



2026 REPORT

Student Housing

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



California
Community
Colleges

SONYA CHRISTIAN
Chancellor

August 14, 2026

Secretary of the Senate
Erika Contreras
State Capitol, Room 307
Sacramento, CA 95814

RE: 2026 Annual Reports: California Community Colleges Student Housing

Dear Secretary Contreras,

Pursuant to California Education Code sections 17201(i)(1)(B), 17201(i)(1)(C), and 66014.6(c)(1), the California Community Colleges Chancellor's Office is pleased to release the 2026 Annual Reports: California community colleges Student Housing.

These reports provide the following information:

- 2026 Annual Progress on California Community Colleges Affordable Student Housing
- 2026 Annual Report on California Community Colleges Housing Stock

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

Sincerely,

A handwritten signature in black ink that reads "Sonya Christian". The signature is fluid and cursive.

Sonya Christian, Chancellor

Enclosure: Report

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

2026 ANNUAL REPORT: CALIFORNIA COMMUNITY COLLEGES STUDENT HOUSING

Prepared By

California Community Colleges Chancellor's Office

College Finance and Facilities Planning Division

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OVERVIEW

This report presents the California Community Colleges Chancellor's Office annual update to the legislature for the 2024-25 fiscal year on the status of projects supported by the Higher Education Student Housing Grant Program, referred to throughout this report as the Affordable Student Housing Program. It provides detailed information on colleges and community college districts with affordable student housing projects that are currently under development, as well as operational updates for projects during their first five years following completion. In addition, this report provides a comprehensive inventory of student housing across all California community colleges that currently operate student housing facilities.

REPORT STRUCTURE

The report is organized into the following three sections:

SECTION I – Affordable Student Housing Projects In-Progress

This section of the report provides annual progress updates for housing projects approved by the state through the California Community Colleges Affordable Student Housing Program. The report focuses on the following aspects of 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.

SECTION II – Completed Affordable Student Housing Projects

Pursuant to California Education Code Section 17201(i)(1)(C), this section of the report provides details below for the completed affordable student housing projects at Santa Rosa Junior College, Napa Valley College, Lake Tahoe Community College, and Riverside City College; all of which have completed construction and are currently housing students. The contents of this section will cover varying stages over the first five years of operation pertaining to each of the following areas:

- 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

SECTION III – Housing Stock Report

Pursuant to California Education Code section 66014.6, this section of the report provides details about the current housing stock within California community colleges. In accordance with 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.

SECTION I – AFFORDABLE STUDENT HOUSING PROJECTS IN-PROGRESS

ANNUAL PROGRESS REPORT ON CALIFORNIA COMMUNITY COLLEGES AFFORDABLE STUDENT HOUSING: APPROVAL THROUGH COMPLETION

This section provides annual status information for all projects funded through the California Community Colleges Affordable Student Housing Program that were active during the 2024-25 reporting period. This includes projects that remained under development, as well as the Lake Tahoe Community College project and the Riverside City College and University of California intersegmental project, both of which were under construction during the reporting period and reached completion in late 2025.

Currently Active Projects

For purposes of this report, colleges are categorized based on whether they received funding through the 2022-23 or 2023-24 California budget. Differences between these funding groups may reflect changes in the funding source and program requirements, and project status should be interpreted within the context of the applicable funding framework.

State-Approved: 2022-23 California Budget	State-Approved: 2023-24 California Budget
Compton College	Merced College (in partnership with UC Merced)
Imperial Valley Community College (in partnership with CSU San Diego)	Riverside City College (in partnership with UC Riverside)
Bakersfield College	Cabrillo College (in partnership with UC Santa Cruz)
Lake Tahoe Community College	Cerritos College
Cosumnes River College	College of the Redwoods
Napa Valley College	College of San Mateo
Sierra College	-
College of the Siskiyous	-
Santa Rosa Junior College	-
Fresno City College	-
Ventura College	-

Projects that have Withdrawn from the Affordable Student Housing Program

During this reporting cycle, the California Community Colleges Chancellor’s Office (Chancellor’s Office) processed one project withdrawal. The San Diego Community College District formally withdrew in February 2026 after deciding to pursue local funding for its student housing project following voter approval of a large local General Obligation bond. The district completed all required withdrawal procedures, including local Board of Trustees action and legislative notification. This follows the earlier withdrawal of the College of the Canyons project by Santa Clarita Community College District in October 2024, which was driven by a significant leadership transition at the college, rising construction costs, projected operating deficits under the program’s affordability requirements, and concerns with the revised state financing structure. Information about these projects has not been included in the report.

