



**2025 REPORT**

# Student Housing

California Community Colleges Chancellor's Office | Sonya Christian, Chancellor





California  
Community  
Colleges

**SONYA CHRISTIAN**  
Chancellor

May 30, 2025

Secretary of the Senate  
Erika Contreras  
State Capitol, Room 305  
Sacramento, CA 95814

**RE: 2025 Annual Reports: California Community Colleges Student Housing**

Dear Secretary Contreras,

Pursuant to California Education Code provisions 17201(i)(1)(B)(C) and 66014.6, the California Community Colleges Chancellor's Office and the Board of Governors for California Community Colleges are pleased to release the 2025 Annual Reports: California Community Colleges Student Housing.

These reports provide the following information:

- 2025 Annual Progress on California Community Colleges Affordable Student Housing
- 2025 Annual Report on California Community Colleges Housing Stock

For any questions regarding these reports, please contact Christopher Ferguson, Executive Vice Chancellor of Finance and Strategic Initiatives, at [chris.ferguson@cccco.edu](mailto:chris.ferguson@cccco.edu).

Sincerely,

A handwritten signature in black ink that reads "Sonya Christian".

Sonya Christian, Chancellor

Enclosure: Report

CC:  
Sue Parker, Chief Clerk of the Assembly  
Office of Legislative Counsel  
Department of Finance

**Chancellor's Office**

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# 2025 ANNUAL REPORT: CALIFORNIA COMMUNITY COLLEGES STUDENT HOUSING

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Prepared By

**California Community Colleges Chancellor's Office**

College Finance and Facilities Planning Division



# TABLE OF CONTENTS

BACKGROUND . . . . .	1
COLLEGE OF THE CANYONS WITHDRAWS STUDENT HOUSING PROJECT . . . . .	2
PROJECT COSTS AND FUNDING SOURCES . . . . .	2
NUMBER OF BEDS FOR INCOME-QUALIFYING STUDENTS . . . . .	5
RENTS FOR INCOME-QUALIFYING BEDS . . . . .	6
NUMBER OF STANDARD RENT BEDS AND THEIR ASSOCIATED RENTS . . . . .	8
BUILDING SQUARE FOOTAGE . . . . .	9
PROJECT TIMELINES . . . . .	11
STATUS OF SANTA ROSA JUNIOR COLLEGE’S HOUSING PROJECT . . . . .	14
STATUS OF NAPA VALLEY COLLEGE’S HOUSING PROJECT . . . . .	14
2025 ANNUAL REPORT ON CALIFORNIA COMMUNITY COLLEGES HOUSING STOCK. . . . .	15
BACKGROUND . . . . .	15
EXISTING CAMPUS HOUSING STOCK AND NUMBER OF BEDS . . . . .	16
THE NUMBER OF STUDENTS ON CAMPUS HOUSING WAITING LISTS . . . . .	17
THE NUMBER OF STUDENTS REQUESTING STUDENT HOUSING . . . . .	18
THE NUMBER OF STUDENTS REQUIRING HOUSING . . . . .	19





## BACKGROUND

Pursuant to California Education Code Section 17201(i)(1)(B), this report provides details about annual progress for housing projects state approved through the Higher Education Student Housing Grant program, which California community colleges refer to as the Affordable Student Housing Program. The content of this report focuses on the following aspects of the projects under development:

- Project cost
- Funding by source
- Number of beds for income-qualifying students
- Rents for income-qualifying student beds
- Number of standard rent beds and their associated rents
- Building square footage
- Project timeline

This information will be reported annually from the time the Affordable Student Housing project was approved by the State through completion of the student housing facility.

Pursuant to California Education Code Section 17201(i)(1)(C), this report also provides details below for the Affordable Student Housing projects at Santa Rosa Junior College and Napa Valley College, both of which have completed construction and currently occupy students. The contents of this report will focus on the first year of the required five-year reporting period for Napa Valley College, the second-year reporting for Santa Rosa Junior College and on the public benefit provided by both projects as related to the following:

- Number of beds for income-qualifying students
- Rents for income-qualifying student beds
- Number of standard rent beds and their associated rents
- Annual operating costs and revenues
- Housing occupancy rates compared to the campus-wide average

For this report, the 12 Affordable Student Housing projects approved in the 2022-23 California Budget are referred to as Round One projects. The seven state-approved projects in the 2023-24 California Budget are called Round Two. This report contains information about California Community Colleges' housing projects and the intersegmental projects implemented with University of California (UC) and California State University (CSU) campuses.

## COLLEGE OF THE CANYONS WITHDRAWS STUDENT HOUSING PROJECT

At the October 9, 2024 meeting, the Santa Clarita Community College District Board of Trustees voted to return the College of the Canyons' Student Housing Grant to the State of California due to three main factors. (1) Rising construction costs would have required exceeding the original \$61.8 million budget for the planned 209-bed facility, with the college being responsible for covering the additional expenses. Reducing the project size to lower costs would have also resulted in operating expenses that exceeded the amount generated through rental income. As a result, (2) the district would have had to allocate general funds to cover the annual cost of the building, since rents are capped by the Area Medium Income (AMI) computation for single-occupancy units.<sup>1</sup> Finally, (3) the revised funding structure presented challenges that the Board of Trustees and district leadership were unwilling to pursue. Although College of the Canyons has withdrawn from the Affordable Student Housing program, their data is reported in the following tables to provide record of their project development activities during this reporting cycle.

