

## **HOZHO Residential Risk Management Program (RRMP) Responsible Property Management (Component IB)**

The RRMP helps Isla Vista property managers curtail binge drinking by setting limits on parties and social occasions with alcohol. Better limits are established through lease provisions, property oversight, tenant relations, and work with local agencies. See HOZHO booth for program description

### **Data (Property Manager Survey)**

30 Isla Vista property managers were interviewed between April and August 2006 to explore their views regarding Isla Vista's drinking/partying culture and to identify current practices and policies including on-site supervision and lease provisions regulating alcohol use and social events. Interviewers also asked about property manager's willingness to work with local officials and community groups troublesome drinking in Isla Vista.

### **Findings**

- 17 property managers managed 25 units or less, and three managed more than 200 units. In total the 30 PMs managed 2,255 living units in Isla Vista. 98% of the renters were college students
- One-third of the property managers provide continuing on-site supervision, one-third hire off-site supervisors who visit the site regularly, and one third have supervisors on call. About one-quarter require extra supervision on weekends. Four respondents provide security for large parties. Two require renters to provide security for large parties.
- More than half of property managers limit noise levels. About one-third restrict the number of people who may attend a party hosted by renter. Less than one-quarter of property managers restrict use of common areas / outdoor space, confine events to renter's unit, require advance notice of event, or require direct access to party host.
- Most property managers say they do not have alcohol policy clauses in their leases. Yet 13 impose restriction on beer kegs. Other restrictions on alcohol are few (furnishing to minors, limit amount of alcohol allowed in unit, limit drinking in common areas or on-view / on balconies.)
- Property managers recognize that the IV drinking/partying culture is a major problem and believe they and local health and safety agencies could do more to reduce drinking/partying problems. Not surprisingly they agree that they need more help controlling drinking/partying on their property.
- Nearly all property managers are part of the IV Foot Patrol notification program. Many have had notifications made they to them and one-third made changes in management policy following notification. Property managers welcomed notification by the IV Foot Patrol, and have responded positively to them.

### **Implications for Prevention**

There is room for property management to reduce AOD-related problems by strengthening lease provisions and property oversight practices. Many property managers acknowledge the need and appear interested in assistance. They are highly independent and self-directed. They are also interested in useful practice improvement and in cooperation with local public agencies and institutions. HOZHO will need to work closely with the PM community to articulate responsible practice and adopt it.