

## **Isla Vista Foot Patrol Property Manager Notification Project (Component II)**

The IVFP notifies property managers by email when IVFP deputies observe violations of law or lease agreements involving alcohol-related problems such as loud partying, keg violations, band noise, public drunkenness, furnishing to minors. The program is voluntary for property managers. They specify violations for which they want notification. Notifications allow property managers to not only respond to problem tenants, but also examine and change their own policies and procedures if needed. As of August 2007, 71 Isla Vista property managers had signed up for the program. This represents approximately 75% of the property managers and 85% of the properties in Isla Vista.

### **Data**

Weekly notifications to property managers of the above events

### **Findings**

- Since September 2005 over 500 notifications have been made to property managers. 80% of these were for noise violations; the rest were for graffiti, beer kegs on the premises loud band, indoor furniture placed outside, couch fire (a UCSB end-of-year tradition, furnishing to minors or public drunkenness).
- Overall the number of notifications decreased between September 2005 and June 2007. Between September 2005 and June 2006 the IVFP made an average of 28 notifications per month. Since then the average was 20 per month.
- The notification project facilitated information exchange between the IVFP and property managers about issues of mutual concern. For example, this spring the IVFP quickly notified property managers about a general increase in problem-behavior at rental properties such as graffiti, homeless people sleeping in laundry rooms, and the practice of stretching tarps between properties to prevent parties from being observed from the street.
- The IVFP held three meetings with property managers. These have been especially useful for discussing problems occurring at specific times of the year. For example, the heavy partying during Halloween or the end of year couch burnings.

### **Implications for Prevention**

The IVFP's expanded contact with property managers encourages greater communication between IVFP with property managers for prevention and cooperation on AOD and related issues. This encourages greater property attention by property managers to AOD-related issues and management of tenant behavior, and increases the prospects for support and formal participation in the two-component Residential Risk Management Program, the EHT and Responsible Property Management Practices.