



California Community Colleges



Affordable Student Housing Taskforce

August 12, 2022

Check-In!

Use the chat....

Which topic areas would you like to learn more about or discuss further in our remaining meetings?

AGENDA

August 12, 2022

1. Call to Order & Roll Call
2. Legislative Update on Student Housing
3. Affordable Student Housing Implementation Update
 - 2022 and 2023 Affordable Student Housing Construction Grant Applications
 - Integration of Data and Establishment of Student Housing Unit
4. Presentation and Discussion of Integration of Student Support Services Into Affordable Student Housing
5. Update on Taskforce Report Areas
 - Title 5 Regulations
 - Total Cost of Ownership
6. Public Forum


Statewide Taskforce Objectives

Deliverables:

1. By May 2022, make preliminary recommendations to the Board of Governors on a broad mission statement for a comprehensive and effectively structured students housing program for California Community Colleges.
2. **By November 2022**, make recommendations to define a clear program structure for affordable student housing within the system; create minimum standards for affordable student housing across the system; and identify technical assistance and professional development supports for the successful local implementation of student housing programs.



Legislative Update on Housing and Affordable Student Housing Legislation



Affordable Student Housing Implementation Update

Background

- 12 construction grants and 70 planning grants were approved and funded through the AB 183 2022-23 Higher Education Trailer Bill.
- AB 183 shifted the administration of the affordable student housing program from DOF to the Chancellor's Office.
- All future applications must be submitted to the Chancellor's Office Affordable Student Housing Unit for review.
- The Chancellor's Office will build on the initial DOF selection process to develop a comprehensive scoring rubric for evaluation of future applications.

Ongoing Considerations

- Construction grant applicants reapplying for a project that was deemed ineligible in a previous year may submit their revised and updated applications to their administering entity on or before October 31, 2022.
- New applicants shall submit their applications to their administering entity on or before October 31, 2023.
- System offices shall provide the Joint Legislative Budget Committee information on all submitted project proposals on or before February 1.

TENTATIVE Timeline*

California Community Colleges Chancellor's Office Affordable Student Housing Grant Application Process

IMPORTANT DATES

- **October 31, 2022:** Re-submission of ineligible 2021 Construction Grant Applications
- **June 2023:** Projects approved through annual state budget
- **July 1, 2023:** New Applications for Construction Grants
- **June 2024:** Projects approved through annual state budget

Fall 2022 and Fall 2023 Applications

- Applications for construction grants that were submitted in October 2021 and deemed ineligible may be resubmitted to the Chancellor's Office by October 31, 2022.
- The 70 districts with approved planning grants will have time to complete feasibility studies and the option to submit a construction grant application in the following year.
- New applications must be submitted by July 1, 2023 for consideration of inclusion in the 2024-25 budget plan.

Transition to Updated Process

- As the Chancellor's Office takes over administrative duties, an affordable student housing module will be added to the Facility Utilization Space Inventory Options Net (FUSION).
- Beginning with the 2023 application cycle, the Chancellor's Office plans to expand grant application input to include the *Analysis of Building Space Use and WSCH (JCAF 31)*, pending ongoing discussions with the Affordable Student Housing Task Force and ACBO's Facilities Advisory Committee on how to address the impact of space use in student housing on the district capacity/load ratio.

Review and Selection

- The Chancellor's Office Affordable Student Housing Unit will review each application and assess based on a standard scoring rubric.
- Once reviewed and approved by the Chancellor's Office, the applications and project scores will be shared with the Department of Finance for their review and initial approval.
- The Legislature will indicate their final selection of approved projects through budget act funding.

New Requirements

SEC. 5. Section 17203.5: The Chancellor Office shall collect data on student housing insecurity at each of their respective campuses and submit a report on that data to the Department of Finance and all relevant policy committees on or before March 1, 2023.

