Housing in New Orleans

Tulane Housing
Tulane offers two off-campus apartment complexes to graduate students: Papillon Apartments and Deming Pavilion. Students wishing to apply for Tulane housing should contact the Office of Housing and Residential Life at 504.865.5724, or via the HRL website at http://housing.tulane.edu/.

The Papillon was acquired by Tulane University in November 2005 and is now the apartment complex available for Tulane graduate students and students with families. Currently, the Department of Housing and Residence Life and HRI, Inc. are jointly operating The Papillon, which is located at 1643 Josephine Street, New Orleans, Louisiana 70130. The Papillon offers 1, 2, and 3 bedroom apartments. Please call 504.561.8000 if you have questions.

Deming Pavilion is located in downtown New Orleans, next to Tulane University Hospital & Clinic, across the street from the School of Medicine and two blocks from the School of Public Health & Tropical Medicine. The address is 204 S. Saratoga St., New Orleans, Louisiana 70112. Deming offers furnished studio, one-bedroom, and two-bedroom apartments. Please call 504.988.6275 if you have any questions.

Off-Campus
The Tulane campus is situated in a residential neighborhood full of large old homes and numerous shops and restaurants. There is a great deal of rental property within a mile or two of campus, and many law students prefer to live off-campus. Most students find off-campus housing through newspaper ads, real estate agents, bulletin boards around the Tulane campus, and “for rent” signs, posted on rental property. Although there are a few apartment complexes near the school, the more typical rental properties are older homes that have been converted into apartments. Rents generally range from $700 and up for one-bedroom apartments, $900 and up for two-bedroom apartments, and $1200 and up for three-bedroom apartments.

These prices usually do not include the cost of utilities and vary depending on the amenities in the apartment (e.g., central air and heat, hardwood floors, washer/dryer, off-street parking).

Students will find additional rentals in the surrounding suburbs of Metairie, Harahan, and Kenner. While rents may be lower in the suburbs, commutes will obviously be longer and require an automobile. Public transportation is quite good within New Orleans, but is limited outside of the city.
Glossary, Terms, and General Advice

Neighborhoods

The important thing to remember is that in New Orleans, the term “neighborhood” might encompass only a few blocks. This means that the 800-block of a particular street might be in a perfectly acceptable neighborhood, but the 1200-block might not be. Make sure you personally visit any apartment you consider renting.

Tulane University is located in uptown New Orleans, a broad term for the area that encompasses almost everything “above Canal Street.” (These words are in quotation marks, because this is the terminology used in the Times-Picayune classified section. If you look for an apartment in the classifieds, you will probably want to look in the section entitled “Above Canal.”)

Uptown is a large area and includes the Garden District (bordered by Jackson Avenue, St. Charles Avenue, Louisiana Avenue, and Magazine Street), Mid-City (roughly Palmetto, to Washington, to Broad, to St. Bernard Avenue, to City Park), the University District and Carrollton areas (these last two immediately surround the Tulane and Loyola campuses).

Public transportation within the city itself is convenient and reasonably reliable. To obtain a schedule and maps of the various public transportation routes, contact the Regional Transit Authority (RTA) RideLine at 504.248.3900.

Downtown encompasses the Central Business District, Warehouse District (lots of upscale apartments and condos), the French Quarter, and Faubourg Marigny. You probably know that the French Quarter is the center of New Orleans tourism. Part of its charm is the fact that it includes residential property. However, it is expensive, parking is limited, and the atmosphere might not be conducive to the lifestyle of the serious student. It is unique, though.

In New Orleans proper, one rarely uses the terms “north, south, east, and west” because the city is not laid out on a grid. We use the terms “uptown” and “downtown,” “upriver” and “downriver,” and “riverside” and “lake-side” to orient ourselves or to describe locations. Refer to a map to gain a better understanding of this.

The suburbs to the west of New Orleans include include Jefferson, Metairie, Harahan, River Ridge, and Kenner (towards the airport). These five communities are in Jefferson Parish (parishes in Louisiana are equivalent to counties anywhere else), so have separate transit systems, utility companies, etc. There are many apartment complexes as well as single-family homes in these areas. The commute to the Tulane campus can range from 10 to 45 minutes. Other suburban locations are across the Mississippi River. (These areas are described as the “West Bank” but are actually south of the city). Residential communities on the north shore of Lake Pontchartrain are approximately 60 minutes away from the Tulane campus. Public transportation to and from the suburbs is minimal.

One more thing – there is a Tulane Avenue in downtown New Orleans. However, it is nowhere near the uptown campus of Tulane University.
**Cars and Public Transportation**

If you live on or very near St. Charles Avenue, the St. Charles streetcar is a convenient method of travel from Tulane to Canal Street and the various points in between. There are also a number of bus lines within the city that can efficiently take you from one place to another.

However, most students either live within walking or bicycling distance of the campus or have automobiles. Campus parking permits can be purchased in the Office of Traffic Control in the Collins C. Diboll Complex. All-day parking permits were $520 for the 2007-2008 academic year. Evening permits were $150 per the year, allowing on-campus parking after 3:00 p.m. Bicycles are strongly encouraged (the city is flat!), but have obvious drawbacks in the rain.

**Shuttle Services**

The On Campus/Off Campus Shuttle has pick-up points at four different locations on the uptown campus and runs to home or car, within one-mile radius of the University, every 30 minutes. The last departure time from the Howard Tilton Library is 12:15 a.m. For questions about this service, call the Tulane University Department of Public Safety, Traffic Division at 865.5424 during business hours or the Public Safety Dispatcher at 865-5381 at any hour.

The Weekend Shopping Shuttle operates on Saturday and Sunday from 10:30am to 5:30pm. The shuttle makes stops on McAlister Drive at Mayer and Deming Pavillon on the downtown campus before going to Riverside Mall located on Tchoupitoulas Street. Winn Dixie, Cingular Wireless, Walgreens, Blockbuster are only a few of the stores located in the Mall.

Tulane also provides transportation between its two campuses via a shuttle, which leaves hourly from the University Center. A complete list of stops and times of departure for all shuttles can be obtained from the Tulane University Department of Public Safety website, [https://clue.tcs.tulane.edu/projects/dps/park_trans.cfm](https://clue.tcs.tulane.edu/projects/dps/park_trans.cfm). For other questions about this service, call American Coach Company at 504.592.1991.

Also, you can park free of charge at University Square, which is on the 100 and 200 blocks of Broadway, near the river. A Tulane University shuttle, which leaves every twenty minutes, will take you to the campus and drop you within feet of the Law School.