



Affordability, Food, and Housing
Access Taskforce Report:
**DEEPENING THE COMMITMENT TO
AFFORDABLE STUDENT HOUSING**

January 2023

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COMMUNITY COLLEGE LEAGUE OF CALIFORNIA

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Front Cover: Soccer Dorm (Source: Shasta College)

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INTRODUCTION

In February 2021, The Affordability, Food & Housing Access Taskforce of the Chief Executive Officers of the California Community Colleges (CEOCCC) published its first report highlighting the need to address housing affordability issues for the 1.8 million students attending California Community Colleges. As the state's most efficient engine for economic growth and career readiness training, community college districts are committed to developing, constructing, and operating affordable housing to support our students and increase their success. We recognize that an expansive approach to housing helps address the state's housing crisis while also building a stronger, financially secure, and more educated workforce.

We are grateful that the Legislature and Governor recognized that California Community Colleges have the will and power to address students' housing needs if given the proper tools and appreciate the commitment of \$4 billion over several years for student housing planning and construction grants and a revolving loan

fund. The Higher Education Student Housing Grant Program provides up to 100% of construction costs for affordable student housing projects at community colleges. This program deepens affordability for low-income students while increasing the state's housing stock – an excellent way to maximize finite public resources. In addition, every dollar directly supports community college students and their educational success.

As part of the 2022 Budget Act, community colleges received \$564 million to support affordable student housing. This allocation included \$546.6 million in construction grants and \$17.9 million in planning grants to support preliminary activities such as feasibility and financing studies.

Table 1 shows the 12 projects that received construction grant funding in 2022 and are now proceeding with design and construction to create 2,229 new beds to house students across the state.

Table 1: 2022-23 Investments in Student Housing Construction Grants for Community Colleges

District	Campus	Grant Funding
State Center CCD	Fresno City College	\$34,080,000
Siskiyou Jt. CCD	College of the Siskiyous	\$32,613,000
Ventura County CCD	Ventura College	\$62,923,000
Sierra Jt. CCD	Sierra College	\$80,497,000
Napa Valley CCD	Napa Valley College	\$31,000,000
Sonoma County JCD	Santa Rosa Junior College	\$15,000,000
Los Rios CCD	Cosumnes River College	\$44,144,000
Compton CCD	Compton College	\$80,389,000
Lake Tahoe CCD	Lake Tahoe Community College	\$39,369,000
Kern CCD	Bakersfield College	\$60,245,000
Santa Clarita CCD	College of the Canyons	\$61,858,000
Imperial Valley CCD	Imperial Valley College/CSU San Diego	\$4,554,000
Total Construction Grants		\$546,672,000

Policy Recommendations to Further Support Affordable Student Housing

We deeply appreciate the support for critical housing facilities for community college students. The lack of affordable housing is particularly acute for community college students who are more likely than their peers at four-year universities to come from low-income, first-generation college households. Through our learning in the last year, the following policy recommendations and considerations will enhance and further support affordable student housing.

Maintain Funding Commitment to the Higher Education Student Housing Grant Program

Prior budgets established a commitment to provide \$750 million (General Fund) in FY 2023-24 for additional student housing grants at the three higher education segments. While this commitment is reflected in statute, a future Legislature is not obligated to deliver on the promise.

We recognize that policymakers will face complex choices in the FY 2023-24 budget process, especially given current economic concerns and lackluster revenue performance. As policymakers evaluate their priorities, we urge them to maintain the funding commitment to the Higher Education Student Housing Grant Program and appropriate the planned \$750 million for affordable student housing projects in FY 2023-24.

The California Community Colleges Chancellor's Office is accepting applications for a second funding cycle by January 25, 2023, for possible approval in the FY 2023-24 budget. They are also accepting applications for a third funding cycle by July 3, 2023, intended for approval in the FY 2024-25 budget; there is currently no funding committed for this purpose.

