



oregon college of  
art and craft

## Welcome to Oregon College of Art and Craft and the Portland metropolitan area.

OCAC's Student Services offers this guide to provide resources for students looking for off-campus housing, providing Portland housing information and roommate listings to degree students, workshop attendees and visiting artists.

At OCAC students are not required to live on-campus. However OCAC does provide on-campus housing options. Contact Student Services to find out about availability.

For the art student, Portland offers a supportive art community in which to work and study. We hope that this guide will be useful in helping you locate housing. The guide contains information about the following topics:

- Overview of the city and transportation
- Resources for finding rentals
- Tips for students new to the rental world
- Short-term lodging

Disclaimer: OCAC does not inspect, endorse, or in any way assume responsibility for listings referred to in this housing guide. The Student Services office is not a referral agency, but an office of the College that disperses housing information.

## OCAC-AFFILIATED HOUSING

To fully experience campus life, nothing compares to living on campus.

### ELIGIBILITY:

To be eligible for student housing, a student must have been accepted by the Oregon College of Art and Craft into the BFA or certificate programs and paid the tuition deposit. Student housing placements are for one academic year only (Sept.-May). To remain in student housing a student must be enrolled in a College certificate or degree program and registered for at least 12 credits per semester.

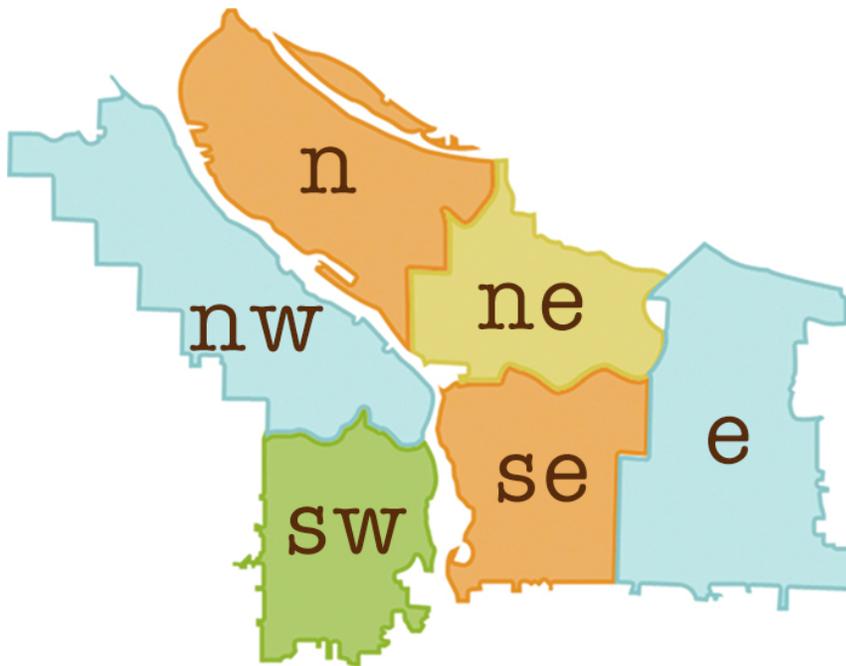
OCAC has single, double and triple bedrooms. Housing is limited and residents are selected on a first come, first-served basis. Preference is given to first-time freshmen who are coming to OCAC from out of the area. Priority deadline is: May 15th for the fall term each year.

Housing is provided in one residence on the Oregon College of Art and Craft campus and apartments leased by OCAC, located right across the street from campus. These provide convenient access to classrooms and studios.

Each residence includes a full kitchen, dining area, living room, shared or single bedrooms and bathrooms, washer and dryer, and parking.

Students living in OCAC affiliated housing must abide by all campus rules and regulations as well as those outlined in the Housing Contract. A Resident Advisor (R.A.) lives with students and provides information, assistance, supervision and resources to student residents. Students who are eligible and interested in OCAC housing are encouraged to fill-out the Resident Life Application Form ([ocac.edu/residentapplication](http://ocac.edu/residentapplication)) no later than May 15th, as housing spaces are limited.

