

2020-2021

# LOCAL HOUSING GUIDE



Tritons, we know that finding stable housing can be tough and there are many questions in these unprecedented times. That's why many of the Offices within Associated Students have teamed up with campus partners to compile a document of accessible resources and information to guide our students in finding safe and affordable housing.

## TABLE OF CONTENTS

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|   |       |
|---|-------|
| On Campus Housing Contracts.....          | 2     |
| House Hunting Tips.....                   | 3-4   |
| Where to Look for Off Campus Housing..... | 4     |
| Security Deposits.....                    | 5     |
| Know Your Responsibilities.....           | 6-7   |
| Shared Living in the Age of COVID-19..... | 8     |
| Housing Discrimination.....               | 9     |
| Know Your Rights.....                     | 10    |
| How to Be a Responsible Tenant.....       | 11    |
| Environmentally Sustainable Living.....   | 12    |
| Transportation in San Diego.....          | 13    |
| Resources & Services.....                 | 14-15 |
| Contact Information.....                  | 16    |

# ON CAMPUS HOUSING CONTRACTS



## Undergraduate Living

### Fall Quarter 2020 Housing Waitlist

The Housing Waitlist Application will be available over the summer. If spaces become available, you'll be emailed a housing offer and asked to sign a Housing Contract.

**Note:** Submitting an application does not guarantee you a space on-campus. We recommend having a back up plan and look into Off Campus Housing options.

### 2020-2021 Housing Contracts

If you have changed your mind and no longer want to live on campus next year, you are still able to cancel your contract. Visit the housing portal at [hdh.ucsd.edu](http://hdh.ucsd.edu) to submit a housing cancellation form.

### Undergraduate Family Housing

Undergraduate students are eligible to live in Graduate & Family Housing if they are in a committed relationship or have children and have formally accepted the UCSD Offer of Admission. Visit our website for approximate wait times.

## Frequently Asked Questions

### Will housing guarantees be accommodated?

Students who are eligible for a two-year housing guarantee and completed the housing application by the deadline will be offered a contract for the upcoming academic year.

### What happens if a student tests positive?

In the event a student living in on-campus housing tests positive at any time during the academic year, they will be moved to designated on-campus isolation housing **at no extra cost**, where basic needs will be met and food (charged through dining dollars) will be delivered to the unit. They will also receive care from Student Health and Well-Being services.

### I am returning from an international location. What do I need to do?

If a student is coming to campus from an international location, CDC guidelines recommend a 14-day quarantine period. As of July 1st, San Diego County Public Health Order stated that a 14-day quarantine period is required for travel from Level 2 or 3 international locations.

For more FAQs, visit [hdh.ucsd.edu](http://hdh.ucsd.edu)!

# HOUSE HUNTING TIPS



Finding the right place takes effort, here are some helpful tips!

## GIVE YOURSELF ENOUGH TIME.

# 1

Most rentals around the university become available in June and September. Begin your search early if possible, give yourself 4-6 weeks in advance to find your most suitable place.

## IMPRESS POTENTIAL LANDLORDS AND/OR ROOMMATES.

Arrive early to show you are responsible and committed. Dress appropriately to show you are clean and neat. Show your interest by asking questions.

# 2

## PICK COMPATIBLE ROOMMATES.

# 3

Potential Questions to Ask:

- Will you be able to pay rent on time?
- How will chores be split and a clean living space be maintained
- What time do you usually go to bed and/or wake up?
- Do you smoke or drink?
- What's the policy on guests?

## BE REALISTIC ABOUT WHAT YOU CAN AFFORD.

Additional factors besides rent include security deposits, utilities, phone, WiFi, food, school supplies, commuting expenses etc.

# 4

## MAKE SURE YOU FEEL SAFE AND COMFORTABLE IN YOUR NEW SPACE.

# 5

Check out the neighborhood at different times of day and night. Be sure the windows and doors have functioning locks. Decide if you need off-street parking. If you are sharing, know who has the keys to your home.

## DON'T RUSH INTO A LEASE WITHOUT AN INSPECTION.

Look for any existing damage prior to move in and ask for repairs. Be sure damaged areas are specified on the lease when you sign in. Take pictures when moving in and compare them to what the place looks like moving out.

# 6

## READ AND UNDERSTAND THE RENTAL AGREEMENT.

**7** The lease is a legal agreement so be sure you understand its contents such as time duration, when rent is due, late penalties, repair policies, security deposit etc.

