



**HOUSING
BOOKLET**



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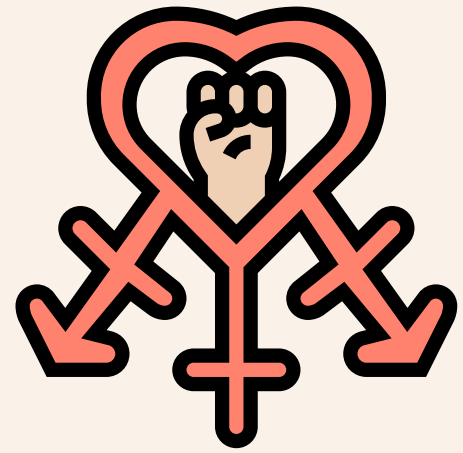
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01: HOUSING & IDENTITY



PURPOSE OF BOOKLET

The purpose of our Educational Campaign continues to be to provide our UC San Diego student's with relevant resources and knowledge as it relates to housing. This specific campaign will identify various barriers that student communities often navigate through, uplift existing resources, and give a platform to the varying strategies that assists with equitable access to housing.

Our series will center the following: resources for students who may be undocumented, international, LGBTQIA+, BIPOC, and commuter affiliated. Now although we are centering these communities, it does not necessarily mean that these strategies are limited to these experiences.

These resources and narratives were gathered in collaboration with various resource centers on-campus who continue to do this work every day! We are not attempting to speak for these communities, we simply recognize our responsibility to elevate intentional educational materials.

SAN DIEGO MARKET

First, it's important to give a general overview of the San Diego market and common issues our students encounter. Now although vacancies in Multi-Family apartments are seeing a slight increase, it still does not align with the vast demand of all of San Diego.

San Diego Market Data 2023

Overall vacancy rate is trending at **4%** which is an increase from this time last year.



- Landlords are advertising in the masses
- Market returning to pre-pandemic operations, but with significant impacts to affordability
- -Studio Average: \$1,820
- -1 Bedroom Average: \$2,083
- -2 Bedroom Average: \$2,528
- -3 Bedroom Average: \$3,164

VISIT
BASICNEEDS.UCSD.EDU FOR
THE FULL REPORT.

COMMON ISSUES

Since the housing market has such a large demand and minimal supply, it allows property management companies and landlords the unfortunate power and opportunity to not center the needs of possible tenants.

This only furthers the opportunity for things such as: racial bias, race and class discrimination, Xenophobia, and overall predatory practices to occur - especially to our most vulnerable populations.

Racial Bias and discrimination can be experienced from as early as when you are attempting to tour a listing and through personal experiences with landlords. The 2022 Fair Housing Trend Report identified discrimination based on race made up around 19% of all complaints.

A sense of othering can also occur through xenophobic and homophobic forms of communication between possible tenants and landlords. Preparatory practices could also be used as a way to exploit students through higher rental rates than asking price, low quality listings being offered, and other experiences that will be named through this series.

Bias: a prejudice that is present but not consciously held or recognized with respect to race, ethnicity, nationality, gender, social status, and other identity markers

Xenophobic: the fear and hatred of strangers or foreigners or practices that are unfamiliar or foreign

Predatory Practices: exploitation through fraudulent, deceptive and unfair tactics

REMAINING HOPEFUL

Since we know that these unjust issues can occur, we can attempt to reclaim our power in these situations by leaning on the support of various campus resources and truly understanding your rights as a tenant.

By having a deep understanding of these common issues, we can lean into intentional first time renters education in order to hopefully make this process smoother for our students.



02: UNDOCUMENTED STUDENTS & HOUSING



COMMON BARRIERS

What are some common barriers undocumented students experience while navigating off-campus housing?

A prevalent emotion is fear : fear to disclose one's status, sign a lease, self-advocate, ask questions, and seek help.

With the added layer of potentially lacking some of the required "government" documents for a lease, it can become difficult to call out a landlord for their predatory practices.

As mentioned in the previous chapter, there are landlords who'll take advantage of certain communities for their perceived vulnerabilities. Even with unreasonable rent prices and under par maintenance, there's an assumption some landlords have of tenants being okay with "settling for less".



RECOMMENDATIONS

Therefore, it is absolutely crucial to know your rights as a tenant in the circumstance that one does face housing discrimination. Through renter's education, you'll learn how to protect yourself from potential unlivable situations.

