



Housing Search 101

Off-Campus Living



About Off-Campus Living (OCL)

Students who connect with the OCL office can receive help in the following areas:

- 1-on-1 coaching
- Assistance in SF housing search process
- Support with roommate and landlord conflict

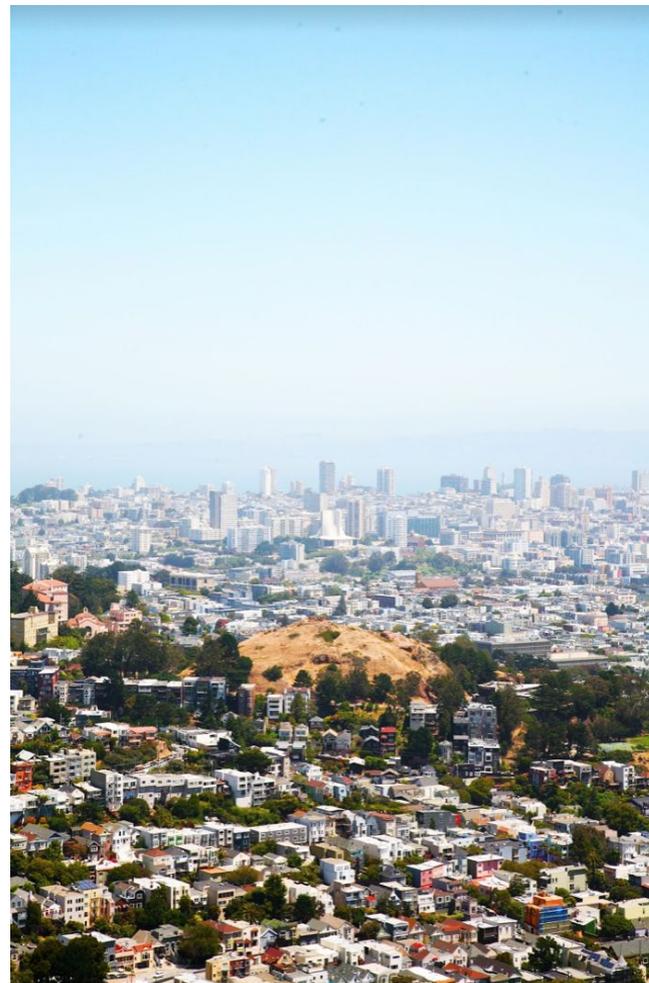


A Brief History of San Francisco

The rich culture of the city makes San Francisco a popular place to live.

Tech company migration has brought a new population into the city.

Lack of space in the city, and inevitably on campus, makes it difficult to expand housing.



San Francisco Updated Info (11/2020)

On average rent prices have decreased 20-30% for a 1BR

Landlords are willing to negotiate (something I personally have never witnessed before)

New types of housing is emerging (tech housing collectives changing to college student housing)

Estimated 1500-1800 USF undergraduate living in SF currently

I have spoken with more first years than ever before



San Francisco Housing Culture

Available units can vary in type of space, including:

- Private apartments
- Private bedrooms in a shared space (house/apartment/condo/flat)
- Shared bedrooms in a shared space

Leases are typically 12 months: If your student is looking for a space for less than 12 months we recommend they look into subletting.

San Francisco runs on a **30 day cycle**: Postings for vacancies will typically be advertised 30 days prior to the move in date.

Landlords will not “hold” an apartment: If the space is open, the money is immediately needed to secure it.

- Example of a typical first month’s rent: \$1,500 rent + deposit = average of \$3,000 for first payment.

San Francisco honors rent control for rental units with a certificate of occupancy before June 13, 1979.

Typical Neighborhoods for USF Students

A high percentage of USF students live in:

- **The Outer & Inner Richmond**
- The Outer and Inner Sunset
- Panhandle
- Cole Valley
- Laurel Heights