## OVERVIEW OF THE CITY



### CAMPUS LOCATION

Oregon College of Art and Craft is located on SW Barnes Road, an extension of West Burnside, 5 miles from downtown.

### DIRECTIONS BY CAR

OCAC is located approximately 4 miles west of downtown Portland in the West Hills at the intersection of SW Barnes and SW Leahy Roads.

#### Driving West on Burnside Road/SW Barnes Road

Head west on Burnside Road, which becomes SW Barnes Road. From the city core, come up Burnside past Pittock Mansion to the top of the hill where the two lanes become one. Just past the cemetery, keep left at the fork (do NOT take Skyline Blvd). Travel west past the QFC shopping area. Go through the next traffic light (Leahy) then turn right into the College's main entrance (free parking). In the upper lot there is reserved parking for admissions visitors.

#### Driving West on HWY 26

Take Highway 26 to SW Barnes Road Exit 69B. Turn right onto Baltic Avenue and then an immediate right onto SW Barnes Road. You will pass St. Vincent Hospital as well as Catlin Gabel School (on the left). The College's main entrance is on the left, before SW Leahy Road. There is reserved parking for admissions visitors in the upper lot.

# PUBLIC TRANSPORTATION

## TriMet

OCAC is located along the Red and Blue lines and is about 1 mile away or a 20-30 minute walk from Sunset Transit Center, the nearest light rail station.

OCAC students enrolled in degree programs at the main campus are provided with TriMet public transportation passes, which are paid for with a portion of the student activity fee. You can reach the campus by TriMet as follows:

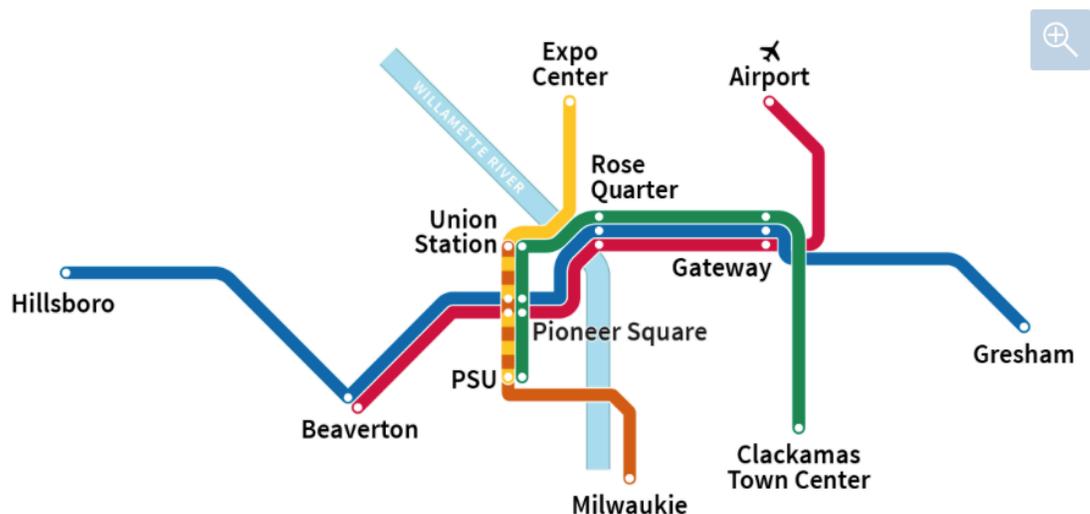
- Take MAX (light rail) to the Sunset Transit Center, and catch a #20 bus to the College.
- Take the #20 bus from downtown (Burnside Street) or Beaverton.

Get details from TriMet schedules, which are available in the Student Resource Center, Student Lounge, on buses, at Transit Centers, and by phone or online through TriMet: 503-238-RIDE (7433) or [www.trimet.org/schedule](http://www.trimet.org/schedule).

