Dear Students,

Enclosed is information about living off-campus in the local community. To assist you with your search for off-campus housing, we have provided you with information about the areas surrounding Sonoma State University, expenses, and roommates.

Through a partnership with OCH101, we are able to offer an online rental listing service - http://www.ssu.och101.com. This website is set up much like Craigslist, but is made to assist students in finding both roommates and accommodations that best match their needs. If you are interested in posting an ad because you have a room for rent, vacant house, want to sublet, or for other reasons, this is a great way to market your property to a wide variety of students. Many local apartment complexes and members of the community advertise rentals on the OCH101 website. In addition, the enclosed booklet contains a comprehensive table of student friendly apartment complexes categorized by city. For each complex, the street address and contact phone are listed. Complexes with an asterisk* next to their name have a website. We also have a monthly updated apartment availability list of the local apartments, prices, and how many units are available. If you would like this updated list, please email me at Amelia.Harbison@sonoma.edu to request this document.

Good luck with your search. Feel free to contact us either by phone at (707) 664-2541 or by email if you have any further questions.

Sincerely,

Amelia Harbison
Housing Services
Division of Student Affairs
Sonoma State University
(707) 664-2541
Dial 711 for relay services
www.sonoma.edu/housing/
As a service to SSU’s student community, Housing Services maintains a listing service through a partnership with OCH101. A searchable database of these listings is available 24/7 at www.ssu.och101.com. Housing Services does not inspect or approve of any off campus listing, nor do we screen or approve prospective landlords or tenants. We strongly recommend that both parties, the landlord and the tenant, meet each other, inspect the property, and exercise their own judgment prior to entering into a rental agreement. Following are a few resourceful tips that may assist you with your search for housing.

- Sign up for the free Roommate Finder! Sonoma State University students can use Roommate Finder to create a personal profile and search for others with similar needs and interests. Go to http://ssu.och101.com to find your new roommate on the Roommate Finder tab.
- Many students are looking for large vacant houses or apartment units with three bedrooms to rent. These units are in high demand and tend to be more competitive. It is advisable that students begin searching 2-3 months in advance of their planned move-in date.
- Most landlords and apartment managers in Sonoma County require proof of income that is three times the monthly rent. This is a difficult qualification for many student renters to meet. In this situation, a student may need to have a cosigner sign the lease as well. It is important to discuss this possibility with whoever is financially assisting you.
- The University does not have temporary housing available for use while students are looking for off campus housing. The following hotels are within 3 miles of the campus (except Extended Stay America, which is 12 miles away)

<table>
<thead>
<tr>
<th>Hotel</th>
<th>Phone</th>
<th>Rate</th>
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</thead>
<tbody>
<tr>
<td>Best Western Inn</td>
<td>(707) 584-7435</td>
<td>$100 and up/nightly avg + tax</td>
</tr>
<tr>
<td>Double Tree Hotel</td>
<td>(707) 584-5466</td>
<td>$175 and up/nightly avg + tax*</td>
</tr>
<tr>
<td>Extended Stay America</td>
<td>(707) 546-4808</td>
<td>$100 and up/nightly avg + tax</td>
</tr>
<tr>
<td>Hampton Inn &amp; Suites</td>
<td>(707) 586-8700</td>
<td>$100-200/nightly avg + tax*</td>
</tr>
<tr>
<td>Oxford Suites</td>
<td>(707) 584-0333</td>
<td>$150-200/nightly avg + tax*</td>
</tr>
<tr>
<td>Motel 6</td>
<td>(707) 585-8888</td>
<td>$70 and up/nightly avg + tax</td>
</tr>
<tr>
<td>Rodeway Inn</td>
<td>(707) 584-1600</td>
<td>$54-$130/night avg + tax</td>
</tr>
</tbody>
</table>

*Special rates may be available for Sonoma State students. Please indicate your student status at time of booking. Prices subject to change.

You may also visit the Housing Services website at: http://www.sonoma.edu/housing/offcampus/ and click the Living Off Campus link for further resources and information.
Off-Campus Website Resources

Online Listings
These listings have a variety of rental postings including rooms for rent, vacant apartments, and vacant houses in locations near Sonoma State University.

