PNCA students who need to make their own housing arrangements can find affordable housing in Portland. This guide contains a variety of resources, including the names and phone numbers of area property managers, along with information about Portland neighborhoods. Although we provide this off-campus housing information, you will be the one to do most of the work to find an apartment outside of our Residence Life Program. Please call us at 503.467.4909 if you want additional information or assistance.

**Students New To The Apartment World**
Finding the right place to live while you are in school is very important. If you have never rented an apartment before, you will find that there are a number of things to consider. The first apartment you look at is not necessarily the best or even a good representation of what is out there. The more you look, the better your chances of satisfaction with what you eventually rent. Realize that you are possibly changing your lifestyle in a significant way, so give yourself the opportunity to try something different, but be careful not to put yourself in an environment that will be so different it makes you uncomfortable.

**Organize and Prepare**
Bring a notebook with a list of exactly what you are looking for. Use your notebook to write down all the information you get about the available housing options that meet your particular needs. Call any leads and ask questions about; rent, deposits, internet, pets, etc., and make an appointment to see the place. Compose a “housing resume” that includes names of previous landlords or roommates, their addresses and phone numbers, employment and character references, and your permanent home address. You may also want to carry a copy of your acceptance letter from PNCA, and if you are an international student, official documentation of your visa status.

**What to Look For in a Neighborhood**
Each of Portland’s residential areas has a distinct character, so it is a good idea to do a little exploring and find the neighborhoods where you feel the most at home. This is also a good way to get housing leads, many available apartments are not listed in the paper, but simply have a “FOR RENT” sign in the window. Visit at least two or three different neighborhoods before deciding where you’d like to live, and remember you might be there for your entire time you’re at PNCA. Also, check to see if it’s ‘convenient’. So, find where you can do laundry, access public transportation, get groceries, supplies, and entertainment. Think about how you will get to and from school, making sure it’s a good situation.
What to look for in an apartment or room in a house
Define the ideal apartment for yourself, then decide what you can and cannot live without. By differentiating what is more important from what is less important, you will be able to compromise accordingly and find a place that is suitable. For example, if size is most important, you may consider compromising on the location of the apartment. Do not compromise your most important values! Have patience; you will find the right place.

When you look at an apartment, ask a lot of questions and inspect the space well. Inquire about the cleaning and security deposits, and if there’s a cleaning deposit make sure that you and the manager do a documented inspection before move-in. Check on the security of the apartment and the building. Open the cupboards, look under the sink, ask whether the heating is gas or electric (electric is often more expensive than gas), and whether the utilities are included in the rent. If they are not included, find out how much the utilities usually run. If the apartment manager does not know, you can call the power and gas companies and they can provide you with this information. Most places are unfurnished, but Portland has many thrift stores where you may find cheap furnishings.

Neighborhoods of Portland
There are nearly 100 officially recognized neighborhoods in Portland. Rather than try to name them all here, we focus on an overview of the quadrants with some details for the neighborhoods that are considered most convenient and desirable to PNCA students.

Getting Oriented
The Willamette River divides the city into east and west. Burnside Street divides the city into north and south. In the NE quadrant, everything from Martin Luther King Jr. Blvd to the river is simply known as North Portland. Numbered streets can help orient you as well. On both sides of the river, the streets closest to the Willamette are lower numbered, and the numbers increase with distance from the river (e.g., 6th Street is closer to the river than 45th Street is, regardless of which side of the river you are on).

NORTHWEST
Pearl District: This is home to the PNCA campus, ArtHouse, and many of Portland’s art galleries. Lofts and apartments are available, but many of them are expensive or very expensive.

Northwest District: An easy commute makes this an attractive place to live for PNCA students. This area has many distinctive older apartment buildings, with rents ranging from moderate to expensive. The Northwest neighborhood also has a thriving community with several shops, restaurants, and groceries. It is very convenient, but parking can be difficult.

SOUTHWEST
Goose Hollow: This area contains a wide variety of housing options in the moderate to expensive category, including apartments in the converted Blitz---Weinhard mansion on SW Market Drive.

