

REVIEWS AND ADVICE
FROM CURRENT STUDENTS

OREGON SCHOOL OF LAW

HOUSING GUIDE — 2023 —

- ✓ HOUSING DATA
- ✓ NEIGHBORHOODS EXPLAINED
- ✓ APARTMENT RATINGS
- ✓ TOP PROPERTIES
- ✓ LANDLORD INFO
- ✓ RENTER RESOURCES

VeryApt
LAW CENTER

Intelligent Apartment Search

TABLE OF CONTENTS

3

HOUSING FACTS

Our data on housing

4

ABOUT VERYAPT

Using the VeryApt site alongside this guide

5

NEIGHBORHOODS OVERVIEW

Most popular neighborhoods for Oregon Law Students

6 Downtown

7 Harlow

8 East Campus

9 Amazon

10

DATA TABLE

Compiled from student reviews

11

APARTMENT RATINGS

Top apartments, based on the feedback of Oregon Law students

11 Most Popular

12 Best for Amenities

13 Best for Value

GETTING THE MOST OUT OF THE GUIDE



Start with the Housing Facts section. This section should help you determine the type of apartment you'd like to live in and how much you should expect to pay in rent.



Read about different neighborhoods and narrow down your search to parts of the city that you like most.



Use the Apartment Ratings section to identify the best apartment buildings across the categories (e.g. best amenities, highest rated) that matter most to you.



Visit [VeryApt.com](https://www.veryapt.com) to read reviews, get pricing, and set up appointments for the apartments you like most.

ABOUT THE DATA IN THIS GUIDE

All of the data in this guide are based on feedback from real renters in Eugene. We asked students to rate their apartments on a scale of 1-10 across six categories:



Overall



Value



Management



Amenities



Location

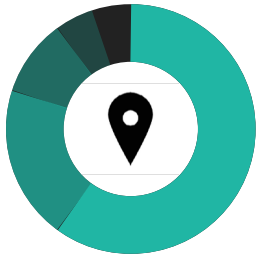


Safety

Based on their feedback, we compiled a list of the best apartment buildings for Oregon Law students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at contact@veryapt.com.

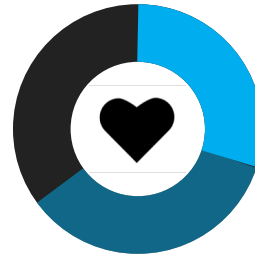
DISCLAIMER: The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers' or users' interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt as to the quality, safety, or other features of a property. We encourage you to check all available sources of information about properties prior to renting.

Where Oregon Law students live



- 60%** Downtown Eugene
- 20%** Harlow
- 10%** East Campus
- 5%** Amazon
- 5%** Other (<5% each)

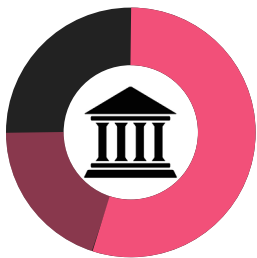
Who Oregon Law students live with



- 30%** Alone
- 35%** Spouse/partner
- 35%** Roommate (excluding spouse/partner)

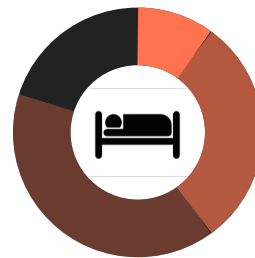
40% of Oregon Law students live with pets

What type of properties Oregon Law students live in



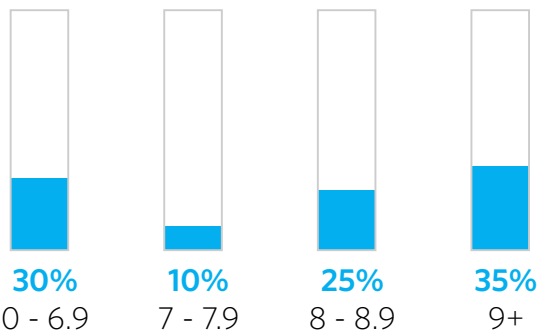
- 55%** Large property (50+ units)
- 20%** Mid-size property (10-49 units)
- 25%** Small property (2-9 units)

