

**California Community Colleges Chancellors Office  
CCC Affordable Student Housing Construction Scoring Rubric**

**Prescribed Ranking System for Higher Education Student Housing Program**

#	Scoring Metric	Authority	Points	Description of Metric	Method of Evaluation	Rationale for Score Assignment and Weight
1	State funding per bed for income-qualifying students.	EDC § 17201(g)(1)	15	This metric recognizes the applicant's effort to assume a larger share of the financial commitment to house income-qualifying students. Applicant shall provide the amount of state funding per bed for income-qualifying students.	Once all applications have been received and reviewed within a given application cycle, a ranking for state funding per bed will be completed in which each applicant's state funding per bed will be compared to other applications in the region. This approach allows applications to be compared to others in their region. These regions will correspond to the Strong Workforce Regions: (1) Greater Sacramento and Far North; (2) Bay Area; (3) Central Valley and Mother Lode; (4) South Central Coast; (5) San Diego and Imperial Counties; (6) Inland Empire and Desert; (7) Los Angeles; (8) Orange County. Applications that lower state funding per bed expenses, relative to others in their region, may be assigned a higher score and/or rank.	The enabling legislation and Education Code that authorizes the California Community Colleges Affordable Student Housing (CCC ASH) program has identified applicants' effort to assume a larger share of the financial commitment to house income-qualifying students as an important element for consideration. This approach could add economic efficiency to the program by allowing the potential for funding to be available to more applicants. The CCC ASH scoring rubric assigns points that range from 5 points to 20 points per metric, and this metric assigns an adjustable score value that ranges from 5 to 15 points. The score range of 5 to 15 points could have a mild to moderate impact on an application's composite score, which could meaningfully raise or reduce the applicant's chance for funding relative to other scoring metrics.  <b>Scoring methodology and how the applicants can attain points:</b> 1. The applicant with the lowest state funding per bed cost proposal within their region may be assigned the maximum 15 points. 2. The remaining top 50% of applicants may be assigned 10 points. 3. The remaining 50% of applications may be assigned 5 points.
2	Rental fees for income-qualifying students that is lower than the rental computation provided in California Education Code §17201(f)(2)(A).	EDC §§ 17201(g)(2), 17201(f)(2)(A)	10	This metric recognizes that the applicant has undertaken additional effort to further reduce the cost of rent for income-qualifying student housing. Applicants shall provide projected rents for income-qualifying student housing units, and the rental rates must be lower than the limit set forth in EDC §17201(f)(2)(A); the rent computation for income-qualifying students is calculated at 30 percent of 50 percent of the area median income for a single-room occupancy unit type.	Applicants proposed rent will be evaluated alongside the California Department of Housing and Community Development's most recent State Income Limits to first determine if the applicant's proposed rent meets the eligibility criteria established in EDC §17201(f)(2)(A). Once eligibility is confirmed, applicants proposed rent will be evaluated to determine how much lower it is than the rent computation EDC §17201(f)(2)(A). Applications that are able to provide lower rent may be assigned a higher score and/or rank.	The enabling legislation and Education Code that authorizes the California Community Colleges Affordable Student Housing (CCC ASH) program has identified applicant's efforts to further reduce the cost of rent for income-qualifying students as an important element for consideration. This approach could provide students with additional support for housing affordability that is above the required rent computation for the region, thus alleviating income-qualifying students' financial burdens associated with housing. The CCC ASH scoring rubric assigns points that range from 5 points to 20 points per metric, and this metric assigns an adjustable score value that ranges from 1 to 10 points. The score range of 1 to 10 points could have a mild to moderate impact on an application's composite score, which could meaningfully raise or reduce the applicant's chance for funding relative to other scoring metrics.  <b>Scoring methodology and how the applicants can attain points:</b> 1. For each percentage of rent relief that is lower than the rent computation in EDC §17201(f)(2)(A), the project score may earn 1 point. 2. An applicant may earn up to 10 points for project proposals that offer rent for income-qualifying students that is 10% or more below the rent computation.
3	Prepared to begin project construction by December 31 in the year the application was submitted, or earliest possible date thereafter in the subsequent calendar year.	EDC § 17201(g)(3), EDC §§ 17201(f)(1)	10	This metric recognizes applicants that are the most prepared to construct their student housing project. Applicants shall indicate if they are prepared to begin project construction by December 31 in the year the application was submitted, or by the earliest possible date thereafter.	Applicants proposed project schedule or timeline to begin construction will be evaluated to determine if they will be prepared to start construction soon. Applications that are prepared to begin construction by December 31, or earlier within the following years, may be assigned a higher score and/or rank.	