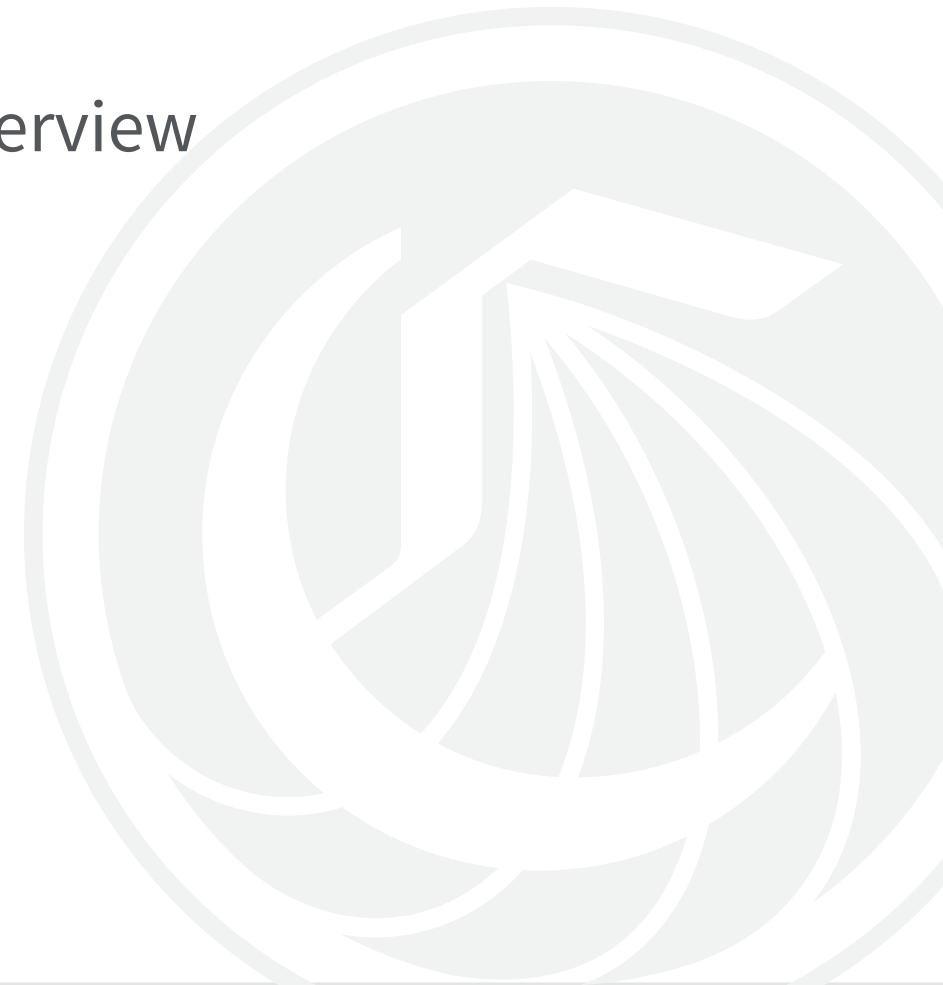


California Community College Chancellor's Office

# **Community College Affordable Student Housing**

# Agenda

- Higher Education Student Housing Grant – Overview
- Application Overview
- Affordability Criteria
- Overview of FAQs

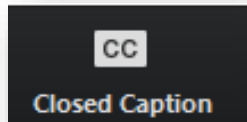


# Housekeeping Announcements

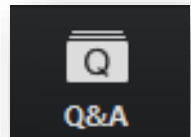


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Read live captions.



