LOVE WHERE YOU LIVE.
Welcome Families!
OUR CHARGE & MISSION

- Helping students make informed choices about housing and roommates
- Encouraging students to become knowledgeable and responsible tenants and community members
- Assisting students in gaining the proficiency to problem solve when landlord and roommate difficulties arise
- Advocating an off-campus student perspective in the residential rental market as well as city policy making
- Assisting new and incoming students in transition (transfer, commuter, and international) in acclimating to the campus and community environment
WHO ARE WE?

Susan Stafford
Director

Jeremy Moore
Asst. Director for Marketing, Communications, & Student Transitions

Sara Kaner
Coordinator for Neighborhood Relations

Bruce Sarbaugh
Legal Advisor

3.5 FTE; 4 Student Assistants; Neighborhood Ambassadors
3 Student Liaisons (Commuter, Transfer & International Student Liaison)
WHO LIVES OFF CAMPUS?

In Spring 2018, 7,100 students reside in residence halls, 981 live in Bear Creek Apartments, and 805 in Graduate and Family Housing.

A majority of upper-division students live in Boulder and other localities (25,624)

HOUSING OPTIONS FOR STUDENTS

- Residence Halls
- Bear Creek Apartments
- Graduate & Family Housing
- Off-Campus Housing
North Boulder

Goss Grove

The Hill

East Aurora

Martin Acres

POPULAR NEIGHBORHOOD AREAS IN BOULDER
# Average Rental Rates by Year

<table>
<thead>
<tr>
<th>Apartment Size</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Efficiency</td>
<td>$780</td>
<td>$948</td>
<td>$1,007</td>
<td>$952</td>
</tr>
<tr>
<td>One Bedroom</td>
<td>$942</td>
<td>$944</td>
<td>$970</td>
<td>$1,198</td>
</tr>
<tr>
<td>Two Bedrooms</td>
<td>$1,432</td>
<td>$1,640</td>
<td>$1,746</td>
<td>$1,789</td>
</tr>
<tr>
<td>Three Bedrooms</td>
<td>$1,983</td>
<td>$2,199</td>
<td>$2,640</td>
<td>$2,660</td>
</tr>
<tr>
<td>Four Bedrooms</td>
<td>$3,502</td>
<td>$3,544</td>
<td>$3,637</td>
<td>$3,724</td>
</tr>
</tbody>
</table>
Eat right.

- Lunch breaks are just as important as studying well and getting to class on time.
- Off-campus Buffs can pack their lunch and hang out in one of the many common areas across campus (such as the UMC dining area which has a microwave for your convenience) or they can purchase an off-campus meal plan through HDS or utilize one of the casual convenience options like Subway or Panda Express in the UMC. There are also many restaurants located within walking distance of campus.

<table>
<thead>
<tr>
<th>PLAN</th>
<th>TOTAL COST</th>
<th>COST PER MEAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>120 meal plan</td>
<td>$817 + tax</td>
<td>$6.80 + tax</td>
</tr>
<tr>
<td>80 meal plan</td>
<td>$561 + tax</td>
<td>$7.01 + tax</td>
</tr>
<tr>
<td>50 meal plan</td>
<td>$361.00 + tax</td>
<td>$7.22 + tax</td>
</tr>
<tr>
<td>25 meal plan</td>
<td>$186 + tax</td>
<td>$7.44 + tax</td>
</tr>
</tbody>
</table>
Apartment Complex Guide This guide provides pricing, room options, and information about properties throughout Boulder. In addition, it lists resources such as vendors and other places students can search for housing.

Annual Housing Fairs Our 3 annual housing fairs (Oct. 31st, Dec. 5th, Jan. 29th) are our largest events of the year pulling in over 3,500 attendees and over 70 property management companies, vendors, and landlords. This year will be our 35th year offering the housing fairs.

Other Resources:

• Craig’s List (beware of scams)
• Yard signs!
• Private for-profit rental search companies

DID YOU KNOW THAT…

Over 25,624 students live off campus and on average 350 first-year students receive exemptions to live off-campus?
3 FAIRS. 3 OPPORTUNITIES TO FIND OUT ABOUT HOUSING FOR NEXT YEAR.

TUESDAY, OCT. 31ST  
10-4 PM; UMC BALLROOM

WEDNESDAY, DEC. 5TH  
4-8 PM; VILLAGE CENTER (WILLIAMS VILLAGE)

TUESDAY, JAN. 29TH  
10-4 PM; UMC BALLROOM

Free pizza & TV raffle!

