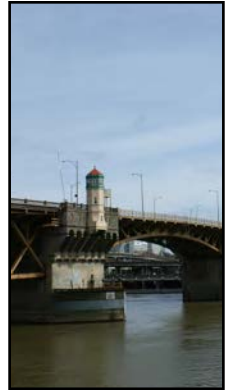


Off-Campus Housing



in the Portland Area
A guide for Linfield students and families



Produced by the Student Life Department
Linfield University—Portland Campus
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Overview

Welcome to the Linfield University School of Nursing! Our campus is located near the Parkrose and Russel neighborhoods of NE Portland. Right of of I-84, the campus is found by driving through a quiet neighborhood before arriving to our corner of the community. Within a few miles, you will find shopping centers, apartments, and local businesses.

Student Housing is not offered on the NE Portland Linfield School of Nursing campus. However, students find that using these resources aid in their search for a home while they're with us.

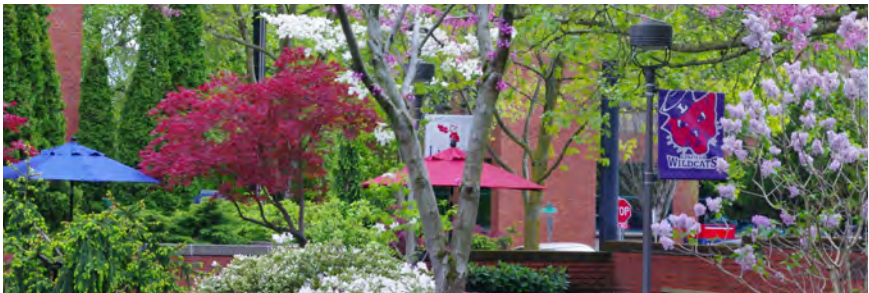


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About Rental Housing

Common rental offerings in the Portland area include apartments, condos, duplexes, and houses. Most renters will choose between these types of housing.

Many **apartments** are located in dedicated apartment buildings, most of which were constructed in or after the 1920s. Other apartments are located within former single-family houses, especially in downtown neighborhoods. The benefits of apartment living may include availability, a sense of community or social lifestyle, and access to services such as a laundry room. Drawbacks may include noise or lack of privacy.

Condos, townhouses, or row houses are living units that are connected to each other (usually sharing a common wall on at least one side) with each unit having a separate entrance. Most condos in the Portland area were built during or after the 1970s. Benefits of condos may include greater privacy and quietness. Drawbacks may include higher cost and lack of a yard.

A **duplex** is a house divided in two, with the two units sharing one wall and a yard. Duplexes are common in the Portland area, especially on the east side, and most are from the midcentury period. Benefits of a duplex may include a private yard and living in an all-residential neighborhood. Drawbacks may include lack of on-site laundry and older interiors or amenities.

A **rental house** is a home rented as one unit by an individual, a family, or a group of friends. Unlike a townhouse or duplex, everyone in the building shares the same living space, so it is important to trust those with whom you share a house. Many students who plan to live with three or more friends find a house to be more cost-effective than an apartment. Benefits of a rental house may include a private yard and more living space than most apartments offer. Drawbacks may include less transparency in price, as most utilities are not included in the monthly rent.

Costs of Rental Housing

The monthly rent is the obvious cost of renting a home, but what does it include? What other costs might there be?

Monthly rent often includes the cost of water, sewer, and garbage to the unit. If water, sewer, and garbage charges are not listed as being included in rent, ask the landlord to clarify who is responsible for these costs. You may be able to negotiate to have them included in rent; if the landlord agrees, make sure the agreement appears in writing and in the lease before you sign. The rent

may include other costs (such as gas or hot water). Identify all charges included in the rent before you sign the lease.

Utilities usually include natural gas and/or electricity, water/sewer, and garbage. Tenants are expected to pay any of these costs that are not included in rent. Some apartment complexes offer flat-fee pricing for utilities. In Portland, compost is included with garbage and recycling, and containers are provided. Occasionally cable television and/or internet service are included in rent; they are considered non-essential, and most tenants pay separately for their choice of service. If you wish to activate a landline, you will need to pay for telephone service.

In most cases, you will need to pay a **security deposit** when you sign a lease (or, if there is no lease to sign, before moving in). The property owner or manager sets the security deposit rate, which must be calculated according to published parameters. Owners may not discriminate by requiring exorbitant or capricious deposits. In the Portland area, you can expect to pay a deposit between \$300- and one-month's rent. The owner will return your deposit when you move out, less the cost of any needed repairs or cleaning.

If you have pets, you will probably need to pay a **pet deposit**. The cost varies; the most common deposit is \$250 per animal. The deposit will be listed as refundable if the owner will return any money not needed for pet-related cleaning/repairs. In a few cases the deposit is non-refundable, so check your lease. "**Pet Rent**," an ongoing monthly fee for pet owners, is required by a handful of landlords. Some buildings do not allow pets at all. Others limit pets by breed (often not allowing certain large dog breeds) or by number (often no more than two cats). Do not attempt to sneak in pets; if you are caught, you may be evicted.