1. The number of students who receive housing assistance for on-campus or off-campus housing disaggregated by all of the following:
 - Gender
 - Ethnicity
 - The percentage of students who: have dependents; are first-generation college students; are current or former foster youth; meet AB 540 requirements; are students with disabilities as identified by the campus; are current or former homeless youth; identify as LGBTQI+.
2. The number of students who live on campus and the number of available beds on campus.
3. The average rental rate for a two-bed dorm room and a two-bedroom apartment on campus.
4. The average rental rate for a two-bedroom apartment in city or county where the campus is located, if available.



Presentation and Discussion of Integration of Student Support Services Into Affordable Student Housing

Dr. Angelica L. Suarez

President

Orange Coast College



Dr. Madjid Niroumand

Vice President for Student Services

Orange Coast College



5 Minute Break





Update on Taskforce Report Areas

Discussion of Taskforce Report Areas

- Background
- Mission
- Affordability
- **Total Cost of Lifetime Ownership**
- Integrated Support Services
- Data
- **Regulations**



Title 5 Regulations

Consideration for Inclusion in Report

- With the enactment of SB 169 and the codification of California Education Code (EDC), sections 17200-17204, these regulations must be modified so that they support the construction or renovation of affordable student housing facilities.

The following language would need to be added to Title 5 57001.5:

- *(e) A project may also include an affordable student housing facility funded through a Senate Bill 169 program grant or other source. An affordable student housing project can include new construction, reconstruction, or renovation of a purchased facility.*

Title 5 Regulations

- The recommended provisional language would allow affordable student housing facilities to be eligible for state funding and distinguish them from other ineligible revenue generating projects.
- Like Title 5, EDC sections 81800-81839 also provides guidance on the Community College Construction Act of 1980. However, these provisions do not include language concerning the ineligibility of revenue-generating facilities as provided in Title 5 section 57001.5.

Title 5 Regulations

Consideration for Inclusion in Report

- To allow deferred maintenance funding to be used for affordable student housing facilities, the following provisional language could be proposed:
- *(b) (1) Scheduled maintenance and special repairs of facilities, including affordable student housing facilities funded through the SB 169 Higher Education Student Housing Grant Program, or meeting the affordable rent threshold outlined in EDC 17201 (f)(2).*

Title 5 Regulations

- Along with providing access to deferred maintenance, the recommended language references the Higher Education Student Housing Grant, SB 169. This language indicates that deferred maintenance funding would be invested back into state or locally funded affordable student housing facilities.
- Additionally, the language of the proposed language underscores the intent of EDC 17200-17204 to support low-income students through rental fees that are reduced relative to regional average income. In EDC 17201, affordable rent *“shall be calculated at 30 percent of 50 percent of the area median income for a single-room occupancy unit type.”*

Required Data

- District, Campus, Project name
- Construction grant or planning grant
- Does the district/campus have a project partner?
- State funding request
- Local funding
- Total project cost
- Rental rate
- For construction projects, what is the purpose of the funds
 - New construction
 - Building acquisition/remodel
- Purpose of Planning Grant funds
- Cost per bed
- Construction project schedule
- Local funding spent on planning
 - What were the funds spent on?
- Does the district/campus have any non-state funds to contribute to the project?
- Does the district/campus currently have housing?
- Percent of students enrolled full-time
- Percent of students that are Pell grant eligible
- Percentage of students that are Pell grant recipients
- Percent of students reporting housing insecurity
- Rental vacancy rate in the community
- Average rental rate (1 bedroom)
- Number of individuals who are homeless in the community
- Commitment to first offer to low-income students
- Why does the district/campus believe it can offer housing that is more affordable than what is available in the community?

Integration of Data and FUSION

AB 183 included new data collection requirements for affordable student housing proposals.

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Finalizing the Affordable Student Housing Calculator

Purpose:

To ensure fiscal resiliency, each district should consider the total cost of lifetime ownership

Approach:

- Looking at lifetime costs including present value of annual costs
- Build comprehensive lists of cost ownership
- Discuss final update before inclusion into taskforce report



Public Comment

Next Meetings

- Monthly meetings - 2nd Fridays of the Month
- Typical meeting length: 2 hours
- Last meeting: November 2022
- Meetings are recorded
- Materials are posted on the website





California Community Colleges

Thank you!

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