## PROJECT COSTS AND FUNDING SOURCES

Both Round One and Round Two state-approved projects have faced higher expenditures than expected and delays. Inflation has posed challenges to the construction process, with fluctuating costs for materials, labor, and ongoing supply chain disruptions. Furthermore, the shift in the program's funding source from a state grant to a statewide lease-revenue bond has impacted both planning and construction schedules.

Each district with an Affordable Student Housing project has applied their capital outlay expertise to adapt to evolving conditions and adjusted project timelines to ensure the continued progress and realization of their affordable student housing initiatives. Of the 19 districts that reported on their student housing projects, 10 have secured additional external funding or increased investment from local sources (see Table 1). Originally, the state-approved projects in both rounds had budgeted approximately \$50 million in local investment toward housing projects. To date, these districts have identified over \$406.2 million in general fund dollars, local reserves, federal grants, state financing programs, partnerships with local municipalities, local bonds, and private donations to offset cost increases and sustain their affordable student housing projects.

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<sup>1</sup> Per EDC §17201(f)(2)(A), the rent provided in the applicable units of the development for low-income (income-qualifying) students shall be calculated at 30% of 50% of the area median income for a single-room occupancy unit type.

Table 1: Project Costs and Funding Sources

Approved Project	CA Budget Approval	Appropriation Amount	Intersegmental Partner Investment	Local Investment in Application	2025 Annual Report: Funding by Local Investment	2025 Annual Report: Project Cost
Bakersfield College	2022-23	\$60,245,000	N/A	\$2,959,000	\$3,200,000	\$63,445,000
College of the Canyons <sup>2</sup>	2022-23	\$61,858,000	N/A	\$ -	\$ -	\$61,858,000
College of the Siskiyous	2022-23	\$32,613,000	N/A	\$ -	\$1,387,000	\$34,000,000
Compton College	2022-23	\$80,389,000	N/A	\$ -	\$ -	\$80,389,000
Cosumnes River College	2022-23	\$44,144,000	N/A	\$ -	\$ -	\$44,144,000
Fresno City College	2022-23	\$34,080,000	N/A	\$ -	Pending request to State and local government Estimated Total - \$35,920,000	\$70,000,000
Imperial Valley College/CSU San Diego	2022-23	\$4,554,000	SDSU Higher Education Student Housing Grant - \$4,554,000	\$ -	SDSU Housing Reserves - \$2,949,950 SDSU State Grant - \$2,500,000 IVC COVID-19 Block Grant - \$2,470,050 Total: \$,920,000	\$17,028,000
Lake Tahoe Community College	2022-23	\$39,369,000	N/A	\$ -	Local Measure F Bond – \$827,000 Fund 11, Local Contribution - \$260,000 Fund 41, Local Contribution – \$1,671,000 Private Donations – \$330,000 Total – \$3,088,000	\$42,457,000
Napa Valley College	2022-23	\$31,000,000	N/A	\$ -	Tax Exempt Bonds – \$83,128,000	\$114,128,000
Sierra College	2022-23	\$80,497,000	N/A	\$ -	Locally Funded – \$26,917,000	\$107,414,000
Ventura College	2022-23	\$62,923,000	N/A	\$ -	Ventura County American Rescue Plan Act Grant – \$3,000,000	\$65,923,000
Cabrillo College/UC Santa Cruz	2023-24	\$111,787,000	UC Santa Cruz Contribution – \$70,000,000	\$ -	\$ -	\$181,787,000
Cerritos College	2023-24	\$67,995,000	N/A	\$12,000,000	Locally Funded - \$32,005,000	\$100,000,000
College of San Mateo	2023-24	\$55,854,000	N/A	\$9,953,000	Locally Funded - \$29,953,000	\$85,807,000
College of the Redwoods	2023-24	\$28,415,000	N/A	\$24,869,000	Pending GO Bond approval - \$54,085,000	\$82,500,000

2 Since College of the Canyons has withdrawn from the student housing project, the total project cost column is reduced by \$61,885,000.

Approved Project	CA Budget Approval	Appropriation Amount	Intersegmental Partner Investment	Local Investment in Application	2025 Annual Report: Funding by Local Investment	2025 Annual Report: Project Cost
Merced College/ UC Merced	2023-24	\$50,000,000	UC Merced Higher Education Student Housing Grant –\$57,993,000	\$ -	Locally Funded by Merced College – \$564,000	\$108,557,000
Riverside City College/UC Riverside	2023-24	\$75,000,000	UC Riverside Higher Education Student Housing Grant – \$237,000,000	\$ -	\$ -	\$312,000,000
San Diego City College	2023-24	\$75,000,000	N/A	\$ -	Local Bond – To be determined Funding Through Partnership – To be determined Will total - \$125,000,000	\$200,000,000
<b>Total</b>		<b>\$995,723,000</b>	<b>\$369,547,000</b>	<b>\$49,781,000</b>	<b>\$406,167,000</b>	<b>\$1,771,437,000</b>

Round 1 projects are experiencing increased project costs. At Fresno City College, the affordable student housing project has more than doubled in cost. Significant changes in funding and revisions to ownership requirements prompted the college to select a new developer for the project. Sierra College currently estimates the total cost of its project at \$107.4 million, an increase driven by construction industry cost escalation, increased site costs, and the addition of new amenities such as study lounges, kitchens, outdoor gathering spaces, and secure bike storage. To address this increase in cost, Sierra College has allocated an additional \$9.2 million from its local general fund.

