The Future of the FSILG Community

Steve Baker ‘84, MAR ’88
Chair, Association of Independent Living Groups

Stephen DeFalco ‘83, SM ’88
Chair, FSILG Village Task Force
Why FSILGs Matter

Fraternity alumni are more satisfied with their MIT education

Source: MIT Institutional Research

% Agreeing with the statement “MIT prepared me to…”

- Synthesize and integrate ideas and information
- Develop self-esteem/confidence
- Evaluate and choose between alternatives
- Function independently, without supervision
- Judge the merits of arguments
- Formulate creative/original ideas
- Be an effective leader

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Why FSILGs Matter

Fraternity alumni exhibit greater entrepreneurship and business leadership

Source: MIT Institutional Research
Why FSILGs Matter

FSILG alumni/ae are more engaged with MIT

Source: MIT Institutional Research
Why FSILGs Matter

FSILGs are a major part of student life

- 1,948 students affiliated in 2015 (43% of students)
- Capacity to house more than 1,500 students
- Property values in excess of $100M

Sources: MIT DSL, AILG Strategic Plan
FSILG Headlines

The Good News:
Sororities are thriving

- 680 women affiliated in 2015 (33%)
- Average chapter size 97 members
- Delta Phi Epsilon colonizing this fall
FSILG Headlines

The Bad News: Fraternities and ILGs continue to struggle

- 2 chapters closed in 2014
- Community relations in Boston / party ban
- ILGs lack cohesion and campus visibility
- Many organizations are weakening
FSILG Headlines

More Good News:

- KAT and AXO named chapters of the year
- Major renovations by PBE, SC, BTP
- AILG community relations program
- Panhel STAR program
- AILG mentoring program
The Membership Problem, part 1

Fraternity / ILG Membership and Occupancy, 1999 - 2015

Source: FSILG Office
The Membership Problem, part 2


- 1980: 37%
- 1990: 46%
- 2000: 47%
- 2015: 49%

Source: FSILG Office
A Significant Financial Resource

What is the approximate value of your FSILG’s property?

- 9% < $2 million
- 22% $2 - 3 million
- 17% $3 - 4 million
- 17% $4 - 5 million
- 17% > $5 million
- 17% Unsure

Source: DSL / AILG FSILG Village Survey
A Significant Financial Concern

What is the approximate value of your FSILG's savings, including reserves?

- Less than $50,000: 19%
- $50,000 - $100,000: 19%
- $100,000 - $250,000: 19%
- $250,000 - $500,000: 9%
- More than $500,000: 34%

Source: DSL / AILG FSILG Village Survey
FSILG Community Strategic Plan

- 3 year effort (2012 – 2014)
- Undertaken by AILG with DSL support
- 5 themes
- 22 initiatives
Key Findings of the Strategic Plan

- Chapter governance issues / member accountability
- Member apathy
- Recruitment timing
- Lack of connection to faculty
- 21st century students, 19th century buildings
- Deferred maintenance increasing
- Gentrification / community relations in Boston
- Alumni volunteer burn-out on facilities management
- MITIMCo sorority leases problematic
FSILG Village Survey

Do you support the discussion of an on-campus FSILG Village? (% responding "Yes")

<table>
<thead>
<tr>
<th>Location</th>
<th>Alumni</th>
<th>Student</th>
</tr>
</thead>
<tbody>
<tr>
<td>On-campus</td>
<td>63%</td>
<td>50%</td>
</tr>
<tr>
<td>Boston</td>
<td>91%</td>
<td>55%</td>
</tr>
<tr>
<td>Cambridge</td>
<td>75%</td>
<td>50%</td>
</tr>
<tr>
<td>Brookline</td>
<td>100%</td>
<td>0%</td>
</tr>
</tbody>
</table>

Source: DSL / AILG FSILG Village Survey
FSILG Village Data Gathering

How likely is it that your FSILG would move to an on-campus FSILG village?

- **Very Likely**
- **Somewhat Likely**
- **Somewhat Unlikely**
- **Not at all Likely**
- **Not Sure**

Source: DSL / AILG FSILG Village Survey
The FSILG Village Proposal

Stephen DeFalco ’83 ’88
Purpose of Today’s Meeting

- Leadership skills learned in MIT FSILG drive career success which leads to life fulfillment and generosity to the Institute

- FSILG community has been weakened over the past 20 years and there are no encouraging trend lines, especially for the Boston based groups

- This proposal lays out one important element in strengthening the FSILG community for the next generation of MIT students
## What this is . . . .