**Note:** Student Legal Services can read the lease with you and help explain your contract and legal rights!

## BE PATIENT.

Be patient, there is a lot of trial and error when it comes to finding the right apartment.

**Note:** Be wary of how many places you apply to. Application fees can add up and too many open applications can affect your credit.

# 8

## WHERE TO LOOK

Zillow, Craigslist, and Apartments.com are all good options but other alternatives include:



[Off-Campus Housing Website](#)



[PadMapper](#)

[UCSD Student Off-Campus Housing Facebook Page](#)

This Facebook page is student run!



**Note:** If it looks too good to be true, it probably is. Avoid scams and proceed with caution!

Undergraduate students who are considered dependent for financial aid purposes must notify the Financial Aid and Scholarships Office if they will be living off campus since financial aid packages are allotted to assume you are living with a parent. Students may email [finaid@ucsd.edu](mailto:finaid@ucsd.edu) with your name and PID to provide the update and include documentation such as a copy of the lease agreement. This documentation is due **October 16th**.

# SECURITY DEPOSITS

What are they and how do they work?



## WHAT IS A SECURITY DEPOSIT?

Before moving into a rental unit, you may be required to pay a security deposit (sometimes referred to as "last month's rent" or "cleaning deposit"). When you move out, your landlord may withhold all or part of your security deposit to offset any cleaning costs, repair costs, or any amounts you owe under the lease agreement. The remainder will be refunded to you.

The cost of your security deposit depends on the rental property. The total amount charged for any type of security deposit can't be more than the amount of 2 months' rent for an unfurnished rental unit or 3 months' rent for a furnished unit. It may combine the last month's rent plus a specific amount for "security" in the event of damage to the rental unit or rent left unpaid.

## WHEN CAN YOUR LANDLORD KEEP YOUR SECURITY DEPOSIT?

In California, it is unlawful for a security deposit to be "non-refundable." However, the law allows landlords to retain part or all of your deposit under certain circumstances, such as if you move out and still owe rent, or if you leave the rental unit in damaged condition.

**Note:** Your landlord can't use your security deposit for cleaning or repairing items damaged only by normal wear and tear, for repairing defects that existed in the unit before you moved in, or for cleaning a rental unit that is as clean as it was when you moved in. Within 21 days after you move, your landlord must either send you a full refund of the security deposit, or deliver or mail an itemized statement that lists reasons and amounts of any withholdings from the deposit. Any amounts not deducted must be refunded.

## HOW CAN I GET MY SECURITY DEPOSIT BACK?

- If you are preparing to move out, ask the landlord or property manager what cleaning is expected of you and what standards are used for evaluating.
- After you've cleaned the property thoroughly, ask the manager for an inspection of the premises, and get a written estimate of charges.
- Remember to turn in all keys. If you take the keys with you, extra rent may be charged until they are returned.



# RESPONSIBILITIES

Who is responsible for what?

## YOUR LANDLORD

- Effective waterproofing and weather protection of roof and exterior walls, including unbroken windows and doors.
- Keeping plumbing or gas facilities in good working order.
- Keeping a water supply capable of producing hot and cold running water to appropriate fixtures and connected to a sewage disposal system.
- Maintaining heating facilities in good working order.
- Keeping electrical lighting and wiring in good working order.
- Sanitary building and grounds free from debris, filth, rodents, cockroaches, etc.
- Adequate garbage receptacles.
- Keeping floors, stairways, and railings in good repair.
- Providing reasonable notice (usually 24 hours) to enter your apartment, unless there is an emergency.
- Repairs to property.

If you need to request a repair from your landlord or property manager, write a signed, dated memo or formal letter, and keep a copy for your records. See a sample first letter of request for repairs (PDF), and a sample second letter of request (PDF).

Your landlord has a reasonable time to correct the problem (reasonable response time will differ depending on the nature of the repair).

If your landlord neglects or refuses to make the repair within a reasonable time, you have a legal right to get the repair done and deduct the cost from the cost of your rent. This procedure may be used twice in any 12-month period. The cost of the repair must not exceed one month's rent.

If your own efforts to get repairs are not effective, try contacting the Building Inspection Department of your city.

If you've contacted the Building Inspection Department and your landlord still refuses or neglects to make repairs, you have the right to withhold rent payments. But be careful: the seriousness and duration of the violation are relevant factors.

