Off Campus Housing Resources

Tulane Parent Webinar
7 pm CST, Wednesday, January 23, 2019

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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.
Outline:

• Purpose of this webinar
• Residency requirement and off campus eligibility
• Off Campus Housing Resources for students:
  • Lunch and Learn presentations this spring
  • Housing and Residence Life Off Campus Housing website
• Characteristics of the university neighborhood rental market
• 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
• Being a good neighbor
• Contacts for further questions
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 (junior and senior) students are allowed to live off campus and most do.
Parents, please encourage your students to attend these events!

**Off-Campus Living 101**

Wednesday, January 23 | 12pm-1pm | Race Conference Room, LBC 201 | Lunch Provided  
Friday, February 1 | 11am-12pm | Race Conference Room, LBC 201 | Lunch Provided  
Wednesday, February 13 | 12pm-1pm | Race Conference Room, LBC 201 | Lunch Provided

Learn all you need to know about selecting an off-campus property, signing a lease, and making the transition off-campus. This session will be presented by representatives from Government & Community Relations, Housing & Residence Life, and the Dean of Students Office.

**Being a Good Neighbor**

Friday, March 29 | 12pm-1pm | Stibbs Conference Room, LBC 203

This session will educate you on all of the appropriate municipal ordinances and Tulane policies, and give you some strategies for starting off on the right foot with your neighbors. This session will be presented by representatives from Government & Community Relations, Housing & Residence Life, the Office of Student Conduct, and the Dean of Students Office.

Seats for these sessions fill up quickly, so save your spot now. To RSVP, email ewoodley@tulane.edu.
Off Campus Housing Resources for students

- [http://housing.tulane.edu/off-campus-housing](http://housing.tulane.edu/off-campus-housing)

Sections on:
- Plan Your Housing Search
- Agencies and Services
- Resources
Characteristics of the Tulane University neighborhood rental market:

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.
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
  • Housekeeping expectations
  • Sleep/study/fun habits
  • Expectations about visitors and overnight guests
• Strongly encourage your student to visit the property with all roommates.
• Suggest using the Tulane Classifieds Facebook group to review and/or make a roommate search post.
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 Tulane shuttle service, [TapRide](http://tulane.edu/universityservices/transportation/index.cfm), 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](http://tulane.edu/universityservices/transportation/index.cfm) 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](http://tulane.edu/universityservices/transportation/index.cfm). 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 2018-2019 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 located about a mile from campus, 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?

Tulane University Police Department (TUPD) Security Assessments:

With the approval of the prospective landlord, TUPD officers will perform a safety check of rental property that will help your student determine if all doors and windows lock properly and if there are smoke detectors and adequate fire exits. New Orleans homes vary in architectural styles and age and do not always have modern safety fixtures. Students should contact Lieutenant Antony Dominguez adoming1@tulane.edu to schedule. Students must be present when the security assessment is completed.
Things to consider: Leases

A helpful resource for students is 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 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
  • Trash & recycling fees are included in water bills
• 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.
  • Student Property insurance products Tulane has researched, vetted and recommends:
    ❖ [https://www.collegestudentinsurance.com](https://www.collegestudentinsurance.com)
    ❖ or add to your Tuition Protection Plan [https://enroll.gradguard.com/rentersenrollment](https://enroll.gradguard.com/rentersenrollment).

Protect your student's personal belonging against loss, theft, disappearance or damages, regardless of whether they live on campus or off campus with premiums as low as $126 for $5,000 of coverage with deductibles as low as $25. This includes protection for their cell phones, bicycles, computers, clothing, household items and other valuables.
Things to consider: Maturity and Readiness

Help your student think through taking on the additional responsibilities associated with living off campus:

- Being considerate and assertive enough to negotiate living arrangements with several roommates.
- Being assertive and conscientious enough to effectively communicate with landlords, utility companies, repair people, etc.
- Being a mature, considerate neighbor. The area around campus is not all students. There are residents of all ages, including many families and elderly residents, nearby.
- Managing their time and energy to handle extra responsibilities along with 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
• Check Tulane Classifieds Facebook group & bulletin boards on/near campus
• Contact rental agencies that specialize in Uptown/University area properties (next slide)
• 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  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 1 – May 30 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
- Discuss how shared responsibilities, such as cleaning of common areas, trash & recycling, will be shared
- 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?
❖ Who is responsible for trash, recycling and lawn maintenance?
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?
A few final notes about on campus housing:

On campus housing for juniors and seniors has never been guaranteed. HRL strongly encourages rising juniors and seniors to look for off-campus housing. Please note that trends from several years ago have changed. Our larger first year class sizes in the last several years has meant fewer spaces on campus for juniors and seniors.