The enabling legislation and Education Code that authorizes the California Community Colleges Affordable Student Housing (CCC ASH) program has identified applicants that are the most prepared to construct student housing as an important element for consideration. This approach would allow the applicant campus to address need for affordable housing among their income-qualifying students more expediently. The CCC ASH scoring rubric assigns points that range from 5 points to 20 points per metric, and this metric assigns an adjustable score value that ranges from 1 to 10 points. The score range of 1 to 10 points could have a mild to moderate impact on an application's composite score, which could meaningfully raise or reduce the applicant's chance for funding relative to other scoring metrics.  <b>Scoring methodology and how the applicants can attain points:</b> 1. Applicants that are able to start construction by December 31 in the year that the application was submitted may receive 10 points. 2. Scores may be assigned at decreasing value the later the project has proposed to start construction. 3. Project schedules that start construction on or before December 31, (10 points), January 1 - March 31 (9 points), April 1 - June 30 (8 points), July 1 - September 30 (7 points), October 1 - December 31 (6 points), January 1 - March 31 (5 points), April 1 - June 30 (4 points), July 1 - September 30 (3 points), October 1 - December 31 (2 points), January 1 - March 31 (1 point).
4	Geographic location	EDC § 17201(g)(4)	10	This metric recognizes that housing projects selected for award will be fairly representative of various geographical regions of the state. Applicants shall provide their geographic location for their housing project.	Once all applications have been received and reviewed within a given application cycle, a higher score and/or rank may be assigned to applications that are representative of various geographical regions of the state. The most competitive applicants, as determined by all other scoring metrics, within their respective regions may be assigned a higher score and/or rank. These California regions will correspond to the Strong Workforce Regions: (1) Greater Sacramento and Far North; (2) Bay Area; (3) Central Valley and Mother Lode; (4) South Central Coast; (5) San Diego and Imperial Counties; (6) Inland Empire and Desert; (7) Los Angeles; (8) Orange County.	The enabling legislation and Education Code that authorizes the California Community Colleges Affordable Student Housing (CCC ASH) program has identified the geographic location of the proposed project as an important element for consideration. This approach would allow projects selected to be fairly representative of the various geographical regions of the state. The CCC ASH scoring rubric assigns points that range from 5 points to 20 points per metric, and this metric assigns a fixed score value of 10 points. A score of 10 points could have a moderate impact on an application's composite score, which could meaningfully raise the applicant's chance for funding relative to other scoring metrics.  <b>Scoring methodology and how the applicants can attain points:</b> 1. After all other metrics have been scored, the most competitive applicant within each Strong Workforce region would receive 10 points.
6	<u>Metric 6 selects either 6a or 6b as not all districts have student housing on their campuses.</u>  6a. Unmet demand for housing as determined by number of students waitlisted for student housing.	EDC § 17201(g)(6)(a)(i)	20	This metric recognizes applicants with the highest demand for affordable student housing. Applicant's shall indicate the unmet demand for housing, as determined by the number of students on their housing waitlist.	Once all applications have been received and reviewed within a given submission year, a higher score and/or rank may be assigned to applications that demonstrate the highest share of students on the applicant campus' housing waitlist, relative to the total enrollment at the campus with the proposed project. Waitlist count will be self-reported by the applicant district. Total enrollment data for the applicant campus will be evaluated alongside CCC DataMart's Annual Student Count report from the most recent academic year. This metric is the first of two scoring metrics that evaluate students' unmet demand for housing. Both unmet demand for housing metrics will be evaluated, and the metric that is assigned the highest amount of points will be added to the application's composite score.	The enabling legislation and Education Code that authorizes the California Community Colleges Affordable Student Housing (CCC ASH) program has identified applicant's efforts to meet student demand for affordable housing as an essential element for consideration. This approach seeks to meet students' affordable housing needs, thus reducing student housing insecurity and alleviating financial burdens associated with housing. The CCC ASH scoring rubric assigns points that range from 5 points to 20 points per metric, and this metric assigns an adjustable score value that ranges from 5 to 20 points. The score range of 5 to 20 points could have a mild to significant impact on an application's composite score, which could meaningfully raise or reduce the applicant's chance for funding relative to other scoring metrics.  <b>Scoring methodology and how the applicants can attain points:</b> 1. In a given submission year, all applications will be ranked in descending order by the proportion of students waitlisted for on-campus housing. 2. Applicants with student housing waitlists above or equal to 4% of the total enrollment for the campus may receive the maximum score of 20 points. 3. The score assignments descend as follows: a. applicants with a waiting list of 4% or above may receive 20 points b. applicants with a waiting list of 3% may receive 15 points c. applicants with a waiting list of 2% may receive 10 points d. applicants with a waiting list of 1% may receive 5 points e. applicants with a waiting list of less than 1% may not receive a score