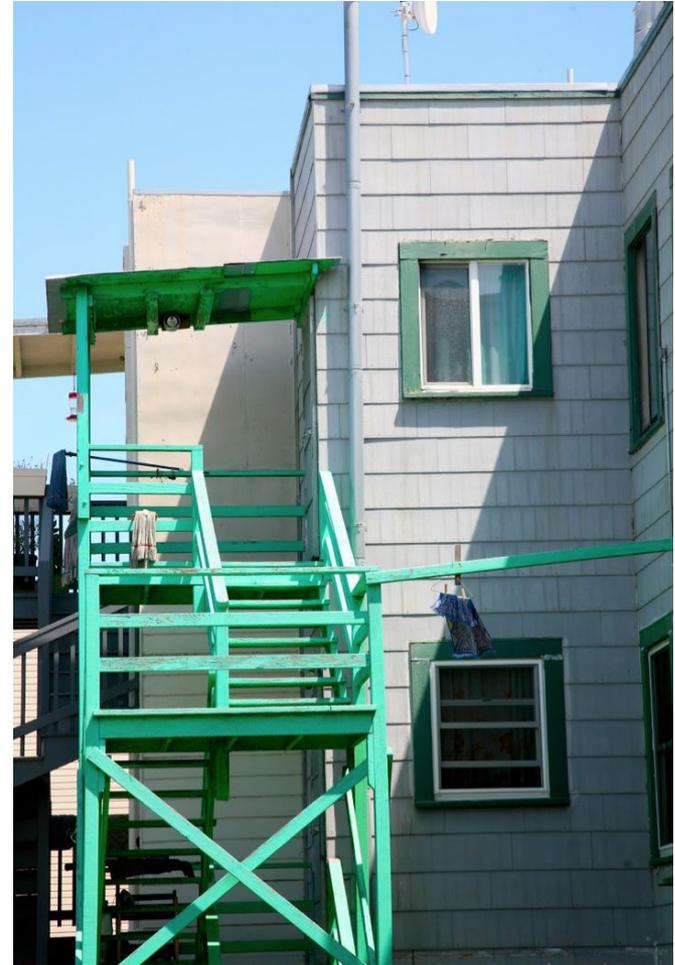
Average Off Campus Rent Prices 2019

Shared Rental Spaces: Entire apartment shared with two or more people

- Shared Bedroom in a Shared Space:
~\$800 - \$1,100/month
- Private Bedroom in a Shared Space:
~\$1,200 - \$1,600/month

Studio Apartment: ~\$1,900 - \$2,200/month

1 Bedroom Apartment: ~\$2,600 - \$3,600/month



What would increase rental cost?

- Newly remodeled appliances or areas
- Hardwood floors/natural light
- Close and easy access to public transportation
- Desirable location (near USF or popular area/tourist attractions, potentially places with a view)
- Space, garden, or rooftop access
- Ability to have furry friends (especially dogs) – pets also limit housing options
- Parking/laundry facility is included with apartment rental

On-Campus Housing Prices

Traditional Style Halls - Dorm Style

- Double Room (2 students in a room): \$5,000-5,565/semester
- Triple Room (3 students in a room): \$4,190/semester
- Single Room (1 student in a room): \$6,500-7,005/semester

Pedro Arrupe - Dorm Style

- Double Room (2 students in a room): \$4,895-5,465/semester
- Single Room (1 student in a room): \$6,500/semester

St. Anne's - Dorm Style

- Double Room (2 students in a room): \$5,980/semester
- Single Room (1 student in a room): \$7,610/semester

Loyola Village - Apartment Style

- Double Room (2 students in a room): \$6,435-6,850/semester
- Single Room (1 student in a room): \$7,155/semester

Fulton House - Apartment Style

- Double Room (2 students in a room): \$6,285-6,700/semester
- Single Room (1 student in a room): \$6,500-\$7,005/semester



On-Campus Housing Information

-- essential housing questions, pricing, contract terms, etc...

share@office.usfca.edu

Off Campus Search: First Steps

Know the Market

- Acknowledge the housing culture of SF
- Understand the price differences you'll be navigating
- Rent vs. Buy

Identify your budget and Move In Date

- Assess your values, priorities, and flexibility
- Speak with a financial planner or real estate agent if interested in buying

Start Your Search

- Organize and prepare finances and renter's data
- Designate a co-signer if needed
- Narrow down housing options
- Create a bio post to send out to prospective roommates and landlords
- Work with OCL for support and resources