What size residences Oregon Law students live in



- 10%** Studios or efficiencies
- 30%** One bedrooms
- 40%** Two bedrooms
- 20%** Three or more bedrooms

Distribution of property ratings



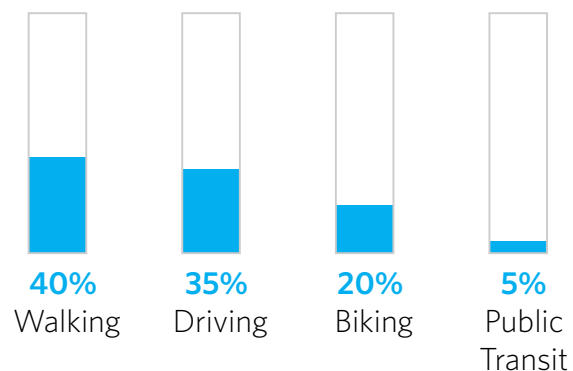
Average rent by apartment size



Rent versus own



Commute methods



Rent with Confidence

Time Savers

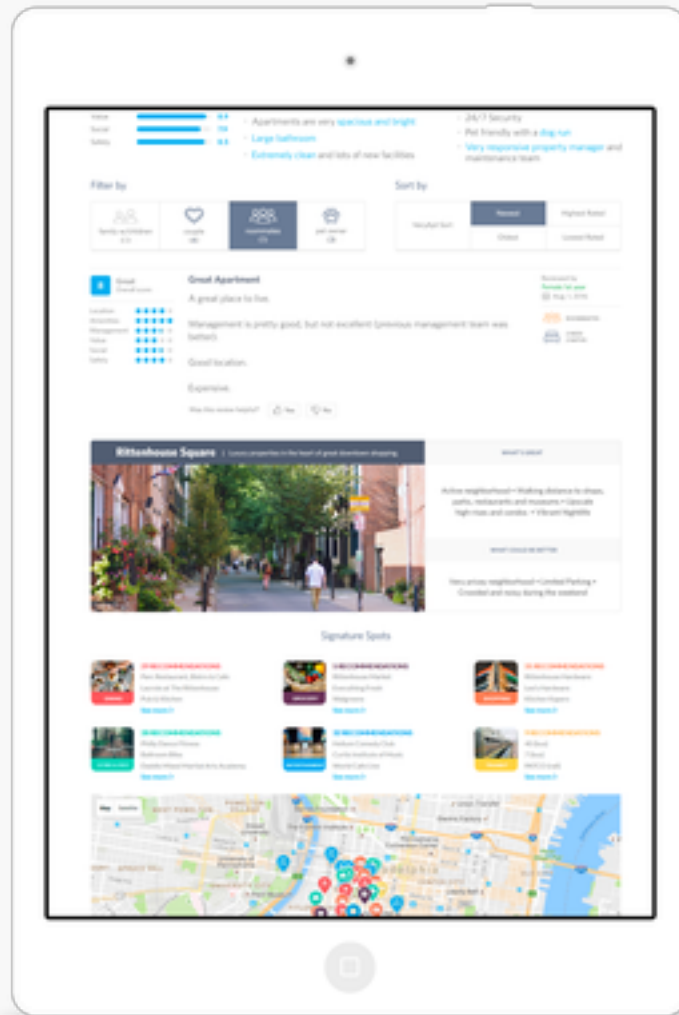


All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

Concierge Service



On demand rental experts that can provide apartment recommendations, set up apartment tours, and help you with your rental application - all at no extra cost.



Intelligent Search



Personalized apartment recommendations based on the amenities you want, your proximity to school or work, and your desired price range.

