



Affordable Student Housing Taskforce Meeting

Friday, June 10, 2022

10:00 AM – 12:00 PM

Chancellor's Office | Zoom Webinar

General Public Zoom link to join the meeting:

Meeting URL:

<https://cccconfer.zoom.us/j/97057457173?pwd=UzljaU01UU84NHplTmJTVjhiNm5NZz09>

Meeting ID: 970 5745 7173

Passcode: 241718

AGENDA

1. Call to Order & Roll Call
2. Budget Update on Affordable Student Housing
3. Update on Taskforce Report Focus Areas
 - a. Total Cost of Ownership
 - b. Affordability
 - c. Support Services
 - d. Data
 - e. Regulations
4. Overview of Student Housing Regulations
5. Breakout Groups
 - a. Student Housing Operational Regulations
 - b. Student Housing Services and Supports
6. Public Forum
7. Closing

Agenda Item 2.

Budget Update on Affordable Student Housing

Digest: Members of the Taskforce will receive an update on the 2022-23 State Budget as it relates to affordable student housing and ongoing budget advocacy related to student housing. This informational update is intended to provide an overview of key policy discussions affecting student housing.

Budget Update:

On June 1, 2022, the Assembly and Senate released the Legislative version of the 2022-23 state spending plan. The Legislative version provides an additional \$2 billion in student housing grants over three years (\$450 million in 2022-23, \$1.05 billion in 2023-24, and \$500 million in 2024-25). This amount will be split between the existing Student Housing Grant Program and a newly created revolving loan program, anticipated to mirror Assembly Bill AB 1602. Of the amount provided to the existing grant program, a portion will be used to cover all eligible projects from the first round of applications. Since additional fundings for affordable student housing was not included in Governor Newsom's May Revision, this is expected to be a topic for final negotiations between legislative leadership and the administration.

Budget Advocacy:

The Chancellor's Office, in partnership with local community college districts, continues to 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

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- Lake Tahoe Community College District
 - Napa Valley College
 - Santa Rosa Junior College
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- *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.

Agenda Item 3. | Discussion
Update on Taskforce Report Focus Areas

DRAFT REPORT AREAS

Background

Senate Bill/Assembly Bill 169, the postsecondary education budget cleanup trailer bill, appropriated 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, 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.

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.

TOTAL COST OF LIFETIME OWNERSHIP

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
12. Internet

STUDENT SAFETY

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

STUDENT SERVICES

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

STUDENT SUPPORT STAFFING

22. Resident Advisors- Available at all times including weekends and holidays
23. Counsellors
24. Cleaning staff
25. Janitorial staff
26. Facilities staff

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- 27. Training for staff on mental health issues, suicide prevention, alcohol/drug abuse, and sexual assault
- 28. Referral services (ex: child care, basic needs)

INSURANCE

- 29. Flood, Fire, Earthquake
- 30. Damage/Theft
- 31. Title IX

LEGAL AND OTHER COSTS

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

EQUIPMENT AND FURNITURE

- 35. 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.

- 36. Regional demographics
- 37. K-12 enrollment
- 38. Housing demand
- 39. Budget considerations: Whether projected revenue is sufficient to cover maintaining affordable housing costs

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 exiting 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

Unhoused

Social Determinants