Round 2 projects are also experiencing increased project costs. Cerritos College extended their project schedule by 19 months, which delays the midpoint of construction from March 2025 to October 2026. Geotechnical investigations also revealed liquefaction risks to the project’s structural foundation. These adjustments resulted in an additional \$20 million in expenses. To address rising costs, Cabrillo College has secured financing through a development-backed transaction to continue its project, which includes a Childcare Center funded by grants and donations. Similarly, the College of San Mateo reports a \$20 million increase resulting from schedule delays caused by redesign efforts in response to community concerns and changes to the site location. College of the Redwoods secured approval for its Measure I General Obligation bond in November 2024, with 55.8% voter support. The bond provides \$120 million in funding, which, along with Affordable Student Housing Grant funds, will support the development of their affordable student housing project.

## NUMBER OF BEDS FOR INCOME-QUALIFYING STUDENTS

Among the projects, 10 reported no change in bed count, while five increased the number of beds designated for income-qualifying students. Three colleges reduced their bed count as their planning and budgeting processes evolved. The total number of beds designated for income-qualifying students across all projects is 4,765 beds (see Table 2).

**Table 2: Number of Beds for Income-qualifying Students**

Approved Project	Year of State Approval	Projected Number of Beds in Application	2025 Annual Report: Number of Beds
Bakersfield College	2022-23	154	154
College of the Canyons <sup>3</sup>	2022-23	200	209
College of the Siskiyous	2022-23	252	161
Compton College	2022-23	250	250
Cosumnes River College	2022-23	147	147
Fresno City College	2022-23	350	350
Imperial Valley College/CSU San Diego	2022-23	51	40
Lake Tahoe Community College	2022-23	100	100
Napa Valley College	2022-23	124	135
Sierra College	2022-23	344	348
Ventura College	2022-23	300	290
Cabrillo College/UC Santa Cruz	2023-24	376	376
Cerritos College	2023-24	396	396
College of San Mateo	2023-24	310	316
College of the Redwoods	2023-24	181	181
Merced College/UC Merced	2023-24	191	191
Riverside City College/UC Riverside	2023-24	326	326
San Diego City College	2023-24	788	795
<b>Total</b>		<b>4,840</b>	<b>4,765</b>

<sup>3</sup> Since College of the Canyons has withdrawn from the student housing project, the total bed count column is reduced by 209 for a new total bed count of 4,843.

The Round 1 projects demonstrate the largest change in bed count. The intersegmental student housing project between Imperial Valley College and CSU San Diego, reported 40 income-qualifying student beds, but were originally approved for 51 beds. Sierra College’s original proposal included 344 income-qualifying student beds, with an additional four beds added during the design process, bringing the total to 348. Due to rising construction costs, Ventura College reduced the number of beds initially planned for its project by 10 beds. As reported in 2024, College of the Siskiyous received state approval to reduce their housing project’s bed count by 74, from 252 to 178 beds. In this reporting cycle, College of the Siskiyous reports an additional reduction of 17 beds for a total count of 161 income-qualifying beds. Additionally, Cerritos College, College of the Canyons, and Napa Valley College report modest increases to their income-qualifying student bed capacity.

During the schematic design phase for the Round 2 project at College of San Mateo, the bed count increased by six beds, from 310 to 316. This change was due to adjustments in the layout, which resulted in additional square footage and increased cost. Similarly, San Diego City College reported a change in construction type which enabled the addition of seven more beds, increasing the total to 795.

RENTS FOR INCOME-QUALIFYING BEDS

Affordability continues to be the primary focus for community college housing projects. Despite rising construction costs, colleges have maintained rental rates for income-qualifying designated beds within the statutorily required rental limits. Area Medium Income (AMI) rates have increased in several counties where planned projects are located. In response, colleges have adjusted rental rates to ensure they remain within the 30% of 50% AMI calculation for single-occupancy units (AMI rental computation). Please see Table 3 for more details.

