



Isla Vista Housing Help!

*A Guide for First-Time Tenants!
Let's demystify legal knowledge together!*

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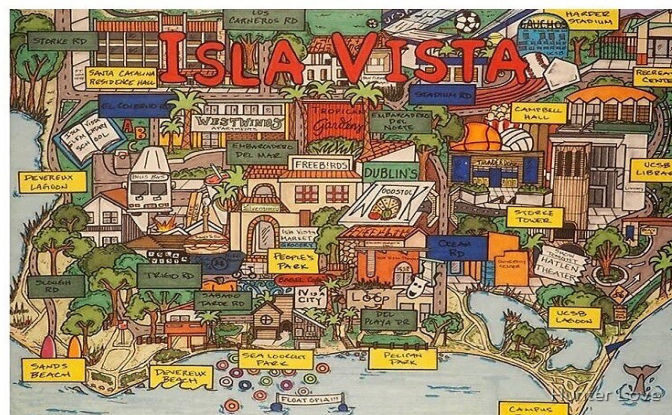
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HISTORY OF ISLA VISTA

HIGHLIGHTS

History Of Isla Vista

Knowing the history of Isla Vista is equally as important as knowing your legal rights!

Through the context of Chumash lands, early UCSB intervention, and modern-day history, we can correctly organize and build a strong community!

Chumash Land

The Chumash people have inhabited this area for over 15,000 years and have survived off the land through maritime culture, or hunting and gathering. This area went from south of Malibu to North San Luis Obispo; this area was home to over 20,000 tribal members. It is the job of the inhabitants of Isla Vista, and the surrounding areas, to understand the history of Chumash lands.



Building Isla Vista

Before 1948, IV's tenants were goats and cows but the switch to rowdy college students was soon to come. UCSB was officially accepted into the UC system in 1944 and moved its campus from downtown Santa Barbara, to a vacated marine base in Goleta in 1949 and the campus that we know and love today was born.

A Transitioning Space

The 1960s and 70s were a period of grassroots activism that flourished in college communities across the US. Isla Vista proudly took part in various social movements that had anti-racist and anti-war sentiments.



Isla Vista As We Know It

Many UCSB and SBCC students call Isla Vista home while others call it a 'slum' or a 'student ghetto'. UCSB and IV life is unlike any other because of its demographics, transient population, direct connection to an institution that often ignores it, and lack of recognition as a "proper" city and home to live in.

CHUMASH LANDS

THE CHUMASH HISTORY

The Chumash people have inhabited this area for over 15,000 years and have survived off the land through maritime culture, or hunting and gathering¹. This area went from south of Malibu to North San Luis Obispo; this area was home to over 20,000 tribal members. The Chumash are known for their bead making and basket weaving. The Chumash people respected the animals that they used and had a use for almost all of the living creatures of this land.

They were sustainable and created tools, medicine, houses, boats, and more out of resources from the land. The Chumash learned from the land and used it to the best of their ability. Becoming more permanent as time progressed and their “culture advanced with boat making, basketry, stone cookware, and the ability to harvest and store food”² Through storytelling and generational knowledge, while incredibly limited due to hardship and eventual displacement, we know of Chumash culture and history before colonization



Disrupting their culture, land, and environment, “the Spanish came to what is now southern Santa Barbara county in the mid-1500’s. The name “Anisq’Oyo” was what the Chumash Indians called the mesa that is Isla Vista (including the UCSB campus today)”³. After ‘discovering’ the Santa Barbara Channel, multiple Spanish missions were established throughout Chumash lands and the influx of the Spanish resulted in the introduction of European disease and the decimation of the native population. The surrounding areas of Santa Barbara were stolen from the Chumash and were given empty promises about redistribution and land back.

Understanding the history and subsequent destruction of the land that we inhabit is incredibly important because, while it may be fun, there is a longer and deeper history of Santa Barbara than Oprah Winfrey and the Duke of Sussex. Today, it is the job of the inhabitants of Isla Vista, and the areas surrounding it, to attempt to understand the history of Chumash lands and the invasive, predatory nature of the Spanish colonizers that changed it forever.

¹“Chumash History,” Wishtoyo Chumash Foundation, 20AD, <https://www.wishtoyo.org/cp-chumash-history#:~:text=The%20Chumash%20and%20Gabrielino%2DTongva,which%20date%20to%2015%2C000%20years.>

²“History,” Santa Ynez Band of Chumash Indians, accessed April 10, 2022, <https://www.santaynezchumash.org/chumash-history.>

³“Isla Vista Free Press,” UCSB Library (University of California, Santa Barbara, September 17, 1987), https://www.library.ucsb.edu/sites/default/files/attachments/special-collections/research/ivweb/ivFP/FreePress_9_17_87.pdf, pg. 4.

BUILDING ISLA VISTA

“FROM PASTURE TO PRESENT”

Isla Vista, a college town hosting the students of University of California, Santa Barbara as well as other institutions, has created a culture of its own since its development in the second half of the 20th century. Before 1948, IV’s tenants were goats and cows⁴ but the switch to rowdy college students was soon to come. The University of California, Santa Barbara was officially accepted into the UC system in 1944 and moved its campus from downtown Santa Barbara, where Santa Barbara City College is located now, to a vacated marine base in Goleta in 1949 and the campus that we know and love today was born. In 1958, after having many debates over the name, the institution was officially named “University of California, Santa Barbara” (UCSB).