# YOU, THE TENANT



Paying rent on time



Keeping the premises clean and undamaged



Disposing of garbage and trash properly (unless the landlord has agreed to do this)



Using all electrical, gas, and plumbing fixtures properly and keeping them as clean as their condition permits



Keeping any person you've permitted on the premises from willfully damaging the premises or the facilities



Using each room only for its intended purpose  
Informing the landlord of all roommate changes



# YOUR ROOMMATES



Be careful about sharing expenses for things like refrigerators or furniture. (What will happen when one or more roommates move out?)



Decide how monthly bills (utilities, rent, etc.) will be divided and who is responsible for making sure the bill is paid. Keep track of who paid deposits for different utilities.



Discuss the division of household duties. A cleaning schedule (dividing chores daily or weekly) is an effective way to do this.



Talk about groceries and sharing food. Often, roommates will agree that everyone is responsible for their own grocery shopping, and food is generally not shared.



Sign a roommate agreement clarifying responsibilities and setting ground rules for your home

Have conversations before moving in together. Here are some suggested topics to discuss to avoid future conflicts:

- Responsibilities
- Shared Areas
- Financial Commitments
- Smoking/Drinking
- Guest Policies
- Culture/Identity



# SHARED LIVING IN THE AGE OF COVID-19

Guidelines from the CDC for sharing a space in a pandemic

## PROTECT YOURSELF

- Social distance by staying at least 6 feet apart from others. Take precaution inside and outside of the home.
- CDC recommends that people wear masks in public settings when around people who don't live in your household.
- Follow preventative actions such as physical distancing, frequent hand hygiene, wiping down surfaces, masks etc.

## AT-RISK INDIVIDUALS

- Keep up-to-date lists of medical conditions and medications, and periodically check to ensure you have a sufficient supply of your prescription and over-the-counter medications.
- Contact your healthcare provider to ask about getting extra necessary medications to have on hand for a longer period of time, or to consider using a mail-order option for medications.
- Be aware of serious symptoms of if you have underlying conditions, of COVID-19 symptoms, and know who to ask for help or when to call 911.

## THE FACILITY

- COVID-19 prevention supplies should be provided in common areas, such as soap, alcohol-based hand sanitizers that contain at least 60% alcohol, tissues, trash baskets etc.
- Non-essential volunteers and visitors in shared areas should be limited or avoided.
- Staff should avoid entering residents' rooms or living quarters unless necessary and use virtual communication if possible.

## SHARED SPACES

- Access should be available, but the number of people should be restricted so that everyone can stay at least 6 feet apart.
- Establish comfortable guidelines with guests and roommates.
- People who are sick, their roommates, and those who have higher risk of severe illness from COVID-19 should eat or be fed in their room, if possible.
- Do not share dishes, drinking glasses, cups, or eating utensils.
- Discuss travel and/or self isolation practices so there's any overall agreement among occupants.
- Guidelines for doing laundry such as washing instructions and handling of dirty laundry should be posted.
- Sinks could be an infection source and should avoid placing toothbrushes directly on counter surfaces.

For more info on CDC guidelines, click [here](#).



# HOUSING DISCRIMINATION

Information on the Fair Housing Act

The Fair Housing Act of 1968 details several protections exempt from discrimination:

## Race or Color

- Racist and/or colorist discrimination policies in housing remain to be a issue today, and were the primary form of discrimination the Fair Housing Act (FHA) intended to remedy. This form of housing discrimination is rarely overt and can often be denoted by deliberate misinformation or misdirection about the availability of certain housing. If you feel as though you may have been victim to housing discrimination, it is best to reach out to the [Fair Housing Testing Program](#).

## Religion

- Much like with race or color based discrimination, religious minorities are typically steered away from housing via willful misinformation. Regardless if you have been personally affected by this form of discrimination, it is always important to report cases of religious affiliation under listings violating federal law—for example, housing that claims “a safe Christian community”.

## Sex

- This type of discrimination is unlawful under both the Fair Housing Act and Equal Credit Opportunity Act. This protection covers pricing discrepancies, degradation, sexual harassment and further situations that entail a sexually hostile environment.

## National Origin

- Also covered under the Equal Credit Opportunity Act, discrimination based on national origin has most recently affected, but is not limited to, Hispanic and Latinx persons seeking housing. This protection can cover an individual against discrimination based either upon the country of an individual's birth or where his or her ancestors originated.

## Familial Status

- The FHA prohibits discrimination in housing against families with children under 18—often seen as outright denial of housing or special restrictions that limit or exclude families with children under 18. The exception to discrimination based on familial status can be found in facilities designated as Housing for Older Persons (55 years of age), protected by the Housing for Older Persons Act of 1995.

