose room, organizations are able to conduct general meetings for the whole membership, committee meetings, and even officer board meetings at any point in time. Meeting space would ease the burden in working with the university to obtain a room reservation and communicating it to the membership. Increased flexibility would make it easier for chapters to plan events for homecoming, family weekend, and other campus events. Small room meeting spaces are utilized for chapter projects or a study space for members. Members of fraternities on average have a higher GPA when compared to the All-Campus average, due to academic support programs. With a library or study room, these programs would thrive because of a convenient location that is suitable for members. Furthermore a library will complement tutoring among members and willingness of a strong commitment to academics.

### Build a Community of Care

A Fraternity Village would have fraternity men residing in a central location where they would interact with each other on a daily basis, even outside of their respective organizations. Living together would rebuild the connection between organizations to establish a sense of community in the Village. When a community is established it would be easier to work together to accomplish common goals for the betterment of Fraternity & Sorority Life at Arizona State University.

When relationships are made there is a mutual respect among each and every fraternity where it will be easier for a standard to be set for the entire Fraternity Village. Students will no longer be dispersed around Tempe, but centralized in one area so the actions of one fraternity or man will reflect on the community as a whole. The oversight and control of behavior and events will be easier to see and govern as a Fraternity Village. A standard is set for the behavior of individuals and their respective chapter but often isn't followed. This behavior is present when members lack involvement with an organization and community that is much greater than them. When a sense of community is established, the Interfraternity Council and chapter leadership will practice self-governance to keep members and organizations accountable and maintain a high standard of conduct. Self-governance in housing is a more effective way to ensure all Greek Members are behaving and holding themselves to the same standard when they are all centralized in one location. With a limited number of beds in these chapter facilities, the members that exemplify the values and principles of Fraternity & Sorority Life will be the members living in the facilities. Therefore, problems from the behavior of members will be reduced.

As well as the relations that will be made between fraternities, the Office of Fraternity & Sorority Life will continue to have constructive relationships. The community and relationships would be built and maintained so that they can advise and support chapters with the mission to: learn and grow, give back and do the right thing. Furthermore, a Fraternity Village would be an outlet and tool to help the office have more effective programming such as Homecoming, Greek Week and Greek Sing.

A Fraternity Village would centralize members in Fraternity & Sorority Life to a community that is designed for them significantly decreasing the number of members

that live in small apartments or residential houses. All of the operations and events would be centralized in one location reducing risk when members are constantly traveling all over the City of Tempe. Since all of the fraternities left Alpha Drive, there has been an increase in noise complaints from large chapter events. Students and members would have no reason to gather off campus if they had facilities that enabled them to meet comfortably in one place. Issues of parties and noise complaints regarding college students residing together in residential communities would be reduced. With less issues in the City of Tempe, the image and public perception of Fraternity & Sorority Life would improve if we engaged in more productive behavior such as philanthropy and community service in the city.

### Affinity to Arizona State University

Arizona State University has set out a bold plan to be the New American University; Fraternity & Sorority Life is developing a model for the New American Fraternity & Sorority Community to become the premier Fraternity & Sorority Life community on college campuses today. The model directly applies to the New American University in three ways. First, a Fraternity Village would enable student success by engaging students to stay on campus longer and take full advantage of all the University's resources. Second, a Fraternity Village Community, centralized in one location will be seen as a significant part of ASU that adds value to the institution as a whole. The value added would then be seen as a socially embedded community that supports ASU and the City of Tempe through a number of programs and service. Third, the New American Fraternity & Sorority model will be recognized on a national level when the community leaders interact with members of their organizations from across the United States. By supporting the Greek Community on campus here it will have a positive impact for the organizations that have chapters on other college campuses.

As involved students of the university, the Fraternity Village will promote spirit, pride and tradition at ASU. Events during Homecoming week can be showcased in fraternity facilities with decorations, parade floats and social alumni events. It will be another outlet for the students to show their passion for being a Sun Devil.

