



California Community Colleges



Affordable Student Housing Taskforce

July 8, 2022

AGENDA

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1. Call to Order & Roll Call
 2. Enacted Budget Update on Affordable Student Housing
 3. Legislative Update on Student Housing
 4. Adapting Facilities-Related Regulations and Policies to Support CCC Affordable Student Housing
 - Title 5 Regulations
 - Integration of Data
 5. Update on Taskforce Report Areas
 - Total Cost of Ownership
1. Public Forum
 2. 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.



Enacted Budget Update on Affordable Student Housing

Affordable Student Housing Budget Advocacy

- ***Award Construction Grants for 2021-22.*** Support the allocation of 2021-22 Higher Education Student Housing Grants to the four proposed projects.
- ***Award Construction Grants to All Eligible Projects with a New Investment.*** Provide a new ~\$350 million one-time non-Proposition 98 General Fund investment to fund affordable student housing construction grants for all eligible projects.
- ***Provide Planning Grants to All Eligible Projects.*** Support the 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.

Affordable Student Housing

- Includes \$546.7 million one-time for 12 community colleges for affordable student housing construction grants.
- Colleges receiving the grants must deliver, at minimum, the number of beds for low-income students specified in its application and must charge rents that do not exceed the rates assumed in their application.
- The budget allocates another \$18 million for planning grants to selected colleges to determine the feasibility of offering affordable student housing.
- Another \$750 million is expected be allocated to the higher education segments in the 2023-24 budget.



Updated Application Process

- “Administering entity” means the following: For an application for a community college campus or district, the office of the Chancellor of the California Community Colleges.
- Applicants for a community college district reapplying for a grant 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.
- Applicants for a community college district 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.

New Requirements

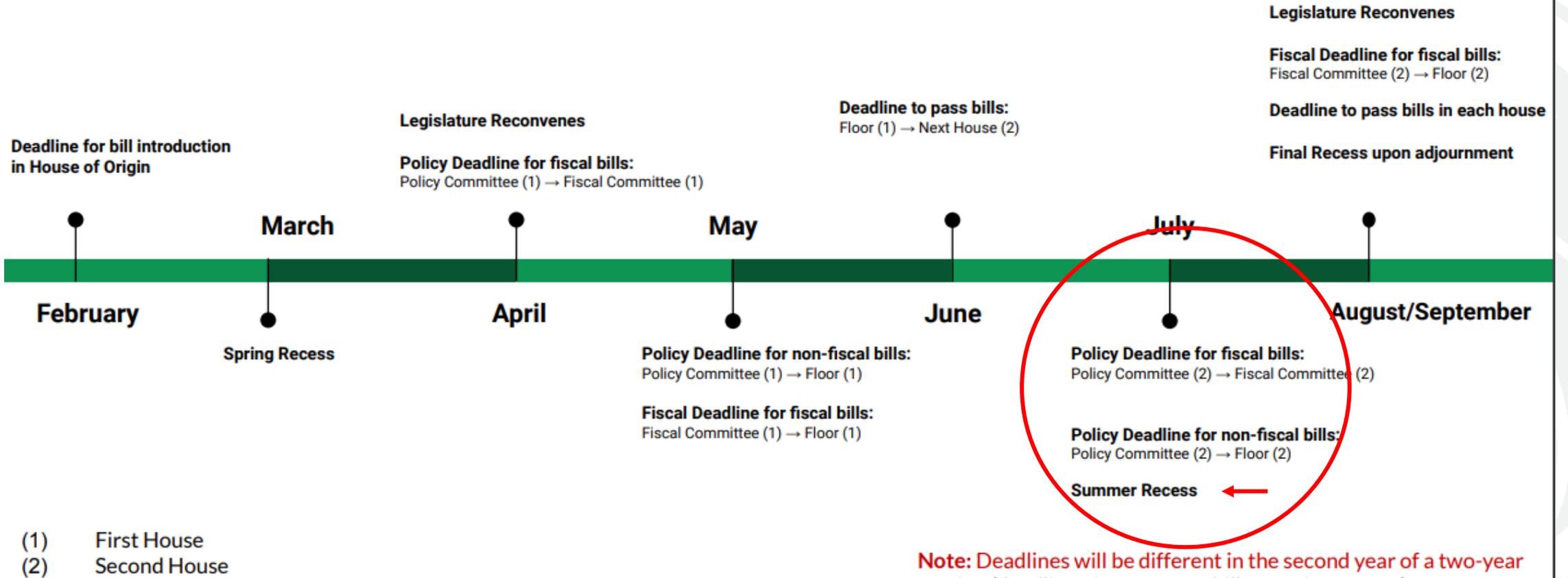
SEC. 5. Section 17203.5: The Chancellor Office shall collect data on student housing insecurity at each of their respective campuses and submit a report on that data to the Department of Finance and all relevant policy committees on or before March 1, 2023.

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.



Legislative Update on Housing and Affordable Student Housing Legislation

Legislative Calendar



Note: Deadlines will be different in the second year of a two-year session (deadlines for two-year bills start in January)

AB 1602 (McCarty)

- Establishes the California Student Housing Revolving Loan Fund Act that would provide zero-interest loans to qualifying applicants of the UC, CSU, and the CCC for the purpose of constructing affordable student, faculty, and staff housing
- Pending Senate Appropriations Committee hearing on August 1, 2022

AB 1719 (Ward)

- Would enact the Community College Faculty and Employee Housing Act, authorizes community college districts to establish and implement programs that address the housing needs of faculty and employees
- Placed on Senate Suspense file on June 20, 2022

AB 1764 (Medina)

- This bill would require CSU, CCC, and UC to collect data on student housing insecurity at each of their respective campuses
- Pending Senate Appropriations Committee hearing on August 1, 2022

AB 2459 (Cervantes)

- This bill would require the Chancellor of the CSU and the CCC, to require each campus that provides student housing to post on its external and internal internet websites, on the first day of every other month, specified information about the campus housing stock, the number of students requesting housing, and how many students are on waitlists
- Referred to Senate Appropriations Committee

SB 886 (Weiner)

- This bill would exempt on-campus student and faculty housing projects built by the UC, CSU, and CCC systems from California Environmental Quality Act (CEQA)
- Re-referred to Assembly Appropriations Committee on Suspense File



Adapting Facilities- Regulations and Policies to Support CCC Affordable Student Housing

Title 5 Regulations

Draft Language for Consideration #1

- 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

Draft Language for Consideration #2

- 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.”*

Integration of Data and FUSION

- Building the adequate infrastructure for a statewide affordable student housing program will require districts to submit comprehensive data about their project, including details from the district's capital outlay budget change proposals and FUSION.
- Consistent with EDC 17200-17204, the new data is required to be collected for affordable student housing projects.
- California Community Colleges use the Facilities Utilization Space Inventory Options Network (FUSION) as their primary facilities planning, project management, integrated data management, and reporting tool.

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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5 Minute Break





Discussion of Report Focus Areas

Discussion of Taskforce Report Areas

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



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
- Update: Continue to identify sources and backend calculations to develop draft affordable student housing calculator



Public Comment

Next Meetings

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





California Community Colleges

Thank you!

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