

NEIGHBORHOOD **HOUSING** OFFICE

Supporting Students with Off-Campus Questions/Concerns

○ Alyssa Conrardy

○ Neighborhood Housing & Relations Manager

Overview



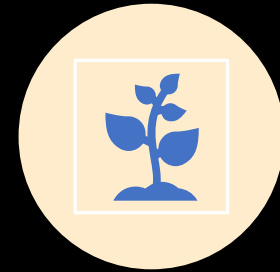
AVAILABILITY
OF SERVICES



COMMON
ISSUES



TIMELINE



SERVICES THIS
SPRING

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HOUSING OFFICE

Availability of Services

- Physical Office Space in the Union is closed, staff working from home
- Online hours are Monday-Thursday, 10am-2pm
- Phone, Email, Facebook chat
 - 414-229-6999
 - housing@uwm.edu
 - Facebook.com/uwmneighborhoodhousing

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Common Concerns/Issues

- Leases Legally Binding Contracts – Difficult for students to get out of
- Predatory Landlords
- Signing leases too early
- Illegal for more than 3 unrelated people to live together (even if the rental has 4 or more bedrooms)
- Joint and Several Liability – All tenants and cosigners are liable for everything
- Auto-renewal clauses
- Nuisance Violations – 3 or more calls for service designate rental as nuisance property
- Heat going out
- Cost of Rent/Security Deposits for new freshmen

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Timeline

- Current recommendation:
 - Students should wait until the Fall 2021 schedule of classes is live to start their search so they have a better idea of the extent they need to be on campus in the fall
- Typical guidance:
 - Sign a lease 2-3 months before desired move-in date
 - Why? – Leases typically require 60-days notice to terminate a lease so true availability is only known during this window
 - A lot can change in just a few months (Relationships, finances, needs, etc.)

Services

- Advice from highly trained staff with renting experience
- Schedule video chat Teams appointments
- Rental Process Guide Website and concurrent marketing for each step of the process
 - E-Newsletter
 - Social Media
 - Snapchat take-overs
 - Postcard Mailings to off-campus students
- Preferred Tenant Program
- Virtual Tour of Homes (Thursdays in March and April)
- FAQs
- Listing Service

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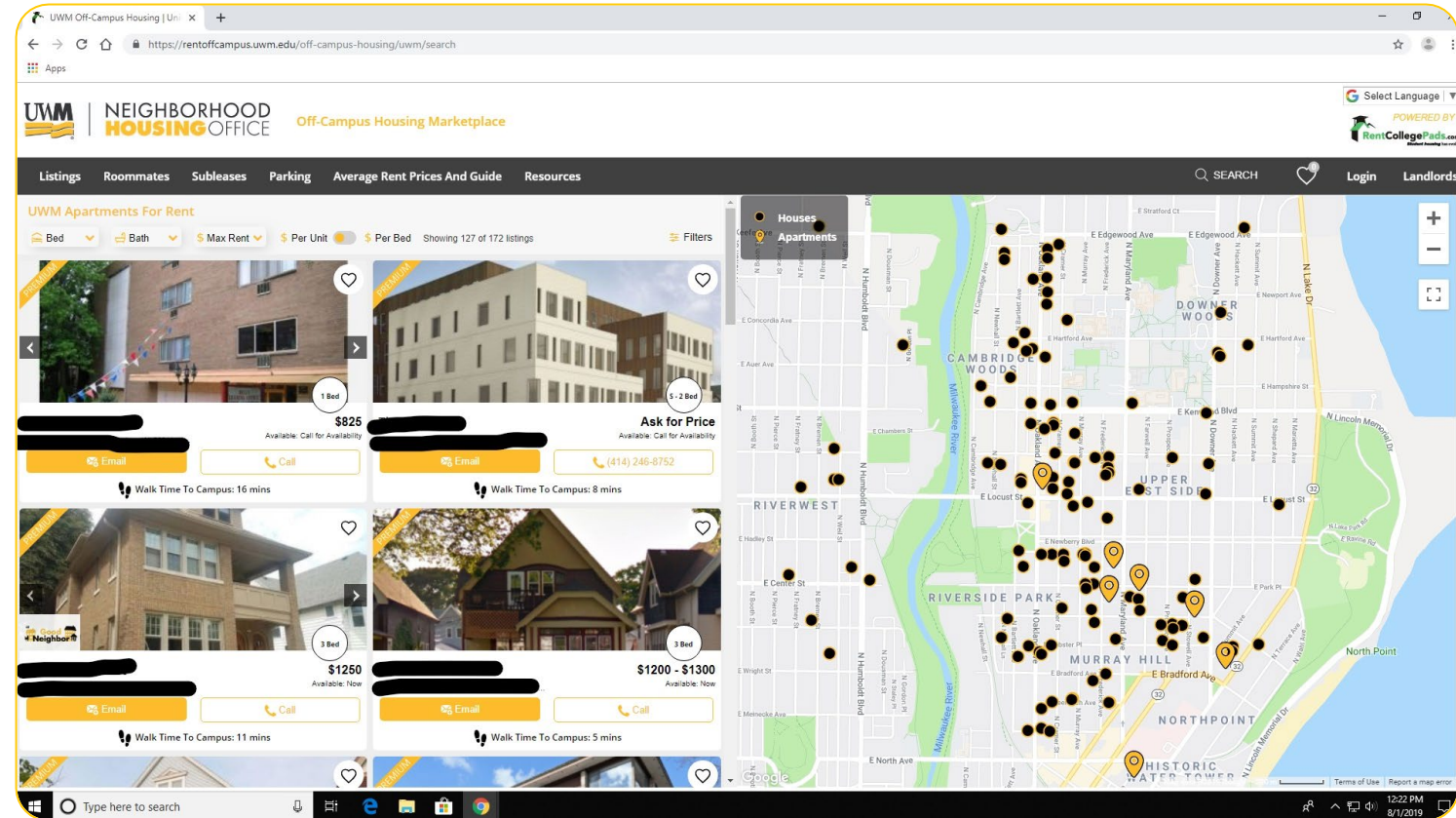
Cost of Living

- Cost of Living Off-Campus:
 - Average Rent per person/per month:
 - Studio: \$826
 - 1 Bedroom: \$888
 - 2 Bedroom: \$619
 - 3 Bedroom: \$502
 - Utilities: Heat/Gas/Electricity, Water, Internet, Laundry-Coin Operated/Machine Hook-Ups
 - Security Deposit: Usually same amount as the cost of 1 month of rent – Sometimes double.



Listing Service

- Listing Service
 - Listings
 - Map
 - Ratings
 - Roommates
 - Roommate profile
 - Posting
 - Viewing other posts and filters
- Subleases
- Parking
- Average Rent Prices



Neighborhood Housing Office

- **We don't:**
 - Assign rooms, apartments, or showings
 - Own any properties
 - Manage/employ landlords
 - Co-Sign or handle any payment process
 - Review leases
 - Give legal advice – See University Legal Clinic for assistance

We're Hiring

- \$10/hour
- Work Study preferred
- Resume-building work experience
- Recent employees have been from following majors
 - Marketing
 - Nutritional Sciences
 - Communication
 - Occupational Therapy
 - Women and Gender Studies
 - Psychology
 - International Studies

Alyssa Conrardy
Neighborhood Housing & Relations Manager
ambc@uwm.edu

Questions?

Facebook: @UWMNeighborhoodHousing
Website: uwm.edu/neighborhoodhousing

Phone: (414) 229-6999
Student Union WG85
housing@uwm.edu