- Participants' video, microphones, and chat are disabled in this Zoom webinar format.

- Please hold your questions until we prompt you to type them in. This helps us be more efficient with the Q & A section at the end. Our panelists have prepared a very thorough presentation and have tried to anticipate your questions.

- Use the Q & A feature in your controls to submit questions after we prompt you.

- The recorded webinar and slide deck will be available next week at https://srss.tulane.edu/off-campus-living.

- If you have additional questions after the webinar, please email offcampushousing@tulane.edu and we will point you in the right direction.

# TULANE UNIVERSITY PRE-ARRIVAL WEBINAR: OFF-CAMPUS HOUSING

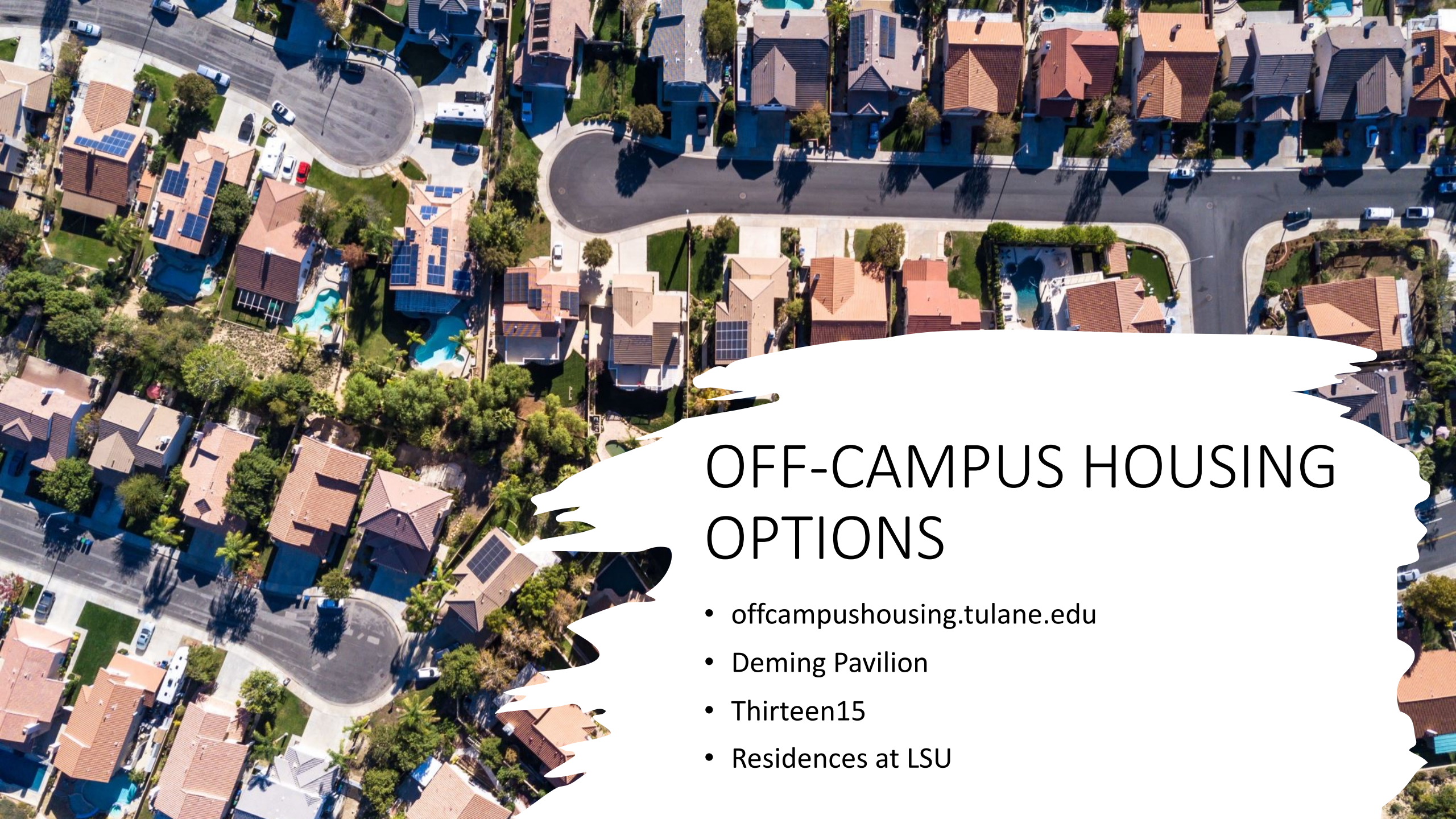
## Fall 2024

# PRE-ARRIVAL WEBINAR: OFF-CAMPUS HOUSING

**This webinar aims to educate the audience on what to consider when moving to New Orleans to attend Tulane University. Our panelists will cover ways to locate off-campus housing, things to consider before signing a lease, safety and security, setting up utilities, transportation, emergency preparedness, and being a good neighbor.**

# PRESENTERS

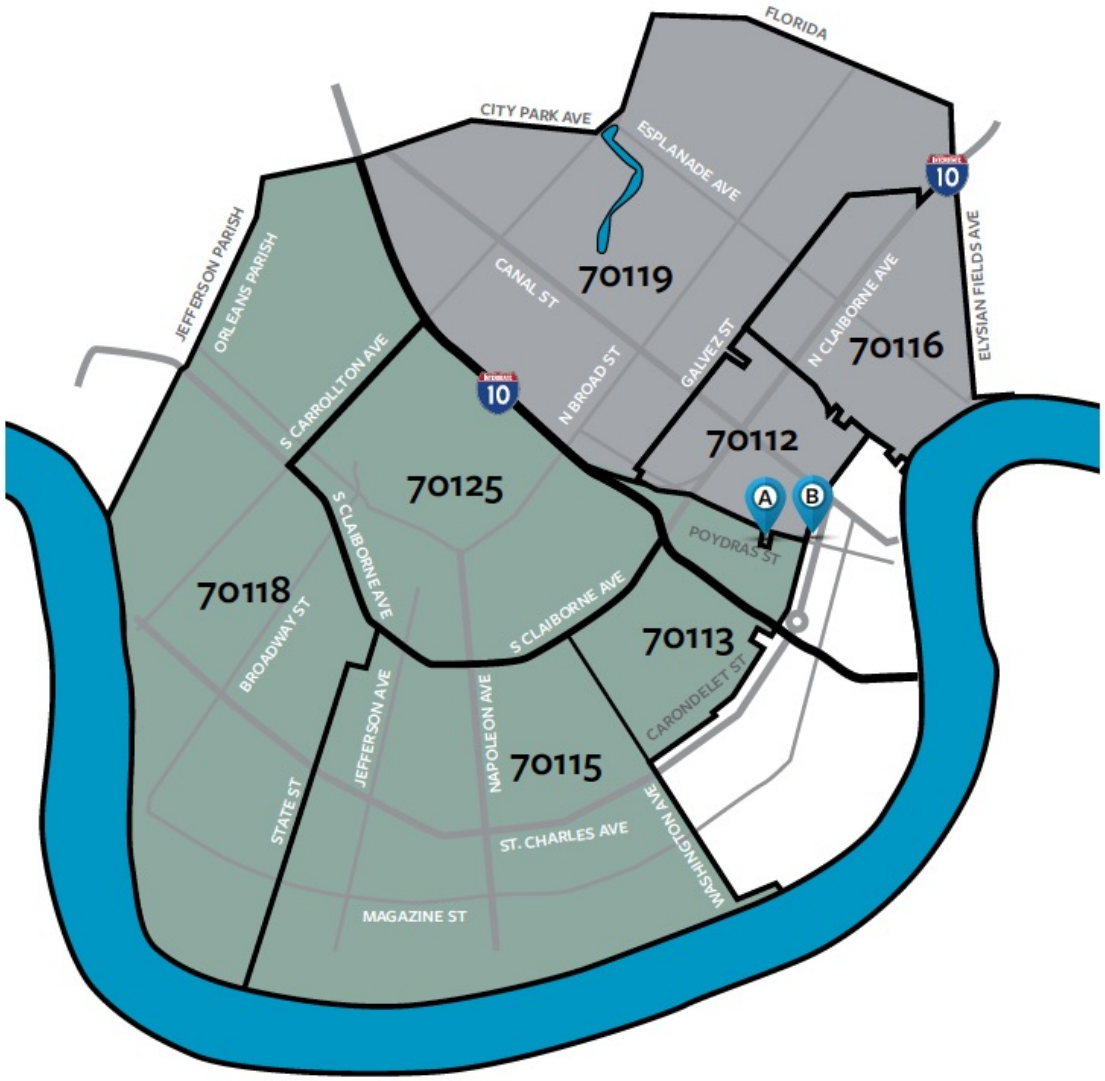
- Catherine Tyner, Assistant Dean of Students
- Anthony Dominguez, Captain Support Services-Tulane University Police Department
- Justin Reid, International Student Engagement Manager-Office of International Students & Scholars
- Gregory Nichols, Esq., Civil Program-Tulane University Legal Assistance Program
- Donald Veals, Assistant Director-Emergency Preparedness & Response
- Margaret E. Martin, JD, Director-Office of Student Conduct