Please discourage your students from applying for on campus housing as a “back up” plan. That practice just adds students to the selection process and reduces the number of spaces available for students who must live on campus. There are penalties for cancelling a housing agreement:

FALL 2019 TERM CANCELLATIONS. If a Resident’s Housing Agreement Release Request is approved for Fall 2019, the Resident’s room charges will be refunded pro-rata based on the date of move-out. In addition, the below cancellation fees will be assessed to the Resident’s student account. The date of cancellation is based on the date of receipt of the Housing Agreement Release Request.

Fall 2019 Housing Cancellation Fees and Deadlines for returning students
Before April 1, 2019: $0
April 1 through May 31, 2019: $750
June 1 through July 15, 2019: $1500
July 16 through August 31, 2019: $2000
September 1 through September 21, 2019: 50% of the remaining room rate
September 22 through September 28, 2019: 75% of the remaining room rate
September 29, 2019 and beyond: 100% of the remaining room rate
Being A Good Neighbor – Quality of Life Ordinances

It’s important for students to be aware of these local ordinances that govern neighborly conduct:

• **Noise Ordinance**
  - Sunday – Thursday: No amplified noise at a level audible in a neighbor’s home between 9pm-10am
  - Friday & Saturday: No amplified noise at a level audible in a neighbor’s home between 10:30pm-10am

• **Trash Ordinance**
  - Collection schedules: [www.nola.gov/sanitation/schedules/](http://www.nola.gov/sanitation/schedules/)
  - Carts can’t go out until 4pm the day prior to collection day and must be brought in by 7pm on collection day.
  - Call 311 if cart is not emptied on collection day or to schedule collection of bulk trash (i.e., furniture, mattresses)
  - If building has 4 or more units then the landlord is required to contract privately for trash collection, including bulk items.
Questions? In the video recording of the live webinar posted on the Parent Programs YouTube channel at https://youtu.be/wuHBBMGHX5w, the Q & A section runs from 46.30 minutes to the end at 1 hour, 17 minutes.

Answers and clarifications for questions not fully answered in the live webinar:

On Campus Housing 2019-2020 application and room selection process:
HRL website: https://housing.tulane.edu/housing-logistics/returning-student-room-selection
Parent tutorial: On Campus Housing 2019-2020 Reapplication and Room Change Process - VIDEO | PDF

Captain Roger Barnes, Patrol Commander/Uptown Campus, Tulane University Police Department answered:
Q: If a student is living within 1 mile radius & have a police emergency, who do they call TUPD or New Orleans Police Dept?
A: They can actually contact the TUPD. We are usually able to respond faster to the scenes within our patrol footprint. The TUPD Dispatcher can then contact the NOPD, if necessary. Once the officer dispatched to the scene has confirmed the nature of the call is accurate, the officer will then inform the dispatcher and either the dispatcher or the TUPD Supervisor will notify the Student Affairs Professional On Call ("SAPOC") and document it accordingly in the report. This will enable resources to be offered to the student as soon as possible. The officers follow a "SAPOC Protocol" which determines when the SAPOC should be notified, whether an emergency or not. In the case of most emergencies, an NOPD report would be necessary, but once the TUPD is contacted, they will make the necessary NOPD contact. This will ensure a faster response in most cases as well.

Kyle Rice, Assistant Director for Assignments, Marketing, and Communication, Housing and Residence Life, answered the following questions:
Q: Do summer sessions count towards the residency requirement for living on campus?
A: No.
Q: What is the 2019/2020 on campus housing rate?
A: 2019 – 2020 on campus housing rates will be posted very soon at https://housing.tulane.edu/housing-logistics/rates-and-housing-agreement.
Q: What percentage of students live on campus their junior year?
A: This changes every year, but even in recent years when the number has been greater, it has still been under 17% of the junior class.

From the Dining Services website:
Q: What is the 2019/2020 commuter meal plan rate?
A: Next year’s rate has not yet been posted, but you can see this year’s commuter plan and check back later for the 2019/2020 rate at https://diningservices.tulane.edu/my-meal-plan/undergrad-meal-plans.
University contacts for follow up questions:

• Housing and Residence Life  housing@tulane.edu

• Tulane University Legal Assistance Program (TULAP)  tulap@tulane.edu

• Tulane University Police Department (TUPD)
  • Uptown Campus Non-Emergency phone #: (504) 865-5381

• Transportation and Shuttles  shuttles@tulane.edu

• University - Neighborhood Relations  ljardell@tulane.edu

  (Lauren Jardell, Director, Local Government and Community Relations, Tulane University)
Thanks for attending the webinar.

We value your comments and suggestions.

We’d love to hear how your student found off campus housing and any recommendations for next year’s student presentations and parent webinar.

Please send any feedback to parents@tulane.edu.