



California Community Colleges



Affordable Student Housing Taskforce

October 14, 2022

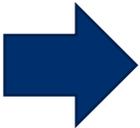
AGENDA

October 14, 2022

1. Call to Order & Member Check-In
2. Legislative Update on Student Housing
3. Update and Discussion of Affordable Student Housing Grants
 - Draft Guidance and Timeline
4. Update on Taskforce Report Areas
5. Breakout Groups
 1. Affordability and Student Housing
 2. Student Housing Integrated Support Services
6. Summary of Breakout Recommendations
7. Public Forum
8. 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 Affordable Student Housing

SB 886, Wiener. California Environmental Quality Act Summary

California Environmental Quality Act (CEQA) Exemptions for Public University Housing Development Projects

Agenda page 2-6.

- The California Environmental Quality Act (CEQA) requires a lead agency to certify the completion of an environmental impact report on a project that may significantly impact the environment or adopt a negative declaration if not impacted.
- Senate Bill 886 allows CEQA exemptions until January 1, 2030, for university housing development projects on real property owned by the public university to gain exemption if certain requirements are met.



Overview of Student Housing Regulations

Update: Affordable Student Housing Grants

Affordable Student Housing Grant Application Process Memo:

1. Grant submission timelines
2. Application submission process
 - Required grant application documents
 - How to submit grant applications
3. Award selection
 - Method of evaluation
 - Grant scoring rubric

Update: Affordable Student Housing Grants

Required Documents for the Affordable Student Housing Application

1. Title Page
2. Student Housing Checklist
3. Approval Page – Student Housing Proposal
4. DF-151 Capital Outlay Budget Change Proposal – Description of Scope and Justification
5. Higher Education Housing Grant Program Supplemental Application form
6. Project costs set at California Construction Cost Index (CCCI) 8903 and Equipment Price Index (EPI) 4671
7. JCAF 31 or similarly formatted document – Analysis of Building Space Use

Update: Affordable Student Housing Grants

Required Documents for the Affordable Student Housing Application

8. Quantities and Unit Costs (architect's project costs)
9. JCAF 32 or similarly formatted document – Cost Summary: Estimate project cost, Final project costs at mid-point, and Contingency (10% of construction costs)
10. JCAF 33 or similarly formatted document – Equipment Cost
11. Board of Governors Energy and Sustainability Policy
12. Pre-schematic Plans – Campus plot, site, and floor plans and exterior elevations
13. California Environmental Quality Act (CEQA) compliance or CEQA exemption per SB 886 with justification
14. Justification of Additional Costs exceeding Guidelines (as needed)
15. Recommended submission of an exhibit that demonstrates district's assessment of the total cost of ownership for developing and maintaining affordable student housing facilities and programs

Update: Affordable Student Housing Grants

Recommended Application Submission Timeline

- **January 25, 2023:** Round two construction grant applications due.
- **July 15, 2023:** Round two construction applications will be awarded in the 2023-24 California budget.
- **July 3, 2023:** Round three construction grant application are due.
- **July 15, 2024:** Round three construction applications will be awarded in the 2024-25 California budget package.

Affordable Student Housing Scoring Rubric

AB 190 - Prescribed Ranking System for Student Housing Grant Program

| <u>Scoring Metric</u> | Authority | Proposed Points |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------|
| State funding per bed for low-income students. | EDC § 17201(g)(1) | 15 |
| 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 |
| 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 |
| Geographic location | EDC § 17201(g)(4) | 10 |
| Reapplication with a project proposal that was previously deemed ineligible. | EDC § 17201 (g)(5) | 10 |
| Unmet demand for housing as determined by number of students waitlisted for student housing. | EDC § 17201(g)(6)(a)(i) | 20 |
| Unmet demand for housing as determined by county rental vacancy rates. | EDC § 17201(g)(6)(a)(ii) | See Above |
| Score Subtotal, AB 190 Ranking Metrics | | 75 |

Affordable Student Housing Scoring Rubric

| Proposed Administrative Entity Scoring Metrics | | |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------|
| <u>Scoring Metric</u> | Authority/ Source | Proposed Points |
| 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 |
| Augments the cost of constructing a housing project and student housing program through partnership(s) or securing additional funding. | CCCCO - Administrative agency | 10 |
| Ancillary services will be included in the scope of the housing project. | CCCCO - Administrative agency | 5 |
| Score Subtotal, Administrative Entity Metrics | | 25 |
| Total Possible Composite Score | | 100 |



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

CCC Construction Regulations

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.

