



**Affordable Student Housing Taskforce Meeting**

**Friday, October 14, 2022**

**10:00 AM – 12:00 PM**

Chancellor's Office | Zoom Webinar

Zoom link to join the meeting:

<https://cccconfer.zoom.us/j/87377215800?pwd=RXRvb2lHd1RXTW5qdEYzRnQ2enpvdz09>

**AGENDA**

1. Call to Order & Member Check-In
2. Legislative Update on Student Housing
3. Update and Discussion of Affordable Student Housing Grants
  - a. Draft Guidance and Timeline
4. Task Force Focus Area Breakout Groups
  - a. Integrated Support Services
  - b. Affordability
5. Summary of Breakout Recommendations
6. Public Forum
7. Closing

**Agenda Item 2.**

**Enacted Budget Update on Affordable Student Housing**

**Digest:** The Budget Act commits about \$1.4 billion in non- Proposition 98 General Funds to build more student housing across the three higher education segments, about double what the Budget Act of 2021 specified for 2022-23 spending under the Higher Education Student Housing Grant Program. The 2022-23 spending includes \$546.7million one-time to selected community colleges for housing projects that were deemed eligible for funding in the first round of applications submitted in October 2021. The Budget Act indicates that colleges receiving the grants must deliver, at minimum, the number of beds for low-income students specified in its application when it was approved and must charge rents that do not exceed the rates assumed in that application. The budget allocates another \$18 million under the program for planning grants to selected colleges to determine the feasibility of offering affordable student housing. Another \$750 million from the program is expected be allocated to the higher education segments in the 2023-24 budget.

- Higher Education Budget Trailer Bill of 2022  
Education Code Section 17200 | Higher Education Student Housing Grant Program

**Legislative Update on Housing and Affordable Student Housing Legislation**

**Digest:** Members of the Taskforce will receive an update on legislative proposals related to student housing. This informational update is intended to provide an overview of key policy discussions affecting housing, and student housing specifically.

SB 886 (Wiener) California Environmental Quality Act: exemption: public universities: housing projects.

SUMMARY: This bill would exempt from the California Environmental Quality Act a student housing project or a faculty and staff housing project carried out by a public university or college if the project meets certain requirements.

SB 886, Wiener. California Environmental Quality Act Summary

California Environmental Quality Act (CEQA) Exemptions for Public University Housing Development Projects

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The California Environmental Quality Act (CEQA) requires a lead agency to certify the completion of an environmental impact report on a project that may significantly impact the environment or adopt a negative declaration if not impacted. Senate Bill 886 passed on September 28, 2022, which allows CEQA exemptions until January 1, 2030, for university housing development projects on real property owned by the public university to gain exemption if certain requirements are met. The full text of Public Resource Code (PRC) 21080.58 (SB 886) can be found [here](#).

Here is a summary of the CEQA exemptions per PRC 21080.58 that impact California Community Colleges:

### Characteristics of Housing Project on Real Property Owned by Community Colleges

1. Housing development projects on real property owned by community colleges must have the following characteristics:
  - a. The university housing development project is consistent with the most recent master plan environmental impact report and certified no more than 10 years before the determination of this exemption.
  - b. The project is consistent with the relevant environmental impact report or applicable tiered environmental analysis.
  - c. No more than one-third of the project square footage shall be used for dining, academic, or student support service spaces, or other necessary and usual attendant and related facilities and equipment.
  - d. The project is either within one-half mile of a major transit stop or one-half mile of the campus boundary, as defined by the community college's long range development plan or master plan, as appropriate, or has 15 percent lower per capita vehicle miles traveled as compared to that for the jurisdiction in which the university housing development project is located.
  - e. The project has a transportation demand management program.
  - f. The project's construction impacts are fully mitigated consistent with applicable law.

### Leadership in Energy and Environmental Design (LEED) Certification

1. Each building within the project is certified as LEED platinum or better by the United States Green Building Council:
  - a. Determine all construction impacts of the project have been fully mitigated and issue a notice of that determination.
  - b. File the LEED certification and the notice with the Office of Planning and Research and the county clerk of the county in which the project is located.