## MAX LINES & SCHEDULES

 <b>Blue Line</b> Hillsboro/City Center/Gresham	 <b>Green Line</b> Clackamas/City Center/PSU	 <b>Orange Line</b> Milwaukie/City Center
 <b>Red Line</b> Airport/City Center/Beaverton	 <b>Yellow Line</b> Expo Center/City Center/PSU	

## MAX SYSTEM MAP



## ADDITIONAL TRANSPORTATION OPTIONS

### Cab Service

Portland has many cab companies. Here are a few:

- Broadway Cab: 503-227-1234 or 503-656-7065
- New Rose City Cab Co: 503-282-7707
- Radio Cab: 503-227-1212

### Uber

Uber is a smartphone app that can be used to have a car and driver come directly to you. Payments can be made through the app itself.

Uber drivers are fellow citizens who have passed a background check through Uber (including their licenses, registrations, and proofs of insurance).

Learn more at [www.uber.com](http://www.uber.com)

### Bicycle

If you plan to bicycle around the city, be aware that the College resides in a hilly terrain with no bike lane on the Burnside/Barnes route. Always wear a helmet and have lights on your bike.

The TriMet buses and MAX train accommodate bicycles.

To get acquainted with downtown Portland, you can pick up a good walking-tour map free at Powell's Bookstore (10th and W. Burnside).

# PORTLAND AREA NEIGHBORHOODS

Portland is divided East/West by the Willamette River and North/South by Burnside Street. Most locations require a car, bike, or public transportation to get to OCAC.

## MOST POPULAR PORTLAND NEIGHBORHOODS

To check out when you're visiting, or for a place to rent!

The Pearl District, Irvington, Piedmont, Boise, Alberta Arts, Sellwood, Hawthorne, Nob Hill and Belmont.

## THE QUADRANTS

**Northwest:** Downtown; 4 miles from the College.

Transportation: On main bus line.

Cost: most expensive

Neighborhood Characteristics: This is a densely populated, lively inner city neighborhood. The area has many shops and restaurants. The Northwest district is a 15 to 30 minute walk to downtown while simultaneously being close to Forest Park and Washington Park Arboretum. It is an ideal area to live without a car and has excellent bus service. Many artists live in this area. This neighborhood has many large houses which have been converted to multi-family units, and there are many apartment buildings. Rentals are hardly ever advertised so we suggest that you walk or drive through the neighborhood, looking for rental signs.

**Southwest:** 15 minutes from downtown; within a 5 mile radius of the College.

Transportation: On main bus line, requires one transfer.

Cost: Less expensive than Northwest, but still more expensive than other quadrants.

Neighborhood Characteristics: This area covers many different types of neighborhoods: newer developments, many rental homes, and lots of single family houses. Apartments are available in quiet areas such as Multnomah Village, Hillside, and Corbett/Lair Hill neighborhoods where you will find older houses and divided houses. They also have lively commercial centers.

The following apartment complexes are located across the street from OCAC:

Breckenridge is an apartment community directly across Barnes Road from OCAC. Many students have chosen Breckenridge for its convenience and modern amenities and some are OCAC affiliated and residents are selected through the Resident Life Application.  
Phone 844-872-0327.

Golf Creek Apartment Homes are located behind Breckenridge. Golf Creek is also convenient and provides great amenities and services.  
Phone 503-292-1411.

**Northeast:** 8 miles from OCAC (across the Willamette River)  
Transportation: On main bus line, requires at least one transfer.  
Cost: Moderate

Neighborhood Characteristics: This area covers a large residential portion of the Portland area and has the greatest contrast between living standards. You can find low rents and some very nice large houses at reasonable prices. For the most part it is a neighborhood community-oriented area, an increasingly hip shopping/restaurant corridor, and cultural diversity.

**Southeast:** 8 miles from OCAC (across Willamette River).  
Transportation: On main bus line, requires at least one transfer.  
Cost: Moderate but on the rise as the neighborhoods increase in popularity.

Neighborhood Characteristics: This area covers a much broader area than the Southwest side. Centrally located in the SE is the Hawthorne district which has many antique shops, book stores, coffee shops, and more houses and duplexes/quadplexes than apartments. Many artists and students live in this area. It has good public transportation, many community gardens, some light industry, is a community oriented neighborhood, and culturally diverse demographically. It is also a very bike friendly part of town.