- SSU Off Campus Housing Listing Service
  www.ssu.och101.com
- SRJC Off Campus Housing Listing Service
  www.santarosa.edu/och

Apartment Complex Listings
These websites offer listings in the vicinity of Sonoma State University. Many postings include photos, floor plans, amenities and prices for your convenience.

- Apartment Guide
  http://apartmentguide.com
- ForRent.com
  http://forrent.com
- RentNet: Online Rental Guide
  http://move.com

Check www.sonoma.edu/housing/och for a longer list of websites.

Roommate Database
These websites help students find roommate(s). Students can search profiles and/or post profiles about themselves and preferences on the databases.

- SSU OCH101 Listing Service
- Roommates.com
  http://roommates.com

Property Management Companies
These companies manage local rental properties. In some cases, they may assist in finding rentals or mediate the application and move-out process.

- DeDe's Rentals, 1311-A West Steele Lane, Santa Rosa, CA 95403
  (707) 523-4500, www.dedesrentals.com/
  (707) 585-2913, www.hillsandhomes.com
- SAFER Properties, 386 City Center Dr, Rohnert Park
  (707) 978-4303, www.safer-properties.com
- Pacific Properties, 101 Golf Course Dr, Ste A5, Rohnert Park
  (707) 206-6645 www.pacific-propertiesca.com
- Timely Property 2425 Cleveland Ave. Ste 240, Santa Rosa
  (707) 588-9200 www.gotimely.com
- Mahoney Davison Co. Management 628 E. Washington St. Ste. C, Petaluma
  (707) 762-7710 www.mahoneydavison.com
Finding a Compatible Roommate

Roommate Finder @...
http://ssu.och101.com/

Roommate Finder is beneficial in allowing students to create a FREE profile about themselves. They are also able to view potential roommates’ profiles. This website is helpful in the decision making process to find a compatible suitemate(s) and/or roommate(s). Each profile summarizes personal information so that students have a chance to connect with others. It may help...

- Find like-minded people (similar interests, hobbies, clubs, etc.)
- Identify habits and household needs
- Choose preferences of gender, smoking, desired environment, etc.

How to post a profile...

- Go to http://ssu.och101.com
- Click “Roommate Finder.”
- Click “Search” to search profiles or “Post” to post your own profile.
- Create your FREE account
- Type in personal information – name, address, email, etc.
- Submit comments and preferences desired in your home.

*If you forgot your username/password, please call (800) 862-987

TIPS on Finding a Roommate...

- Be positive and avoid negative connotations
- Don’t disclose anything too personal, keep your boundaries.
- Be honest regarding your cleaning habits, partying, drinking, smoking, overnight guests, morning/night person, etc.
- Discuss affordability and price ranges.
- Disclose medical issues as necessary.
# Common Utilities in the Area

## Rohnert Park

<table>
<thead>
<tr>
<th>Service</th>
<th>Company</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gas and Electric</td>
<td>PG&amp;E (Pacific Gas and Electric Company)</td>
<td>(800) 743-5000</td>
</tr>
<tr>
<td>Home Phone/TV/Internet</td>
<td>Comcast</td>
<td>(800) 934-6489</td>
</tr>
<tr>
<td></td>
<td>AT&amp;T</td>
<td>(800) 288-2020</td>
</tr>
<tr>
<td>Water/Sewer</td>
<td>City of Rohnert Park – Utility Department</td>
<td>(707) 585-6750</td>
</tr>
<tr>
<td></td>
<td>130 Avram Avenue, Rohnert Park, CA 94928</td>
<td></td>
</tr>
<tr>
<td>Garbage</td>
<td>Recology Sonoma Marin</td>
<td>(800) 243-0291</td>
</tr>
<tr>
<td></td>
<td>3400 Standish Avenue, Santa Rosa, CA 95407</td>
<td></td>
</tr>
<tr>
<td>Post Office</td>
<td>USPS</td>
<td>(707) 586-5412</td>
</tr>
<tr>
<td></td>
<td>150 Raley’s Towne Center, Rohnert Park, CA 94928</td>
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## Petaluma