## Disability

- The Fair Housing Act prohibits discrimination on the basis of disability—which is defined as individuals with mental or physical impairments that substantially limit one or more major life activities. This includes blindness, hearing impairment, mobility impairment, HIV status, alcoholism, drug addiction, chronic fatigue, learning disability, head injury, and mental illness. The accessibility requirements protected by the FHA and disability discrimination prohibited by it are also shielded by Americans with Disabilities Act and the Disability Rights Section of the Civil Rights Division.

Report any forms of discrimination to the Department of Justice by calling (202) 514-3847 - (TTY) (202) 514-0716 and [Fair Housing Testing Program](#) or report a violation to the [Civil Rights Division](#). The [Legal Aid Society of San Diego](#) can also provide free legal help and inform individuals on their rights as tenants.



# KNOW YOUR RIGHTS

Tenant Rights and Protections amidst COVID-19



## WHAT IS AN EVICTION MORATORIUM?

An eviction moratorium prevents a landlord from evicting an eligible tenant while the eviction moratorium is still in effect.

**Note:** Eviction Moratorium for California and the City of San Diego has been extended until Sept 30th.

## WHAT IS AN ELIGIBLE TENANT?

An eligible tenant is defined those whose income or ability to pay rent has been **significantly impacted by the COVID-19 pandemic** (non-exhaustive list)

- Loss of employment due to COVID-19;
- Loss of employment due to diagnosis of COVID-19 or recommended quarantine;
- Loss or substantial reduction (30% or greater reduction in salary or hourly wages for City of San Diego) in employment due to a loss of childcare due to school closure;
- Loss of employment resulting from need to care for a family member suffering from COVID-19;
- Loss of income due to state/local requirement requiring those 65 and over to stay indoors;
- Compliance with an order from a government health authority to stay home, self-quarantine, or avoid congregation with others during the state of emergency;
- Compliance with other federal, state or local COVID-19 mandate precluding the tenant from earning their normal income;
- Incurred substantial medical costs related to COVID-19.

## TENANT RESPONSIBILITIES

**A tenant must notify their landlord in writing in a timely manner that they are not able to pay their rent because of COVID-19.**

- Email and text communication are valid forms of written notice.
- This written notice must be provided to the landlord **on or before** the date the rent is due.
- Within one week of providing this notice to the landlord, the tenant must provide the landlord with **documents or objectively verifiable information** that the tenant is unable to pay rent because of the financial effects of COVID-19.
- If a tenant does not provide the required documents/information within one week, a landlord may pursue an enforcement action that is allowed by state or local laws.
- If a tenant moves while the City of San Diego's temporary ban on evictions is in effect, all rent owed is due when the tenant moves out, unless the lease says this will be handled differently.
- Tenants who are protected from evictions by the City of San Diego's Ordinance have up to six months from the date the ordinance is effective (March 25, 2020 – September 25, 2020) or the date Governor Newsom's executive order is withdrawn, whichever occurs soonest, to pay their landlords all unpaid rent.

Due to the California Freeze on Courts, there is little action on most eviction cases. But, landlords can still serve tenants with a "Three Day Notice to Pay Rent or Quit" and file paperwork with the courts. You can still be evicted for other violations, but you won't be removed from the property until the courts re-open.

# HOW TO BE A RESPONSIBLE TENANT

## PAY YOUR RENT ON TIME



If you cannot pay when the rent is due, contact your landlord to explain the situation. Give a date when you can pay.

## INFORM THE PROPERTY MANAGER WHEN ANYTHING NEEDS TO BE REPAIRED



It is best to hand-deliver a request in writing with a witness, or send it by certified mail. Keep accurate records of all requests and transactions between you and your landlord.

## OBEY THE LAWS OF YOUR NEIGHBORHOOD AND APARTMENT COMPLEX



Every neighborhood is different. Make sure you understand any rules set by a homeowner's association in your area. If you fail to comply with its policies, you might be subject to a lawsuit.

## GET TO KNOW YOUR NEIGHBORS



Understand that neighbors who are not college students may not be on a student schedule.

## NOTIFY YOUR NEIGHBORS IF YOU PLAN ON HAVING A GATHERING



They may respond better if you have built a relationship and given them notice.