Downtown: Most of the housing available in the downtown area is apartment style and can run from moderate to expensive.
NORTHEAST

Hollywood and Grant Park: A wide variety of affordable housing options are available in the Hollywood area, and a few are still available in Grant Park if you have the patience and time to look. The Hollywood area has a transit center with cross-town and downtown bus access, as well as the MAX light rail line. This is also a densely populated area with several shops, grocery stores, entertainment and fitness centers.

Irvington and Lloyd Center: While rent tends to be a little more expensive here than in the Hollywood District, Irvington has some of the city’s most beautiful multiplex conversions and it is conveniently located near shopping and transit lines. Lloyd Center is near Irvington, though closer to the business areas. It is less residential in feel, and prices tend to be less expensive.

SOUTHEAST

Brooklyn: A quiet residential area comprised of small and medium-sized single family houses that range from inexpensive to moderate in rent. This is a good place if you want to find a house and get together a bunch of friends to room with.

Hawthorne: This diverse and active neighborhood, spans an area from 12th to 50th Streets, and radiates approximately ten blocks on either side of Hawthorne Street. This is an area where you can find affordable housing and a thriving business community.

Inner Southeast: North of the Hawthorne are a number of large apartment buildings where a wide variety of inexpensive housing can be found.

NORTH PORTLAND

Rents here tend to be very reasonable, although some of the areas can be pretty run down. You can find very nice houses and apartments to rent in Overlook, University Park, Kenton and Swan Island areas. North Portland is also close to Sauvie Island, where you will find farmers’ markets and beaches along the Columbia River.

Resources

On-Line:
PadMapper http://www.padmapper.com/search/apartments/Oregon/portland/
Rental Data http://www.rental-data.com
Craig’s List http://portland.craigslist.org

Newspapers:
Oregonian: (daily; Sunday edition is best)
Willamette Week: (Free weekly Wednesday publication)
Portland Mercury: (Free weekly Thursday publication)

Utilities and Public Assistance:
Northwest Natural (Gas) https://www.nwnatural.com/ContactUs 503-226-4210
Tri-Met (public transportation) http://trimet.org/ 503-238-743
Food Stamps http://dasapp.oregon.gov/statephonebook/ 503-646-9952
Housemates
PNCA maintains a list of students looking for housemates. To get on this list, email residence_life@pnca.edu.

http://www.EasyRoommate.com is a database of people searching for shared housing opportunities in Portland.

There are also various bulletin boards that list shared housing opportunities. PNCA maintains one, by the back entrance of the main campus building. Portland State University has a board in the Smith Memorial Student Center, located between Park and Broadway and between Harrison and Montgomery in downtown Portland.

Rental Checklist
How much do you pay up front?
How much is non-refundable?
Is there a cleaning deposit?
Run the tap water, flush the toilet, and look for leaks.
Is the heating gas or electric?
Are utilities included in the rent?
How much do the utilities usually run?
Is the refrigerator in clean condition?
Is it cold?
Do the stove and oven work?
Does the smoke alarm work?
What is the procedure for letting people into the building?
Does the manager live in the building or nearby?
Are there any curfew rules?
Is there a policy for noise control at night?
What can you do to decorate (nails in the walls, paint the walls)?
What are the garbage and recycling procedures?
Where is the nearest place to do laundry?
Can you get fresh air and natural light?
Is parking available on site? How much does it cost?

Property Managers
These property management companies own and manage multiple properties in various parts of town. This is just a partial list and does not constitute any endorsement by PNCA.

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<tr>
<td>Princeton Property Management</td>
<td><a href="http://www.princetonproperty.com/">http://www.princetonproperty.com/</a></td>
<td>503.794.9004</td>
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<td>Bristol Equities</td>
<td><a href="http://www.bristolequities.com/index.php">http://www.bristolequities.com/index.php</a></td>
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<td>City Houses</td>
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<td>Blue Stone and Hockley</td>
<td><a href="http://www.bluestonehockley.com/">http://www.bluestonehockley.com/</a></td>
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