

**Welcome!**



**You must have your**  
**Student ID**

# Off Campus Interest Workshop



What you need to know about your  
responsibilities living off campus

# Four Year Residential Campus



- ❧ The University of Redlands requires students to live on campus all four years.
  - ❧ Residential education is part of the original mission and vision of the University
  - ❧ Research shows better academic outcomes for students who live on campus
- ❧ Permission to live off-campus is a privilege and not a right.

# What changes if I live off campus?



## ❧ Loss of certain services:

- ❧ Security- Public Safety cannot respond to problems at your off-campus residence (unless Redlands Police requests their assistance). Response times for Redlands Police are typically much longer than Public Safety.
- ❧ Convenience- The university does not provide shuttle service to off-campus residences.\*

## ❧ Increase in your liability:

- ❧ Responsible for your own safety in your home and commuting to and from the University
- ❧ You are potentially liable for accidents or harm to others in your off-campus residence

# Your responsibilities:



- ❧ Get Renter's Insurance. In the event of theft or property damage, you will want this!
- ❧ Security- keep your doors locked at all times and don't keep valuables in plain sight in your car.
- ❧ Bills- plan accordingly for all expenses
- ❧ Lease- read your lease carefully and do not sign a lease until you have received written off-campus approval.
- ❧ Make sure you know exactly what your lease and renter's insurance cover!

# Your responsibilities (cont'd):



- ⌘ Housemates may not get along or bail on you (not get approved, decide to move out, etc.). If they are not on the lease, it will be left to the other housemates to cover the rent.

# Being a Good Citizen and Neighbor



- ❧ Introduce yourselves
- ❧ Attempt this more than once
- ❧ Provide information in writing if you cannot make face-to-face contact
- ❧ Provide names and cell phone/contact #s
- ❧ Find out what time your neighbors want noise “off” by
- ❧ Notify your neighbors in advance of any event that may be noticeable to them.

# Neighbor Relations



- ❧ Your neighbors may have lived there for years
  - ❧ House History
  - ❧ Sometimes bad reputations may precede your living at the house.
- ❧ Give contact #s more than once
- ❧ If they call you about noise, honor their requests
- ❧ Maintain relationships
  - ❧ Say hello
  - ❧ Don't just stop by once
  - ❧ Be proactive if there are problems

# Neighbor Relations



- ❧ Perception is important!
  - ❧ Yard maintenance
  - ❧ Trash pick-up
  - ❧ Guests rude to neighbors
  - ❧ Behavior in and around house- profanity, nudity, drugs, noise, excessive traffic, parking issues, etc.

# What if there are problems?



- ❧ Be polite and friendly always take “the high road” when there is a disagreement or confrontation
- ❧ The only thing any renter or property owner is entitled to by law is: “quiet enjoyment of the property.”
- ❧ Bad relationships with your neighbors can result in a very unpleasant living situation.

# Risk and Liability



- ☞ “There is no way to eliminate risk, you can only manage it.”
- ☞ li · a · bil · i · ty (n) the state of being responsible for something, especially by law.

# Criminal Liability



- ☞ Possession and consumption of alcohol by persons under 21 are both crimes.
- ☞ Providing alcohol to someone under 21 is a crime.
- ☞ Providing alcohol to someone who is already intoxicated is a crime.
- ☞ Providing a place for underage persons to drink is a crime.
- ☞ Noise Ordinance

# Social Host Ordinance



- ❧ Allows police in the city of Redlands to:
  - ❧ Cite underage people for *consuming* alcohol (not just possession)
  - ❧ Cite any person who provides a place for underage people to access alcohol
  
- ❧ So at a party, police can cite underage persons who have consumed any alcohol, as well as the hosts of the party
  - ❧ Penalty includes: \$100-\$500 fines, plus cost of response, which can be in the thousands

# Myths and Facts



- ❧ *MYTH:* Quiet hours in the City of Redlands start at 10:00pm.
- ❧ *FACT:* The City of Redlands has a **24 hour** noise ordinance. Quiet hours do not “start” at any given time, they are all day, every day.
- ❧ *MYTH:* I will get in less trouble with the University if I live off campus.
- ❧ *FACT:* Redlands Police flag houses that are occupied by University students and communicate any problems or violations to the University.

# Civil Liability



- ❧ Laws differ from state to state, but hosts bear some civil liability if someone consumes alcohol at the party and then hurts themselves or someone else (or damages property, etc.)
- ❧ In the case of college students, awards are most often collected from parents' assets.
- ❧ **California Law prohibits families from declaring bankruptcy when assets are sought for criminal offenses.**

# Conduct Liability



- ❧ **Code of Student Conduct applies both on and off campus**
- ❧ The University expects students living off-campus to conduct themselves as responsible citizens of the community and University
- ❧ Violations include:
  - ❧ 10.C.13- Courtesy to the City of Redlands
  - ❧ 10.E.5- Behaviors which could constitute violations of federal, state or local laws
    - ❧ Alcohol, drugs, noise ordinance
- ❧ *Depending on the nature of the conduct violation, students may be required to move back on campus.*