Table 3: Rents for Income-qualifying Student Beds

Approved Project	Year of State Approval	Projected Income-qualifying Rent Single Unit in Application	Projected Income-qualifying Rent Double Unit in Application	2025 Annual Report: Income-qualifying Rent Single Unit	2025 Annual Report: Income-qualifying Rent Double Unit
Bakersfield College	2022-23	\$619	N/A	\$619	N/A
College of the Canyons <sup>4</sup>	2022-23	\$700	N/A	\$700	N/A
College of the Siskiyous	2022-23	\$619	Double: \$354 Triple: \$265	\$797	Double: \$707 Triple: \$619
Compton College	2022-23	\$700	\$500 - \$600	\$700	Double (A) - \$500 Double (B) - \$600
Cosumnes River College	2022-23	\$794	Double Room: \$453/student Triple Room: \$340/student	\$794	Double Room: \$453/student Triple Room: \$340/student
Fresno City College	2022-23	N/A	Studio Double: \$375/person 2-bedroomDouble: \$250/person Triple: \$225/person	N/A	Studio Double: \$500-660/person 2-bedroom Double: \$500-\$695/person
Imperial Valley College/CSU San Diego	2022-23	\$618	N/A	\$846	\$677
Lake Tahoe Community College	2022-23	\$795	\$500	\$795	\$500
Napa Valley College	2022-23	\$500	\$400	\$799	\$799
Sierra College	2022-23	N/A	\$425	N/A	\$444
Ventura College	2022-23	N/A	2bd/2ba/2 person: \$864 4bd/2ba/4 person: \$494 2bd/2ba/4 person: \$309	Maximum Charge \$1,099/bed	To be Finalized
Cabrillo College/UC Santa Cruz	2023-24	\$911-921	\$827	\$1,046/bed	\$1,046/bed

<sup>4</sup> College of the Canyons has withdrawn from the student housing project.

Approved Project	Year of State Approval	Projected Income-qualifying Rent Single Unit in Application	Projected Income-qualifying Rent Double Unit in Application	2025 Annual Report: Income-qualifying Rent Single Unit	2025 Annual Report: Income-qualifying Rent Double Unit
Cerritos College	2023-24	\$717	\$717	\$773	\$773
College of San Mateo	2023-24	Single semi-suite 2bd/2ba <sup>5</sup> \$775	Double 2bd/1ba: \$475 Double 2bd/2ba: \$575 Apartment 4bd/2ba: \$700	Single 4bd/2ba: \$700 Single 2bd/2ba: \$775 Single Studio: \$920	Double 4bd/2ba: \$475 Double 2bd/2ba: \$575
College of the Redwoods	2023-24	N/A - for RAs only	\$630	N/A	\$695
Merced College/UC Merced	2023-24	\$702.50	Apartment 2 bd/2 ba: \$625 Semi-suite 2 bd/2 ba: \$575	\$725-\$750	\$675-\$725
Riverside City College/UC Riverside	2023-24	\$725	Apartment 2bd/1ba: \$675 Double 3bd/2ba: \$700 Single 3b/2ba: \$765	To be Finalized	To be Finalized
San Diego City College	2023-24	\$840	Double Apartment 2bd: \$700 Double Studio: \$650 Double Semi-Suite: \$450	Single Studio \$1,220	2-BD Apt: \$981 4-BD Apt: \$796 4- BD Suite: \$796

Rental rates have slightly increased, reflecting increased housing rates in each county. Fifteen colleges have set rates in accordance with Senate Bill 169 (2021), ensuring compliance with the AMI rental computation. Riverside City College will finalize its rates before the project opens, adjusting them based on the 2024 AMI income limits to ensure compliance with the AMI rental computation. At the time of reporting, rental rates at Imperial Valley College and San Diego City College are projected to exceed the AMI rental computation limits. The Chancellor’s Office will coordinate with these colleges to resolve the rental overages for income-qualifying beds and ensure they meet the prescribed rental rates.

Sierra College reported that, according to current calculations using the AMI rental computation, the rental rate would be \$444 per month, considering that all units are apartment suites for six students (three double rooms). Ventura College calculated the maximum charge per bed at \$1,099. As Ventura College progresses further into the planning phase, room mix changes have been identified and rental rates will be determined based on the revised room configurations soon. During the planning phase, the College of San Mateo has maintained rental rates within a consistent range. However, the college plans to adjust rents consistent with the AMI rental computation during the year their housing facility opens.

<sup>5</sup> The abbreviations ‘bd’ and ‘ba’ refer to the terms ‘bed’ and ‘bath,’ respectively.



## NUMBER OF STANDARD RENT BEDS AND THEIR ASSOCIATED RENTS

Approved Project	Year of State Approval	Projected Number of Standard Rent Beds & Associated Rent in Application	2025 Annual Report: Number of Standard Rent Beds & Associated Rent
Napa Valley College	2022-23	453 beds Residence Hall: \$799 to \$1,278/bed Apartment: \$1,530 to \$2,076/bed Flex Building: \$2,076 - \$2,994/bed	453 beds Residence Hall: \$799 to \$1,278/bed Apartment: \$1,530 to \$2,076/bed Flex Building: \$2,076 - \$2,994/bed
Cabrillo College/UC Santa Cruz	2023-24	248 at \$1,796/bed	248 at \$1,046/bed
Cerritos College	2023-24	No market rate beds projected	6, To be determined
College of the Redwoods	2023-24	34 at \$1,400/bed	34 at \$1,470/bed
Riverside City College/UC Riverside	2023-24	652 at \$1,220/bed for a double and \$1,490/bed for a single	All 326 beds for Riverside City College are for income-qualifying students

Napa Valley College will create 453 market rate beds across three buildings. The residence hall will offer beds at rates ranging from \$799 to \$1,278, depending on single or double occupancy. The apartment building will offer beds at \$1,530 to \$2,076 per student, based on unit occupancy. The Flex Building will have beds priced between \$2,076 and \$2,994 per month, depending on occupancy. Cabrillo College's intersegmental project with UC Santa Cruz will include 248 beds in on-campus housing at a rate of \$1,046 per student. Based on the current design, Cerritos College added six market rate beds to its student housing project, but the rents are still being determined. College of the Redwoods will offer 34 beds at a rate of \$1,470 per student.

