Responsible Property Management to Reduce Alcohol/Drug Problems in South Campus Neighborhoods

Berkeley Safe Neighborhoods Meeting
Public Safety Building
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Private Off-Campus Residences are Major Sites for Alcohol Problems

Many college students encounter negative personal, social and health experiences.

• Unwanted / forced sex.
• Violence
• Injury and disease requiring treatment
• Loss of personal property/property damage
• Personal criticism
• Harm to academic career and to future profession

These harms are afloat on a sea of alcohol
Number of Times Students <21 got drunk at off-campus parties during last semester
N = 233 (PRC survey in 2006)

<table>
<thead>
<tr>
<th>Number of times student who attended parties got drunk</th>
<th>N</th>
<th>(percent)</th>
</tr>
</thead>
<tbody>
<tr>
<td>15+ times</td>
<td>26</td>
<td>(11.2)</td>
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<tr>
<td>10-14 times</td>
<td>15</td>
<td>(6.4)</td>
</tr>
<tr>
<td>5-9 times</td>
<td>41</td>
<td>(17.6)</td>
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<tr>
<td>1-4 times</td>
<td>71</td>
<td>(30.5)</td>
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<tr>
<td>0 times</td>
<td>80</td>
<td>(34.3)</td>
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Private Off-Campus Residences are Major Sites for Alcohol Problems

Where does this problem-drinking occur?
Where opportunities abound and consequences are minimal:
On-site alcohol management is most lax at off-campus housing.

• On-campus housing operates under UC control.
• Bars and Restaurants operate under City supervision.
• Public Places and Public Events are under City control
• Private off-campus housing operates under owner/manager control, often delegated to property management (PM) firms.
• Fraternities are private off-campus housing.
UCSB student visits to settings where alcohol served
(by percent, 2003-2007)
Alcohol Management at Off-Campus Housing is an Overlooked Prevention Resource

Property managers (PMs) represent owner/managers...
• Some do a good job with alcohol mgmt & have few problems.
• Many have problems & would like to do a better job.
• A few have problems & don’t mind (the “10-50” exploiters).

Very little is being done to “mine” this resource
• Find out what works and share it among local PMs.
• Engage PMs with University and City support.
• Create positive community norms for alcohol mgmt that combine commercial success with temperance.
Recommended Site-level Alcohol Management Policy at Off-Campus Residences

• Lease language limits social activities (noise, overcrowding, respond to neighbor complaints, lessee responsible for all uses of unit) & sanctions their violation.

• Lease language restricts alcohol in common areas and outdoors (or allows only by permit with security).

• Personal orientation for each new lessee.

• Regular visits by PM to inspect property and greet residents.

• On-site resident monitor maintains fidelity to policy and reports regularly to PM office.
Community Support for Alcohol Management Policy at Off-Campus Residences - I

Property Manager Community
• Form core-group of PMs dedicated to effective mgmt policy.
• Create RPM Safe & Civil Housing marketing group.
• Participate in community prevention planning coalition.

Police department
• Make incident reporting system accessible to PMs for checks on events at/near residence; follow up w/ PM promptly.
• Participate in Responsible Property Managers Working Group.
• Report persons named in police events to UC Student Affairs.
Community Support for Alcohol Management Policy at Off-Campus Residences - II

**University**
- Support Safe & Civil Housing group at UC Housing Office.
- Hold Student Life discussions on off-campus housing issues.
- Engage parents and participate in documentation/research

**City, Neighbors, and Tenants**
- Convene regular community meetings on safe & civil housing.
- Provide police data in community-friendly format (ASIPS).
- Create city inter-departmental alcohol policy working group.
- Create programs and policies for the “10-50” problem-PMs.