

# **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



# Santa Barbara Alcohol and Drug Program

*A division of Alcohol, Drug and Mental Health Services*

Number of Times Students <21 got drunk at  
off-campus parties during last semester  
N = 233 (PRC survey in 2006)

<i>Number of times student who attended parties got drunk</i>	<i>N</i>	<i>(percent)</i>
15+ times	26	(11.2)
10-14 times	15	(6.4)
5-9 times	41	(17.6)
1-4 times	71	(30.5)
0 times	80	(34.3)

# 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.

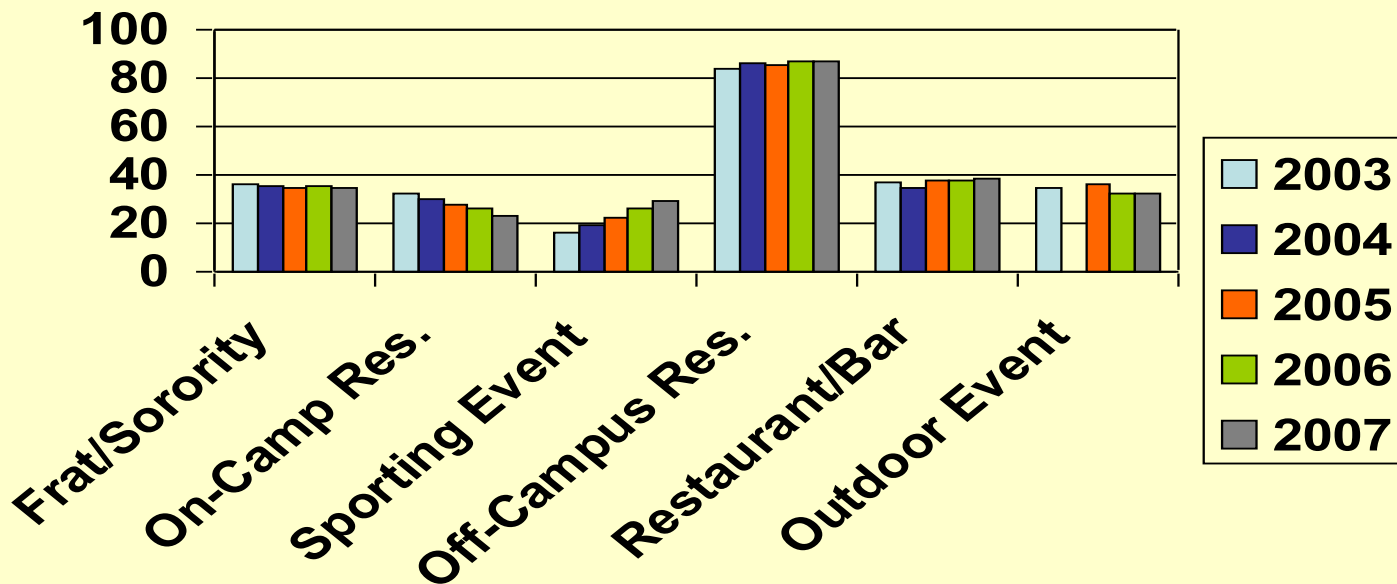
- On-campus housing operates under UC control.
- Bars and Restaurants operate under City supervision.
- Public Places and Public Events are under City control
- Private off-campus housing operates under owner/manager control, often delegated to property management (PM) firms.
- Fraternities are private off-campus housing.



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UCSB student visits to settings where  
alcohol served  
(by percent, 2003-2007)



Community Prevention Planning  
Program, ISSC, UC Berkeley

# 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.