

Memorandum

To: Incoming First Year Law Students
From: Dawn Chiappetta, Admissions Counselor
Re: Housing Guide
Date: June 9, 2009

As the summer heats up we know you are making your final plans to attend Loyola University New Orleans College of Law. Many of you will be looking for housing here in New Orleans and are probably wondering how to get started. This guide will assist you with those efforts.

This is a tight housing market. Advertised apartments get rented very quickly. We have prepared for you what we believe is the best approach to find a place to live in New Orleans. Please read this packet carefully and avail yourself of the resources recommended.

We recommend that you be settled by August 1st. Try to plan a long weekend here in New Orleans in the near future to find a place to live.

Those of you searching for apartments in the next week or so will want to refer to the information described below:

- 1) How to Find an Off-Campus Apartment in New Orleans. Describes the best sources for apartment advertising, how much you should expect to spend on rent and utilities and what neighborhoods are closest to the law college.
- 2) ↘A list of apartments available in the Uptown/University neighborhood. This is the neighborhood surrounding the law school. I collected these ads from signs placed in the front yards of the listed properties.

↘Rentals available from area realtors can be found at our web resources
<http://law.loyno.edu/admissions/onlinehousing.php>

- 3) A list of apartment buildings in the Uptown/University area and Garden District and apartment complexes in the Warehouse District, Jefferson and River Ridge.
- 4) Hotels Near the Law School. If you need a place to stay while you are apartment-hunting check out the hotels on this list.
- 5) Parking On and Around Campus.
- 6) City of New Orleans Parking Regulations.

If you would like a copy of this packet upon your arrival in New Orleans, then make your first stop the admissions office and we can provide you with a copy and a map.

Have a great summer and happy hunting!

Other Ways to Find an Off-Campus Apartment in New Orleans

Where to Find Apartment Advertising

- * The Saturday *Inside Out* and Sunday *Real Estate* sections of our local paper, *The Times-Picayune*, are the best resources for rental ads. The *Times-Picayune* does print rental ads every day, but the weekend paper contains the largest concentration of rental ads. Ads for apartments near the university are found under the subtitle of “Unfurnished Rentals Above Canal.” You can also access *The Times-Picayune* classifieds at www.nola.com/realestate.
- * Another excellent source for apartment ads is the *Gambit Weekly*, our local, free, “what’s going on around town” paper. The paper is available at local coffeehouses, grocery stores and restaurants. The *Gambit Classifieds* can also be accessed online at www.bestofneworleans.com. Choose Classifieds, Real Estate for Rent and scroll down to Uptown/Garden District.
- * Many landlords do not advertise in the paper or online and simply place a “For Rent” sign in the front yard. Therefore, driving around the neighborhood you desire to live in and collecting phone numbers from rental signs is a useful exercise.
- * Go to law.loyno.edu/admissions/onlinehousing.php. This is the on-line housing section of the law school website. You will find links to the on-line classified ads mentioned above and realtors. You will also find apartments advertised by landlords specifically seeking law student tenants.
- * Visit the Loyola and Tulane campuses where many landlords post rental notices on bulletin boards. Also, the local coffee shops frequently post rental notices on their bulletin boards.

Approximate Cost of Living

Most one-bedroom apartments near Loyola (uptown/university area) are at least \$850 per month and at this price are consistently very nice. Two-bedroom apartments near Loyola are a good value and can be rented for \$1250 or more per month. We do maintain a list of incoming first-year students who are interested in sharing an apartment. Please email dmchiapp@loyno.edu or aharris@loyno.edu to ask how to get on the list.

Expect to spend \$70-\$100 per month on electricity for a one-bedroom apartment in the winter (if it’s a cold winter) and when the weather is more temperate (fall and early spring) you can expect to spend \$40-\$70 per month. Many landlords include water in the rent. If water is not included expect to spend about \$30-\$40 per month.

Rentals are often less expensive in neighborhoods beyond the university area. Some of the other neighborhoods our students live in include Jefferson, Harahan, River Ridge, Old Metairie, Metairie, and cities on the West Bank (across the river).

NOTE: Loyola University College of Law makes no claims about the neighborhoods listed. It is up to the individual using this guide to assess the quality and safety of the above neighborhoods.

Rental Property in New Orleans

Most apartments in the university area are in older homes that have been converted into several apartments. There are some apartment buildings in the university area. Traditional apartment complexes (gated communities with a parking lot, swimming pool and clubhouse) can be found in the surrounding suburbs. **NOTE: Loyola University College of Law makes no claims about the quality of the apartments listed above. It is up to the individual using the list to assess the quality and appropriateness of any apartment complex listed.**

Residential Vacancies
Apartments available in the Uptown/University area as of June 8, 2009

This is the neighborhood surrounding the law school. Ads were collected from signs placed in the front yards of the listed properties.