Project Costs and Funding Sources

The affordable student housing projects approved in the 2022-23 and 2023-2024 California budget continue to face cost increases. Inflation has posed challenges to the construction process, fluctuating costs for materials, labor, and ongoing supply chain disruptions have added additional financial impacts. Furthermore, the shift in the program's funding source from California General Fund to a Statewide Lease-Revenue Bond has impacted both planning and construction schedules.

Each college and community college 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 15 colleges and community college districts that reported on their student housing projects, nine have secured additional external funding or increased investment from local sources to offset cost increases and sustain their affordable student housing projects.

Table 1: Project Costs and Funding Sources

Approved Project	CA Budget Approval	Appropriation Amount	Intersegmental Partner Investment	Local Investment in Application	2026 Annual Report: Funding by Local Investment	2026 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 Siskiyous	2022-23	\$32,613,000	N/A	\$ -	\$ -	\$32,613,000
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	\$ -	Locally General Fund – \$17,160,000 Identifying Funding – \$6,782,000 Total: 23,942,000	\$58,022,000
Imperial Valley College/CSU San Diego	2022-23	\$4,554,000	SDSU Higher Education Student Housing Grant - \$4,554,000	\$ -	SDSU Housing Reserves – \$2,950,000 SDSU State Grant _ \$2,500,000 IVC COVID-19 Block Grant – \$2,470,000 Total: \$7,920,000	\$17,028,000

Approved Project	CA Budget Approval	Appropriation Amount	Intersegmental Partner Investment	Local Investment in Application	2026 Annual Report: Funding by Local Investment	2026 Annual Report: Project Cost
Lake Tahoe Community College	2022-23	\$39,369,000	N/A	\$ -	Local Measure F Bond – \$812,000 Fund 11, Local Contribution - \$260,000 Private Donations – \$330,000 Total: \$1,402,000	\$40,771,000
Sierra College	2022-23	\$80,497,000	N/A	\$ -	Local General Fund –\$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 Local Reserves – \$6,400,000 Identifying Funding – \$5,677,000 Total: \$15,077,000	\$78,000,000
Cabrillo College/UC Santa Cruz	2023-24	\$87,487,000	UC Santa Cruz State Grant, General Fund - \$25,026,000	\$ -	CMFA Bonds – \$66,194,000	\$178,707,000
Cerritos College	2023-24	\$67,995,000	N/A	\$12,000,000	Local General Fund –\$12,000,000 Identifying local funding – \$9,805,000 Total: \$21,805,000	\$89,800,000
College of San Mateo	2023-24	\$55,854,000	N/A	\$9,953,000	Local General Fund – \$18,425,000 Identifying funding \$11,114,000 – Total: \$29,539,000	\$85,393,000
College of the Redwoods	2023-24	\$28,415,000	N/A	\$24,869,000	Local General Obligation Bond - \$58,285,000	\$86,700,000
Merced College/ UC Merced	2023-24	\$50,000,000	UC Merced Higher Education Student Housing Grant –\$57,993,000	\$ -	Local General Fund 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
Total	-	\$803,565,000	\$324,537,000	\$49,781,000	\$254,845,000	1,382,983,000

College of the Siskiyous

The College of the Siskiyous project experienced a reduction in overall funding needs following the implementation of value engineering strategies. These efforts enabled the project to align with the original SB 169 (2021) grant allocation, eliminating the need for additional state support and demonstrating effective cost containment.

Fresno City College

Fresno City College revised its total project cost estimate from \$70 million in the prior report to \$58 million in the current year. As part of ongoing efforts to align the project with available funding, the district reduced the planned bed count from 350 to 320 and has sought additional state assistance to address remaining funding needs while maintaining the project's financial viability.