“The official story is that the State of California didn’t have sufficient funds at the time to develop both a campus and a community, so they left the community-building task to the private sector.

The result was Isla Vista”⁵

A LONG HISTORY OF PACKED HOUSING

Responding to the need of student housing and the possibility of an incredibly smart investment, Isla Vista was named a “Student-Residential” area through zoning that would allow for the superprofits of landlords in the area. This zoning order would allow for the overpopulation of the area that is still seen today. While it can be easy to think that the 12-person house with 3-person rooms is specific to our time at UCSB, this has been a continuing theme that has led to puzzles about tenant’s rights. In fact, in the March 1987 issue of the *Isla Vista Free Press*, Isla Vista is described as “the most densely populated community West of the Mississippi River”⁶ This zoning and the fact that Isla Vista is an unincorporated community, has resulted in the local, state and federal neglect of the area, ultimately leaving young students to fend for themselves. This history of the creation of the ‘town’ we call Isla Vista set the stage for the student-led culture that has been evident since the 1960’s.

⁴Patrick Sheehan, “Building Isla Vista: A History - the Bottom Line UCSB,” The Bottom Line UCSB -, November 21, 2012, <https://thebottomline.as.ucsb.edu/2012/11/building-isla-vista>.

⁵ “Isla Vista Free Press,” UCSB Library (University of California, Santa Barbara, March 30, 1987), https://www.library.ucsb.edu/sites/default/files/attachments/special-collections/research/ivweb/ivFP/FreePress_3_30_87.pdf, pg. 4

⁶ “Isla Vista Free Press,” UCSB Library (University of California, Santa Barbara, March 30, 1987), https://www.library.ucsb.edu/sites/default/files/attachments/special-collections/research/ivweb/ivFP/FreePress_3_30_87.pdf, pg. 4

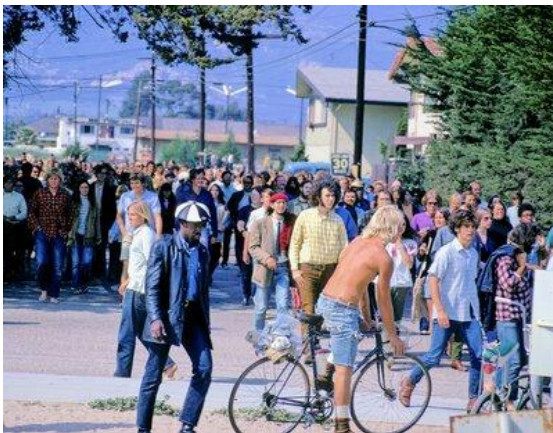
OUR RICH HISTORY OF STUDENT ACTIVISM

THE YEAR OF REBELLION: PROTESTS IN THE 1960'S AND 1970'S

The 1960s and 1970s were a period of grassroots activism that flourished in college communities across the US, especially in California. Alongside UC Berkely and other public California schools, UCSB and Isla Vista proudly took part in various social movements that carried anti-racist and anti-war sentiments.

During the late 1960's, multiple different student-led movements broke out following suit of the nation's Civil Rights Movement, calling for racial justice and ethnic studies departments. In October of 1968, multiple members of UCSB's Black Student Union infiltrated and took over North Hall, threatening to destroy records and the campus' only computer lab unless their demands were met. Their demands included the development of a Black Studies department, increased minority staff, the condemnation of racist behavior on campus, and the firing of racist staff. This is an important moment in ethnic studies and UCSB's history because "the North Hall Takeover stands as a powerful example of student action"⁷

1970 is known as the 'Year of Rebellion' in Isla Vista because of the Isla Vista riots. When a beloved professor was denied tenure, students were outraged and proceeded to protest the university and mobilized to call attention to the injustice and create petitions for Bill Allen. Later in the year UCSB invited William Kunstler to come speak who was a famous civil rights activist and lawyer known for defending the Chicago 7. A riot broke out when Jerry Rubin, one of the Chicago 7 was not allowed to speak on campus, so students fled to the beach where he rode in on a boat to speak. After the students returned to campus and UCSB, the police who already had a history of harassing students assaulted a former student. The night ended in a riot that culminated in the famous burning of Isla Vista's Bank of America. Isla Vista and the University of California, Santa Barbara have an intimate relationship with political activism. All community members are tied to this powerful legacy of regular people demanding change for what they believe in.



⁷ Woo, F. (2020, July 30). *North Hall takeover*. A.S. Living History Project. Retrieved April 23, 2022, from <https://livinghistory.as.ucsb.edu/2019/10/09/ofab/>

ISLA VISTA, AS WE KNOW IT



Many UCSB and SBCC students call Isla Vista home while others call it a 'slum' or a 'student ghetto'. UCSB and IV life is unlike any other because of its demographics, transient population, direct connection to an institution that often ignores it, and lack of recognition as a "proper" city and home to live in.

The demographics below illuminate the unique qualities of Isla Vista (IV) in comparison to the rest of the state and nation. IV is a small town, taking up only 1.85 square miles, yet it is home to over 27 thousand people. This creates a population density VASTLY different than what is common throughout CA or the US; as IV houses 12,492 people per square mile, compared to the statewide average of 69.4 and nationwide average of 87.4. This results in cramped housing, with the norm of 3 to a room, and a housing crisis with few achievable solutions, as Isla Vista cannot possibly squeeze more people in. According to the UCSB Student Demographics, during this school year (2021-2022) nearly 1,000 more UCSB students are residing in IV than in any of the previous 5 years. In comparison UCSB housing facilities have only taken on about 300 more students than in previous years. UCSB must be held accountable for over-enrolling, failing to provide sufficient housing, and creating additional burden on the town of IV.