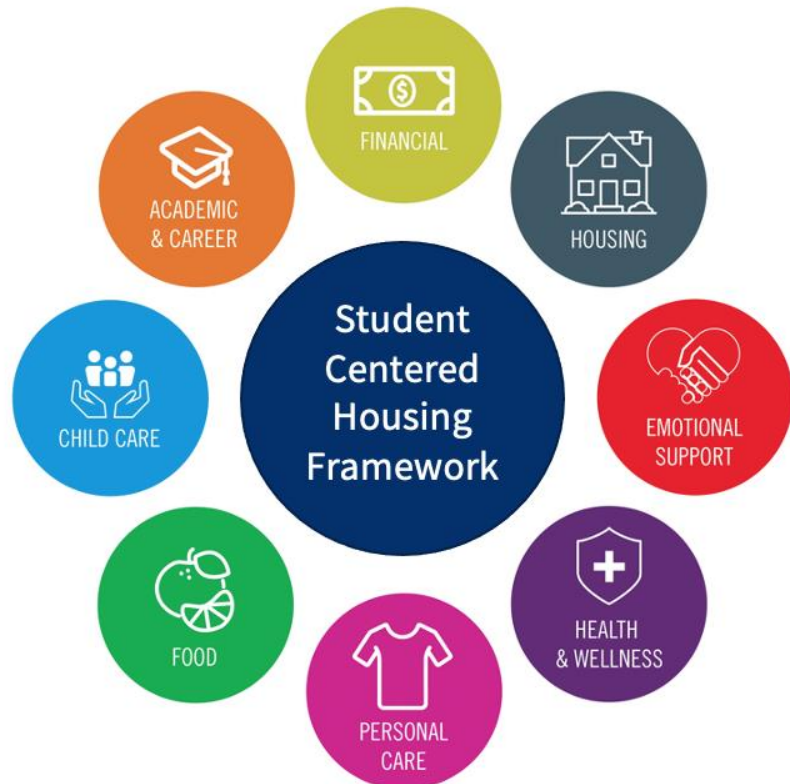
Enter questions for the presenters, and read their responses.



# **Community College Affordable Student Housing**

# Historic Opportunity to Address a Critical Basic Need

- \$2 billion state investment in affordable student housing
- \$1 billion dedicated to California Community Colleges
- Aligns with efforts to advance an Equitable Student Recovery



An aerial photograph of a modern university campus. The image shows several multi-story buildings with large windows and brick accents. A central courtyard with green lawns and trees is visible, with people walking on the paths. The sky is overcast.

# Higher Education Student Housing Grant Program Overview

- SB 169 establishes the Higher Education Student Housing Grant Program.
- The Higher Education Student Housing Grant Program aims to provide affordable, low-cost housing options for public postsecondary students in California.

# Higher Education Student Housing Grant Program Overview

- **The Higher Education Student Housing Grant Program will receive \$2 billion**
  - \$500 million in FY 21/22
  - \$750 million in FY 22/23
  - \$750 million in FY 23/24.
- **Segment Allocations:**
  - 50% of funds will go to California Community College Districts (CCDs).
  - 30% of funds will go to California State University (CSU) system.
  - 20% of funds will go to University of California (UC) system.
- \$25 million towards planning grants

# Higher Education Student Housing Grant Program Overview

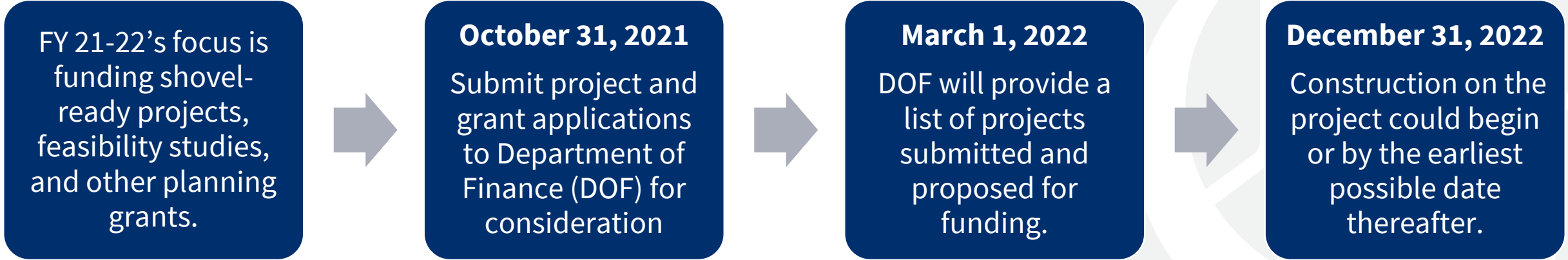
- 100 percent State funded
- This program provides one-time grants for:
  - Construction of student housing
  - Acquiring and renovating commercial properties into student housing
- Projects with local contributions will be considered
  - Components must be described in the proposal
  - Clearly differentiated from the grant-funded portion



