

A photograph of a large, multi-story building with a red-tiled roof and white walls, featuring arched windows and a central tower. The building is surrounded by palm trees and other greenery. The sky is clear and blue.

Riverside City College

Student Housing Market Study and Demand Analysis with Financial Feasibility Analysis

scion ADVISORY
SERVICES

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Executive Summary

Purpose

Riverside Community College District (RCCD) engaged The Scion Group LLC (Scion) to complete a *Student Housing Market Study and Demand Analysis with a Financial Feasibility Analysis* (Study) for Riverside City College (RCC) to determine interest, demand and financial feasibility for campus housing. Currently, RCC does not offer campus housing but because of increased housing insecurity and the shortage of affordable housing in the area, RCCD is particularly interested in understanding the need for housing for students within the District.¹

A first-ever housing project transforms a campus; therefore, Scion uses a Readiness Framework to present the Study's findings. The Framework includes the readiness of the *College*, the *Students* and the *Community* by evaluating qualitative and quantitative data. This report summarizes the readiness of each constituency by providing key data and context to inform Scion's conclusion that RCC's campus, its students and the community *are* ready to move forward with a housing plan.

Scion appreciates the opportunity to collaborate with the District and the College on this assignment. Our work was enhanced by the enthusiastic participation of RCC stakeholders and the thoughtful consideration and collegiality of District leadership — in particular, Associate Vice Chancellor Hussain Agah. Finally, we would like to thank RCC's faculty, staff and students for their engagement and the valuable information provided, all of which contributed to the results of this Study.

¹ According to the California Community Colleges Chancellor's Office, 60% of participants in a 57-campus survey indicated they had experienced housing insecurity. Furthermore, 19% have experienced homelessness.

Key Findings

There is a significant need for housing. Many students struggle with housing and food insecurity which affects their ability to achieve educational goals. Low-cost campus housing will benefit those in need.

RCC has ample demand at varying price points to continue planning for campus housing.

- At the highest rent tested on the survey, demand for RCC campus housing from full- and part-time students is over 1,300 beds for single students and 500 units for student with families. Demand at discounted rates, and including low-cost SB169/AB183 rates, is over 2,500 single-student beds and over 3,000 family units.
- Affordability is a key factor in determining where to live. Survey respondents show high interest in low-cost campus housing.
- The rental market in the area is tight, with apartment properties reporting 98% to 100% occupancy, limiting the choices students have when making a housing decision.
- If awarded, State funding for construction of affordable student housing will enable RCC to develop housing to serve students who are most vulnerable.
- RCC has sufficient demand to develop housing using a P3 approach if funding is not awarded.

Recommendations

- Begin the application for the 2023 SB169/AB183 construction funding for the project.
- Procure a Design-Build team early to enable design to begin when funding from SB169/AB183 is projected to be known.
- Develop program and financing scenarios dependent upon the outcomes of the SB169/AB183 grant. Create criteria for evaluation.
- Determine the timing of if/when to take a proposed Resolution to the Board for approval of a public-private partnership or some other alternative delivery method.

Readiness

College Readiness

- The Demand Analysis confirms a need for housing at RCC; the financial analysis confirms the College can develop a viable project.
- One criteria for eligibility to live in low-cost SB169/AB183-funded campus housing is full-time enrollment status. Of the 245 part-time survey respondents who expressed interest in housing, 79% indicated they would consider enrolling full-time if they could live on campus, potentially increasing the number of students eligible for low-cost housing and improving student success.
- The College is aware that dining options will be important to housing; there is time to plan dining solutions if traditional units are developed.

Student Readiness

- The significantly high demand for campus housing indicates that students are ready for this initiative.
- With SB169/AB183 funding, RCC has an opportunity to provide affordable, safe and convenient campus housing which is what students need and desire. More than 10% of RCC survey respondents, 113 students, reported that they are experiencing housing insecurity.
- Campus housing will likely reduce the challenges students experience when looking for a place to live. Of those who had to find housing when they enrolled at RCC, 81% had difficulty finding housing within their budget and 60% had difficulty finding housing within a reasonable commute.

Community Readiness

- Rents in the area are high and out of reach for many students. This market is seeing some of the biggest rent increases in the country.
- The rental market is extremely tight with occupancy rates of 98% to 100%.
- There is multi-family development planned for Riverside that will provide some affordable units. This will help alleviate pent-up demand for affordable housing, but demand continues to outpace supply.

Introduction

Approach

Scion uses a collaborative and engaged process that culminates in final recommendations and considerations. At the start of the Study, Scion led a Strategic Objectives Workshop with key stakeholders to discuss goals and objectives for the Study and the potential campus housing. Five key objectives were identified that guided Scion through the process and will continue to influence decision-making as a plan is implemented. These are:

- Provide cost-effective housing for students.
- Enhance student recruitment.
- Support student success.
- Foster an equitable community serving those with greatest need.
- Create diverse and inclusive communities.

Scion then collected and analyzed qualitative and quantitative data in multiple ways:

- Interviewed key campus stakeholders; met with department leadership and staff.
- Moderated student focus groups.
- Researched and compared housing options at California Community Colleges.
- Analyzed the area rental market within 18 miles of campus, including 32 conventional properties and 15 properties from the shadow market; totaling nearly 4,800 units.
- Administered a student survey receiving 1,127 valid responses.
- Calculated demand for single students and students with families.

A potential housing program was developed based on this Study. Financial scenarios testing financial feasibility for three funding options were presented to the District to inform an implementation plan.

Background

RCCD serves six K-12 unified school districts at three locations in southern California: Norco College, Moreno Valley College, and Riverside City College. Each college is designated a Hispanic Serving Institution (HSI).

RCC, one of the oldest community colleges in California, offers more than 100 degree and certificate programs. RCC is known for long-standing traditions in the community and has created connections with local employers and non-profits.

Input received from campus stakeholders illustrates what makes RCC unique. Through virtual meetings and interviews, Scion gained an understanding of campus culture and the vision for student housing at RCC. Specifically:

- When interviewed, campus stakeholders expressed the desire to provide a system where students with the most need are prioritized in the housing assignment process.
- Creating connections across campus and with the outside community are important to RCC.
- The cost of housing has increased significantly and there are few nearby rental options. If RCC develops student housing, it must be affordable and an extension of the college community.
- Students are supportive of campus housing and would consider it a benefit to provide for their family while completing their degree.
- The Student Services staff offers programs to enhance and support RCC's diverse community of students. Additional resources may be needed to offer wrap-around services to residential students.
- Dining services and food offerings at The Corral have improved since Chef Muniz joined the staff in the spring; he is looking forward to serving residential students.
- RCC's master plan identifies a site for campus housing at the southeast edge of campus.