## AVOID HOSTING GATHERINGS THAT MAY CAUSE YOUR HOUSE TO BE CAPPED



The San Diego Police Department sponsors the Community Assisted Party Program (CAPP) to curb nuisance behavior at chronic party houses. A house can be CAPPED for several reasons, including: illegal parking, increased traffic, littering, loud and unreasonable noise, public drunkenness, underage drinking etc.

Your house will be CAPPED if there are 2 calls within 30 days and/or officers make a citation or arrest when responding to a party call. If your house is CAPPED, it will remain on the CAPP list for 1 year, regardless of occupant changes.



# ENVIRONMENTALLY SUSTAINABLE LIVING

How to be Environmentally Conscious with your space

Sustainability often makes the consumer feel blame for climate change and need to take action, when in reality, as consumers we are limited in where and if we are able to make purchases. Being able to become fully sustainable is a privileged position as different systemic barriers inhibit many from making climate-conscious purchase choices.

However, there are actions a consumer can take that to minimize these said barriers. Please do not punish yourself if you are unable to take certain actions.

- Be intentional and purposeful in purchases.
- Store food properly and meal prep when possible.
- Buy in bulk if economically feasible to avoid excess packaging.
- DIY your own household cleaning products.
- Utilize second hand shopping for furniture, clothing, kitchen supplies, etc.
  - UCSD Free and For Sale, Depop, OfferUp etc.
- Minimize light usage such as washing larger laundry loads.
- Explore community composts and gardens to combat food waste.
  - Campus-Wide Community Gardens
  - Food Recovery NetworkFood2Soil
  - San Diego Food System Alliance
- Utilize public transportation as much as possible while still practicing safe social distancing measures.
- Hold entities who have the ability to make climate conscious decisions accountable, especially those who are mostly responsible for the current climate injustices.
- Repair if possible, replace if you can!

Click on the logos to visit these organization's websites!



# TRANSPORTATION

How to get to the campus and around San Diego

## GETTING TO CAMPUS



### Driving

- Parking permits are \$198/quarter for 'D', or \$240/quarter for 'S'
- Spots are available at \$3/day (D) and \$4/day (S)
- Carpool permits provide access to the best spots

### Public Transportation



- U-Pass included in student fees
- Provides unlimited rides on all bus and rail routes in San Diego County
- UC San Diego is served by 10 different bus routes
- Trolley Service begins November 2021
- All MTS riders will be required to wear a face covering when riding transit until further notice

### Bicycling and Skating



- Bike racks are almost everywhere on campus
- Nearly all streets have bike lanes
- Bike paths in the interior of campus
- Be cautious, some areas have no cycling or skating rules from 8 AM to 4 PM



## GETTING AROUND CAMPUS

### Micro-Mobility

- Spin offers rental bikes and scooters
- Scooter parking at popular buildings



### Triton Transit

- Free shuttle system
- Connects:
  - Intracampus
  - Discount parking areas
  - UC San Diego Health - Hillcrest
  - Saturday Grocery Shuttle to Convoy St/Clairemont Mesa
- Runs from 5:30 AM to 11:30 PM



For more information, visit [transportation.ucsd.edu](https://transportation.ucsd.edu).

# RESOURCES



Click on any circle to get more information on a resource!

Student Legal Services

Legal Aid Society of San Diego

Tenants Legal Center

Triton Food Pantry

Basic Needs Center

CalFresh

Sexual Assault Resource Center

Health Promotion Services

The Zone

ReLyfe

Center for Community Solutions

Acacia Counseling

## UCSD ASSISTANCE FORMS

### Basic Needs Assistance Form

If you are a UC San Diego student who is facing challenges with your access to adequate food, stable housing, or general financial resources, you're encouraged to complete this form.

### CalFresh Assistance Form

Students may be eligible for up to \$193/month for groceries. If you have any questions about CalFresh Eligibility or need assistance with your CalFresh application, please use this form.

### Personal Hygiene Product Form

Fill out this Google Form to request person hygiene products you may need, and to set up a pick-up time to retrieve your items from The Hub Basic Needs Center!

## Sample Letters or Emails to Send to Landlords

**SAMPLE LETTER (or EMAIL) TO LANDLORD:**

Date: \_\_\_\_\_  
Landlord's name: \_\_\_\_\_  
Landlord's address: \_\_\_\_\_  
Dear \_\_\_\_\_:

I, \_\_\_\_\_ am a tenant at \_\_\_\_\_ Pursuant to the San Diego City Council's Temporary Eviction Moratorium, this is to inform you that I am unable to pay my rent this month because of the financial impacts of the COVID-19 virus. (Explain how you have lost wages, been sick, or have had to care for a relative.)

