



## Housing Corporation's Best Practices

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### BAD PRACTICES

- Significant Deferred maintenance
  - If the house looks bad the members will treat it Bad
- No Housing agreements or housing agreements are out of date
- The house is used for parties more than members to live in
- Low Occupancy rates- Due to deferred maintenance
- Alumni/House corporations at odds with the chapter
- Housing Corp Volunteers being "fraternal alumni" in addition to being landlords
- Low manpower- alumni and active chapter

### THE RESULTS

- Low Manpower
- Disillusioned alumni- who are sitting on their checkbooks
- Poor Behavior by the members- especially those not living in the house
- Remember Housing Corporations are not mentors they are landlords and need to act as they are running a business
- Poor House keeping by the tenants
- Low Expectations and performance by the chapter
- Local university code enforcement issues
- Property losses due to poor condition of the property (all leading to high insurance rates)

### THE SOLUTION

- Develop a level of standards
- Use updated housing agreements at all times including provisions for violating fraternity, university, federal, and state local laws and rules.
- Get deposits
- Use common Area Maintenance Agreements with the chapter as a whole including expectations and penalties
- Use accounting firms to handle all accounting and tax reports. This is for transparency and make sure all reports are filed as required (Tau Kappa Epsilon/Theta-Eta Chapter)
- Use property manager or housemother
- It is not a coincidence that houses with Housemothers stay in better shape than those that do not.
- Set and enforce expectations for the tenants and the chapter
- Keep up with deferred maintenance
- Former New York Governor Rudi Giuliani implemented a crime strategy of cleaning up the streets and improving the appearance of New York City. In turn the crime dropped significantly. These same concepts can be applied to your chapter's house. If you create a house environment worthy of being taken care of the chapter will take more ownership and pride in the house.

- If you have collection problems... Get help, there are many services that can help you with collections.
- Have a move in/out procedures to follow it; document change or damages
- Develop both short term and long term capital improvement plan
- Run Chapter house as a business not as a charity. Charities make charity decisions.
- Have 2 separate entities for the chapter house
- House Corporation- Runs the house
- Advisory board- Helps run the chapter, deals with scholarships, and acts as mentors.
- DO NOT mix the two. The two entities are entirely separate in role and should be distinguished from each other to run smooth.