# OFF-CAMPUS HOUSING OPTIONS

- offcampushousing.tulane.edu
- Deming Pavilion
- Thirteen15
- Residences at LSU

# ZIP CODES NEAR CAMPUS




## ZIP CODES NEAR CAMPUS

**Near Uptown Campus**

- 70118
- 70115
- 70113
- 70125

**Near Downtown Campus:**

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

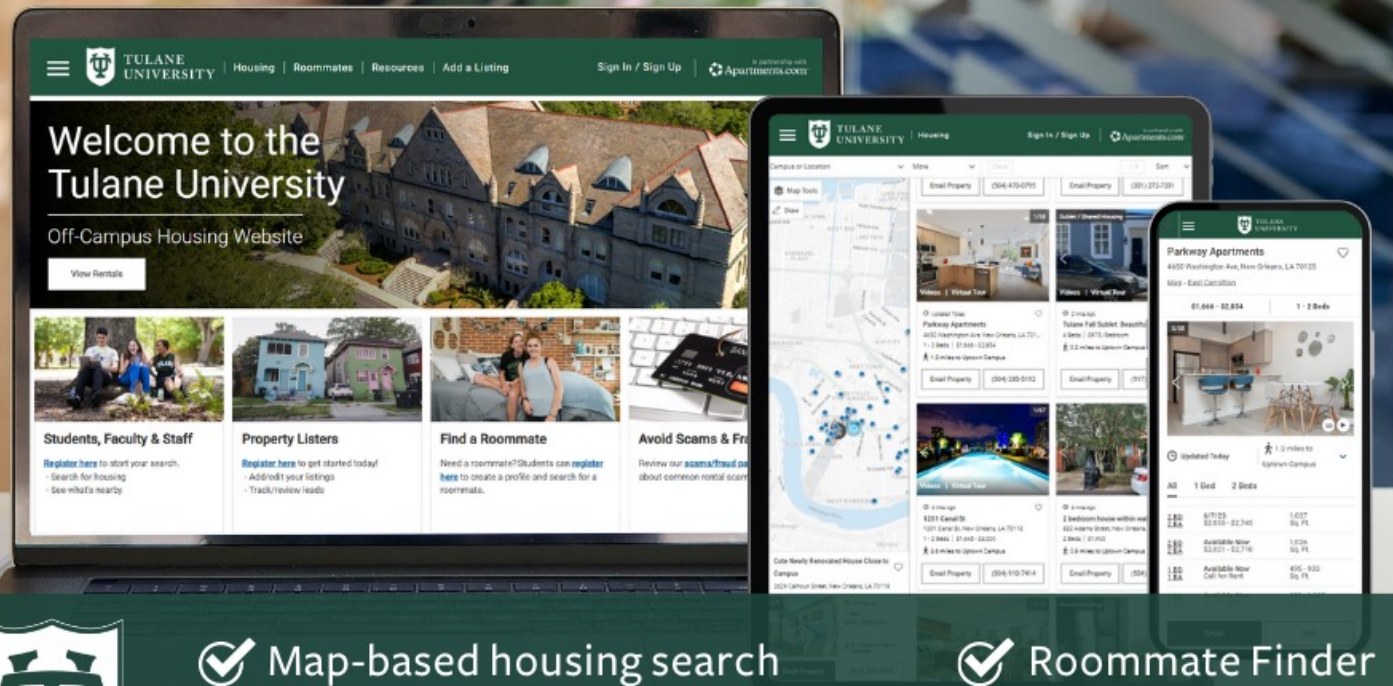
# OFF-CAMPUS HOUSING OPTIONS

## Off-Campus Housing Website

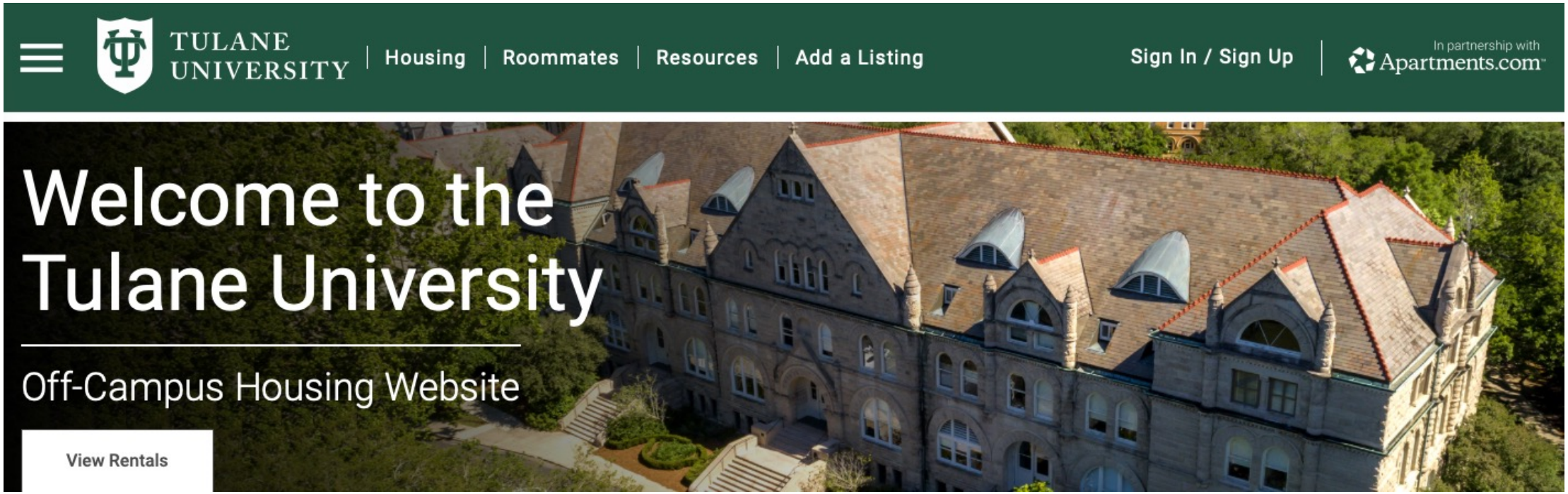
# Need Off-Campus Housing?

Check out the **new** Off-Campus Housing Website!

offcampushousing.tulane.edu




- Map-based housing search
- Roommate Finder
- Renter need-to-know resources
- Sublet options


TULANE UNIVERSITY
Housing
Roommates
Resources
Add a Listing
Sign In / Sign Up
In partnership with Apartments.com
Welcome to the Tulane University
Off-Campus Housing Website
View Rentals

# Sign In

## Students, Faculty & Staff

Sign In with your TU SSO credentials

## Property Listers & Guests

(users without TU **SSO credentials**)

Username

Enter username

Password

Enter password

☐ Remember Me

Sign In

Forgot username/password?

## Account Settings

Profile

Email Addresses

Subscription

## Housing

Add Listing

My Housing Search

## Roommates

Add My Roommate Profile

My Roommate Search

My Favorites (0)

# My Account

View Rentals | Roommate Search

Edit account

Add a new Listing

# 22 Roommates Found

**Celia B**

Campus: Uptown Campus

I'm an international nondegree student coming from France to New Orleans, where I'll be teaching French at Tulane as a teaching assistant, while takin...

**Carlton-Raymond S**

Campus: Uptown Campus

Hi! My name is Carlton-Raymond. I'm a political science pre-law major. I'm a major foodie and I love learning about different cultures and trying new ...

**Almas K**

Campus: Uptown Campus

Hello there! I'm a Crypto Project Manager from Russia, currently pursuing my MBA at Tulane University. I'm excited about immersing myself in the vibra...

Add Profile

Advanced Search

View Favorites (0)

My Roommate Search

To narrow your search results, select a filter below.

**ROOM**

Have A Place (1)

Need A Place (21)

**WHEN?**

Fall (15)

Summer (3)

Now (3)

Other (1)

**GENDER IDENTITY**

Man (7)

Woman (15)

Campus or Location | Price | Pricing Type | Beds & Baths | Building Type | More | Clear

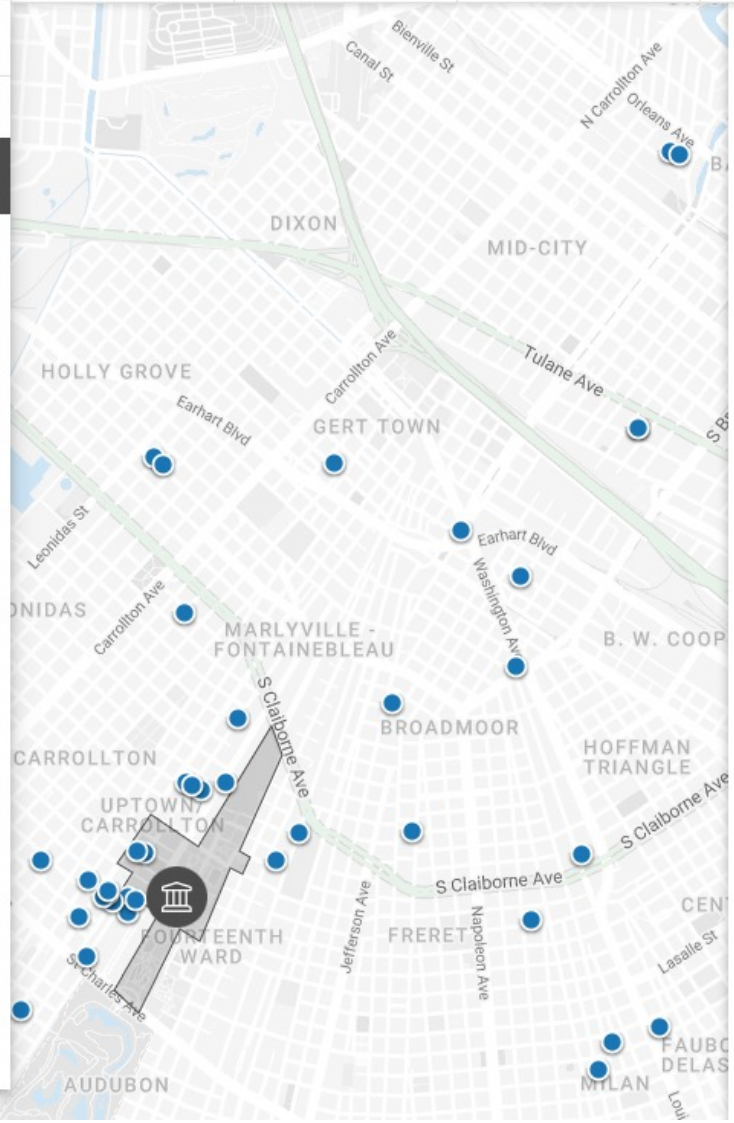
Search by Property Name

**Campus**

- Uptown Campus
- Downtown Campus
- Elmwood Campus

**Location**

- Algiers Point
- Audubon
- Bayou St John
- Black Pearl
- Broadmoor
- Central Business District
- Central City
- City Park
- Dixon