# Higher Education Student Housing Grant Program Overview

- CCDs may use public-private partnerships (P3) for constructing, operating, and maintaining affordable, low-cost housing facilities
- Joint proposals and intersegmental partnerships are encouraged
  - Projects that support transfer pathways between community colleges and public four-years
- Operational costs for ancillary services will not be funded with grants
- Will fund space for ancillary, co-located services
  - Dining, academic and support services spaces, basic needs centers, student health services

# Important Deadlines (FY 2021/22)



# Other Important Details

- Submit any proposal for Student Housing Grants and Planning Grants that meet program eligibility criteria
- DOF will establish additional proposal deadlines
- Initial estimated to be available sometime between March and July of 2022 (subject to change)
- Any proposals submitted by initial deadline and not funded will be considered in subsequent proposal filing rounds without the need to resubmit

# Grant Eligibility – Low-Income

CCDs must provide a commitment to first offer housing to low-income students.

*Low-income* means students that are eligible for:

- Pell Grant financial aid
- Cal Grant financial aid
- Exemption from paying nonresident tuition, student meets CA Dream Act income criteria
- California Community College (CCC) fee waiver

# Grant Eligibility – Student Enrollment

- CCDs must require a minimum average of 12 degree-applicable units per semester term, or the quarterly equivalent, to facilitate timely degree completion.
- A student may receive a temporarily exemption from this requirement if they can demonstrate exceptional circumstances necessitating a reduced unit load, such as an illness or injury.
- Eligible students renting housing shall be permitted to live in the facilities for the full academic so long as the student remains enrolled in the applicable campus, but renewal of the housing agreement would require them to meet the unit requirements.





# Grant Application

# Application - COBCP

<b>Fiscal Year</b> Click or tap here to enter text.	<b>Business Unit</b> Click or tap here to enter text.	<b>Department</b> Click or tap here to enter text.	<b>Priority No.</b> Click or tap here to enter text.
<b>Budget Request Name</b> Click or tap here to enter text.		<b>Capital Outlay Program ID</b> Click or tap here to enter text.	<b>Capital Outlay Project ID</b> Click or tap here to enter text.
<b>Project Title</b> Click or tap here to enter text.			
<b>Project Status and Type</b> Status: <input type="checkbox"/> New <input type="checkbox"/> Continuing      Type: <input type="checkbox"/> Major <input type="checkbox"/> Minor			
<b>Project Category (Select one)</b>			
<input type="checkbox"/> CRI {Critical Infrastructure}	<input type="checkbox"/> WSD- {Workload Space Deficiencies}	<input type="checkbox"/> ECP- {Enrollment Caseload Population}	<input type="checkbox"/> SM- {Seismic}
<input type="checkbox"/> FLS- {Fire Life Safety}	<input type="checkbox"/> FM- {Facility Modernization}	<input type="checkbox"/> PAR- {Public Access Recreation}	<input type="checkbox"/> RC- {Resource Conservation}
<b>Total Request (in thousands)</b> \$ Click or tap here to enter text.	<b>Phase(s) to be Funded</b> Click or tap here to enter text.	<b>Total Project Cost (in thousands)</b> \$ Click or tap here to enter text.	
<b>Budget Request Summary</b>			

## Higher Education Student Housing Grant Program Supplemental Application

# Supplemental Application

### 1. Project requirements in accordance with Education Code Section 17201:

A. Construction on the project could begin by December 31, 2022:

Yes  No

If no, please describe the anticipated date when construction on the project could begin: \_\_\_\_\_

# Proposal Submission Requirements

## At a minimum, submitted proposals must include:

- Project goals
- Project costs
- Number of students to be housed
- Project timeline
- Project's financial feasibility
- Anticipated impact on campus' ability to accommodate California resident enrollment growth
- Commitment to construct project within proposal's stated resource needs
- Other information deemed necessary for evaluation