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c. Require the Office of Planning and Research and the county clerk to make the certification and notice available to the public.

### Eligibility to Issue Certificate of Occupancy

The lead agency can issue a certificate of occupancy only if the following conditions are met:

1. The lead agency receives certification of LEED platinum or better from the United States Green Building Council for the building.
2. The lead agency determines that the construction impacts of the project have been fully mitigated and issues a notice making that determination.

### Project Location and Federal Emergency Management Agency (FEMA) Requirements

1. Project is not located, in whole or in part, on certain types of sites, including a site that is:
  - a. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.
  - b. Wetlands, as defined in the United States Fish and Wildlife Service Manual.
  - c. Within a very high fire hazard severity zone, as determined by the State Fire Marshal.
  - d. Either a hazardous waste site or a hazardous substances release site designated by the Department of Toxic Substances Control.
  - e. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist.
  - f. Within a special flood hazard area subject to inundation by a 1 percent annual chance flood (100-year flood) as determined by FEMA. If a community college can satisfy all applicable federal qualifying criteria to demonstrate eligibility to be exempt, a local government shall not deny an application on the basis that the community college did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A project may be located on a site described if either of the following are met:
    - i. The site has been subject to a Letter of Map Revision prepared by the FEMA and issued to the local government.
    - ii. The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program

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- g. Within a regulatory floodway as determined by the FEMA in any official maps published by the FEMA, unless the project has received a no-rise certification in accordance with the Code of Federal Regulations.
- h. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act.
- i. Habitat for protected species identified as candidate, sensitive, or species of special status by a state or federal agency, fully protected species, or species protected by the federal Endangered Species Act of 1973 and the California Endangered Species Act
- j. Lands under conservation easement.

### Greenhouse Emissions

- 2. The project does not result in any net additional emission of greenhouse gases, as determined by an independent third-party evaluation approved by the lead agency.
- 3. To maximize public health and environmental benefits, the community college shall ensure that the measures will reduce the emissions of greenhouse gases in the project area and in the neighboring communities.
- 4. Not less than 50 percent of the greenhouse gas emissions reductions necessary shall be from local, direct greenhouse gas emissions reduction measures, including, but not limited to, any of the following:
  - a. Project design features or onsite reduction measures, or both design features and onsite reduction measures, that include, but are not limited to, any of the following:
    - i. Implementing project design features that enable the project to exceed the building energy efficiency standards set forth in California Code of Regulations, except for 50 percent of emissions reductions attributable to design features necessary to meet the LEED platinum certification.
    - ii. Requiring a transportation demand management program to reduce single-occupancy vehicular travel and vehicle miles traveled.
    - iii. Providing onsite renewable energy generation, including a solar roof on the project with a minimum peak generation capacity of 500 kilowatts.
    - iv. Providing solar-ready roofs.
    - v. Providing cool roofs and cool parking promoting cool surface treatment for new parking facilities.
    - vi. Offsite reduction measures in neighboring communities, including, but not limited to, any of the following:
      - 1. Providing funding to an offsite mitigation project consisting of replacing buses, trolleys, or other transit vehicles with zero-emission vehicles.

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2. Providing offsite safety or other improvements for bicycles, pedestrians, and transit connections.
3. Undertaking or funding building retrofits to improve the energy efficiency of existing buildings.
5. The community college may obtain offset credits for up to 50 percent of the greenhouse gas emissions reductions necessary to achieve the requirement of this subdivision that produce emissions reductions within the jurisdiction that the university housing development project is located.
  - a. Any offset credits shall be verified by a third party accredited by the State Air Resources Board.
6. If 50 percent of greenhouse gas emissions reductions necessary to achieve no additional emissions of greenhouse gases cannot be feasibly and fully mitigated by offset credits, the mitigation of the remaining emissions of greenhouse gases shall be achieved pursuant to the following priority:
  - i. Offset credits that would also reduce the emissions of criteria air pollutants or toxic air contaminants. The offsets shall be undertaken in a manner consistent with Division 25.5 (commencing with Section 38500) of the Health and Safety Code, including, but not limited to, the requirement that the offsets be real, permanent, quantifiable, verifiable, and enforceable, and shall be undertaken from sources in the community within which the project is located or in adjacent communities.
    1. If the remaining emissions of greenhouse gases cannot be feasibly or fully mitigated by the offsets credits, the remaining unmitigated greenhouse gas emissions shall be mitigated through the use of offsets that would also reduce emissions of criteria air pollutants or toxic air contaminants and shall be undertaken from sources that provide a specific, quantifiable, and direct environmental and public health benefit to the community in which the project is located.