- A voluntary option that will potentially be available
- A longer range 3-8 year plan
- At an intermediate stage of development
- Being driven by concerned alumni with support of MIT
- An attempt to put some specificity down so that both MIT and FSILG leadership can have a more productive conversation to test true interest

## What this is not . . .

- A mandated approach where one size fits all
- Relief to the short term issues of the FSILG community
- A forum to answer all questions, details are yet to be fully defined
- A wish list by FSILG leadership community to begin a negotiation
FSILG Village Concept Progress

- Jim Champy, MIT Exec Committee, ‘63 convenes group – March, 2014
- Meeting with Chancellor – late April
- Community meeting - 6/11 before AILG Annual Meeting
- Two Senior Administration meetings – July & August
- Formal request for Assessment survey – late September
- Survey launched – October 24, Survey closes - November 17
- Data analysis & report drafting – November & early December
- By December 15, presentation of recommendations and interest level by FSILGs
- Taskforce convened June 30th
- Draft recommendations reviewed with West Campus planning committee on August 31
- Draft recommendations reviewed with Chancellor and DSL office on September 17th
FSILG Village Taskforce

Stephen DeFalco ‘83, ’88 DTD

Ownership/Finance
Bill Putt ‘62 SAE
- Jono Goldstein – ’83, ’84, ‘86 DTD
- Bill Kaiser – ’77 Fiji
- Ernie Sabine – ‘66 Student House

Governance
Chris Zannetos ’85 ‘87 DTD
- Bill Kaiser – ’77 Fiji
- Matt Pires – ‘10 SN

Social Policy
Stephen DeFalco ’83, ’88 DTD
- Cyrus Vafadari – ’12 SAE
- Chris Zannetos – ’85 ‘87 DTD

Facility Design
John Miller ’05 ATO
- Shane Arnold – ’88 Fiji
- Carl King – ’65 SAE
- Walter Colby – ’62 SAE
- Steve Baker – ’84 TX

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Pressure on FSILG Community

**Boston**
- Age of houses and safety concerns
- Gentrification of Back Bay
- Unpredictability of regulatory environment
- First year students get use to convenience of being on campus

**MIT**
- Demographic shift toward women weakened fraternities
  - Freshman in dorms policy
  - Meal Policy
  - Managing risk of housing stock under Boston regulatory control

**Society**
- Incoming students “handiness” to Upkeep 100+ year old structures
- Parental expectations of MIT supervision of students
- MIT owning reputational (and legal) risks for safety, alcohol, sexual assault

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FSILG Village Strawman

- Designate plans for 12 units to be built in groups of 4 on “greater West Campus”
- MIT owns land and enters into lease arrangements with individual housing corporations
- Construction costs financed with cash from existing house sales, alumni support, IFRD loans, and MIT
- Build units of 40 to 50 beds
- Chapters operate houses independently within institute guidelines
- Shared central plant for utilities, IT, security, laundry, dining and parking infrastructure
- Shared meeting/entertainment/study spaces
- Greater faculty and graduate tutor involvement
Facilities

- Semi-detached vertical structures with a central quadrangle for green space
- Separate entrances to individual living groups
- 5 to 6 story structures designed for 40 to 50 member occupancy
- Living space on upper floors with 10-13 beds/floor, some ability to reconfigure singles, doubles, and quads to meet individual house needs
- Roof decks, elevators
- Some ability to flex occupancy to ensure house is always near capacity, possibly by egress to adjacent houses or by isolating a single floor
Governance

- Alumni housing corporations work with the undergraduate leaders to budget, manage, and lead their individual houses

- Pull together resources in DSL and MITIMCO to provide a single point of contact to efficiently manage the relationships

- The proximity of the Village to MIT will strengthen MIT's risk management position and enable more interaction with faculty and campus life
Social

- Build on recently revised guidelines for FSILG social events which forms a strong foundation
- Greater opportunity to weave the social functions of the FSILGs more fully into the broader MIT community.
- Encourage FSILGs to cooperate to sponsor joint social events in larger spaces that foster inclusion and decrease the risk profile
Finance

- Existing houses are likely to be sold as a “shell” that would be heavily renovated and converted into multiunit condos.
- The existing housing stock could be sold at prices between $750 and $1000 per sq. ft.
- These estimates imply that existing houses are worth between $4 and $11 million.
- MIT in conjunction with the IRDF should put together a path to accommodate houses without enough equity value to fund the move and make up the gap with alumni donations and loans.
Benefits to MIT

- Vibrant, healthy, sustainable living environment for students
- Greater control of destiny of MIT housing stock
- Substantial reduction in risk profile both for safety and reputation
- Weaving this leadership group more deeply into fabric of daily MIT life
Next Steps

- Socialize this plan among MIT institute leaders to ensure support and commitment for designation of land

- Refine taskforce recommendations further working closely with West Campus planning committee and DSL office

- Begin soliciting interested houses with this more detailed proposal