## Off-Campus Apartments for Rent near Upto

73 Rentals Available

1 Day Ago

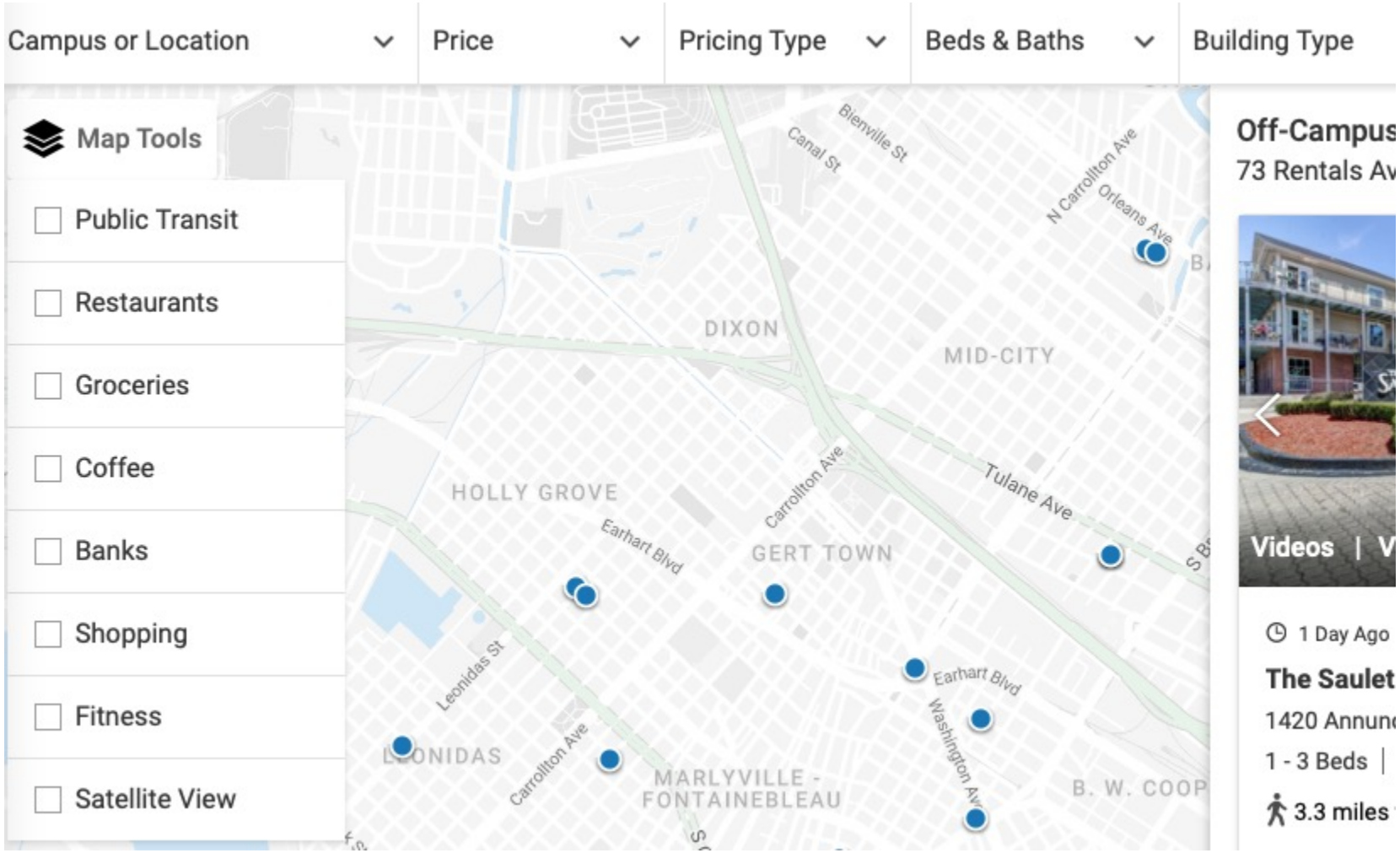
**The Saulet Apartments**

1420 Annunciation St, New Orleans, LA 70130

1 - 3 Beds | $1,347 - $3,578

3.3 miles to Uptown Campus

Email Property | (504) 608-2356


Campus or Location
Price
Pricing Type
Beds & Baths
Building Type
Map Tools
Public Transit
Restaurants
Groceries
Coffee
Banks
Shopping
Fitness
Satellite View
Bienville St
Canal St
N Carrollton Ave
Orleans Ave
DIXON
MID-CITY
HOLLY GROVE
Carrollton Ave
Tulane Ave
Earhart Blvd
GERT TOWN
Leonidas St
Earhart Blvd
Washington Ave
LEONIDAS
Carrollton Ave
MARLYVILLE - FONTAINEBLEAU
B. W. COOP
Off-Campus
73 Rentals Av
Videos | V
1 Day Ago
The Saulet
1420 Annun
1 - 3 Beds |
3.3 miles

Building Type | More | Clear | 0 | Sort

## Move-in Options

- (●) Any
- ( ) Move-in During a Month
- ( ) Move-in now
- ( ) Move-in Between Range

## Lease Information

- [ ] 12-Month Lease (15)
- [ ] Fall Sublet (16)
- [ ] Short-Term Lease (25)
- [ ] Semester Lease (10)
- [ ] Winter Sublet (1)
- [ ] Month-to-Month Lease (5)
- [ ] Spring Sublet (1)
- [ ] 2-Year Lease (3)
- [ ] Academic Year (5)
- [ ] Summer Sublet (9)
- [ ] Flexible Leases (33)

## Number of Occupants

Any

Note: Max occupants may be governed by local law.

## Distance to Campus

Any

## Transportation

- [ ] Near Campus Shuttle Route (0)
- [ ] Near Bus Stop (10)
- [ ] Near Metro or Subway (0)
- [ ] Garage Parking (27)
- [ ] Private Shuttle to Campus (0)
- [ ] Walk to Campus (18)

## Pets

- [ ] Dogs (42)
- [ ] Cats (44)
- [ ] Pets Allowed (45)
- [ ] Pets Not Allowed (0)

## Unit Features

- [ ] Air Conditioning (60)
- [ ] Disability Accessible (9)
- [ ] Dishwasher (59)
- [ ] Extra Storage (22)
- [ ] Fireplace (5)
- [ ] Furnished (41)
- [ ] Hardwood Floors (32)
- [ ] High-Speed Internet (27)
- [ ] Loft (1)
- [ ] Outdoor Rec Space (0)
- [ ] Patio, Balcony, Porch or Deck (20)
- [ ] Smoke-Free (22)
- [ ] Utilities Included (27)
- [ ] Wheelchair Accessible (2)

## Community Features

# What information can we help you find?

Search the knowledge base

Search

**FIND**

**LEASE**

**MOVE**

**LIVE**

# FIND

Sort b

- Apartment Search Checklist
- Student Budget Worksheet
- Roommates - Things to Consider
- Suggested Questions for Landlords
- Tulane University Off-Campus Living Guide
- Keys to Successful Off-Campus Living
- Tulane Resources

# LEASE

Sort by Default

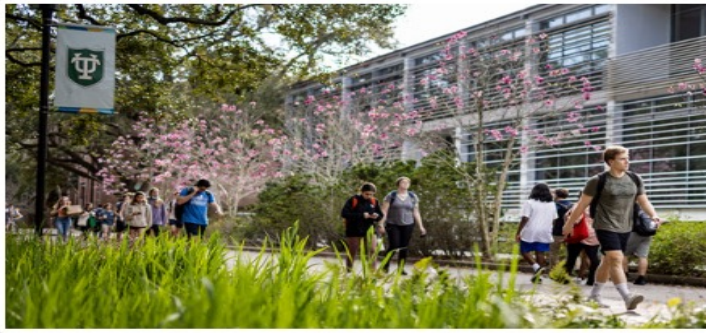
- Student Budget Worksheet
- Roommates - Things to Consider
- Suggested Questions for Landlords
- Sample Roommate/Housemate Agreement
- Tulane University Off-Campus Living Guide
- Tulane Resources

# MOVE

Keys to Successful Off-Campus Living

New Orleans Resources

## New Orleans Resources



**City of New Orleans**

**New Orleans Police Department**

**New Orleans Fire Department**

**New Orleans Trash & Recycling Collection**

**311 Non-Emergency Services**

**211 VIA Link Resources**

**Entergy New Orleans**

**New Orleans Sewerage & Waterboard**

**Regional Transit Authority Bus, Streetcar, & Ferry Routes**

**Bike Easy Bike Maps**

**NOLA Blue Bikes Bike Share**

# LIVE

Sort

- Student Budget Worksheet
- Roommates - Things to Consider
- Sample Roommate/Housemate Agreement
- Tulane University Off-Campus Living Guide
- Keys to Successful Off-Campus Living
- Tulane Resources
- New Orleans Resources

# OFF-CAMPUS HOUSING OPTIONS

## Deming Pavilion

TULANE UNIVERSITY
HOUSING & RESIDENCE LIFE

APPLY GIVE TO TULANE ALUMNI REQUEST INFO VISIT

Information For... Sea

# Graduate Housing

The Bertie M. and John W. Deming Pavilion is Tulane University's graduate housing complex. It is located on Tulane's downtown campus in New Orleans' medical district and offers furnished studio, one and two bedroom apartments.

Accommodations | Amenities | How to Apply | Contract & Rules

Check-In Procedures | About Deming | Contact Us

# Housing Logistics

Please click on the buttons below to get more information about housing logistics.

- Important Dates
- Housing Portal
- Spring Move Out
- Maintenance and Services
- Summer Housing
- Rates and Housing Agreement
- Returning Student Room Selection
- New Student Housing Information
- Forms
- Mardi Gras
- Fall Move-In
- Residency Requirements
- Accommodations
- Room Changes
- Donation Box Policy

# How To Apply

Housing and Residence Life is pleased to offer housing in Deming Pavilion for our Tulane Graduate students and other members of the Tulane and New Orleans community!

Deming Pavilion is conveniently located in downtown New Orleans and has many amenities to make students feel at home.

The application process for Deming Pavilion is online and through our Housing Portal. Once you have logged into the Housing Portal, you will complete the housing application and electronically sign your contract. Once the contract is received by the Management Office, we will review availability and determine if we are able to meet your housing needs. If we are, you'll receive an email containing steps on how to pay your Housing Deposit to secure your housing with Deming Pavilion and complete your move-in paperwork.