Multiple demographics make landlords less accountable to their tenants in Isla Vista. The constant demand for single year leases from UCSB and Santa Barbara Community College students gives property owners little incentive to increase the quality of their housing. Only 24.1% of tenants report residing in the same property as the previous year. Additionally, Isla Vista's homeownership rate is only 1.97%, a stark difference from the statewide average of 54.8% and nationwide average of 64.1%. This results in greater distance between the needs of tenants and the general empathy, understanding, and accountability of the property owners. The average age of residents in IV is 20.6 years old, with many first time renters, whom landlords are ready to take advantage of. Isla Vista's poverty rate is 70.9% and an average median household income of \$24,545, illuminating that residents of Isla Vista are not in economic positions of power.

The unique demographic of Isla Vista, predominantly young, poor, single-year renters crowded into a tiny town, creates a vulnerable tenant population ready to be exploited.



Isla Vista Demographics⁸⁹:

Isla Vista	California	United States
Population: 27,707	Population: 14,973	-
Land area in sq. miles: 1.85	Land area in sq. miles: 69.4	-
Population per sq. mile: 12,492	Population per sq. mile: 69.4	Population per sq. mile: 87.4
Average Age: 20.6 years	Average Age: 36 years	Average Age: 38.6 years
Poverty Rate: 70.9%	Poverty Rate: 25.3%	Poverty Rate: 11.4%
People per Household: 3.7	People per Household: 2.8	People per Household: 2.6
Living in the Same Unit 1 year ago: 24.1%	Living in the Same Unit 1 year ago: 73.1%	Living in the Same Unit 1 year ago: 86.2%
Median Household Income: \$24,545	Median Household Income: \$78,672	Median Household Income: \$64,994
Homeownership: 1.97%	Homeownership: 54.8%	Homeownership: 64.1%
Property Value: \$466,700	Property Value: \$774,899	Property Value: \$269, 039

⁸⁹<https://www.census.gov/quickfacts/fact/table/US,islavistacdpcalifornia,californiacitycitycalifornia/PST0452>

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⁹<https://datausa.io/profile/geo/isla-vista-ca/>

UCSB Students Housing Demographics over time¹⁰:

School Year:	Students Living In Isla Vista:	Students in UCSB Facilities:
2021-2022	10,521 or 40%	10,375 or 40%
2020-2021	8,929 or 34%	Out of Commission (COVID)
2019-2020	8,866 or 34%	10,082 or 38%
2018-2019	9,457 or 36%	10,098 or 39%
2017-2018	9,634 or 38%	9,757 or 39%



¹⁰ <https://bap.ucsb.edu/institutional-research/campus-profiles>

ISLA VISTA WE WANT TO SEE

“A Community Ripe for Organizing”

Our Isla Vista community consists of a diverse group of people who are all too familiar with injustice in its many forms and especially housing injustice. Whether it be the housing crisis resulting from over-enrollment or illegal price gouging, Isla Vista and its residents are incredibly susceptible to these injustices and most of the time don't even know that they are victims.

We are a vulnerable population that is often taken advantage of by landlords, law enforcement, and the university because it is widely assumed that we do not know our rights, talk to each other, or want to stand up and fight. One thing that we can rely on is each other and mobilization is the only way we can combat this. We have agency as a community and can come together to organize for a better, more equitable future.

Activism is a part of our history and legacy. Isla Vista is not Isla Vista without protests, student movements, and the fight for social justice. We cannot be ignored when we come together! We all deserve to be properly informed on our rights and what power we have as tenants, students, and community members. Through this knowledge, we will be able to come together effectively and become powerful.

FAIR HOUSING FOR ALL!



LEGAL RIGHTS

HIGHLIGHTS

Know Your Legal Tenant Rights

Civil Code and Laws can be full of jargon and hard to read for all tenants. Browse the legal rights section to get a basic understanding of rights YOU have and follow the links for further information!



We belong to many different communities and fall under many different jurisdictions. See what laws and regulations are in place in Isla Vista, Santa Barbara, and California



We are Stronger Together!
Join a Tenant's Union or start your own. Your neighbors can be an awesome resource!
Learn more about mobilization and organizing on our Tips and Tactics Page!