\_\_\_\_\_

\_\_\_\_\_

I will be providing documentation or other verifiable information confirming my current inability to pay rent in the next few days. I understand that, when the Temporary Eviction Moratorium ends, I am still required to become current with my rent no later than six months after the moratorium was adopted. I will endeavor to make my rents current as soon as I am able to.

Thank you for your understanding and cooperation.

Sincerely, \_\_\_\_\_ [Signature]

Name: \_\_\_\_\_ [Print Name]

**CLICK HERE**

**NOTICE OF CORONAVIRUS-RELATED INABILITY TO PAY RENT**  
(CALIFORNIA EXECUTIVE ORDER N-97-20)

**Instructions:**

The California Attorney General has approved this form for optional use by tenants affected by the coronavirus pandemic to notify their landlords of their inability to pay rent. This form is intended for use to preserve rights under the Governor's moratorium order. Local measures where you live may provide greater protection; you should research the applicable local rules carefully.

- Fill out the blanks below and check the boxes that apply.
- Deliver a copy to your landlord.
- Keep a copy of this notice for at least a full phone payment.
- Under no circumstances should you provide your monthly or past rent, such as an eviction or lawsuit notice, pay stub, bank statement, medical bills, or a signed letter from an employer.

DATE: \_\_\_\_\_ [Fill in the date here]

TO: \_\_\_\_\_ [Landlord or manager's name] FROM: \_\_\_\_\_ [Tenant's name]

TENANT'S HOME ADDRESS: \_\_\_\_\_ [Fill in the full address of the unit you rent here]

**REASON:** I am unable to pay the full amount of rent for the rental unit listed above, for the following COVID-related reason: Check all that apply.

- A tenant (or woman) in the household lost income due to the coronavirus, the state of emergency, or the related government response (such as a layoff or reduction in hours).
- A tenant (or woman) in the household needed to miss work to care for a child whose school was closed in response to the coronavirus.
- A tenant (or woman) in the household was unable to work because of sickness with confirmed or suspected coronavirus.
- A tenant (or woman) in the household was unable to work because of a need to care for a household or family member who was sick with confirmed or suspected coronavirus.
- Other COVID-related reason (specify): \_\_\_\_\_

As a tenant, I need to delay some or all payment of the rent due, and am entitled to the protection of Executive Order N-97-20. Thank you for your understanding and cooperation.

Sincerely, \_\_\_\_\_ [Sign here]



# RESOURCES

## HOPE SCHOLARS

Hope Scholars Program supports former foster youth, homeless youth, formerly incarcerated, disabled students and other disconnected students.

## Emergency Housing at UCSD

Students in emergency situations may be eligible for Emergency Housing through UCSD. Emergency housing situations are often those consisting of safety concerns, unforeseen housing displacements, and other crisis situations.

**The following are wider San Diego resources. The Hub: Basic Needs Center can help you navigate the following listed resources and more!**

Community resource that is focused on marginalized communities: sick, disabled, quarantined without pay, elderly, undocumented, queer, Black, Indigenous, and/or people of color.



### The San Diego Housing Commission



Qualified households include low-income seniors and **individuals with disabilities (including students)** if their income is no greater than 80 percent of San Diego's AMI

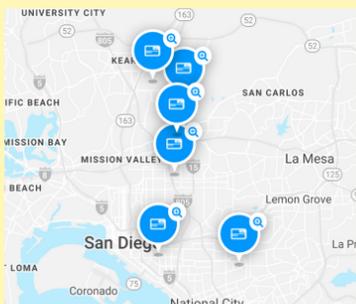


### Section 8 Housing

For more information: click [here!](#)

**Note:** The average wait time is 10 years

2-1-1 San Diego strives to meet your housing needs ranging from transitional housing, affordable housing, information on fair housing and housing resources for seniors and **the disabled.**



Safe Parking Places for Homeless Individuals

# CONTACTS

Contact us with any additional questions, comments and concerns. Follow our social media for frequent updates!

## THIS GUIDE WAS COMPILED BY THE FOLLOWING OFFICES OF ASUCSD AND CAMPUS PARTNERS

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**UCSD's Underrepresented Student Representative to UCSA, Syreeta Nolan**



Questions will continue to be answered and can be submitted at [tinyurl.com/FAQ-AS](https://tinyurl.com/FAQ-AS).