ADDRESS	CONTACT	PHONE NUMBER	BED ROOMS	BATHS	AVAIL	* RENT/ * LEASE	AMENITIES
924 Audubon St		225-924-1275					
814 Audubon		504-866-6060	5			\$2,000	
631 Broadway		504-866-4365	2	2			
621 Broadway		504-756-6761					
632 & 634 Broadway		504-610-5637	3	1			
726 Broadway		504-259-8311					
805 Broadway		504-833-3777					
810 Broadway		504-931-9990					
1028 Broadway		504-866-3422	3		August		
2138 Broadway		504-899-7653					
2020 Broadway		504-858-8107					
1932 Broadway		504-897-1771					Spacious
1910 Broadway		504-975-5971	3				
1216 Broadway	Soniat Realty	504-488-8988					
222 Broadway		504-994-6611	2			\$1,150	
2317 Broadway		504-897-1771	4-5				

ADDRESS	CONTACT	PHONE NUMBER	BED ROOMS	BATHS	AVAIL	* RENT/ * LEASE	AMENITIES
2347 Broadway		504-866-0141	2				
2112 Broadway		504-891-7777	1			\$650	
2112 Broadway		504-897-1771	4				
7837 Burthe	Bruce	504-258-2163	2				
7634 Burthe	Mauriceguillot.com	504-736-0544					
2531 Calhoun St.		504-258-1953	3 &4				
2824 Calhoun St.	Brett Richman summersgrouprealty.ccom	504-813-6409					
2515 Calhoun St.		504-931-9990					
2438 Calhoun St	Paul DeVerges Charles Derbes Realty	504-451-1182					
1443 Calhoun St		504-866-7000					
302 Calhoun St	Maria Aleman, Agent	504-874-3770					
6319 Delord St	Brett Richman	504-861-6409					
735 Exposition blvd	Kieferwagar.com	504-897-1319					
5993 Ferret St		504-250-5656	2	2			Off steet parking
521 Lowerline (behind law school)	Steve Ellinger, agent	504-650-6770					
542 Lowerline (behind law school)	Kim Kerner, agent	504-261-5486				\$2059	New condos being built
411 Lowerline	411lowerline.com	504-861-7575					
631 Lowerline	Louis Leterman	504-874-3195					
1735-1731		504-390-					Furnished

ADDRESS	CONTACT	PHONE NUMBER	BED ROOMS	BATHS	AVAIL	* RENT/ * LEASE	AMENITIES
Maple St		0208					apts.
(no visible #) Magazine St		504-952-0556					
6306 Magazine St.		337-371-1777					
3812 Nashville Ave.		504-874-5618				\$680	Private driveway, water pd, no pets
2502 Nashville Ave.		504-347-4153 504-491-5829					
2326 Nashville Ave.	Steve Ellinger, agent	504-650-6760 504-866-7000					
815 Pine St.		504-865-8437					
1013 Pine St.		504-897-1771					
1507 Jefferson		504-931-5006	2				
(No visible #)Prytania	Oreck Properties	504-862-6600					
1637 S. Carrollton Ave		504-220-5609					
1724 S. Carrollton Ave		504-895-1240	1				
Next to 1724 S. Carrollton Ave		504-861-0701	1				Gated community
No visible # S. Carrollton	Oreck properties	504-862-6600					Lux apts
7600 S. Claiborne		800-221-3335	3	1.5			Kitchen, laundry, w/d, central a/h. wd flrs, high

ADDRESS	CONTACT	PHONE NUMBER	BED ROOMS	BATHS	AVAIL	* RENT/ * LEASE	AMENITIES
							ceilings, off st. parking, yard service, porch
6333 S. Johnston St.		504-237-7287	2	1		\$1200	Central a/h, dishwasher, w/d, partially furnished, 1yr lease, no smokers, no pets
2412 & 2414 State St		504-258-1953	3 & 4				
1012 Washington Ave		504-891-3180					
No visible # Hickory St.		504-913-7325	4				

Apartment Buildings - Warehouse District

RCB Developers

330 Julia Street

504-522-2046

www.rcb-neworleans.com/home.html

Manages Gallery Row, the
Rotunda, Julia Place and the Loft

HRI Management

210 Baronne Street

504-566-3031/www.hriproperties.com

Manages the Woodward, the
American Can Company, the Holmes,
Gravier Place and the Cottonmill

Go to website to see available properties.

Apartment Complexes - Jefferson

Levee Run

222 Deckbar Ave.

Jefferson, LA 70121

504-832-0946

Azalea Gardens

3701 Jefferson Hwy

Jefferson, LA 70121

504-833-6362

Apartment Complexes - River Ridge

Clearwater Creek

826 S. Clearview Pky

River Ridge, LA 70123

504-734-3009

Citrus Creek West

5323 Citrus Blvd.

River Ridge, LA 70123
504-734-3366

Citrus Creek East
5245 Citrus Blvd.
River Ridge, LA 70123
504-733-3306

Sawmill Creek
2100 Sawmill Rd.
River Ridge, LA 70123
504-734-1071

Creeks of River Ridge
Walnut Creek 733-6501
Willow Creek 736-0173
Oak Creek 733-8244
Cypress Creek 733-6858
Magnolia Creek 733-5422
Hickory Creek 734-9788

Palmetto Creek
5101 Citrus Blvd.
River Ridge, LA 70123
1-866-744-2999

Mark Twain I
10150 Jefferson Hwy
504-889-6859

Mark Twain II
10950 Jefferson Hwy
504-889-6863

Hotels Near the Law School

The College of Law is located at 526 Pine Street (½ block from the 7200 block of St. Charles Avenue). A city bus runs the length of St. Charles from the University to the French Quarter.

