



**NCAD STUDENT
HOUSING GUIDE**



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About the Area

Birthplace of world-renowned glass artist Dale Chihuly, Tacoma is home to a vibrant, creative community of writers, artists and musicians, photographers, filmmakers, passionate entrepreneurs and business owners. Tacoma is also the birthplace of Bing Crosby, Gary Larson, Dyan Cannon, Blair Underwood and Frank Herbert, to name a few.

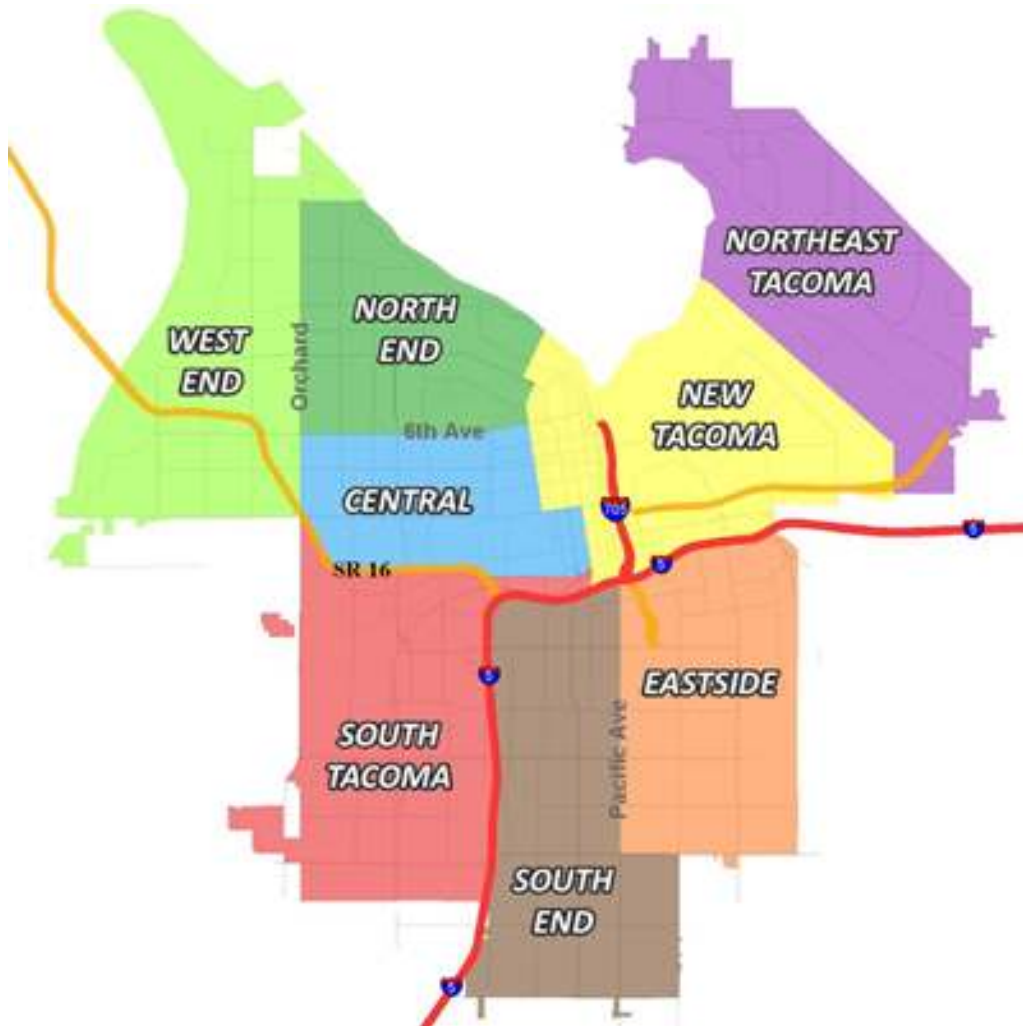
Tacoma is experiencing unprecedented growth. With more than \$1 billion being invested in downtown Tacoma alone, private investment has surpassed public investment by a nearly 4:1 ratio.

Urbanites are drawn to downtown Tacoma for its competitively priced living spaces with sweeping mountain, city and water views, while families gravitate toward Tacoma's charming neighborhoods with big city amenities.

A haven for hikers, runners, kayakers and cyclists, Tacoma is alive with activity from students attending the University of Washington Tacoma, the University of Puget Sound, The Evergreen State College Tacoma campus, local trade and technical colleges, and nearby Pacific Lutheran University.

