

Off-Campus Living 101

Thursday, November 18, 2021
5:00 pm Central



Parent Programs

TULANE UNIVERSITY

PARENT WEBINAR SERIES

Tulane

IMPORTANT NOTE:

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

The purpose of this webinar is to provide a compilation of resources so students and parents can investigate options for off-campus housing.

INSTRUCTIONS FOR TODAY'S WEBINAR

Parent participants' microphones are muted, and chat is disabled in this Zoom webinar format.

Please hold your questions until we prompt you to type them in. Use the Q & A feature in your controls to submit questions.

The link to the video recording of the webinar will be posted in a few days at <https://parents.tulane.edu/webinars-tutorials>

TOPIC OUTLINE

1. Welcome, Topic Outline, Introduction of Panelists
2. Off-Campus Living – Big Picture Context
3. On- vs. Off-campus Living Considerations and Options
4. Understanding Leases and Tenant-Landlord Relations
5. Apartment Search Considerations
6. Tenant and Good Neighbor Responsibilities
7. Q and A
8. Wrap Up

PANELISTS

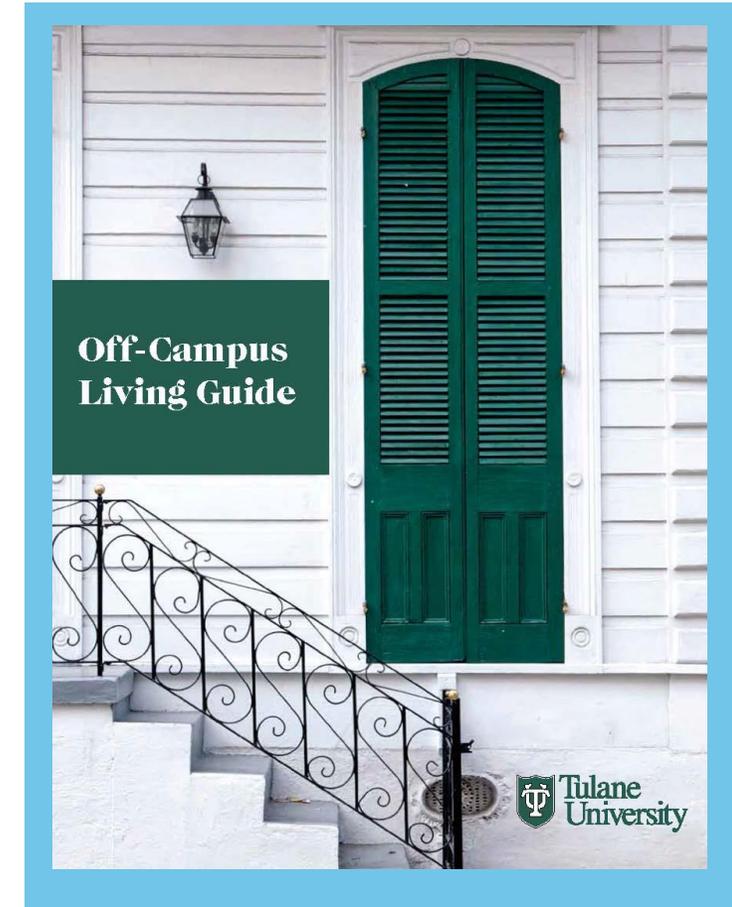
- **Lauren Jardell**, Director of Local Government and Community Relations
- **Kyle Rice**, Associate Director for Housing Operations
- **Erica Woodley**, Dean of Students

MODERATOR

- **Penny Wyatt**, Director of Parent Programs

OFF-CAMPUS LIVING – BIG PICTURE CONTEXT

- Understanding issues in the current Uptown real estate market
- <https://townofcarrolltonwatch.org/wordpress/list/>
- Be aware that in N.O. no more than 4 unrelated people may live together in one housing unit.
- Off-Campus Living Guide – find it [online](#)
- Balancing Independence and Responsibility



ON-CAMPUS LIVING CONSIDERATIONS

- On-campus residency requirement; capacity and options for rising juniors and seniors
- Re-application and room selection timeline
- Housing contract cancellation fees/deadlines, implications for study abroad
- Practical issues – summer storage between living on campus and off-campus apartments

ON-CAMPUS LIVING CONSIDERATIONS

On Campus Returning Student Room Selection Timeline

February 22: Housing Application Closes

March 4: Roommate Grouping Begins

March 15: RLC Room Selection Date (RLC rooms only)

March 16: Senior Selection Day

March 17: Junior Selection Day

March 22-24: Sophomore Selection Day

April 5: Wish List Opens

April 14: Wish List Closes

ON-CAMPUS LIVING CONSIDERATIONS

- For more process details on the 2022-2023 Returning Student Room Selection Process and FAQs, visit <https://housing.tulane.edu/housing-logistics/returning-student-room-selection>. (Information for 22-23 will be posted in the coming weeks)
- Watch the parent webinar about the 2022-2023 On Campus Housing Reapplication process which will be posted in December at <https://parents.tulane.edu/webinars-tutorials>.