SB169/AB183: Affordable Housing Funding

In September 2021, the Governor of California signed SB169 into law that allows one-time grants to colleges and universities for both the planning and construction of affordable student housing. Colleges may also acquire or renovate a commercial property for student housing but cannot repurpose existing residential or hospitality products. Recently, a trailer bill, AB183 was passed increasing the funding for community colleges, the University of California (UC) and the California State University (CSU) systems. Approximately 80% of California's community colleges applied for planning and/or construction grants in the first year.

Rent for low-income students is calculated at 30% of 50% of the area median income (AMI). To qualify for low-income housing, an undergraduate student enrolled at a CSU or UC institution, or a California community college, must take a minimum average of 12 units per semester and be eligible to receive one of the following:

- Pell Grant
- Cal Grant
- California Dream Act tuition exemption
- Fee waiver from a California community college

Pursuant to the stated requirements for funding, RCCD applied to the Department of Finance (DoF) for a planning grant in October 2021 for first-time student housing at RCC. The DoF reviewed the application and recommended that the College be awarded \$470,000. The District and all other applicants are currently waiting for approval from the state legislature.

For the recommended construction grants, the DoF used two primary factors to rank the applications. The first is the lowest cost per student housed (whether by bed or unit) and the second is how far the proposed rent is below that of the statutory maximum amount allowed. This formula makes it challenging for student housing that is designed with more square footage than traditional single-student housing, such as apartments and family housing. Also, priority is given to projects that are shovel ready.

Other criteria used to determine proposal selection include projects that serve the greatest percentage of a campus' low-income students, projects that can begin construction soonest, projects that represent geographical regions fairly, projects that support transfer pathways between community colleges and four-year institutions, and projects that convert commercial space into student housing. The committee also prioritizes projects for unmet demand for student housing for a campus or service area.

There will be two more rounds to apply for funding and RCC plans to apply for a construction grant in 2023.

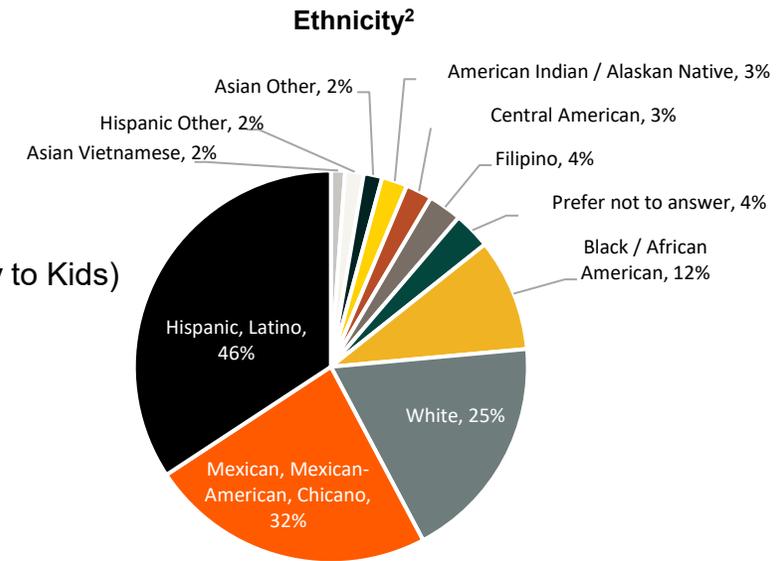
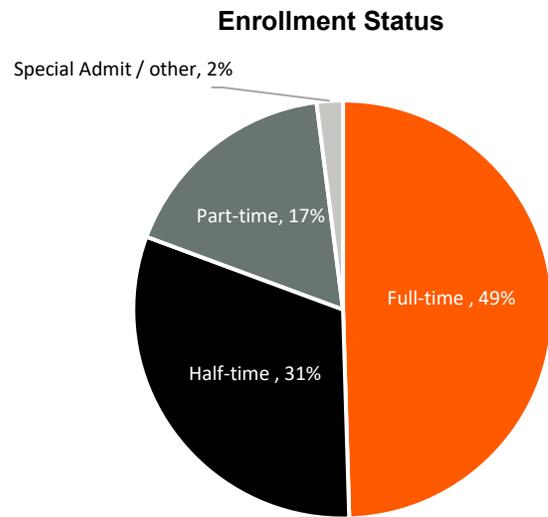
Student Survey Respondent Profile

RCC has a diverse student population, and the survey response was equally diverse.

There was a strong response to the survey with 1,127 student responses, resulting in a $\pm 2.83\%$ margin of error.¹ This is well above the standard for statistical validity. Over half of respondents, 51%, are continuing students (those enrolled in Spring 2021 and Fall 2022) and over one quarter, 26%, are first-time students (first semester enrolled in college). Over two-thirds, 64%, are single and do not live with a partner, dependents or others for whom they are responsible.

Below is a summary of groups and programs that survey respondents identify with or participate in.

- 441 first-generation students
- 251 from the LGBTQ+ community
- 16 international students
- 22 student athletes
- 31 former foster youth
- 11 veterans or active reserve
- 84 CalWORKS (California Work Opportunity and Responsibility to Kids)
- 181 EOPS (Extended Opportunity Program)
- 220 CARE (Cooperative Agencies Resources for Education)



¹ The confidence interval, or magnitude of the interval over which one can state results at 95% level of confidence, in the results of a survey or a poll based on a sample representing the entire population.

² Ethnicities that are 1% or less are not shown.

College Readiness

Community Colleges with Housing

Beds as Percent of Enrollment		
Institution	Enrollment	%
Sierra College	17,503	1%
Cerro Cosa Community College	5,159	1%
Shasta College	8,121	2%
Reedley College	6,796	2%
Santa Rosa JC (Planned)	16,757	2%
Taft College	3,566	3%
College of the Redwoods	3,891	4%
West Hills College, Coalinga	4,229	4%
Orange Coast College	18,125	5%
Lassen Community College	1,821	6%
Columbia College	2,132	9%
Napa Valley (Planned)	4,931	10%
College of the Siskiyous	1,276	12%
Feather River	1,821	13%

There are 12 California Community Colleges with housing. Santa Rosa Junior College will open housing in Fall 2023 and Napa Valley College will follow in Fall 2024. Since the passage of SB169/AB183, interest in community college housing has increased. Approximately 80% of community colleges have applied for a planning grant and/or construction grant to develop first-time, low-cost housing for students.

Nationwide, 28% of community colleges provide student housing. Scion's work at 27 community colleges in 17 districts in California revealed that there are many reasons for starting a housing program. Many institutions are in rural areas or offer specialized programs that attract students from out of the area. Others have seen an increase in out-of-area applications, want to recruit outside their service area or desire housing for international students or athletes as a recruitment tool. All are struggling to find affordable, low-cost housing options for students in need.