Now, once you have your desired listings, be sure to call each landlord and ask for their rental requirements. From there, you can narrow down your list, and apply with landlords that do not require a SSN or otherwise accept alternatives such as a passport, valid ID, proof of income, or proof that you are a student.

Keep in mind that you might not necessarily need to be the primary renter on the lease. If your roommate is a U.S Citizen, consider asking them to be the primary renter and undergoing a credit check if you do not have a SSN.

Receiving support from roommates in this way can help relieve some stress. To process some of the emotional pieces that come with housing, one can also lean on their community.

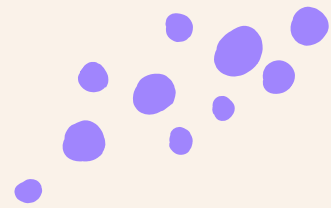
RESOURCES

When it comes to leaning on community and you're unsure of where to start, consider Undocumented Student Services. Their holistic approach to serving their students is made apparent through resources like: their Housing Brochure highlighting navigational tools, free immigration consultations and case representation, and their Immigration Stability Support Fund for funding support.

Additionally, their PACE Fellowship Programs provides experiential learning opportunities and a quarterly scholarship for students without work authorization.

Another on-campus resource you can count on is Student Legal Services. If you have any doubts, please schedule a consultation to review your lease or your rights as a tenant with a staff member from Student Legal Services.

03: INTERNATIONAL STUDENTS & HOUSING



COMMON BARRIERS

What are some common challenges international students experience while navigating off-campus housing?

Oftentimes, international students must sign a lease without touring the property or having set foot in the U.S. In turn, landlords' utilizing predatory practices can take advantage of the tenant's lack of awareness around California's housing laws and typical rental rates. Notably, some students may take on financial burdens independently, as not all families are able to offer financial support.

Additionally, students may be actively navigating through the limitations of domestic and international policies such as: work visa eligibility, currency exchanges, and specific documentation requirements. These can potentially impact both financial and housing opportunities the student may be able to access.

Lastly, a prevalent experience is culture shock due to the shift in customs and overall lifestyle. Missing the physical presence of loved one's can heighten feelings of homesickness as well.



RECOMMENDATIONS

For this reason, we recommend incoming first years apply to on-campus housing ensuring you apply by the priority deadline and, potentially, ERC's I-House as a way to build community with other international students and meet potential roommates.

The Off-Campus Housing website is solely for UCSD affiliates. You can login with your PID if you are a UCSD student, faculty, or staff. This login requirement assists in creating a safer platform.

As for assistance with getting connected to properties, make sure to check out hugsintl.com. Created by a UCSD international alum, HUGS serves international students looking for off-campus housing through payment security, listing and transaction verification, and a HUGS score equivalent to a U.S. credit score.



RESOURCES

This process seems overwhelming, but there are both on campus and off campus resources dedicated to answer questions and offer assistance. Our International Students & Programs Office (ISPO), for example, offers a breakdown of common housing terms, homestay programs, and scam education.

Wish to get connected with your peers for any direct questions or to further understand the trends in San Diego? Contact the International Student Advisory Council, a team made up of international students, student leaders, and campus organizations!

For further breakdown of what to prepare for your housing search, things to consider, and the actual search check out our International Faculty & Scholars Office.

04: LGBTQIA+ STUDENTS & HOUSING



COMMON BARRIERS

What are some common challenges LGBTQIA+ students experience while navigating off-campus housing?

A common theme continues to be the fear of discrimination. The stress of finding housing can be further magnified by transphobia and cis-centeredness in society. As well as overall fear of any form of harassment or violence due to their perceived gender identity.

This can also mean difficulty with finding roommates or housemates that can honor their identity and boundaries. However, everyone deserves to live in a safe and healthy environment.

Another roadblock may be access to financial support, as some LGBTQIA+ students may be ostracized by their families and forced to support themselves independently.



RECOMMENDATIONS

Therefore, it is absolutely crucial to review the Fair Housing Act and know your rights as a tenant in the circumstance that one does face housing discrimination. Through renter's education, you'll learn how to protect yourself from potential unlivable situations. If you believe your rights may have been violated, we encourage you to submit a complaint through [hud.gov](https://www.hud.gov) as soon as possible.