Tacoma's gourmards and culinary connoisseurs have cultivated a scene for foodies that's made national press, while its world-renowned museums, top-notch meeting and convention spaces, and the Tacoma Dome have drawn visitors from across the globe. Opened in 1983, the Tacoma Dome is the largest arena with a wooden dome in the world when measured by volume and the overall 4th largest indoor arena in the U.S.

Just 25 miles away from the Seattle-Tacoma International Airport, and easily accessible from downtown Seattle and other neighboring cities, Tacoma is a city on the rise.



Neighborhoods

New Tacoma

New Tacoma is where NCAD is located and incorporates the Downtown Business Area, Theater District and Pacific Ave nightlife. There is plenty to see and do as this area includes: the University of Washington-Tacoma, the Port of Tacoma, the Foss Waterway, the Museum of Glass, Tacoma Art Museum, Washington State History Museum, Children's Museum, America's Car Museum and the Foss Seaport Museum.

[Downtown Tacoma](#)

[Hilltop](#)

[St Helens](#)

North Tacoma

North Tacoma is the area that encompasses some of Tacoma's most popular neighborhoods. Neighborhoods like Old Town, Ruston, Stadium District, North Slope Historic District, Proctor District, and University of Puget Sound Neighborhood are all part of the Tacoma's North End. North Tacoma has that small-town feel without being too small—the charming community is made up of several smaller neighborhoods, each with their own unique restaurants, shops and local conveniences. Getting around is easy—the area is walkable (think tree-lined streets with pedestrian-friendly sidewalks) while also offering plenty of street parking.

[Proctor / University of Puget Sound](#)

[Stadium District](#)

[North Slope Historic District](#)

[Tacoma's Old Town](#)

Central Tacoma

South of North End, we have Central Tacoma. Like North End, Central Tacoma has a similar atmosphere, lots of residential homes and a great selection of restaurants (especially close to 6th Ave). It may not have the same kind of history or views as North End, but being in the center of Tacoma, getting anywhere else in the city is a breeze. There are various access points to freeways and plenty of alternative routes to get places. Although Central Tacoma is walkable (sidewalks on most streets), depending on which part of Central Tacoma you're at it may be more convenient to take public transportation or drive.

The 6th Avenue District has a huge art scene and actively participates in Tacoma's Art Walk, as well as Tacoma's largest art festival, Art on the Ave. This area is one of the main reasons Tacoma keeps ranking on lists about top cities to live in for people under 30.

[6th Avenue District](#)

South Tacoma

South Tacoma does have quite a few apartment complexes in the area, many of which are fairly popular with military families (due to Fort Lewis being quite close). The Tacoma Mall is located in South Tacoma as are plenty of other shopping centers and restaurants. Not only does South Tacoma have an abundance of shopping, it is also home to Tacoma's Koreatown. There are lots of options for Asian cuisine in this area. South Tacoma is not very walkable (sidewalks are still mostly present) and is more sprawled out than other areas of Tacoma. It's recommended to use either public transportation or to drive in this area.

South End

South End is home to the Lincoln District (named after the iconic Lincoln High School), which has come to be known as the international district of Tacoma. There are a plethora of cafes and restaurants with a diverse crowd of people occupying the area. Like Central and North End, South End has quite a few homes and the neighborhoods tend to be walkable.

Amenities aren't very close together; South End is sprawled out like South Tacoma. It's recommended to have your own vehicle in this area.

[Lincoln District](#)

East Side

East Side is one of the neighborhoods in Tacoma that are in the process of evolving. More restaurants and bars are opening up on the East Side. Not to mention the steeper hills of East Side can offer some fantastic views. Although prices for rent and homes on the East Side are more affordable than what you might find in the rest of Tacoma, amenities such as grocery shopping and the like are still few and far between. It's recommended to have your own vehicle in this area.

[East Side](#)

West End

West End is quite similar to the North End with great views of the water (some areas have a view of the Narrows Bridge) and plenty of residential homes. The West End is lacking in apartment complexes/living but amenities such as grocery stores are easy to find. West End is home to the Point Defiance Park which includes a Zoo & Aquarium as well as access points to Owen's Beach and the Five Mile Drive. West End is a bit more sprawled out (like Central Tacoma) so having your own transportation is recommended.

