

Board of Trustees Regular/Committee Meeting (IV.D)

Meeting	September 6, 2022
Agenda Item	Resources (IV.D)
Subject	Resources Committee Student Housing Survey Study, Market Demand Analysis and Financial Modeling
College/District	District
Funding	N/A
Recommended Action	Information Only

Background Narrative:

In September 2021, the Board of Trustees approved an agreement with The Scion Group to assist the District with the feasibility studies for on-campus student housing at Moreno Valley College (MVC) and Norco College (NC) and in March 2022, approved an agreement amendment to include Riverside City College (RCC).

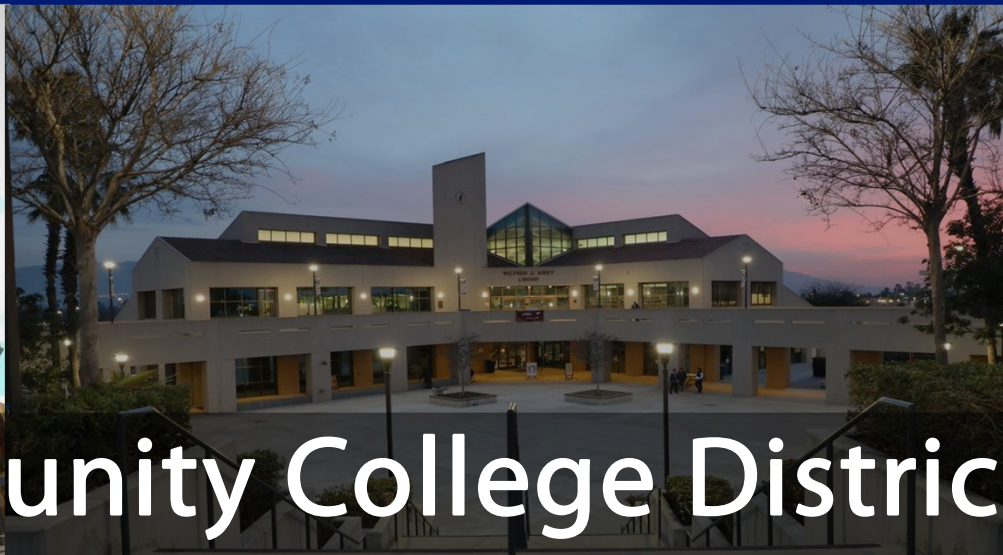
The purpose of the student housing feasibility studies is to: 1) address the growing concern of student housing insecurity and; 2) to obtain specific student demand information to permit the colleges and district to make the most informed decisions about the implementation and long-term operations of on-campus student housing.

The Scion Group conducted feasibility studies at Moreno Valley College and Norco College in December 2021 and in May 2022 for Riverside City College and included the following steps:

1. Developed and prioritized college-specific strategic objectives for the on-campus student housing;
2. Aligned the on-campus student housing with the college's educational and facilities master plans;
3. Interviewed and received feedback from various college's stakeholders including administration, faculty and staff;
4. Hosted multiple student focus groups discussion about on-campus various students housing options;
5. Surveyed all enrolled student populations and gauged their interest for on-campus housing;
6. Performed college-specific market demand analysis for the on-campus housing facility;
7. Established college-specific financial modeling based on the survey feedback and demand analysis.

Attached for the Board of Trustees' review and consideration are the results of the student housing feasibility studies including the student housing surveys, market demand analysis, and financial modeling for Moreno Valley College, Norco College and Riverside City College.

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Riverside Community College District Student Housing Feasibility Study

Agenda

Overview

Demand Analysis

Financial Analysis

Next Steps

Overview

Higher Education Affordable Student Housing Grant Program (SB 169) Status

AB 183 – Higher Education Trailer Bill

Approved Planning Grants on June 30, 2022

- Norco College \$590,000
- Moreno Valley College \$540,000
- Riverside City College \$470,000

Applications for Construction Grant are due in 2023

Ranking Methodology for Construction Grants:

- State funding per bed for low-income students
- Projected rents for low-income students relative to Area Median Income (30% of 50% of AMI)
- Project timeline
- Geographic region
- Unmet demand for housing

College Engagement Process

College Leadership

Multiple meetings with the colleges to develop the strategic objectives and vision alignment

Stakeholder Meetings

Interviewed multiple stakeholder groups in student services, academic affairs, planning and resources development, business/financial services, facilities operation, safety/IT, etc.