The application process will differ based on if you are affiliated with Tulane (a Tulane student with a student ID number) or a Non-Tulane Student (a member of the Tulane/New Orleans community without a student ID number). For additional information on how to apply depending on your affiliation with Tulane, please select the appropriate section below:

---

## Tulane Students

**Step 1:** Visit your Housing Portal and login with your Tulane credentials
**Step 2:** Select 'Tulane Graduate Housing' from the navigation bar
**Step 3:** Select 'Apply' next to the dates you wish to reside at Deming Pavilion
**Step 4:** Complete all steps of the housing application and electronically sign the contract

---

## Non-Tulane Student

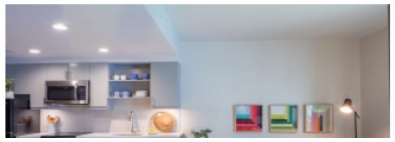
**Step 1:** Visit this registration page to setup your account for the Housing Portal (NOTE: Skip this step if you have already registered and go to the Login Page.)
**Step 2:** Once you have registered, visit the Login Page to login with your credentials
**Step 3:** Select 'Tulane Graduate Housing' from the navigation bar
**Step 4:** Select 'Apply' next to the dates you wish to reside at Deming Pavilion
**Step 5:** Complete all steps of the housing application and electronically sign the contract

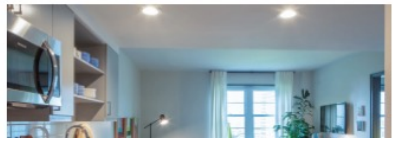
# OFF-CAMPUS HOUSING OPTIONS

Thirteen 15

# HIGH-END APARTMENTS IN DOWNTOWN NEW ORLEANS

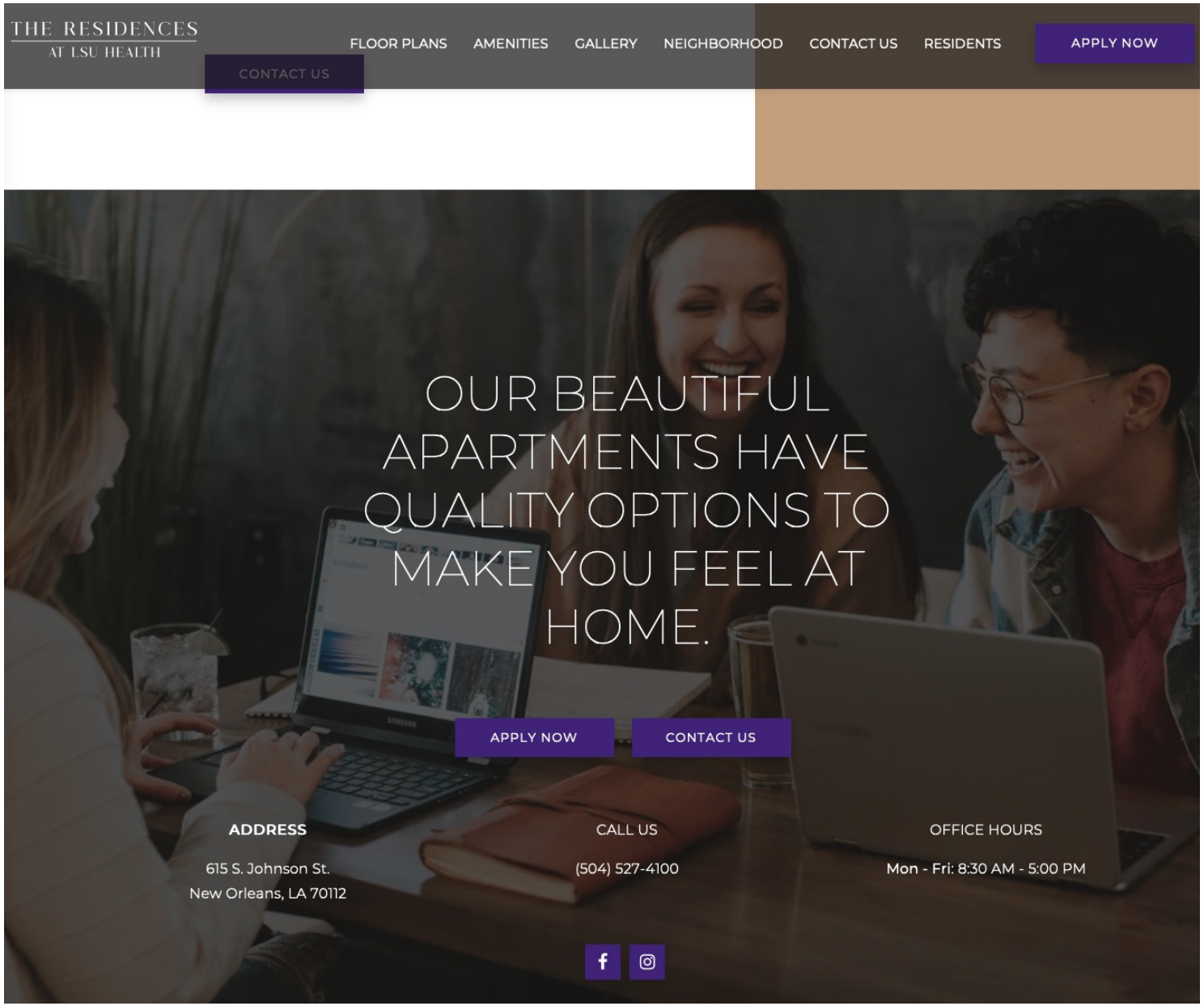
A FRESH VERSION OF TULANE LIVING





# OFF-CAMPUS HOUSING OPTIONS

## Residences at LSU


THE RESIDENCES
AT LSU HEALTH
FLOOR PLANS
AMENITIES
GALLERY
NEIGHBORHOOD
CONTACT US
RESIDENTS
APPLY NOW
CONTACT US
OUR BEAUTIFUL APARTMENTS HAVE QUALITY OPTIONS TO MAKE YOU FEEL AT HOME.
APPLY NOW
CONTACT US
ADDRESS
615 S. Johnson St.
New Orleans, LA 70112
CALL US
(504) 527-4100
OFFICE HOURS
Mon - Fri: 8:30 AM - 5:00 PM

# RESOURCES

- https://offcampushousing.tulane.edu/
- https://housing.tulane.edu/graduate-housing
- https://www.liveattheresidenceslsu.com/
- https://www.thirteen15nola.com/
- https://www.facebook.com/groups/Tulane.Classifieds/

# SAFETY & SECURITY

# SAFETY & SECURITY

The Tulane University Police Department (TUPD) is a full-service law enforcement agency that provides police services to the uptown and downtown campuses. TUPD strives to adhere to the best practices, including nationally recognized standards for the delivery of police services, and is accredited by the Commission on Accreditation for Law Enforcement Agencies (CALEA).

TUPD officers work collaboratively with the New Orleans Police Department and are commissioned and vested with full powers of arrest at all Tulane University properties and within a one-mile perimeter area surrounding the uptown campus. The downtown campus patrols cover an area bounded by S. Claiborne Avenue to Loyola Avenue and Poydras Street to Canal Street. There are also several Tulane University properties outside of this boundary that are checked daily. TUPD officers patrol our campuses and the surrounding communities 24 hours a day, 7 days a week.

# SAFETY & SECURITY

DID YOU KNOW?

Once your lease is signed and with the permission of your landlord, you **can ask TUPD to perform a security check of the apartment. Contact TUPD at police@tulane.edu or call 504-865-5381.**

# SAFETY & SECURITY

Before You Sign

Inspect the residence for fire safety equipment.

Pursuant to New Orleans Municipal Code, all dwelling units should have an operable fire detection system and alarm. Such systems may be hard-wired or battery- operated

The New Orleans Fire Department (NOFD) offers free installation of up to two (2) smoke alarms per residence. The Free Smoke Alarm Installation Program Request Form is available at tulane.it/NOFD

The Tulane University Uptown Campus is in the 6th NOFD District

The Tulane University Downtown Campus is in the 2nd NOFD District

# SAFETY & SECURITY

Review the New Orleans Police Department (NOPD) Crime Map, available at tulane.it/NOPD

The Tulane University Uptown Campus is in the 2nd Police District

The Tulane University Downtown Campus is in the 8th Police District.

Ask friends, neighbors, and current residents for feedback about the landlord and the property. Does the landlord respond quickly to problems, such as a broken appliance? How noisy is the area? Is the property well maintained — inside and outside?

Ask TUPD to perform a free security check of the apartment. Your prospective landlord will need to approve this. To schedule an appointment, contact TUPD at police@tulane.edu or (504)865-5381

# SAFETY & SECURITY – STREET SAFETY

- Avoid walking alone at night. Walk with friends, call TUPD for an escort, or take Tulane TapRide.
- **TUPD Escorts** are available to all Tulane affiliates 24 hours a day, seven days a week. To request a TUPD escort, call: 504-865-5381.
- **Tulane TapRide** provides on-demand service for Tulane community members.
- Be **alert** and be **aware** of your surroundings. Talking on a cellphone or listening to head- phones can make you less alert and an easier target for criminals.
- Stay in **well-lit areas**. Walk the WAVE Way.
- If you are being harassed, try to attract attention to yourself and head toward any well-lit buildings/locations where people are present.
- Always carry **personal identification** (Splash Card, state-issued ID, military ID, etc.).
- Trust your **instincts**. If someone or something makes you uneasy, avoid the person and leave the area.

# SAFETY & SECURITY – HOME SAFETY TIPS

- Always **lock the doors** to your house, even when you are home.
- Contact your landlord immediately if you have any concerns about the security at your house. Landlords are required to provide effective locks for residences.
- Always keep your **windows locked**.
- Leave an **exterior light** on at night.
- Never allow **strangers** to come into your home. Check the identification of sales and service people before allowing them inside.
- Keep your valuables, cash,  and important documents, such as passport, visa, lease, and insurance documents, in a **fireproof and waterproof safe or lockbox** that is kept out of sight.

# SAFETY & SECURITY – HOME SAFETY TIPS

- Plan to take this safe or lockbox with you should you need to evacuate.
- **Record** information about your electronics, including the make, model and any serial numbers in the event they are missing or stolen.
- Purchase a **lock** for your laptop and keep it locked as often as possible.
- If the residence has existing security cameras or other security features, make sure they are in working order and you learn how to access and use them.
- If you come home and see an open door or broken window, do not go in. **Call 911** and wait for the police in a safe place outside of your home.