The 13 colleges not listed in the table above will not offer standard market-rate beds in their affordable student housing projects. Emphasizing the critical need for affordable housing for income-qualifying students, these institutions remain committed to prioritizing all housing for income-qualifying students. As Sierra College reports, "Our plan has been and remains to provide first priority to income-qualifying, full-time students which may completely fill the new dorm."



## BUILDING SQUARE FOOTAGE

The following colleges reported a reduction in square footage (sq. ft.) compared to their original applications (see Table 5): Bakersfield College, College of the Siskiyous, Cosumnes River College, Lake Tahoe Community College, Sierra College, Cabrillo College, and San Diego City College. These adjustments were made to align with the project's budget constraints. Conversely, Compton College, Cerritos College, College of San Mateo, College of the Redwoods, and Merced College indicated increases in square footage for their proposed projects. Additionally, the square footage for the intersegmental housing project at Imperial Valley College/CSU San Diego is now set at 12,000 square feet.

**Table 5: Building Square Footage**

Approved Project	Year of State Approval	Projected Square Footage in Application	2025 Annual Report: Square Footage
Bakersfield College	2022-23	98,000 sq. ft.	92,863 sq. ft.
College of the Canyons <sup>6</sup>	2022-23	71,000 sq. ft.	71,000 sq. ft.
College of the Siskiyous	2022-23	63,000 sq. ft.	36,000 sq. ft.
Compton College	2022-23	86,000 sq. ft.	90,422 sq. ft.
Cosumnes River College	2022-23	90,800 sq. ft.	64,502 sq. ft.
Fresno City College	2022-23	N/A	90,000-110,000 sq. ft.
Imperial Valley College/CSU San Diego	2022-23	N/A	12,000 sq. ft.
Lake Tahoe Community College	2022-23	35,000 sq. ft.	32,002 sq. ft.
Napa Valley College	2022-23	N/A	127,628 sq. ft.
Sierra College	2022-23	131,500 sq. ft.	122,779 sq. ft.
Ventura College	2022-23	N/A	91,875 sq. ft.
Cabrillo College/UC Santa Cruz	2023-24	261,474 sq. ft.	258,460 sq. ft.
Cerritos College	2023-24	131,834 sq. ft.	135,082 sq. ft.
College of San Mateo	2023-24	81,015 sq. ft.	89,500 sq. ft.
College of the Redwoods	2023-24	63,312 sq. ft.	67,060 sq. ft.
Merced College/UC Merced	2023-24	124,372 sq. ft.	130,000 sq. ft.
Riverside City College/UC Riverside	2023-24	408,530 sq. ft.	408,530 sq. ft.
San Diego City College	2023-24	306,283 sq. ft.	303,675 sq. ft.

<sup>6</sup> College of the Canyons has withdrawn from the student housing project.

Fresno City College reported a preliminary estimate of their project's square footage as being between 90,000 and 110,000 sq. ft.; however, they have not yet finalized their project plans. Cerritos College, based on their current design, increased the project's total gross square footage from 131,834 to 135,082 sq. ft., which will accommodate six additional market rate beds. Imperial Valley College, after evaluating available land and advancing the design, developed a more efficient floor plan that integrates all supportive services into the project. It will now house all support services, including resident assistants' office, laundry facilities, mail area, bike storage, communal space, and trash receptacles. Cabrillo College has reduced its project by 3,014 sq. ft. in the design phase as it finalized the site massing, amenities, and unit types. Sierra College reduced the square footage of their project by 8,721 sq. ft. as the building's design evolved from a four-story to a three-story structure, with apartment configurations changing from two 2-person bedrooms to three 2-person bedrooms per apartment. San Diego City College reported a reduction of 2,608 square feet due to design refinement. As reported in 2024, College of the Siskiyous, in its effort to redesign to remain within project costs, has altered the original design from suites to standard dorm-style units, reducing square footage from 63,000 sq. ft. to 36,000 sq. ft.

## PROJECT TIMELINES

Considerable progress is being made as more colleges move forward with their housing projects. The following colleges are actively under construction: Bakersfield College, Compton College, Lake Tahoe Community College, Sierra College, and Riverside City College. Napa Valley College recently completed its project and opened its doors to students in Fall 2024. In addition, the following colleges are scheduled to begin construction in 2025: College of the Siskiyous, Imperial Valley College, Cabrillo College, Cerritos College, College of San Mateo, and Merced College (see Table 6).

**Table 6: Project Timelines**

Approved Project	Application Construction Begins	Application Construction Complete	2025 Annual Report: Project Timeline
Bakersfield College	December 2022	December 2024	Start of Construction – July 2024 Project Completion – April 2026
College of the Canyons <sup>7</sup>	December 2022	N/A	N/A
College of the Siskiyous	December 2022	August 2023	Start of Construction – September 2025 Completion – January 2027
Compton College	May 2023	November 2024	Estimated Start of Construction – December 2024 Estimated Project Completion – May 2027
Cosumnes River College	December 2022	Fall 2024	Construction Notice to proceed – Fall 2026 Construction Complete – Fall 2028
Fresno City College	N/A	N/A	Start of Construction – Early 2027 Completion – Late 2028 Student Occupancy – 2029

<sup>7</sup> College of the Canyons has withdrawn from the student housing project and did not report updated project schedules.