Student Focus Groups

Interviewed multiple students cohorts (5-6) workshops

Student Survey

Surveyed all students

Demand Analysis & Financial Analysis

Reviewed the information with the colleges, received feedback and direction

Key Findings

There is a great need for housing. Many students struggle with housing and food insecurity which affects students' ability to achieve educational goals. Low-cost campus housing will benefit those who are most vulnerable.

The rental market is tight in all three campus markets with occupancy rates of 98% or higher. Rents are out of reach for many.

All three colleges have significant demand for affordable housing at SB 169 rates and each will apply for a construction grant in 2023.

	MVC	Norco	RCC	Implementation
Single Students	1,000+ Beds	1,200+ Beds	2,400+ Beds	100% SB 169
Students with Families	1,200+ Units	2,300+ Units	3,400+ Units	100% SB 169

Note: The study also assessed the student housing demand under P3¹ delivery model. In order to meet the underserved students for all colleges, SB 169 was the only option to provide affordable student housing rates.

¹ P3 is a Public-Private Partnership, a collaboration between the District or the College and a private development team that can finance, build, own and operate a student housing project

Demand Analysis

Survey Participation

A margin of error of $\pm 5\%$ or less provides a high level of confidence in collected data and survey results.

Moreno Valley College

- 619 survey responses
- $\pm 3.8\%$ margin of error¹

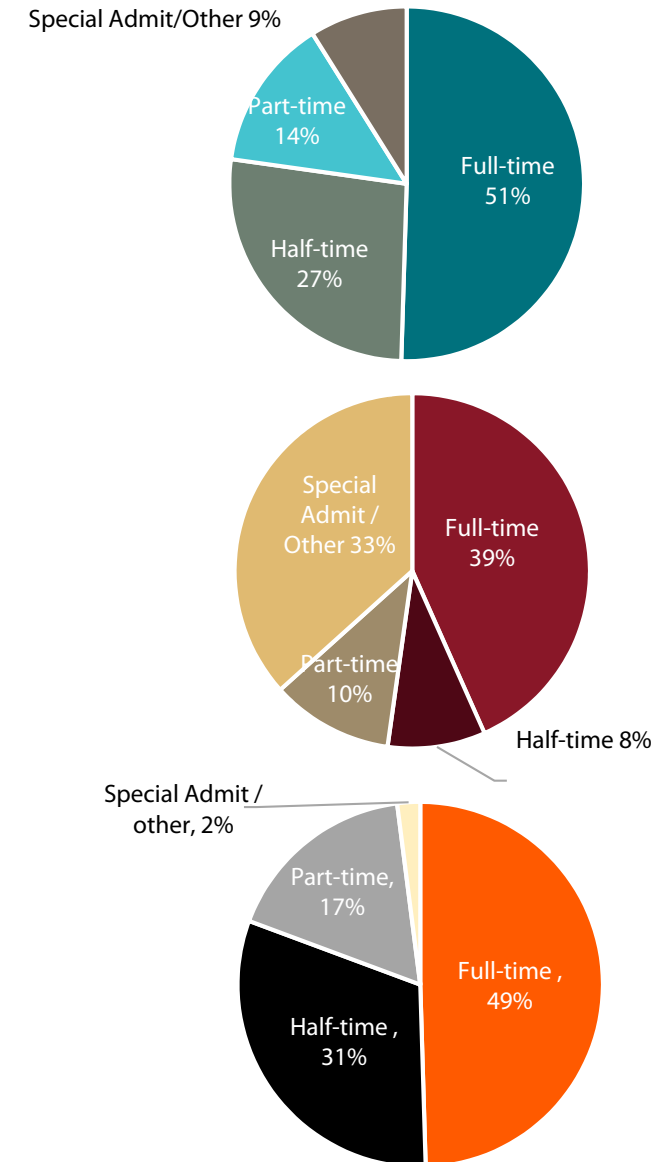
Norco College

- 1,189 survey responses
- ± 2.66 margin of error

Riverside City College

- 1,127 survey responses
- $\pm 2.83\%$ margin of error

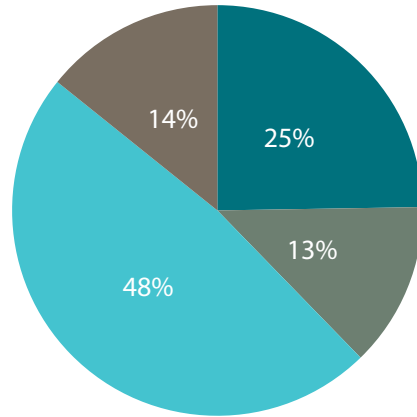
Enrollment Status



¹ Confidence interval giving stated results at a 95% level of confidence based on the entire population.

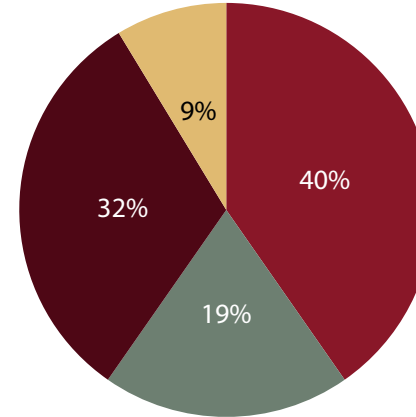
Survey Respondent Representation

Moreno Valley College



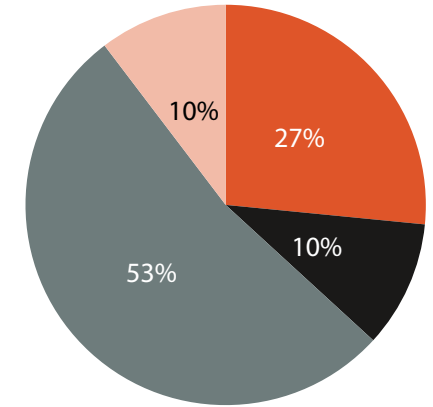
- First-Time Student
- First-Time Transfer Student
- Continuing Student
- Returning Student

Norco College

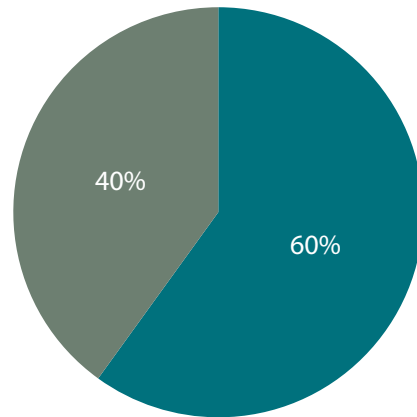


- First-Time Student
- First-Time Transfer Student
- Continuing Student
- Returning Student

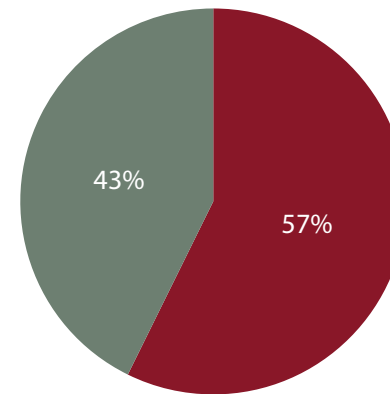
Riverside City College



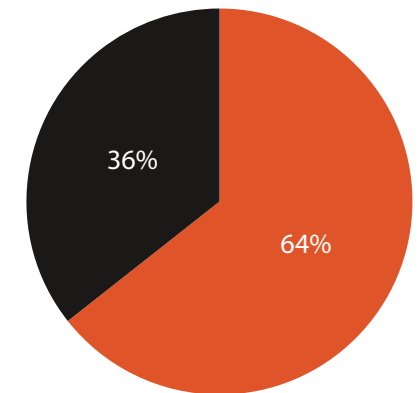
- First-Time Student
- First-Time Transfer Student
- Continuing Student
- Returning Student



- Single
- Family



- Single
- Family



- Single
- Family

Note: "Family" includes students living with a spouse/partner and/or dependents.

