

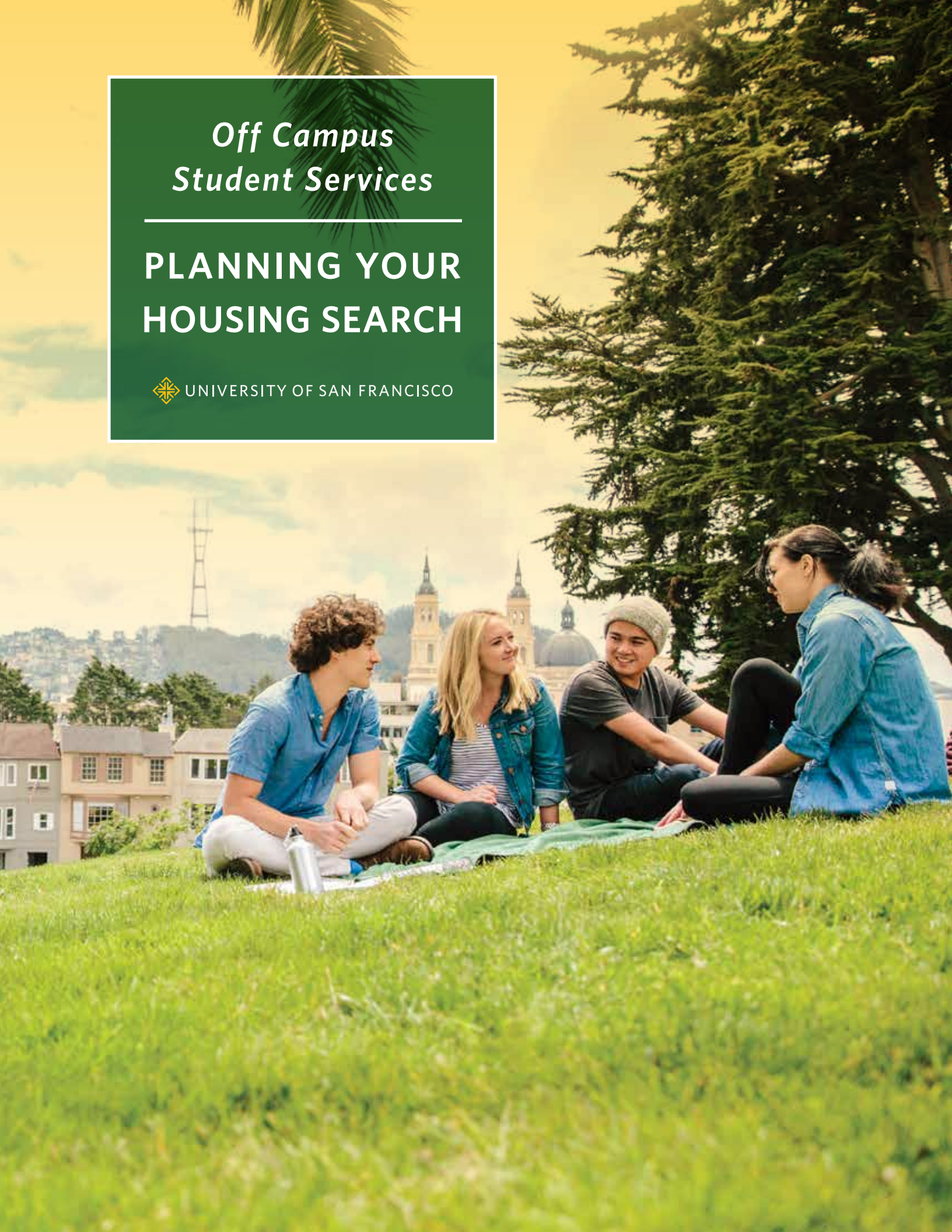
*Off Campus  
Student Services*

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# PLANNING YOUR HOUSING SEARCH



UNIVERSITY OF SAN FRANCISCO





# HELLO!

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**We're here to support you in your search for San Francisco housing. In Off Campus Student Services, we...**

- support you in your housing search
- offer group and 1-on-1 coaching
- educate you on communal living, safety, and civic responsibility
- connect you to the USF community
- support all students and community neighbors
- strengthen neighborhood relations
- provide legal resources and aid in conflict resolution