### Contractors

1. All contractors and subcontractors at every tier on the project will be required to pay prevailing wages.
2. An entity shall not be prequalified or shortlisted or awarded a contract to perform work on the project unless the entity provides an enforceable commitment to the public university that the entity and its contractors and subcontractors at every tier will use a skilled and trained workforce to perform all work on the project that falls within an apprenticeable occupation in the building and construction trades.

### Public Notice Requirements

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1. Community colleges must hold at least one noticed public hearing to hear and respond to public comments before determining that the university housing development project is exempt under the bill's provisions.
2. The community college shall give public notice of the meeting to the last known name and address of all the organizations and individuals that have previously requested notice and shall also give the general public notice.

Not Exempt from CEQA if:

The project would require the demolition of any of the following:

- require the demolition of specified housing or a historic structure that is listed on a national, state, or local historic register
- Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
- Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
- Housing that has been occupied by tenants within the past 10 years.
- A historic structure that is listed on a national, state, or local historic register.
- The project is located on a site that was previously used for housing that was occupied by tenants and was demolished within 10 years before the community college submits an application.
- The project is located on a site that contains housing units that are occupied by tenants and the housing units are offered for sale, or were subsequently offered for sale, to the general public by a subdivider or subsequent owner of the site.
- The project consists of more than 2,000 units or 4,000 beds

**Agenda Item 3.**

**Update and Discussion of Affordable Student Housing Grants  
Draft Guidance and Timeline**

**Background**

As part of the 2021-22 California Budget package, the Postsecondary Education Trailer Bill, SB 169 (2021), established the Higher Education Student Housing and Capacity Expansion Grant Program as well as codified it in California Education Code sections 17200-17204.

California Community Colleges regards the Higher Education Student Housing program as the Affordable Student Housing Grant Program. This program provides California Community Colleges the opportunity to apply for student housing grants over three-year period with three rounds of grant awards.

The first round of grant applications were submitted by districts to the DOF in October 2021. The DOF subsequently reviewed these applications, and they selected 12 construction grants and 70 planning grants. These grants were awarded in the Higher Education Trailer Bill, AB 183 (2022). California Community Colleges received a total of \$560 million for affordable student housing grants, \$542.1 million was awarded for construction grants and \$17.9 million for planning grants.

In addition, AB 183 transferred the administration of the Affordable Student Housing Grant Program from the DOF to the Chancellor's Office. All future applications must be submitted to the Chancellor's Office newly formed Affordable Student Housing Unit for review.

**DISCUSSION ITEMS:**

**DRAFT Applications Timelines**

The **DRAFT** timeline below summarizes application submission details:

- **January 25, 2023:** Round two construction grant applications are due.
- **July 15, 2023:** Round two construction applications will be awarded in the 2023-24 California budget. (Proposed)
- **July 3, 2023:** Round three construction grant application are due.
- **July 15, 2024:** Round three construction applications will be awarded in the 2024-25 California budget package. (Proposed)

**Application Submission Process**



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For the second round of applications, the Chancellor's Office will receive Affordable Student Housing Grant applications through email. Districts will email their applications to the Affordable Student Housing unit at [XXXX@cccco.edu](mailto:XXXX@cccco.edu).

A new module is being created in FUSION to facilitate the submission of Affordable Student Housing Grant applications. Once completed, districts will be able to input required information for the construction grant application including the student housing project's scope, schedule, and costs. In addition to inputting construction project details for Affordable Student Housing Grant applications in FUSION, districts are required to complete and upload a form DF-151, Capital Outlay Budget Proposal, and the Higher Education Student Housing Grant Program Supplemental Application form.