**North:** 6 miles from OCAC.  
Transportation: On main bus line, requires one transfer, and on the MAX Yellow Line.  
Cost: Least expensive

Neighborhood Characteristics: You can find the lowest rent in Portland in this area. There is a wide range of housing types including single and multiple family homes, apartments, industrial pockets.

## Additional Areas:

**East:** 16 miles from OCAC

Transportation: Take the 20 bus, then the 71.

**Neighborhood Characteristics:** A quarter of Portland's population live in this area. Further from the city, it is home to more nature, and farmland than the other areas. To live here a car is recommended. OCAC is a 30 minute drive one way.

## SUBURBS AND SURROUNDING AREAS

The suburbs are good areas for single family housing but a car is essential.

### Some places West of Portland:

- Beaverton, 1 to 2 miles from OCAC (public transportation to the College available)
- Aloha, 8 miles from OCAC
- Hillsboro, 6 miles from OCAC.

### South of Portland:

- Milwaukie, 9 miles from OCAC - Accessible from the MAX Orange Line.
- Lake Oswego, 10 miles from OCAC.
- Tigard, 6 miles from OCAC.
- Tualatin, 15 miles from OCAC.

## HOUSING COSTS

Housing costs differ by neighborhood. As of December 2015, average apartment rent within 10 miles of Portland, OR is \$1,430.

One bedroom apartments in Portland rent for \$1,266 a month on average and two bedroom apartment rents average \$1,456.

The most expensive Portland neighborhoods to rent apartments are King, Pearl District, and Downtown in Northwest Portland.

The least expensive Portland neighborhoods to rent apartments are Centennial, Parkrose, and Powellhurst.

A helpful resource for finding rent cost trends and Portland Average Rent By Neighborhood is:

<https://www.rentjungle.com/average-rent-in-portland-or-rent-trends/>

## RESOURCES FOR FINDING RENTALS

### OCAC Centrum Bulletin Board

OCAC receives information about housing available and roommates needed. Notices for apartments in the area and students seeking roommates appear on the bulletin board in the "breezeway" between the Centrum courtyard the cafe.

### OCAC Roommate Connections:

If you would like to live with a fellow student fill out the Off-Campus Housing Needs form ([ocac.edu/housing\\_needed](http://ocac.edu/housing_needed)) coordinated by the Director of Student Services. When you complete the form, we will send you a list of names of other students looking for roommates. The Director of Student Services maintains a list of current rentals and roommate ads for your convenience and is available to assist you with your housing search.

### Newspapers

The best classified ad sources are two local newspapers:

- The weekend editions of The Oregonian carry extensive apartment listings. You can get an early edition of the Sunday paper on Saturday to get a jump on your housing search. Also available online at [www.oregonlive.com](http://www.oregonlive.com) in the Real Estate section, Find Your New Home section, and For Rent section.
- Willamette Week, Portland's free alternative newspaper, is available on Wednesdays.

### Online Listings

There are many rental listings on the web. Here are a few to get you started:

[www.apartments.com](http://www.apartments.com)

[www.bestportlandrentals.com](http://www.bestportlandrentals.com)

[www.portland.craigslist.org/apa/](http://www.portland.craigslist.org/apa/)

[www.zumper.com/apartments-for-rent/portland-or](http://www.zumper.com/apartments-for-rent/portland-or)

[www.portlandneighborhood.com](http://www.portlandneighborhood.com)  
maps and information about each area.

[www.rentjungle.com](http://www.rentjungle.com)  
listings sorted by neighborhood

[www.apartmentsearch.com](http://www.apartmentsearch.com)  
option to search for fully furnished rental options  
ability to refine search for long term, short term, student, or military options

### Property Managers

College Housing Northwest  
(geared towards College students)  
503-345-4100 [www.chnw.org](http://www.chnw.org)

Capital Property Management  
(some units allow cats, no dogs)  
503-493-4703 [www.capmng.com](http://www.capmng.com)

KBC Management  
(Rentals in NW Portland)  
503-227-0305 [www.kbcmgmt.com](http://www.kbcmgmt.com)

# TIPS FOR STUDENTS NEW TO THE RENTAL WORLD

## Learn How to Rent with "Rent Well" by Home Forward

Rent Well is a short class that you can take to improve your "rent-ability." After completing the class, you will receive a renter's portfolio and a graduation certificate that you can show to prospective landlords. (503) 222-5555 or visit [homeforward.org](http://homeforward.org) or [www.211info.org](http://www.211info.org)

Finding a place to live in a metropolitan area can seem overwhelming. If you have never rented a place to live before, consider the following suggestions for approaching your search.