Trusted Reviews

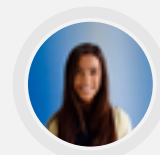


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

WHY WE STARTED VERYAPT

VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations of apartment hunting are universal, but share a belief that it doesn't have to be. We know what makes an apartment truly feel like home is unique for each person and that's why our focus is on bringing you personalized recommendations based on timely, relevant, and real user reviews. We'll be there every step of the way to help you find your perfect apartment.

Julia Rizio
VP Operations
juliar@veryapt.com





STADIUM PARK

STUDENT LIVING



- Individual Leases
- Fully Furnished
- Roommate Matching
- 1, 2 & 4 Bedrooms
- Washer & Dryer Included
- Utilities Included
- Free Tanning
- Resort-Style Pool
- Beach Volleyball
- 24/7 Fitness Center
- Newly Renovated Clubhouse
- Off-Leash Dog Park
- Next to Autzen & PK Park and so much more!

[CLICK HERE FOR MORE INFO!](#)

NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for Oregon Law students



1 Downtown

60% of Oregon Law Students

Downtown Eugene is a large neighborhood located directly to the west of the University of Oregon campus. Beginning along the river and extending south to 18th Ave, it's a popular spot with the university's off-campus crowd.

3 East Campus

10% of Oregon Law Students

A quiet residential neighborhood with tree-lined streets and plenty of sidewalks, this is an ideal neighborhood for those looking to escape the hustle and bustle of student life. As the name suggests, East Campus is a small neighborhood located to the east of campus.

2 Harlow

20% of Oregon Law Students

Harlow is a popular spot for students because of its proximity to campus and beautiful green space. Alton Baker Park and Willamette River separate Harlow from campus so it tends to be a quieter area. There is still plenty to do with Autzen Stadium, Trader Joe's, and shopping nearby.

4 Amazon

5% of Oregon Law Students

A firmly residential neighborhood, made up of mostly single-family homes and some smaller apartment buildings, Amazon presents a great value for students looking to live affordably on their own. Rental prices for classic-style apartments are lower here on average than in other neighborhood.

