



California Community Colleges



Affordable Student Housing Taskforce

December 12, 2022

AGENDA

December 12, 2022

1. Call to Order & Member Check-In
2. Legislative Update on Student Housing
3. Update on Affordable Student Housing Round 2 Grants
4. Task Force Focus Area Recommendations
 - a. Background
 - b. Mission
 - c. Affordability
 - d. Total Cost of Lifetime Ownership
 - e. Integrated Support Services
 - f. Partnerships and Data
 - g. Regulations
5. Next Steps and Report to the Board of Governors
6. Public Forum
7. Closing

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 Student Housing



Overview of Affordable Student Housing Grants

Round 1 - Recap

AB 183 Higher Education Trailer Bill

\$546.7 M to be allocated to for construction grants

- 11 projects
- 1 intersegmental project

\$17.9 M to be allocated for planning grants

- 70 grants

Affordable Student Housing Grant Program

In 2022, Assembly Bill 183 Higher Education trailer bill and AB 190 Higher Education budget trailer bill approved

Chancellor's Office is now the administering entity

Approved construction, intersegmental, and planning grants

Added reporting requirements for the student housing program

Affordable Student Housing – Funding Process

- Grant funding moving forward through the Apportionment process
- Funds issued started in October
- Funding breakout:
 - Student housing - Construction
 - Student housing - Planning
 - Student housing - Intersegmental

Affordable Student Housing Grant Application Process

- ✓ Student Housing Application Process Memo
- ✓ Student Housing District Funding Allocation
- ✓ DF-151 COBCP Student Housing Grant
- ✓ CCC Student Housing Grant – Supplemental Application
- ✓ Student Housing Template
- ✓ CCC ASH Total Cost of Ownership Calculator
- ✓ ASH Student Housing Scoring Rubric

Application Timeline

January 25, 2023

- Round Two construction grant applications are due.

Summer 2023

- Round Two construction applications will be considered and may be awarded in the 2023-24 state budget.

July 3, 2023

- Round Three construction grant application are due.

Summer 2024

- Round Three construction applications will be considered and may be awarded in the 2024-25 state budget.

Student Housing Application Package

Requirements	
Title Page	JCAF 32 – Cost Summary
Student Housing Checklist	JCAF 33 – Group 2 Equipment Cost
Approval Page – Student Housing Proposal	Board of Governors Energy and Sustainability Policy
DF-151 Capital Outlay Budget Change Proposal	Pre-schematic Plans – Campus plot, site, and floor plans and exterior elevations
Higher Education Housing Grant Program Supplemental Application form	CEQA – California Environmental Quality Act
Project costs set at California Construction Cost Index (CCCI) 8903 and Equipment Price Index (EPI) 4671	<i>SB 886 (2022) documents for CEQA exemption</i>
JCAF 31 – Analysis of Building Space Use	Justification of Additional Costs (as needed)
Quantities and Unit Costs supporting the JCAF 32 (architect's project costs)	Total Cost of Ownership (Recommended)

Student Housing Application

- DF-151 Capital Outlay Budget Change Proposal
 - Revised form from prior year
 - Total mid-point construction cost
 - Project description and scope
 - Justification
- Supplemental Application
 - Revised to include new data metrics
 - Forms the basis of the new reporting requirements

Student Housing Application

- Student Housing Template
 - Approval page
 - Quantities and Unit Costs
 - JCAF 31 – Building space
 - JCAF 32 - Midpoint
 - JCAF 33 – Equipment
- Affordable Student Housing Scoring Rubric
 - Prescribed
 - Administrative



Application Review and Award Selection

- Affordable Student Housing Unit will review Round Two and Three grant applications
- Applications and project scores will be shared with the DOF
- California Legislature has final authority
 - Will include appropriations for successful applicants in the annual Budget Act
- **Submit** applications to studenthousing@cccco.edu

Affordable Student Housing Scoring Rubric

Prescribed Ranking System for Student Housing Grant Program

<u>Scoring Metric</u>	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 grant is awarded, 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
5 Reapplication with a project proposal that was previously deemed ineligible. (5 Points to go away after Year 2 and be redistributed to metric #6)	EDC § 17201 (g)(5)	5 (0 in Year 3)
6 Unmet demand for housing as determined by number of students waitlisted for student housing OR unmet demand for housing as determined by county rental vacancy rates.	EDC § 17201(g)(6)(a)(i), EDC § 17201(g)(6)(a)(ii)	15 (20 in Year 3)

Score Subtotal, Ranking Metrics

65

Affordable Student Housing Scoring Rubric

Administrative Entity Scoring Metrics			
	<u>Scoring Metric</u>	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
Score Subtotal, Administrative Entity Metrics			35
Total Possible Composite Score			100