A permanent housing solution for Fraternity & Sorority Life demonstrates perspective students that Greek Live is supported by the university and makes a positive difference on campus. Students may be more interested in attending because it adds to the many possibilities of clubs and organizations they can be involved with during their undergraduate experience. The village will show that students continue to engage on campus after their first year living in the dorms and not evolve into a commuter student that is only on campus to attend class.

With student engagement, retention rates will increase not only from freshman to sophomore year when members affiliate with their fraternity, but also sophomore to junior year when most members hold a leadership position. Members of fraternities have a strong passionate for their organizations, committing a great deal of effort to membership. Therefore, men will strive to remain member in good standing to potentially live in the house and hold a leadership position. With fraternities that are more connected and have efficient chapter operations, it would give them the

opportunity to have more professional development experiences that increase the graduation rates and job placement.

Looking beyond the short undergraduate years at Arizona State, fraternities often want to maintain alumni relations by holding events on campus. A fraternity house would attract alumni and make it easier for them to feel connected to the chapter. A long-term housing solution would give priceless memories to many students so they can return to the campus and reflect on their time as an undergraduate. Alumni boards and associations would be more engaged with the chapter to advise the chapters living in the facilities so fraternities grow and prosper.

### Progress in On Campus Housing

The Fraternity Village at the Vista Del Sol Villas is in its second year with over 160 Greek men living there today. Since this project has been put in place, we have seen a number of significant improvements to the Fraternity & Sorority Life on campus. With a large number of fraternity members living in one place, members in different chapters met and built relationships with each other living in close proximity. There is now a greater sense of community if you live in the Villas where you are expected to uphold yourself and organization to a set of standards defined by our values and principles. When the relationships were not made and there was no sense of community at the beginning of the 2014-2015 school year, we did have many noise complaints and damages in the housing. However, self-governance has resulted from the interfraternal relationships where members can hold each other accountable to the set of standards that our community holds itself to.

The Villas of Vista Del Sol are units of 3 or 4 single bedrooms with bathrooms that have extremely limited community space. It is helpful to the chapter when a portion a fraternity in one place for chapter operations; however, the design of the apartments is not conducive when you look at what fraternities actually do. The progress that has been made (with respect to academics, leadership, service and philanthropy) can be multiplied exponentially if we expand the scope of the project to a Fraternity Village with housing facilities not only for members to live in, but space to conduct chapter operations and events.

The current space is serving in a similar way that a Fraternity Village would: a place to hold meetings, gather in a common area, and a place to stop by on the way to/from campus. More men in the organization see each other more frequently and the positive interactions in the Villas have made relationships stronger. Facilities creates the feeling that the members and organizations owners in the space and is the best facility given the current housing situation in the ASU and Tempe communities.

In the upcoming 2015-2016 school year the IFC has the goal to double the number of beds filled in the Villas so the entire building is a fraternity community. Thus we would engage a larger portion of Fraternity & Sorority Life on campus that can benefit from the sense of community, interfraternalism, standards, accountability and self-governance.

## **What are the housing needs of students in fraternities?**

- Central Multipurpose Room for meetings, chapter dinners, events and Rituals
- Living accommodations for a portion of membership
  - 15-35 beds, single and double rooms
  - Smaller living room (TV/movie room or lounge)
  - Communal style bathrooms and in-house laundry
  - Kitchen and meal prep space for chapter
- Display and store chapter property such as wooden letters, ritual materials, photos and trophies
- An Executive Board Meeting Room for officers/chairman to meet with committees
- Academic Study Space / Library for chapter members

## **What are the housing wants of students in fraternities?**

- Ability for organizations to have registered events with alcohol in the facility. This would ease the planning for social events and eliminate the need to be transported off campus.
- Parking for members that live in the house and other members so they have access to chapter facilities and campus.
- Multipurpose field- for sports and community events such as philanthropies, homecoming and Greek week.
- Flagpole to display respective fraternity flags to enhance ownership of property.
- Patio and lawn with barbeque- to hold recruitment events, game day tailgates, parents/homecoming weekend barbeque
- Athletic courts for non-field sports such as basketball, volleyball and tennis
- Bus pick up location for off campus events and retreats