Remaining Focus Area: Affordability

Summary of Discussions Thus Far:

- Streamlined enrollment and onboarding (Include sample)
- Comprehensive intake process
 - Use campus checklist
 - Aligned referral services
 - Process to identify at-risk students
- Integrated financial aid supports with student housing
- Use of Expected Family Contribution (EFC) data

Remaining Focus Area: Integrated Support Services

Summary of Discussions Thus Far:

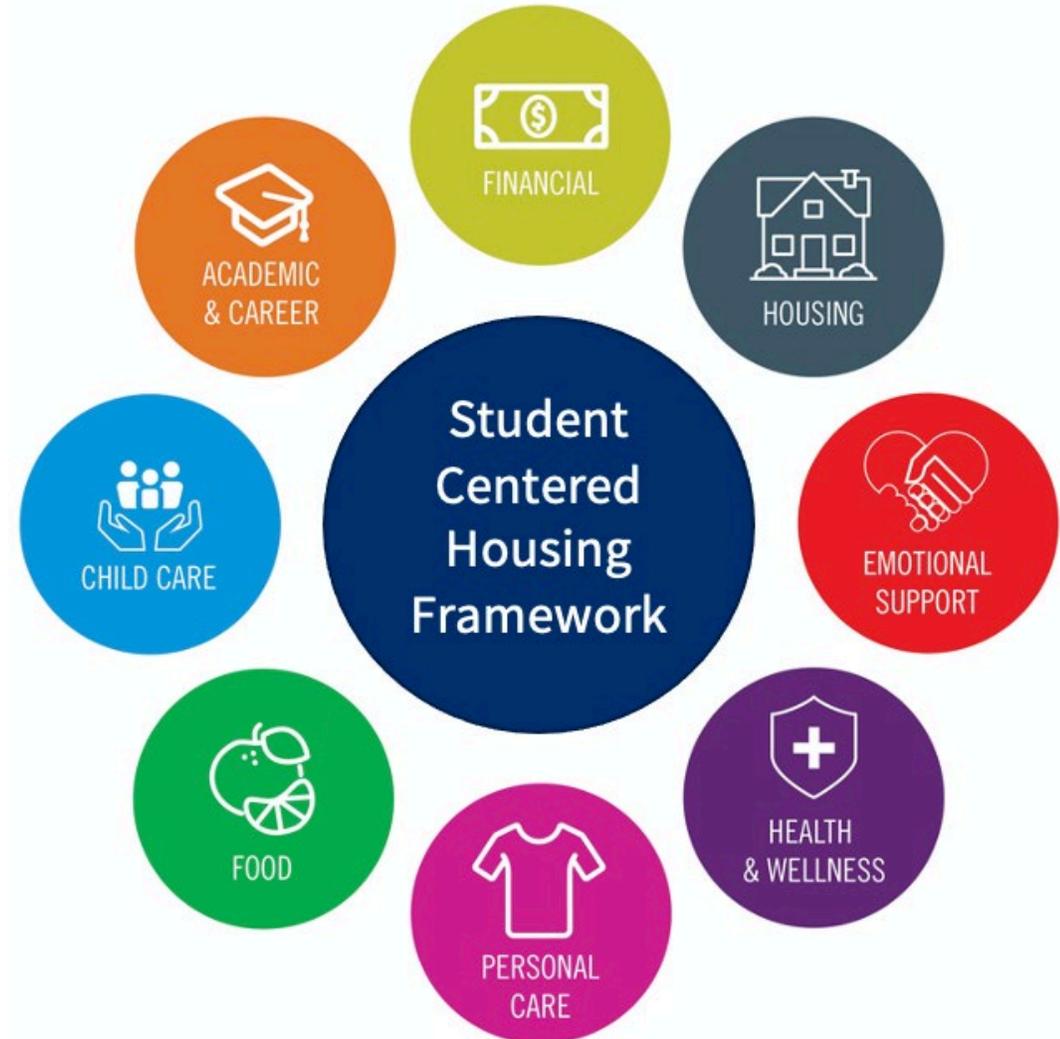
- Development of an Affordable Student Housing Community of Practice (CoP)
 - Craft professional development resources
- Best practice guide for partnering with community-based organizations
- Leveraging all available categorical programs
- Share sample district practices and workflows



Breakout Groups

Breakout Groups

- Affordability and Student Housing
- Student Housing Integrated Support Services





Public Comment

Next Steps

- Last meeting: November 2022
- Finalize recommendation in November 2022
- Prepare report November –December 2022
- Present recommendation to Board of Governors January 2023
- Meetings are recorded
- Materials are posted on the website



California Community Colleges

Thank you!

www.cccco.edu