Approved Project	Application Construction Begins	Application Construction Complete	2025 Annual Report: Project Timeline
Imperial Valley College/ CSU San Diego*	January 2024	August 2025	Groundbreaking – December 2024/ January 2025 Completion – July 2026 Grand Opening – To be determined
Lake Tahoe Community College	November 2022	December 2024	Projected Start of Construction: Summer 2023 Completion – April 2025 Student Move-In – July 2025
Napa Valley College	Fall 2021	Fall 2023	Start of Construction – September 2022 Project Complete – August 2024
Sierra College	N/A	N/A	Increment 1A Construction – February 2023 Increment 1B – August 2023 Increment 2 Construction – February 2024 Substantial Completion – June 2025
Ventura College	March 2023	2024	Start of Construction – February 2026 Construction Complete – September 2027 Occupancy – October 2027
Cabrillo College/UC Santa Cruz	September 2024	September 2026	Start of Construction - September 2025 Project Completion - July 2027

Approved Project	Application Construction Begins	Application Construction Complete	2025 Annual Report: Project Timeline
Cerritos College	March 2024	June 2026	Start of Construction - March 2025 (Increment 1) Start of Construction - April 2025 (Increment 2) Project Completion - August 2026
College of San Mateo	May 2024	October 15, 2026	Award Construction Contract: 4/30/25 Project Completion: 7/31/27
College of the Redwoods	December 2023	July 2025	Feb 2026 - June 2027: Construction July 2027: Opening for Fall Semester
Merced College/UC Merced	June 2024	June 2026	Start of Construction - May 2025 Completion - October/November 2026
Riverside City College/UC Riverside	Summer 2024	May 2026	Groundbreaking - November 2023 Completion - July 15, 2025
San Diego City College	December 2023	June 2025	Start of Construction - Q1 2026 Completion - Q2/Q3 2028

Compton College delayed the start of construction by one month due to soil mitigation requirements, sewer design issues, and the required Environmental Impact Report and California Environmental Quality Act clearance. Consumnes River College, unable to reach an agreement with the owner of the initially proposed off-site property, has decided to proceed with the project on the college campus. The formal design is expected to be finalized soon, and construction is scheduled for Fall 2026. Sierra College's revised schedule now targets completion by June 2025, a three-month delay primarily attributed to cost-reduction efforts and a substantial redesign of the building. Ventura College delayed hiring an architecture firm until the state-level funding concerns were resolved, which impacted the development timeline by two years.

Cabrillo College finalized its project schedule after selecting a developer, with construction to begin in September 2025. Cerritos College postponed the construction start date by one year due to uncertainties surrounding state funding and budget availability. Construction is now anticipated to commence by March 2025. The design phase for College of the Redwoods was temporarily paused while securing additional local funding through a General Obligation Bond initiative. Their housing project is expected to open for the Fall 2027 semester.

## **2025 ANNUAL PROGRESS ON CALIFORNIA COMMUNITY COLLEGES AFFORDABLE STUDENT HOUSING: FIRST FIVE YEARS OF OPERATION**

### **STATUS OF SANTA ROSA JUNIOR COLLEGE'S HOUSING PROJECT**

Along with Tax Exempt bonds of \$60,508,092, \$1,000,000 in donations, a district contribution of \$1,800,000 and the original state funding of \$15,000,000, Santa Rosa was able to complete their affordable student housing project in August of 2023. The 95,281 square foot building provides 70 beds for income-qualifying students and 282 market rate beds for students on campus. The income-qualifying student beds are rented at \$1,077 per student per month for a traditional single and at a rate of \$820 per student per month for a traditional double. The market rate beds are priced based on room type: the traditional single rents at a rate of \$1,277 per student per month, a double room rents at \$1,040, and a semi-suite for \$1,597. The single apartment rents at a rate of \$1,803 per student per month and a double apartment at \$1,700 per student per month. Market-rate occupancy is currently at 98%. The facility's annual operating cost is \$4,827,043 with expected revenues of \$4,508,903 per year from both affordable and market-rate housing. Currently, the affordable student housing project is the only facility on campus, and therefore a comparison to a campuswide average is not applicable.

### **STATUS OF NAPA VALLEY COLLEGE'S HOUSING PROJECT**

In August of 2024, Napa Valley College completed its affordable student housing project with a final estimated cost of \$87.29 million. Funding sources include the \$31 million State Housing Grant and the remaining balance from tax exempt bonds. The facility offers 135 income-qualifying beds at a rate of \$799 per month. There are 453 market rate beds available at three different rates. The residence hall offers both single and double occupancy with rents ranging from \$799 to \$1,278 per month. The apartment building offers rents between \$1,530 and \$2,076 per month per bed, while the flex building rents range from \$2,076 to \$2,994 per month per bed. All residences, including both income-qualifying and market-rate units, include utilities and internet. However, only the income-qualifying units and residence hall are furnished. Currently, Napa Valley College is in the early months of operation and does not yet have a complete set of annual data to report. The college is also in the process of adjusting its annual operating budget, as the program is currently at 30% occupancy. Currently, the affordable student housing project is the only facility on campus, and therefore a comparison to a campuswide average is not applicable.