Lake Tahoe Community College

Lake Tahoe Community College completed its project slightly over budget. They initially budgeted for up to 10% in construction change orders but ultimately incurred only 8.2%. Lower-than-anticipated expenditures in design, inspection, and contingency categories also contributed to the project's final cost coming in near their initial budget.

Sierra College

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 planned 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.

Ventura College

Ventura College's project costs remain in flux due to ongoing approvals with the California Department of General Services' Division of the State Architect and broader economic uncertainty. Current cost projections are based on estimates prepared in fall 2025; however, changes in market conditions may affect forthcoming construction bids. The district has temporarily allocated local reserve funds to maintain project momentum while seeking additional state assistance to address anticipated funding needs.

Cerritos College

Cerritos College significantly redesigned its project to achieve cost efficiencies. The redesign reduced the overall gross square footage by approximately 27%, from 135,079 square feet to approximately 99,100 square feet. Additional modifications included a reduction in bathroom facilities, decreasing from 220 to approximately 104, and the transition to shared kitchens on each floor in lieu of individual in-unit kitchens. These design adjustments contributed to a more streamlined and cost-effective project scope.

College of the Redwoods

College of the Redwoods project is supported through a combination of state and local funding sources, including \$28,415,000 from the State grant and \$58,285,000 from the Measure I General Obligation Bond. This blended funding structure reflects significant local investment alongside state participation.

Number of Beds for Income-Qualifying Students

Among the 15 projects, nine reported no change in bed count for income-qualifying students. Six colleges reported reductions in bed count as project scopes and cost estimates evolved during the planning and development process.

Table 2: Number of Beds for Income-qualifying Students

Approved Project	Year of State Approval	Projected Number of Beds in Application	2026 Annual Report: Number of Beds
Bakersfield College	2022-23	154	138
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	320
Imperial Valley College/CSU San Diego	2022-23	51	40
Lake Tahoe Community College	2022-23	100	100
Sierra College	2022-23	344	344
Ventura College	2022-23	300	290
Cabrillo College/UC Santa Cruz	2023-24	376	376
Cerritos College	2023-24	396	336
College of San Mateo	2023-24	310	310
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
Total	-	3,728	3,510

Bakersfield College

Bakersfield College modified its project scope in response to reduced funding availability and broader budget constraints. Specifically, the district removed the planned fifth floor from the project, resulting in a scaled-down design intended to align with available financial resources while maintaining core project objectives.

Fresno City College

Fresno City College has proposed a reduction in total bed count from 350 to 320 as part of ongoing efforts to bring the project within an affordable budget. This adjustment reflects a

series of cost-containment strategies that the district has considered over time, including reducing overall capacity while maintaining consistency in unit types compared to peer institutions. The reduction in beds is a targeted approach to lowering construction and operational costs while preserving the viability of the project.

Ventura College

Ventura College previously reported a total of 290 beds based on a program mix that includes single, double, and triple occupancy units. The district notes that the total bed count could increase to 326 if all units were configured for triple occupancy. This range reflects flexibility in unit configuration, allowing the district to balance capacity needs with affordability considerations as the project progresses.

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, with very few changes. 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). Colleges have set rates in accordance with California Education Code provisions 17201 (f)(2)(A), ensuring compliance with the AMI rental computation.

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	2026 Annual Report: Income-qualifying Rent Single Unit	2026 Annual Report: Income-qualifying Rent Double Unit
Bakersfield College	2022-23	\$619	N/A	\$619	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-bedroom Double: \$250/person Triple: \$225/person	\$700	\$550
Imperial Valley College/CSU San Diego	2022-23	\$618	N/A	To be finalized	To be finalized