# Proposal Selection Criteria

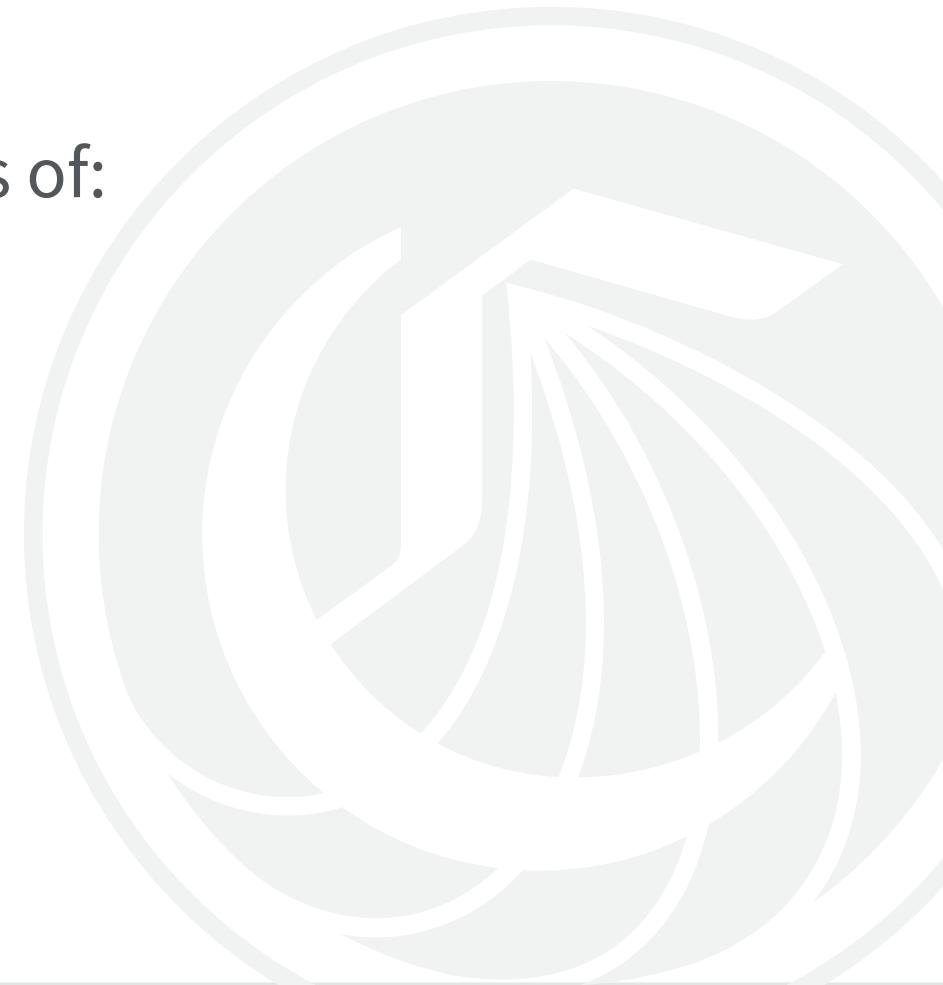
- Criteria determining proposal selection:
  - Projects that converts commercial space into campus student housing
  - Serves the greatest percentage of a campus's low-income student population
  - Priority for greater unmet demand for student housing for a campus or service area
  - Priority for projects that can begin construction the earliest
  - Projects that are fairly representative of various geographical regions of the state
  - Supports state's intersegmental housing arrangement interests that support transfer pathways between community colleges and four-year public postsecondary institutions

# Grants and Feasibility Studies

- CCDs may submit planning grant requests for campuses exploring or determining feasible affordable student rental housing.
  - Up to \$25 million over next three years could be used for these CCC planning grants.

# CCC Planning Grant Uses

- CCC planning grants may be used for studies of:
  - Feasibility studies
  - Engineering studies
  - Financing studies
  - Environmental impact studies
  - Architectural plans
  - Application fees
  - Legal services
  - Permitting costs
  - Bonding
  - Site preparation



# Grant Applications

- Application for the following:
  - Construction of student housing
  - Acquisition and renovation of commercial properties into student housing
  - Community college planning grants
- DOF Submission Package should include:
  - Capital Outlay Budget Change Proposal (COBCP)
  - Supplemental application
  - Supporting documents
- **Email submissions to:** [StudentHousingGrants@dof.ca.gov](mailto:StudentHousingGrants@dof.ca.gov)

# Application - COBCP

1. **Fields with Strikethrough Text:** Do NOT complete.
2. **Fiscal Year:** Fiscal year for which funding is requested (in most cases, this will be 2021-22).
3. **Business Unit:** Enter 6870 for CCC.
4. **Department:** Enter the campus(es).
5. **Priority No.:** Proposal's relative priority, if submitting more than one proposal.
6. **Project Title:**
  - CCC Planning Grant
  - Student Housing Grant
    - “NC” for new construction
    - “A/R” for acquisition/renovation of commercial property.