# Conduct Consequences



- ❧ 1st offense
  - ❧ Conversation and Warning
- ❧ 2nd offense and/or major concern
  - ❧ \$500 fine
  - ❧ Letter to all parents notifying them that another incident will result in off-campus housing privileges being revoked
- ❧ 3rd offense and/or repeated major concerns
  - ❧ Off-Campus Privileges **REVOKED** = moving back on campus and paying room and board
  - ❧ Individual Student Conduct Probation and other sanctions

# Thinking about Parties



- ❧ Invite a manageable number of guests.
  - ❧ Everyone should fit in the space that you have - not in the driveway or the neighbor's yard.
  - ❧ Tell everyone you invite to not text your address to anyone else!
- ❧ Monitor all entrances to ensure no uninvited guests gain access
- ❧ Tell your neighbors you are having a party and encourage them to contact you **FIRST** if there is a problem.
  - ❧ Leave your name(s) and number(s) and make sure to keep your phone with you during the party in case there are calls
- ❧ Know your guests.
  - ❧ Turn away those who you do not know and those who are already intoxicated.
  - ❧ You are legally responsible for the actions of everyone at the party.
- ❧ Keep the noise down!
  - ❧ If your party is too loud, police are more likely to show up.
  - ❧ Keep windows closed and periodically walk around the outside of your apartment/house to check the noise level.

# Thinking about Parties



- ❧ Provide non-alcoholic drinks and food for your party guests so things don't get too out of hand.
- ❧ Be sure to designate sober party hosts to keep tabs on noise, the number of guests, and other potential problems.
- ❧ Have an adequate number of trash receptacles and recycling containers available during the event.
  - ❧ Clean up any trash as soon as your party is over.
  - ❧ Make sure guests don't leave with drinks- they often end up in your neighbors yards!

# Managing Parties



- ❧ “What you permit, you promote”
- ❧ Be ahead of the game
  - ❧ Address issues **before** they become problems
  - ❧ Deny entrance to incoming guests **before** party is overcrowded and out of control
- ❧ If the party gets too big/out of control
  - ❧ Do not try to just ask certain people to leave. It won't work.
  - ❧ Call the police yourself- does not guarantee immunity, but is better than waiting for the situation to get worse
- ❧ Secondary effects
  - ❧ Even people you turn away from your parties cause problems for your neighbors
  - ❧ The behavior of your guests when they leave- noise, litter, vandalism

# If Redlands Police Responds...



- ❧ If RPD shows up:
  - ❧ Be prepared to shut down the event
  - ❧ Be cooperative and communicative with the officers
  - ❧ Outcomes
    - ❧ Social host violation (can happen at first contact)
    - ❧ Warning
    - ❧ First Party Response
    - ❧ Second Party Response – fine up to \$1000, plus cost of response
- ❧ Why does Public Safety sometimes show up when RPD is already on scene?
  - ❧ Because RPD has called and asked for their assistance if your house has been identified as students of the U of R.
- ❧ ANY police presence at your house can result in a conduct issue

# Off Campus Criteria



- ❧ ALL students are required to live on campus, during the duration of their time at Redlands, unless approved off campus through the Off Campus Petition process.
- ❧ Common Exemptions from the Residential Requirement:
  1. 23 years of age or older, married or in a registered domestic partnership, living at home with parents/relatives within 30 miles of campus, or part time students
  2. Seniors in good academic (3.0 GPA or higher) and conduct standing
  3. Students with extreme financial hardship as documented by Student Financial Services
  4. Students with other major extenuating circumstances as evaluated by Residence Life and Housing
- ❧ In rare circumstances, an appeal may overturn an Off Campus Petition decision and must be a formal letter submitted to Student\_Life@Redlands.edu within 5 business days of notification to be reviewed.

# Off Campus Petition Process



1. Turn in the quiz at the end of this workshop and receive a passing score.
2. Submit the Off Campus Petition on the myRedlands Housing portal by MARCH 9<sup>TH</sup>.
  - Notifications March 15<sup>th</sup>, May 25<sup>th</sup>, and July 20<sup>th</sup>
3. Do **NOT** commit to any off campus arrangement without a confirmation of off campus approval.
  - You remain responsible for paying your room and board rate unless given off campus approval.
4. Continue through the Housing Selection and Placement Process to secure an on campus housing assignment unless you are granted off campus approval.
  - Failure to select a room will result in an assignment selected for you at the end of the entire process.

# If You Are Approved...



- ❧ Any on campus housing assignment will be canceled.
  - ❧ In the event you would like to return to on campus living, you will need to contact the Office of Student Life to be assigned a placement.
- ❧ You will need to pass the quiz again at the start of the fall semester.
- ❧ While not required, you may select to have a meal plan.

# Quiz Time!

## Contact Information

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<http://www.redlands.edu/student-life/student-conduct.aspx>  
<http://www.redlands.edu/student-life/14770.aspx#.VMFE10fF-So>