## **Stay Connected or Be in Touch**

UC Building, 5th Floor: Phone, (415) 422-4057

- For general questions and support: [usfcaoffcampus@usfca.edu](mailto:usfcaoffcampus@usfca.edu)
- For USF rental listings: [offcampushousing.usfca.edu](http://offcampushousing.usfca.edu)
- Schedule an appointment: [usfca.offcampus.timetap.com](http://usfca.offcampus.timetap.com)





# CHECKLIST

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## A. Know the Market

- ☐ Due to the attraction of living in San Francisco and the physical limits of the area, rent prices are above the national average. Please note, however, it is possible to obtain housing in San Francisco.
- ☐ Research to learn about neighborhoods, average cost, and availability.
- ☐ The typical housing search takes time, so be patient and persistent.
- ☐ Average 1BR apartment in SF currently lists at \$3,448 as of May 2017
- ☐ Average 1BR apartment near USF averages \$2,200-\$3,500

## B. Steps to Take

- ☐ Visit [offcampushousing.usfca.edu](https://offcampushousing.usfca.edu) and create an account.
- ☐ Determine your rental budget (which will help you determine your options).
- ☐ Assess your values, priorities, and flexibility.
- ☐ Determine when you need housing (what's your rent time).
- ☐ Check out open houses to gain experience with the process.
- ☐ Network with everyone you know and even those who you may not know personally (friend of a friend).
- ☐ Figure out if you want to join an existing community or join forces with others and look for an available unit.

- ☐ Create a biography post and send it out to prospective people (if looking for a roommate via social media).
- ☐ Create a folder/buy a notebook/whatever to get organized.
- ☐ Narrow your housing options by choosing specific neighborhoods, price range, number of rooms, etc.
- ☐ Remember to breathe and relax in the process.
- ☐ Work with us for support and resources!

## C. Getting Financial Information and Documents in Order

- ☐ Get organized.
- ☐ Create a budget—whether on paper or digital—to determine how much you can realistically pay for rent. Your price range will help to determine your options for housing.
- ☐ Create a U.S. bank account if you don't already have one.
- ☐ Create a renter's resume (see our website for an example).
- ☐ Collect pay stubs, scholarship info, a bank statement to show you can pay your rent (you can put this information on your renter's resume).
- ☐ Designate a co-signer if needed. A co-signer acts as a guarantor, promising to pay your rent if you can't do it.
- ☐ If you have prospective roommates, start the conversation now about price range, co-signers, and splitting of rent and utilities.





# RESOURCES

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## First Step

Visit and create an account on our rental website: [offcampushousing.usfca.edu](https://offcampushousing.usfca.edu) or on [myusf.usfca.edu/student-life/off-campus-housing](https://myusf.usfca.edu/student-life/off-campus-housing) (under Quick Link). There you will find and do the following:

- 1. Housing Search:** This search for housing is specifically directed at USF students. Most of these properties are close to campus with landlords who have been renting to USF students or specifically want USF students. Also, students who are looking to fill an open vacancy in their apartments post here.
- 2. Roommate Finder:** Here you may post as well as search for a roommate/housemate within the USF community.
- 3. Message Boards:** Continually look for announcements on your chosen neighborhood or city, updates and news from USF, city happenings, vendor discounts, etc.
- 4. Resources:** A great place to view examples of tenant lease agreements/contracts, tips for the housing search, links to neighborhood maps and public transportation, and more.

## Networking

Social media and SF websites are also good avenues to find housing. We encourage you to explore all options as you seek your new home. Create a biography post to send out to prospective persons or post your bio online.

## Know Your Tenant Rights Before You Begin Your Search

The San Francisco Rent Board ([sfrb.org](https://sfrb.org)) helps renters and landlords to know their rights and to get along. The rent board conducts hearings and mediations on disputes regarding the adjustment of rents under the rent ordinance. In addition, the rent board provides counseling, information, and investigation on reports of alleged wrongful eviction. While only a court can decide whether a tenant can be evicted, the rent board can still help.

While we realize the search for housing in SF may bring up some anxious feelings, we fully believe skills one learns from the process, such as organization, networking, and perseverance, will serve you well.

## Resources

In addition to our USF rental site postings please consider visiting other websites and social media sites throughout the Bay Area.

