Living on South Campus and in the Off-Campus Neighborhoods:

Family Weekend 2022

Eric M. Nestor
Director
Student Living

Joseph Personte
Assistant Director
Student Living
Overview

• About Student Living
• Considerations when choosing independent living options
• Features of independent living
  – Living on South Campus
  – Living Off-Campus
• Comparisons between South and Off-Campus
• Safety Considerations
• Questions
Who We Are

Staff

• Director, Apartment and Off-Campus Living
• Assistant Director, South- and Off-Campus Living
• 2 Residence Directors, Apartment and Off-Campus Living
• 2 Residence Directors, South Campus
• 1 Graduate Assistant
• 1 Administrative Specialist
• ~25 Community Ambassadors

Goldstein Student Center
South Campus

401 Skytop Rd, Ste 206, Syracuse NY 13244
315.443.3893 | oslsouth@syr.edu
What Do We Do?

• Serve as resource for students
  – Help transition from on-campus residential to apartment-style on-campus and off-campus living;
  – Navigate the lease signing process;
  – Help learn how to be advocate for themselves when living independently;
  – Mediate conflicts / help students how to mediate own conflicts.
What Do We Do?

• Develop engagement and learning opportunities
  – CAs connect with students to enhance South and off-campus learning experience;
  – Student Living Gameplan:
    ▪ focus on sense of belonging;
    ▪ community engagement;
    ▪ personal responsibility/self-reliance.
  – Transition-focused initiatives
What Do We Do?

• Help students to understand their role and responsibilities in a neighborhood community
  – Encourage students to meet neighbors;
  – Understand city ordinances and University expectations (e.g., noise, trash, parking);
  – Discover skills to take with them after graduation.
What Do We Do?

- Assist students in connecting with available resources
  - Student Outreach and Retention (SOaR)
  - Student Legal Services
  - Parking and Transportation Services
  - Housing, Meal Plan, and ID Card Services
  - Facilities Services
  - Barnes Center (Health, Recreation, Counseling)
Events and Initiatives

• Some past initiatives include:
  – South Campus Welcome
  – Welcome Back BBQ
  – Commuter Student Lunches
  – Professional Headshots
  – Conflict Management
  – Voter Registration
  – Ice Carving Demonstration
  – Syracuse Mets Trip
  – Financial Literacy Workshop
Student Living Can Help Students...

• Learn the process and resources available for obtaining on-campus housing as well as the resources and supports in place to assist and enhance their on-campus or off-campus living experience;

• Calculate their budget and how it may impact their next living experience;

• Understand the complexities of moving off-campus and the nuances of the experience;

• Consider their needs, preferences, and options to best suit their personal circumstances and appropriately apply them to the decision-making process of choosing the location of their next living experience;

• Provide programmatic initiatives to complement and enhance their experience at Syracuse University.
What Student Living Limitations...

Living Off-Campus

• Cannot force someone to move out of their house or apartment
• Cannot recommend landlords
• Cannot recommend housing accommodations (we can assist your student’s search process)
• Cannot provide legal advice
• Cannot enter student’s property without their permission

Living on South Campus

• Cannot approve students to move off-campus and break Syracuse University’s housing contract
• May enter apartments and conduct plain view inspections
• May require roommate agreement completion prior to processing room change requests
• Room change options limited to campus housing availability
Independent Living

Considerations When Choosing to Live on South Campus or Off-Campus
Independent Living Considerations

• Syracuse University has a 2-year housing requirement
  – Must live on-campus until 2-year housing requirement is satisfied.

• Budget/Finances
  – What can student/family afford?
  – Are monthly payments affordable?
  – Ways to save money/share expenses?
Independent Living Considerations

Needs, preferences, and options that best suit student circumstances

- Academic needs
- Transportation needs
- Laundry
- Dining/cooking
- Pets/ESA
- (Un)Furnished
- Cleaning
- Employment
- Complex/building/living preferences
Timeline

When Do Students Begin the Process
Timeline of Housing Decision

• Many students eligible to live off-campus next year will begin to sign leases in the fall prior.

• This means students who can live off-campus for 2023-2024 are already looking at properties and signing leases.

• Understanding the differences and benefits to South Campus and off-campus living early in your student’s college career can put them in a good position to identify housing of interest.

• Waiting until the spring or summer does not mean no off-campus housing will be available, but choices will be reduced.
South Campus

Apartment-style Living On-Campus
Features of Living on South Campus

- Single bill from Syracuse University for housing, meal plans, and utilities (electricity, hot water, heat, internet, cable TV).
- Individual bedroom with common space, kitchen, and shared bathroom.
- Parking directly at apartment building.
- Multiple bus/shuttle stops with clear pick-up times.
- 24-hour DPS patrol.
Features of Living on South Campus

• Proximity to Goldstein Student Center (Housing, Student Living, laundry, Skytop Marketplace, quiet study lounge, computer terminals, printing, meeting spaces).

• Maintenance and snow removal provided by Syracuse University.

