



UNIVERSITY OF OREGON



Your Neighbors and U

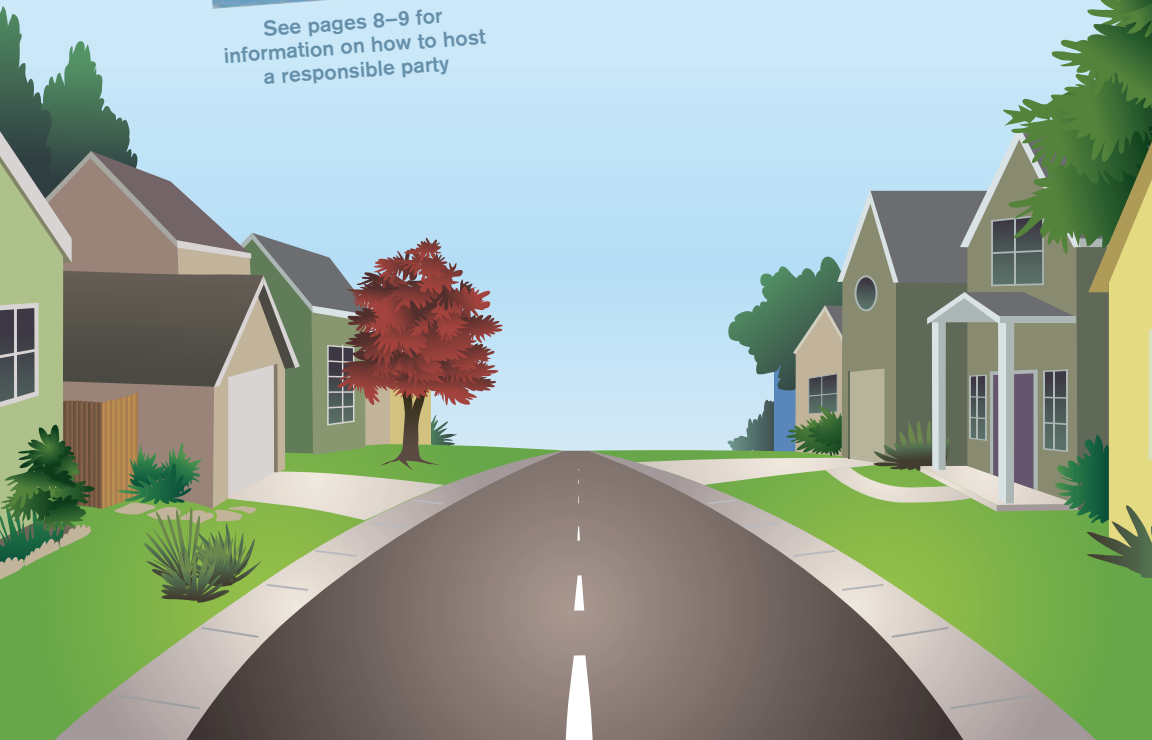
Tips for getting along and staying safe in university neighborhoods

- Know your rights and responsibilities as a renter
- Get to know your neighbors
- Protect yourself and your belongings
- Manage your party responsibly
- Know the law

NEW LAW PASSED!

**Ordinance on
Unruly Gatherings**

See pages 8–9 for
information on how to host
a responsible party



Dear UO students living off campus,

Welcome back for the 2013–14 academic year. We hope that you have a successful year. You are an important part of our campus community and the larger Eugene-Springfield area. Your success is our university's and community's success. Please make us proud and represent the University of Oregon with pride and integrity. We encourage you to:

- **Meet your neighbors and be a good neighbor.** By communicating and developing relationships with your neighbors, you may help prevent future problems.
- **Keep yourself and your belongings safe.** Areas with a high density of student-renter-occupied housing may be targeted by criminals. Read pages 6–7 for tips on protecting yourself and your items of value.
- **Know the law and party responsibly.** A new municipal ordinance that became effective in April 2013 holds individuals criminally and civilly responsible for hosting or allowing an unruly gathering at which alcohol is consumed and at least two or more violations occur. Tips for keeping your party under control are on page 8–9.

This booklet contains many resources to help you have a successful year living off campus. We wish you the very best in the year ahead.

