in the Portland Area
A guide for Linfield students and families

Produced by the Student Life Department
Linfield College–Portland Campus
Portland, Oregon
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Overview

Welcome to the Linfield-Good Samaritan School of Nursing! Our urban campus occupies one city block in Northwest Portland’s “Alphabet District.” Though the name is new, the area was settled as a Portland neighborhood in the mid-19th century. It’s an upscale area, densely populated with turn-of-the-century homes, Art Deco apartment buildings, and new condos. The neighborhood is walkable and accessible by public transit, but parking is limited. Restaurants, cafes, bakeries, and shops populate the ground floors of most buildings on NW 21st and 23rd Avenues. Surrounding streets are largely residential.

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About Rental Housing

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

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

Condos, townhouses, or row houses are living units that are connected to each other (usually sharing a common wall on at least one side) with each unit having a separate entrance. Most condos in the Portland area were built during or after the 1970s, and in Northwest Portland many were built or renovated after 2000. Benefits of condos may include greater privacy and quiet. Drawbacks may include higher cost and lack of a yard.

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

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

Costs of Rental Housing

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

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

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

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

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

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

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

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

Student to Student: Words of Wisdom

Location and Commuting

Be on bus lines that are easily accessible to campus, especially if coming from the other side of the river. It will take a lot of time off your commute. These lines are 15 and 77.

I've lived in the same building since way before I started at Linfield, but I would recommend to anyone moving to Portland for Linfield to look in the NW area if they can afford it. There have been so many times I've been thankful to be able to walk to school (or sprint!) and not need to drive 30 minutes across town in traffic. It's really helped to reduce the stress. If I was open to living with other students, however, I probably would have gone for the money-saving route of living in the dorms.

Seek somewhere close to the highway.

Try to stay close [to campus] or close to a MAX line.

Parking is at a premium in Portland. I decided that it was better to be walking distance to school while paying a little more for rent and selling my car to offset the cost. I love it. It also forces you to be eco-friendly, learn how to get around using public transit.

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

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

Apartment Search Process

Check out the bus lines that can get you to school quickly (77 and 15), follow those lines out until housing is cheap enough for you to afford, and
drive around those areas. I was able to find a place less than 5 minutes from campus with a little Google mapping plus Craigslist.

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

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

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

**Start early. Save money.** Look into SW and get a place on the streetcar line.

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

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

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

**Costs and Lifestyle**

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

**Try and find** somewhere cheaper than college provided housing. It's worth it. And pick roommates that are in nursing school so they can help you and understand the work load you have.

**Choose** your roommates wisely.

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

**Check apartment ratings** online before you rent!
Off-Campus Housing Listings

Search Tools and Aggregate Sites

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

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

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

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

**ApartmentFinder.com:** Newer apartments in developments and suburbs.

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

**ForRent.com:** Lists apartment complexes in various neighborhoods.

**Apartment Complexes**

Street addresses are in Portland unless otherwise noted.

**Arbor Creek Apartment Homes**

3280 SW 170th Ave.
Beaverton OR 97006
(503) 388-4831
arborcreekapthomes.com

**About:**
Rent $760-1200/mo
1-2 bedrooms
Application fee, deposit required
Income verification: At least 2.5x monthly rent
Amenities: Pet-friendly, fireplace, washer/dryer in some units, fitness center, playground, swimming pool, hot tub
**Transit:** 11 miles from campus. TriMet: Bus 57, MAX

**Belmar Apartments**
1964 NW Johnson St, 97209  
(503) 226-2490  
No website

**About:**
Rent $700-900/mo  
Studio or 1-3 bedrooms  
Amenities: Pets allowed, storage space, full kitchens in studios, laundry room, secure entry  
**Transit:** Less than 1 mile from campus. TriMet: Bus 15, 77, MAX, Streetcar

**Breckenridge Apartment Homes**
8150 SW Barnes Rd, 97225  
(503) 446-1049  
livingatbreckenridge.com

**About:**
Rent $950-1500/mo  
1-3 bedrooms  
Application fee, deposit required  
Income verification: At least 3x monthly rent  
Amenities: Pet-friendly, fireplaces, washer/dryer, deck/patio, pool, hot tub, covered parking  
**Transit:** 4 miles from campus. TriMet: Bus 20, MAX