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	<p><b>Metric 6 selects either 6a or 6b as not all districts have student housing on their campuses.</b></p> <p>6b. Unmet demand for housing as determined by county rental vacancy rates.</p>	EDC § 17201(g)(6)(a)(ii)	See Above	<p>This metric recognizes applicants with the highest demand for affordable student housing. Applicant's shall indicate their unmet demand for housing, as determined by local rental vacancy rates.</p>	<p>Once all applications have been received and reviewed within a given submission year, a higher score and/or rank may be assigned to the applications that demonstrate that the project will be located in an area with the lowest county rental vacancy rates. County vacancy rates data will be evaluated alongside the most recent figures ascertained from the Department of Finance Demographic Research Unit using United States Census Bureau definition of vacancy rate. This metric is the second of two scoring metrics that evaluate students' unmet demand for housing. Both unmet demand for housing metrics will be evaluated, and the metric that is assigned the highest amount of points will be added to the application's composite score.</p>	<p>The enabling legislation and Education Code that authorizes the California Community Colleges Affordable Student Housing (CCC ASH) program has identified applicant's effort to meet student demand for affordable housing as an essential element for consideration. This approach seeks to meet students' affordable housing needs, thus reducing student housing insecurity and alleviating financial burdens associated with housing. The CCC ASH scoring rubric assigns points that range from 5 points to 20 points per metric, and this metric assigns an adjustable score value that ranges from 1 to 20 points. The score range of 5 to 20 points could have a mild to significant impact on an application's composite score, which could meaningfully raise or reduce the applicant's chance for funding relative to other scoring metrics.</p> <p><b>Scoring methodology and how the applicants can attain points:</b></p> <ol style="list-style-type: none"> <li>1. In a given submission year, all applications will be ranked from the lowest to highest rental vacancy rate.</li> <li>2. All applicants in the county with the lowest rental vacancy rate may receive the maximum score of 20 points</li> <li>3. Project proposals from the next 19 counties with the lowest rental vacancy rate ranking may receive scores between 19 points to 1 point. If multiple counties have the same vacancy rate, they will all receive the same score.</li> </ol>
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**Administrative Entity Scoring Metrics**