Other Neighborhoods

less than 5% each

- 5 College Hill
- 6 West University
- 7 Whiteaker
- 8 West Eugene



Harlow

Lots of Green Space

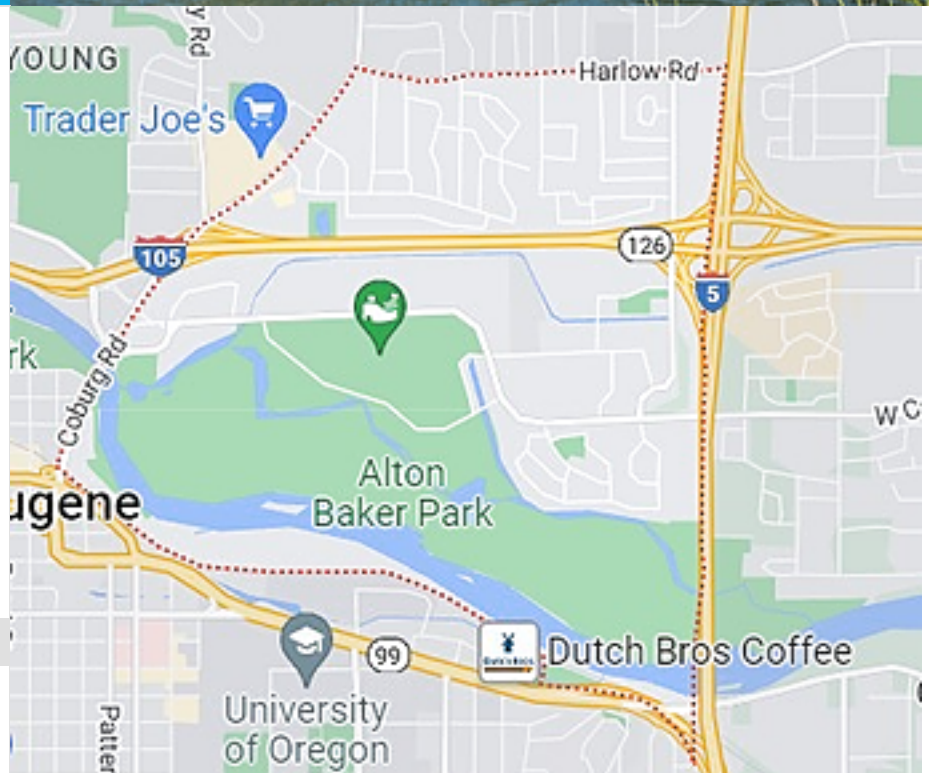
ABOUT HARLOW

Harlow is a popular spot for students because of its proximity to campus and beautiful green space. Alton Baker Park and Willamette River separate Harlow from campus so it tends to be a quieter area. There is still plenty to do with Autzen Stadium, Trader Joe's, and shopping nearby.

Park

Green Space

Easy Commute



MEDIAN RENTS IN HARLOW

\$1,000

Studio

\$1,500

1 Bedroom

\$1,800

2 Bedroom

WHAT RESIDENTS THINK ABOUT HARLOW

★★★★★

Review by **UO Student**

📍 CHASE COURTYARD

Incredibly safe neighborhood with lots of other students nearby. Easy to walk around during the day without feeling uncomfortable. Alton Baker Park is only a twenty minute walk away.

★★★★★

Review by **UO Student**

Parkgrove is not student housing, so there are a lot of families in the complex. However, it is surrounded by student housing (Chase Village, Ducks Village, etc), so it can be noisy. It is also right across from Autzen, so during football games, the whole area is slammed with traffic, and roads close.

East Campus

Home to University of Oregon

ABOUT EAST CAMPUS

Expect plenty of buzz and excitement if you decide to live in East Campus. Since it's home to the university, you'll also find that most necessities (like groceries) are accessible by walking. While it's not the top-ranked spot for graduate students, it's great for those who want to experience the campus feel.

Campus

Students

Restaurants and Bars

Central

Close to Downtown

MEDIAN RENTS IN EAST CAMPUS

\$950

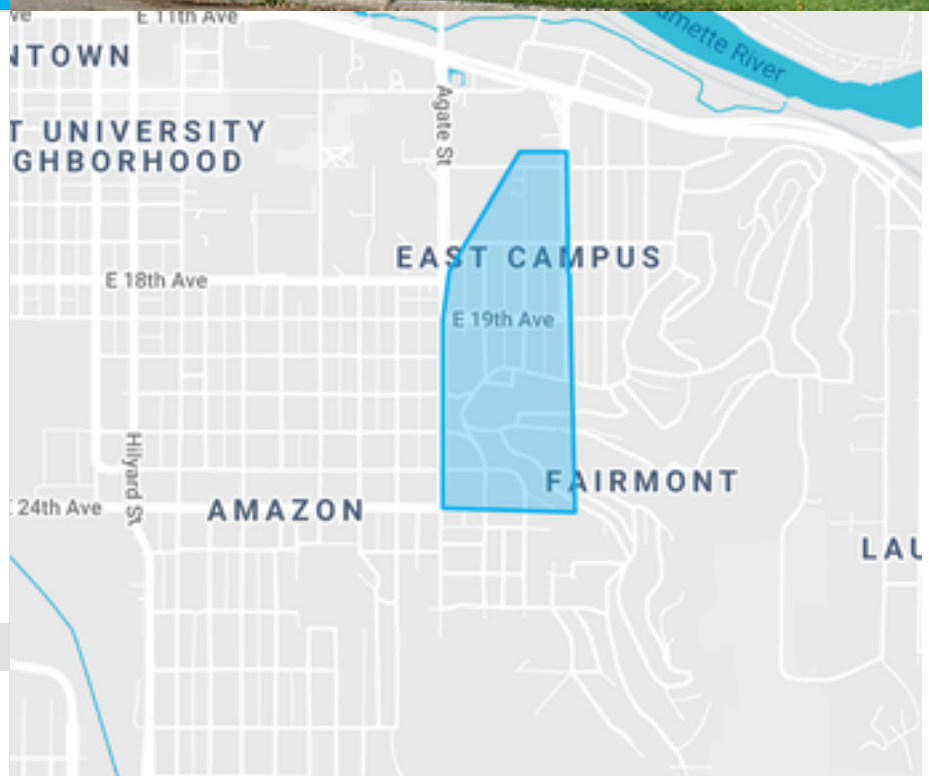
Studio

\$1,200

1 Bedroom

\$1,900

2 Bedroom



WHAT RESIDENTS THINK ABOUT EAST CAMPUS



Review by [UO Student](#)