KNOW YOUR RIGHTS

GENERAL RIGHTS

<p>Tenant Protection Act</p>	<p>Starting Jan 2020, your landlord must have ‘just cause’ (see definitions page) for evictions, limits rent increases to 5% plus inflation or 10%, prohibits rent increases to no more than twice a year, provides relocation assistance for ‘no fault-just cause’ evictions, and only recognizes written eviction notices.</p> <p>Do your own research here: https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB1482</p> <p>Find more help regarding your specific case by calling the Rent Boards Counseling Line at : <i>(415) 252-4600</i></p>
<p>Tenant Relief Act of 2020</p>	<p>In response to the emergency of the outbreak of COVID-19, this act was passed that created a ‘protected time period’ that allowed for missed rental payments without facing eviction, established rental repayment opportunities, and provided government assistance to anyone facing financial hardships because of the pandemic.</p> <p>Do your own research here: https://www.santabarbaraca.gov/documents/CityAttorney/AB%203088%20SOCAR%20091820.pdf</p> <p>Apply for aid and relief through this document: https://www.santabarbaraca.gov/documents/CityAttorney/Tenant%20Declaration%20TRA-20%20CCP%20117902d%20092120%20200906.pdf</p>
<p>Federal Fair Housing Act of 1968</p>	<p>The US Department of Housing and Urban Development passed this act in 1968 during the Civil Rights era that protected citizens from discrimination when buying or renting a property. The Fair Housing Act prohibits discrimination based on one’s race, color, national origin, religion, sex (gender and sexual orientation), familial status, and disability.</p> <p>Do your own research here: https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_act_overview</p> <p>File a complaint here: https://www.hud.gov/program_offices/fair_housing_equal_opp/online-complaint</p>
<p>Federal Fair Credit Reporting Act of 1970</p>	<p>Passed in 1970, the act aims to protect the accuracy, fairness, and privacy of citizen’s information, specifically credit information and reports. Now, the federal government has jurisdiction over the ways in which credit bureaus both collect and share information. This regulates tenant screenings and allows for protection of personal data.</p> <p>Do your own research here: https://www.ftc.gov/legal-library/browse/statutes/fair-credit-reporting-act</p>

<p>Americans with Disabilities Act</p>	<p>This act prohibits landlords from discriminating against or outright refusing to allow a service animal in the unit. While there are specific guidelines for registering an animal as a service or support animal, this act allows for them to be considered a reasonable accommodation.</p> <p>Do your own research here: https://www.ada.gov/regs2010/service_animal_qa.html</p>
<p>CA Fair Housing and DFEH Complaints</p>	<p>The California Department of Fair Employment and Housing is in charge of enforcing civil rights laws regarding employment, housing, business, and state programs from discrimination in California. Through their own definition of ‘housing discrimination’, a tenant is able to decide if they are experiencing illegal discrimination and can file a complaint form in order to receive reparations.</p> <p>Do your own research here: https://www.dfeh.ca.gov/housing/</p> <p>File a complaint here: https://www.dfeh.ca.gov/complaintprocess/?content=fileComplaint#fileComplaintBody</p>



SANTA BARBARA CITY ORDINANCES

<p>Ordinance Number 5885</p>	<p>This ordinance requires all Santa Barbara landlords to offer residential tenants a one-year lease even if you turn it down. Rejection of the lease requires a lease rejection form.</p> <p>Do your own research here: https://www.santabarbaraca.gov/documents/CityAttorney/Ord%20No%205885%20Mandatory%20Lease.pdf http://www.sbaor.org/clientuploads/Government%20Affairs/2019/one_year_lease_info.pdf</p> <p>Apply for lease rejection through this document: https://www.santabarbaraca.gov/documents/CityAttorney/Certificate%20of%20Written%20Lease%20Rejection%20062819.pdf</p>
<p>Ordinance Number 5979</p>	<p>Santa Barbara Civil Code clarifies that your landlord must have specific reasoning for evicting you under a 'just cause' that must be stated in the notice. These notice requirements include type of eviction, reasoning, and the amount of relocation assistance you are to receive. If landlords do not meet the legal requirements of eviction, the notice isn't valid.</p> <p>Do your own research here: https://qcode.us/codes/santabarbara/view.php?topic=26-26_50-26_50_070</p>

 CALIFORNIA LAW

<p>California's Tenant Protection Act of 2019</p>	<p>Implemented state-wide rent cap and eviction laws for most tenants. Rent increases are capped at either 5% plus inflation or 10% whichever is lower and landlords are only allowed to increase rent once every 12 months.</p> <p>Do your own research here: https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB1482&search_keywords=rent+cap</p>
<p>California Application Fee</p>	<p>While California landlords are allowed to require a nonrefundable application fee, it cannot exceed \$30 (adjusted for inflation) and cannot exceed the landlord's fees for processing. However, landlords can't charge a fee if there's no vacancy and must provide receipts and itemized lists of what the money was used for.</p> <p>Do your own research here: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=1950.6</p>
<p>Criminal History</p>	<p>California does not prohibit landlords from asking about a tenant's criminal history but this changes by county. The Fair Employment and Housing Act (Article 24) does state that if landlords ask about criminal records, they must be consistent about their questioning and not behave discriminatorily. A landlord can only reject your application if the convictions directly relate to the application.</p> <p>Do your own research here: https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I523D632FA5DC4902A289F5783CD3151A&originationContext=documenttoc&transitionType=Default&contextData=%28sc.Default%29&transitionType=Default&contextData=%28sc.Default%29</p>
<p>Security Deposit Laws</p>	<p>Landlords may charge no more than 2 months rent for unfurnished rentals and 3 months for furnished ones. All cleaning and pet fees (additional pet rent is allowed) must be included in the security deposit and it may not exceed the above stated limit. After the end of the lease, landlords have 21 days to provide the security deposit along with an itemized list for all costs deducted.</p> <p>Do your own research here:</p>