# RESOURCES

- https://publicsafety.tulane.edu/
- https://emergencyprep.tulane.edu/everbridge-app
- https://publicsafety.tulane.edu/walk-the-wave-way
- https://nola.gov/nopd/

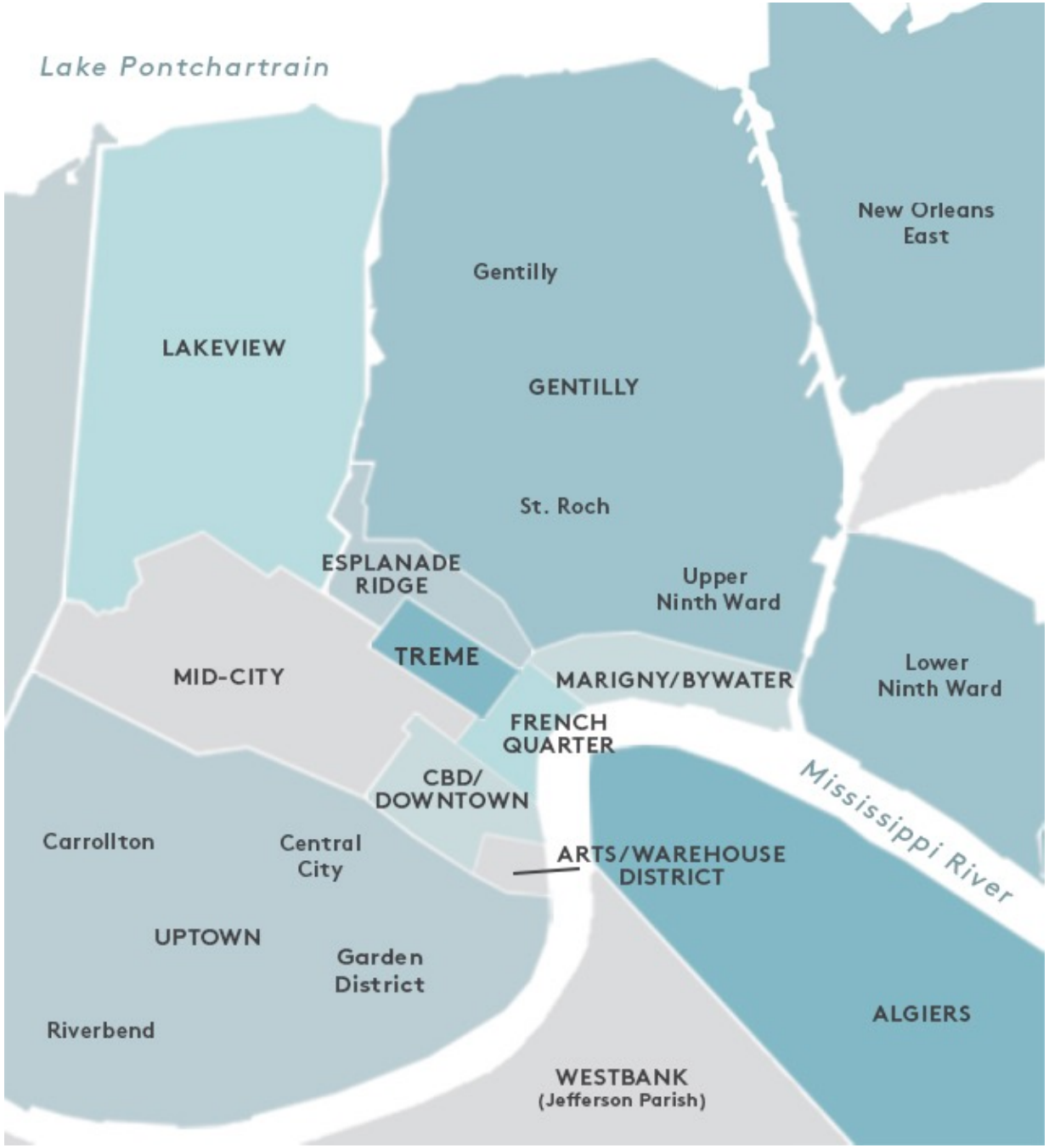
# THINGS TO CONSIDER BEFORE REVIEWING AND SIGNING A LEASE

# TEMPORARY HOUSING RESOURCES

- Can't move in to your lease yet? Still looking? Utilize temporary housing resources!
  - Hostels
  - Short Term Rentals
  - Hotels
    - Tulane affiliate discount: https://tulane.edu/about/visiting-tulane/plan-your-visit/hotel-accommodations
- Visit our website for some options! https://oiss.tulane.edu/temporary-housing-resources

# WHERE DO I WANT TO LIVE?

- Location, location, location
- How will I get to campus?
  - Don’t underestimate how far a “couple of blocks off campus” can feel
  - Can I take advantage of TransLōc?
- Is the neighborhood kept clean? Are the houses and lawns well kept?
  - Check Google street view!




Visit https://www.neworleans.com/plan/neighborhoods/ and learn more about the different neighborhoods in the city!

*not all neighborhoods are featured in this map. locations in Jefferson Parish may be great options too!

# WHAT IS IN THE NEIGHBORHOOD?

- Where will I get groceries?
- Where is the closest pharmacy?
- Are there activities nearby?
  - Parks, music venues, restaurants, bars, etc.

# While Carnival season doesn't start until January, think ahead and be wary of "the box"

*the box is not the only area of the city that sees high traffic during the season. Visit the Mardi Gras website (https://www.mardigrasneworleans.com/) to see where routes are to and to anticipate where you might be impacted by traffic!

Mardi Gras parades are a lot of fun, but moving around during some weeks of parade season can be difficult!

The area highlighted (and the adjacent area around it) has high traffic toward the end of the Carnival season.

If you are looking at living in the vicinity of the Uptown parade routes, do a bit of research online

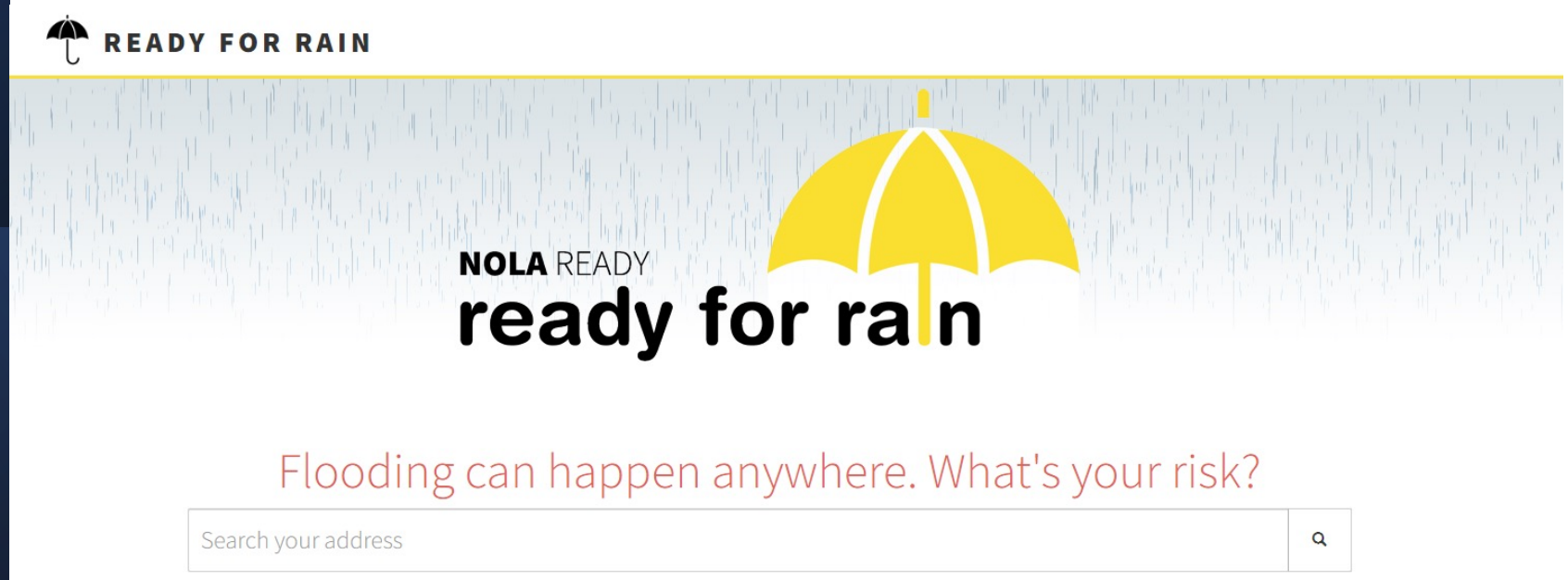
# WHAT IS INCLUDED AT THE PROPERTY?

- Are any utilities included in my rent?
- Is there in-unit laundry? Do I share the laundry unit with other tenants in other units?

# IT RAINS OFTEN! CHECK THE FLOOD RISK OF THE PROPERTY

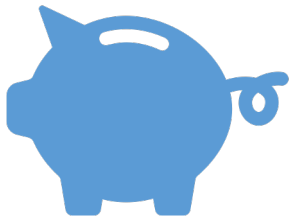
Visit NOLA website:

https://ready.nola.gov/rain/



# HOW MUCH RENT CAN I AFFORD?

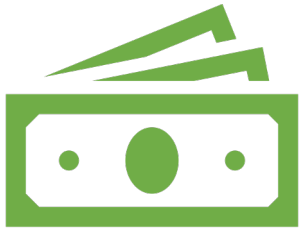
# Different Ways to Finance Your Life during Your Studies



## Student Loans/Savings

Fixed Amount (typically)