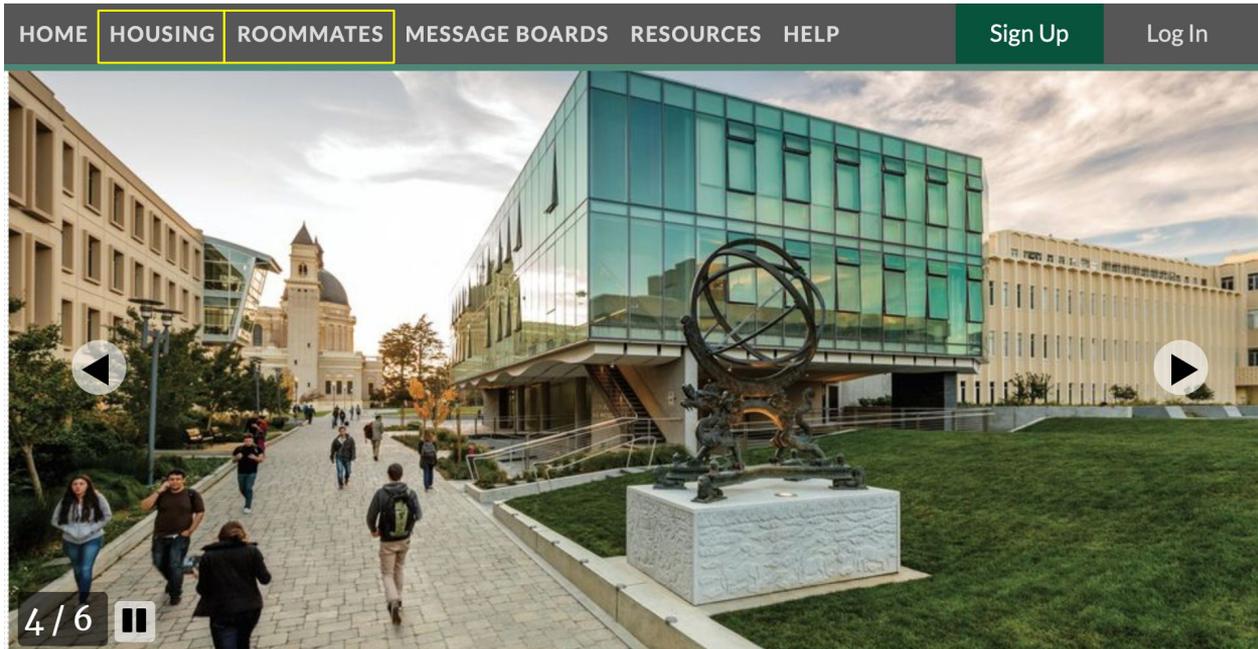


Where to Find Postings: Our Listing Site

offcampushousing.usfca.edu



Off Campus Housing Rental Website





Where to Find Postings: listed on [myusf.usfca.edu/off campus](https://myusf.usfca.edu/off-campus)

Techie collectives now turning to a College Student Audience

<https://myusf.usfca.edu/off-campus-housing/resources>

- June Homes
 - Co Living
 - Blueground
 - Starcity
 - Found Study
- .craigslist.org
 - Zillow.com
 - Zumper.com
 - Apartments.com
 - Abodo.com
 - Apartmentlist.com
 - MyNewPlace.com
 - SFbayPادمapper.com
 - ApartmentGuide.com
 - Rent.com
 - SanFranciscoStudentHousing.com
 - PanoramicLivingSF.com

Where to Find Postings: Facebook Groups

- University of San Francisco Class of 2020, 2021, 2022, etc.
- University of San Francisco (USF) Housing, Sublets & Roommates
- San Francisco, SF - Housing, Apartments, Rooms, Sublets, Roommates
- San Francisco Housing, Rooms, Apartments, Sublets
- Gay Area Queer Housing S.F. Bay Area
- Affordable Housing For Ok People: Bay Area
- SF Area Rentals and Sublets
- SF Roommate Exchange

What's on the SF market? (2018)

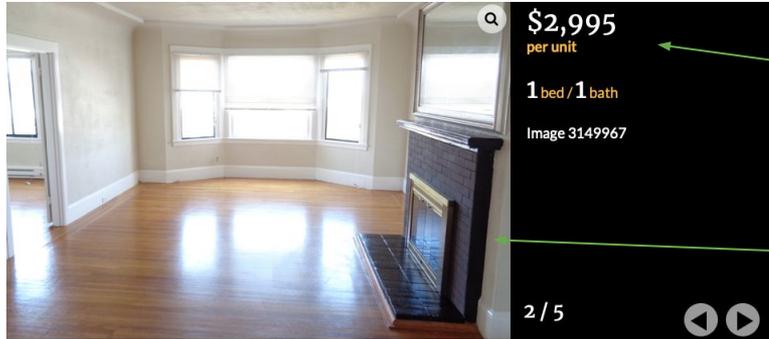


\$1,650/Month Private Bedroom in a Shared House, Outer Richmond District

Posted 6/20/2018

Found on University of San Francisco (USF) Housing, Sublets & Roommates Facebook Page

What's an example of a post with potential?



Realistic rent listed for an apartment of the appropriate size

Good amount of clear photos of rental unit
(Do not look like stock photos)

Listed by: David OffCampus

OVERVIEW	AMENITIES	MAP
<p>1 BEDROOM APT FOR RENT</p> <p>TOTAL MONTHLY RENT: \$2,995 per unit</p> <p>1 bed / 1 bath apartment</p> <p>2 occupants max</p> <p>MOVE-IN: Available Now</p> <p>SECURITY DEPOSIT: \$4,500</p> <ul style="list-style-type: none"> • Security Deposit <p>NEIGHBORHOOD: Outer Richmond</p>	<p>2530 Balboa Street San Francisco, CA 94121</p> <p>View Map / Directions to Campus</p> <ul style="list-style-type: none"> 🧺 Laundry Access ⚡ No utilities included in rent 🚗 No parking 🐾 Pets Not Allowed 	<p>Check Availability</p> <p><input type="button" value="View Phone Number"/></p> <p>Send Email</p> <p>👤 Your Name</p> <p>✉ Your Email</p> <p>📞 Phone</p> <p>📅 Move-in date (approximate)</p> <p>add a message to inquire about availability or other details</p> <p><input type="button" value="Send Email"/></p>

Exact address is provided

Good location, campus would be easily accessible

Avoiding Scams

Red flags:

- Stock photos used in the rental posting.
- Inability to find the address of the unit online.
- Being asked to wire/send money for any reason before signing a lease.
- Price of unit is significantly lower than the market rate.
- All inclusive (utilities, parking spot, pets allowed, etc.)