	https://www.courts.ca.gov/selfhelp-eviction-security-deposits.htm?rdeLocaleAttr=en
Required Landlord Disclosures	<p>According to California laws, your landlord should disclose information about the unit regarding these topics in your lease:</p> <p>Lead-based paint, specific pest control treatments used, asbestos, methamphetamine contamination, military base or explosives, death in the unit, condominium conversion projects, and more.</p> <p>Do your own research here:</p> <p>https://www.car.org/-/media/CAR/Documents/Alterian---import/PDF/Lease-Rental-Disclosure-Chart.pdf?la=en&hash=D7E8500A4053B7195716CE0F51F8BEAD76DDC644</p>
Late Fees and Grace Periods	<p>California landlords do not require a grace period but if one is detailed in your lease, your landlord must honor it. If you are late with rent and your landlord is attempting to evict you, you must be served a properly written 3 day pay or quit notice. If it's properly served and you do not comply, the landlord can file an eviction lawsuit against you. Landlords may charge late fees but they must be reasonable for the rent charged. Landlords can charge up to \$25 for the first bounced rent check and \$35 for each one after.</p> <p>FIND LINK</p>
Tenant's Right to Withhold Rent	<p>As a tenant, you have the right to withhold rent from your landlord if they aren't maintaining a habitable unit. Rentals must meet California's habitability standards throughout your entire tenancy and if they do not you have the option of withholding rent until they make repairs. Tenants may also use the 'repair and deduct' remedy that involves paying for the repair and it later being deducted from your rent.</p> <p>Do your own research here:</p> <p>https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=1941.1.</p> <p>https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=WIC&sectionNum=11274.&article=2.2.&highlight=true&keyword=repair%20and%20deduct</p>
Termination and Eviction	<p>If you fail to pay rent, your landlord can give you a 3 day pay or quit notice before an eviction lawsuit</p>

	<p>If you break the lease, your landlord can give you a 3 day notice to either fix the problem or leave before a lawsuit can be filed.</p> <p>If you break the lease in a very specific fashion, your landlord can give you an ‘unconditional quit notice’ that results in eviction without the chance of fixing your mistake.</p> <p>As soon as you have lived in the rental unit for over 12 months, your landlord can no longer evict you without just cause, with very specific exceptions.</p> <p>Do your own research here: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=1946.2.&highlight=true&keyword=lease%20violation</p>
<h3>Landlord’s Access to Property</h3>	<p>Landlords may access the unit without a notice in an emergency or if the tenant has permanently left.</p> <p>If it is not an emergency, landlords must give at least 24 hours before entering and at least 48 hours for the move out inspection. This notice must be in writing and within the time windows stated above.</p> <p>Do your own research here: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=1954.</p>

DEFINITIONS

At-Fault Just Cause- At-fault eviction causes are based on the actions or activities of the renter that fall within the scope of the permissible reasons under the law. These can include failure to pay rent, breaking the lease, engaging in criminal activity on the premises, and more. https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=1946.2.&highlight=true&lawCode=CIV&keyword=atfault

California Department of Fair Employment and Housing- The California Department of Fair Employment and Housing is a branch of the California state government that is responsible for the protection of citizens from discrimination and hate in regards to employment and housing. Discrimination can take the form of denying housing, providing housing under inferior and unequal terms, lying about the availability of units, providing segregated housing, and more based on your race, religion, ethnicity, sex, gender orientation, national origin, source of income, age, disability, or other identities that work as social difference.

Eviction Notices- An eviction notice (or a 3-day notice) is served by a landlord when the lease or rental agreement has been broken. Within the three day period, if served correctly, the tenant has the option to either ‘pay’ or ‘quit’. If the tenant does not do any of these then the landlord can go ahead with the eviction and/or go on with a lawsuit.

Habitable- In every rental agreement, there is an agreed-upon tenant of habitability that guarantees the unit to be liveable. California Civil Code 1941 protects the habitability of the unit and also states that landlords are responsible for the upkeep of the property to ensure it constantly meets the standards. These can include running water, weatherproof windows and doors, gas and heating, cleanliness, sunlight, emergency exits, and more. Below is a habitability checklist that you can fill out and determine if your landlord and the property are up to code. <https://caltenantlaw.com/HabitabilityChecklist2013.pdf>

No-Fault Just Cause- No-fault eviction causes are when the eviction is not based on the actions of the renter, but rather due to the owner’s actions or the owner’s compliance with a government entity. These can include a governmental ordinance to vacate the property, intent to demolish the property, or the landlord is moving a direct family member into the unit. https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=1946.2.&highlight=true&lawCode=CIV&keyword=atfault

Relocation Assistance- Under the Rent Stabilization Ordinance (RSO), a landlord is only required to pay monetary relocation assistance payments to tenants being evicted through no fault of their own. Without a RSO cause, a tenancy may not be terminated. <https://www.santabarbaraca.gov/civicax/filebank/blobdload.aspx?BlobID=232570>

Security Deposit- A security deposit is a set amount of money paid at the start of renting a place. This sum of money is held by the landlord throughout the rental agreement or lease. It pays for any damage the renter caused in the unit until the end of the lease period. If there is damage, the renter will lose some or all of the money. Normal wear and tear should not lose the money, however.

<https://www.findlaw.com/realestate/landlord-tenant-law/rent-security-deposits.html>

<https://islavistacsd.ca.gov/know-your-rights-tenants>

Unlawful detainer- In California, a lawsuit to evict a tenant is called an unlawful detainer. Prior to filing and serving an unlawful detainer, your landlord will have likely served you a notice to terminate your tenancy.

<https://www.rentcafe.com/blog/expert-interviews/expert-interview-unlawful-detainer/#:~:text=In%20California%2C%20a%20lawsuit%20to,cause%20to%20evict%20a%20tenant>

Quiet Enjoyment- The covenant of quiet enjoyment states that a tenant has the right to enjoy his or her rental unit without “substantial interference” from the landlord.