Budget by dividing funds by number of months they need to last

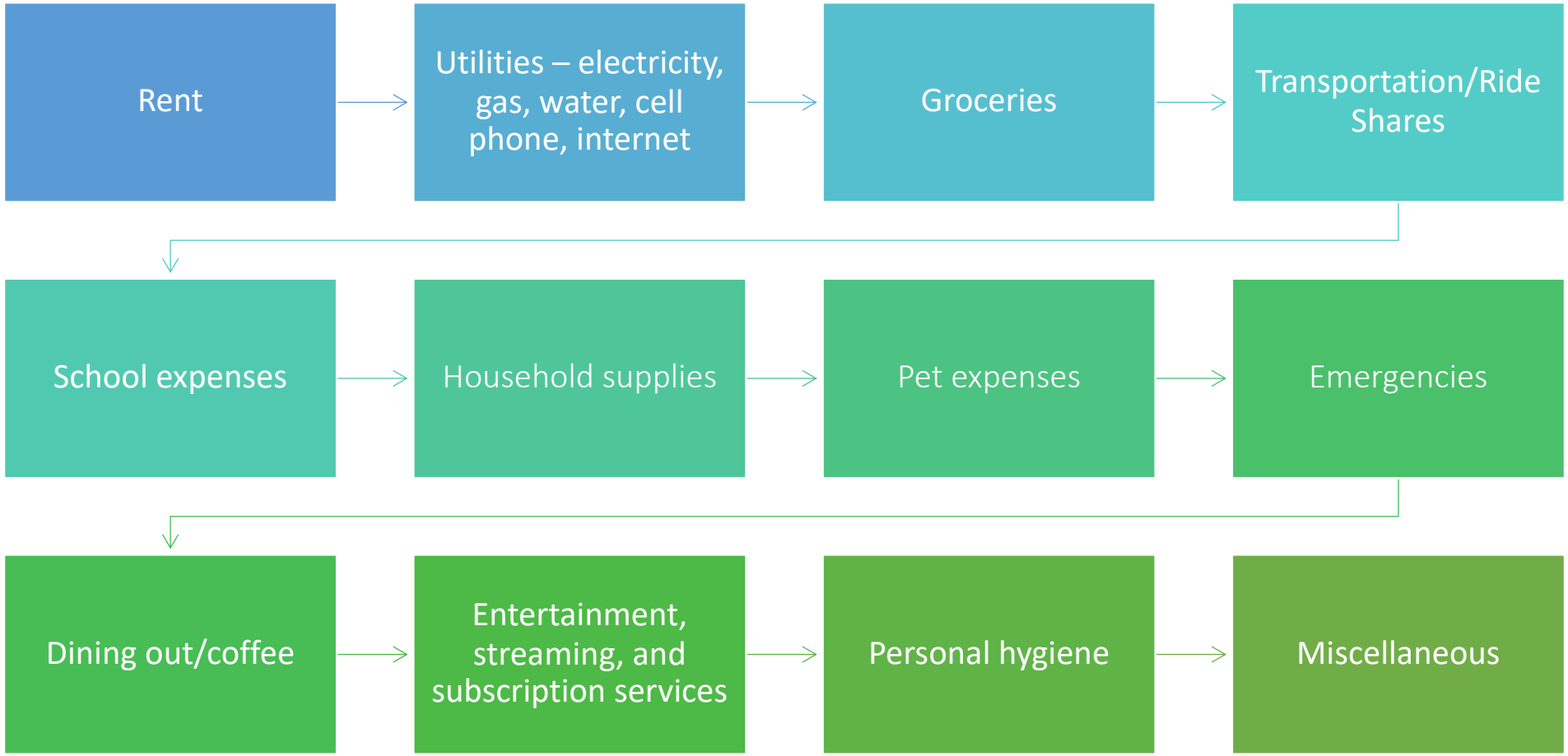


## Stipends/Employment

May have more flexibility to add income

Rules of thumb may work for budgeting

# THINGS TO CONSIDER



# Average Rent in New Orleans

Last updated March 2024

| Average Rent | Average Apartment Size |
| --- | --- |
| $1,375 | 897 sq. ft. |

## New Orleans, LA apartment rent ranges

- $501–$700: 1%
- $701–$1,000: 34%
- $1,001–$1,500: 31%
- $1,501–$2,000: 19%
- > $2,000: 14%

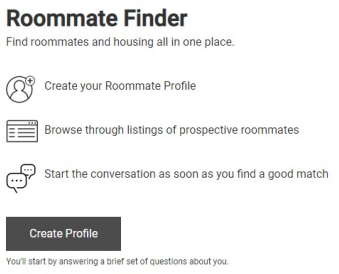
# Average Rents in New Orleans and Metairie

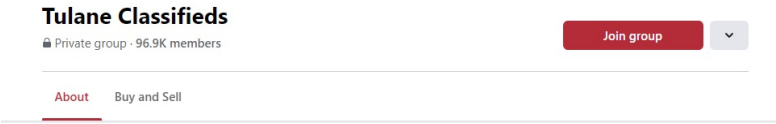
| City | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom |
|---|---|---|---|---|
| New Orleans | $1,352 | $1,558 | $1,978 | $2,441 |
| Metairie | $1,320 | $1,097 | $1,399 | $2,130 |

From https://www.zumper.com/rent-research/new-orleans-la and https://www.zumper.com/rent-research/metairie-la

# WHERE TO FIND ROOMATES

- Check with your admitting department if they have a group for new students
- Use the Off-Campus Housing Portal Roommate Finder
- Check Tulane Classifieds Facebook page





# CHOOSING A ROOMMATE

If you are planning to live with roommates/housemates, it is important to spend some time determining what is important to you.

Before you decide on roommates/housemates, you should consider a few important factors, including temperament and reliability.

Before agreeing to share your living space, chat with them and make sure that you can live together comfortably.

# THINGS TO CONSIDER

Make sure that temperaments match

Schedules that fit your needs

Make sure they can pay their share of rent/utilities

# THINGS TO CONSIDER

Similar cleanliness habits

Good communication

Shared interests

# SIGNING A LEASE

# TULANE UNIVERSITY LEGAL ASSISTANCE PROGRAM (TULAP)

- **TULAP** is a legal services program funded by the Tulane Undergraduate Assembly. TULAP provides **free legal advice** and low-cost representation to current Tulane University students, staff, and faculty. TULAP also provides free notarial services and information regarding legal rights. TULAP cannot represent one member of the Tulane community against another, as that would present a conflict of interest.
- Please note that TULAP's services are available **ONLY** to current Tulane students, faculty and staff. The clinics are open during the academic year but closed during final exams, breaks and other university holidays. You MUST provide a Tulane email address to make an appointment.
- TULAP University Square
  200 Broadway Street, Suite 212 New Orleans, Louisiana 70118 504-865-5515 tulap@tulane.edu tulane.it/TULAP

# SIGNING A LEASE

Before signing a lease, you should know the answers to these questions:

- How long is the lease term?
- What is the security deposit and is it refundable?
- What is the monthly rent? What is included in this price? (utilities, lawn care, internet/cable)
- When is rent due and how do I pay it?
- What is the penalty for late payment?
- Is there 24/7 maintenance, if I have an emergency?

# SIGNING A LEASE

Questions continued:

- What are the rules for personalizing my apartment?  (hanging things on the walls, painting etc.)
- How much notice will I be given before someone enters my apartment?
- How often are the locks changed?
- What will you do to prepare the apartment before I move in?
- What are the penalties for breaking the lease should something come up?

# REVIEWING & SIGNING YOUR LEASE

**Information to know before signing**

- Read your lease thoroughly before signing.
  - What does all this mean? If you aren't sure, consult a lawyer.
  - Make sure the lease is complete. Anything not in the lease is not binding, even if your landlord orally agrees to it.
- Emergency and non-emergency maintenance issues:
  - Tenant's obligation to report dangerous conditions.
  - Landlord's right of access for repairs, maintenance, inspections
- Landlord's liability and renter's insurance
- Recording your lease: what it protects, and what it doesn't.

# REVIEWING & SIGNING YOUR LEASE

"Background check" your landlord and apartment

- If possible, inspect the apartment and check out your neighborhood. Does it seem unsafe? A bad neighborhood is not a valid reason to void your lease.

- If possible, speak to the current tenants about the landlord. If you can't personally visit before you sign because you are not in town, consider having a friend who is here visit for you. Ask the landlord for permission to call current tenants to ask about their experience.

- Trust your instincts! There are a lot of shady slumlords in New Orleans, but there are also a lot of good ones. If something feels off, don't be afraid to walk away.

# LEASE

- Take pictures, pictures, and more pictures! Take pictures before you move in and, again, after you have moved out your belongings.

- Provide timely notice to your landlord before moving out. Check your lease on how much advanced notice you need to give.

- Time passes and things change. Don't fall into the trap of thinking it's "illegal" to try and modify or even break a lease if the need arises. Like rules, contracts are meant to be broken. Our Civil Code accounts for this.

# LEASE

- If you and your landlord agree to end the lease early, make sure the agreement is formalized in a supplemental contract called an addendum.

- If you need to move and your landlord refuses to negotiate, talk to a lawyer first to see what you need to do to protect yourself.

- Time passes and things change. Don't fall into the trap of thinking it's "illegal" to try and modify or even break a lease if the need arises. Like rules, contracts are meant to be broken. Our Civil Code accounts for this.

# LANDLORD-TENANT LAWS

- Be sure you obtain a **signed copy** of the lease at the time you and the landlord sign it.
- If you are going to share your housing with roommates, be sure that **all the roommates sign the lease**. Only those people whose names are signed to the lease are ultimately responsible for rent, damages, or other liabilities.
- Unless the signed lease provides otherwise, Louisiana law states that roommates are considered as **joint obligors**, which means that each roommate can be held liable for the full amount of the lease, not just their individual share.
- Be sure that any **changes** to the lease are **written** into the lease and initialed by both parties.
- If possible, we suggest that you **NOT** sign any lease containing the following clauses, as they can severely restrict your rights: • Lessee waives Lessor's liability for any defects on the premises • Lessee is liable for attorney's fees
- You should **be aware** that very large corporate landlords are totally inflexible about making changes in their lease forms

# RENTING FROM ABROAD-THINGS TO CONSIDER

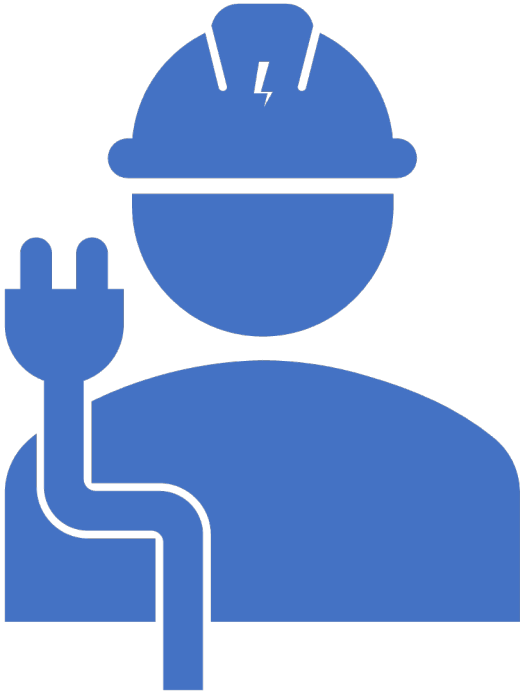
- Renting from abroad presents unique challenges: inspecting the apartment, negotiating the lease, shorter lease term, and getting back your deposit.
- Since most leases are signed for one year, consider looking for a one semester sublease offered by another student.
- Some landlords prey on international students to keep their deposits knowing that they are unlikely to return to the US to go to court.
- If you are back home and your landlord refuses to return your security deposit, you can meet with TULAP virtually to act on your behalf.
- Find a "Louisiana buddy" you can assign your rights to if the need arises.