### Style of Community

It is the committee's decision that the future IFC Housing Solution be a village style community comprised of 15 to 20 individual, structures varying in size (15, 25, 35 beds) to house a percentage of each chapter. Each chapter will build a sense of identity and possession of their parcel or lodge. These spaces would not align down one street and ideally be shaped in pods around each other to resemble a neighborhood community. Having multiple bed sizes for fraternity structures would allow for smaller and larger organizations to participate in the Fraternity Village, as well as assist fraternities over the long term when chapter sizes greatly increase or decrease, it would allow the flexibility to swap facilities with another fraternity.

## Campus Research

The Universities surveyed were: Georgia Southern University, San Diego State University, University of Maryland, University of South Carolina, University of Southern California, and Virginia Tech.

The committee has drawn on aspects from each campus that they would like to implement in housing at Arizona State University.

- Georgia Southern
  - Executive meeting room. Optimal to be able to meet and have discussions in a business setting that would improve chapter operations and management.
- University of Maryland
  - Chapters lease on an annual basis and stay in facility until closure or pool to change. Arizona State needs flexibility in the housing because chapters often fluctuate in size and strength or standing with the university.
  - All houses are built the same. The structures are uniform to an extent but have some options for customization and vary slightly in size.
  - 20-30 persons in each chapter facility. This is the optimal range for number of people living in the chapter house, identified by the committee given discussions about how many people chapters can have live in, growth of the community in population and scale in size of the houses.
- University of South Carolina
  - Village format of houses. This community structure that is a neighborhood, not just one street with houses on the left and right, would be optimal given the number of structures that need to be built. Pods or smaller groupings of the houses that share a field/lawn or outdoor space would be optimal when we are building chapter houses for a significant portion of the fraternity and sorority community at ASU.

Each of the above University housing plans were presented by the committee member/s that researched them to the remainder of the IFC body. The facets of all were discussed at length in order to determine what characteristics were appealing and applicable to the future ASU system. The discussions led to a list of needs and wants in a community and reasons as to why the selected details were beneficial to a healthy living situation.

## Committee Process

The IFC established a Housing Committee at the beginning of fall 2014 and selected 10 members of different chapters to develop this IFC Housing Proposal. Those committee members consists of IFC officers, chapter presidents, and other IFC community and chapter leaders.

- Jerome Bauersfeld, IFC President, Delta Tau Delta
- Ben Frelka, IFC VP of Community Relations, Sigma Phi Epsilon
- Rick DeCarli, Sigma Phi Epsilon
- Derek Eisenbach, Theta Chi
- Kyle Freeman, Pi Kappa Phi
- Taylor Kent, Pi Kappa Alpha
- Bryan Lang, Delta Kappa Epsilon
- Nick Morales, Sigma Phi Epsilon
- Nick Niehaus, Sigma Tau Gamma
- Nick Sweetman, Delta Sigma Phi

The IFC Housing Committee met weekly beginning in September 2014 to have discussions on what the community is currently like, where it is headed in the future and the desires of men in fraternities today. Aside from committee meetings, presentations were made during individual IFC fraternity chapter meetings, as well as at IFC delegate meetings, to gain input from many different members of the community in order to develop a well-rounded proposal.

Research was conducted from other universities to formalize the ideas of what exactly the facilities would contain with respect to housing, meeting rooms, lodges or other space. The format and ideas were then formalized into this proposal.

Moving forward, with the turnover of elected officers, the IFC Housing Committee has identified a smaller working group that will continue to drive the conversation forward with university administrators, and will include the following members:

- Tayler Gallagher, IFC President, Theta Chi
- Nick Morales, IFC VP of Community Relations, Sigma Phi Epsilon
- Derek Eisenbach, Theta Chi
- Taylor Kent, Pi Kappa Alpha
- Nick Sweetman, Delta Sigma Phi

We appreciate your time in reviewing this proposal and hope to continue to work together to develop an on-campus fraternity housing solution.