Helpful tips to avoid scams:

- Never make a deal with or mail cash/cashiers checks.
- Demand to see a written lease.
- Meet with the landlord in person.
- See the apartment in person prior to signing a lease or transferring funds.
- Speak with current tenants.
- Be aware of the current market rates.

Avoiding Scams

HOME HOUSING ROOMMATES MESSAGE BOARDS RESOURCES Sign Up Log In
HELP

« Back to search

1190 Mission St, San Francisco,
CA 94103

1190 Mission Street San Francisco, CA 94103

- ♥ Add to favorites
- ↪ Share this property
- ☎ Contact

Rent is extremely below average

\$1,600
per unit

1 bed / 1 bath

living room

1 / 5

Stock photo images

Roommates

Some find roommates first and start the search with them; others move into a space that already has people living there.

How to search for roommates:

- Word of mouth
- Our rental website's (usfcaoffcampus.usfca.edu) roommate page
- Websites specific to finding roommates
- Facebook groups

Specific roommate finding websites and specific facebook groups can be found on the “Roommates, Flatmates, and Housemates” page on our website (myusf.usfca.edu/off-campus-housing/roommates).



What to Know Before Signing a Lease

Lease Information: How long is the lease? Can I extend my lease when it ends?

Rent and Monthly Payments: What is the cost of rent? What utilities are included? When is rent due?

Deposit: How much is the deposit? When will it be returned?

Roommates: Should all roommates sign the lease? Should each roommate pay for rent individually?

Subletting: Does the landlord allow subletting? If so, for how long?

Termination Options: If I need to end my lease early due to emergency, what are my options?

Community Rules: Is there a noise curfew? Are parties allowed?

Alterations: Can the apartment be painted? How should pictures and things be hung on the walls?

Co-Signer: Is a co-signer needed?

Renter's Insurance: Is insurance required?

Short Term Accommodations

USA Hostels: 711 Post Street, SF | (415) 440-5600 | usahostel.com

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

Adelaide Hostel: 5 Isadora Duncan Ln, SF | (415) 359-1915 | adelaidehhostel.com

Encore Express: 1353 Bush Street | (415) 816-6207 | encoreexpresshotel.com

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

*Please note that USF Off-Campus Living does not endorse or recommend any of the websites or information you may find while using these resources

OCL Appointments and Drop Ins (ZOOM)

OFF-CAMPUS LIVING

Programming
Calendar

WHERE TO BEGIN THE SEARCH

HOUSING SEARCH RESOURCES

ROOMMATES, FLATMATES, & HOUSEMATES

Off-Campus Living



OFF-CAMPUS LIVING

University Center, 5th Floor
2130 Fulton St.
San Francisco, CA 94117-1045

Hours: Monday - Friday 8:30 -
5:00 | **Drop In Hours:** Wednesday
10:00 - 5:00

📞 [\(415\) 422-3432](tel:(415)422-3432)

✉️ usfcaoffcampus@usfca.edu

[SCHEDULE APPOINTMENT](#)

Drop Ins: Drop In during our specified drop in hours to have a 1 on 1 meeting with our staff. No appointment required. Please make sure to check our drop in hours before coming in.

Appointments: Schedule and appointment to have a 1 on 1 meeting with our staff about searching for housing, conflicts, etc.

Rental Packet

Students who come in for an appointment or drop in will receive a rental packet.

The rental packet includes:

- Information on funding the housing search
- Information on how to avoid scams
- Questions to ask the landlord before signing a lease
- Sample tenant's resume
- Sample previous tenancy letter
- Sample roommate agreement

Websites and Contacts

The Off Campus Living Department is here support your student in their search for finding an apartment. We will work with them in providing resources, help, tips, and leads as they become available.

Please note that we cannot guarantee SF housing for your student, and therefore it will be up to them to treat the process as a priority.

USF WEBSITES

OCL Website: usfca.edu/student-life/off-campus-housing

Rental Website: offcampushousing.usfca.edu

CONTACTS

Andrea Rocha: rochaa@usfca.edu | (415) 422-4057

OCL E-mail: usfcaoffcampus@usfca.edu