#	Scoring Metric	Authority/ Source	Points	Description of Metric	Method of Evaluation	Rationale for Score Assignment and Weight
1	Has indicated that the project will be implemented in partnership with another California public postsecondary institution.	SB 169 (2021), EDC § 17201(g)(2)(D)	10	This metric recognizes applicants that share the financial commitment and responsibility of providing affordable student housing. Applicants shall indicate if they are pursuing intersegmental housing arrangements. In addition, the applicant shall indicate if the two institutions have transfer pathways between community colleges and four-year public postsecondary institutions.	Applicants that have submitted proposals to develop student housing with another California public university will be evaluated in three steps: (1) verifying the intersegmental partnership to implement and administer student housing. (2) Confirming that the housing location is easily accessible to the community college partner. (3) Community college applicant must verify transfer pathways between community colleges and its four-year public university partner.	<p>The enabling legislation that authorizes the California Community Colleges Affordable Student Housing (CCC ASH) program has identified intersegmental housing arrangements as an important element for consideration. This approach provides community college students with an opportunity to transfer to a four-year public university with greater ease. In addition, this approach could add economic efficiency to the program by allowing the potential for funding to be available to more applicants. The CCC ASH scoring rubric assigns points that range from 5 points to 20 points per metric, and this metric assigns a fixed value score of 10 points. A score of 10 points could have a moderate impact on an application's composite score, which could meaningfully raise or reduce the applicant's chance for funding relative to other scoring metrics.</p> <p><b>Scoring methodology and how the applicants can attain points:</b></p> <ol style="list-style-type: none"> <li>1. Applicants that have an intersegmental housing arrangement will receive 10 points.</li> <li>2. Applicants that do not have intersegmental housing arrangements will not receive a score for this metric.</li> </ol>
2	Local contribution to construct affordable student housing.	CCCCO -Administrative Agency	10	This metric recognizes applicants that financially contribute to constructing affordable student housing on their campus. Applicants shall indicate their local contribution to construct the student housing facilities. Local contribution may also include investments from partners (e.g., Public-private-partnerships) to implement the housing project.	Applicants that plan to locally contribute to constructing student housing will be evaluated through confirmation of local contribution from the district and any additional investments from partner(s). In addition, the applicant will need to verify funding sources as well as the share of funding that is not bore by the state.	<p>The California Community Colleges Chancellor's Office has identified partnership and/or other methods of augmenting the cost of constructing a housing project and student housing program as an important element for consideration. This approach could add economic efficiency to the program by allowing the potential for funding to be available to more applicants. The California Community Colleges Affordable Student Housing program scoring rubric assigns points that range from 5 points to 20 points per metric, and this metric assigns an adjustable score value that ranges from 1 to 10 points. A score of 10 points could have a moderate impact on an application's composite score, which could meaningfully raise or reduce the applicant's chance for funding relative to other scoring metrics.</p> <p><b>Scoring methodology and how the applicants can attain points:</b></p> <ol style="list-style-type: none"> <li>1. Applications that augment the cost of constructing a housing project and student housing program by 25% or more may receive the maximum score of 10 points.</li> <li>2. The score assignments descend as follows: applicants that augment the cost of constructing a housing project and student housing program from 24% to 20% may receive 8 points, 19% to 15% may receive 6 points, 14% to 10% may receive 4 points, 9% to 5% may receive 2 points, and 4% to 1% may receive 1 point.</li> <li>3. Applicants without these arrangements will not receive a score for this metric.</li> </ol>
3	Student services and ancillary services included with the affordable student housing project.	CCCCO -Administrative Agency	5	This metric recognizes applicants that will provide student services and ancillary services as part of the scope of their student housing project proposal. Applicants shall identify all student services and ancillary services specifically intended to support the basic needs of income-qualifying students who will participate in the affordable student housing program as well as contribute to their academic success and program completion.	Applicants that plan to provide student services and ancillary services specifically intended to support the basic needs and academic success of income-qualifying students who will participate in the student housing program will be evaluated through the verification of these services as provided in their project's scope of work. Student services and ancillary services may include, but are not limited to, academic and student support services, student healthcare and mental health center, veteran services, basic needs centers, and dining services.	<p>The California Community Colleges Chancellor's Office has identified student services and ancillary that will support income-qualifying students' success as part of their housing project as an important element for consideration. This approach could provide additional basic needs support for income-qualifying students in addition to housing services. The California Community Colleges Affordable Student Housing (CCC ASH) program scoring rubric assigns points that range from 5 points to 20 points per metric, and this metric assigns an adjustable score value that ranges from 1 to 5 points. A score of 5 points could have a moderate impact on an application's composite score, which could meaningfully raise or reduce the applicant's chance for funding relative to other scoring metrics. One point may be assigned for each student or ancillary service until the 5 point ceiling is reached.</p> <p><b>Scoring methodology and how the applicants can attain points:</b></p> <ol style="list-style-type: none"> <li>1. 1 point for projects that will provide at least one student service and/or ancillary service</li> <li>2. 2 points for projects that will provide two student services and/or ancillary services</li> <li>3. 3 points for projects that will provide three student services and/or ancillary services</li> <li>4. 4 points for projects that will provide four student services and/or ancillary service</li> <li>5. 5 points for projects that will provide five or more student services and/or ancillary services</li> </ol>
4	Regions of High Need	CCCCO -Administrative Agency	5	This metric recognizes applicants that are in regions of high need which will need student housing for income-qualifying students	Applicants whose campuses that are in regions of high need (taken from the capital outlay program metrics).	<p>The California Community Colleges Chancellor's Office has identified regions of high need and the corresponding districts associated with those regions.</p> <p><b>Scoring methodology and how the applicants can attain points:</b></p> <ol style="list-style-type: none"> <li>1. Districts that are in regions of high needs would receive 5 points.</li> </ol>
5	Cost of Living (Rent)	CCCCO -Administrative Agency	5	This metric recognizes that certain counties have higher rental rates and creates a need for affordable housing.	The applicant's county median household income and US Housing and Urban Development's fair market rent (FMR) are used as the basis of evaluation. This will compare 20% of the county's median household income with the county's fair market rent of 1 bedroom and taken as a percentage.	<p>The California Community Colleges Chancellors Office compares 20% of the median household income with the US Housing and Urban Development average rental rate of 1 bedroom for each county and taken as a percentage.</p> <p><b>Scoring methodology and how the applicants can attain points:</b></p> <ol style="list-style-type: none"> <li>1. 1 point for counties FMR 1-bedroom that are above the median household income up to 9%</li> <li>2. 2 points for counties FMR 1-bedroom that are above the median household income within 10 to 15%</li> <li>3. 3 points for counties FMR 1-bedroom that are above the median household income within 16 to 20%</li> <li>4. 4 points for counties FMR 1-bedroom that are above the median household income within 21 to 25%</li> <li>5. 5 points for counties FMR 1-bedroom that are above the median household income above 25%</li> </ol>