Kitty Piercy
Mayor,
City of Eugene

Michael Gottfredson
President,
University of Oregon

Sam Dotters-Katz
President,
Associated Students of the
University of Oregon



Know Your Renter's Rights and Responsibilities



Eugene's rental housing standards

The City of Eugene's rental housing code aims to safeguard the health, property, and well-being of renters. It has established some *minimum housing standards* to protect you from living in unsafe or unkempt rental properties:

- **Structural integrity:** The roof, floors, and walls must support the loads prescribed by the applicable building code.
- **Plumbing:** Must be safe, sanitary, and free of defects, leaks, and obstructions.
- **Heating:** Must be able to maintain 68° F in all habitable rooms.
- **Weatherproofing:** Roof, exterior walls, and doors must prevent water leakage into living areas.
- **Mold:** If significant visible mold results from faulty weatherproofing or plumbing, repairs must include removing the mold.
- **Security:** Exterior doors and windows must be equipped with locks, and be in good enough condition to restrict access inside if desired.
- **Smoke detection:** Every dwelling must be equipped with an approved and functioning smoke detector.

For more information:

Eugene Rental Housing Code Office, eugene-or.gov/rentalhousing, 541-682-8282

You can also contact ASUO Legal Services, pages.uoregon.edu/legal/, 541-346-4273

Maximum of five unrelated people per dwelling

City of Eugene code prohibits more than five unrelated people from living in a single unit or dwelling. It's not illegal for landlords to rent apartments or houses with more than five bedrooms; it's only illegal for more than five unrelated people to live in the dwelling. Keep this important fact in mind *before* you sign your lease!

Hello thunder. Glad to hear you.

Behold the sound of a Thundercan. We hear it roll through our neighborhood each week when our neighbors walk their empty garbage and recycling bins in from the street.



Did you know garbage and recycling bins can remain on the curb for no more than twenty-four hours? It is a city ordinance, but it is also who we are. We are residents of Eugene who contribute to more livable, less cluttered streets, and enjoy making a little thunder along the way.

Spread the word. Encourage your neighbors. Roll Thunder.

For more information:

Waste Prevention and Green Building Program, eugenerecycles.org

Talk Is Good... and Cheap... and May Prevent Problems Later

Neighborhoodly tips for students living off campus

- 1 Introduce yourself** to your neighbors who own and rent in the neighborhood. Exchange contact information, and learn a little about each other. Let your neighbors know you care about the neighborhood in which you live.
- 2 Communicate.** Ask for assistance when you need it. Discuss concerns with your neighbors as soon as they arise and before they escalate into larger issues.
- 3 Keep the noise down.** You're probably being too loud if neighbors can hear your conversation or music inside their homes. Respect requests from your neighbors, and know that they have the right to call the police if you are being too noisy.
- 4 Park your car in appropriate places.** If you need to keep a car in the neighborhood, park only in driveways or parking spaces that are assigned to you, or in legal spaces on the street. Do not park across the sidewalk or on the grass, bark dust, or other landscaping.

*Watch the **UO Good Neighbor Video** at youtube.com/watch?v=OV0MO4EGwEU*
- 5 Be responsible when throwing a party.** See party management tips on page 8–9. For more tips on throwing a party, go to uodos.uoregon.edu, click on “Off-Campus Living,” then “Neighborhood and Community,” then “When Throwing a Party.”
- 6 Read the off-campus student newsletter,** sent to you by e-mail. Can't find the latest newsletter? Go to uodos.uoregon.edu and click on “Off-Campus Living.”
- 7 Seek help if a conflict arises.** If you want to explore how a facilitator or mediator might help with a situation, contact UO Conflict Resolution Services.

For more information:

UO Off Campus Resources: uodos.uoregon.edu, 541-346-3216

UO Conflict Resolution Services: crs.uoregon.edu, 541-346-0617



Tips for homeowners who have student neighbors

- 1 Introduce yourself.** Welcome new student neighbors in person or with a note, invite new neighbors to a gathering, or exchange phone numbers. Letting students know you care and you are aware they are part of the neighborhood personalizes their role in it.
- 2 Share your expectations and experiences** by letting student neighbors know when you need sleep or quiet, and let them know what type of activity or noise could trigger a call from you to the police.
- 3 Show students what it means to be neighborly,** and they will return the goodwill. Let students know that you are willing to share resources and provide support, whether it's a hammer, a cup of sugar, or advice.
- 4 Seek help if a conflict arises.** If you want to explore how a facilitator or mediator might help with a situation, contact UO Conflict Resolution Services.