It is so nice to be so close to campus. There are many students around which is nice but also has its negative. Very pretty too, I like to take walks around campus when I have the chance.



Review by [UO Student](#)

[ORCHARD CROSSING](#)

There are several restaurants relatively close to the apartment building. However, most of the bars and other social activities are 30+ minutes away if you're walking and are easier to manage by car. Otherwise, I feel relatively comfortable walking to get a coffee or to go to the law school.

Amazon

Firmly Residential

ABOUT AMAZON

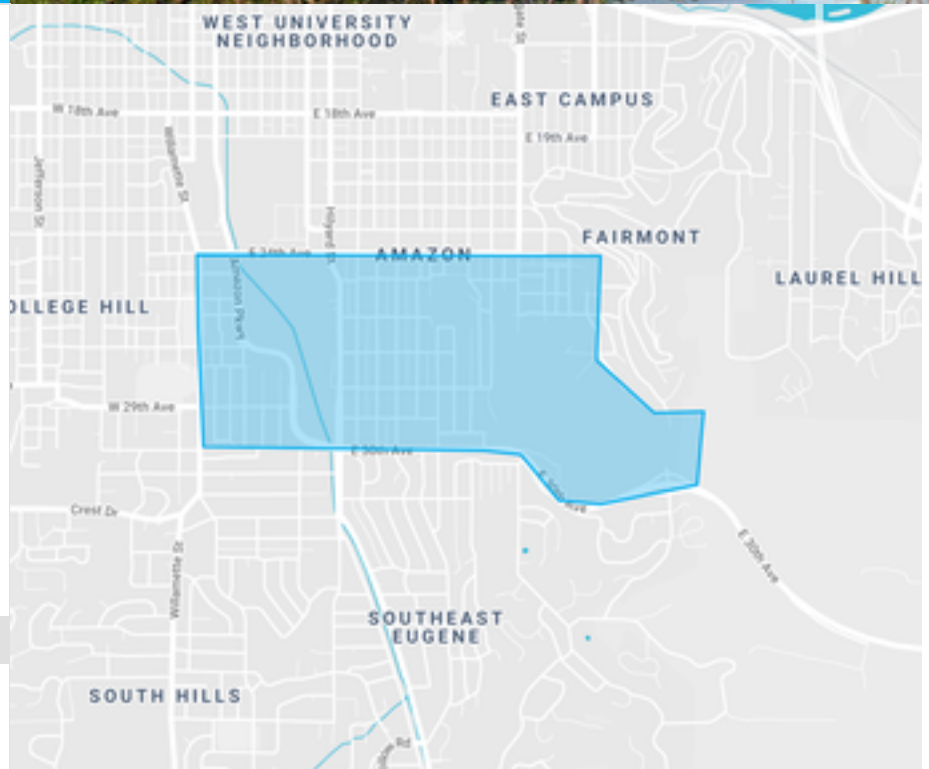
The Amazon neighborhood is a massive area that extends from Willamette Street to Hendricks Park. It is also worth noting that because the neighborhood is so large, some may find themselves living quite far from campus. In those situations, it is recommended to have access to a car, which is quite doable thanks to ample street and driveway parking throughout.

Residential

Widespread

Families

Quiet



MEDIAN RENTS IN AMAZON

\$850

Studio

\$935

1 Bedroom

\$1,200

2 Bedroom

WHAT RESIDENTS THINK ABOUT AMAZON



Review by [UO Student](#)

Great place to bike, hike, walk, run, & anything else outdoors! Beautiful lush Green valley's and mountain views that are breathtaking. WE ARE ALSO THE MOUNTAIN BIKING CAPITAL OF NORTH AMERICA!!!



