



Additional California Details: For Use at J1 Orientations

San Francisco

Accommodation

The IIPC anticipates short term housing will be challenging for J1 visitors this Summer:

- The rental market in San Francisco is already difficult for long-term residents
- Rental prices are sky high due to:
 - Extremely competitive rental market
 - Low inventory of available properties

Rental figures show San Francisco is currently the most expensive city in the US.

http://www.huffingtonpost.com/2015/02/03/san-francisco-rent-2015-most-expensive-city_n_6609396.html

Average Rentals:

- Most if not all accommodation is rented **unfurnished** unless otherwise specified.
- A **room** to rent in a shared house can range from **\$800 - \$1500 per month**.
- An **In-Law, Studio, 1 Bedroom Apartment** can range from **\$1000 - \$2200** per month
- A **2 bedroom apartment** can range from **\$1700 - \$3200** per month

Most rental agencies require:

- Credit check or proof of income or Guarantor
- 1st & last month's rent upfront as well as security deposit

Depending on the neighborhood, the size of apartment, amenities, proximity to transportation, etc. J1 students could certainly spend much more than the minimum monthly rents stated above!

San Francisco Accommodation Recommendations:

Students seeking accommodation in San Francisco/Berkeley should consider:

- Student housing facilities, i.e. Paramount Housing, Latitude 38
- Fraternities
- Residence hotels
- Room sub-lets **for individuals or pairs rather than trying to find housing for large groups**

Considering the accommodation expense in San Francisco, **only students with access to significant spending money should come here (at least \$2000).**

Alternative J1 destination: Santa Cruz

Santa Cruz offers:

- Less J1 competition
- Less expensive rents

Santa Cruz is only 1 hr and 25 min drive from San Francisco and has much to offer for J1s that want to spend time in the Bay Area (SF and Berkeley):

- Warmer weather
- Lovely beach resort that is the epitome of California living
- Popular tourist beach town
- An abundance of seasonal work on the boardwalk
- Much short term accommodation as Santa Cruz has a high student population who vacate their rooms and apartments over the summer months when they return home or travel.

Check out the websites below!

<http://beachboardwalk.com/>

<http://www.cityofsantacruz.com/>

For further questions regarding the above information or J1 summer travel in the San Francisco region, please contact Natasha McParland, Irish Immigration Pastoral Center by email at Natasha@sfiipc.org

San Diego

Areas of interest:

Most students hear about Mission Beach (MB) & Pacific Beach (PB) in the San Diego Area:

- Less than half the J1 students each year live in these areas
- Short term accommodation is limited
- Seasonal employment opportunities are limited
- These areas are not located on the trolley line:
 - Expect a 50-60 minute commute if working Downtown with multiple transfers necessary

Alternative J1 Destinations:

- Ocean Beach
- Point Loma
- Downtown
- La Jolla
- Mission Valley
- Hillcrest
- Northpark
- Little Italy

The **Green Trolley (Tram) Line** (see map attached) **connects some of the very best areas for accommodation and jobs**. From the stop at San Diego State University to The Gaslamp Quarter (Downtown) there are **numerous shopping malls and restaurants, providing employment opportunities and great apartment complexes for accommodation**.

Accommodation:

Not inexpensive in any of the safer and more desirable areas of San Diego:

- Average price of an unfurnished 1 bed apartment is **\$1500** per month
- Average price of an unfurnished 2 bed apartment is **\$2000** per month.

For J1 students, expect rents to be even higher than this as rents increase for the shorter 3 month leases.

Apartments are generally:

- Unfurnished
- Students should expect to pay the first month's rent & **at least** one month's rent deposit upfront
 - Deposits may be more than 1 month's rent as J1 students do not generally have a credit history in the U.S.

Santa Barbara

Important information for J1s regarding Santa Barbara:

- High numbers of arrests (usually misdemeanors) of J1 students in the Santa Barbara/Isla Vista area each year
 - Minor infractions, i.e. open containers, often lead to:
 - Arrest
 - Overnight detention
 - Large fines
 - Criminal record which will complicate future travel to the US

Santa Barbara Police Department is known to take an extremely hard line with Irish students. Be aware that there are local ordinances in Santa Barbara surrounding consumption of alcohol within public sight, even if in your rented accommodation. Students who intend to go to SB need to know that their behavior needs to be of the highest standards.

For further questions regarding the above information or J1 summer travel in the San Diego region, please contact Stephen Aherne, San Diego Irish Outreach by email at help@irishoutreachsd.org

Map of San Diego Trolley System