For more information:

UO Community Relations: gcr.uoregon.edu/community-relations,
gcr@uoregon.edu, 541-346-5351

UO Conflict Resolution Services: crs.uoregon.edu, 541-346-0617

Tips for dealing with incidents that affect your neighborhood livability

- 1 If at all possible,** first discuss your concerns and expectations with your neighbors. They may or may not know that their behavior affects you.
- 2 If illegal activity is occurring** (see “Know the Law” on page 10), call the Eugene Police Department (EPD) at 541-682-5111. If it's an emergency, call 911.
- 3 Please report the incident** by e-mailing goodneighbor@uoregon.edu. See “Steps to report off-campus incidents involving inappropriate student behavior” at gcr.uoregon.edu/community-relations.



Be Safe

Protect yourself and your belongings

Neighborhoods near campus have the highest rates of property crime in Eugene. Why? Because criminals know that students have items they want! *Learn what steps you can take now to help protect yourself!*

Protect yourself

- Know your surroundings and use the buddy system.
- Use lighted paths after dark, and avoid bushes or dense shrubbery.
- If going out alone, let someone know where and when you will return.
- Call 911 immediately if you see something suspicious or someone is in danger.
- Don't leave valuables unattended. A laptop, tablet, cell phone, or backpack can be stolen in seconds from an unattended seat at the library, an unlocked office, or your vehicle.
- Always lock doors and windows including your residence and vehicles.
- Don't prop open building, laboratory, or office doors.
- For bicycles, use a U Bolt-type lock. Cable or chain locks can be cut in seconds.



Protect your property

Theft-of-bicycle prevention

In order for the UO Department of Parking and Transportation to assist the campus community with the protection of their bicycles, ALL are required to be registered. Registration is free and is recorded systematically so in the case of a theft or bike lock incident, the department may be able to assist in retrieving the stolen items or removing a lock. Register your bike online at parking.uoregon.edu/content/bicycle-registration.

Theft-from-vehicle prevention

Recent theft-from-vehicle data indicate laptops, clothes, and stereo equipment are among the most commonly stolen property.

- Lock your vehicle every time you leave it.
- Never leave valuables in plain view even when your car is locked. If you must carry valuables, use your trunk or put valuables out of sight before you arrive at your destination.
- Never keep your vehicle title, credit cards, wallet, purse, cash or other important documents inside your vehicle.

Burglary prevention

- Always lock doors and windows (including garage door), even when you're home.
- Record serial numbers and mark your valuable property with your driver's license number (i.e. OR1234567DL).
- Don't leave valuables visible through windows.
- Be aware of and report suspicious persons and circumstances to police at 541-682-5111.
- Contact a Eugene Police Department crime prevention specialist at 541-682-5178 for a free home safety inspection.
- Consider all means of entry, including your garage door remote; if you have one, treat these openers as if they were keys to your home!

Theft-of-vehicle prevention

- Roll up windows, lock your vehicle doors, and take your key!
- Never leave your vehicle unattended while it is running.
- Park in well-lit areas.
- Use your alarm or invest in an antitheft device such as a steering wheel lock. EPD is offering these for sale at the wholesale price of \$12.50. You can buy one at the Eugene police substation at E. 13th Avenue and Alder Street.

For more information:

On campus: UO Police Department, police.uoregon.edu; emergencies, 911; nonemergencies, 541-346-2919

Off campus: Eugene Police Department; emergencies, 911; nonemergencies, 541-682-5111; crime prevention, 541-682-5178

NEW LAW PASSED!

**Ordinance on
Unruly Gatherings**

YOU DON'T LIVE AT AUTZEN STADIUM

Your party doesn't have to sound like a football game to be fun

What is it?

A new law that holds individuals criminally and civilly responsible for hosting or allowing an unruly event or social gathering where alcohol is served or consumed, and where any two or more violations occur. Note: there is no limit on the number of guests that have to be at a party for the hosts to be subject to the ordinance.

What could it cost you?

Violators will be issued citations of up to \$1,000, and repeat offenders will also have to pay for police, fire, and emergency response costs, as well as the cost repairing damage to public property.

How to stay in control

- 1 Keep the party small.** Don't post it on your wall. Avoid advertising parties on social media.
- 2 Be courteous**—keep the noise down.
- 3 Refuse entrance** to uninvited guests.
- 4 Get to know your neighbors.** Exchange phone numbers and communicate before you have a party.
- 5 Verify** the age of the guests.
- 6 Control** quantity and access to alcohol.
- 7** The new ordinance includes an “affirmative defense” to those who ask for police help in shutting down a party. **Ask for help** and lower your chances of getting a fine.