Review by [UO Student](#)

Close to the UO, but far enough away to not be on campus. Next to 2-3 different parks, and within distance of a couple restaurants.

APARTMENT RATINGS

KEY

- Excellent for a category
- Great
- Average
- Below average
- \$\$\$\$ \$1500+ per renter
- \$\$\$ \$1350- \$1499
- \$\$ \$1050- \$1349
- \$ < \$1050

* Prices subject to change and may vary significantly by room type

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
2125 Franklin	Apt	6.0	\$\$	✓			●●	●●	●	●●●	●●
Alderwood Manor	Apt	6.5	\$	✓	✓	✓	●●	●	●●	●●●	●●
Amazon Corner	Apt	9.2	\$\$\$		✓		●●●●	●●●	●●	●●●●	●●●
Broadway Place	Apt	8.0	\$\$\$\$				●●	●●	●●●	●●●●	●●
Capri Eugene	Apt	6.0	\$\$				●	●●	●●	●●	●●
Chase Courtyard	Apt	8.8	\$\$\$	✓		✓	●●●	●●●●	●●●	●●	●●●
Clark Apartments	Apt	6.0	\$\$\$				●	●●	●	●	●●
Crescent Park	Apt	8.0	\$\$			✓	●●●●	●●●	●	●●	●●●●
Eugene Manor	Apt	5.0	\$				●●	●●	●	●●	●●
Evergreen Village at Delta Ridge	Apt	9.0	\$\$		✓	✓	●●	●●●	●	●●	●●●
Graduate Village	Apt	6.0	\$				●●	●	●●	●	●●
McKenna Estates	Apt	9.2	\$		✓		●●●●	●●●	●●●●	●●●●	●●
Orchard Crossing	Apt	8.7	\$\$\$	✓			●●●	●●●●	●●●●	●●●	●●●●
Parkgrove Apartments	Apt	7.0	\$			✓	●●●	●●	●●●●	●●	●●●
Sheldon Butte	Apt	7.4	\$				●●	●●●●	●●●	●	●●●
Skybox & Courtside Apartments	Apt	10.0	\$				●●●●	●	●●	●	●●●●
Spencer View	Apt	6.9	\$\$	✓	✓		●●	●	●●●	●●●	●●
Stadium Park	Apt	7.7	\$\$\$				●●●●	●●●	●●●	●●●●	●●●●
The Gordon Lofts	Apt	10.0	\$\$\$\$				●●●●	●●●●	●●●●	●●●●	●●●●
The McKenzie	Apt	10.0	\$\$				●●●	●●●●	●●●●	●●●●	●●●●
Treetops	Apt	9.0	\$\$				●●●	●●	●●●●	●●●	●●
Westgate	Apt	8.0	\$\$				●	●●●●	●●	●	●●

MOST POPULAR

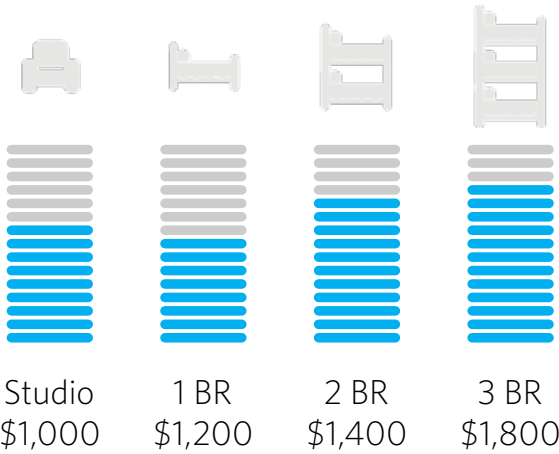
Buildings with the most Oregon Law students

[READ MORE REVIEWS AT VERYAPT.COM](http://VERYAPT.COM)

What students typically look for:



