Off-Campus Student Services

The Search for Housing
SERVICES of OCSS

- Support Housing Search
- Educate students of Civic Responsibility
- Foster Personal Growth
- Provide Safety & Safety Education
- Engage & Connect Students to USF/SF
- Strengthen Neighborhood Relations
Programming/Resources of OCSS

COMMUNITY ENGAGEMENT:
Calendar of events in the City for USF students to join, mix and mingle… Giants game, Happy Hour, Museum entry, neighborhood exploration month, etc…

SAFETY/environmental/physical/alcohol/
Increase awareness and explain process of staying stay in an urban environment

ROOMIE RELATIONS
Mediation and Consultation on roommate conflict/disagreement

INDEPENDENT URBAN LIVING
Support and education on civic responsibility, roles and SF ordinances

LEGAL AID HELP
Providing resources and support

AND…housing search help
Q: Is it a lot more expensive to live off campus?

<table>
<thead>
<tr>
<th>ON CAMPUS HOUSING PRICING</th>
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<tbody>
<tr>
<td>Comparatively prices average about the same on campus vs. off campus</td>
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<table>
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<tr>
<th>Room Rates - Pedro Arrupe</th>
<th>Semester</th>
<th>Annual (Fall/Spring)</th>
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<tbody>
<tr>
<td>Small Double Room</td>
<td>$4,395</td>
<td>$8,790</td>
</tr>
<tr>
<td>Large Double Room</td>
<td>$4,905</td>
<td>$9,810</td>
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<tr>
<td>Small Single Room</td>
<td>$5,840</td>
<td>$11,680</td>
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<table>
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<tr>
<th>Room Rates - Apartment Style Loyola Village</th>
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<tbody>
<tr>
<td>Apartment Type I Double</td>
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<td>Apartment Type II Double</td>
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NOTE: You can apply for on campus housing but space if very limited for Graduate Students. Note you can only apply and be added to the waitlist once you are a registered student.
Q: What are my 1st Steps?

Know the Market

Average 1BR apt. in SF currently list at $3096 as of April 2016

Average 1BR apt near USF average $2200-$3500

Search is competitive and the process is a bit like online dating meets looking for a job


Steps

Determine your Budget
this will lead to knowing your options

Asses your values, priorities & flexibility

Research Neighborhoods

Network see next slide

Action

Get your finances & renters data together

Organize your financial information & postings
(if in need of a co signer designate one now)

Narrow down housing options

Create a bio post and send out to prospective people

Work with off campus housing office for support and resources

BREATHE!!!
San Francisco Housing Culture

- Housing space takes many forms: private apt/ private room/shared bedroom/living room

- Many type of housing situations: apartment buildings, luxury apartments, condo splitting, flat splitting, in laws

- Leases are typically 12 months. It’s rare to sign for month to month. If looking for less than 12 months then might want to look at subletting.

- Older apt. are typically small w/no amenities but also lots of character and probably a bit cheaper

- Landlords will not typically “hold” an apartment. If the space is open the money will be due to secure it.

- Typically 1 month rent + deposit = average $3000 for 1st payment
Q: What are the different neighborhoods to live in?

While nothing constitutes “cheap” in SF… there are some differences based location

High % of USF students live in Richmond & Sunset Districts, USF/Panhandle, NOPA/Western Addition

Check out SF transportation sites & google maps to help with distance from USF

www.sfmta.com
www.bart.gov
http://www.sanfrancisco.com/neighborhoods

Other options: Average
Oakland-$2503 (east bay)
Berkeley-$2557 (east bay)
Fremont-$2150-(east bay)
Pleasanton-$2117 (east bay)
Walnut Creek-$2659 (east bay)
Daly City-$2694 (south)
S. San Francisco $2694 (south)
q: How do I find housing posts?

SF HOUSING HACK # 1: Social Media is Your Friend

FACEBOOK: Outside of USF
- Friends looking for SF housing! –Anjou
- Affordable Housing For Ok People: Bay Area
- SF Bay Area - Rooms, Apartments, Rentals, Sublets
- SF Bay Area Rentals and Sublets
- SF Roommate Exchange

FACEBOOK: Within USF
- Housing
- Off Campus Housing
- Class of 2017, 2018, 2019
- Interest Groups or Departmental Programs
- College of Arts & Sciences Graduate Programs | University...
- Graduate Program

2 PRONG APPROACH:
- ACTIVE: Get on to each site read and contact all those of interest
- PASSIVE: Create a post (bio) of yourself, what you’re looking for and wait to get contacted

TIPS:
- Spend time create solid bio post as this is your way to market yourself
- Practice non-attachment
- Know yourself and your budget then honor both
- Never send money without signing an agreement
- Pay attention to market prices (if rent is too low –prob. a reason (and it’s not a going to be a gooone)
WEBSITES
ApartmentRatings.com
Apartments.com
Campuscribz.com
Craigslist San Francisco
Lovely.com
MyApartmentMap.com
MyCheapApartments.com
MyNewPlace.com
Oodle.com
Padmapper.com
RentalGuide.com
SFSI Housing: https://sfstate.renthello.com
Trullia.com
Zillow.com
Zumper.com

ROOMMATE FINDERS
• Roommate Finder
• Roommates.com
• Easyroommate.com
• Room8 (app)

SHORT TERM ACCOMODATIONS
USA Hostels: 711 Post Street, SF- 415 440 5600
www.usahostel.com

Hostel International: City Center SF -685 Ellis St, SF
415-474-5721 www.norcalhostels.org

Adelaide Hostel -5 Isadora Duncan Ln, SF
415-359-1915 adelaidehhostel.com

Student Housing-875 Post Street, SF 415-400-4978
SanfranciscoStudentHousing.com

Encore Express-1353 Bush Street-415 816-6207
http://encoreexpresshotel.com

Vantaggio Suites
https://vantaggiosuites.com/locations/mcallister-street

Latitude 38 Housing Services (1 month lease min.)
www.sfhousingservices.com

The Homeshare: Homeshare.org
Homeshare:.http://homeshare.com (1 month lease min.)