<table>
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<tr>
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</tr>
<tr>
<td>Home Phone/TV/Internet</td>
<td>Comcast</td>
<td>(800) 934-6489</td>
</tr>
<tr>
<td></td>
<td>AT&amp;T</td>
<td>(800) 288-2020</td>
</tr>
<tr>
<td>Water/Sewer</td>
<td>City of Petaluma – Utility Department</td>
<td>(707) 778-4350</td>
</tr>
<tr>
<td></td>
<td>11 English Street, Petaluma, CA 94954</td>
<td></td>
</tr>
<tr>
<td>Garbage</td>
<td>Recology Sonoma Marin</td>
<td>(800) 243-0291</td>
</tr>
<tr>
<td></td>
<td>3400 Standish Avenue, Santa Rosa, CA 95407</td>
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<tr>
<td>Post Office</td>
<td>USPS</td>
<td>(707) 769-5352</td>
</tr>
<tr>
<td></td>
<td>120 4th Street, Petaluma, CA 94954</td>
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## Santa Rosa

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<tbody>
<tr>
<td>Gas and Electric</td>
<td>PG&amp;E (Pacific Gas and Electric Company)</td>
<td>(800) 743-5000</td>
</tr>
<tr>
<td>Home Phone/TV/Internet</td>
<td>Comcast</td>
<td>(800) 934-6489</td>
</tr>
<tr>
<td></td>
<td>AT&amp;T</td>
<td>(800) 288-2020</td>
</tr>
<tr>
<td>Water/Sewer</td>
<td>Santa Rosa Water</td>
<td>(707) 543-4200</td>
</tr>
<tr>
<td></td>
<td>35 Stony Point Rd, Santa Rosa, CA 95401</td>
<td></td>
</tr>
<tr>
<td>Garbage</td>
<td>Recology Sonoma Marin</td>
<td>(800) 243-0291</td>
</tr>
<tr>
<td></td>
<td>3400 Standish Avenue, Santa Rosa, CA 95407</td>
<td></td>
</tr>
<tr>
<td>Post Office</td>
<td>USPS</td>
<td>(707) 528-2209</td>
</tr>
<tr>
<td></td>
<td>730 2nd St, Santa Rosa, CA 95401</td>
<td></td>
</tr>
</tbody>
</table>
April 7, 2017

To: SSU Students:

Sonoma State University prides itself for being a good partner with its external communities. Outside the beautiful landscape of the physical campus lies a real neighborhood, probably very similar to your neighborhood at home. A variety of people live in the SSU surrounding communities—senior citizens, families with young children, professionals, and students. Because SSU students constitute a large segment of the population surrounding the main campus, students’ conduct in the surrounding community is of shared concern. You are representing SSU, and the future housing of SSU students depends upon your ability to live responsibly in the neighborhood.

The attached information, Helpful Tips on Being a Good Neighbor, will be useful to you, as an on-campus or off-campus resident, to avoid related pitfalls and to increase your community involvement and awareness as local residents.

Further, this document is being shared on behalf of and in cooperation with the three law enforcement agencies within the immediate jurisdiction of the campus—Sonoma State University Police Services, Rohnert Park Department of Public Safety, the Cotati Police Department, as well as concerns of members of the Tri-Community Coalition. Please take a few minutes to review the attachment and feel free to contact Police Services should you have any questions or concerns during your transition to campus life.

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1 The Tri-Community Coalition is a partnership with the Sonoma County Department of Health Services, the City of Rohnert Park, City of Cotati, and Sonoma State University to coordinate alcohol and other drugs prevention strategies, program and responsible use.
Helpful Tips on Being a Good Neighbor

The Basics:

Know Your Neighbors
The first step in fostering good relationships with your neighbors is getting to know them. Make an effort to introduce yourself to your neighbors. It will be much easier to solve any problems that may arise if you and your neighbors are acquainted and feel comfortable approaching each other.