[Point Defiance](#)

[Ruston](#)

[Tacoma's West Slope](#)

Greater Tacoma

[University Place](#)

[Fircrest](#)

[Gig Harbor](#)

[Downtown Puyallup](#)

[DuPont](#)

[Fife](#)

[Frederickson](#)

[Lakewood](#)

[South Hill Puyallup](#)

[Spanaway](#)

[Steilacoom](#)

Apartment Listing

NCAD provides this list as a convenience and is not responsible for the accuracy of the information provided. This is not a comprehensive list or a recommendation from NCAD. It is the student and/or parent responsibility to contact these agencies for prices, availability, amenities, restrictions, and to secure housing. Therefore, we recommend that students and parents take time well before school starts to secure housing and familiarize themselves with the area.

* Approximate driving miles to our campus located at 1126 Pacific Ave, Tacoma, WA 98402

MILES *	APARTMENT	ADDRESS	CITY	STATE	ZIP	PHONE	WEBSITE
4.9	Abbey Lane	1918 70th Ave W	University Place	WA	98466	253-565-2552	https://www.rentatabbeylane.com/
0.8	Albers Mill Lofts	1821 Dock St	Tacoma	WA	98402	844-765-9867	https://www.albersmilllofts.com/
10.1	Arravia Apartments	2300 Brookdale Rd E	Tacoma	WA	98445	253-666-8622	https://www.missionrockresidential.com/apartments/wa/tac
5.6	Astoria Apartment Homes	5700 23rd Street E	Fife	WA	98424	253-242-7177	https://liveattheastoria.com/
0.6	Bella on Broadway	436 Broadway	Tacoma	WA	98402	877-994-5674	https://www.bellaonbroadway.com/
12.0	Bella On Canyon	14115 Canyon Rd E	Puyallup	WA	98373	253-212-9149	https://www.bellaoncanyon.com/
4.4	Bella Vista	2502 S Mason Ave	Tacoma	WA	98409	253-455-7347	https://pacificliving.com/find-your-home/washington/
6.3	Carriage House	8601 27th St	University Place	WA	98466	253-565-8850	https://www.carriagehouseup.com/
4.7	Cedar Court	3005 S 47th St	Tacoma	WA	98409	253-476-0831	https://www.rentatcedarcourt.com/
1.0	Chelsea Heights	603 S J St	Tacoma	WA	98405	844-357-2395	https://www.chelseaheightspts.com/
5.6	Coventry Court	908 76th St E	Tacoma	WA	98404	256-948-3102	https://www.coventrycourtiv.com/
14.3	Deer Creek	6115 111th St E	Puyallup	WA	98373	833-822-7144	https://www.liveatdeercreek.com/
14.5	Evergreen Meadows Apts	12113 122nd St	Puyallup	WA	98374	253-466-2558	https://www.livingatevergreenmeadows.com/
6.2	Forest Hill Village	4332 S 41st St	Tacoma	WA	98409	833-544-9114	https://pacificliving.com/find-your-home/washington/
0.6	Granada	122 S Yakima Ave	Tacoma	WA	98405	253-259-3053	https://www.thegranaapartments.com/
4.2	Green Leaf Pacifica	4275 S Pine St	Tacoma	WA	98409	253-475-2838	https://www.thepacificatacoma.com/
0.8	Henry Apartments	1933 Dock St	Tacoma	WA	98402	253-237-7725	https://www.thehenryapartments.com/
14.3	Hidden Firs	15008 A St S #2	Tacoma	WA	98444	253-537-0249	https://www.apartmentratings.com/wa/tacoma/hidden-firs-apartments_253537024998444/
0.5	Koz on Market Street	1554 Market St	Tacoma	WA	98402	253-290-1622	https://www.kozonmarket.com/
7.1	Lakeside Landing	1414 S Mildred St	Tacoma	WA	98465	253-426-3184	https://www.missionrockresidential.com/apartments/wa/tacolandings/
0.6	Landmark Court	818 S 11th St	Tacoma	WA	98405	253-252-5676	https://www.landmarkcourt.com/

