



Affordable Student Housing Taskforce Meeting

Friday, April 8, 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. Budget Advocacy and Legislative Update on Housing and Affordable Student Housing
 - a. SB 169 Higher Education Student Housing Grants Process
 - b. Advocacy for 2022-23 Student Housing Investments
4. Discussion of Total Cost of Ownership of Student Housing
5. Integration of Student Housing Data
 - a. FUSION
6. Discussion of Taskforce Report Areas of Focus
 - a. Total Cost of Ownership
 - b. Affordability
 - c. Support Services
 - d. Data
 - e. Regulations
7. Public Forum
8. Closing

Agenda Item 3.

Budget Advocacy and Legislative Update on Housing and Affordable Student Housing

Digest: Members of the Taskforce will receive an update on budget advocacy related to affordable student housing. Additionally, the taskforce hear on update on legislative proposals related to student housing. This informational update is intended to provide an overview of key policy discussions affecting student housing.

Budget Advocacy:

The Chancellor's Office in partnership with local community college districts believe it is critical to build on California's economic rebound to leverage one-time funds in ways that creates conditions for long-term affordability issues. As such, the Chancellor's Office will focus budget advocacy in 2022-23 on securing additional investments in affordable student housing.

Building on the \$1 billion commitment to affordable student housing at California Community Colleges provided by Senate Bill 169, our share advocacy would seek the following investments:

- *Award Construction Grants for 2021-22.* We support the allocation of 2021-22 Higher Education Student Housing Grants to the four proposed projects:
 - College of the Siskiyous
 - Fresno City College
 - Imperial Valley College/San Diego State
 - Sierra College
 - Ventura College

- *Award Construction Grants to All Eligible Projects with a New Investment.* Provide a new \$320 million one-time non-Proposition 98 General Fund investment to fund affordable student housing construction grants for all eligible projects at community college students to address student affordability and the needs of housing insecure student populations. Specifically, this additional investment would allow the following eligible projects to move forward immediately:
 - Bakersfield College
 - College of the Canyons
 - Compton College
 - Cosumnes River College
 - Lake Tahoe Community College District
 - Napa Valley College
 - Santa Rosa Junior College

Affordable Student Housing Taskforce

- *Provide Planning Grants to All Eligible Projects.* We strongly support an approach that provides all 75 planning grant applicants with resources to begin the critical work of analyzing the feasibility and development of affordable student housing projects in their communities.
- *Invest in an Affordable Student Housing Program for California Community Colleges.* Provide an investment of \$25 million ongoing, non-proposition 98, to develop an affordable student housing program for California Community Colleges. The program would provide capacity to establish clear standards at each California Community College campus for affordable student housing, integration of student housing data into the existing Capital Outlay program and FUSION, resources for systemwide technical assistance and professional development, expansion of holistic student supports, and enable adherence with legal requirements (i.e. Clery Act Reporting, Title IX, among others).

Legislative Update:

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

Affordable Student Housing Taskforce

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 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 4. | Discussion

The taskforce will discuss a draft checklist could become the basis of a technical assistance and planning tool - total lifetime cost of housing estimate spreadsheet. The taskforce will also discuss a potential interest in a projection tool using standard estimates which builds in a net present value analysis.

DRAFT Affordable Student Housing – Total Cost of Lifetime Ownership

Senate Bill/Assembly Bill 169, the postsecondary education budget cleanup trailer bill, appropriates funding for the Higher Education Student Housing Grant Program. The program, with the purpose of providing affordable, low-cost housing options for public postsecondary students in California, will 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. To ensure fiscal resiliency, each district should consider the total cost of lifetime ownership which may include the following:

MAINTENANCE AND REPAIRS

1. General building maintenance
2. Plumbing and sewer issues
3. Heating, Ventilation, and Air Conditioning
4. Fire and safety equipment
5. Locks, doors, windows
6. Campus Infrastructure: parking, landscaping, outdoor spaces
7. Pest control

UTILITIES

8. Electricity
9. Gas
10. Water/sewer
11. Garbage pickup and disposal

STUDENT SAFETY

12. Security Staffing Levels
13. Security Training for response to residential life issues
14. Training for Title IX concerns
15. Security cameras: installation and maintenance

STUDENT SERVICES

16. Dining Facilities
17. Recreation and Fitness Facilities
18. Health Services
19. Counseling
20. Administration

STUDENT SUPPORT STAFFING

21. Resident Advisors- Available at all times including weekends and holidays
22. Counsellors
23. Cleaning staff
24. Janitorial staff
25. Facilities staff
26. Training for staff on mental health issues, suicide prevention, alcohol/drug abuse, and sexual assault

INSURANCE

27. Flood, Fire, Earthquake
28. Damage/Theft
29. Title IX

LEGAL AND OTHER COSTS

30. Legal review of housing handbook and housing contract
31. Development of eviction process
32. Debt Service, if financing is in place for preliminary phases

EQUIPMENT AND FURNITURE

33. New or replacement equipment and furniture

OCCUPANCY RISKS

The following items do not represent direct or indirect costs, however these are considerations that colleges should keep in mind as they explore the possibility of providing affordable student housing.

34. Regional demographics
35. K-12 enrollment
36. Housing demand

Affordable Student Housing Taskforce

37. Budget considerations: Whether projected revenue is sufficient to cover maintaining affordable housing costs