Table 2: 2022-23 Investments in Student Housing Planning Grants for Community Colleges

District	Campus	Grant Funding	District	Campus	Grant Funding	District	Campus	Grant Funding
Chabot-Las Positas CCD	Chabot College	\$155,000	Kern CCD	Cerro Coso Community College	\$314,000	El Camino CCD	El Camino College	\$110,000
Chabot-Las Positas CCD	Las Positas College	\$155,000	Kern CCD	Porterville College	\$314,000	Long Beach CCD	Long Beach City College	\$120,000
Contra Costa CCD	Contra Costa College	\$180,000	Merced CCD	Merced College	\$145,000	Los Angeles CCD	East Los Angeles College	\$110,000
Contra Costa CCD	Diablo Valley College	\$180,000	Merced CCD	Merced College/UC Merced	\$564,000	Los Angeles CCD	Los Angeles City College	\$110,000
Contra Costa CCD	Los Medanos College	\$180,000	State Center CCD	Fresno City College	\$449,000	Los Angeles CCD	Los Angeles Harbor College	\$110,000
Foothill CCD	De Anza College	\$132,000	State Center CCD	Madera College	\$449,000	Los Angeles CCD	Los Angeles Mission College	\$110,000
Foothill CCD	Foothill College	\$132,000	West Hills CCD	West Hills College Coalinga	\$150,000	Los Angeles CCD	Los Angeles Pierce College	\$110,000
Ohlone CCD	Ohlone College (2 Projects)	\$580,000	Copper Mountain CCD	Copper Mountain College	\$70,000	Los Angeles CCD	Los Angeles Southwest College	\$110,000
Peralta CCD	Berkeley City College	\$110,000	Mt. San Jacinto CCD	Mt. San Jacinto College	\$155,000	Los Angeles CCD	Los Angeles Trade Technical College	\$110,000
Peralta CCD	College of Alameda	\$110,000	Riverside CCD	Moreno Valley College	\$540,000	Los Angeles CCD	Los Angeles Valley College	\$110,000
Peralta CCD	Laney College	\$110,000	Riverside CCD	Norco College	\$590,000	State Center CCD	Fresno City College	\$449,000
Peralta CCD	Merritt College	\$110,000	Riverside CCD	Riverside City College	\$470,000	State Center CCD	Madera College	\$449,000
San Jose-Evergreen CCD	Evergreen Valley College	\$235,000	San Bernardino CCD	Crafton Hills College	\$845,000	West Hills CCD	West Hills College Coalinga	\$150,000
San Jose-Evergreen CCD	San Jose City College	\$235,000	San Bernardino CCD	San Bernardino Valley College	\$845,000	Copper Mountain CCD	Copper Mountain College	\$70,000
San Mateo CCD	College of San Mateo	\$200,000	Antelope CCD	Antelope Valley Community College	\$200,000	Mt. San Jacinto CCD	Mt. San Jacinto College	\$155,000
Solano CCD	Solano Community College	\$150,000	Cerritos CCD	Cerritos College	\$225,000	Riverside CCD	Moreno Valley College	\$540,000

We expect high demand for the January 2023 cycle and future funding cycles. For example, in 2021, community colleges submitted construction grant requests worth more than \$1.4 billion, demonstrating a deep need for state support of student housing. Since then, seventy colleges have received funding to conduct additional planning, and we expect applications will reveal significant housing demand through that process. Table 2 lists the colleges that received planning grants in 2022.

Provide Future Support for Affordable Student Housing

While it is difficult to anticipate the state's fiscal situation in the out years, we encourage lawmakers to make student housing funding a top budget priority. Because student housing addresses the needs of individual students while also freeing up housing in the broader community, it is a win-win in California's efforts to tackle



housing affordability and homelessness. Future support could include funding for additional construction grants, program and operational supports, and long-term financing programs such as the planned revolving loan fund to provide an ongoing funding source.

The districts identified below (Table 2) are engaged in thoughtful planning, including feasibility studies and demand analysis, to understand the housing needs of their students. Many of these colleges will determine through the planning process that they have a viable, affordable student housing project that is out of their reach without state support.

Table 2: 2022-23 Investments in Student Housing Planning Grants for Community Colleges (Cont.)

