



Affordable Student Housing Taskforce Meeting

Friday, May 20, 2022

10:00 AM – 12:00 PM

Chancellor's Office | Zoom Webinar

General Public Zoom link to join the meeting:

<https://cccconfer.zoom.us/j/94640312901>

(Taskforce Members will be provided *individual* unique Zoom links)

AGENDA

1. Call to Order & Roll Call

2. Budget Update on Housing and Affordable Student Housing
 - a. Advocacy for 2022-23 Student Housing Investments

3. Discussion of Deliverable 1: Make a preliminary recommendation to the Board of Governors on a broad mission statement for a comprehensive and effectively structured student housing program for California Community Colleges.

4. Housing Student Support Services Presentations
 - a. Student Housing and Alignment to the Social Determinant of Educational Success
 - b. Community College Student Housing Spotlight: Student Services at CCC Residential Halls

5. Update on Taskforce Report Focus Areas
 - a. Total Cost of Ownership
 - b. Affordability
 - c. Support Services

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- d. Data
 - e. Regulations
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- 6. Public Forum
 - 7. Closing

Agenda Item 2.

Budget Advocacy and Legislative Update on Housing and Affordable Student Housing

Digest: Members of the Taskforce will receive an update on the Governor's 2022-23 May Revision as it relates to affordable student housing and ongoing budget advocacy related to student housing. This informational update is intended to provide an overview of key policy discussions affecting student housing.

Budget Advocacy:

The Chancellor's Office in partnership with local community college districts believe it is critical to build on California's economic rebound to leverage one-time funds in ways that creates conditions for long-term affordability issues. As such, the Chancellor's Office will focus budget advocacy in 2022-23 on securing additional investments in affordable student housing.

Building on the \$1 billion commitment to affordable student housing at California Community Colleges provided by Senate Bill 169, our share advocacy would seek the following investments:

- *Award Construction Grants for 2021-22.* We support the allocation of 2021-22 Higher Education Student Housing Grants to the five proposed projects:
 - College of the Siskiyous
 - Fresno City College
 - Imperial Valley College/San Diego State
 - Sierra College
 - Ventura College

- *Award Construction Grants to All Eligible Projects with a New Investment.* Provide a new \$320 million one-time non-Proposition 98 General Fund investment to fund affordable student housing construction grants for all eligible projects at community college students to address student affordability and the needs of housing insecure student populations. Specifically, this additional investment would allow the following eligible projects to move forward immediately:
 - Bakersfield College
 - College of the Canyons
 - Compton College
 - Cosumnes River College

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- Lake Tahoe Community College District
 - Napa Valley College
 - Santa Rosa Junior College
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- *Provide Planning Grants to All Eligible Projects.* We strongly support an approach that provides all 75 planning grant applicants with resources to begin the critical work of analyzing the feasibility and development of affordable student housing projects in their communities.

 - *Invest in an Affordable Student Housing Program for California Community Colleges.* Provide an investment of \$25 million ongoing, non-proposition 98, to develop an affordable student housing program for California Community Colleges. The program would provide capacity to establish clear standards at each California Community College campus for affordable student housing, integration of student housing data into the existing Capital Outlay program and FUSION, resources for systemwide technical assistance and professional development, expansion of holistic student supports, and enable adherence with legal requirements (i.e. Clery Act Reporting, Title IX, among others).

Agenda Item 3. | Discussion and Action
Affordable Student Housing Mission

Digest: At the April 8, 2022 meeting, the Affordable Student Housing Taskforce began its discussion of concepts and priorities to be included in the California Community Colleges Affordable Student Taskforce mission. Based on the discussion, written comments in the meeting, and shared goals, the draft below is presented to the taskforce for consideration and recommendation.

DRAFT California Community College Student Housing Mission

For California Community Colleges, the Affordable Student Housing agenda is grounded on principles of student equity, affordability, student-centered design, holistic supports, and district adaptability to student needs. Guided by these principles, the mission of the Affordable Student Housing program is to advance:

Equity. Examine disproportionate impacts and design to meet the needs and long-term success of students most adversely affected.

Affordability. Commit to housing that advances college access and affordability for students with greatest economic need.

Address Housing Shortages. Community colleges are an important partner and can play a key role in reducing statewide and community housing shortages that hinder our social and economic progress.