# 2025 ANNUAL REPORT ON CALIFORNIA COMMUNITY COLLEGES HOUSING STOCK

## BACKGROUND

Pursuant to California Education Code Section 66014.6, this report provides details about the current housing stock within California Community Colleges. With the recent passing of Assembly Bill 2567 (2024), each campus that provides campus-owned, campus-operated, or campus-affiliated student housing will include additional information regarding students who are veterans. The data in this report is self-reported from community colleges that operate housing facilities.

**Table 1: Students Enrolled at College/Parent College with Student Housing**

District	Campus	Students Enrolled at College/ Parent College	Enrolled Veterans
Coast CCD	Orange Coast College	23,728	343
Feather River CCD	Feather River College	2,897	7
Imperial CCD	Imperial Valley College	12,174	354
Kern CCD	Cerro Coso College, Eastern Sierra College Center <sup>8</sup>	9,367	Unknown
Lake Tahoe CCD	Lake Tahoe Community College	10,322	15
Lassen CCD	Lassen Community College	3,322	84
Napa Valley CCD	Napa Valley College	6,402	63
Redwoods CCD	College of the Redwoods	6,936	157
Shasta-Tehama-Trinity Joint CCD	Shasta College	13,475	702 <sup>9</sup>
Sierra Joint CCD	Sierra College	26,040	324
Siskiyou Joint CCD	College of the Siskiyous	3,681	75
Sonoma County CCD	Santa Rosa Junior College	32,157	598
State Center CCD	Reedley College	15,617	57
West Hills CCD	Coalinga College	5,485	25
West Kern CCD	Taft College	7,800	8
Yosemite CCD	Columbia College	3,924	62
<b>Total Number of Students</b>		<b>183,327</b>	<b>2,874</b>

<sup>8</sup> The housing facility at Cerro Coso Community College Eastern Sierra College Center is managed by a third-party operator and they are not currently collecting all the requested data.

<sup>9</sup> Includes Veterans and dependents, either child or spouse of a veteran.

Of the California Community Colleges or parent colleges that currently provide campus-owned, campus-operated, or campus-affiliated student housing, Santa Rosa Junior College has the largest overall enrollment with 32,157 students. Sierra College and Orange Coast College each have more than 20,000 students enrolled at each site. Shasta College has the highest number of veterans with 702 currently enrolled, representing more than 5% of the total enrollment. Veterans comprise more than 2% of the student population at Imperial Valley College, Lassen Community College, College of the Redwoods, and College of the Siskiyous. Feather River has the lowest veteran enrollment, with 7 students.

## EXISTING CAMPUS HOUSING STOCK AND NUMBER OF BEDS

**Table 2: Housing Stock and Number of Beds at Campuses with Student Housing**

District	Campus	Number of Beds Available
Coast CCD	Orange Coast College	799
Feather River CCD	Feather River College	225
Imperial CCD	Imperial Valley College	26
Kern CCD	Cerro Coso College, Eastern Sierra College Center	29
Lake Tahoe CCD	Lake Tahoe Community College	31
Lassen CCD	Lassen Community College	116
Napa Valley CCD	Napa Valley College	588
Redwoods CCD	College of the Redwoods	161
Shasta-Tehama-Trinity Joint CCD	Shasta College	134
Sierra Joint CCD	Sierra College	121
Siskiyou Joint CCD	College of the Siskiyous	153
Sonoma County CCD	Santa Rosa Junior College	352
State Center CCD	Reedley College	140
West Hills CCD	Coalinga College	160
West Kern CCD	Taft College	127
Yosemite CCD	Columbia College	192
<b>Total Number of Beds</b>		<b>3,354</b>

Among the current campus housing stock, Orange Coast College offers the largest stock of beds, with 799 beds. Seven additional colleges currently provide 150 beds or more: Napa Valley College, Santa Rosa Junior College, Feather River College, Columbia College, College of the Redwoods, Coalinga College, and College of the Siskiyous.



THE NUMBER OF STUDENTS ON CAMPUS HOUSING WAITING LISTS

Table 3: Number of Students on Waiting List at Campuses with Student Housing

District	Campus	Number of Students on Housing Waiting List	Veterans on Housing Waiting List	No. of Students Who Self-Removed from Waiting List	Veterans Who Self-Removed from Waiting List
Coast CCD	Orange Coast College	31	4	0	0
Feather River CCD	Feather River College	26	0	15	0
Imperial CCD	Imperial Valley College	50	1	27	3
Kern CCD	Cerro Coso College, Eastern Sierra College Center	10	Unknown	17	Unknown
Lake Tahoe CCD	Lake Tahoe Community College	66	0	15	0
Lassen CCD	Lassen Community College	35	0	12	0
Napa Valley CCD	Napa Valley College	0	0	0	0
Redwoods CCD	College of the Redwoods	47	1	0	0
Shasta-Tehama-Trinity Joint CCD	Shasta College	52	0	58	0
Sierra Joint CCD	Sierra College	154	1	36	0
Siskiyou Joint CCD	College of the Siskiyous	0	0	25	0
Sonoma County CCD	Santa Rosa Junior College	70	1	164	0
State Center CCD	Reedley College	4	Unknown	37	Unknown
West Hills CCD	Coalinga College	0	0	13	0
West Kern CCD	Taft College	3	0	19	0
Yosemite CCD	Columbia College	10	Unknown	0	0
Total Number of Students		558	8	438	3