District	Campus	Grant Funding	District	Campus	Grant Funding	District	Campus	Grant Funding
Riverside CCD	Norco College	\$590,000	Los Angeles CCD	West Los Angeles College	\$110,000	Grossmont-Cuyamaca CCD	Cuyamaca College	\$155,000
Riverside CCD	Riverside City College	\$470,000	North Orange County CCD	Cypress College	\$150,000	Grossmont-Cuyamaca CCD	Grossmont College	\$155,000
San Bernardino CCD	Crafton Hills College	\$845,000	Pasadena CCD	Pasadena City College	\$50,000	MiraCosta CCD	MiraCosta College	\$155,000
San Bernardino CCD	San Bernardino Valley College	\$845,000	Rancho Santiago CCD	Santiago Canyon College	\$500,000	Palomar CCD	Palomar College	\$820,000
Antelope CCD	Antelope Valley Community College	\$200,000	Rio Hondo CCD	Rio Hondo City College	\$522,000	San Diego CCD	San Diego City College	\$344,000
Cerritos CCD	Cerritos College	\$225,000	Santa Monica CCD	Santa Monica College	\$110,000	Southwestern CCD	Southwestern College (5 Projects)	\$618,000
El Camino CCD	El Camino College	\$110,000	South Orange County CCD	Irvine Valley College	\$323,000	Allan Hancock Jt. CCD	Allan Hancock College	\$185,000
Long Beach CCD	Long Beach City College	\$120,000	South Orange County CCD	Saddleback College	\$483,000	Cabrillo CCD	Cabrillo Community College	\$242,000
Los Angeles CCD	East Los Angeles College	\$110,000	Butte CCD	Butte College/CSU Chico	\$500,000	Hartnell CCD	Hartnell College	\$325,000
Los Angeles CCD	Los Angeles City College	\$110,000	Feather River CCD	Feather River College	\$349,000	Santa Barbara CCD	Santa Barbara City College	\$150,000
Los Angeles CCD	Los Angeles Harbor College	\$110,000	Los Rios CCD	American River College	\$110,000	Ventura-County CCD	Moorpark College	\$250,000
Los Angeles CCD	Los Angeles Mission College	\$110,000	Los Rios CCD	Cosumnes River College	\$110,000	Ventura-County CCD	Oxnard College	\$249,000
Los Angeles CCD	Los Angeles Pierce College	\$110,000	Los Rios CCD	Folsom Lake College	\$110,000			
Los Angeles CCD	Los Angeles Southwest College	\$110,000	Los Rios CCD	Sacramento City College	\$110,000			Total \$17,979,000
Los Angeles CCD	Los Angeles Trade Technical College	\$110,000	Mendocino-Lake CCD	Mendocino College	\$250,000			
Los Angeles CCD	Los Angeles Valley College	\$110,000	Shasta-Tehama-Trinity Jt. CCD	Shasta College	\$155,000			

Please note that the mechanics of the Higher Education Student Housing Grant Program will not accurately reflect actual demand. Community college districts may only submit one grant application in each funding cycle; multi-college districts with more than one potential housing project may not submit multiple applications in a cycle.

Source: College of the Canyons

Adopt Technical Adjustments to Increase Efficiency and Improve Flexibility – Reducing Costs and Student Rents

Projects are often subject to requirements that contribute to the high cost of constructing public works projects and education facilities. However, technical adjustments can make the process more efficient, saving time and money, which is passed on to students in the form of more affordable rents. Additionally, adjustments to operational funding options can improve the overall outcome for these essential facilities.

- Provide the option to use local or state-level plan review by the Division of the State Architect. Projects would still abide by local and state building standards to ensure safe living environments.
- Allow state-scheduled maintenance funding to be used for student housing facilities. As twenty-four-hour facilities, they will have higher wear-and-tear costs. Having the flexibility to use state-scheduled maintenance funding would allow districts to maximize their resources while appropriately maintaining and operating these costly facilities.



Source: Southwestern College

Support Family Housing Options

As community colleges throughout the state delve into the world of student housing, it is essential to recognize and acknowledge the unique student population we serve and the different housing needs they may have, including a significant number of student parents. Nationally, public two-year colleges served about 45% (2.1 million) of all student parents in 2012.¹ According to a report by Wheelhouse: The Center for Community College Leadership and Research at UC Davis, out of 1.5 million students in California who applied for financial aid in 2018, 202,327 were parents.² That is 13.4% of all students who applied for financial aid during the 2018-19 school year. Further analysis identified that 72% of student parents intended to enroll at a California Community College based on their financial aid application.³ Unfortunately, there is a lack of data on student parents in post-secondary education. Still, as the largest higher education system in the country, California Community Colleges likely serve more significant numbers of students with dependents.