## PREPARING FOR THE SEARCH

- Define the ideal place to live. From this ideal, decide which items you can or cannot do without. By identifying what is most important to you and what is not essential, you will be more prepared to compromise and find a place that is suitable. For example, if size is important to you, you may want to consider compromising on the location of the apartment.
- Get organized! Make a search journal to carry with you. Remember to cross-reference your potential locations with your list of requirements.
  - It is essential that you have a telephone number for landlords to leave you messages. If you do not have a cell phone or have access to a phone at the place you are staying, you can rent a voice-mail box on a short-term basis. This service is private and not tied to a phone like an answering machine. The Yellow Pages list companies that provide this service under "Voice Mail."
  - Approach the search systematically. Allow enough time to walk around neighborhoods and as you go, take down numbers of contacts for apartments you want to look into renting. Stop and call them all at one time to set up appointments to see the places.
  - Keep in mind that a furnished apartment will be more expensive than one you furnish yourself. Portland has a number of thrift stores and second-hand furniture stores with modestly priced items.
  - The first apartment you look at is not necessarily the best or even a good representation of what is available. The more you look, the better the chance you will be satisfied with what you eventually rent.

- Realize that you are possibly changing your lifestyle in a significant way and give yourself the opportunity to try something different. Nevertheless, try to be careful not to put yourself in an environment that will be too much of a shock. If small town living appeals to you, know that there are areas around Portland that are more rural in character than others. If you like living in a large house, you may be comfortable sharing a house with other students rather than living on your own in an apartment building.

### STARTING THE SEARCH

Start your search by identifying location:

- Visit at least two or three neighborhoods before deciding where you will be most comfortable. Visit the area at various times during the day and night.
- Check on lighting and noise from other tenants.
- Check the convenience of the location to grocery stores and other shopping, transportation, parking, and entertainment.
- Test the form of transportation you will be using to get to and from school and MAKE SURE you will be comfortable with the situation.

When you do find an appealing place, ask questions and inspect the premises:

- Ask about the cleaning and security deposits: how much do you pay up front, and how much is non-refundable? If there is a cleaning deposit, make sure that you and the manager do a documented inspection before you move in. Open the cupboards to look for cleanliness and pests.
- Does the rent cover all utilities, or will you be responsible for heat, electricity, water, trash removal, etc.? Is the heat gas or electric?
- Is the apartment sprayed regularly for pests?
- Run the tap water, flush the toilet, and look for leaks.
- Is the refrigerator clean, and is it cold? Is the stove clean, and does it work?
- Check the security of the apartment building or house. Can you open the windows? Do the windows have locks? Where are the fire escapes? In an apartment, what are the procedures for letting people into the building?

- Does the landlord or manager live in the building or nearby? It can be to your advantage or disadvantage if the landlord lives in the same building; you decide.
- Are there noise rules for late at night? What can you do to decorate? Can you put nails in the wall?
- What is the garbage removal procedure? Are there laundry facilities? If not, where is the closest laundromat? Is parking provided?

Do not compromise your most important issues. Yet if you are flexible, you can get what you want!

### RENTING WITH PETS

While many of us can't live without pets, it's important to recognize that many people can. Finding an apartment if you have one or more pets may be difficult, particularly in a tight market.

Humane Societies often keep lists of complexes that allow animals. Apartment listings in the newspaper or a listing service that don't specifically say No Pets may allow some, such as cats, birds, or small animals.

Just as you need to make a favorable impression on a prospective landlord, you need to try to have your pet do the same. Bring letters of reference from past landlords, as well as a veterinarian's certificate of immunization and a letter stating that the animal has a good disposition and is in good health. Have some photographs with you.

If you have a dog, make sure that you explain to your landlord that it will be thoroughly exercised and properly cared for; landlords know that a bored, under-exercised dog can be a destructive dog.