# Application - COBCP

## 7. Total Request and Total Project Cost:

- Total request and project cost may be identical if the proposal is for full state funding of a Student Housing Grant.
- For Planning Grants:
  - Total Request is estimated planning grant cost
  - Total Project Cost is estimated project construction cost, if available.

## 8. Phase(s) to be Funded:

- Student Housing Grant – if initial phases complete, indicate remaining phases to be funded.
- CCC Planning Grant - indicate the specific planning activity or activities to be funded, as permitted by subdivision (c) of Education Code Section 17202.

# Application - COBCP

**9. Budget Request Summary:** Provide a description of the project proposal.

- Student Housing Grant, include concurrence with each element of the required information pursuant to subdivision (f) of Education Code Section 17201 in this field, and provide details as necessary.
- CCC Planning Grant, indicate in this field that the applicant understands the requirements described in subdivision (f) of Education Code Section 17201 would apply to the potential future project.

Also include any information to demonstrate project features that may be helpful in evaluating the proposal in terms of potential project selection criteria outlined pursuant to subdivision (g) of Education Code Section 17201.

# Education Code section 17201 (f)

1. Construction could begin by December 31, 2022, or earliest possible date thereafter.
2. Rent for low-income students = 30% of 50% of area median income for single-room occupancy unit
3. Commit to offer to low-income students first.
4. Commit to require 12 units per semester for resident students.
5. Demonstrate public benefits include providing low-cost, reduced rent housing, reducing total cost of attendance, serving more low-income students, or other tangible benefits.



# Application - COBCP

## 10. CCCI:

- Student Housing Grant - [California Construction Cost Index \(CCCI\)](#) that aligns with when the estimate for the project was made, along with the applicable month and year
- CCC Planning Grant – leave blank

## 11. Purpose of the Project:

- Student Housing Grant – include project goals, costs, number of students to be housed, project timeline, financial feasibility impact to accommodate enrollment growth, commitment to construct within identified resource needs, and describe plans for how this facility will be maintained and operated.
- CCC Planning Grant - respond to this section by identifying proposal background and program need.

# Application - COBCP

## **12. Consistency with Government Code Section 65041.1:**

- Student Housing Grant - complete each field in this section
- CCC Planning Grant - complete these fields as feasible

Does project:

- Promote infill development by rehabilitating existing infrastructure?
- Improve protection of environmental and agricultural resources by protecting and preserving natural resources?
- Encourage efficient development patterns by ensuring efficient use of land and appropriate plan for growth?

# Supplemental Application

1. Project requirements in accordance with Education Code Section 17201:

A. Construction on the project could begin by December 31, 2022:

Yes  No

If no, please describe the anticipated date when construction on the project could begin: \_\_\_\_\_

1. Confirmation of compliance with EDC section 17201 and cost analysis.
2. Description of how the project helps meet equity goals and serves low-income students.
3. Additional details acquisition/renovation, partnerships, ancillary services, work completed/funded to date.
4. Alternate funding sources for student housing grant
5. Estimated planning costs and alternate funding sources for planning grant.



# Affordability Calculation

# Grant Eligibility – Rents

- When applying for grants, CCDs need to provide a plan for the rent charged to students.
- Each unit's rent is calculated at 30% of 50% of the area median income for a single-room occupancy use type.
- DOF, with the Joint Legislative Budget Committee's approval, can adjust this percentage.

# Grant Eligibility – Rent

- Data updated annually by the California Department of Housing and Community Development
- Use the [2021 data](#) on area median income

Number of Persons in Household:		1	2	3	4	5	6	7	8
Riverside County Area Median Income: \$77,500	Extremely Low	16600	19000	21960	26500	31040	35580	40120	44660
	Very Low Income	27650	31600	35550	39500	42700	45850	49000	52150
	Low Income	44250	50600	56900	63200	68300	73350	78400	83450
	<b>Median Income</b>	<b>54250</b>	62000	69750	<b>77500</b>	83700	89900	96100	102300
	Moderate Income	65100	74400	83700	93000	100450	107900	115300	122750

- Calculate 30% of 50% of \$54,250
  - $0.30 \times 0.50 \times \$54,250 = \$8,137.50$
- Divide by 12 to determine the monthly rental cost
  - $\$8,137.50 / 12 = \$678$  in monthly rent (rounded to the nearest whole dollar)