More than 80% of the California Community Colleges that currently offer housing also have students on waiting lists. Sierra College currently has the longest waiting list with 154 students. In addition to Sierra College, four other colleges have waiting lists for fifty or more students. These colleges include Santa Rosa Junior College, Lake Tahoe Community College, Shasta College, and Imperial Valley College. Of the community colleges with waiting lists, there are five colleges with at least one veteran on their waiting list: Orange Coast College, Sierra College, Santa Rosa Junior College, Imperial Valley College, and College of the Redwoods. 75% of the colleges with waiting lists report that students voluntarily remove themselves from these lists. Santa Rosa Junior College, Shasta College, Reedley College, Sierra College, Imperial Valley College, and College of the Siskiyous have each had twenty-five or more students remove themselves from waiting lists.

## THE NUMBER OF STUDENTS REQUESTING STUDENT HOUSING

**Table 4: Number of Students Requesting Campus-Owned, Campus-Operated, or Campus-Affiliated Student Housing**

District	Campus	Number of Students Requesting Housing	Veterans Requesting Housing
Coast CCD	Coast Community College	800	4
Feather River CCD	Feather River College	315	1
Imperial CCD	Imperial Valley College	62	2
Kern CCD	Cerro Coso College, Eastern Sierra College Center	Unknown	Unknown
Lake Tahoe CCD	Lake Tahoe Community College	83	0
Lassen CCD	Lassen Community College	145	0
Napa Valley CCD	Napa Valley College	213	0
Redwoods CCD	College of the Redwoods	273	10
Shasta-Tehama-Trinity Joint CCD	Shasta College	231	19 <sup>10</sup>
Sierra Joint CCD	Sierra College	301	2
Siskiyou Joint CCD	College of the Siskiyous	180	1
Sonoma County CCD	Santa Rosa Junior College	589	5
State Center CCD	Reedley College	190	Unknown
West Hills CCD	Coalinga College	167	0
West Kern CCD	Taft College	149	0
Yosemite	Columbia College	180	1
<b>Total Number of Beds</b>		<b>3,878</b>	<b>45</b>

More than 3,800 community college students seek housing at the 16 colleges offering student accommodation. Orange Coast College has the most students requesting student housing, with 800 students. There are currently 10 other colleges that have 150 or more students requesting student housing: Santa Rosa Junior College, Feather River College, Sierra College, College of the Redwoods, Shasta College, Napa Valley College, Reedley College, College of the Siskiyous, Columbia College, and Coalinga College. There are 45 students who identify as veterans requesting housing across the following nine colleges: Shasta College, College of the Redwoods, Santa Rosa Junior College, Orange Coast College, Sierra College, Imperial Valley College, Feather River College, College of the Siskiyous, and Columbia College.

<sup>10</sup> Includes veterans and dependents, either child or spouse of a veteran.

## THE NUMBER OF STUDENTS REQUIRING HOUSING

**Table 5: Number of Incoming Freshmen, Transfer Students, and International Students Requiring Campus-Owned, Campus-Operated, or Campus-Affiliated Student Housing**

District	Campus	Number of Students Requiring Housing	Veterans Requiring Housing
Coast CCD	Coast Community College	0	0
Feather River CCD	Feather River College	250	0
Imperial CCD	Imperial Valley College	39	0
Kern CCD	Cerro Coso College, Eastern Sierra College Center	Unknown	Unknown
Lake Tahoe CCD	Lake Tahoe Community College	83	0
Lassen CCD	Lassen Community College	80	0
Napa Valley CCD	Napa Valley College	106	0
Redwoods CCD	College of the Redwoods	195	6
Shasta-Tehama-Trinity Joint CCD	Shasta College	196	19
Sierra Joint CCD	Sierra College	0	0
Siskiyou Joint CCD	College of the Siskiyous	175	1
Sonoma County CCD	Santa Rosa Junior College	212	4
State Center CCD	Reedley College	80	Unknown
West Hills CCD	Coalinga College	97	0
West Kern CCD	Taft College	111	0
Yosemite	Columbia College	Unknown	1
<b>Total Number of Beds</b>		<b>1,624</b>	<b>31</b>

The number of incoming first-year students, transfer students, and international students requiring student housing is currently 1,624 students. There are 31 students identified as veterans who require housing. There are seven colleges with more than 100 incoming students that require student housing. The greatest number of students is 250 at Feather River College. Shasta College has the most veteran-identifying students who need housing, with 19 students. There are four more colleges with one or more veteran-identifying students requiring housing: College of the Redwoods, Santa Rosa Junior College, Columbia College, and College of the Siskiyous.



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