2.0	Legacy Properties	220 Tacoma Ave S	Tacoma	WA	98416	253-383-1010	https://www.legacyoftacoma.com/
3.6	Madison 25	3911 N 25th	Tacoma	WA	98406	253-370-9589	https://www.madison25.com/
0.4	Midtown Lofts	1142 Fawcett Ave	Tacoma	WA	98402	253-495-4997	https://www.livehannaandmidtown.com/
8.0	Nantucket Gate	11302 10th Ave Ct E	Tacoma	WA	98445	253-617-7458	https://www.rentatnantucketgate.com/
6.3	Narrows Pointe	2545 N Narrows Dr	Tacoma	WA	98406	253-759-5161	https://narrowspointeapts.com/
5.2	Northpoint	3815 N Pearl St	Tacoma	WA	98407	253-465-7648	https://www.northpointlife.com/
5.9	Orchard Ridge	5111 S 12th St	Tacoma	WA	98465	253-765-2080	https://www.doblermanagement.com/p/orchard-ridge-apartmen
5.2	Orchard Terrace	3701 S Orchard St	Tacoma	WA	98466	877-682-0073	https://www.orchardterraceliving.com/
0.9	The Orion	29 St Helen's Ave.	Tacoma	WA	98402	253-285-1366	https://www.liveatorion.com/
12.0	Pacific Arbor	101 138th St S	Tacoma	WA	98444	253-537-4605	https://www.doblermanagement.com/p/pacific-arbor-apartment
5.6	Redwood Park	3015 N Pearl St	Tacoma	WA	98407	844-223-2701	https://www.apartments.com/redwood-park-tacoma-wa/l0z2pbg
5.1	Ridgedale	2210 70th Ave W	University Place	WA	98466	253-565-0851	https://www.rentatridgedale.com/
9.5	Sienna Apartments	10710 17th Ave S	Tacoma	WA	98444	253-590-4074	https://www.siennapark.com/
8.4	Southgate Apts	3918 108 St SW	Lakewood	WA	98499	253-582-5011	https://www.apartments.com/southgate-lakewood-wa/7qs6eiz/
4.2	Spanish Hills	6409 S 12th St	Tacoma	WA	98465	253-565-2576	https://www.spanishhills.graninc.com/
11.3	Stillwood Apartments	1017 110th Street Ct E	Tacoma	WA	98445	253-302-4076	https://www.doblermanagement.com/p/stillwood-apartments
8.8	The Arbors	10304 20th St E	Edgewood	WA	98372	253-904-8052	https://www.arborsatedgewood.com/
6.6	The Boulders at Puget Sound	2602 Westridge Ave	Tacoma	WA	98466	253-205-0250	https://www.boulderspugetsound.com/
13.1	The Crossing	6503 150th St SW	Lakewood	WA	98439	253-582-4861	https://neiders.com/properties/the-crossing-apartments/
0.5	The Esplanade	1515 Dock St	Tacoma	WA	98402	253-272-2710	https://esplanadetacoma.com/
9.5	The Fairways	4901 Fairwood Blvd NE	Tacoma	WA	98422	833-861-7198	https://www.thefairwayswa-aps.com/
0.7	The Metropolitan	245 St Helens Ave	Tacoma	WA	98402	253-830-3430	https://www.met245.com/
0.7	Thea's Landing	1705 Dock St	Tacoma	WA	98402	253-948-9489	https://www.theaslanding.com/
0.4	Villaggio	1328 Market St	Tacoma	WA	98402	253-201-1619	https://www.villaggiotacoma.com/
1.4	Vue 25	2368 Yakima Ave	Tacoma	WA	98405	866-572-5928	https://www.vue25.com/
0.7	Walker Apartments	405 6th Ave	Tacoma	WA	98402	866-962-4312	https://www.walkertacoma.com/
8.8	Waverly Manor	5453 Steilacoom Blvd SW	Lakewood	WA	98499	253-314-5243	https://www.doblermanagement.com/p/waverly-manor
4.5	Wellington Court	7630 Pacific Ave #26	Tacoma	WA	98408	253-474-6064	https://cmarents.com/property/wellington-court/
14.6	Willow Hill	13011 Meridian E	Puyallup	WA	98373	253-848-6160	https://www.rentatwillowhill.com/
0.7	The Grand on Broadway	252 Broadway	Tacoma	WA	98402	253-343-5500	https://www.thegrantacoma.com/
1.3	Vista del Ray	319 Tacoma Ave N	Tacoma	WA	98403	253-383-7282	https://vistadelreytarga.com/

Avoiding Rental Scams

Rental scams happen when either a property owner or potential tenant misrepresents themselves or the terms and availability of a rental property. Fake ads and fake responses to rental ads can hurt both tenants and property owners.

Report Rental Scams - Report a rental scam to your state consumer protection or attorney general's office, or local law enforcement. If you found the scam rental ad online, also report the scam to the website where it was posted and to the FBI Internet Crime Complaint Center.