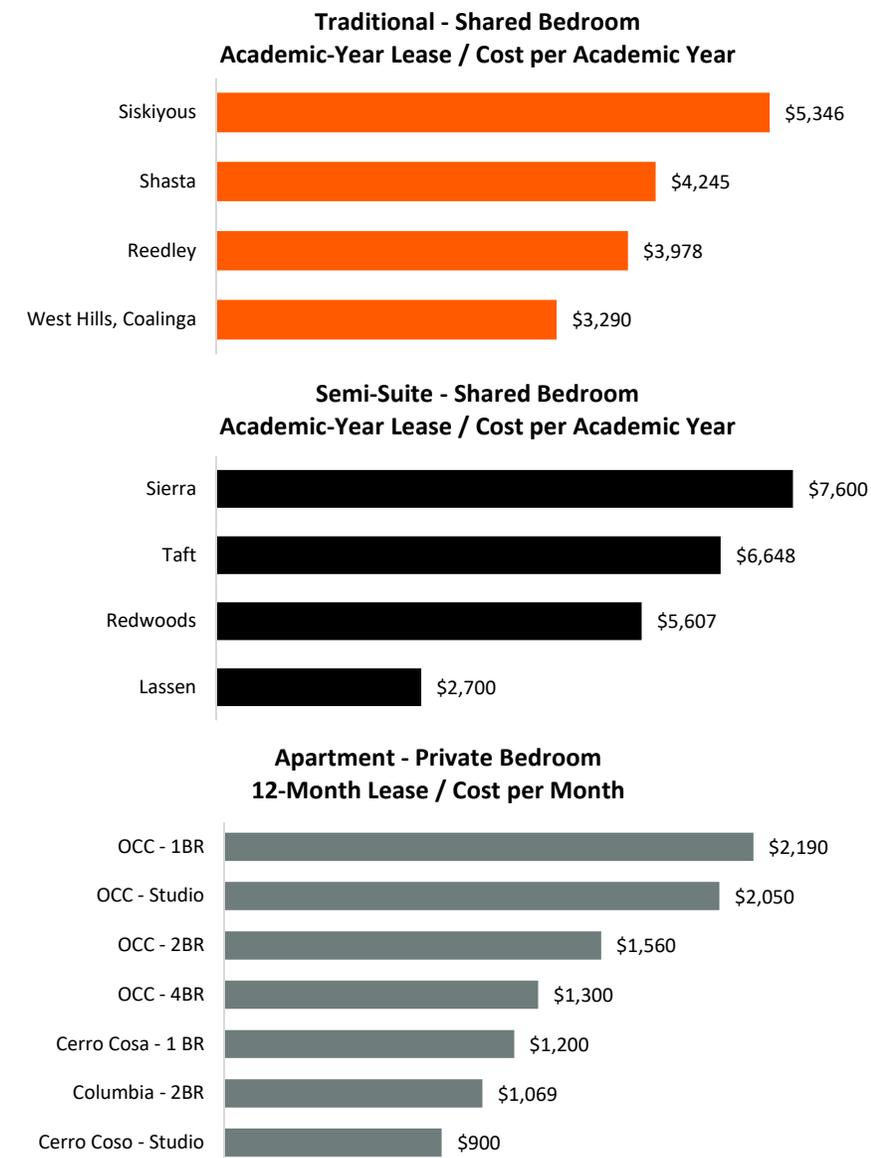
When comparing capacity as a percent of enrollment, Feather River College, with enrollment of roughly 1,800, houses 13% of enrollment while Sierra College with enrollment of 17,500 and Cerro Cosa College with enrollment of over 5,000 each house just 1% of enrollment. This is not a key benchmark when calculating housing demand but is useful for comparison.

Housing Comparison

Capacity	
California Community Colleges	# of Beds
Cerro Cosa Community College	59
Lassen Community College	108
Sierra College	120
Taft College	122
Shasta College	126
Reedley College	140
College of the Redwoods	150
College of the Siskiyous	154
West Hills College, Coalinga	169
Columbia College	196
Feather River College	238
Santa Rosa Junior College (Planned)	350
Napa Valley College (Planned)	500
Orange Coast College	819

The California Community Colleges with housing or planned housing vary in size, unit type, and cost. The Harbour at Orange Coast College opened in 2020. It is the newest and the largest, with over 800 beds of housing for single students. Cerro Cosa Community College opened housing in 2008 and has the smallest residence hall, housing 60 students.

Unit types differ from campus to campus. Four colleges have traditional residence halls with community-shared bathroom facilities. Four others have semi-suite configurations with two or more rooms sharing a bathroom and three have apartment-style housing (with a full kitchen in each unit). A cost comparison, based on 2021–22 housing rates, is shown on the right. All rates are per-person and do not include a meal plan.



Enrollment

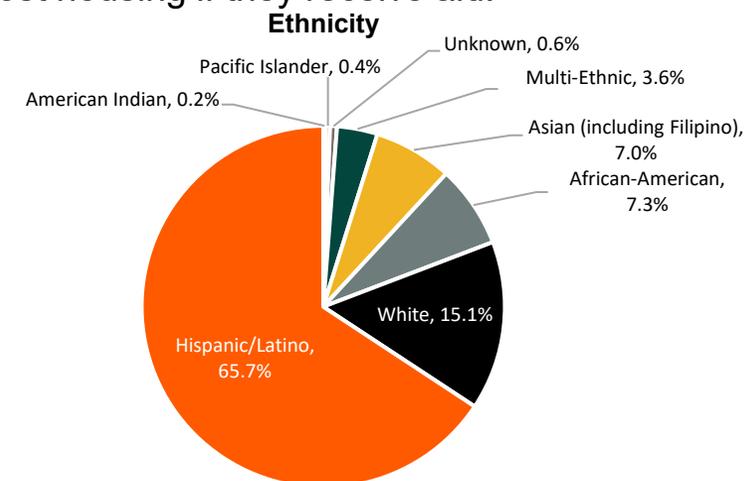
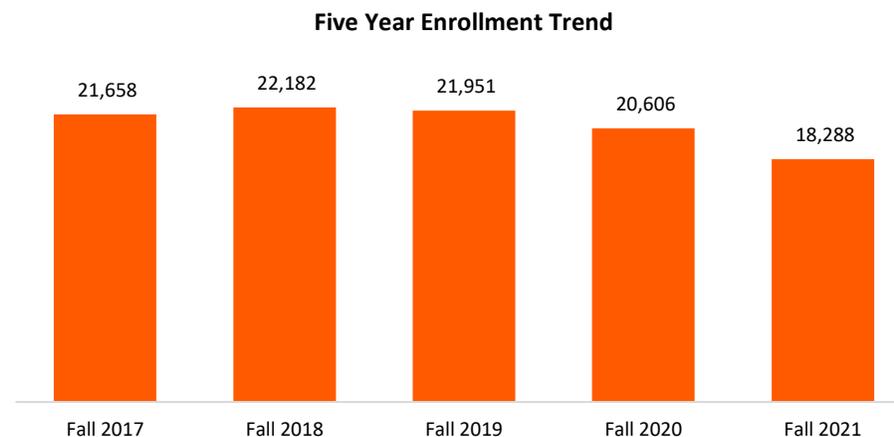
RCC has a diverse population with 66% of enrollment identifying as Hispanic. RCC is proud of its HSI designation, one of nearly 560 U.S. higher-education institutions.