Approved Project	Year of State Approval	Projected Income-qualifying Rent Single Unit in Application	Projected Income-qualifying Rent Double Unit in Application	2026 Annual Report: Income-qualifying Rent Single Unit	2026 Annual Report: Income-qualifying Rent Double Unit
Lake Tahoe Community College	2022-23	\$795	\$500	\$795	\$500
Sierra College	2022-23	N/A	\$425	\$550	\$550
Ventura College	2022-23	N/A	2bd/2ba ¹ /2 person: \$864 4bd/2ba/4 person: \$494 2bd/2ba/4 person: \$309	Maximum Charge \$1,099 per bed	Double: \$989 Triple: \$879
Cabrillo College/UC Santa Cruz	2023-24	\$911-921	\$827	\$1,046/bed	\$1,046/bed
Cerritos College	2023-24	\$717	\$717	\$717	N/A
College of San Mateo	2023-24	Single semi-suite 2bd/2ba \$775	Double 2bd/1ba: \$475 Double 2bd/2ba: \$575 Apartment 4bd/2ba: \$700	\$920	Double 4bd/2ba: \$475
College of the Redwoods	2023-24	N/A - for RAs only	\$630	\$822	\$739
Merced College/UC Merced	2023-24	\$703	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	\$850	\$750

Riverside City College and Ventura College

In the prior year report, Riverside City College and Ventura College were finalizing their income qualifying rates and have since landed in ranges that validate their counties single occupancy unit measure rental limits.

Imperial Valley College

While making amendments to their plans, Imperial Valley College needed to adjust their Rents for Income Qualifying Student Beds from the prior year. Imperial Valley College presented the Chancellor's Office with new projections (still within regional AMI computation limits) and confirmed these new rates are in the process of being finalized based on the 2025 published AMI information and projected 2026 AMI information. The projected fall 2026 housing rate will be \$8,021 (per 11.5 months). They are waiting for the 2026 HUD rates for Imperial County to be published and will update accordingly when that information becomes available.

1 The abbreviations 'bd' and 'ba' refer to the terms 'bed' and 'bath,' respectively.

Standard Rent Beds

Alternatively, some colleges offer standard market rate rental options or affiliations for their students. Some colleges have reported this year that may not be reporting in the upcoming year(s) as they intend to transition to fully affordable rates in the 2026-27 academic year.

Table 4: 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	2026 Annual Report: Number of Standard Rent Beds & Associated Rent
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	60 Beds/Rate to be determined
College of the Redwoods	2023-24	34 at \$1,400/bed	61 at \$1,478/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

Three projects reported notable changes related to standard rent beds. The Cabrillo College intersegmental project with the University of California, Santa Cruz will provide 376 beds, including 248 standard rent beds with an average monthly rent of \$1,046 per bed. Based on the current project design, Cerritos College is planning to add 60 standard rent beds that were not included in its original application, with rental rates still under development. College of the Redwoods also significantly increased its projected standard rent inventory and now anticipates providing 61 standard rent beds at a monthly rent of \$1,478 per student.

Building Square Footage

As noted earlier in this report, several colleges adjusted their building square footage to address rising construction and inflationary costs. Compared to their original applications, four colleges increased building square footage, seven reduced square footage, and five reported either no change or established final square footage that had not previously been identified.

Table 5: Building Square Footage

Approved Project	Year of State Approval	Projected Square Footage in Application	2026 Annual Report: Square Footage
Bakersfield College	2022-23	98,000 sq. ft.	94,354.68 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	83,112 sq. ft.
Imperial Valley College/CSU San Diego	2022-23	N/A	11,438 sq. ft.

Approved Project	Year of State Approval	Projected Square Footage in Application	2026 Annual Report: Square Footage
Lake Tahoe Community College	2022-23	35,000 sq. ft.	32,002 sq. ft.
Sierra College	2022-23	131,500 sq. ft.	122,779 sq. ft.
Ventura College	2022-23	N/A	65,926 sq. ft.
Cabrillo College/UC Santa Cruz	2023-24	261,474 sq. ft.	257,000 sq. ft.
Cerritos College	2023-24	131,834 sq. ft.	99,151 sq. ft.
College of San Mateo	2023-24	81,015 sq. ft.	88,089 sq. ft.
College of the Redwoods	2023-24	63,312 sq. ft.	77,706 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.