Please note, however, that we can not guarantee off campus housing for you and, therefore, it will be up to you to treat the process as a priority. The below listings are provided to serve as a roadmap for your search, but are not vetted by OCSS.

Examples include:

### USF FACEBOOK GROUPS: Subcategories

- Housing, Off campus, Class of 2021, Class of 2022, Class of 2023, Department
- Graduate Housing Network (if a grad)
- Interest groups that you are a member of

### CITY-WIDE FACEBOOK GROUPS: Subcategories

- Affordable Housing for OK People
- SF Area Rentals and Sublets
- SF Roommate Exchange
- Friends Looking for Housing SF

### ROOMMATE FINDERS

- Room 8 app
- Roommates.com
- Easyroommate.com

### WEBSITES

- ApartmentRatings.com
- Apartments.com
- Campuscibz.com
- Craigslist San Francisco
- Lovely.com
- MyApartmentMap.com
- MyCheapApartments.com
- MyNewPlace.com
- Oodle.com
- Padmapper.com
- RentalGuide.com
- Trinty Management Group
- Zillow
- Zumper

### USF OFF CAMPUS PARTNERS

Please view our Resources page on our website for the most current and up-to-date partner information. We are working continually to add and improve our network throughout the Bay Area.



# FREQUENTLY ASKED QUESTIONS

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**Q: Is finding off campus housing in San Francisco impossible?**

**A:** No! Totally not impossible! Yes, you have to work at it but there is no reason you can't do this. It's actually pretty cool ... you will now live in the city, not just go to school here.

**Q: When should I start looking?**

**A:** In SF we typically work on a 30-day cycle. So the month you are looking to move in ... take it back 30 or 31 days and start to search. However, know you can always start the research process of neighborhoods and rent prices before then.

**Q: How do I find roommates?**

**A:** At our USF site: [offcampushousing.usfca.edu](https://offcampushousing.usfca.edu). Or try the ROOM8 app (download from Apple Store) and Facebook groups. Two-prong approach for finding a roommate:

- Active: Get on each site/group and contact all those interested.
- Passive: Create a post (bio) of yourself, what you're looking for, and wait to get contacted.

**Q: How do I find housing?**

**A:** USF site: [offcampushousing.usfca.edu](https://offcampushousing.usfca.edu), Facebook groups (USF & SF), Craigslist, etc. Check out our OCS resources on our websites for additional information.

**Q: Is anyone looking for USF students to be renters?**

**A:** Why yes, USFers are in high demand in some markets but remember the deal is to show you're responsible

as a renter not only as a student. Check out the USF sites along with our campus partners shown on our website.

**Q: How do I find housing on the cheap?**

**A:** Top factors that influence rent price: location, number of people, sharing a room, and pets. You'll want to assess your needs and gauge how flexible you are. Keep in mind that property managers who post on USF's site know that you are a student on a student budget.

**Q: How can I get more info?**

**A:** Visit [offcampushousing.usfca.edu](https://offcampushousing.usfca.edu), especially our resources section, email us at [usfcaoffcampus@usfca.edu](mailto:usfcaoffcampus@usfca.edu), or ask questions of people who currently live or have lived off campus in SF about their own search.

**Q: How does this searching for housing thing work?**

QUICK TIPS:

- Spend time to create a solid biography post, as this is your way to market yourself.
- Be flexible and practice non-attachment.
- Know yourself and your budget — and honor both!
- Never send money without first signing a rental agreement, seeing a photo, or talking to the property manager.
- Pay attention to the market prices (if the rent is waaaay below market value there's probably a reason — and it's probably not one you wanna deal with).
- Read the Resources tab at: [offcampushousing.usfca.edu](https://offcampushousing.usfca.edu)





# WHERE TO LIVE

"Where to Live?" is a question we get asked often and it really does depend on your preferences along with what your comfortable with. Do you prefer bustling and urban or quieter and residential? Do you like living near the water, parks, or restaurants? In addition, your budget range will determine your options.

## POPULAR NEIGHBORHOODS

Below is a map of San Francisco neighborhoods. Most USF students live in the following neighborhoods: USF/Panhandle, Inner Richmond, Outer Richmond, Inner Sunset, Outer Sunset, Cole Valley, or Laurel Heights, although many other neighborhoods or even cities are possible options. Here in SF we have great transportation that enables a smooth commute.



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CHANGE THE WORLD FROM HERE