**Cambridge Crossing Apartments**
915 SW 163rd Ave. Beaverton 97006  
(503) 617-7600  
wpl-cambridgecrossing.com

**About:**
Rent $895-1200/mo  
1-3 bedrooms  
Application fee, deposit required  
Amenities: Pet-friendly, gym, spa, pools, garages, carports, extra storage, private patio or balcony  
**Transit:** 12 miles from campus. TriMet: MAX

**Review:** “We are right across the street from the Elmonica stop for the max. This is super convenient. Great safe neighborhood with lots of parks around. Close to Cornell so can take the back roads to school and never have to deal with highway traffic. Apartments are newer. Huge kitchen and brand new”
carpet and hard wood flooring.” – Linfield Student

**Club at Tanasbourne**
2323 NW 188th Ave, Hillsboro 97124
(503) 690-8100
theclub.riverstoneres.com

**About:**
Rent $895-1395/mo
1-3 bedrooms
Deposit $250
Amenities: Pet-friendly, gym, spa, fireplaces, private patios
**Transit:** 15 miles from campus. TriMet: Bus 48, 52, MAX

**The Commodore Apartments**
1615 SW Morrison St, 97205
(503) 227-7037
downtownportlandapts.com

**About:**
Rent $735-975/mo
Studio or 1 bedroom
$40 application fee, deposit required
Amenities: Sauna, rooftop deck, locked bike storage. Note: Apartments range from 240 to 500 square feet.
**Transit:** 1 mile from campus. TriMet: Bus 15 or 20, MAX

**Commons at Timber Creek**
12450 NW Barnes Rd, 97229
(503) 643-5434
commonsattimbercreek.com

**About:**
Rent $825-1200/mo
1-3 bedrooms
Application fee, deposit required
Amenities: Swimming pool, hot tub, garages, playground, washer/dryer, garbage disposal, patio/balcony, family-friendly
**Transit:** 7 miles from campus. TriMet: Buses 20 or 62, MAX

**Reviews:** “Outside of the NW District but also outside of Beaverton traffic so it only takes like 15 min to get to campus. Clean and nice apartment complex, HUGE pool and jacuzzi!” – Linfield Student
“They are cheap but management is not very easy to work with. The commute down Barnes Rd is pretty short but the freeway is always packed.” – Linfield Student
Deveraux Glen Apartments
10600 SW Taylor St, 97225
(503) 671-9030
deverauxglenapt.riverstoneres.com

About:
Rent $1030-1900/mo
1-4 bedrooms
Application fee, $275 deposit
Amenities: Pet-friendly, patio, washer/dryer, garages, concierge, clubhouse, fitness center, spa, Tualatin Hills Nature Trail nearby
Transit: 6 miles from campus. TriMet: Bus 20, MAX

Forest Creek Apartments
1940 NW Miller Rd, 97229
(503) 715-1465
forestheights-portlandapartments.com

About:
Rent $1000-1200/mo
1-2 bedrooms
Amenities: Fitness center, clubhouse, park, hiking trails, pet-friendly
Transit: 5 miles from campus. TriMet: Bus 50 (morning/afternoon only).
Private shuttle service to Sunset Transit Center.

The Gentry Apartments
909 SW 12th Ave, 97205
(503) 227-2255
downtownportlandapts.com

About:
Rent $935/mo, includes gas, water, sewer, garbage
1 bedroom only
Application fee, deposit
Amenities: Built-in beds, claw foot bathtubs, walk-in closets
Transit: 1.5 miles from campus. TriMet: Bus 15, MAX, Streetcar

Golf Creek Apartments
1807 SW Golf Creek Dr, 97225
(503) 292-1411 or (866) 931-7754 for inquiries
golfcreekapts.com

About:
Rent $815-1985/mo
Studio or 1-3 bedrooms
Application fee, deposits $200 and up
Income verification: At least 3x monthly rent
Amenities: Pool, gym, theater, billiards, garages/carports, pet-friendly, washer/dryer

**Transit:** 5 miles from campus. TriMet: Bus 20, MAX

**Review:** “The residents are young (20s-40s) but not partiers. The complex is quiet. Management offers many perks such as breakfast on Saturdays and pool parties/luaus in the summer.” – Linfield Student

**Lincoln Court Apartments**
2135 SE 122nd Ave, 97233
(503) 256-4290
No website

**About:**
Rent $700-800/mo
Deposit required
Notes: Limited information about this property is available online; please call to learn more. The commute from this area to campus can be challenging at rush hour.