Reducing Scope

Bakersfield College, College of the Siskiyous, Cosumnes River College, Lake Tahoe Community College, Sierra College, Cabrillo, and Cerritos College have cited shared challenges resulting in scope reduction: budget constraints and a need to engage in value engineering. A few have added or expanded communal kitchen spaces, reduced rooms from being apartment or studio style to adopt a more “traditional dorm style” space configuration.

Increasing Scope

Compton College, College of San Mateo, College of the Redwoods, and Merced College have all increased the size of their projects to incorporate larger communal spaces, areas for resources like basic needs, adequate space for beds, and to meet building code compliance.

Project Timelines

Considerable progress is being made as more colleges and community college districts move forward with their housing projects. The following table includes projects that are actively under construction, are scheduled to begin construction, or have completed their project.

Table 6: Project Timelines

Approved Project	Application Construction Begins	Application Construction Complete	2026 Annual Report: Project Timeline
Bakersfield College	December 2022	December 2024	Start of Construction – July 2024 Estimated Project Completion – January 2027
College of the Siskiyous	December 2022	August 2023	Start of Construction – September 2025 Estimated Project Completion – December 2027

Approved Project	Application Construction Begins	Application Construction Complete	2026 Annual Report: Project Timeline
Compton College	May 2023	November 2024	Start of Construction – December 2024 Estimated Project Completion – May 2027
Cosumnes River College	December 2022	Fall 2024	Estimated Start of Construction – Spring 2028 Estimated Project Completion – Summer 2029
Fresno City College	N/A	N/A	Estimated Start of Construction – Fall 2027 Estimated Project Completion – Spring 2030
Imperial Valley College/ CSU San Diego*	January 2024	August 2025	Start of Construction – December 2024 Estimated Project Completion – July 2026
Lake Tahoe Community College	November 2022	December 2024	Start of Construction – August 2023 Project Completion – August 2025
Sierra College	N/A	N/A	Start of Construction – February 2023 Project Completion – December 2025
Ventura College	March 2023	2024	Estimated Start of Construction – July 2026 Estimated Project Completion – October 2027
Cabrillo College/UC Santa Cruz	September 2024	September 2026	Start of Construction – September 2025 Estimated Project Completion – July 2027
Cerritos College	March 2024	June 2026	Estimated Start of Construction – November 2026 Estimated Project Completion – TBD
College of San Mateo	May 2024	October 15, 2026	Start of Construction – April 2026 Estimated Project Completion – March 2028
College of the Redwoods	December 2023	July 2025	Estimated Start of Construction – November 2026 Estimated Project Completion – August 2028
Merced College/UC Merced	June 2024	June 2026	Start of Construction – May 2025 Estimated Project Completion – November 2026
Riverside City College/ UC Riverside	Summer 2024	May 2026	Start of Construction – November 2023 Project Completion – August 2025

Several projects have experienced schedule impacts due to funding and approval-related challenges. Cosumnes River College has experienced delays and has sought state assistance needed for the project to proceed. Although the College of San Mateo project was originally

on schedule, delays resulted from the need to coordinate Statewide Lease Revenue Bond interim financing before construction could begin. At College of the Redwoods, project timelines were delayed due to California Department of General Services' Division of the State Architect review requirements, which included adjustments to their planned dining facility. Conversely, Riverside City College and University of California, Riverside's, intersegmental project was complete nearly a year ahead schedule.

SECTION II – COMPLETED AFFORDABLE STUDENT HOUSING PROJECTS

ANNUAL PROGRESS REPORT ON CALIFORNIA COMMUNITY COLLEGES AFFORDABLE STUDENT HOUSING: FIRST FIVE YEARS OF OPERATION

This section provides annual operational information for the four completed Affordable Student Housing projects. The projects include Napa Valley College, Santa Rosa Junior College, Lake Tahoe Community College, and the Riverside City College and University of California intersegmental project, which reached completion in late 2025. The information provided below documents each project's performance during the first five years of operation.