Data provided by the College shows that most of those who attend are traditional college-age students; 73% are 24 or younger.

Efforts are underway to increase enrollment. Demand is calculated on Fall 2021 enrollment, therefore, if enrollment increases, demand for housing may also increase.

The pandemic has had an adverse effect on enrollment at all higher education institutions. Fall 2021 enrollment at community colleges nationwide fell 3.4% but less severely than Fall 2020 (10.1%). The decline is more significant in California where two-year public institutions averaged a 10% decrease in Fall 2021 vs. 11.7% the previous year.¹ RCC's enrollment declined 11% in the same period. The College has distributed federal funds from the CARES Act to students whose lives have been disrupted by the pandemic. This has helped many stay enrolled through difficult times.

Stakeholders and students alike are confident that adding campus housing will help to attract and retain students. According to student survey results, 98% believe that housing is important to *attract* future students and 86% believe housing is important to *retain* students. This demonstrates that even students who are not interested in campus housing for themselves recognize the importance of housing for future students. Furthermore, 79% of the 245 part-time survey respondents who expressed interest in living on campus indicated that they would consider enrolling full-time if they lived in RCC-offered housing, making them eligible for low-cost housing if they receive aid.



¹ National Student Clearinghouse Research Center. Current Term Enrollment Estimates, Fall 2021. <https://nscresearchcenter.org/current-term-enrollment-estimates/>.

Campus Services

The Student Services staff provides a formal and informal support system to encourage student success. They are dedicated to advancing the breadth of these services, including another critical need – housing.

With careful planning and departmental cooperation, RCC can provide services that will enhance the residential experience and help alleviate students' housing and food insecurity.

Student Services

An array of services are available for RCC students. A residential program can expand on current student support offerings and academic programs that promote student engagement.

Campus stakeholders are supportive of a student housing initiative, especially if housing needs can be met for the most vulnerable and disproportionately disadvantaged populations, e.g., foster youth, veterans, single parents, and those that are experiencing housing insecurity, as well as those coming from out of state and international students. Stakeholders have concerns regarding the transition to serving residential students but want to serve students in ways that will elevate student success. Creating a safe, supportive community is the goal.

Student services may need to expand to provide support and counseling to residents. Adding a residence hall may increase the number of behavioral incidents or Title IX infractions but the College will be prepared. Services and programs already in place will transition easily with thoughtful planning prior to opening.

Dining Services

Housing and dining go hand-in-hand. Even with apartment-style housing, demand for on-campus food services may increase. The City Grill is a small on-campus dining center that operates Monday through Thursday. The Culinary Arts Restaurant is an off-campus venue where culinary students provide full-service dining for breakfast and lunch. It is not open every day.

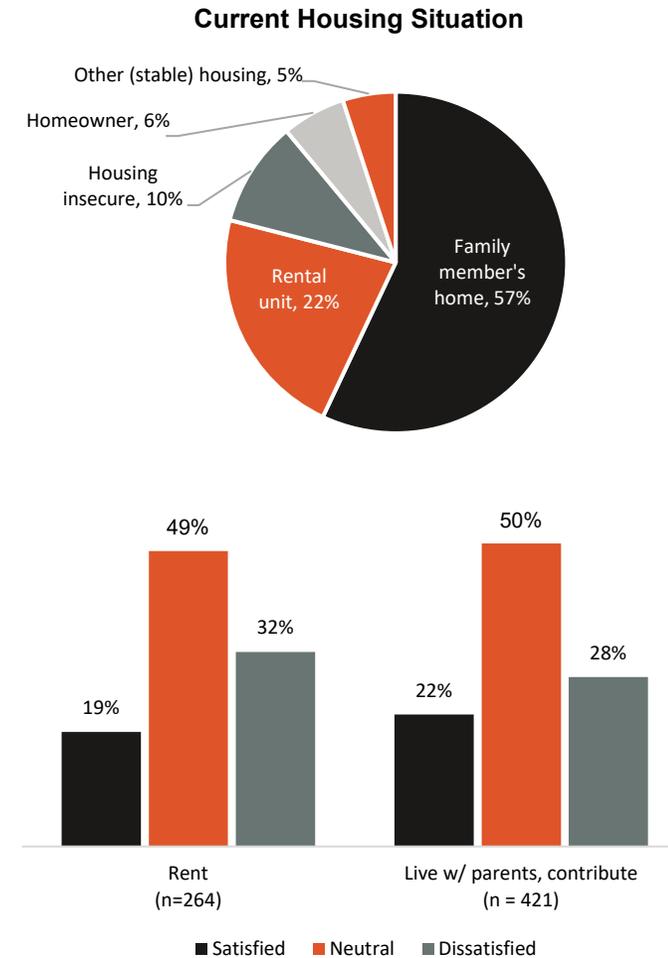
Student Readiness

Current Living Situation

Current living situation impacts student interest in student housing in multiple ways. This is one of several factors used in Scion's demand calculation and determination of students' readiness for housing.

Over half of survey respondents live with parents, guardians or other relatives; many contribute toward living expenses. Less than one-third of those who rent or contribute to home expenses are satisfied with their living situation; approximately half are neither satisfied nor dissatisfied. Typically, students renting on their own are more likely interested in student housing than those in other living situations, however, with the possibility of low-cost housing, more students currently living at home may be attracted to on-campus housing.

Students report challenges finding affordable and convenient housing. Scion's research reveals a tight market with an occupancy rate from 98% to 100%. Of the 98 survey respondents that had to find a place to live when they enrolled at RCC, 81% had difficulty finding housing within budget and 60% had difficulty finding housing within a reasonable commute. Currently, 41% of survey respondents commute more than 30 minutes to campus; most, 77%, use their own vehicle, 9% use public transportation, 9% are dropped off, and the rest bike, carpool, or travel to campus some other way.



