Off Campus Housing Resources

Parent Programs Webinar
7 pm CST, Wednesday, December 13, 2017

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Overview:

- Purpose of this webinar
- Residency requirement and off campus eligibility
- Characteristics of the university neighborhood rental market
- Housing and Residence Life Off Campus Housing website
- Things to consider & resources to help
  - roommates
  - cost
  - transportation
  - safety and security
  - utilities
  - leases
  - property insurance
  - readiness
- Local agencies and apartment complexes
- Checklists and questions for landlords
- On vs off campus considerations
IMPORTANT NOTE:

Tulane University and the Office of Parent Programs do not endorse or recommend any particular apartments, landlords, neighborhoods or other businesses related to off campus housing.

The purpose of this webinar is to provide a compilation of resources so parents can help their students investigate options for off campus housing.
On campus residency requirement

- All Tulane undergraduate students must reside in the residence halls on campus during their first and second year (first and sophomore years).
- Class year is based on total academic years in college, not on credit hours earned.

Eligibility to live off-campus

- Third and fourth year students may live off campus. Remember, they do not have to live off campus.
- However, there are many on campus options for juniors and seniors. [http://housing.tulane.edu/housing-options/our-communities](http://housing.tulane.edu/housing-options/our-communities)
- Residence halls: Greenbaum, Irby, Mayer, Paterson, Phelps, Wall, Warren, Weatherhead, Willow
- Apartments: Aron consists of apartments which have 3, 4 and 5 bedrooms, bathroom, living room, and a small kitchen with an apartment-sized refrigerator, stove and dishwasher. All utilities (water, electricity, cable and internet service) are included.
Like many other things in New Orleans, the local rental market is rather unique.

Apartments near campus are most likely to be in “shotgun doubles” with mirror image units side-by-side, duplexes on separate floors, or part of a large house.

There are few multi-dwelling apartment complexes, so finding apartments in New Orleans often takes more research and effort than in other cities.

Some apartments are managed by their individual owners. Other apartments are handled by a management company.

Some landlords live nearby, others may be out of town.

Most leases are year-long and run June 1 - May 31.
Housing and Residence Life’s Off Campus Housing Resources Website

http://housing.tulane.edu/off-campus-housing

Sections on:
- Plan Your Housing Search
- Agencies and Services
- Resources
Things to consider: Roommates

- Encourage your student to be thoughtful in choosing a roommate or roommates. While they may have more privacy than in a double room on campus in some ways, there are other shared living space dynamics to consider and discuss—preferably before signing a lease:

  - Sharing responsibility for expenses: [http://splitwise.com/calculators/rent](http://splitwise.com/calculators/rent)
  - Housekeeping expectations
  - Sleep/study/fun habits
  - Expectations about visitors and overnight guests

- Strongly encourage your student to visit the property with all roommates.

- Suggest joining OCRA's Facebook group to review and/or make a roommate search post.
Roommate resource:
Off-Campus Residents Association (OCRA)

- OCRA is a student organization that represents off-campus students & their interests to the Tulane student government
- OCRA primarily operates on Facebook: “TU’s Off-Campus Residents Association (OCRA)”
- [https://www.facebook.com/groups/227725533953554/](https://www.facebook.com/groups/227725533953554/)
- [ocra@tulane.edu](mailto:ocra@tulane.edu)
- OCRA is a good resource for:
  - finding listings for available properties
  - finding roommates
  - researching typical rents in different locations
  - asking peers questions about neighborhoods & locations
Tulane Classifieds

https://www.facebook.com/groups/Tulane.Classifieds/about/

- Tulane Classifieds, a Facebook group, is a good resource for:
  - finding listings for available properties
  - finding roommates
  - researching typical rents in different locations
  - asking peers questions about neighborhoods & locations
  - Finding furniture, appliances and other household goods for sale
Things to consider: Cost

- Rent can vary depending on the number of rooms, neighborhood/location and amenities.
- Check listings for nearby places to compare.
- Ask about rates on the OCRA Facebook group.
- Remember it’s not just rent, but rent, utilities (including water, electricity, possibly gas, internet, cable), transportation, food, furnishings and more.
- If your student is receiving need-based financial aid, housing costs may be calculated using on campus housing rates. Your student should consult with his or her financial aid counselor to be sure.
Things to consider: Transportation

How will your student travel between campus and home?

- Check the Tulane Shuttle routes to see if a property is convenient to a shuttle stop. [http://tulane.edu/universityservices/transportation/index.cfm](http://tulane.edu/universityservices/transportation/index.cfm).

  For example, The Uptown - Downtown shuttle stops at the Tulane City Center which is near the MUSES apartments. Students who live near that stop may use that shuttle.

- Another shuttle service, TapRide, was designed to help students get from campus to homes off-campus. It is shared transportation that transports riders to their residences or vehicles located within a 1 MILE radius of the uptown campus or to/from designated pick-up/drop-off locations.

  - The **service area** extends from the Mississippi River to Earhart and from Louisiana Avenue to the Jefferson Parish line.
  