- ✓ Excellent location
- ✓ Reasonably-priced apartments
- ✓ Solid amenities



TOP 5

1 st	CHASE COURTYARD	10+ PEOPLE
2 nd	AMAZON CORNER	8+ PEOPLE
3 rd	ORCHARD CROSSING	7+ PEOPLE
4 th	SPENCER VIEW	5+ PEOPLE
4 th	SHELDON BUTTE	5+ PEOPLE

1st
CHASE COURTYARD
\$\$\$
10+ PEOPLE

Review by Oregon Law Student

"I love the management, security, and location of the complex. It is very nice with great amenities for the price. The only downside is the awful internet, which can be a dealbreaker for some."

2nd
AMAZON CORNER
\$\$\$
8+ PEOPLE

Review by Oregon Law Student

"The apartments are pretty large with tall ceilings so it feels like there is a lot of space. Most apartments have a balcony, which is really nice as well. There is free street parking and the option to pay extra for parking under the building. The building is very safe with good security. It is only a few minute drive to campus and there are multiple bus stops within a few blocks of the apartment."

3rd
ORCHARD CROSSING
\$\$
7+ PEOPLE

Review by Oregon Law Student

"Orchard Crossing is very close to campus, especially the law school. I purchase street parking and always have somewhere to park, though sometimes parking can be difficult when there are events at Knight Arena. Many restaurants, bars, and coffeeshops are within walking distance, grocery and post office within a block. Amazing private gym and pool, young and vibrant community, and great management that responds to concerns and maintenance request quickly. Totally worth the price!"

BEST FOR AMENITIES

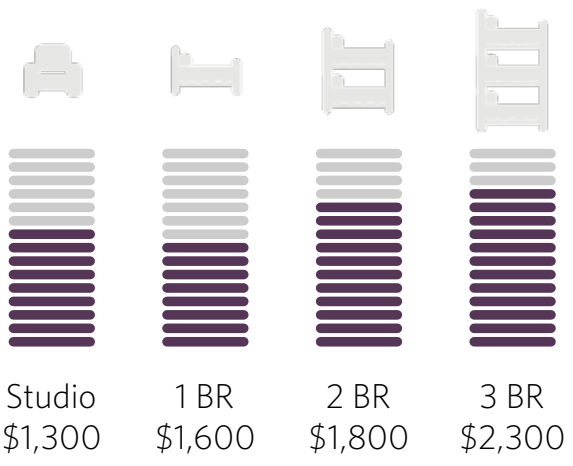
Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM

What top amenity properties typically offer:



- ✓ Great common spaces
- ✓ Convenient location
- ✓ Excellent management
- ✓ Newer construction



TOP 5

1 st		THE GORDON LOFTS	10.0 AMENITY RATING
1 st		THE MCKENZIE	10.0 AMENITY RATING
3 rd		ORCHARD CROSSING	9.2 AMENITY RATING
4 th		CHASE COURTYARD	8.8 AMENITY RATING
5 th		CRESCENT PARK	8.0 AMENITY RATING

1st **THE GORDON LOFTS** \$\$\$\$ | 10.0 AMENITY RATING
Downtown

Review by Oregon Law Student
"The apartment is fairly expensive, but it is very nice, quiet and safe."

1st **THE MCKENZIE** \$\$ | 10.0 AMENITY RATING
Eugene

Review by Oregon Law Student
"Great amenities, far enough from campus that I am not stuck in crappy housing and close enough that it's not a crazy long commute. A lot of privacy, big windows, modern, with a pool, hot tub and gym. Only complaint is the price"

3rd **ORCHARD CROSSING** \$\$\$ | 9.2 AMENITY RATING
East Campus

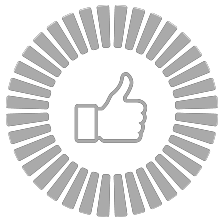
Review by Oregon Law Student
"Pricey apartment but the location makes up for it. Only a 5 minute walk from the law school and has great amenities including a pool, gym, and fully furnished apartments."