Task Force Focus Area Recommendations

Taskforce Report Areas

Mission

Affordability

Total Cost of Lifetime Ownership

Integrated Support Services

Partnerships

Data

Proposed Regulation Changes

Mission

Purpose:

To ensure affordable housing is a means to support equitable student success and that each district integrate wraparound support services and consider the total cost of lifetime ownership

Approach:

- Center affordability and equity
- Build comprehensive lists of cost ownership
- Provide emerging practices around integrated support services and housing partnerships

Mission

For California Community Colleges, the Affordable Student Housing agenda is grounded in principles of student equity, affordability, access, student-centered design, holistic supports, and district adaptability to student needs. Guided by these principles, the mission of the Affordable Student Housing program is to advance:

- **EQUITY.** Examine disproportionate impacts and design to meet the needs and long-term success of students most adversely affected.
- **AFFORDABILITY.** Commit to housing that advances college access and affordability for students with the greatest economic need.
- **ADDRESS HOUSING SHORTAGES.** Community colleges are an important partner and can play a key role in reducing state- and community-wide housing shortages that hinder social and economic progress.
- **FISCAL SUSTAINABILITY.** Plan for and support the long-term quality and viability of affordable student housing at colleges and communities where a need exists and can be supported.
- **STUDENT-CENTERED DESIGN.** Recognize that affordable student housing cannot exist in isolation from holistic supports and interventions – such as basic needs, financial aid, transportation, social services, campus culture, and learning supports for success.

Affordability

Recommendations

- Work with colleges to develop a comprehensive intake process
 - Use campus checklist to elevate all available supports to students
 - Encourage colleges to develop a process to identify at-risk students
- Advance practices that effectively coordinate financial aid and basic needs supports with student housing and encourage colleges to maximize available supports
- Streamlined access to available resources through a processes that doesn't duplicate requests for the same information
- Continue to prioritize Cal Grant advocacy and equitable Cal Grant reform – currently committed for 2024.

✔ Total Cost of Ownership

Purpose:

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

Recommendations:

- Looking at lifetime costs including present value of annual costs
- Build comprehensive lists of cost ownership
- Provide guidance and options of local adaptation

Total Cost of Ownership Calculator

About TCO Calculator

This tool provides an estimate of the long-term ownership of student housing facilities and programs by assessing:

- A comprehensive list of potential revenues and expenses separated by categories
- The time value of money associated with revenues and expenses
- Provides a balance of revenues and expenses to identify net total cost of ownership
- Completely customizable

Total Cost of Ownership Calculator - Summary

California Community Colleges, Affordable Student Housing Overall Total Cost of Ownership Calculator Summary

- Pulls financial data from the Revenues and Expenditures tabs
- Summarizes
 - Estimated revenue
 - Lifetime estimated expenses
 - Net Total
- Customizable

Revenue	Lifetime Estimated Revenue
Category 1 - Federal Revenue (i.e., Federal Grants)	
Revenue Category 1 Subtotal	\$ 10,100,000.00
Category 2 - State Revenue (i.e., State Grants)	
Revenue Category 2 Subtotal	\$ 791,000.00
Category 3 - Local Revenue (i.e., Bond Funding)	
Revenue Category 3 Subtotal	\$ 14,833,705.14
Category 4 - Rental Income	
Revenue Category 4 Subtotal	\$ 43,919,350.52
Category 5 - Campus Income	
Revenue Category 5 Revenue	\$ 51,428,809.68
Category 6 - Other	
Revenue Category 6 Subtotal	\$ 10,000.00
Revenue Grand Total	\$ 121,082,865.34

Expenses	Lifetime Estimated Expenses
Development, Planning, Design, and Select Construction Hard Costs	
Development, Planning, Design, and Select Construction Hard Costs Subtotal	\$ 26,876,000.00
Select Construction Costs and Housing Facilities Maintenance, Infrastructure	
Construction and Maintenance Subtotal	\$ 34,984,263.16
Utilities	

Total Cost of Ownership Calculator - Revenue

California Community Colleges, Affordable Student Housing Total Cost of Ownership Calculator - Revenue