<https://www.tenantlawgroupsf.com/blog/2018/may/understanding-the-implied-covenant-of-quiet-enjo/#:~:text=The%20covenant%20of%20quiet%20enjoyment%20states%20that%20a%20tenant%20has,enment%20of%20their%20rental%20unit>

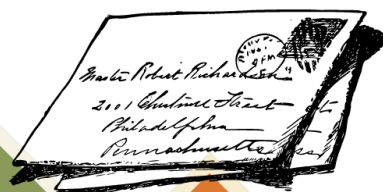
3 day pay or quit- The 3 day pay or quit notice is the official document given to the tenant from the landlord to inform them that rent is late and they have 3 days to pay or the eviction process will begin. The landlord must follow specific instructions to serve this notice to the tenant, otherwise the action will be null.

COMMUNICATIONS

HIGHLIGHTS

Landlords in IV And Communication

Who Owns and Manages
Property in Isla Vista?
See our list and know
where your money is
going!



Written
communication
with your landlord
is key! Keeping
documentation
protects you now
and in the future

Unsure what to
say or how to
format your
writing? Use the
templates below to
focus your writing
and protect your
rights



IV LEASING COMPANIES

*List from Pardall Center Website. More information about each can be found here:

<https://pardallcenter.as.ucsb.edu/isla-vista-community-resource-guide/housing-in-isla-vista/leasing-companies/>

Bartlein & Company, Inc	Gallagher Property Management	SFM Vista Del Mar
Beach Town Rentals	Garden Court Apartments	Shoreline Property Management Company
Berkshire Terrace Apartments	The Hive	Sierra Property Management
Breakpointe Coronado	Harwin & Co.	Silverwood Townhouses
Campus 880	Icon Apartments	Spectrum Realty
Capitoline Property Management	Isla Vista Living	St George & Associates/CAMPUS 880
Casa Abrego	Isla Vista Management Company	Studio Plaza Apartments
Central Coast Rentals	Isla Vista Rentals	Tahitian Apartments
Coast & Valley Properties	Island View Properties	The Koto Group
Cochrane Property Management, Inc.	Islay Investments	The LOOP
Colonial Balboa Cortez Apartments	Jeff Allen Properties	The Sweeps
Dash Holding I, LLC	Kamap Property Management	Town n' Country Realty and Investment
Dean Brunner Rentals	Majestic Asset Management	Tropicana Student Living
Del Playa Rentals	Meridian Group	Ventura Enterprises
DMH Properties	Monterey Pine Apartments	Vistas Del Capitan Property Management
Enea Properties Company, LLC	Property One Management	Wolfe & Associates
Eckert Investments	Sanders Apartments	
Embarcadero Company	Sandpiper Property Management	
Anita Escamilla	Sequoia Property Management	
Excellence in Property Management, Inc.		



While all leasing companies have their issues, this list can help you find their website and properties that are open!

HOW TO TALK TO YOUR LANDLORD

Talking to your landlord can be a daunting task, especially when you are a first time tenant. While there isn't an equation for all situations, email and letter templates are incredibly helpful.

Sample Letters from Tenants Together

Remember! Always engage in written communication with your landlord in order to keep record of what is said in case you need to use it as evidence. Tenant's Together is dedicated to protecting your rights as a tenant and has more information regarding all aspects of tenant's rights!

<https://www.tenantstogether.org>

Evictions

- Invalid Notice Time
 - https://actionnetwork.org/user_files/user_files/000/042/684/original/Invalid_Time_Period_Eviction_Instructions_ENG_SPN.pdf
- Invalid Serve of Notice
 - https://actionnetwork.org/user_files/user_files/000/042/686/original/Form_Instructions_Text_or_Email_Eviction_ENG_SPN.pdf
 - https://actionnetwork.org/user_files/user_files/000/042/682/original/Verbal_Eviction_Instructions_ENG_SPN.pdf
- Incorrect Evidence for Eviction
 - https://actionnetwork.org/user_files/user_files/000/042/677/original/Dispute_3_day_Eviction_Instructions_ENG_SPN.pdf
- Compliance with 3 Day Pay or Quit
 - https://actionnetwork.org/user_files/user_files/000/042/679/original/Documenting_Compliance_with_a_3_day_Eviction_Instructions_ENG_SPN.pdf
- Invalid Eviction Reason
 - Pending ERAP
 - https://actionnetwork.org/user_files/user_files/000/065/483/original/Form_Instructions_Pending_ERAP_ENG_SPAN.pdf
 - COVID-19 State of Emergency
 - https://actionnetwork.org/user_files/user_files/000/049/017/original/Retaliatory_Eviction_For_COVID_rent_debt_Instructions.pdf
 - Sale of Property
 - https://actionnetwork.org/user_files/user_files/000/064/220/original/Form_Instructions_Invalid_Eviction_Property_Sale_ENG_SPAN.pdf
 - Substantial Repairs
 - https://actionnetwork.org/user_files/user_files/000/061/267/original/Form_Instructions_AB1482_Substantial_Removal_ENG_SPAN.pdf

- Relocation Assistance
 - https://actionnetwork.org/user_files/user_files/000/047/514/original/Form_Instructions_Relocation_Assistance_ENG_SPAN.pdf
- Letter to Bank Regarding Eviction
 - https://actionnetwork.org/user_files/user_files/000/008/171/original/Public_Letter_to_Bank_to_Fight_Eviction_Instructions.pdf