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	<b>Total Possible Composite Score</b>		<b>100</b>			
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**At a Glance: California Community Colleges  
Affordable Student Housing Construction Scoring Rubric**

**Prescribed Ranking System for Student Housing Program**

#	Scoring Metric	Authority	Points
1	State funding per bed for low-income students.	EDC § 17201(g)(1)	15
2	Rental fees for low-income students that is lower than the rental computation provided in California Education Code §17201(f)(2)(A).	EDC §§ 17201(g)(2), 17201(f)(2)(A)	10
3	Prepared to begin project construction by December 31 in the year the application was submitted, or earliest possible date thereafter in the subsequent calendar year.	EDC § 17201(g)(3), EDC §§ 17201(f)(1)	10
4	Geographic location	EDC § 17201(g)(4)	10
6	Unmet demand for housing as determined by number of students waitlisted for student housing <b>OR</b> unmet demand for housing as determined by county rental vacancy rates.	EDC § 17201(g)(6)(a)(i), EDC § 17201(g)(6)(a)(ii)	20
<b>Score Subtotal, Ranking Metrics</b>			<b>65</b>

**Administrative Entity Scoring Metrics**

#	Scoring Metric	Authority/ Source	Points
1	Has indicated that the project will be implemented in partnership with another California public postsecondary institution.	SB 169 (2021), EDC § 17201(g)(2)(D)	10
2	Local contribution to construct affordable student housing.	CCCCO -Administrative agency	10
3	Student services and ancillary services included with the affordable student housing project.	CCCCO -Administrative agency	5
4	Regions of High Need	CCCCO -Administrative agency	5
5	Cost of living (Rent)	CCCCO -Administrative agency	5
<b>Score Subtotal, Administrative Entity Metrics</b>			<b>35</b>
<b>Total Possible Composite Score</b>			<b>100</b>