Be prepared to pay a larger security deposit if you want to rent with a pet.

### UTILITIES

Pacific Power	1-888-221-7070
Portland General Electric	503-228-6322
Northwest Natural Gas	503-226-4210
Century Link (phone service)	1-800-244-1111
Clear (phone service)	1-877-499-6681

## RENTING WITH A LEASE

A lease is a written agreement between a tenant and property owner describing the rights and responsibilities of each. It is a binding legal document that, among other things, makes the tenant responsible for minimal care of the rented property and for the monthly rent during a specific period of time. It also specifies the landlord's responsibilities for maintenance and repair of the housing unit. A lease may or may not contain provisions concerning early termination.

Students who are unsure about how long they plan to stay in an apartment should avoid signing a lease that binds them for too long. You should look for a month-to-month rental if possible. When you sign a lease, you usually have to pay a "damage deposit" or a "security deposit" that may amount to as much as two months rent. If you have any pets an additional deposit is usually required. The landlord is supposed to return the deposit to you after you leave the apartment if you have paid your rent and left the apartment clean and undamaged, and have not been evicted. If the landlord does not return all of your deposit, then he or she should give you a written statement explaining why some or all of the deposit was withheld. Some things to look for in a lease are:

- Duration – make sure you can keep the apartment for as long as you need it.
- Is the lease renewable? Is it a month-to-month or for a full year?
- If you need to break the lease make sure you note how far in advance you need to give notice.
- What utilities are you responsible for, i.e. heating (these may be a part of your responsibility over and above the rental fee).
- If you make any special agreements with the landlord concerning repairs or alterations, make sure those agreements are written into the lease, signed and dated. (It is important to have these types of agreements written down, signed and dated).
- Lastly, a lease may have restrictions, i.e. no children or pets allowed – make sure you know what these restrictions are.

Please keep in mind that it is very important to choose your roommates carefully. If you have a roommate (or have more than one) and he/she (they) fail to pay their share of the rent, you will be held liable for the whole amount.

## SHORT-TERM LODGING

If you come for a visit or arrive early to look for a place to live, you have many options for lodging.

### AIR BNB

Airbnb provides listings of a variety of short-term lodging options. Homeowners rent out rooms or homes and the site offers a wide price range. Options for length of stay range from daily through monthly.  
[www.airbnb.com](http://www.airbnb.com)

### HOTELS

Jupiter Hotel  
800 E. Burnside / 503-230-9200  
Single rooms start at \$100  
[5.5 miles from OCAC on TriMet bus line](#)

Mark Spencer Hotel  
409 SW 11th / 503-928-4853  
Outside Portland: 888-860-5782  
Studios start at \$99  
Kitchens in every room  
Mention OCAC and request the college rate when reserving a room.  
[4 miles from OCAC on TriMet bus line](#)

Ace Hotel  
1022 SW Stark St. / 503-228-2277  
[acehotelportland.com](http://acehotelportland.com)  
Standard room: SPECIAL RATE when you mention OCAC 4.4 miles from OCAC  
[One block from Powell's Books in the center of downtown](#)

Park Lane Suites  
809 SW King Ave / 503-226-6288  
1 bedroom suites w/ kitchen, free parking, wifi, and breakfast snack Rates start from \$99- \$129 when you mention OCAC  
[3.6 miles from OCAC on bus #20](#)

## DORMITORIES AND HOSTELS

YWCA (women only)

111 SW 10th / 503-294-7400

\$35 Single

\$30 Single (semi-private bath)

\$25 shared

\$5 key deposit (refundable)

18 or over; photo ID required

5 miles from OCAC on TriMet busline

Northwest Portland Hostel

425 NW 18th Avenue / 503-241-2783

Beds start at \$20

Private rooms start at \$60

4 miles from OCAC on TriMet busline

HI – Portland Hostel, Northwest

181 8 NW Glisan / 503-241-2783

Dorm style room \$25/night/person; private room \$50-74/night

4 miles from OCAC on bus #20

GOOD LUCK!!

Please don't hesitate to call Student Services or Admissions if you have any further questions at 503-297-5544.