# RESOURCES

- https://law.tulane.edu/tulap
- https://risk.tulane.edu/content/personal-property-or-liability-insurance
- https://governmentrelations.tulane.edu/sites/default/files/Off-campus_guide_F2022.pdf
- https://www.getrentcheck.com/
- https://law.tulane.edu/tulap/landlord-tenant

# SETTING UP UTILITIES

- Electricity and Gas: Entergy New Orleans. in New Orleans, or Entergy Louisiana. for surrounding communities, such as Metairie, Jefferson Parish, and St. Bernard Parish.
- Water and Waste Removal: Sewerage & Water Board of New Orleans, the Jefferson Parish Water Department, or the St. Bernard Parish Water and Sewer Department.
- Internet and cable TV access (which providers are available to you may vary by neighborhood, be sure to do your research before signing any contracts): Cox Internet and Cable TV, AT&T, Spectrum



# PUBLIC TRANSPORTATION & BIKING

# TULANE UNIVERSITY SHUTTLES & TRANSPORTATION

- For information and service alerts, visit shuttles.tulane.edu, email shuttles@tulane.edu or call 504-314-7433 (RIDE). All our buses are equipped with bike racks, are ADA accessible, and can accommodate a wheelchair.
- Shuttle lines:
  - **Diboll Green Line** - Connects the downtown campus to the Diboll Garage on the uptown campus Monday – Friday.
  - **Commons Green Line** - Connects the downtown campus to the Commons on the uptown campus Monday – Friday.
  - **Green Wave Line** – Connects various class, administration and residence buildings on the downtown campus Monday – Friday
  - **Weekend Red Line** - provides transportation between Deming Pavilion, Thirteen15, and the uptown campus on Saturdays and Sundays.
  - **Makin' Groceries Line** – new! provides transportation on alternating Sundays from uptown and downtown campuses to a variety of grocery stores
- TransLōc
- Please note that lines and service may change from year to year.

# PUBLIC TRANSPORTATION

- New Orleans Regional Transit operates the network of buses and streetcars that traverse the city. More information can be found at norta.com.
- All RTA passes are available for purchase in Campus Services, LBC Suite 107. 1-Day Jazzy Passes are available for purchase in Campus Services, Tidewater 803.

# BIKING

- Obey all traffic laws
- Ride on the road
- Ride in the direction of traffic
- Use lights at night
- Wear a helmet!
- When on campus, bicyclists should always lock their bikes in designated bike racks when not in use. We recommend always using a U-lock to mitigate thefts

For more information visit:

- bikeeasy.org
- Bicycle Security and Safety
- Louisiana Bicycle Laws

# HURRICANE EMERGENCY PREPAREDNESS

# OFFICE OF EMERGENCY PREPAREDNESS & RESPONSE

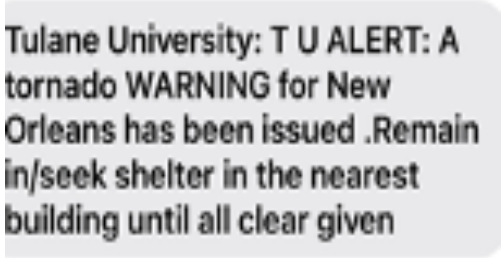
- We help prepare, help prevent, and respond to incidents at Tulane University.
- We perform annual risk assessments, trainings, create emergency plans, and constantly think of all things that could cause business and learning interruptions.

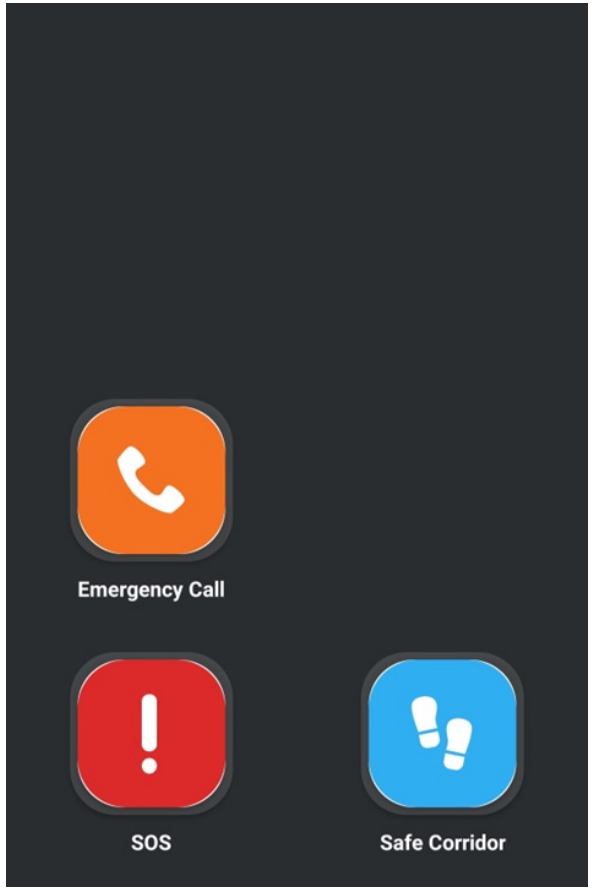
# ALL-HAZARDS PREPAREDNESS

- Each year we prepare for the most likely scenarios that might affect the university.
- Some example hazards:
  - Active shooter
  - Severe weather
  - Fire
  - Bio/chemical spill
  - Pandemics
  - Boil water advisories
  - Hurricanes

# EMERGENCY COMMUNICATIONS

- Emergency website: http://emergency.tulane.edu
- Mass Notification System – Everbridge
- Email
- Text – make sure your correct mobile number is in Gibson
- Voicemail
- ALERTUS
- Blue Light Sirens on campus
- Social media: @TulaneEmergency on Facebook and Instagram



# EVERBRIDGE APP

Everbridge is Tulane University's emergency notification system. In an emergency, Everbridge sends messages via telephone, text message, email and app notification.

*How does the Everbridge app work?* Once you register with your Tulane credentials, the Everbridge app will give you the ability to communicate via text, emergency call button and the ability to send photographs of suspicious persons/events directly to Tulane University Police Department (TUPD).

*Virtual Escort (Safe Corridor)* - Safely walk on campus by leaving a breadcrumb of your locations. If you don't check-in, an SOS will automatically trigger an emergency request to TUPD.

*Emergency Call Button (SOS)* Through a mobile device, a user can send an alert to TUPD with one click, automatically providing student information and GPS location.

The Everbridge app can be downloaded from the Google Play or Apple App Store.

# HURRICANE EVACUATION PLAN

- Update all information in the Gibson Portal including all emergency contacts and your evacuation plan

https://gibson.tulane.edu/tulane/legacy/storm_plan

- Evacuation Policy Link: https://policy.tulane.edu/policy-library

# HURRICANE 101

Hurricane season is June 1 – November 30.

- Atlantic Ocean:
  - Typically we see these form 7+ days before landfall.
  - Approximately 5 days before landfall we start to have a good sense of the storm's path and projected landfall area.
- Gulf of Mexico:
  - Typically we see these form approximately 4 days before landfall.
  - Decision to close and evacuate or close and shelter in place made as soon as possible once projected path is known.
- Hurricane Hazards:
  - High winds
  - Storm surge
  - Heavy rainfall and inland flooding.
- Hurricane impacts:
  - Power outages
  - Loss of internet service
  - Boil water advisories/pumping station issues
  - Flooding
  - Supply chain disruption/interruption
  - Fuel shortages

# WHAT WILL TULANE DO?

- Close and shelter in place:
  - *Remote classes or cancel classes, cease normal business operations, and shelter on-campus residents in their residence halls*
  - *Expected impacts to New Orleans and Tulane are manageable*
- Close and evacuate:
  - *Cancel classes, cease normal business operations, and everyone MUST evacuate*
  - *Expected impacts to New Orleans and Tulane are significant*
    - *We can declare a mandatory evacuation even if the City of New Orleans does not*

**** In the first two options, we will run shuttles to the airport*

- Nothing:
  - *Storm forecast area does not include New Orleans*
  - *No expected impacts to New Orleans or Tulane*

# SHELTERING IN PLACE – OFF CAMPUS STUDENTS

- Very likely will lose power. Power can be off for days to weeks.
- Boil water advisory and sewerage pumping station issues possible.
- Students will need to ensure they have bottled water, non-perishable food items, flashlights, batteries, etc.
- Sheltering on campus cannot be guaranteed.

# EVACUATING – OFF CAMPUS STUDENTS

- Personal evacuation plans must be submitted by July 15.
- Do **NOT** rely on the university to evacuate you. The university is **NOT** your primary plan.
- Tulane will run shuttles to the New Orleans airport until approximately 1 day before landfall.
- Your plan can change.

# PERSONAL PREPAREDNESS

- Develop a personal evacuation plan:
  - Where will you go?
  - When will you make the decision to stay or leave?
  - How will you travel out of the city? Rail and bus transportation will not be available options if the city institutes a mandatory evacuation.
  - Who is your designated out-of-town contact?
  - Remember to include your pets and family members in your plan.