Revenue	Estimated One-Time Revenue	Estimated Annual Revenue	Estimated Recurring Revenue (Yrs.)*	Inflation Factor	Present Value of Revenue	Interest Rate on Revenue	Estimated Interest Earned on Revenue	Lifetime Estimated Revenue
Category 1 - Federal Revenue (i.e., Federal Grants)								
U.S. Housing Department of Housing & Urban Development (HUD) Funding Revenue Type 2	\$ 10,000,000.00	\$ -	30	3.8%	\$0	1%	\$ 100,000.00	\$ 10,100,000.00
		\$ -	10	3.8%	\$0	1%	\$ -	\$ -
Revenue Category 1 Subtotal	\$ 10,000,000.00	\$ -			\$0		\$ 100,000.00	\$ 10,100,000.00
Category 2 - State Revenue (i.e., State Grants)								
Higher Education Student Housing Grant Program (Construction)	\$ 77,000,000.00	\$ -	1	3.8%	\$0	1%	\$ 770,000.00	\$ 77,770,000.00
Transformative Climate Communities Grant	\$ 2,100,000.00	\$ -	1	3.8%	\$0	1%	\$ 21,000.00	\$ 2,121,000.00
Revenue Category 2 Subtotal	\$ 79,100,000.00	\$ -			\$0		\$ 791,000.00	\$ 791,000.00
Category 3 - Local Revenue (i.e., Bond Funding)								
Local Housing and Redevelopment Agency Revenue Type 2 (i.e. Proposition Funding)	\$ 130,000.00	\$ -	2	3.8%	\$0	1%	\$ 1,300.00	\$ 131,300.00
District Foundation	\$ -	\$ -	3	3.8%	\$0	1%	\$ -	\$ -
	\$ 1,200,000.00	\$ 500,000.00	10	3.8%	\$13,502,405	0%	\$ -	\$ 14,702,405.14
Revenue Category 3 Subtotal	\$ 1,330,000.00	\$ 500,000.00			\$13,502,405		\$ 1,300.00	\$ 14,833,705.14
Category 4 - Rental Income								
Student Rental Income (Occupancy x Rental Fee)	\$ -	\$ 1,502,205.00	30	3.8%	\$41,033,855	1%	\$ 450,661.50	\$ 41,484,516.48
Security Deposit		\$ 250,000.00	1	3.8%	\$2,463,935	1%	\$ 2,500.00	\$ 2,466,434.55
Security Deposit Returns (Contra)		\$ (250,000.00)	1	3.8%	(\$2,463,935)	1%	\$ (2,500.00)	(\$ 2,466,434.55)
Rental Application Fee		\$ 88,500.00	20	3.8%	\$2,417,134	1%	\$ 17,700.00	\$ 2,434,834.05
Revenue Category 4 Subtotal	\$ -	\$ 1,590,705.00			\$43,450,989		\$ 468,361.50	\$ 43,919,350.52
Category 5 - Campus Income								
Bookstore Revenue	\$ -	\$ 50,000.00	30	3.8%	\$1,365,787	1%	\$ 15,000.00	\$ 1,380,787.46
Parking Fees		\$ 50,000.00	30	3.8%	\$1,365,787	1%	\$ 15,000.00	\$ 1,380,787.46
Vending		\$ 10,000.00	30	3.8%	\$273,157	1%	\$ 3,000.00	\$ 276,157.49
Dining Services Revenue	\$ -	\$ 1,752,300.00	30	3.8%	\$47,865,387	1%	\$ 525,690.00	\$ 48,391,077.27
Revenue Category 5 Subtotal	\$ -	\$ 1,862,300.00			\$50,870,120		\$ 558,690.00	\$ 51,428,809.68
Category 6 - Other								
Loans	\$ -	\$ 1,000,000.00	1		\$0	1%	\$ 10,000.00	\$ 10,000.00
Repayment of Loans (Contra)		\$ (255,550.00)	12	3.8%	\$0	0%	\$ -	\$ -
Revenue Category 6 Subtotal	\$ -	\$ 744,450.00			\$0		\$ 10,000.00	\$ 10,000.00
Grand Totals	\$ 90,430,000.00	\$ 2,835,155.00			\$ 56,953,394.16		\$ 1,370,661.50	\$ 121,082,865.34

- Categories for revenue sources
- Time value of money calculations for revenues
- Estimates lifetime revenues
- Customizable

Total Cost of Ownership Calculator - Expenditures

California Community Colleges, Affordable Student Housing Total Cost of Ownership Calculator - Expenditures