MyUSF: Off Campus

Please note that USF Off Campus Housing does not endorse or recommend any of the websites or information you may find while using these resources.
q: What’s out there in the SF market?

EXAMPLE OF RENTAL POSTINGS (craigslist 2016)

$5500 4 BR: 1600 sq feet: Richmond/Sea Cliff posted 5/17/2016

$2500 1 BR Noe Valley 5/28/2016

Nob Hill: $2700/ 1 BR ( posted 5/17/2016)
Q: What’s an example of legit post with potential?:

- Decent rent for a good size apartment. Shared between 2 students = $1450 each per month
- Excellent location – literally blocks from USF
- Good amount of clear photos of rental unit
- Exact building and unit address is provided

$2900 / 1br - GORGEOUS, MUST SEE TOP FLOOR INNER RICHMOND ONE BEDROOM!!! (inner richmond)

2929 Geary Boulevard, #7 at Collins Street

- Spacious and beautiful top floor one bedroom apartment in town unit building
- Updated kitchen with brand new stainless steel Frigidaire refrigerator, electric stove, and dishwasher
- Brand new oak engineered flooring throughout
- Gorgeous, fresh new three tone paint from top to bottom
- Beautiful new crown and base moldings throughout
- Tons of closet space – three hallway closets including one walk-in!
- West facing Richmond district views
Q: What would cause rent cost to go up?

These factors increase rent prices:

- Newly remodeled appliances or areas
- Hard wood floors
- Close & Easy access to public transportation
- Desirable Location (near popular area/beach/tourist attractions/view/natural light)
- Space/Garden/Rooftop access
- Ability to have furry friends (especially dogs) – pets also limit housing options
- Parking/Laundry facility is included with apartment rental
Q: What questions should I ask the property manager?

- Rent: How much; When it is due; Move in Date?

- Deposit: How much; How will it be used; How and when is it refunded?

- Damages: Who pays for breakage or other damages over and above normal wear and tear - individuals, or all occupants?

- Subletting: Is it permitted; What is the procedure?

- Roommates: Should all roommates sign the lease; Are roommates responsible for only a portion of the rent; If someone moves out must the remaining roommates make up the difference?

- Alterations: May the unit be altered, such as painted; Can you hang pictures on the wall (and how)?
Tips/Thoughts

• Finding housing in San Francisco is a competitive endeavor but it CAN BE DONE.

• There are MANY success stories so don’t get discouraged

• When you see a "For Rent" sign, be prepared to contact the landlord immediately.

• When you are viewing a property, bring your Renter’s Resume and checkbook. If you like the place, you should be prepared to make a deposit immediately.

• Walk or drive through neighborhoods looking for "For Rent" signs if here in the area

• Network via every method you have available (friends, groups, social medial, etc…)

• Leases are typically 12 month. At times contracts can be month to month but rare

• Send NO MONEY without verifying the legitimacy of the apartment/house/space

• If it’s below market value then there is a reason and you probably won’t like it
Is it possible to find housing in SF?

Lots of factors on this one but suffice to say it’s an absolutely amazing place to live: water, beaches, parks, restaurants, festivals, universities, cultural events, impressive sites, interesting people & innovative companies, etc… These combined with our lack of space to build, and economic draw have boosted up rent/housing prices.

Quick answer.. YES it’s POSSIBLE! But will take persistence and effort. Rarely can you get everything you want/ask for in a unit so I encourage you all to be honest with yourself and determine Wants vs. Needs.
Neighborhoods close to USF are: USF/Panhandle, Inner & Outer Richmond & Sunset, NOPA, Hayes & Cole Valley, & Haight Ashbury. Although one can also live in other areas with a slightly longer commute time.

Get these skills working:

- Organization
- Research
- Networking
- Perseverance
- Realistic Expectations
Now, when asked this question, I encourage students to define what good means to them. Do you prefer quiet or urban? Solo living or roommates? Enjoy clouds or sunshine? Your budget along with your answers to these questions will help determine some ideal locations.

Well, according to Rent Jungle as of February 2016, average apartment rent within 10 miles of San Francisco is $3770. (I know deep breath)

1BR apartments in SF rent for $3096 a month on average and 2BR average is $4126. Near USF $2500 -$2800 for a 1BR (see, it gets a little better)
Summary

The Off Campus Student Services Office is here to support you in your search for finding an apartment. We will work with you in providing resources, help and tips/leads as they become available.

Please note however we cannot guarantee SF housing for you and therefore it will be up to you to treat the process as a priority.

USF WEBSITE
- Offcampushousing.usfca.edu
- Myusf.usfca.edu/student-life/off-campus-housing

CONTACTS
- OCSS (Andrea Rocha) email-rochaa@usfca.edu or (415 422 4057)
- Housing Department email-share@usfca.edu or 415 422 6825