# EMERGENCY GO-BAG

- Personal:
  - Medications
  - Toiletries
  - Important documents in waterproof bag
- Essentials:
  - Cash
  - Battery chargers
  - Multi-tool
  - Can opener
  - Battery operated or manual radio
  - Cell phone with charger
- Other considerations:
  - Infant supplies, if needed
  - Pet supplies, if needed
  - Duct tape
  - Zip-Loc bags

# POST-STORM ACTIONS

- Follow ***all*** instructions from Tulane administration
  - Instructions and updates will be sent via email
  - Check tulane.edu/emergency for latest information

- Do ***not*** return to any of the university's campuses or buildings (leased or owned) until expressly told you may do so
  - Do **NOT** put yourself or the damage assessment team in danger by returning to a building
  - Buildings may have power but that does not mean it is safe to occupy

- Be prepared to work/attend classes remotely for multiple days or longer post-storm

# CONTACT US

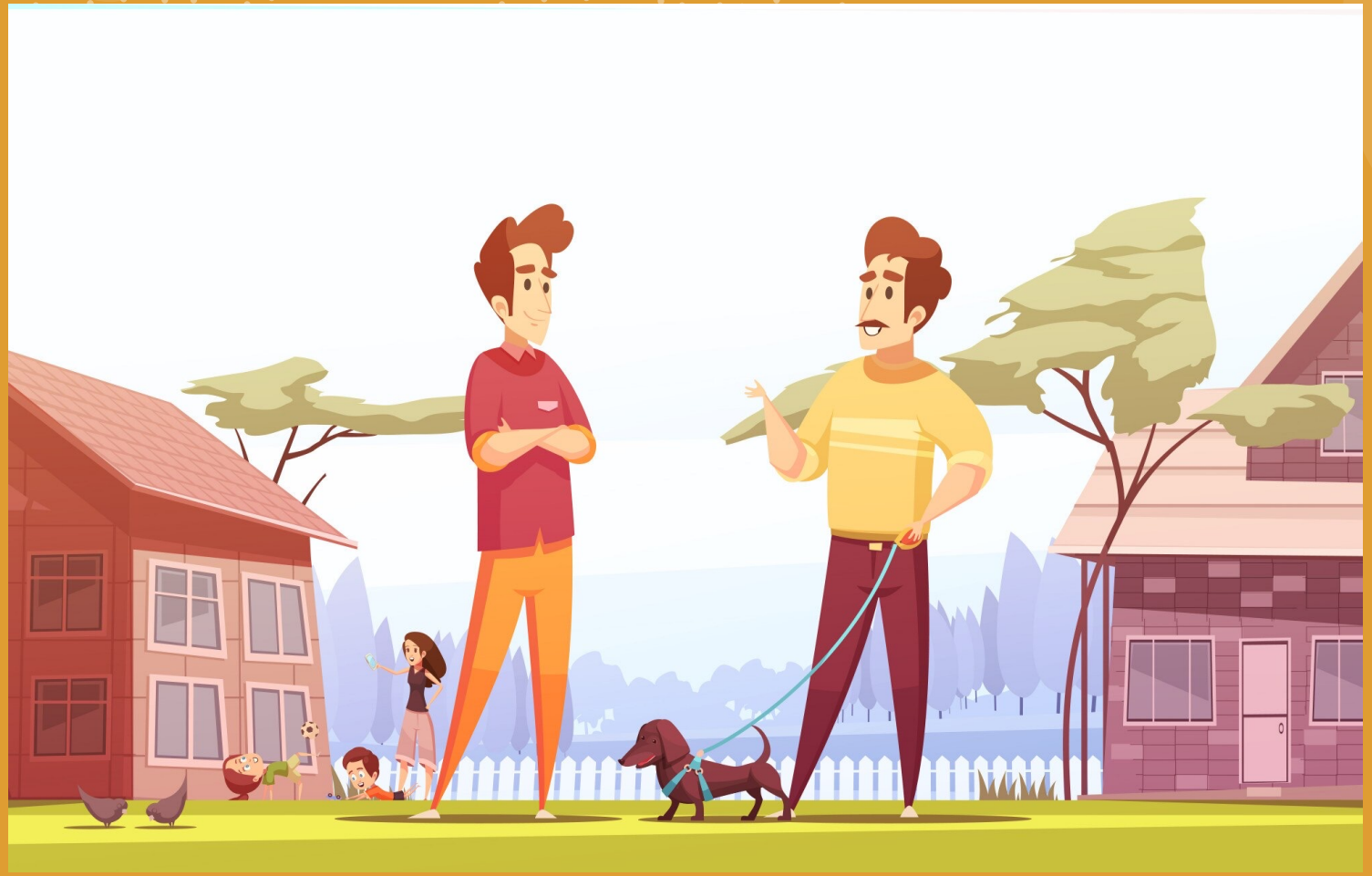
- Emergency Preparedness & Response Staff
  - Jarrod Sullivan, Executive Director Emergency Preparedness & Response jsulliv@tulane.edu
  - Meredith Beers, PhD, MPH, Associate Director Emergency Preparedness & Response meredith@tulane.edu
  - Donald Veals, LEM, Associate Director Emergency Preparedness & Response donald@tulane.edu
  - Department email emergencyprep@tulane.edu

- Follow us on social media @TulaneEmergency
- Check out our website: emergencyprep.tulane.edu

# RESOURCES

- https://emergencyprep.tulane.edu/ Office of Emergency Preparedness & Response
- https://emergencyprep.tulane.edu/emergency-communications-system
- https://ready.nola.gov/home/ NOLA Ready
- https://getagameplan.org/ Governor's Office of Homeland Security & Emergency Preparedness
- https://www.ready.gov/hurricanes U.S Department of Homeland Security

# BEING A GOOD NEIGHBOR



# BEING A GOOD NEIGHBOR

- While the number of neighborhoods in New Orleans is debatable (the official map has 73), it is not debatable that New Orleanians love their respective neighborhoods and the city. There are **six** different neighborhoods adjacent to our **uptown** campus and **five** adjacent to our **downtown** campus. Each of these has unique characteristics, but they are all residential.
- Understanding that you are now a part of a residential community is one of the most important aspects of living off campus. There are **new expectations** and **responsibilities** that come with living in neighborhoods. Noise, trash and unsafe living conditions affect people who live in and visit our neighborhoods.
- It is important to become **familiar** with your **rights and responsibilities** as a citizen and neighbor, with the university's expectations of you as an off-campus student resident, and with local laws and resources that will assist you in living off campus.
- Additionally, we hope you experience the unfathomable fullness New Orleans — and all its neighborhoods — has to offer. From our legendary restaurants and numerous festivals to enjoying Audubon Park and listening to local musicians at Wednesday at the Square, there is something for everyone.
- Meet your **neighbors** as soon as you move into your new home and exchange contact information. Listen to their experiences with former residents and commit to keeping **communication** open during your lease. If there is a problem in the future, it's easier to discuss it with someone you already know.

# BEING A GOOD NEIGHBOR

- Living off campus is a very different experience from living in a university residence hall.
- Living in a New Orleans neighborhood is an exciting privilege that brings independence and requires responsibility.
- The neighborhoods surrounding Tulane are full of diverse people whose lifestyles, schedules, and living arrangements may vary greatly from yours.
- Residents of the historic neighborhoods around Tulane maintain and expect a high quality of life. They expect you, as a neighbor, to uphold and maintain that high quality too.

# BEING A GOOD NEIGHBOR– CODE OF STUDENT CONDUCT

- All students are required to know and abide by the **Tulane University Code of Conduct**. If students are found to have violated the Code of Conduct, appropriate disciplinary consequences may result. The Code of Conduct **extends** to behavior off campus. Additionally, violations of state or local laws by Tulane University students are addressed by the Office of Student Conduct.
- Visit **conduct.tulane.edu** for more information.

# BEING A GOOD NEIGHBOR – NOISE ORDINANCE

Being a Good Neighbor means abiding by the city's **quality of life ordinances** regarding trash and noise.

- The New Orleans Municipal Code prohibits any **noise** above conversation level (60 dB) be heard in a neighbor's home for a sustained period of time. This is in effect 24 hours per day. The New Orleans Municipal Code prohibits amplified noise at a level audible in a neighbor's home between 9 p.m. and 10 a.m. Sunday–Thursday, and between 10:30 p.m. and 10 a.m. Friday and Saturday.
- This applies to homes that share an interior wall, such as a double or other multi-unit residence, and to homes that share property lines.
- Violating this ordinance can result in a misdemeanor charge or citation, which is punishable by fine and/or imprisonment. Each day a violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.
- Additionally, these violations can result in a University conduct violation.
- Please remember you are now part of a residential community that is comprised of more than college students. There are families with young children, elderly adults and people who work a variety of hours. It is important to obey the ordinance and understand that people want quiet throughout the day and night.

# BEING A GOOD NEIGHBOR – TRASH ORDINANCE

- Trash carts are not to placed curbside before 4:00 pm of the day prior to collection day.
- Trash carts are to be removed from the curb before 7:00 pm on collection day.
- In between collection days, trash carts are to be stored on your property and cannot block any pedestrian or vehicular traffic along sidewalks, streets, and other rights-of-way.
- If you have bulk trash (furniture, mattresses), you must schedule a pickup via 311.
- Bulk items are not to placed out for collection more than 24 hours prior to the scheduled date provided by the city.
- Additionally, trash violations can result in a University conduct violation.

# BEING A GOOD NEIGHBOR – TRASH ORDINANCE

- To register for a trash collection roll cart or report a missed collection call: 311.
- If your building has more than four (4) units, then your landlord is required to contract privately for trash collection. This includes bulk items too.
- Violation of any of the above can result in fines for tenants and landlords.
- **Your home's curbside trash and recycling pickup schedule can be found at: www.nola.gov/sanitation/schedules/.**

# BEING A GOOD NEIGHBOR

Do not park vehicles in your yard or your neighbors' yards.

Abide by all posted parking regulations or park on campus.

Do introduce yourself to your neighbors and be polite and friendly.

Do let your neighbors know if you plan to have a party and who to contact if there any problems. Otherwise, they will call the police first.

Good communication between you and your neighbors will be the best tool for preventing conflicts. The key is mutual respect and cooperation.

Do call 311 to report dangerous or damaged streets, inoperable streetlights, blight, and code violations.

Do follow all Tulane policies, the Tulane Code of Student Conduct, all city and state laws, and a general sense of courtesy to your neighbors.

# RESOURCES

- https://conduct.tulane.edu/office-student-conduct
- https://campushealth.tulane.edu/about/policies/alcohol-and-other-drugs-policy
- https://nola.gov/sanitation-collection-schedules/
- https://nola.gov/recycling/

# RESOURCES

- https://glasshalffull.co/
- https://nola.gov/next/services/permits/residential/
- https://campusservices.tulane.edu/departments/parking

# IMPORTANT NUMBERS

- TUPD – Uptown Campus
  - Non-Emergency: (504) 865-5381
  - Emergency: (504) 865-5911

- TUPD – Downtown Campus
  - Non-Emergency: (504) 988-5531
  - Emergency: (504) 988-5555
- NOPD
  - Non-Emergency: (504) 821-2222
  - Emergency: 911
  - Tulane's Uptown campus is in the 2nd NOPD District: (504) 658-6020.
  - Tulane's Downtown campus is in the
- NOFD
  - Non-Emergency: (504) 658-4700
  - Emergency: 911
- To report property code violations, call: 311
- To report inoperable or blocked streetlights, call: 311

# QUESTIONS?