Decision-Making Factors

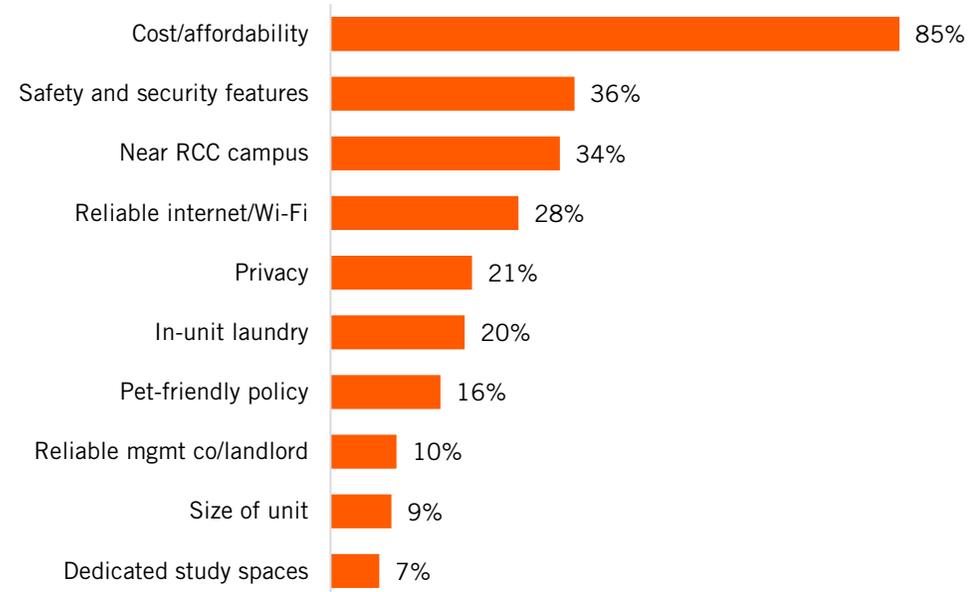
Cost is regularly cited as the top housing decision-making factor for students. Safety and security are also very important.

Based on stated priorities, ranked here, RCC housing would address students' top decision-making factors.

For RCC students, affordability is by far the most important factor when deciding where to live. When discussing housing options, administrators and students alike stressed the importance of cost. This was confirmed by survey respondents: 85% consider cost the number one factor when deciding where to live.¹

Cost is not the only factor important to students. Safety and security, living close to campus, and reliable internet are key aspects and should be considered when planning and designing student housing.

Riverside City College



¹ Survey respondents were permitted to select up to three factors.

Single Students

The table below compares monthly housing costs and the area rental market and student renters' self-reported costs. The table also compares these costs to survey-tested rents for single-occupancy bedroom units.¹ All housing costs are shown "per-person." It appears RCC students can find one-bedroom units at below conventional market rents for studios and one-bedroom units; they are currently paying close to market rents for two- and three-bedroom units.

Survey-tested rates based on a 100% P3 project are higher than what students are currently paying and what is found in the conventional market. New construction is always more expensive than existing housing and construction costs have increased since the pandemic. For many, living in a student community, and paying an all-inclusive rent, is worth the costs of a new housing development. There are tangible and intangible benefits to living on campus. It is easier to connect with peers, residents are more likely to participate in campus activities, it eliminates the need to commute (and with increasing gasoline prices, this is becoming more important), personnel are available to respond to emergencies, and residential staff can offer support to students.²

Unit Type	Conventional Market Median Adjusted Market Rate ³	n =	Median Self-Reported Housing Costs ⁴	n=	100% P3	Midpoint 100% P3 and Max Allowed SB169	Max Allowed SB169	100% SB169
Studio	\$2,068	7	\$1,263	6	\$3,435	\$2,055	\$680	\$430
1 Bedroom	\$2,045	23	\$1,395	24	-	-	-	-
2 Bedroom	\$1,230	26	\$1,160	27	\$1,505*	\$900*	\$295*	\$190*
3 Bedroom	\$1,001	6	\$800	21	-	-	-	-
4 Bedroom	-	-	\$840	15	\$2,360	\$1,415	\$465	\$295

* The two bedroom rent for survey-tested rents is a semi-suite (not an apartment), for comparison purposes only.

¹ The survey also tested a two-bedroom apartment designed for four students, two in each bedroom (not shown).

² Grodman, Stefanie. "The Top Five Benefits of Living on Campus" Best Colleges. August 5, 2021.

³ Adjusted per-person rates include rent and an allowance for utilities and Internet. Market rate is conventional apartments only (does not include the shadow market.)

⁴ Self-reported housing costs are from single students not sharing a bedroom and include rent, utilities and internet.

Housing Cost Comparison

If a construction grant is approved by the State, low-income students will be able to live on campus at rates that are significantly lower than current market rents. The table shows the lowest SB169/AB183 housing rates that were tested on the survey in the far-right columns with a grey heading.

For those who qualify, the SB169/Ab183 rates are significantly lower than what students are currently paying.

Housing Cost Comparison

As with single student housing, RCC will be able to offer low-cost housing to those most in need if a construction grant is approved by the State. Low-cost housing rates which were tested on the survey are shown in the table on right (grey heading). These rates are significantly lower than the current median market rates.

Students with Families

Below is a housing costs comparison for students who live with their spouse, partner and/or dependents. All monthly rates are shown “per unit” and compare median market-adjusted rents to self-reported housing costs and rates tested on the survey for three apartment types.

Survey respondents who reported monthly housing costs currently pay less than market rates. As with single-student housing, 100% P3 survey-tested rates are significantly higher than the market, however, students who qualify will be able to take advantage of low-cost housing should RCC receive State funding for low-income student housing.

Unit Type	Conventional Market Median Adjusted Market Rate 1	n =	Median Self-Reported Housing Costs ³	n=	100% P3	Midpoint 100% P3 and Max Allowed SB169	Max Allowed SB169	100% SB169
Studio	\$2,068	7	\$1,550	3	\$3,580	\$2,130	\$680	\$430
1 Bedroom	\$2,045	23	\$1,975	30	\$3,935	\$2,355	\$775	\$475
2 Bedroom	\$2,460	26	\$2,075	49	\$4,295	\$2,580	\$870	\$515
3 Bedroom	\$3,003	6	\$2,100	36	-	-	-	-

¹ Adjusted per-unit rates include rent and an allowance for utilities and Internet. Market rate is conventional apartments only (does not include the shadow market.)

² Self-reported housing costs are from students living with a spouse/partner and/or dependent(s) and include rent, utilities and internet.

Housing Demand

Demand for single students is estimated on a per-bed basis while family housing is estimated on a per-unit basis. In a typical student housing development, single students rent by the bed, signing an individual lease. This minimizes a resident's responsibilities and reliance on roommates who may not fulfill their financial obligations. As with conventional rental housing, students with families typically rent by the unit, signing one lease for the entire household because all occupants are not generally students.

For many, living in a student community on campus is worth the costs associated with a new housing development. Others, who qualify for low-cost housing, will be able to afford to live on campus and take advantage of the many benefits a campus community offers. A range of options can support campus equity, inclusion and diversity efforts.

