Off-Campus Student Services

Planning your Off Campus Housing Search
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
Frequently Asked Questions

**What’s up with the SF rent prices?**

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.

**Is it possible to find housing in SF?**

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.

Get these skills working:

- Organization
- Research
- Networking
- Perseverance
- Realistic Expectations
Finding Housing in SF (frequently asked questions)

Where is a “good” place to live?

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.

What is the average SF rent?

Well, according to Rent Jungle as of September 2017:

1BR apartments in SF rent for $3398 a month on average and 2BR average is $4555. (I know deep breath)

Near USF $2500-$2800 for a 1BR
(see, it gets a little better)
How Parent’s Can Help

- Encourage self responsibility
- Know it’s going to be okay even when you aren’t sure how
- Have patience with the process
- All opportunities for student growth and learning
- Have back up plan
- The more you know the better you’re going to feel
OCSS : QUICK FACTS

As students begin to come in for Spring 2018 housing here is some helpful info

Overall Beds on Campus—2400-2500
First Years- roughly 1500
Continuing: roughly 1000
  Sophomores- 50%
  Juniors-40%
  Seniors -10%
  Graduate-0%

Typically get 1800 Applicants
Waitlist: average 800 students/year- yet not all want on campus
Now let’s BREATHE together
And know:
It Is Possible to Find Housing in the City
And Living in San Francisco can be pretty awesome
Q: What are my 1st Steps?

Know the Market

Average 1BR apt. in SF currently list at $3398 as of September 2017

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

Assess your values, priorities & flexibility

Research Neighborhoods

Network
see next slide

BREATHE!!!

Action

Get your finances & renters data together
Organize your financial information & postings
(with 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
Q: Is it a lot more expensive to live off campus?

ON CAMPUS HOUSING PRICING

Comparatively, prices average about the same on campus vs. off campus.

<table>
<thead>
<tr>
<th>Room Rates - Pedro Arrupe</th>
<th>Semester</th>
<th>Annual (Fall/Spring)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small Double Room</td>
<td>$4,505</td>
<td>$9,010</td>
</tr>
<tr>
<td>Large Double Room</td>
<td>$5,030</td>
<td>$10,060</td>
</tr>
<tr>
<td>Small Single Room</td>
<td>$5,980</td>
<td>$12,890</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Room Rates - Apartment Style Loyola Village</th>
<th>Semester</th>
<th>Annual (Fall/Spring)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment Type I Double</td>
<td>$5,785</td>
<td>$11,570</td>
</tr>
<tr>
<td>Apartment Type II Double</td>
<td>$5,955</td>
<td>$11,910</td>
</tr>
</tbody>
</table>

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.
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 on 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-$2576 (south)
- S. San Francisco $2694 (south)
Where to Begin?

offcampushousing.usfca.edu

1) Housing Search: This search for housing is specifically directed at USF students. The majority of these properties are close to campus with landlords who have been renting to USF student or specifically want USF students. In addition, students who are looking to fill an open vacancy in his/her apartment also are able to post here.

2) Roommate Finder: Here you are allowed the ability to post as well as search for a roommate/housemate within the USF Community

3) Message Board: Be sure to continually look for important announcements on your neighborhood or city, updates & news from USF, City happenings, Vendor discounts etc…

4) Educational Resource: Used in conjunction with the OCSS website. A great place to view example of tenant lease agreement/contract, tips for the housing search, links to neighborhood maps and public transportation, etc…
OCCS and San Francisco Partners

Thehomeshare.com

Sanfrancisostudenthousing.com

Parkmerced.com

Studenthousingservices.com
dholt@maximusrepartners.com

Homematchsf.org

Climb real estate

Flip: http://fliplease (subletting)
Climbsf.com

liz@climbsf.com

Coldwell Bankers Residential

Rubikawamura@cbnorcal.com
Brokage

Rubikawamura@cbnorcal.com

Rubi Kawamura
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)
SF HOUSING HACK # 2: Website Cracking

**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 ACCOMMODATIONS**
- **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.)

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?

$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)

EXAMPLE OF RENTAL POSTINGS (craigslist 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
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 12month. 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.
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 can not 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
• My.usfca.edu/student-life/off-campus-housing

CONTACTS
• Andrea Rocha email-rochaa@usfca.edu or (415 422 4057)
• OCSS: usfcaoffcampus@usfca.edu