  - It runs 6 pm -3 am, 7 days a week while classes are in session.
  
  - It picks up from campus and drops off to any residence or vehicle in the zone; residence to residence in the zone; or residence to campus, and to pharmacies (but not to other businesses).

  - Students can request a ride online, call 504-314-7233 or use the TapRide **mobile app**. It provides a drop down list of specific campus spots - gives ETA when they log in. The student can track the vehicle via GPS. They will get a text on arrival, then the “horn” feature notifies them when the vehicle arrives.
More transportation considerations:

- Public Transportation can be tricky to manage. The Regional Transit Authority website has routes and times. [http://www.norta.com/](http://www.norta.com/)

- If students plan to have cars here in New Orleans, they should check to see if the property offers off street parking. (It’s rare.) A city residential parking permit for on street parking may be required in some areas.

- Commuter parking permits must be purchased to park on campus. Example 2017-2018 commuter permit rates:
  - $520  Sept. 1 - Aug. 31
  - $338  Dec. 15 - Aug. 31
  - $78  May 1 - Aug. 31
  - $26  July 1 - Aug. 31

- Students may use Tulane’s free off-site University Square parking lot at no cost and use the Blue Line shuttle which runs Monday - Friday, 7 am - 6:35 pm to get back and forth to campus. (This shuttle was designed primarily for faculty & staff work hours.)
Things to consider: safety and security

When your student is investigating apartments, it’s wise to check for:

- smoke and carbon monoxide detectors
- strong locks on all doors and windows
- good lighting at entrances, on the street and along the route from the street to the door
  (If possible, visit the apartment when it’s dark to check.)
- Clear pathways and sightlines to entrances & exits.
  (no overgrown foliage, outbuildings, trash cans, etc.)
- Having more than one exit is a fire safety measure.
  (Check to see if the windows are painted shut!)
- Is there a built-in security system? How does it work?
- If you want to get a sense of the history/patterns of crime, check the New Orleans Police Department crime map
Things to consider: Leases

A very helpful resource for students is our

Tulane University Legal Assistance Program (“TULAP”)

TULAP is a legal services program staffed by Tulane Law student clerks funded by the Tulane University Associated Student Body. They provide free legal advice to current Tulane University students, staff, and faculty.


- Students can make an appointment for TULAP staff to review leases before they sign them. [http://www.law.tulane.edu/tulap/](http://www.law.tulane.edu/tulap/)

- It’s best to use the online portal on the TULAP website to schedule an appointment in the Civil Clinic on Fridays.

- TULAP is located in Suite 212 University Square, a Tulane satellite office location at 200 Broadway Street. It is accessible by the Blueline shuttle that runs between the Uptown campus and University Square open 3 times an hour from 7 am - 6 pm Monday - Friday while the university is open.

- TULAP also offers walk-in notary services on Tuesdays & Fridays.
Things to consider: Utilities

Some or all utilities are not always included, so students must arrange those in advance. Most require deposits.

- **Electricity**: Entergy New Orleans
- **Water**: Sewerage & Water Board of N.O.
  - Must apply in person
- **Internet**
- **Cable**
  - To get cable from Cox, renters may have to go to the office in person to show a copy of the lease.
Things to consider: Renter's Insurance

- Some parents’ homeowner's insurance covers individual students while at college. See if your policy covers the student’s off-campus leased property.
- If not, consider purchasing separate renter’s/homeowner’s insurance.
Things to consider: Readiness

Help your student think through whether or not he or she is ready to take on the additional responsibilities associated with living off campus.

- Is your student assertive enough to negotiate living arrangements with several roommates?

- Is your student assertive and conscientious enough to communicate with landlords, utility companies, repair people, etc.

- Is your student willing to be a good neighbor? The area around campus is not all students. There are residents of all ages, including many families, nearby.

- Will your student have the time and energy to take care of these extra responsibilities given their academic load, co-curricular commitments, possible graduate/professional school search process or job search?
Strategies students use to find off campus housing:

- Explore within nearby zip codes (70118, 70125, 70115) and Tulane shuttle routes to narrow the search
- Join OCRA's Facebook group to connect with roommates or apartments
- Contact rental agencies that specialize in Uptown/University area properties
- Check classifieds & bulletin boards
- Word of mouth from older students
Uptown ZIP codes close to campus: 70118, 70125 & 70115
Uptown Residential Rental Agencies

*NOTE: Tulane University and the Office of Parent Programs do not recommend or endorse any of these businesses. This list is simply offered as a compilation of resources.  (updated 2/4/16)

- Gardner Realtors (Uptown Branch)
  7934 Maple Street, 504-861-7575, http://www.gardnerrealtors.com/
  They work with students and students’ parents with apartment rentals and condo purchases. Charlotte Link, Realtor and Historic House Specialist, advises that “sub-leasing (like for the summer semester) is up to the Lessor (Landlord) and not something that a Realtor can approve. Students must ask the Listing Agent representing the Lessor) if this would be allowed on a case by case basis, if desired.”