Moreno Valley College

Projected Demand

SB 169 Rates

Unit Preference	Projected Demand By Unit Type
	SB 169 Rates (by Qualification)
Single Students: Number of Beds	
Four-Person, 2-BR Apt Double Room	349–377
Four-Person, 4-BR Apt Single Room	177–191
Two-Person, 2-BR Apt Single Room	155–168
Studio, Single Occupancy	407–439
Total Single Student Beds	1,088–1,174 beds
Family Students: Number of Units	
Studio Apt	473–511
Two-BR Two-Single-Parent Apt (Bedroom)	273–295
One-BR Apt	239–258
Two-BR Apt	188–203
Three-BR Apt	116–125
Total Family Units	1,290–1,391 units

Norco College

Projected Demand

SB 169 Rates

Unit Preference	Projected Demand by Unit Type
	SB 169 Rates (by Qualification)
Single Students: Number of Beds	
Four-Person, 2-BR Apt Double Room	439–463
Four-Person, 4-BR Apt Single Room	255–268
Two-Person, 2-BR Apt Single Room	173–183
Studio, Single Occupancy	345–364
Total Single Student Beds	1,212–1,278 beds
Family Students: Number of Units	
Studio Apt	838–884
Two-BR Two-Single-Parent Apt (bedroom)	474–500
One-BR Apt	454–479
Two-BR Apt	351–370
Three-BR Apt	231–243
Total Family Units	2,348–2,476 units

Riverside City College

Projected Demand

SB 169 Rates

Unit Preference	Projected Demand by Unit Type
	SB 169 Rates (by Qualification)
Students: Number of Beds	
Traditional Residence Hall, Double Bedroom	672–711
Traditional Residence Hall, Single Bedroom	972–1,029
Four-Person, Two-Bedroom Semi-Suite	62–66
Two-Person, Two-Bedroom Semi-Suite	226–239
Four-Person, Two-Bedroom Apartment	34–36
Four-Person, Four-Bedroom Apartment	87–92
Studio, Single Occupancy	402–426
Total Single Student Beds	2,455–2,598 beds
Family Students: Number of Units	
Studio Apartment	549-581
One-Bedroom Apartment	1,130-1,196
Two-Bedroom Apartment	1,756-1,859
Total Family Units	3,435-3,636 units

Financial Analysis

Student Housing Programs for Financial Scenario Testing

Unit Type	Moreno Valley College	Norco College	Riverside City College
Single Students: Number of Beds			
Traditional Double	0	0	150
Traditional Single	0	0	250
Two-Person Semi-Suite 2-BR	0	0	40
Four-Person, 2-BR Apt Double Room	100	120	0
Four-Person, 4-BR Apt Single Room	48	88	0
Studio, Single Occupancy	100	90	60
Total	248 beds	298 beds	500 beds
Family Students: Number of Units			
Studio Apt	80	120	60
One-BR Apt	60	90	60
Two-BR Apt	60	90	80
Total	200 units	300 units	200 units

Note: The program for each college is used to test financial scenarios. The program will be validated during the planning process and may change.

Moreno Valley College

Preliminary Order of Magnitude

Legend

1 = SB 169, full program

2 = SB 169, single housing only

Bed Spaces and Unit Types	Scenario		
	SB169		
	Tested ¹ Rates	1	2 ¹
Single Students – FY 2022 Rates Per Person			
2BR Apt. Double	\$415	\$243	\$249
4BR Apt. Single	\$480	\$280	\$286
Studio	\$680	\$395	\$404
Students with Families – FY 2022 Rates Per Unit			
Studio Apartment	\$680	\$377	N/A
1BR Apartment	\$775	\$432	N/A
2BR Apartment	\$870	\$459	N/A

¹ SB 169 singles-only run (248 beds) costs \$327,374 per student and averages \$688/bed in rent, which is 101% of the statutory maximum based on the 2021 Riverside County AMI for a single-person household. Additional work needs to be performed to move this project into a competitive range.