How Rental Scams Work - Scammers know that finding the right apartment or vacation rental can be hard work, and a seemingly good deal is hard to pass up. They've been known to game some vacation rental websites and bulletin boards. The take-away: when you're looking for a rental, it's caveat renter — renter beware.

Hijacked Ads - Some scammers hijack a real rental or real estate listing by changing the email address or other contact information and placing the modified ad on another site. The altered ad may even use the name of the person who posted the original ad. In other cases, scammers have hijacked the email accounts of property owners on reputable vacation rental websites.

Phantom Rentals - Other rip-off artists make up listings for places that aren't for rent or don't exist and try to lure you in with the promise of low rent, or great amenities. Their goal is to get your money before you find out.

Signs of a Scam - Being savvy when you're in search of a rental is well worth the effort. Here are some signs you may be dealing with a scam:

They tell you to wire money - This is the surest sign of a scam. There's never a good reason to wire money to pay a security deposit. Wiring money is the same as sending cash — once you send it, you have no way to get it back.

They want a security deposit or first month's rent before you've met or signed a lease - It's never a good idea to send money to someone you've never met in person for an apartment you haven't seen. If you can't visit an apartment or house yourself, ask someone you trust to go and confirm that it's for rent, and that it is what was advertised. In addition to setting up a meeting, do a search on the owner and listing. If you find the same ad listed under a different name, that's a clue it may be a scam.

They say they're out of the country - But they have a plan to get the keys into your hands. It might involve a lawyer or an "agent" working on their behalf. Some scammers even create fake keys. Don't send money to them overseas. If you can't meet in person, see the apartment, or sign a lease before you pay, keep looking. What if the rental itself is overseas? Paying with a credit card or through a reputable vacation rental website with its own payment system are your safest bets.

How to Protect Yourself - Be suspicious that the property or transaction could be a scam if:

- The advertised price of the rental property is much lower than that of similar properties
- Ads for the property have grammatical and spelling errors, overuse of capital letters, or use uncommon spellings of words, like "favour" instead of "favor"
- The person trying to rent you the property claims to be an agent for the property owner who is too busy, out of the country, or otherwise unavailable to handle the rental
- The owner or agent requires you to sign the lease before you see the rental property
- The owner or agent isn't able to let you enter the home or apartment or charges you a fee to view it
- The owner or agent uses high-pressure sales tactics, urging you to rent quickly before someone else gets the property

Do

- Learn the basics of how rental listing scams work.
- Get everything about the terms of your rental including fees, rent, maintenance, condition, terms, and improvements in writing and signed by both you and the owner/manager of the property as part of your lease.
- Do a search on the owner and listing. If you find the same ad listed under a different name, that's a clue it may be a scam.
- Read information from the FBI about common rental scams.
- Search for online reviews of the property- you can expect to see varying reviews but if overall ALL the reviews are bad and focused on the lack of response by management to problems- look elsewhere.
- Take someone with you when going to see an apartment or sign a lease.

Don't

- Don't wire money as a deposit or payment of first and last month's rent. Wiring money is the same as giving cash; you can't get a refund, even if you find out the offer was a fraud.
- Don't give in to high-pressure sales tactics.
- Don't pay a security deposit, fee, or first month's rent before you've signed a lease.
- Don't rent a property that you are unable to see before signing the agreement.
- Don't send money for a rental overseas.
- Don't give your personal information including financial information or your Social Security number, to anyone over the phone or over email without verifying their identity.

In general, you should expect to fill out an application and give written permission for a background check, see either the apartment in question or a sample apartment if the one you are looking to rent is as yet unavailable for viewing (tenant still hasn't moved out, apartment is being renovated) and be told what charges you will be responsible to pay up front, what your monthly rent is and to sign a lease that will also be signed by the owner or designated manager.

When Looking for a Place to Live

The key to finding safe off campus housing is knowing what to look for and asking the right questions up front. Let your landlord know that your safety is their priority too.

Questions to ask when looking for a place to live:

- Ask current residents and neighbors, do you feel safe living here?
- How far away is emergency assistance, i.e. police station, fire department?
- Does the complex provide any security devices, doorman, patrols, escorts, etc.?
- What are the procedures for changing keys that are lost or not returned?
- Who has access to the residence or master keys?
- Are locks on the doors changed/rekeyed with each new resident?
- Have maintenance workers undergone criminal background checks?