**Transit:** 12 miles from campus. TriMet: Bus 71

**Review:** “This is a very affordable apartment for 2 bedrooms. Nice neighbors. Not the greatest area, but you get what you pay for” – Linfield Student

**Lovejoy Station**
1040 NW 10th Ave, 97209
(503) 220-2500
lovejoystationapartments.com

**About:**
Rent dependent on income; monthly rent $467-1246. Income limits apply. See website.
Application fee, deposit required.
Amenities: Pet-friendly; rent includes water, sewer, garbage, recycling, hot water.
Note: A number of units are reserved for full-time students at 40% to 60% of market-rate rent. There is a waiting list; be prepared to wait to move in when they contact you with a vacancy.

**Transit:** 1 mile from campus. TriMet: Bus 77, Streetcar

**Nob Hill Apartments**
2401 NW Irving St, 97210
(503) 223-8888
nobhillapartments.com
About:
Rent $825 and up
Studio or 1-2 bedrooms
Deposit of 1-2 months’ rent
Indoor cats allowed with $500 pet deposit
Amenities: Large kitchens, parking spaces for rent, laundry room
**Transit:** Less than 1 mile from campus. TriMet: Bus 15, 20, 77, MAX, Streetcar
**Review:** “Great complex and excellent management” – Linfield Student

**StoneRidge at Cornell**
14800 NW Cornell Rd, 97229
(503) 446-5194
stoneridgeatcornell.com

About:
Rent $860-1225/mo
1-3 bedrooms
Application fee, deposit required
Income verification: At least 3x monthly rent
Amenities: Pet-friendly, fireplace, garbage disposal, washer/dryer, balcony/patio, pool, clubhouse, covered parking, onsite coffee bar
**Transit:** 8 miles from campus. TriMet: Bus 48, MAX
**Review:** “The commute is Cornell to Lovejoy to 23rd, you can avoid the freeway which is nice.” – Linfield Student

**Sunset Summit Apartment Homes**
7400 SW Barnes Rd, 97225
(503) 296-0973
sunsetsummitapts.com

About:
Rent $1000+/mo
1-3 bedrooms
Deposit $500+
Lease options: 6mo, 12mo, month-to-month
Amenities: Clubhouse, gym, swimming pool, sauna, hot tub, washer/dryer in unit, covered parking
**Transit:** 4 miles from campus. TriMet: Bus 20
**Review:** “This is one of the more expensive apartment complexes, but 3br apartments are very difficult to find in the area. Don’t be fooled by the SW Portland address! It’s practically in NW!” – Linfield Student
**Winston Apartments**  
1709 SW Morrison St, 97205  
(503) 222-1266  
downtownportlandapts.com  

**About:**  
Rent $750-900/mo  
Studios only  
$40 application fee, deposit required  
Amenities: Gated, wi-fi, locked bike storage, full kitchens in studios  
**Transit:** 1 mile from campus. TriMet: Bus 15 or 20, MAX  

**Property Management Companies**  
Office addresses are in the city of Portland, unless otherwise noted.  

**American Property Management**  
2154 NE Broadway, 97232 (office)  
(503) 284-2147  
rent.apmportland.com  

**About:**  
Rent, policies, fees vary by property.  
Application fees and deposits required; amounts variable.  
Note: American Property Management manages many properties in Portland, Gresham, Beaverton, and suburban areas. Many properties are no-frills and reasonably priced. Their website offers robust search tools across multiple properties at once.  
**Transit:** Distance from campus variable. Most properties are within TriMet’s service area.  
**Review:** “I drive and it can take 15min without traffic, and up to 45min with traffic (rush hour) to get to campus and park. I am on several bus lines, I use them to get to clinical sites sometimes (OHSU). Off street parking, wooded/grassy landscaping, close to Hawthorne. Managed by American Property Management- they are a large company so when you need things fixed it can take up to a week or two. It is on a busy street in SE, but it doesn't bother me.” – Linfield Student (Resident of Powell Crest Apartments)  

**Bluestone & Hockley Real Estate Services**  
9320 SW Barbur Blvd, 97219 (office)  
(503) 222-3800  
bluestonehockley.com/available-rentals  

**About:**  
Rent, policies, fees vary by property.
Application fees and deposits required; amounts variable.

Note: Bluestone & Hockley offers houses, condos, and apartments for rent. Most properties are upscale and in suburban areas.