Norco College

Preliminary Order of Magnitude

Legend
1 = SB 169, full program
2 = SB 169, single housing only

Bed Spaces and Unit Types	Scenario		
	SB169		
	Tested Rates ¹	1	2 ¹
Single Students – FY 2022 Rates Per Person			
2BR Apt. Double	\$415	\$250	\$262
4BR Apt. Single	\$480	\$288	\$301
Studio	\$680	\$406	\$425
Students with Families – FY 2022 Rates Per Unit			
Studio Apartment	\$680	\$387	N/A
1BR Apartment	\$775	\$443	N/A
2BR Apartment	\$870	\$471	N/A

¹ SB 169 singles-only run (298 beds) costs \$301,049 per student and averages \$613/bed in rent, which is 90% of the statutory maximum based on the 2021 Riverside County AMI for a single-person household. Additional work needs to be performed to move this project into a competitive range.

Riverside City College

Preliminary Order of Magnitude

Legend

1 = SB 169, full program

2 = SB 169, single housing only

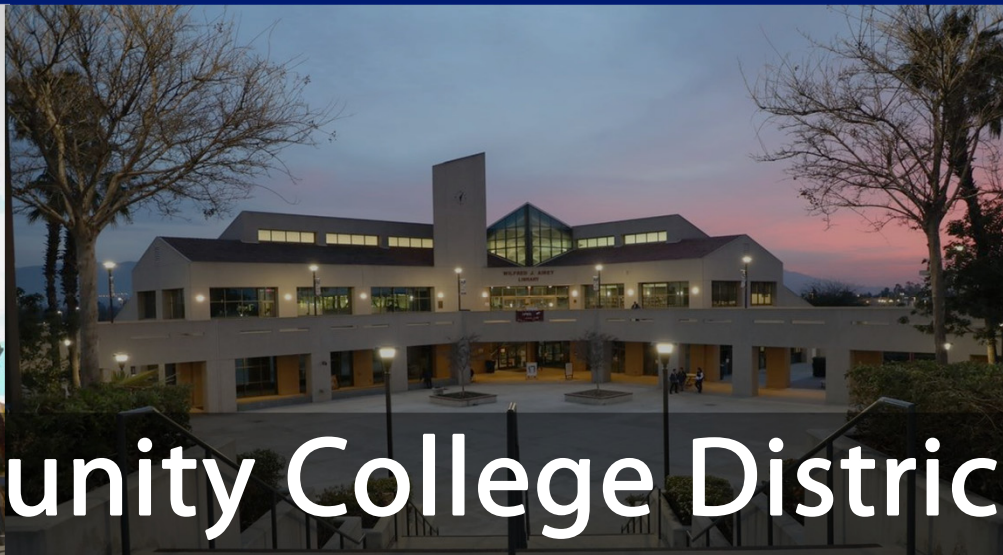
Bed Spaces and Unit Types	Scenario		
	SB169		
	Tested ¹ Rates	1	2 ¹
Single Students – FY 2022 Rates Per Person			
Traditional Double	\$115	\$144	\$223
Traditional Single	\$135	\$167	\$258
2BR Semi-Suite Single	\$190	\$233	\$361
Studio	\$430	\$532	\$824
Students with Families – FY 2022 Rates Per Unit			
Studio Apartment	\$430	\$555	N/A
1BR Apartment	\$475	\$610	N/A
2BR Apartment	\$515	\$666	N/A

¹SB 169 singles-only run (500 beds) costs \$245,473 per student and averages \$499/bed in rent, which is 74% of the statutory maximum based on the 2021 Riverside County AMI for a single-person household. Additional work needs to be performed to move this project into a competitive range.

Next Steps

Preliminary Project Timeline

- **July–December 2022**
Conceptual design, planning, programming, financial modeling, site survey, CEQA, etc.
- **January–June 2023**
Construction grant writing and application
- **January–December 2023**
RFQ/P process for design-build firms
- **July 2024–September 2025**
Programming, planning, design, and permit
- **October 2025–July 2027**
Construction
- **Fall 2027**
Occupancy



Riverside Community College District Student Housing Feasibility Study