BEST FOR VALUE

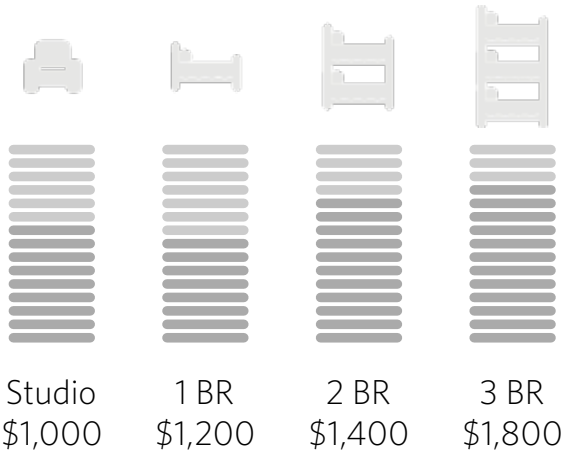
Highest-rated properties for value

READ MORE REVIEWS AT VERYAPT.COM

What top value properties typically offer:



- ✓ Great price-to-space trade off
- ✓ Good location
- ✓ Solid amenities and basic features





TOP 5

1 st		PARKGROVE APARTMENTS	9.0 VALUE RATING
2 nd		MCKENNA ESTATES	8.0 VALUE RATING
2 nd		THE MCKENZIE	8.0 VALUE RATING
4 th		ORCHARD CROSSING	7.8 VALUE RATING
5 th		CHASE COURTYARD	7.6 VALUE RATING

1st



PARKGROVE APARTMENTS \$ | **9.0** VALUE RATING
Eugene

Review by Oregon Law Student
 "The apartments themselves are very old. However, management is super responsive and friendly. They send out maintenance as often as needed, and it's always very fast."

2nd



MCKENNA ESTATES \$ | **8.0** VALUE RATING
Eugene, 3450 McKenna Dr

Review by Oregon Law Student
 "Amazing Space"

2nd

THE MCKENZIE \$\$ | **8.0** VALUE RATING
Eugene

Review by Oregon Law Student
 "Great amenities, far enough from campus that I am not stuck in crappy housing and close enough that it's not a crazy long commute. A lot of privacy, big windows, modern, with a pool, hot tub and gym."

Townhomes

Smaller properties and how to find them

ABOUT TOWNHOMES

Townhomes are apartments in older buildings, typically a few stories tall. They usually do not have a doorman, an elevator, or many amenities, but can be cheaper and more spacious than the apartment and condo units in high-rises.

WHY YOU SHOULD CONSIDER A TOWNHOME

CHEAPER

LARGER FLOOR PLANS

3+ BEDROOMS AVAILABLE

MORE PRIVACY

WHY YOU MAY WANT TO AVOID A TOWNHOME

NO DOORMAN

LESS CONVENIENT LOCATIONS

OLDER CONSTRUCTION

LIMITED AMENITIES

MORE MAINTENANCE ISSUES

Finding a townhome

Townhomes can be challenging to find because they tend to be individually owned and do not have full time leasing managers. Townhome listings are typically available ~60 days in advance. You can find a townhome by searching online listings, contacting a landlord directly, or by working with VeryApt's Concierge Team who can help identify some options.

Preparing for a townhome search

Most Oregon Law students opt for larger properties in order to live closer to other students and simplify the housing search. That said, there are plenty of wonderful townhomes - be prepared to visit more properties to find that perfect home, carefully examine the pros/cons, and move quickly if you find a unit you love.

TIPS AND ADVICE



Reliable Landlords

Check online reviews and talk to previous tenants to find out about your landlord. Look for one that responds quickly to maintenance requests and has a history of returning deposits.



Noise and Neighbors

Sounds often travel well through townhomes and you can easily be disturbed by barking dogs, music, or construction. Check out the surrounding area to get a sense for what it may be like.



Lease Terms

Leases with independent landlords are negotiable. Check your lease for restrictions on sub-letters and visitor policies. You may be able to avoid a rent increase by locking in a longer lease.

FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

WWW.VERYAPT.COM