Students are ready for this initiative. There is more than adequate demand for RCC to consider on-campus housing. Even at the highest-tested housing rates, demand from single students is over 1,300 beds and demand from students with families is over 580 units. When demand from those who qualify for low-income housing is added, total demand is over 2,400 single-student beds and over 3,400 family units. RCC has enough demand to develop a blend of market-rate and low-cost housing with a mix of unit types.

Projected Demand

Demand is calculated by applying filters to unduplicated Fall 2021 headcount enrollment which account for enrollment status, students' familial status and current living situation to determine the Reasonable Available Market (RAM). Additional factors are considered, such as enrollment trends, qualitative data, off-campus market conditions, students' unit preference, cost tolerance, and interest in living in the housing.

Housing demand for RCC is well within the range needed to move forward with a housing plan.

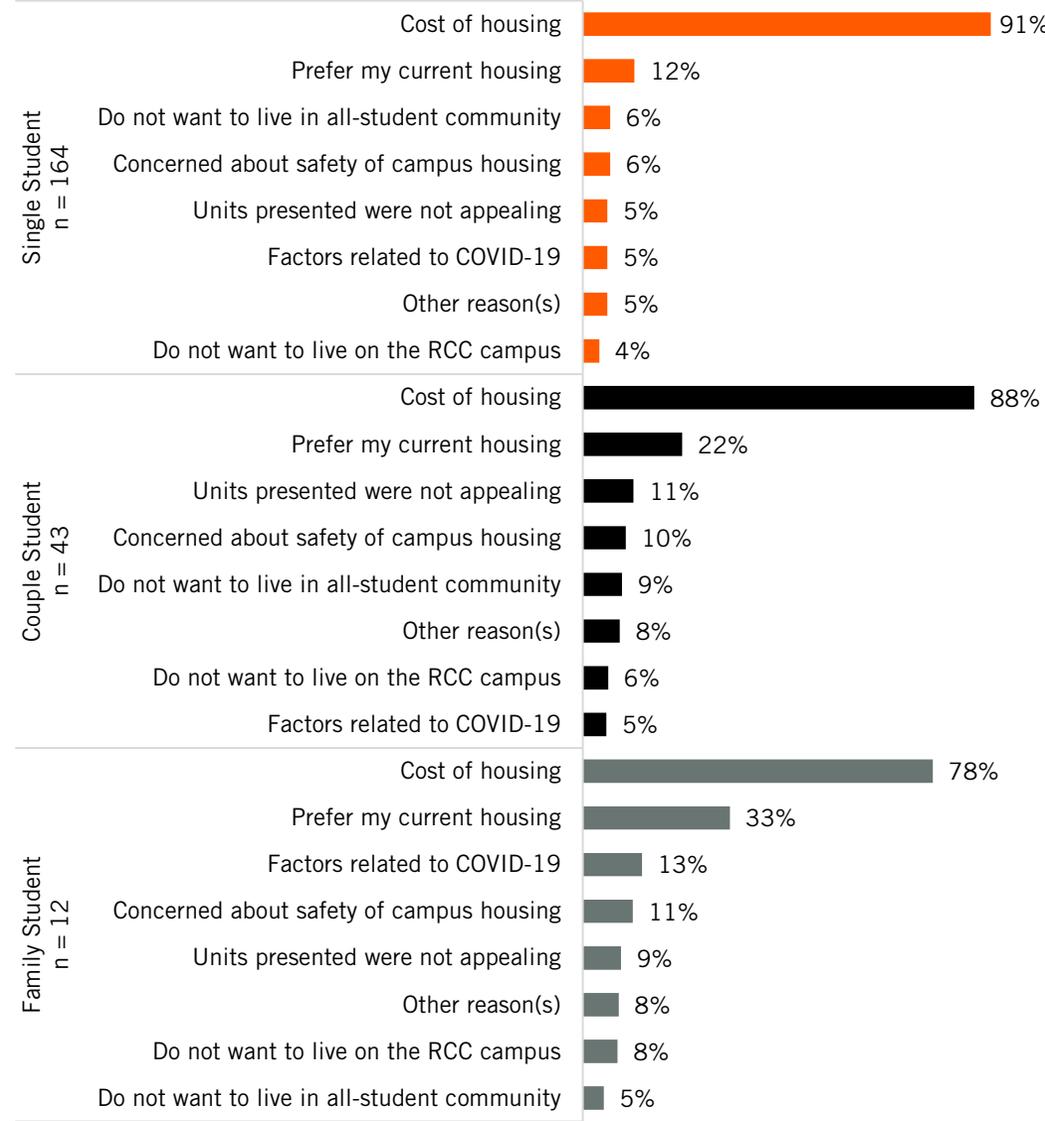
	Projected Demand by Unit Type			
	100% P3	Midpoint 100% P3 and Max Allowed SB169	Max Allowed SB169 (by Qualification)	100% SB169 (by Qualification)
Students: Number of Beds				
Traditional Residence Hall, Double Bedroom	393–416	651–689	670–709	672–711
Traditional Residence Hall, Single Bedroom	529–560	920–973	962–1,018	972–1,029
Four-Person, Two-Bedroom Semi-Suite	45–48	74–78	62–66	62–66
Two-Person, Two-Bedroom Semi-Suite	141–149	232–246	223–236	226–239
Four-Person, Two-Bedroom Apartment	28–29	37–39	34–36	34–36
Four-Person, Four-Bedroom Apartment	45–48	71–75	87–92	87–92
Studio, Single Occupancy	121–128	258–273	388–411	402–426
Total Single Student Beds	1,304–1,379 beds	2,242–2,372 beds	2,427–2,568 beds	2,455–2,598 beds
Family Students: Number of Units				
Studio Apartment	146-155	268-283	524-554	549-581
One-Bedroom Apartment	195-206	493-521	1,057-1,120	1,130-1,196
Two-Bedroom Apartment	245-259	625-662	1,630-1,725	1,756-1,859
Total Family Units	586-620 units	1,386-1,466 units	3,211-2,299 units	3,435-3,636 units

¹ Part-time includes students enrolled in fewer than 12 credit units (half-time and part-time enrollment).

Reasons for Lack of Interest

Cost is the primary reason for disinterest, followed by preference for their current housing situation. Safety of campus housing is also a factor and many single students do not want to live in an all-student community. Many couples did not favor the units that were offered on the survey and a number of family students were not interested due to Covid-19 factors.