• Outdoor gathering space, basketball courts, Tennity Ice Pavilion, softball stadium, tennis courts, outdoor challenge course.
South Campus Living Enhancements for Fall 2022

• 5 fire pits located throughout the east side South Campus
South Campus Living Enhancements for Fall 2022

- Dog park located in the Winding Ridge Road neighborhood
Off-Campus

Independent-style Living in the Surrounding Community
Student Living Resources

- Housing Search
- Off-Campus Living Guide
  - Wellness; Involvement; Budgeting; Independent Living Checklists
- Regulations
  - Rental requirements and certifications; City of Syracuse Resources and Code of Ordinances; Renting and Lease Responsibilities; Transportation and Parking
- Safety
  - Neighbor concerns; Personal and property safety; Fire safety; Toxic substances

experience.syracuse.edu/student-living/off-campus/
Features of Living Off-Campus

• Choices include apartment complexes, single family homes, multiple family homes.
• Opportunity to share some bills with roommates (e.g., groceries, utilities).
• Variety of price ranges.
• Varying distances from campus.
• Varying lease lengths.
• May have possibility to sublet depending upon terms of lease.
• Neighborhood feel/opportunity to live among non-student residents.
Off-Campus Housing Search

Welcome to the Syracuse University
Off-Campus Housing Website

Only includes properties for which landlords/property managers have agreed to have City of Syracuse code compliance checked prior to listing property on site (housing.offcampus.syr.edu).

* Properties listed, nor associated property managers / landlords, are neither recommended nor endorsed by Syracuse University.
Living Off-Campus

Sample Monthly Budget

Income

$__________ Family Contribution

$__________ Scholarships

$__________ Employment

$__________ Loans

$__________ Other

$__________ TOTAL MONTHLY INCOME

Expenses

$__________ Rent

$__________ Utilities (i.e., heat, hot water, electricity)

$__________ Cable/Streaming Services

$__________ Cell Phone

$__________ Transportation (e.g., car payment, gas, car insurance, repairs, Uber/Lyft/Taxi)

$__________ Food

$__________ Personal/Miscellaneous (e.g., clothing, laundry, cleaning)

$__________ Entertainment

$__________ TOTAL MONTHLY EXPENSES
Off-Campus Neighborhood Locations
Off-Campus Neighborhood Locations
South Campus vs. Off-Campus

Similarities

• Provide opportunity to develop independent living skills
  – Cooking, cleaning, shopping, taking out trash and recycling.

• Allow students to become part of a residential community (non-residence hall)
  – Neighbor relations
  – Apartment(suite)/housemates vs roommates.

• Promote personal responsibility and accountability
  – Getting to class on-time, navigating shuttles/trolleys, paying bills.
South Campus vs. Off-Campus

Differences

South Campus
• Terms and Conditions of Student Housing
• All utilities included
• No monthly bills
• On-site assistance through Student Living and Housing Office
• Proximity to Goldstein Student Center
• Some variety in housing options

Off-Campus
• Formal Lease
• Some, all, or no utilities included
• Monthly bills, including rent
• Responsible for developing a relationship with property manager or landlord
• Proximity to main campus, based on location
• Wide variety in housing options
South Campus vs. Off-Campus

Differences

South Campus
• If conflicts cannot be resolved, other on-campus housing options may be available.
• Can arrange for one semester housing to study abroad.
• Facilities Services available for repairs.
• Snow removal by Syracuse University.
• Tennity Ice Rink, Soccer Stadium, J.S. Coyne Stadium, Softball Field.
• Located on-campus near transportation.

Off-Campus
• Once you sign a lease, you are responsible and cannot simply break it.
• You may need to sublet your apartment and establish appropriate legal documentation.
• Repairs based on property manager/landlord.
• Student is responsible for their walkways/driveway.
• May be near JMA Wireless Dome, Barnes Center.
• Can be located further from campus/transportation.
Safety Considerations
Living on South Campus or Off-Campus

• Lock your windows and doors.
• Walk in groups.
• Be alert – don’t wear headphones or earbuds.
• Wait for cross signals.
• Wear light-colored/reflective clothing at night.
• Utilize the campus shuttles, safety escort shuttles, and the walking escort service. Learn more at Parking and Transportation Services and the Department of Public Safety.
• Report anything suspicious to Department of Public Safety at 315.443.2224; or Syracuse Police Department at 315.442.5111 (non-emergency) or 911 (emergency).
Safety Considerations
Living on South Campus or Off-Campus

• Download the Orange Safe app in the App Store or Google Play
  – Emergency communications.
  – Guardians and safety timers.
  – Anonymous tips.
  – Real-time chat.
  – Notifications.
  – Access to resources.
Considering Living Off-Campus

• Your student’s fees pay for legal assistance from Student Legal Services, Inc.
• Can review a lease in advance.
• Assist in drafting a sublease.
• Provide assistance in reviewing lease when student wants or needs to break the lease.

studentlegal.net
Student Living is here to assist students in their transition to and experience with independent living.
Questions?

Eric M. Nestor
Director
Student Living
315.443.3893	emnestor@syr.edu

Joseph Personte
Assistant Director
Student Living
315.443.3893
jpersont@syr.edu

Office Information
Goldstein Student Center
401 Skytop Rd., Ste., 206
Syracuse, NY 13244
315.443.3893
oslsouth@syr.edu

Academic Year Hours
8:30 a.m. – 5 p.m.

Summer Hours
8 a.m. – 4:30 p.m.