Additionally, if you ever find yourself in need of food or finances, on-campus organizations including Mutual Aid UCSD and the Dollar Lunch Club provide mutual aid through a wide array of resources. Both of these amazing student collectives serve their campus community through networks of reciprocity and redistribution so make sure to check them out!

Separately, we recommend incoming first years apply to on-campus housing by the priority deadline and, potentially, HDH Living Learning Communities such as Gender Inclusive Housing and the LGBTQIA+ LLC as a way to build community with other like-minded students and meet potential roommates.

RESOURCES

When it comes to leaning on community and you're unsure of where to start, consider the LGBT Resource Center. Whether attending one of their events or simply stopping by at the center, you can rest assured that you'll be met with acceptance and care. QTPOC, their student-run organization, also creates a safe space to socialize around other LGBTQIA+ students of color.

Similarly, the Cross-Cultural Center's Trans and Gender Diverse Group as well as their Coming Out Group are two groups that not only foster open discussion but a sense of belonging among fellow peers.

Another on-campus resource we wish to elevate is Student Legal Services. If you have any questions around the legalities of renting, please schedule a consultation to review your lease or rights as a tenant with a staff member!

05: STUDENTS OF COLOR & HOUSING



COMMON BARRIERS

What are some common challenges students of color may experience while navigating off-campus housing?

One common barrier being discrimination that often manifests as preconceived assumptions of how a student will be as a tenant or maintain the property and microaggressions or general ignorance of cultural differences. This can then cause a stressful living dynamic whether it be the relationship between tenant and landlord or between roommates. Thus, it may be difficult to secure housing in a place that honors one identity.

Overall, a lack of understanding of how a lease works, limitations on rent increase, and more can also cause frustrations when it comes to living at that property.



KNOW YOUR RIGHTS

VIA DOORLOOP.COM

TENANT RESPONSIBILITIES

- Keep the rental unit in safe and habitable conditions.
- Keep themselves and their guests from disturbing the neighbors or other tenants.
- Make small repairs that the property may need.
- Pay rent on time.
- Comply with any additional rental agreement clauses.

RENT INCREASES

- California Landlords can increase the rent's price once every 12 months.
- Landlords are required to give at least 30 days' notice to the tenant. If greater than a 10% increase, a 60 day notice is required.
- California Tenant Protection Act (AB-1482) any rent increase is capped at 5% plus inflation or 10% of the lowest price paid in the last 12 months.

LEASE TERMINATIONS

- both parties involved in a rental property agreement may terminate the lease after it reaches its due date.
 - Weekly Leases: Seven-day notice.
 - Monthly Leases: 30 days notice.
 - Quarterly Leases: Not specified.
 - Yearly Leases: Not specified.
- There are a few reasons why tenants may be able to terminate a lease early, however they may still be responsible for the entirety amount owed.

EVICCTIONS

- A landlord may evict their tenant for many reasons; here are the most common ones:
 - Rental property agreement breach.
 - Criminal activity.
 - Failure to pay.
- at-will tenants are entitled to at least 30 days' notice or 60 days' notice if they've been renting for more than a year.

RECOMMENDATIONS

For this reason, we encourage students to have a deep understanding of their Rights as a Tenant. This includes knowing what you are responsible for as a tenant and California laws as it relates to rent, terminations, security deposits, and more.

To assist with other financial matters, we recommend reviewing the Mutual Aid options that were presented in the last chapter.

For community building and living options, HDH has different Learning Living Communities such as the African Black Diaspora LLC, Raza LLC, Muli-Cultural LLC, and more! For Grad Family Housing, there is a Black Graduate Excellence LLC.

To further community, there are a plethora of opportunities through student-led organizations, cultural based fraternities and sororities, and various identity-based resource centers.



RESOURCES

UC San Diego offers an array of identity-based resource centers that aim to support different student populations.

Whether it be the Black Resource Center, Intertribal Resource Center, Asian Pacific Islander Middle Eastern American Programs and Services, Cross-Cultural Center, or the Raza Resource Centro, don't be shy to pop in! Here, you'll find committed staff, services, and programs offering opportunities for student connection, academic success, and support with overall well-being.