Santa Rosa Junior College – Third-Year Performance

The Santa Rosa Junior College Affordable Student Housing program continues to show reliable performance in its third year, providing 70 affordable beds alongside 292 market-rate beds. Affordable rental rates range from \$820 to \$1,077, while market-rate units offer a broader spectrum of price points depending on unit type, reflecting a diversified housing portfolio. The program demonstrates strong financial performance, with annual revenues of \$4.9 million exceeding operating costs of \$1.7 million, indicating a sustainable and revenue-positive status. Occupancy levels for market-rate units remain strong during peak terms at 97%, though seasonal fluctuations are evident, particularly in summer months. Overall, the project reflects a high-performing housing program, balancing financial sustainability, demand, and affordability, with minor seasonal variability.

Napa Valley College – Second-Year Performance

Napa Valley College's Affordable Student Housing project demonstrates continued progress in its second year, delivering 135 affordable beds alongside 453 market-rate beds within a mixed-income model. The program maintains accessible pricing for affordable units at approximately \$515 per bed per month, inclusive of utilities and furnishings, while offering a range of market-rate options across residence halls, flexible units, and apartments. Financially, the project shows positive operating performance, with annual revenues of \$3.9 million, which exceeds operating costs of \$3.38 million. This indicates a sustainable model. However, overall occupancy of market-rate units is approximately 55%, suggesting opportunities to improve leasing performance and demand alignment. Napa Valley College has developed, and is currently implementing, a strategic plan to increase occupancy over

the next year.

Riverside City College / UC Riverside – First Year Performance

The Riverside City College housing report highlights a significant imbalance between student demand and available housing supply, with only 28 on-campus beds available and no reported off-campus inventory. Demand for housing exceeds capacity, as evidenced by a waiting list of 279 students, indicating critical unmet need for student housing. While comprehensive data on total housing requests is unavailable, the existing waitlist and limited supply clearly demonstrate strong demand pressures and insufficient housing availability. Overall, the data suggests an urgent need for expanded housing development or partnerships to better serve the student population and reduce reliance on waitlisting. With the housing facility having recently opened, Riverside Community College District does not yet have data to address the remaining elements of this portion of the report.

Lake Tahoe Community College – First-Year Performance

Lake Tahoe Community College's Affordable Student Housing project demonstrates a strong and stable first year of operations, successfully delivering on its mission to provide accessible housing for income-qualifying students while maintaining financial balance and high utilization. The project includes 100 beds, all designated for income-qualified students, with no market-rate units. Rental rates are set at \$500 per month for double occupancy and \$795 for single occupancy units. The housing achieved a 94% occupancy rate, closely aligning with the 97% occupancy rate observed in off-campus housing markets.

From a financial perspective, the project is operating at a break-even level, with annual operating revenues of \$572,000 and annual operating costs of \$572,000, including maintenance and reserve contributions. This indicates that the project is generating sufficient revenue to support day-to-day operations while maintaining funding for future maintenance and capital needs.

SECTION III – CALIFORNIA COMMUNITY COLLEGES HOUSING STOCK

ANNUAL REPORT ON CALIFORNIA COMMUNITY COLLEGES HOUSING STOCK

This section of the report provides information on all California Community Colleges that currently operate student housing, including both state-funded and locally funded housing projects. The report includes data from the eighteen colleges that currently operate student housing, including the Lake Tahoe Community College project and the Riverside City College and University of California intersegmental project, both of which were completed in 2025. The information presented is based on data self-reported by the colleges.

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. However, due to this being a new requirement, not all colleges were able to provide data for veterans, as they are actively adjusting to meet this requirement. Over the coming years, the California Community Colleges Chancellor’s Office expects full reporting for this section of the report.

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	9,691	412
Feather River CCD	Feather River College	1,785	5
Foothill De Anza CCD	District-wide: Foot Hill College and De Anza College	25,984	224
Imperial CCD	Imperial Valley College	12,500	170
Kern CCD	Cerro Coso College, Eastern Sierra College Center ²	9,512	223
Lake Tahoe CCD	Lake Tahoe Community College	5,273	66
Lassen CCD	Lassen Community College	2,182	123
Napa Valley CCD	Napa Valley College	8,031	47
Redwoods CCD	College of the Redwoods	5,542	83
Riverside CCD/ UC Riverside	Riverside CCD	33,138	28
Shasta-Tehama-Trinity Joint CCD	Shasta College	8,640	263
Sierra Joint CCD	Sierra College	20,790	432
Siskiyou Joint CCD	College of the Siskiyous	2,703	75

² 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.

