



**Affordable Student Housing Taskforce Meeting**

**Friday, March 11, 2022**

**10:00 AM – 12:00 PM**

Chancellor's Office | Zoom Webinar

General Public Zoom link to join the meeting:

<https://cccconfer.zoom.us/j/94640312901>

(Taskforce Members will be provided *individual* unique Zoom links)

**AGENDA**

1. Call to Order & Roll Call
2. Member Check-In Activity
3. Overview of the Statewide Affordable Housing Landscape
4. Legislative Update on Housing and Affordable Student Housing Legislation
5. Update on the Department of Finance and Legislature SB 169 Higher Education Student Housing Grants Process
  - a. Discussion of Affordability and Need Measures
6. Public Forum
7. Closing

#### Agenda Item 4.

#### 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 234 (Wiener D) Transition Aged Youth Housing Program.

SUMMARY: Would establish the Transition Aged Youth Housing Program for the purpose of creating housing for transition aged youth under 26 years of age, who have been removed from their homes, are experiencing homelessness unaccompanied by a parent or legal guardian, or are under the jurisdiction of a court, and would require the council to develop, implement, and administer the program.

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.

AB 75(O'Donnell) Education finance: school facilities: Kindergarten-Community Colleges Public Education Facilities Bond Act of 2022.

SUMMARY: This bond bill, if approved by voters during an unspecified statewide election in 2022, would provide \$12 billion to construct and modernize K-14 education facilities. This bill includes an urgency statute.

Position: Support

AB 1602 (McCarty) Student, faculty, and staff housing: California Student Housing Revolving Loan Fund Act of 2022.

SUMMARY: This bill would establish the California Student Housing Revolving Loan Fund Act of 2022 to provide zero-interest loans to qualifying applicants of the UC, CSU, and the CCC for the purpose of constructing affordable student, faculty, and staff housing. This bill also states the intent of the Legislature to appropriate \$5 billion for the purposes of housing loans.

AB 1764 (Medina) Public postsecondary education: student housing: survey.

SUMMARY: This bill exempts community college housing projects from the Field Act, which normally requires the Division of the State Architect (DSA) to supervise the design and construction of any school building. Specifically, the bill would:

- Require CSU, UC, and the California Community Colleges (CCC) to collect data on student housing insecurity, paying special attention to underserved groups. Each higher education segment will submit the first data report to the Legislature and the

## Affordable Student Housing Taskforce

Legislative Analyst's Office by October 15, 2023. This bill would require each segment to submit a report on this compiled data again by October, 2025, and October 2027.

- Exempt community college student housing projects from Division of the State Architect (DSA) review. The intent of this provision is to streamline planning and expedite construction of these projects. This builds upon AB 306 (O'Donnell), which was signed into law in 2021 and exempted K-12 and community college district workforce housing projects from DSA review.

ACA 1 (Aguiar-Curry) Local government financing: affordable housing and public infrastructure: voter approval.

SUMMARY: The California Constitution prohibits the ad valorem tax rate on real property from exceeding 1% of the full cash value of the property, subject to certain exceptions. This measure would create an additional exception to the 1% limit that would authorize a city, county, city and county, or special district to levy an ad valorem tax to service bonded indebtedness incurred to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing, or the acquisition or lease of real property for those purposes, if the proposition proposing that tax is approved by 55% of the voters of the city, county, or city and county, as applicable, and the proposition includes specified accountability requirements.

## **Agenda Item 5.**

### **Update on the Department of Finance and Legislature SB 169 Higher Education Student Housing Grants Process**

**Digest:** SB 169 appropriated \$500 million one-time General Fund in fiscal year 2021-22 for the Higher Education Student Housing Grant Program, which supports one-time grants to either construct student housing or acquire and renovate commercial properties to provide affordable, low-cost housing options for students attending the University of California, California State University, and the California Community Colleges. SB 169 states intent to provide 50%, or \$1 billion, of available program funds to community college projects.

Per the SB 169 Higher Education Student Housing Grant Program, on March 1, the Department of Finance (DOF) released the list of applications it is recommending for funding in FY 21-22. [DOF Letter and List of Recommended Projects](#)

DOF recommends funding construction of student housing projects at five community college district (CCD) worth \$214.5 million. The Department also recommend to the Joint Legislative Budget Committee (JLBC) providing \$135 million for projects at UC, and \$120 million for projects at CSU. Further, DOF proposes \$18.1 million for planning grants for CCD projects, essentially providing some planning grant dollars to all districts that applied though the amounts do not necessarily reflect their request.

The Legislature will now evaluate DOF's recommendations and determine which projects should be funded as part of the budget process. The Governor has proposed \$750 million for the second installment of this program in FY 22-23.

Members of the Chancellor's Office staff will provide a presentation of the Department of Finance recommendation and themes within projects proposed for funding in 2021-22.

## **Agenda Item 5a.**

### **Discussion of Affordability and Need Measures**

**Digest:** Member of the taskforce will begin to explore data that can support and inform affordable student housing efforts, including technical assistance for planning and data for accountability.

The taskforce will learn about the affordability measures used in the two most recent affordable student housing investments: 1) the 2021-22 Higher Education Student Housing Grant Program, and 2) the 2019-20 Rapid Rehousing Pilots.

## Affordable Student Housing Taskforce

The 2021-22 Higher Education Student Housing Grant Program contained specific language for qualifying unit rents for low-income students. More specifically, “rents in applicable units for low-income students shall be calculated at 30 percent of 50 percent of the area median income (AMI) for a single-room occupancy unit type.” This is lifted from affordable housing policy, with area median income set on an annual basis by the Department of Housing and Community Development (HCD) and at a county level. On an annual basis, the HCD provides a document on this information.

In addition, the taskforce will hear about the measures used in the College Homeless and Housing Insecure Pilot Program. The program was funded through a \$9 million allocation included in the 2019-20 budget to support rapid rehousing services to California community college students.

### College Homeless and Housing Insecure Pilot Program Measures

STUDENT DEMOGRAPHICS
Percentage of students receiving Pell grants.
Average Pell grant award for students enrolled full-time (enrolled in 12 units)
Percentage of students receiving California College Promise grants A, B, C or D
Percentage of foster youth
Percentage of student veterans
Percentage of student with disabilities

LOW-INCOME HOUSING AVAILABILITY AND ACCESSIBILITY
HUD-defined “fair market value” for one-bedroom rentals in district county
Low-income housing turnover rate in district county
Partnering organization(s)