As part of the application process, construction applications must consist of the following:

### **DRAFT**

1. Title Page
2. Student Housing Checklist
3. Approval Page – Student Housing Proposal
4. DF-151 Capital Outlay Budget Change Proposal
  - a. Project description and scope
  - b. Justification
5. Higher Education Housing Grant Program Supplemental Application form
6. Project costs set at California Construction Cost Index (CCCI) 8903 and Equipment Price Index (EPI) 4671
7. JCAF 31 or similarly formatted document – Analysis of Building Space Use
8. Quantities and Unit Costs (architect's project costs)
9. JCAF 32 or similarly formatted document – Cost Summary
  - a. Estimate project cost
  - b. **Final project costs** at mid-point
  - c. Contingency – 10% of construction costs
10. JCAF 33 or similarly formatted document – Equipment Cost
11. Board of Governors Energy and Sustainability Policy
12. Pre-schematic Plans – Campus plot, site, and floor plans and exterior elevations
13. CEQA – California Environmental Quality Act
  - a. Provide documentation to demonstrate that the project will meet the requirements of SB 886 (2022) for CEQA exemption
14. Justification of Additional Costs exceeding Guidelines (as needed)

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15. Provide an exhibit that demonstrates that the district has assessed the total cost of ownership of developing and maintaining affordable student housing facilities as well as developing and operating the program for students. (Recommended)

## Appendix

### DRAFT REPORT AREAS

#### Background

The Higher Education Student Housing Grant Program, with the purpose of providing affordable, low-cost housing options for public postsecondary students in California, was designed to provide one-time grants for construction of student housing, the acquisition and renovation of commercial properties into student housing, potential inclusion into facilities dining, academic and student support service spaces, basic needs centers, student healthcare services, and other necessary facilities and equipment.

#### Mission

##### SECTION OVERVIEW

*This report section will introduce the taskforce approved mission for California Community Colleges Affordable Student Housing.*

For California Community Colleges, the Affordable Student Housing agenda is grounded in principles of student equity, affordability, access, student-centered design, holistic supports, and district adaptability to student needs. Guided by these principles, the mission of the Affordable Student Housing program is to advance:

- Equity. Examine disproportionate impacts and design to meet the needs and long-term success of students most adversely affected.
- Affordability. Commit to housing that advances college access and affordability for students with the greatest economic need.
- Address Housing Shortages. Community colleges are an important partner and can play a key role in reducing state- and community-wide housing shortages that hinder social and economic progress.
- Fiscal Sustainability. Plan for and support the long-term quality and viability of affordable student housing at colleges and communities where a need exists and can be supported.
- Student-Success Design. Recognize that affordable student housing cannot exist in isolation from holistic supports and interventions – such as basic needs, financial aid, transportation, social services, campus culture, and learning supports for success.

#### Affordability

## SECTION OVERVIEW

*This report will discuss affordability provision in the Higher Education Student Housing Grant program, as well as recommendations by the taskforce around maintaining and operationalizing the commitment to low-cost rents and affordable access to students.*

## **Total Cost of Lifetime Ownership**

### SECTION OVERVIEW

*This report section will discuss the importance of planning for the Total Cost of Lifetime Ownership of student housing. As a resource, the report will include a checklist which could become the basis of a technical assistance and planning tool - total lifetime cost of housing estimate spreadsheet.*

## **Integrated Support Services**

### SECTION OVERVIEW

*The section of the report will provide an overview of the Social Determinants for Educational Success. It will go into further detail about effective practices for integrated and holistic student support services, and highlight key partnerships and structures that can better ensure affordable housing leads to quality student experiences and success. Further, this section will surface opportunities and needs for technical assistance.*

## **Data**

### SECTION OVERVIEW

*This section of the report will discuss key community college student housing data that should be reported, collected, and analyzed. The taskforce will provide recommendation around ways to seamlessly integrate data needs into existing facilities, student services, and capital outlay process and infrastructure. Further, this section will surface opportunities and needs for technical assistance.*

## **Regulations**

### SECTION OVERVIEW

*This section of the report will provide background on existing student housing or related facilities regulations. Specifically, the purpose of the section is to provide recommendation around necessary regulations or where updates and amendments may be needed.*

## **Glossary of Terms**

### SECTION OVERVIEW