District	Campus	Students Enrolled at College/ Parent College	Enrolled Veterans
Sonoma County CCD	Santa Rosa Junior College	24,090	682
State Center CCD	Reedley College	10,664	121
West Hills CCD	Coalinga College	3,197	11
West Kern CCD	Taft College	3,405	32
Yosemite CCD	Columbia College	3,260	53
Total Number of Students	-	190,387	3,050

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	808
Feather River CCD	Feather River College	225
Foothill De Anza CCD	District-wide: Foot Hill College and De Anza College	332
Imperial CCD	Imperial Valley College	25
Kern CCD	Cerro Coso College, Eastern Sierra College Center	29
Lake Tahoe CCD	Lake Tahoe Community College	131
Lassen CCD	Lassen Community College	116
Napa Valley CCD	Napa Valley College	588
Redwoods CCD	College of the Redwoods	161
Riverside CCD/UC Riverside	Riverside CCD	326
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	154
Yosemite CCD	Columbia College	192
Total Number of Beds		4,147

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	133	Unknown	546	Unknown
Feather River CCD	Feather River College	203	0	4	0
Foothill De Anza CCD	District-wide: Foot Hill College and De Anza College	18	Unknown	77	Unknown
Imperial CCD	Imperial Valley College	47	Unknown	77	Unknown
Kern CCD	Cerro Coso College, Eastern Sierra College Center	9	Unknown	5	0
Lake Tahoe CCD	Lake Tahoe Community College	49	0	47	0
Lassen CCD	Lassen Community College	18	0	18	0
Napa Valley CCD	Napa Valley College	0	0	0	0
Redwoods CCD	College of the Redwoods	101	Unknown	52	Unknown
Riverside CCD/UC Riverside	Riverside CCD	279	Unknown	3	Unknown
Shasta-Tehama-Trinity Joint CCD	Shasta College	14	0	145	2
Sierra Joint CCD	Sierra College	198	0	145	2
Siskiyou Joint CCD	College of the Siskiyous	0	0	0	0
Sonoma County CCD	Santa Rosa Junior College	0	Unknown	16	0
State Center CCD	Reedley College	40	2	40	2
West Hills CCD	Coalinga College	0	0	13	0
West Kern CCD	Taft College	70	0	3	0
Yosemite CCD	Columbia College	10	Unknown	0	0
Total Number of Students		1,189	2	1,191	6

THE NUMBER OF STUDENTS REQUESTING STUDENT HOUSING

Table 4: Number of Incoming Freshmen, Transfer Students, and International Students Requesting Campus-Owned, Campus-Operated, or Campus-Affiliated Student Housing

District	Campus	Number of Students Requiring Housing	Veterans Requiring Housing
Coast CCD	Coast Community College	1,237	Unknown
Feather River CCD	Feather River College	460	0
Foothill De Anza CCD	District-wide: Foot Hill College and De Anza College	413	Unknown
Imperial CCD	Imperial Valley College	84	Unknown
Kern CCD	Cerro Coso College, Eastern Sierra College Center	38	Unknown
Lake Tahoe CCD	Lake Tahoe Community College	227	0
Lassen CCD	Lassen Community College	141	0
Napa Valley CCD	Napa Valley College	229	Unknown
Redwoods CCD	College of the Redwoods	253	Unknown
Riverside CCD/UC Riverside	Riverside CCD	Unknown	Unknown
Shasta-Tehama-Trinity Joint CCD	Shasta College	281	2
Sierra Joint CCD	Sierra College	387	0
Siskiyou Joint CCD	College of the Siskiyous	180	Unknown
Sonoma County CCD	Santa Rosa Junior College	373	5
State Center CCD	Reedley College	267	3
West Hills CCD	Coalinga College	150	Unknown
West Kern CCD	Taft College	237	0
Yosemite	Columbia College	160	1
Total Number of Beds	-	5,117	11

Front cover photo:
Sierra College

Photo at right:
Santa Rosa Junior College

Back cover photo:
Building for Tomorrow Meeting



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