A non-refundable **application fee** is often required for each adult applying to rent. The application fee is intended to cover costs such as a criminal background check and credit check. The fee is most often \$45. Occasionally, the landlord may apply the fee to the security deposit or the first month's rent; if this is the case, make sure the agreement appears in writing.

Some apartment complexes offer on-site **storage** units, **garages**, and/or assigned **parking** spaces for rent. These spaces are rented separately at an additional monthly cost. Ask the property owner or manager for these costs and any restrictions on use of the space (e.g., do you have to register your license plate, or can you park a rental car or a friend's car in your parking spot?). The monthly rent for these spaces can vary widely depending on the square footage, part of town, and availability of street parking in the area.

Resolving Conflict with Property Owners

Everyone wants a positive relationship with the owner or manager of their housing complex. Unfortunately, from time-to-time landlord-tenant interactions can be challenging. The Oregon Community Alliance of Tenants (CAT) is a nonprofit agency with resources for a variety of housing-related issues, from nondiscrimination to eviction proceedings to repairs. You can review articles and get help at OregonCAT.org or by calling the Renters' Rights Hotline at (503) 288-0130. In case of a conflict with your landlord, Student Life cannot offer legal advice, but Oregon CAT can.

Student to Student: Words of Wisdom

What do your peers have to say about their time in nursing school?

Location and Commuting

Students commute to Linfield's campus from all over the Portland metro area (and beyond).

There are plenty on-campus parking spots and street parking spots around our campus (make sure to read the posted signs!), we encourage the whole Linfield community to utilize Public Transportation if they're able.

Be on Tri-Met lines that are easily accessible to campus. It will take a lot of time off your commute. These lines are 4987 and 6716.

Seek somewhere close to the highway.

Try to stay close [to campus] or close to a public transportation line.

One thing I thought was that since I was only 3 miles from campus the commute would be short...it still takes 30 minutes in the morning with traffic...makes me really glad that we didn't go further out like we were originally planning.

Know what the traffic is like in the area you are looking, especially during rush hour and when you think you have classes.

Apartment Search Process

Check out the bus lines that can get you to school quickly (4987 and 6716), follow those lines out until housing is cheap enough for you to afford, and drive around those areas. I was able to find a place less than 5 minutes from campus with a little Google mapping plus Craigslist.

Start looking ahead of time. We started looking in May and didn't find something big enough in our price range within walking distance until August. Also, a lot of good places are not listed online. We found ours by driving around the neighborhood.

Craigslist it for a solid week a month in advance. Be ready to jump on a great opportunity within 24 hours and you can find a great place.

Walk around the neighborhood and look for "for rent" signs. Many landlords around the neighborhood do not use the internet to advertise.

Start early. Save money.

Check out a lot of places, but not all in one day. Keep in mind price and make sure to stay within your budget. Go by during different times of the day to make sure the neighborhood seems safe and secure. Don't get discouraged if you don't find something you absolutely love within the first few days of hunting for apartments!

Continually check craigslist, padmapper.com, and other sites. New houses pop up frequently and are taken up quickly so jump at places that look good and at least call and schedule an appointment to go see the house.

It is very hard to find good rentals in Portland, when you find one you like act fast. Always do a walk through before final signing.

Costs and Lifestyle

Having roommates helps. I couldn't live in the complex if I didn't have people to split the cost with.

Pick roommates that are in nursing school so they can help you and understand the work load you have.

Choose your roommates wisely.

Be careful about bed bugs and water pressure. Check reviews about mold!

Check apartment ratings online before you rent!

Off-Campus Housing Listings

Search Tools and Aggregate Sites

Bulletin Boards: Find housing listings at libraries, cafés, grocery stores, bookstores, laundromats, religious centers, community centers, and local businesses. This method leads to housing not advertised online, especially houses and rooms in shared houses. Look at bulletin boards in the area where you want to live. The housing board on campus (Loveridge Hall, first floor) often features ads by community members seeking tenants for shared housing.

Padmapper.com: This website aggregates housing advertisements from a number of sources, placing the listings on a custom map to enable you to search within neighborhoods.

Portland.Craigslist.org: This website lists a large number of housing options, including rental apartments and houses, as well as shared housing and temporary/short-term housing. Note that anyone can post on this site and there is no verification process, so be diligent. If a listing sounds too good to be true, it probably is.

Apartments.com: Apartment listings for every region and neighborhood.

ApartmentFinder.com: Newer apartments in developments and suburbs.

ApartmentList.com: Despite the name, this site lists houses as well as apartments, in a range of prices and neighborhoods.

ForRent.com: Lists apartment complexes in various neighborhoods.