Off-Campus Housing & Neighborhood Relations  
UNIVERSITY OF COLORADO BOULDER  
OCH.COLORADO.EDU  
HTTPS://RALPHIESLIST.COLORADO.EDU
OUR STUDENT SERVICES

Ralphie's List (ralphieslist.colorado.edu) provides a comprehensive listing of available housing in the area. Property managers sign-up with our campus provider, On-Campus Partners, to list on RL. Students can also post sublets or search for roommates. Unlike many of the other student-fee funded resources we provide, RL is available to the entire campus community including faculty and staff.
IMPORTANT LEASE PROVISIONS

- Joint and Several Liability vs. Individual Liability
- *Caution* Parental Guarantees
- Required Lease Disclosures
- Legal Number of Residents (Over-Occupancy)
- Nuisance Abatement Strikes
- Repairs
- Who pays for cost
- When will repairs be made
- See Warranty of Habitability
- Privacy vs. Right of Inspection
- Interest on Security Deposit (.16%)
UNENFORCEABLE LEASE PROVISIONS

- Contract remedies
- Monetary damages vs. penalties
- Liquidated damages, administrative costs

Four Red Flag Words
- 1. Forfeit/forfeiture
- 2. Fine
- 3. Penalty
- 4. Waive/waiver
OVER-OCCUPANCY

• Boulder ordinance, not a state statute
• Can verify property zoning with City Planning & Development Services Office (bouldercolorado.gov)
• $2,000 per day fine
• Both tenants and landlords subject
• Over-occupying may save rent, but it costs more in the long run
• Practical reasons not to over-occupy
• May be grounds for breach of lease and/or eviction
• May lose ability to enforce lease in court
• May lose ability to enforce roommate agreement
NUISANCE PARTIES

Social gathering of 2 or more people violating 1 or more city ordinance

$1,000 fine plus court fees (maximum)

Examples:

- consuming alcohol in public
- underage drinking
- providing alcohol to minors
- fighting
- property damage
- trespassing
- littering & graffiti
- fireworks
- public urination
- excessive noise
- plus other general disruptive behavior

NOISE TICKETS

Disruption of the quiet enjoyment of the home: Can be given ANY time of the day

Unreasonable noise: After 11:00pm, any noise that can be heard from more than 100ft away
WHAT STUDENTS SHOULD KNOW

- Don’t sign too early - you might change your mind
- Talk to past tenants to get a good feel for the place
- Parents: take a tour of the place
- Get a free lease review (UMC 313)
- Get to know your potential roommates / know your landlord
- Know your lease and sign a roommate agreement
- Know the occupancy limit of the unit
- Get ALL communication in writing or e-mail
- Know your lease and sign a roommate agreement
- Fill out a check-in sheet and take pictures
- Contact utility companies to receive service
Student Outreach is achieved through several different programs and initiatives including:

- Pre-Court Letters
- Community Living Class
- Move-in Orientation
- Weekly door hangers
- Party Registration Program
- CU in the Neighborhood
Our Student Services

Off-Campus Living Orientation

- The OCLO is offered by OCH&NR in collaboration with one of Boulder’s largest off-campus student housing providers, Four Star Realty and was started in 2011
- The OCLO was offered in an online format for the first time in summer 2016. It is now integrated directly into Desire2Learn, CU’s online learning management platform
- The OCLO is based on the Community Living workshop but is proactive in nature and aims to educate and inform students of their role and responsibilities as a community member, tenant, and neighbor
- In 2014 OCH&NR & the City of Boulder were awarded the Abernathy Award for Town/Gown Relations by the International Town/Gown Association for the OCLO program
OUR STUDENT SERVICES

Party Registration

• Avoid a $1,000 ticket by registering:
• Register your Friday or Saturday night party with Off-Campus Housing
• Provide us with the address, host name and phone number
• Information is provided to Boulder dispatch
• If a NOISE complaint it made, you get a 20 minute warning to shut the party down and avoid the cops
• If a second complaint is made, dispatch will notify the police
SOME OTHER THINGS TO CONSIDER

- Check the lease and know what you are responsible for as tenants

- Off campus municipal violations = dealing with CU Student Conduct (even if it’s an off campus infraction)

- Be familiar with the Host Liability Law and other city ordinances

- Never run from the police! It’s best to handle the situation maturely and show the officers respect

- Be aware of surroundings; wear bright clothing at night and use reflectors and bike lights
WHO: Residents within the trash implementation zone from the city's western and southern borders for all properties west of Broadway to the south of Sumac Avenue.

WHAT: The City of Boulder has adopted a new ordinance that requires trash to be secured in bear resistant trash cans in designated areas. Unsecured trash has the potential for a $250 fine to property owners, landowners, or tenants after notification of violation(s) by email, postal mail, or telephone for individuals failing to utilize approved trashcans.

WHEN: Full enforcement of the bear proof trash can ordinance will begin October 1st, 2014.

WHERE: For a full map of the secure trash implementation zone and for approved bear resistant trash cans, visit the City of Boulder's education website located at www.boulderwildlifeplan.net or scan the QR code.

Don't BEAR a bigger fine!
Don’t forget to remind your student about our free upcoming housing fairs.

Wednesday, October 31st 10-4 pm
(UMC Glenn Miller Ballroom)
Be courteous. Be informed. Be neighborly.

Be Boulder.

WELCOME BACK BUFFS!

Off-Campus Housing & Neighborhood Relations
UNIVERSITY OF COLORADO BOULDER

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313 UMC | 303.492.7053 | och.colorado.edu