To gauge interest in student housing, preference and interest questions are asked on the survey. After viewing all the unit options at estimated baseline rents, a question is posed, “Would you have lived in your preferred unit if it had been available at the start of the academic year?” If no, respondents are shown a discounted rent and asked the question again. Two additional rent levels are offered. At any time, a respondent can indicate they are not interested in the housing. Those who are not interested are asked why. Results are sorted by single students, couple students (without dependents) and family students (those living with a spouse/partner and/or dependents). Responses are shown at right.¹



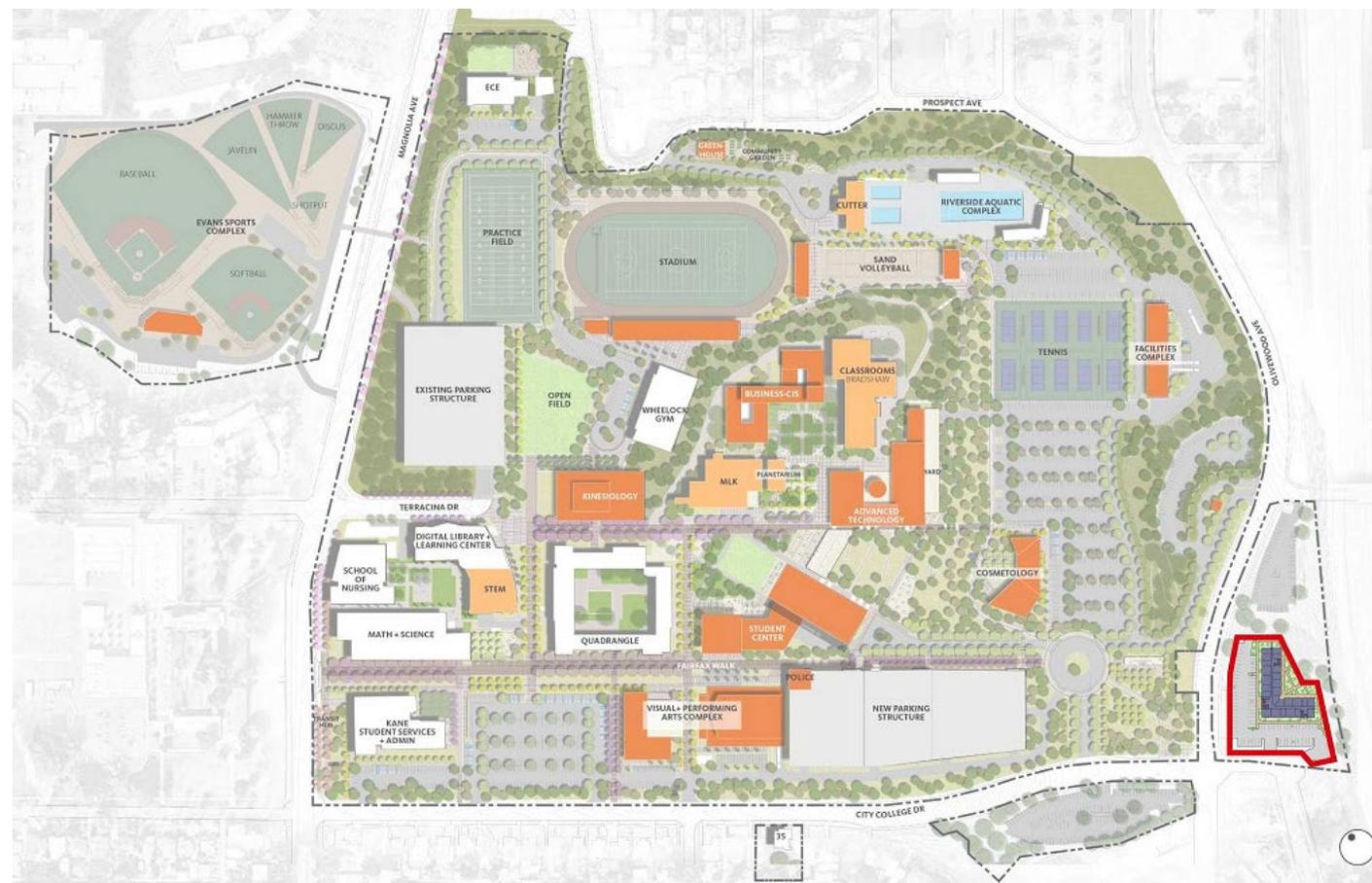
¹ Survey respondents were permitted to select all that apply.

Community Readiness

Housing Site

A site for campus housing has been identified in the Campus Master Plan at the southeastern edge of campus (see map). The location offers access to off-campus retail and eateries.

A location on or adjacent to campus increases the success of a first-time student housing development. Housing that is not within walking distance, or within easy access to public transportation is not as desirable.

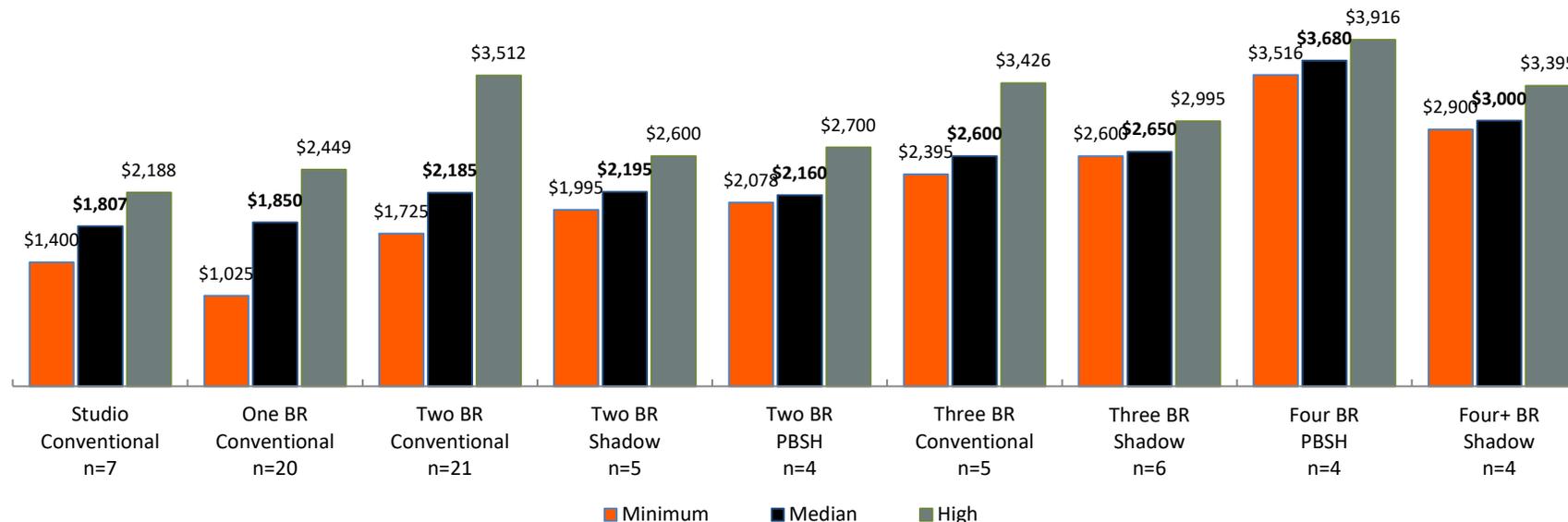


RCC Rental Market

Market Rents

The sample used for market research includes 32 properties from the conventional market, 15 properties from the shadow market, totaling over 4,700 units and four purpose-built student housing properties serving over 2,00 students. Monthly unit rents, shown below, vary widely — from \$1,400 for a studio apartment to \$3,916 for a four-single-bedroom student apartment.