Cost Elements	One-Time/ Initial Expense	Estimated Annual Expense	Life Cycle of Cost Element (Years) (a)	Life Cycles of Cost Element for Housing Facility with 50-Year Useful Life (b)	Total Life Cycle of Cost Element for Housing Facility with 50-Year Lifespan (c=a*b)	Inflation Factor	Present Value of Annual Cost	Lifetime Estimated Cost
One-Time Expenses								
Development, Planning, Design, and Select Construction Hard Costs								
Development and Planning (e.g., land acquisition, pre-design, title fees, legal fees, survey costs, and zoning)	\$ 2,250,000.00							
Facilities Design (e.g., architectural fees, project management, detailed and schematics drawings, preliminary tests, printed materials, review fees, other design development)	\$ 1,900,000.00							
Utilities Service (e.g., water supply, storm drain, piping, trenching, sewer, gas, primary power, secondary feeder, irrigation power)	\$ 2,100,000.00							
Site Development (e.g., all demolition, rough grading, fine grading, excavation, repack soil, other site development)	\$ 650,000.00							
Foundation (e.g., excavation, temporary/permanent shoring, earth filling, DPC, concrete piles, piers, footings, grade beams, caissons, topping)	\$ 1,800,000.00							
Structural Framing (e.g., columns, shear wall, joists, beams/girders, trusses, studs, lintel, roof structure, stairs, decking, applied fire proofing)	\$ 10,200,000.00							
Construction Contingency	\$ 5,000,000.00							
Architectural and Engineering Oversight	\$ 990,000.00							
Tests and Inspections (e.g., code compliance, including ADA access compliance)	\$ 750,000.00							
Furniture, Fixtures, and Equipment Design	\$ 86,000.00							
Construction Management and Labor Compliance Program	\$ 1,150,000.00							
Development, Planning, Design, and Select Construction Hard Costs Subtotal	\$ 26,876,000.00	\$ -						
Recurring Expenses								
Select Construction Costs and Housing Facilities Maintenance, Infrastructure								
Plumbing (e.g., underground and aboveground rough in, water line piping, vent piping, backflow preventers, fixtures, drainage/water disposal systems, water closets/lavatories, sinks, showers, drinking fountains, water heaters)	\$ 4,300,000.00	\$ 20,000	30	1.67	50.00	3.8%	\$546,316	\$ 4,846,315.79
Electrical Equipment (e.g., switchgears/circuit breakers, wiring, service panels, smoke alarms, standby systems)	\$ 3,600,000.00	\$ 30,000	25	2.00	50.00	3.8%	\$819,474	\$ 4,419,473.68
Self-Generation Electrical Infrastructure (e.g., solar arrays or other multiple technology-generating system, racks and mounts, energy storage, charge controller, inverter, meter)	\$ 200,000.00	\$ 10,000	30	1.67	50.00	3.8%	\$273,158	\$ 473,157.89
Lighting (e.g., interior and exterior light fixtures, emergency lighting, switches/controls)	\$ 75,000.00	\$ 2,500	30	1.67	50.00	3.8%	\$68,289	\$ 143,289.47
Heating, Ventilation, and Air Conditioning - Controls (e.g., ventilation units, fans, exchangers, digital controls)	\$ 1,250,000.00	\$ 5,000	30	1.67	50.00	3.8%	\$136,579	\$ 1,386,578.95
Heating, Ventilation, and Air Conditioning - Distribution System (e.g., ducts, piping, grilles/diffusers)	\$ 1,500,000.00	\$ 5,000	50	1.00	50.00	3.8%	\$136,579	\$ 1,636,578.95

Integrated Support Services

Recommendations:

- Provide streamlined enrollment and onboarding (flow chart)
 - Share sample district practices and workflows
- Development of an Affordable Student Housing Community of Practice (CoP)
 - Craft professional development resources
- Leveraging all available categorical programs and services, including but not limited to basic needs, mental health, financial aid, academic supports and tutoring, transportation, work study, transfer services

Partnerships

Recommendations:

- Develop a best practice guide for partnering with community-based organizations
- Encourage colleges to partner with rapid rehousing organizations or to dedicate a few rooms to rapid rehousing services
- Partner with counties and cities, including to secure affordable transportation options, campus safety, neighborhood collegiality, among others.

Data

Recommendations:

- Regularly survey students to understand campus-need. Examples include real college survey, campus climate surveys, and others.
- Evaluate data on community composition and needs
- Use of Expected Family Contribution (EFC) data to inform program implementation
- Regularly update Cost of Attendance data for financial aid purposes
- Maintain data on unmet demand for housing as determined by number of students waitlisted for student housing OR unmet demand for housing as determined by county rental vacancy rates.

✓ CCC Construction Regulations

Recommendations:

COMMUNITY COLLEGE CONSTRUCTION ACT OF 1980

- Codified in Education Code sections 81800 – 81839 and title V, sections 57000-57034.
- The recommended language would allow affordable student housing facilities to be eligible for state funding and distinguish them from other ineligible revenue generating projects.

SCHEDULED MAINTENANCE

- To allow for state physical plant (i.e., scheduled maintenance, deferred maintenance, special repairs) funding to be used for affordable student housing facilities, the following provisional language would need to be added to the California Budget in section 55.



Next Steps

Taskforce Member Follow-up Request

Request for Quote

What are your aspirations for the California Community Colleges Affordable Student Housing program and how it will advance equity and success?

Next Steps

- Finalize report with recommendation
- Present recommendation to Board of Governors January 2023
- Materials posted on the website





Public Comment



Thank You!



On behalf of everyone at the
Chancellor's Office, thank you for
your services and contribution to
this Taskforce and the California
Community College affordable
student housing movement!



California Community Colleges

Thank you!

www.cccco.edu