Be Considerate
Your schedule and your neighbor’s may differ considerably. The make-up of the neighborhood could vary from students to parents with young children who require early bedtime hours, and residents who work full time. Look around at your neighborhood and try to adapt to customs and traditions of the permanent residents there.

Parties and Noise:

Parties
In a compact neighborhood with adjoining yards and nearby homes, a party in one house can have an unintended impact on a neighbor’s house. To avoid giving your neighbors an unpleasant surprise, let them know when a party is planned. Send them a note in advance of the party, telling them about the event and giving them the hours. Share your phone number and ask them to give you a call if they need to discuss the event. They will appreciate your consideration and may be more tolerant of an increased noise level if they know the reason and have some idea of when the party is scheduled to end. Please note that informing your neighbors of the party does not give you the right to cause a disturbance!

If a neighbor does complain to you about something, listen and try to respond positively. After all, they are doing you a favor by contacting you directly versus calling the police.

Be in tune
Your tunes, whether being played inside your residence or car, will cause problems if they are played too loudly. What is too loud? If they can be heard at the edge of your property or outside the car with the windows closed, the volume is up too loud!

Would you want to be quoted?
Neighborhood families often have small children who will hear and see everything you do. Personal conversations are personal, but language that can be overheard by others should be okay for children to hear too - even if it’s a “serenade” meant for your peers.
Excessive Problems
In the event that repeated noise violations have occurred or the party has become a continual disturbance, neighbors are encouraged to contact their local law enforcement agency. Local authorities have the ability to contact SSU Campus Police when necessary.

Alcohol Violations
It is illegal for persons under the age of 21 to purchase, consume or possess alcohol in California. This includes not only holding or consuming the beverage, as well as violations related to public intoxication.

Further, it is also unlawful for anyone to consume alcohol in public areas including streets, yards and parking lots or to be intoxicated in public.

Sanctions (for off-campus students)
Although you are living off-campus and have quite a bit more freedom, you may be still subject to disciplinary sanctions under California and CSU regulations as long as a clear nexus to the campus exists. This might include administrative disciplinary sanctions such as probation, suspension or expulsion. You also may have your rental agreement revoked by your landlord or face criminal charges.

Other Useful Information and Reminders:

- Remember that you are responsible for yourself AND your guests. Take charge!
- Follow legal guidelines regarding alcohol use and BE SAFE regarding alcohol use.
- Do not allow or encourage public urination.
- We urge all students living on- and off-campus to be mindful and respectful of the community when hosting parties.
- When there are complaints of noise/parties/disorderly conduct and there is a clear nexus to campus, students may be referred to the University Judicial Officer and may face sanctions regardless of where the incident or event occurred.
- When you have several guests at the same time, let them know where to park.
- Make sure your landlord maintains the appearance of your house or apartment so that it meets neighborhood standards.
- Educate yourself on local and the city’s noise and alcohol ordinances.
  - City of Cotati Party Ordinance: Contact Cotati P.D. @ 707-792-4613

Remember the Golden Rule: Treat your neighbor the way you would like your neighbor to treat you.
Maps of Apartments in the Area in relation to Sonoma State University
Petaluma Apartments

Map showing locations of Petaluma Apartments:
- SSU
- Capri Creek Apts
- Oak Creek Apts
- Addison Ranch Apts
- Enclave at Adobe Creek
- Park Central Apts
- Woodcreek Deluxe Townhouses

Key locations:
- Rohnert Park
- Rohnert Hill Rd
- Cotati
- Helen Putnam Park
- Prince Park
- Adobe Rd
- Ely Rd N
- Capri Rd
- Manly
- Ely Blvd S
- Peyer Rd
- Pepper Rd
- Bodega Ave
- Laguna Lake
- Millbrae Ave
- Foxtail Golf Club
- Crane Canyon Rd
- Presley Rd
- Stage Gulch Rd
- Arnold Dr
- Jack London State Historic Park
- Glen Ellen
- Eldridge
- Arnold Dr
- Harry C
- El Verano
- Temescal
- Spring Hill Rd
- Chileno Valley Rd
- Helen Putnam Regional Park
- Petaluma Golf Club & Country Club