Currently, there are no community colleges that offer family housing. Yet, community colleges serve a unique student population who could benefit significantly from the increased flexibility, security, and comfort granted by family housing. With just 12 out of 116 community colleges currently offering housing and new housing programs rapidly increasing, community colleges need the opportunity to support student parents through state-funded, secure, stable family housing. This design can take many forms but usually entails an apartment-style dorm with multiple bedrooms and amenities, such as a full kitchen.

The University of California (UC) has long offered family housing to its students, while the California State University (CSU) is just beginning to implement family housing options. Eight out of nine undergraduate UC campuses offer a family housing option to their students. These differ in size and scope and are tailored to both graduate and undergraduate students. For example, undergraduate or graduate students who are married or single parents can choose to live in the University Village at the University of California, Berkeley. The University Village features 974 apartment-style student housing units, giving students the flexibility to live with their families as they pursue their studies. In addition to flexible housing, the University Village includes a recreation and community center, laundry rooms, and a childcare center. It is unclear what the demand and feasibility of receiving family housing on UC campuses may be. Still, it is evident that it is possible to create a student housing infrastructure specifically to meet the needs of student parents.

Under the evaluation criteria of the Higher Education Student Housing Grant Program administered by the Chancellor's Office, family housing projects will rank less competitively due to costs associated with floorplan configurations that support the needs of families. These include separate bedrooms for family members, kitchens, and common areas, increasing the square footage of each bed. Additionally, it is unclear if the state would support beds occupied by dependents of students under the Higher Education Student Housing Grant Program. A cross-generational approach to helping students and their families would broadly benefit our communities, improving outcomes across generations. Therefore, for future funding installments, we request accommodations so that family housing projects are not penalized in the ranking process.

1 https://education.ucdavis.edu/sites/main/files/wheelhouse_research_brief_vol_6_no_2_v2.pdf

2 https://education.ucdavis.edu/sites/main/files/wheelhouse_research_brief_vol_6_no_2_v2.pdf

3 https://education.ucdavis.edu/sites/main/files/wheelhouse_research_brief_vol_6_no_2_v2.pdf

Leverage Student Housing to Address Food Insecurity

Student housing increases the demand for services to support basic needs and academic success, creating pressure for facilities to deliver these services. Ancillary services include food, academic and student support, healthcare and mental health, basic needs centers, and veteran resources. Of these, food is probably the most fundamental need.

The Affordability, Food & Housing Access Taskforce's April 2022 report *Addressing Food Insecurity in California Community Colleges* elevated the opportunity to leverage the historic funding for student housing to address the significant levels of student hunger and food insecurity by including dining facilities and meal plans in project design and operations.

The California Association of Foodbanks estimates one in four Californians confront food insecurity, roughly 10 million individuals. They further note that food insecurity rates were higher in Latinx and Black families with children. Given that students of color and parents are more likely to enroll at a community college than a four-year institution, it is not surprising that food insecurity is a significant problem for California's community college students. According to a 2019 Hope Center for College, Community, and Justice's #RealCollege survey of approximately 40,000 students at 57 California Community Colleges, 50 percent of students recently experienced food insecurity.⁴