# Determine Your SB 169 Rent



- [2021 HCD State Income Limits \(April 26, 2021\)](#)

- SB 169 Unit Affordability Calculation: Sample Bay Area College (SBAC), Santa Cruz

- 2021 Santa Cruz County Single-Unit Median Income = \$78,350<sup>1</sup>

X 50% = \$39,175

X 30% = \$11,752

/12 = \$979 per month

**FY 1 Single Unit Rent Max: \$979**

# Research Avg. Rental Rate



- Use a website to gather regional rent data ([Rent Café](#), [Zillow](#), [Apartments.com](#), etc.)
- Determine reduction in total cost of attendance =  
*Avg. Regional Rent – SB 169 Rent*

## • SBAC SB 169 Affordability Calculation

- Avg. Regional Rent (\$2,851<sup>1</sup>) – SB 169 Rent (\$979) =  
**\$1,872/mo. or \$22,464 annually (per student)**



# Sample Purpose (*B. Project Goals*)



- The proposed student housing project at SBAC will provide affordable (per AB 169/SB 169 requirements) housing for 300+ low-income students.
- The lack of affordable housing in Santa Cruz County is the greatest (most expensive/prohibitive) barrier to SBAC student success rates and the proposed student housing project will lower the cost of attendance for the average SBAC student by \$22,464 annually.



# Fiscal Resiliency

Consideration of Total Cost of Ownership

# Occupancy Risk

Consider long term trends and projections for:

- Regional demographics
- K-12 and Community College enrollment
- Housing demand

Does projected student housing revenue meet or exceed costs?

# Total Cost of Lifetime Ownership

Consider direct and indirect operational costs:

- Security – student safety, Title IX concerns, security training for residential life issues
- Student Services and Support - Resident Advisors, dining, extended activities, recreation and fitness facilities, health services, counseling
- Campus Infrastructure - parking,
- Maintenance/Repair
- Utilities
- Insurance
- Debt service (if financing is already in place for preliminary phases)



# Overview of FAQs

# FAQs

## **Q: Can we target our housing to a specific student population?**

- Colleges can include a plan to address the needs of specific student populations in their application as long as they take into account the commitment to first offer housing to low-income students.
- This is an opportunity for district/colleges to innovate and meet student affordability needs.

# FAQs

## **Q: Is there a minimum or maximum number of beds/rooms required for these projects?**

- No. There is a lot of flexibility regarding project size and delivery models.
- However, proposals must include the number of students to be housed as well as occupancy levels for those units (e.g. single-unit, dormitory-style units with multiple beds, apartment-style units with individual restrooms and kitchen areas).

# FAQs

**Q: Many college districts have not yet formally recognized housing's role in master planning efforts. Given the time it takes to complete master planning updates (months to years), how do you suggest that project planning and development begin with such misalignments in place in order to qualify for funding?**

- It is not recommended that districts rush into this. Instead, it is recommended that districts use planning grants to connect with their students to verify the need for affordable student housing and identify local partners who can ensure long-term success for these affordable student housing projects.



# FAQs

## **Q: Would a land acquisition be eligible?**

- The purpose of the funds is construction of student housing or for the acquisition and renovation of commercial properties into student housing for the purpose of providing affordable, low-cost housing to students.

## **Q: Can districts' application be a mix of construction and acquisition/renovation or just one of the two?**

- Yes. However, the district still needs to demonstrate the project will increase California resident enrollment capacity through improving students' time-to-degree or higher education success for more students.

# FAQs

## **Q: Will community colleges be allowed to buy in to a portion of the total units in a private commercial to residential conversion that has not yet begun construction?**

- No. When the program mentions acquiring and converting commercial properties into affordable student housing, the program views commercial properties as those akin to office buildings or retail spaces rather than commercial properties already used for housing.

# FAQs

## **Q: Should districts use the same application apply for the planning grants requests and construction funding grants?**

- Yes. There is one single application used for planning grants and project proposals. However, a higher level of detail is required in proposals for full construction or acquisition/renovation of commercial properties.
- Planning grant applicants are allowed to leave more fields in the form blank.

# Q & A





California Community Colleges

Thank you!

[www.cccco.edu](http://www.cccco.edu)