Fiscal Sustainability. Plan for and support the long-term quality and viability of affordable student housing at colleges and communities where a need exists and can be supported.

Student-Success Design. Recognize that affordable student housing cannot exist in isolation from holistic supports and interventions – such as basic needs, financial aid, transportation, social services, campus culture, and learning supports for success.

Agenda Item 5. | Discussion

Update on Taskforce Report Focus Areas

DRAFT REPORT AREAS

Background

Senate Bill/Assembly Bill 169, the postsecondary education budget cleanup trailer bill, appropriated funding for the Higher Education Student Housing Grant Program. The program, with the purpose of providing affordable, low-cost housing options for public postsecondary students in California, was designed to provide one-time grants for construction of student housing, the acquisition and renovation of commercial properties into student housing, potential inclusion into facilities dining, academic and student support service spaces, basic needs centers, student healthcare services, and other necessary facilities and equipment.

Mission

SECTION OVERVIEW

This report section will introduce the taskforce approved mission for California Community Colleges Affordable Student Housing.

Affordability

SECTION OVERVIEW

This report will discuss affordability provision in the Higher Education Student Housing Grant program, as well as recommendations by the taskforce around maintaining and operationalizing the commitment to low-cost rents and affordable access to students.

Total Cost of Lifetime Ownership

SECTION OVERVIEW

This report section will discuss the importance of planning for the Total Cost of Lifetime Ownership of student housing. As a resource, the report will include a checklist which could

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become the basis of a technical assistance and planning tool - total lifetime cost of housing estimate spreadsheet.

TOTAL COST OF LIFETIME OWNERSHIP

To ensure fiscal resiliency, each district should consider the total cost of lifetime ownership which may include the following:

MAINTENANCE AND REPAIRS

1. General building maintenance
2. Plumbing and sewer issues
3. Heating, Ventilation, and Air Conditioning
4. Fire and safety equipment
5. Locks, doors, windows
6. Campus Infrastructure: parking, landscaping, outdoor spaces
7. Pest control

UTILITIES

8. Electricity
9. Gas
10. Water/sewer
11. Garbage pickup and disposal
12. Internet

STUDENT SAFETY

13. Security Staffing Levels
14. Security Training for response to residential life issues
15. Training for Title IX concerns
16. Security cameras: installation and maintenance

STUDENT SERVICES

17. Dining Facilities
18. Recreation and Fitness Facilities
19. Health Services
20. Counseling

21. Administration

STUDENT SUPPORT STAFFING

22. Resident Advisors- Available at all times including weekends and holidays

23. Counsellors

24. Cleaning staff

25. Janitorial staff

26. Facilities staff

27. Training for staff on mental health issues, suicide prevention, alcohol/drug abuse, and sexual assault

28. Referral services (ex: child care, basic needs)

INSURANCE

29. Flood, Fire, Earthquake

30. Damage/Theft

31. Title IX

LEGAL AND OTHER COSTS

32. Legal review of housing handbook and housing contract

33. Development of eviction process

34. Debt Service, if financing is in place for preliminary phases

EQUIPMENT AND FURNITURE

35. New or replacement equipment and furniture

OCCUPANCY RISKS

The following items do not represent direct or indirect costs, however these are considerations that colleges should keep in mind as they explore the possibility of providing affordable student housing.

36. Regional demographics

37. K-12 enrollment

38. Housing demand

39. Budget considerations: Whether projected revenue is sufficient to cover maintaining affordable housing costs

Integrated Support Services

SECTION OVERVIEW

The section of the report will provide an overview of the Social Determinants for Educational Success. It will go into further detail about effective practices for integrated and holistic student support services and highlight key partnerships and structures that can better ensure affordable housing leads to quality student experiences and success. Further, this section will surface opportunities and needs for technical assistance.

Data

SECTION OVERVIEW

This section of the report will discuss key community college student housing data that should be reported, collected, and analyzed. The taskforce will provide recommendations around ways to seamlessly integrate data needs into existing facilities, student services, and capital outlay process and infrastructure. Further, this section will surface opportunities and needs for technical assistance.

Regulations

SECTION OVERVIEW

This section of the report will provide background on existing student housing or related facilities regulations. Specifically, the purpose of the section is to provide recommendations around necessary regulations or where updates and amendments may be needed.