ON-CAMPUS LIVING CONSIDERATIONS

FALL 2022 TERM CANCELLATIONS

If a resident's Housing Agreement Release Request is approved for Fall 2022, the Resident's room charges will be refunded pro-rata based on the date of move-out. In addition, cancellation fees will be assessed to the Resident's student account. (See next slide for fee amounts.) The date of cancellation is based on the date of receipt of the Housing Agreement Release Request.

ON-CAMPUS LIVING CONSIDERATIONS

Fall 2022 Housing Cancellation Fees and Deadlines for Returning Students

Before April 1, 2022: \$0

April 1 through May 31, 2022: \$750

June 1 through July 15, 2022: \$1500

July 16 through September 15, 2022: \$2000

September 16 through September 22, 2022: 50% of the remaining room rate

September 23 through September 29, 2022: 75% of the remaining room rate

September 30, 2020 and beyond: 100% of the remaining room rate

Dates are subject to change based on forthcoming academic year schedules

Preparing for Off-Campus Living

Think through and prepare for the additional responsibilities associated with living off- campus:

- Negotiating living arrangements with several roommates
- Effectively communicating with landlords, utility companies, repair people, etc.
- Being a mature, considerate neighbor
- Managing time and energy to handle extra responsibilities

UNDERSTANDING LEASES & TENANT-LANDLORD RELATIONS

- Typical lease elements, what to expect
- Parents' roles with leases, deposits, payments

UNDERSTANDING LEASES & TENANT-LANDLORD RELATIONS

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 student government. They provide free legal advice to current Tulane University students, staff, and faculty.

Students should read **TULAP’s helpful guide** on “**Landlord-Tenant Relations**” to learn about leases & what to look for before signing.



<https://law.tulane.edu/tulap/landlord-tenant>

Students can email tulap@tulane.edu to schedule an appointment for TULAP staff to review leases before they sign them. <http://www.law.tulane.edu/tulap/>

The Civil Program hours are on Fridays 2 – 6 pm.

APARTMENT SEARCH CONSIDERATIONS

Budget

Complete a budget worksheet to determine how much rent you can afford. Don't forget to consider:

- Will off-campus housing status change any scholarship or financial aid awards? Check with your Financial Aid counselor first!
- Utilities (water/garbage collection, electricity, cable, internet)
- Furniture and other household items (linens, kitchen supplies, cleaning supplies)
- Personal items
- Food
- Transportation/Parking/Bike registration
- Renter's Insurance
- Emergencies (shelter-in-place supplies and evacuation transportation/lodging/meals budget if evacuation is desired or required, including for pets)

APARTMENT SEARCH CONSIDERATIONS

Location

- Don't underestimate how far “a couple of blocks off campus” can feel.
- Consider transportation options and parking possibilities.