TO LEARN MORE:
<http://uodos.uoregon.edu/aod.aspx>

**Call the Eugene Police for assistance with
uninvited guests or if the party becomes unruly
541-682-5111**

Source:
UO Office of the Dean of Students

Party Management Tips from the Eugene Police Department

Know how to throw a responsible party

- 1 Control the guest list.** Don't let random people who are walking around looking for a party into your house.
- 2 Adults only.** If you choose to serve alcohol, ensure that you only serve to persons twenty-one years of age or older.
- 3 Plan ahead.** Notify your neighbors in advance of the date, times, and location of the party, and a contact name and number in case problems arise.
- 4 Monitor noise levels.** Keep doors and windows closed.
- 5 Discourage drinking games.**
- 6 Clean up debris** from your yard or the street.
- 7 Prevent drunk driving.**
- 8 Safety first.** If you are concerned for a friend's medical safety, such as alcohol poisoning, call 911 immediately.
- 9 Cooperate with police.** If contacted by police or other authorities, be respectful and be compliant. *Never* interfere with police; use common sense.

Source:

Eugene Police Department, "Partying in Eugene: Be Safe. Be Legal."

See link at gcr.uoregon.edu/community-relations.



Know the Law

You'll avoid getting to know police officers and judges for the wrong reasons

Minor in Possession (MIP)

No person under the age of twenty-one shall attempt to purchase, acquire, or have in their possession any alcoholic liquor nor have in their system any alcoholic liquor.

Offense: violation

Fine: up to \$360

Minor Falsely Representing Age

A person less than a certain age who knowingly purports to be older with the intent of securing a right, benefit, or privilege that by law is denied under that certain age.

Offense: crime

Fine: up to \$500 (jailable)

Giving False Information to a Police Officer

Knowingly uses or gives a false name, address, or birth date to an officer issuing a citation.

Offense: crime

Fine: up to \$2,500 (jailable)

Furnishing Alcohol to a Minor

No one shall sell, give, or otherwise make available any alcoholic liquor to a person under the age of twenty-one years.

Offense: class A misdemeanor

Fine: up to \$6,260 (jailable)

Allowing Alcohol Consumption by Minors

No person who exercises control of private real property shall knowingly allow a minor to drink alcohol on the property or remain on the property after consuming alcohol.

Offense: violation

Fine: up to \$1,000

Disorderly Conduct

With intent to cause public inconvenience or annoyance or recklessly creating a risk thereof: a) Engages in fighting or violent behavior; b) Makes unreasonable noise; c) Disturbs any lawful assembly; d) Obstructs any vehicular or pedestrian traffic; e) Refuses to disperse when ordered to do so; f) Initiates or circulates a report known to be false regarding fire, crime, or other emergency; g) Creates a hazardous or physically offensive condition. Note: "Public" means three or more people disturbed or inconvenienced.

Offense: crime

Fine: up to \$1,000 (jailable)

Interfering with a Police Officer

Intentionally acts in a manner that prevents or attempts to prevent a police officer from performing the lawful duties of the police officer with regard to another person; or refuses to obey a lawful order by the police officer.

Offense: class A misdemeanor

Fine: up to \$6,250 (jailable)

Open Container or Consumption in Public

Consumption of alcoholic liquor or possession of an open alcoholic beverage container is prohibited in all public places and all private property extended to the public for use.

Offense: crime

Fine: up to \$500 (jailable)

Prohibited Noise

It is unlawful for any person to intentionally or recklessly create or continue any noise disturbance. Noise disturbance means any sound which injures or endangers the safety or health of a human; annoys or disturbs a reasonable person of normal sensitivities; or endangers or injures personal or real property. Exemptions between the hours of 7:00 a.m. and 10:00 p.m. include, but are not limited to, sounds made by leaf blowers, lawn mowers, and construction. No exemption exists for sounds created by music or voices unless a variance has been granted by the City of Eugene.

Offense: crime

Fine: up to \$500 (jailable); up to \$1,500 (jailable) for failure to cease within thirty minutes, after notification or citation, or for a similar noise disturbance within six months of receiving a citation.

Rioting

A person commits the crime of riot if while participating with five or more persons the person engages in tumultuous and violent conduct and thereby intentionally and recklessly creates a grave risk of causing public alarm.

Offense: class C felony

Fine: up to \$125,000 (jailable)



Getting charged with one of these crimes can hurt your career. Even after a crime is removed from your record, future employers may find information about your past indiscretions on the Internet. Want to avoid this possibility? Don't commit the crime!

Your Neighbors and U

2013–14



**City Manager's Office
Neighborhood Services
Police Department
Rental Housing Program
Waste Reduction and Green Building Program**



**UNIVERSITY
OF OREGON**

**Office of the Dean of Students
Police Department
Government and Community Relations
541-346-5020
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gcr.uoregon.edu**

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