**Transit:** Distance from campus variable. Many properties are outside TriMet’s service area.

**C&R Real Estate Services**
1440 SW Taylor St, 97205 (office)
(503) 224-9554
ccrrealestate.com

**About:**
Rent, policies, fees vary by property.
Application fees and deposits required; amounts variable.
Serves Beaverton, Gresham, Happy Valley, Hillsboro, Molalla, Portland, Tualatin; Vancouver, WA.

Note: C&R Properties represents a large number of apartment buildings in the tri-county area. Their website includes both an easy-to-use search feature and a frequently-updated PDF of available properties.

**Transit:** Distance from campus and TriMet access variable.

**Capital Property Management**
1539 NW 19th, 97209 (office)
(503) 287-4346
capmng.com

**About:**
Rent, policies, fees vary by property.
Application fee $45.
Income verification: At least 2.5x monthly rent

Note: Capital Property Management represents apartment buildings in all five quadrants of Portland, including many buildings in NW near the college. Browse all buildings on their website; if the building you are interested in has no vacancies, you can join the wait list.

**Transit:** Distance from campus variable. Most properties are within TriMet’s service area.

**Review:** “This is a great location. The studio itself is a little small, but it is only a 10 min walk to campus. There are also a ton of shops and restaurants close by.” – Linfield Student (former resident of Marshall Arms Apartments)

**Carla Properties Ltd.**
633 NW 19th Ave, 97209 (office)
(503) 227-6501
carlaprop.com
About:
Rent, policies, fees vary by property. Most complexes offer studios and 1 and 2 bedrooms, in the range of $640-800/month.
$40 application fee per adult. Deposit (at least 50% of one month’s rent) required.
Note: Carla Properties manages a number of apartment complexes, mostly on the west side (Hillsdale, Cedar Mill, Beaverton, and other locations). Many apartments are reasonably priced and permit pets. Many complexes have pools and fitness centers.

Transit: Distance from campus variable. Most properties are within TriMet’s service area.

Review: “These apartments are quiet and most of the neighbors are very friendly. Of all the places visited, these seemed like some of the most safe apartments I could find. Management is very nice and understanding. They are also closely located to 26 and 217, making going places very easy. Bus stops are also located nearby so if public transportation is your thing, it is very close by! The drive to school is fairly short.” – Linfield Student (Resident of Knoll West Apartments)

Residential Property Management, Inc.
10725 SW Barbur Blvd., 97219 (office)
(503) 245-8022
rpmpdx.com/rental_listings

About:
Rent, policies, fees vary by property.
Application fees and deposits required; amounts variable.
Note: RPM manages houses, condos, and townhouses for rent. Most properties are upscale and in suburban areas.

Transit: Distance from campus variable. Many properties are outside TriMet’s service area.

Round Hill Pacific
421 NW 20th Ave, 97209 (office)
(503) 242-2424
rhp-apt.com

About: Rent, fees vary by property.
Application fees and deposits required; amounts variable.
Note: Round Hill Pacific manages a group of apartment buildings between Burnside and Lovejoy in NW Portland.

Transit: All properties are within 1 mile of campus.

Review: “They allow pets, dogs of all sizes. I can walk to campus, it's near the trolley line, and it's right off of 21st.” – Linfield Student (Resident of Teshnor Manor)
**V2 Properties**
649 NE Hood Ave, Gresham, 97030 (office)
(503) 665-1565
v2properties.com

**About:**
Rent, policies, fees vary by property.
Application fee $45.
Income verification: At least 3x monthly rent
Serves East County area (Clackamas, Damascus, Fairview, Gresham, Happy Valley, East Portland, Sandy, Troutdale).
Note: V2 Properties connects property owners with tenants. Listings change frequently and a wide variety of houses, condos, duplexes, and other properties are available. They specialize in houses, rather than apartment buildings.

**Transit:** 15-25 miles from campus. TriMet access variable.

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