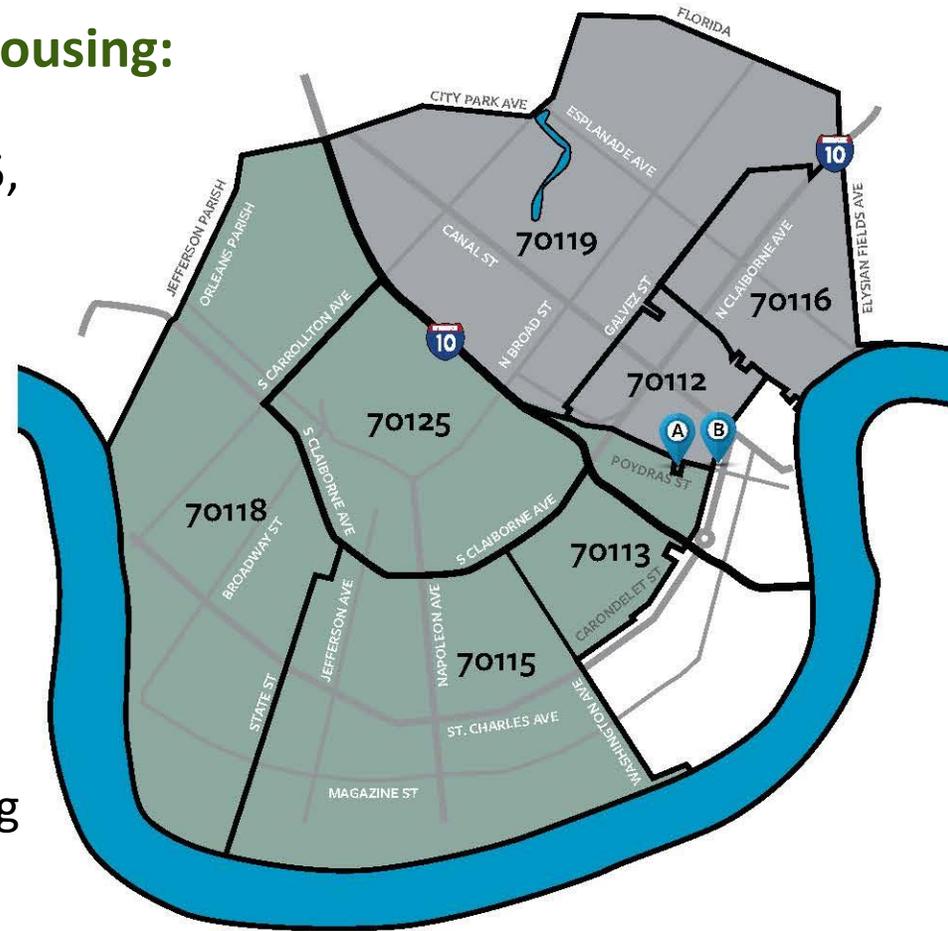
Safety

- Look at NOPD crime maps: <http://nola.gov/nopd/crime-data/>
- **After you've leased an apartment, you may contact Tulane University Police Department (TUPD) for a Security Assessment:**
TUPD officers will perform an assessment for a leased property and make safety best practice recommendations for students. Students should email communitypolicing@tulane.edu to request and schedule an appointment.

APARTMENT SEARCH CONSIDERATIONS

Strategies students use to find off campus housing:

- Explore within nearby zip codes (70118, 70125, 70115), Tulane shuttle routes and TUPD patrol parameters 1 mile around campus
- Check Tulane Classifieds and Tulane (TU) Housing, Sublets, and Roommates Facebook groups (not managed or monitored by Tulane)
- Check bulletin boards on/near campus
- Contact rental agencies that specialize in Uptown/University area properties
- Word of mouth from older students
- Be intentional and persistent about networking



ZIP CODES NEAR CAMPUS

Near Uptown Campus

- 70118
- 70115
- 70125

Near Downtown Campus:

- 70112
- 70163 (A)
- 70139 (B)
- 70116
- 70119

Tenant and Good Neighbor Responsibilities

Use the **Off-Campus Living Guide** ([link](#)) to support the transition to off-campus life:

- Abide by the City of New Orleans alcohol, noise ([pages 10 -11](#)), trash and recycling ([page 12](#)), and parking ([page 16](#)) ordinances and procedures.
- Take steps to manage your tenant responsibilities for outdoor maintenance ([pages 16-17](#)) and emergency preparation ([pages 19-22](#)).
- Be mindful of good neighbor courtesy and responsibilities, especially our university neighbors' expectations of Tulane students. ([pages 9 -10](#))
- Remember that Tulane Code of Student Conduct expectations apply, even when you're off campus (<https://conduct.tulane.edu/resources/code-student-conduct>).

QUESTIONS?

**Please type in your questions now.
We'll answer as many as we can.**

- Contact information for the panelists' departments and resources will be on the final slide.
- Next week the PDF of the presentation slides and a link to the webinar video recording will be posted at <https://parents.tulane.edu/webinars-tutorials>.
- We appreciate your interest in this topic. Please send feedback about this webinar or suggestions for other topics to parents@tulane.edu.

CONTACTS

Housing and Residence Life

Irby Hall, 27 McAlister Drive, New Orleans, LA 70118-5645

504.865.5724 / housing@tulane.edu / <https://housing.tulane.edu/>

★ Find many helpful resources at <https://housing.tulane.edu/off-campus-housing/resources>.

Tulane University Legal Assistance Program (TULAP)

University Square, 200 Broadway Street, Suite 212, New Orleans, Louisiana 70118

(504) 865-5515 / tulap@tulane.edu / <https://law.tulane.edu/tulap>

★ E-mail is the quickest way to reach us to make an appointment. The TULAP Civil Program hours are Fridays from 2:00 p.m. – 6:00 p.m.

Tulane Government & Community Relations

1555 Poydras, Suite 1000, New Orleans, LA 70112

504-988-3390 / ljardell@tulane.edu / <https://governmentrelations.tulane.edu/>

★ Find the **Off-Campus Living Guide** at <https://governmentrelations.tulane.edu/content/campus-guides>