Mandevilla Bed & Breakfast

7716 St. Charles Avenue

New Orleans, LA 70118

1-800-288-0484

1-504-862-6396

marnie-allen@mandevilla.com

www.mandevilla.com

Five short blocks from the law school. A beautiful restored mansion with 12' ceilings, marble mantles, crystal chandeliers and period antiques. Some rooms have a double Jacuzzi and a private balcony. Innkeepers are Marnie and Allen Borne.

Rates are \$89-\$169 for a rooms. They also have a 2100 sq. ft. carriage house that sleeps up to 6 people.

Park View Guest House

7004 St. Charles Ave.

504-861-7564

Very charming guest house at the edge of Audubon Park. Two blocks from the law school. You may have to share a bathroom. You can request a room with a private bath.

Maison Perrier

4117 Perrier Street

New Orleans, LA 70115

504-897-1807 (ask for Loyola rate)

www.maisonperrier.com

Hampton Inn

226 Carondelet

504-529-9990

Located two blocks from the French Quarter.

<http://www.hamptoninn.com/en/hp/hotels/index.jhtml?ctyhocn=MSYDTHX>

The Following Hotels Are Just A Street Car Ride Away From Loyola College of Law

Hampton Inn

3626 St. Charles Avenue
504-899-9990 (ask for Loyola rate)
<http://www.neworleanshamptoninns.com/stcharles.html>

Best Western St Charles Inn

3636 St Charles Ave.
504-899-8888 (ask for Loyola rate)
<http://book.bestwestern.com/bestwestern/productInfo.do?propertyCode=19096>

Maison St. Charles

1319 St. Charles Ave
504-522-0187 (ask for Loyola rate)
<http://www.maisonstcharles.com/>

Garden District Hotel

2203 St. Charles Ave
504-566-1200 (ask for Loyola rate)

The Pontchartrain Hotel

2031 St. Charles Ave.
504-524-0581 (ask for Loyola rate)

The Roosevelt Hotel

123 Baronne Street
New Orleans, LA 70112
(504) 648-1200 (ask for Loyola rate)
www.therooseveltneworleans.com

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Parking On and Around Campus

The law college is located on the Broadway Campus of Loyola University, which is 4-5 blocks from the main campus. There are several parking structures and small lots open to students on the main campus, but there are no parking structures open to students on the Broadway Campus. Options for law student parking are as follows:

↘ Four blocks immediately adjacent to the law college are available all day for parking with no restrictions and at no cost. They are the 500 block of Pine Street, the 7200 block of Dominican, and both the 7200 and 7300 block of St. Charles, but only on the riverside. As you might imagine these spaces are typically taken between 7:30 am and 8:00 am.

↘ Other streets around the law school, which are restricted by two-hour residential zones. They are identified by green and white signs, which indicate parking is limited to two hours between the hours of 7:00 am and 7:00 pm. If you park in these zones you must move your car every two hours and you must move to another zone. The zone breaks at St. Charles Avenue. The city of New Orleans does aggressively ticket for exceeding the two-hour time limit.

↘ Streets not governed by the two-hour residential limit. The two-hour zones are no longer present once you get beyond approximately 3-4 blocks on either side of the law college. So if you do not mind walking some you can park on city streets within 4 blocks of the law school where no restrictions are present.

↘ The main campus has two parking garages and a number of smaller parking (really small) lots. Law students may purchase a pass to park on the main campus and then take a shuttle to the law school campus. Shuttles run every 10 minutes between 7:00 am and 5:00 pm, and every 20 minutes from 5:00 pm until approximately 10:30 pm. If you plan to rely on the shuttle this fall please call University Police at 504-865-3434 to confirm the fall schedule. To purchase a parking pass for the main campus visit the Express Card/Parking Office in the Danna Center (main campus). The Express Card/Parking Office phone number is 504-865-3000. Identify yourself as a full-time or part-time law student when inquiring about parking prices.

City of New Orleans Parking Regulations

- 1) You must park 20 feet from corners and crosswalks and 3 feet from driveways. Violators are issued a \$20 citation and could also be towed. We have seen the city tow law student cars from the 500 block of Pine Street (the street in front of the law school) for being too close to the corner. Call 504-874-7786 for more information about parking regulations.
- 2) If you park in the 2-hour residential zones near the law school you must move your car every two hours and you must move to a new zone. Each sign in the zone indicates the radius of the zone and which streets comprise that zone. Violators are issued a \$20 citation.
- 3) If you live in a 2-hour residential zone you can purchase a permit that exempts you from the two hour parking limit. Permits can be obtained at 400 N. Claiborne Avenue between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday. The cost of the permit for students is \$5.00 per semester. You will need to show proof of residency (such as a lease or utility bill), your auto registration, and driver's license. Please contact the Residential Parking Office at 504-874-7786 for further information.