Rent Increases

- Invalid Notice of Increase
 - https://actionnetwork.org/user_files/user_files/000/008/169/original/Form_Instructions_Improper_Notice_of_Rent_Increase_ENG_SPAN.pdf
- Illegal Rent Increase- Over 10% Cap
 - https://actionnetwork.org/user_files/user_files/000/067/528/original/Form_Instructions_Price_Gouging_Rent_Increase_ENG_SPAN.pdf
- Illegal Rent Increase- Over 5%+ CPI Cap
 - https://actionnetwork.org/user_files/user_files/000/045/085/original/Form_Instructions_Invalid_Rent_Increase_due_to_AB_1482_ENG_SPAN.pdf
- Invalid Late Fee
 - https://actionnetwork.org/user_files/user_files/000/008/148/original/Late_Fee_Instructions_NEW.pdf
- Invalid Returned Check Fee
 - https://actionnetwork.org/user_files/user_files/000/008/159/original/Returned_Check_Fee_Instructions.pdf

- Demand of Rent Receipt
 - https://actionnetwork.org/user_files/user_files/000/008/161/original/Right_to_Rent_Receipt_Instructions.pdf

Habitability

- Repair Request
 - https://actionnetwork.org/user_files/user_files/000/042/688/original/Repair_Request_Instructions_ENG_SPN.pdf
- Uninhabitable Conditions
 - https://actionnetwork.org/user_files/user_files/000/025/579/original/Leaving_Before_Lease_is_Up_Due_to_Uninhabitable_Conditions_Instructions.pdf

Reasonable Accommodations

- Right to Quiet Enjoyment
 - https://actionnetwork.org/user_files/user_files/000/008/155/original/Form_Instructions_Quiet_Enjoyment_ENG_SPAN.pdf
- Retaliation
 - https://actionnetwork.org/user_files/user_files/000/008/150/original/Retaliation_Instructions.pdf
- Harassment
 - https://actionnetwork.org/user_files/user_files/000/025/606/original/Form_Instructions_Harassment_ENG_SPAN.pdf
- Threats Regarding Citizenship Status
 - https://actionnetwork.org/user_files/user_files/000/021/490/original/Threats_based_on_Immigration_Status_Instructions.pdf

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- Reasonable Accommodations for Disability
 - https://actionnetwork.org/user_files/user_files/000/025/581/original/Reasonable_Accommodations_Instructions.pdf

Security Deposits

- Intent to Vacate
 - https://actionnetwork.org/user_files/user_files/000/008/165/original/Notice_of_Intent_to_Vacate_and_Pre-Move-Out_Inspection_Instructions.pdf
- Contesting Deductions
 - https://actionnetwork.org/user_files/user_files/000/008/163/original/Contesting_Deductions_Instructions.pdf
- Demand of Deposit
 - https://actionnetwork.org/user_files/user_files/000/008/167/original/Return_of_Security_Deposit_Instructions.pdf
 - <https://www.courts.ca.gov/11150.htm>

RESOURCES AND GROUPS

HIGHLIGHTS PAGE

Groups and Resources *Near You*

Santa Barbara and Isla Vista are full of resources made to help you!

Check out local groups that have open meetings, resources, and guides that can help you navigate these processes



These are just a few resources for you!



COMMUNITY GROUPS AND ORGANIZATIONS

- Santa Barbara Tenants Union
 - Mission Statement: A membership funded and led Union for and by tenants living in Santa Barbara. Built with the aim of creating the largest possible network of tenant solidarity in the SB area. Striving to create solidarity for all tenants
 - Website: <https://sbtu.org/>
 - Phone: (805)765-2831
 - Email: sbtenantsunion@gmail.com
- Isla Vista Tenants Union
 - Mission Statement: Aim to educate tenants on their rights and responsibilities and to act as a resource when problems do arise. We believe people should be able to live without suffering discrimination, retaliation, or living with fear of eviction.
 - Website: <https://ivtu.as.ucsb.edu/>
- Housing Authority of the City of Santa Barbara
 - Emergency housing vouchers for the houseless, support services, housing forms, community resources, etc.
 - Website: <https://hacsb.org/>
 - Phone: (805) 965-1071
 - Location: 808 Laguna Street Santa Barbara, CA 93101
- Legal Aid Foundation
 - Non-profit law firm that provides free legal aid to Santa Barbara County residents.
 - Website: <https://www.lafsb.org/>
 - Phone: (805) 963-6754
 - Location: 301 E Canon Perdido Street, Santa Barbara, CA 93101

- CAUSE
 - Organization that fights to help tenants, workers, and the environment.
 - Website: <https://causenow.org/>
 - Phone: (805) 658-0810
 - Location: 126 E. Haley St. #A17 Santa Barbara, CA 93101
- Rental Housing Mediation Program (RHMP)
 - The City of Santa Barbara created the Rental Housing Mediation Program to provide legal information regarding housing and tenant's rights, offer mediation services, and prevent homelessness in the city.
 - Website: <https://www.santabarbaraca.gov/services/home/rhm/default.asp>
 - Phone: (805) 564-5420
 - Location: 630 Garden Street, Santa Barbara, CA 93101
- Community Housing Office (CHO) for UCSB
 - The Community Housing Office is a resource for rental housing information and dispute resolution for students, faculty, staff, and property providers.
 - Website: www.housing.ucsb.edu
 - Phone: (805)893-4371
 - Location: Third Floor of UCen, above the Bookstore



OTHER HANDBOOKS AND GUIDES

IVTU's Freshman Success Guide

The Isla Vista Tenants Union is part of the University of California, Santa Barbara's Associated Students branch that attempts to empower student-tenants and speak up against tenants rights' violations. Below is the link to their Freshman Success Guide:

https://ivtu.as.ucsb.edu/files/2020/12/IVTU.FSG_.pdf

UCSB Rental Housing Success Guide

The UCSB Community Housing Office is a university resource that aims to support students in any of their housing needs. Below is a link to their in depth guide that contains advice and resources.