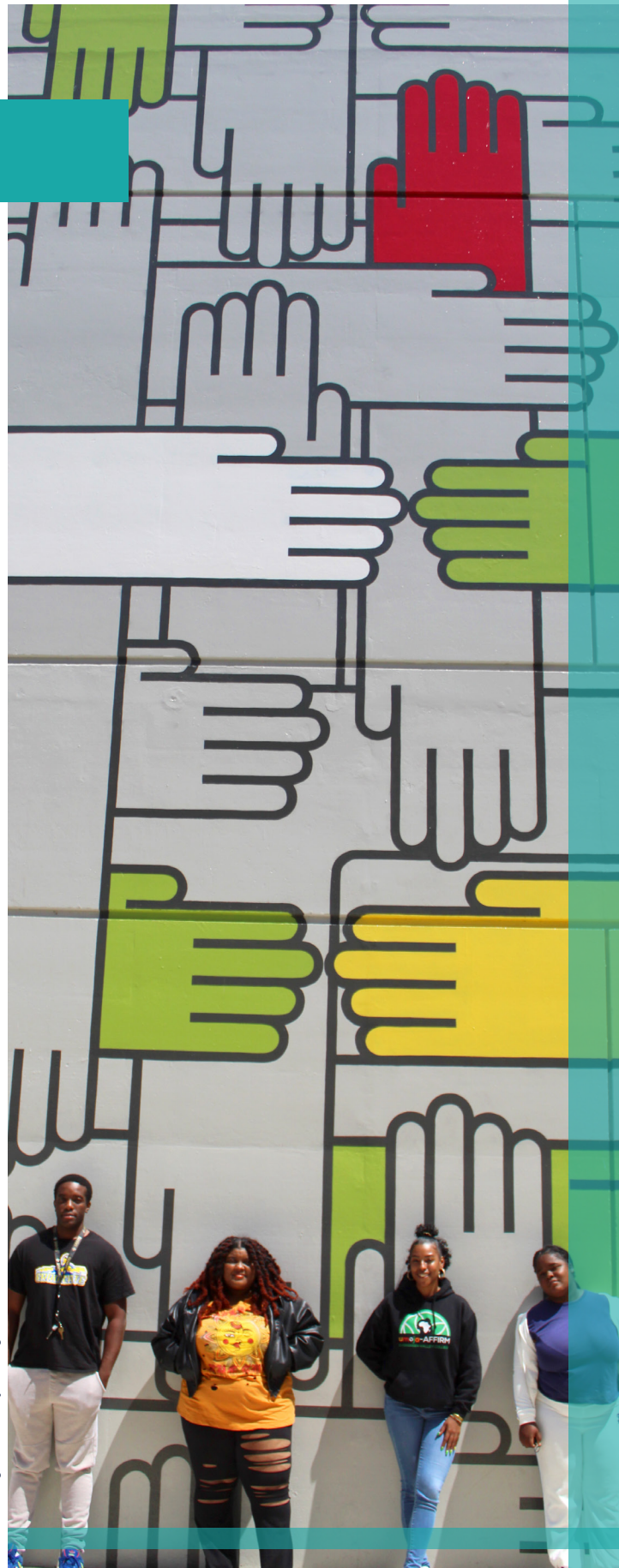
Unfortunately, including dining facilities in new student housing programs may make it more difficult to pencil out and keep rents affordable for student housing projects. Dining facilities and in-unit kitchens increase construction and maintenance costs, and dining services also increase operational and personnel costs. Increased construction costs make projects less competitive in the Higher Education Student Housing Grant Program, which prioritizes projects with the lowest construction cost per bed. Floor plan configurations that include kitchens within units would increase square footage and therefore increase the cost per bed. The most competitive applications will be dorm-style units without food services, meaning students lack access to healthy, fresh food within their homes.

Addressing food insecurity is a critical priority of many colleges. Future Higher Education Student Housing Grant Program funding rounds should not disincentivize the inclusion of food services or kitchens in student housing facilities, making it more challenging to meet this basic need.

⁴ https://cclleague.org/sites/default/files/cclc_food-insecurity-report_2022_web_final.pdf

CONCLUSION

Student success in higher education is critical to the health of the state and regional economies. Inequality in post-secondary education has created persistent income and wealth inequality across race and geography. In response, the landscape for addressing California's housing crisis and post-secondary student success has changed significantly in the last two years. The vision and multi-pronged approach of the Legislature and Governor is evident. California Community Colleges continue their commitment to thoughtful and innovative strategies for achieving equity and student success so all Californians can thrive.



Source: Evergreen Valley College



ACKNOWLEDGMENTS

Established in the spring of 2018 by the Chief Executive Officers of the California Community Colleges (CEOCCC), the **Affordability, Food & Housing Access Taskforce** provides system-wide recommendations to address the prevalence of food and housing and lack of affordable access experienced by our students. The Taskforce aims to proactively engage in discussions and make recommendations for interventions and solutions based on research and input from leading scholars, practitioners, and students regarding housing and hunger challenges.

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