Safety measures to inspect when looking for a place to live:

- Are there well-lit areas surrounding the building, particularly from parking areas to entrances?
- What is the condition and structure of front doors?
- Do doors have deadbolts? Are hinges on the outside and non-removable?
- Do doors have a peephole? If not, can one be installed?
- Do doors securely fit the jamb?
- Do sliding glass doors have blocking cleats/security bars to prevent opening from the outside?
- Do all windows have working locks?
- Can windows still be locked even when opened a few inches for ventilation?
- Is the mailbox lockable and in good condition?
- Are there a sufficient number of working smoke detectors in the living space and in hallways? Note: Are they battery operated or hardwired?
- Are there adequate emergency escape routes in case of a fire?
- Are there fire extinguishers available in each apartment and in common areas?
- Are window air conditioners secured from the inside?

Safety in your Apartment

Whether you are looking for a new residence or have lived in off-campus housing for years, the following information can help you better secure peaceful living environments.

- Know your roommates' security habits. You are only as safe as your roommates allow you to be.
- Discuss a plan with a trusted neighbor to assist you in case of emergency and give them a copy of your emergency contacts.
- ALWAYS lock your door(s) to your residence whether home or out.
- Use a peephole to determine who is knocking before you open the door.
- Don't prop doors open for ANYONE (i.e. friends or delivery people).
- Never leave your keys outside your residence, such as under a doormat or in a place accessible to a stranger.
- If you lose your keys, ask landlord to replace or re-key your door lock(s).
- Keep ground level windows closed & locked.
- Ask if the apartment/complex has a functioning sprinkler system. If not, ask are there fire extinguishers in each unit? On each floor?
- Check smoke detectors every month. Replace battery when needed. If there is no smoke detector, ask your landlord to install one.
- Check CO (carbon monoxide) detectors monthly. If battery operated, replace when needed.
- Keep a list of emergency numbers, such as local police and fire departments, near the phone or refrigerator.
- Know where your emergency exits are located and plan alternative evacuation routes in case of an emergency.
- Ask for date of last Fire Department site inspection. Is it done annually?
- Laundry rooms, lounges and common areas should not be used when you're alone.

Your off-campus residence is especially vulnerable to burglary during periods of time when students are known to be away, such as school breaks. When you are planning to leave your residence for a short or extended period of time keep the following in mind.

- Take all valuables with you.
- Ask a trusted neighbor to watch your residence and provide a contact number.
- Ask the local police to check your home while away.
- Make sure your residence has the appearance of being lived in and not empty.
- Leave curtains and blinds in a normal position
- Stop all mail and paper deliveries
- Use timers for lights and radios
- Turn your phone ringer off or down
- Don't announce your absence on your answering machine

Personal Safety

Students must recognize that living off-campus means it is their personal responsibility to look out for their own safety. Below are just some of the necessary safety precautions that may lessen the likelihood of you becoming a victim.

- Don't walk alone, especially after dark.
- If someone is following you on foot, cross the street, change directions, or vary your pace. Walk to the nearest well lit, public area.
- Always keep your doors locked when driving and park in well-lit areas.
- When moving into a new apartment, check locks on windows and have the landlord rekey all door locks.
- Always lock your doors when you are home and when you are gone. Have your keys ready before you reach your door.
- Never leave your keys under your doormat or outside your residence where they are accessible to strangers.
- Make sure all smoke and carbon monoxide detectors are working. Replace batteries every six months.
- Use caution when using social media websites. Set privacy settings to friends only, don't check into locations, and don't share personal information.
- Always tell someone where you are going, when you will return, and who to contact if you don't return.
- Always trust your instincts. They are usually on point and could save your life.
- In your cell phone, label your emergency contacts as ICE (In Case of Emergency).
- Obtain crime and safety information for your off-campus housing or neighborhood. Contact the records department at your local police station
- Post the local police, fire, and EMS department numbers in your phone and around your apartment.
- Walk in well-lit areas and stay away from alleys, entryways, and bushes where someone could be hiding.
- If confronted by someone, make a scene and lots of noise to draw attention to yourself and the other person.
- Even if it seems rude, don't hold the door open for a stranger attempting to enter the building.
- Subscribe to campus, city, and state emergency alert systems
- Do not wear earphones or play music so loudly that you are unaware of your surroundings.
- Avoid shortcuts. Walk where there are other people present.
- Take a self-defense class.

For more detailed information please visit the Peace Outside Campus website at:

www.peaceoutsidecampus.org