<https://ucsb.app.box.com/v/UCSBRentalHousingSuccessGuide>

Isla Vista Community Services District, Know Your Rights: Tenants

The local government to serve the community

<https://islavistacsd.ca.gov/know-your-rights-tenants>

LA Tenants Union Handbooks

The LA Tenants Union created a Tenant's Associated Handbook that serves as a guide for groups who want to begin a union or smaller association. Below is the link to the guide:

https://static1.squarespace.com/static/5e880e819df3a83230a50953/t/5ef92a9240b8240f6484bd55/1593387676559/Tenants_Association_Handbook_ENG_V4.pdf

A Student Housing Professional's Guide to Reasonable Accommodations Under the Fair Housing Act

A informational guide created by the Fair Housing Center of West Michigan with an emphasis on the Fair Housing Act in relation to students.

<http://www.fhcwm.org/uploads/files/Student%20Housing%20Administrator%20RA%20Guide%20final.pdf>

COMMUNITY NETWORK

The internet and social media can be a great resource for finding housing, furniture, and maintaining a community network! Below are the most common internet groups and websites for Isla Vista Residences but it is nowhere near comprehensive!

For Finding Housing:

Facebook Groups:

After gaining access to Facebook groups (usually answering some questions), you will be able to see and make posts either about yourself or comment on other posts about subleases/open spots!

- IV HOUSING FOR UCSB STUDENTS
 - <https://www.facebook.com/groups/IV.Housing>
- SANTA BARBARA HOUSING AND RENTALS
 - <https://www.facebook.com/groups/176511994395582>
- UCSB HOUSING/SUBLETS/RENTALS
 - <https://www.facebook.com/groups/UCSBHousingSubletsRentals>
- UCSB HOUSING
 - <https://www.facebook.com/groups/364409110289576>
- GIRLS ISLA VISTA HOUSING
 - <https://www.facebook.com/groups/264463644239304>
- BOYS ISLA VISTA HOUSING
 - https://www.facebook.com/groups/1004543629749394/?multi_permalinks=1967102673493480
- UCSB HOUSING SEARCH
 - <https://www.facebook.com/groups/1714641848825000>

Craigslist

While much broader and less personal, Craigslist is a great resource for finding housing in all areas. You can filter your search to bedrooms, zip code, and price that you are interested in.

- https://santabarbara.craigslist.org/search/apa?postal=93117&availabilityMode=0&sale_date=all+dates

Apartments.com

- <https://www.apartments.com/isla-vista-ca/>

For a Sustainable Community: (Used Furniture, Clothes, Etc.)

Isla Vista is a unique community that houses mostly students from similar backgrounds and demographics. This makes Isla Vista the perfect place for a sustainable community that benefits from each other and shares resources. These groups allow students/residents to buy or sell items, trade resources, better the environment and more!

Facebook Groups:

- UCSB FREE AND FOR SALE
 - <https://www.facebook.com/groups/1913879135606084>
- UCSB BOOK EXCHANGE
 - <https://www.facebook.com/groups/550995948256866>
- UCSB/IV RESOURCES PAGE
 - <https://www.facebook.com/groups/156573962286140>

Craigslist

- <https://santabarbara.craigslist.org>

Offer Up

- https://offerup.com/explore/sc/ca/santa_barbara

Local Composting

IVCC: Isla Vista Compost Collective

- You can follow IVCC on Instagram [@ivcompostcollective](https://www.instagram.com/ivcompostcollective) or Facebook at [Isla Vista Compost Collective](https://www.facebook.com/IslaVistaCompostCollective) to stay up to date on all the incredible work the IVCC team is doing. The form below allows you to sign your address up for compost collection
- <https://docs.google.com/forms/d/e/1FAIpQLScEP5u9d7xQNgB-0hyU6dbaXWVB0S7Q6MBDHmaS4QBZymAQNQ/viewform>

LOCAL SERVICES

Right before you move into a new property, if you are responsible for paying utility bills, you must call Santa Barbara utility services to set the address up for service and link your billing address. Always do this in a timely manner so you are never without any necessary service!

Southern California Edison- Electric

1 (800) 655-4555

<https://www.sce.com>

<https://www.sce.com/customer-service/movecenter>

SoCal Gas- Gas

1 (800) 427-2200

<https://www.socalgas.com>

<https://www.socalgas.com/schedule-service>

Cox Communications- Internet and Cable

1 (800) 234-3993

<https://www.cox.com/residential/home.html>

MarBorg Disposal- Trash Removal

1 (800) 798-1852

<https://www.marborg.com>

<https://www.marborg.com/collection-schedule>

Goleta Water District- Water

1 (805) 964-6761

<https://www.goletawater.com>

<https://cp.goletawater.com/open-a-new-account/>

Santa Barbara Water District- Water

1 (805) 963-0611

<https://www.santabarbaraca.gov/gov/depts/finance/billing.asp>

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