- Keller Williams
  8601 Leake Avenue, 504-862-0100, neworleans.yourkwoffice.com
  Advice from Tom Heaney, Keller Williams agent, 20+ years experience: “It’s best to look about 60 days in advance due to usual turnover times or network through older friends who may be ending their leases. When you call, an agent can help students use their search engine to find apartments with particular criteria or students can go directly to that portal on their website. He cautions students about using other online services like Craigslist. There have been instances where advertisers misrepresented properties with fake photos, requested advance deposits, etc.
  
  "You don’t have to pay a deposit just to see an apartment. You may have to submit a deposit with an application.”
Uptown Residential Rental Agencies

- **Latter and Blum**
  7840 Maple Street, 504-866-7000
  www.latterblum.com

- **Re/Max Louisiana**
  8001 Maple Street, 504-866-7763 (corrected phone # -- live webinar contained an incorrect phone #) remax.nola-homes.com
  Call and request a current rental list. Students can then check out addresses and call the associated rental agent to find out more and schedule a visit to the apartment.

- **Villere Realty**
  4609 Freret Street, 504-818-6032, villererealty@gmail.com
  www.villererealty.com
  Mr. Villere recommends that students contact the agency 4 - 6 weeks prior to their desired move-in date. The agency will have a better idea of available inventory at that point. It’s best to email first to determine criteria. June - May is the typical lease term for rentals in the university neighborhood.
Apartment complexes closest to campus

- The MUSES Apartment Homes (3.3 miles from campus)
  1740 Baronne Street, N.O., LA 70113, 504-522-2888,
  themuses@latterblumpm.com
  http://www.themusesapartments.com/
  Call first to ask about availability. They offer year-long leases. After 1 year, the lease can go month to month.

- The Saulet (3.8 miles from campus)
  1420 Annunciation Street, N.O., LA 70113, 855-596-7634,
  saulet@greystar.com
  www/saulet.com/index.php
Important recommendation:
See the property before renting!

- It’s best that your student see a property in person before renting. Don’t trust pictures online!

- Use the printable “Apartment Search Overview” PDF from the Housing & Residence Life website - http://housing.tulane.edu/sites/g/files/rdw1011/f/ApartmentSearchOverview.pdf

- If you want to get a sense of the history/patterns of crime, check the New Orleans Police Department crime map http://new.nola.gov/nopd/crime-data/crime-maps/
Apartment Finding Checklist

Parents can encourage thorough investigation and help your student work through the following checklist:

- Create a monthly budget
- Find roommate(s)
- Decide each roommate's contribution to the rent and utility bills
- Find an available property
- Carefully review lease before signing.
- Sign lease, place security deposit
- Set up accounts with utilities
- Consider purchasing renter's insurance
Questions your student should ask potential landlords:

- How do I report a facility problem?
- What is the landlord's normal response time for repairs?
- What percentage of residents have gotten their security deposits back in the past?
- What type of cleaning will be done to the house before I move-in?
- Under what circumstances would the landlord come into the house without notice?
- What are the security features?
- If I make improvements/repairs, can I deduct that expense from my rent payment?
More questions your student should ask potential landlords:

- What happens if there's vandalism to the property?
- Am I allowed to sublet for a semester or the summer?
- What happens if I get locked out?
- Does the property come with off-street parking? Are city permits needed for on-street parking?
- What happens if I have a problem with an immediate neighbor?
- Is the property considered to be in an area prone to street flooding?
- What is the landlord's policy with pets? Exactly what kind of pets are allowed? Dogs, snakes, fish?
Still weighing the pros and cons of on vs. off campus housing?

If you investigate why students want to move off campus, you may find that staying on campus in other types of room styles or residence halls will offer what they want.

Privacy: Our upper class residence halls have more suite-style rooms (2, 3 or 4 people sharing a bathroom) and singles.

Freedom from the meal plan: If students want to make their own meals, there are more community kitchens in the upper class halls than is typical in the first year halls.

Apartment-style amenities: Spaces for juniors and seniors are available in Aron Residences. Aron consists of 3, 4 and 5 bedroom units complete with a bathroom, living rooms and small kitchen with an apartment-sized refrigerator, a stove and dishwasher. Utilities (water, electricity, cable and internet) are included.
A few final notes about on campus housing:

2018-2019 On Campus Housing Process Calendar
- Residential Learning Community Dates
  January 22: Housing Application Opens
  January 26: Application Due
  February 27: Timeslots issued to students accepted into RLCs
  March 6- Day: Room Selection

Traditional Residence Halls & Apartment Housing Dates
  January 22: Housing Application Opens
  February 23: Application Due
  February 27: Selection timeslots issued
  March 7-15: Room Selection

- Students who are going abroad in Fall 2018 should contact Housing and Residence Life in late fall for spring application. Housing will be provided to semester abroad returnees on a space-available basis.

- Students who are going abroad in Spring 2019 should go ahead and apply in this process, but notify HRL as soon as possible they’ll be away next Spring.

Questions?: email housing@tulane.edu
Thanks for attending the webinar.

We value your comments and suggestions.

Please send any feedback to parents@tulane.edu.