

Construction of new apartment complexes loosens rental market

By Nikki Okimoto
Entertainment Reporter

A good apartment is hard to find. With an influx of 17,000 students every year, it is even tougher to find a good apartment near campus.

If you've spent the summer in Eugene and witnessed firsthand the massive parade of U-Hauls around the campus area that begins every year in mid-September, you are probably aware of the demand for housing near campus.

If you have ever tried to find housing close to the University, especially in the middle of the year, you know how hard it can be to find a nice place.

Recent construction in the campus area and other areas of Eugene have softened the hous-

ing market somewhat. Kelly Matchett-Morris, assistant director of residence life at University Housing, said the market has changed due to new construction.

"We've had an increase in private rentals close to the University," he said.

According to Matchett-Morris, the dorms are one of the best deals available in the campus area because of all the things that are included in the price of a room. Free cable, Internet access and all meals are taken care of.

Also, the washing machines are only 50 cents, with free dryers.

If you can't stand the dorms for one reason or another, the best time to look for an apart-

ment is in the spring and summer, especially if you can move in early.

Two new apartment complexes near campus are providing some new units in a desirable location. The Pair-A-Dice Apartments, managed by Jennings & Co., opened in January.

The Pair-A-Dice Apartments are no gamble, according to Barry Blanton of Jennings & Co. The apartments in the two-story complex range from one-bedroom flats to two-bedroom, two-bath units.

The complex, on 15th Avenue between Hilyard and Patterson streets, also offers unique Italian-model washer/dryer units, a gated entry, Super Good Cents requirements and private parking.

Although the rent runs from \$595-\$850, the complex has been popular, according to Blanton.

"Upscale campus housing will work, provided there is value in what you build," he said.

Hilyard House, on the corner of 14th Avenue and Hilyard Street, is still under construction.

Managed by Von Klein Property Management, Hilyard House will offer something that is rare in Eugene: new apartments close to campus.

One of the major changes to the Eugene rental market has been the construction of several apartment complexes off of Centennial Boulevard, many of which cater to students. Chase Village, Parkgrove and Duck's

Village are a few of these complexes, and more are planned for the future.

The best time to look for an apartment is just after school ends in June, according to Blanton.

Things were a little different last year, however, due to the opening of a new complex.

"Last year, Duck's Village had a huge impact," Blanton said. "If people came in mid-September last year, there were still some places available due to Duck's Village."

Blanton predicts that the rental market around campus will tighten up again for next year.

"It's still that location that's the first and primary thing," he said.

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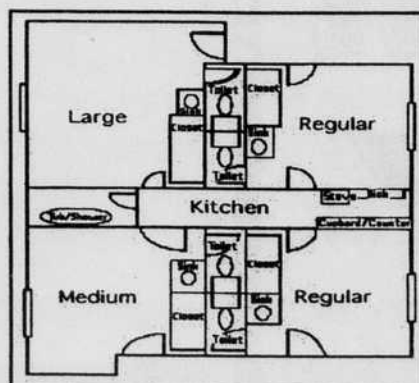
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