06: COMMUTER STUDENTS & HOUSING

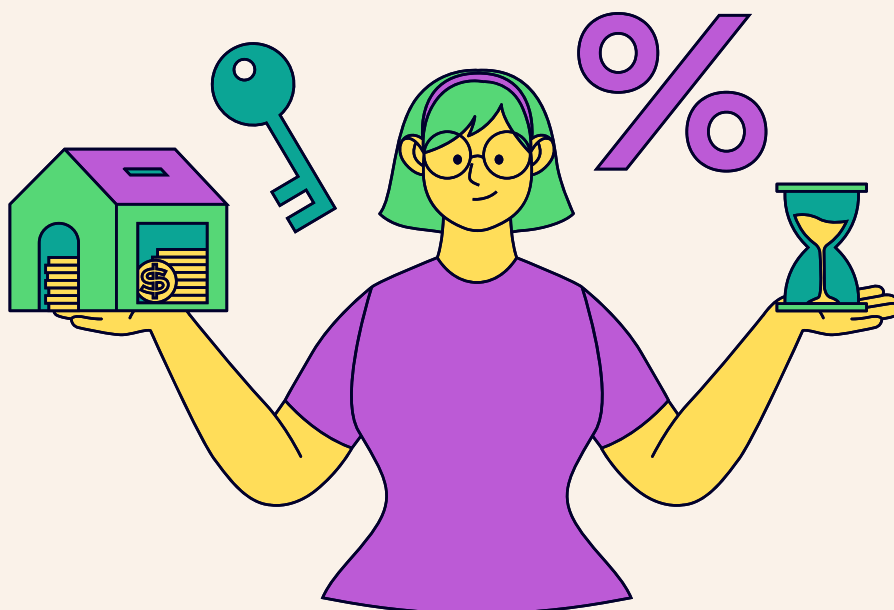


COMMON EXPERIENCES

What might commuter students encounter when navigating off-campus housing?

For students not living with their family, finding an area that is culturally comfortable, fiscally manageable, and transit-efficient tends to play a big part in their search.

Of course, this might be easier said than done due to the limited availability of affordable housing.



RECOMMENDATIONS

For this reason, we recommend considering your commute before making any selections, ultimately being beneficial both from a cost and quality of life perspective. Meaning, incorporating the time it takes to get to campus, home, and any other responsibilities such as work. Not sure where to start? Check out the “Plan Your Commute” tool on the Off-Campus Housing website to review transit-efficient locations!

If you own a car, you’ll also want to think about the time it takes to find parking after reviewing on or off-campus parking options. If you don’t have access to a car, we highly suggest finding housing near different transit options such as the Blue Line Trolley or MTS bus routes. Remember that as a UCSD student, your quarterly PRONTO Passes grant you access to these services for free.

Wish to get connected to fellow commuters? Join a Commuter Club and pop into different social events such as cooking classes, study jams, game nights, and more! As a commuter, it’s easy to fall into the routine of going to class and coming straight home. However, don’t forget to build in time for fostering connections within your campus community as well!

Lastly, don’t be afraid to use the commuter amenities located in Price Center including the commuter lounge, kitchen, fridge, and lockers!

RESOURCES

Although this process may seem overwhelming, there are several on-campus resources that offer assistance to commuter students such as Transportation Services, Triton Commuter Club, AS Office of Food & Housing Resources, and the AS Office of Transportation & Transformation. Whether through Triton Transit or the PRONTO Pass, discounts on commuting essentials, or educational guides around different areas of transportation, you can count on them!

Another on-campus resource you can trust is Student Legal Services. If you have any doubts around the legalities of renting, please schedule a consultation to review your lease or your rights as a tenant!

CONCLUSION

We hope that this guide was able to share common experiences and give light to some intentional services that are available. Please visit basicneeds.ucsd.edu for all of the resources shared here today, they are located under the Educational Campaign tab.

Gentle reminder that there are bigger systems at play when it comes to equitable access to housing. The best way to be prepared is to start early, have a deep understanding of your needs, be strategic, and be patient with yourself! A community issues requires a community response, so lean on your support systems and do not hesitate to contact our office.

On behalf of everyone on our team here at the Basic Needs Off Campus Housing Office, thank you for following our 2023 Educational Campaign. Till next time!





OFF-CAMPUS HOUSING OFFICE

9500 Gilman Dr, La
Jolla, CA 92093

Original Student
Center, Building A,
Room E-100

basicneeds.ucsd.edu
basicneeds@ucsd.edu
858-246-2632