Finding suitable housing is a challenge and there are few options for low-income students who qualify for affordable housing.



Note:
 Conventional market is comprised of apartment complexes.
 Shadow market is comprised of single-family homes, townhomes, duplexes and condominiums.
 PBSH is Purpose-Built Student Housing comprised of properties developed as off-campus student housing where units are rented by the bed. Although RCC students are welcome, the PBSH mainly serves student at UC Riverside.

RCC Rental Market

Features and amenities found in the off-campus market are often found within a student community or on campus.

Unlike conventional rentals, campus housing generally offers all-inclusive rents. Typically, utilities, internet, furniture, and sometimes cable/satellite television are included. Also, individual leases are offered for those living on their own so a student sharing a unit with others is not responsible for additional rent if a roommate moves out.

It is difficult for students to pay up-front fees when moving to an off-campus apartment. Many fees and deposits are waived or are of minimal amounts for campus housing.

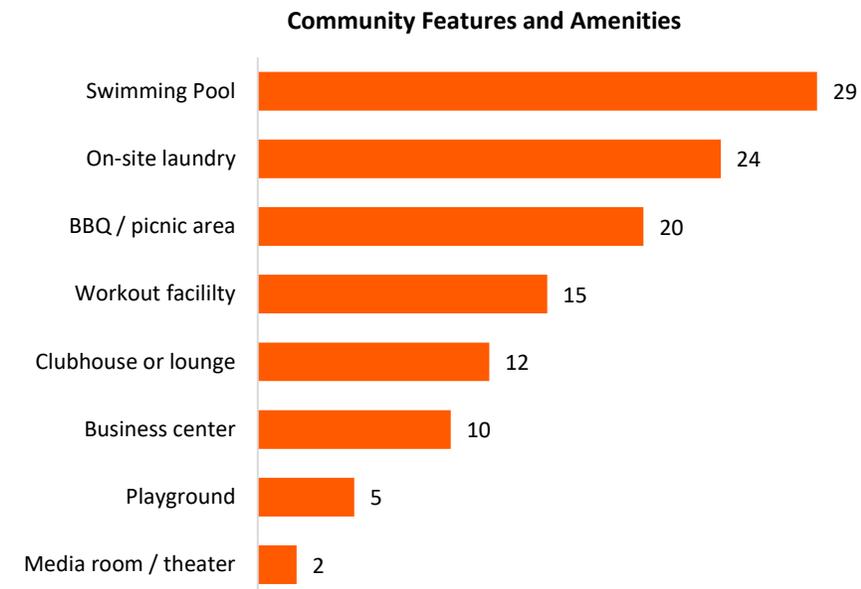
Features and Policies

All properties offer a 12-month lease. Several offer flexible lease terms ranging from two to 15 months. Non-refundable security deposits range from \$500 to one-month's rent.

Of the conventional properties used in the sample, none include utilities or internet in the rent; a few include water and sewer. Common unit features include air-conditioning, a patio or balcony, and standard appliances including a dishwasher; less than half provide a washer-dryer in the unit. Parking is included at nearly all properties. Typical community amenities are graphed at right. Nearly all properties permit pets, with most requiring additional rent and/or a pet deposit.

Pipeline

There are several projects in the pipeline in Riverside. A 450-unit apartment complex, Magnolia Flats, will include studio, one-bedroom and two-bedroom units and the development includes two retail buildings. Magnolia Flats is expected to help the city meet goals set by Regional Needs Allocation (RHNA). This much-needed housing will help alleviate pent-up demand in a market that is seeing some of the biggest rent increases in the country²



¹ The sample includes 32 apartment properties located within 18 miles of campus. The average age is 36 years.

² Lansner, Jonathan. "450 Apartments Coming to Riverside Near Tyler Galleria." Orange County Register. August 11, 2021.

Program Considerations

Survey Tested Units

Because the RCC student body is diverse in age, family status and socio-economic circumstances, several housing options and price points were offered on the survey for consideration. The floor plans are conceptual only and tested rents are based on information known to date.

Single Students

Seven units were tested on the survey at per-person estimated rents. The units were described as traditional, where community bathrooms, lounges and kitchens are shared with multiple units. Semi-suite units include semi-private bathrooms in the unit and shared common lounges and kitchens. Apartments include semi-private bathrooms, living/dining rooms, and full kitchens in the unit.

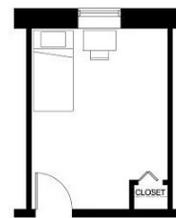
Students with Families

Three unit descriptions were offered with estimated per-unit rents: studio, one-bedroom, and three-bedroom apartments. (Floor plans were not shown to students with families.)

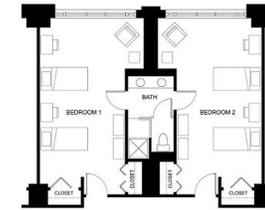
All students were asked to assume that units are fully furnished, rents include all utilities and internet, and leases are for 12-months.



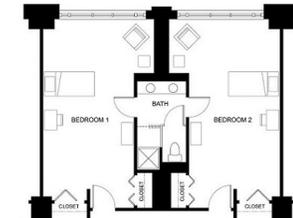
Traditional Double Bedroom



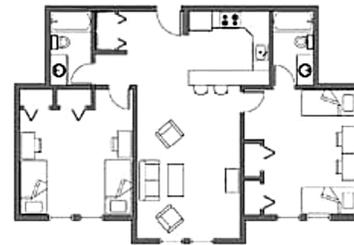
Traditional Single Bedroom



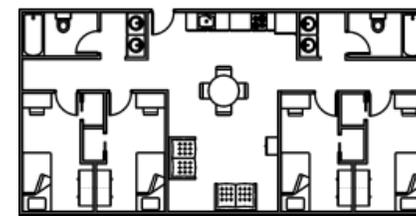
Four-Person Semi-Suite



Two-Person Semi-Suite



Four-Person Two-Bedroom Apt



Four-Person Four-Bedroom Apt



Studio Apartment

Survey Rents

The table below lists the rents that were tested on the survey. Scion tests four rent levels to understand students' cost sensitivity and to establish a demand curve. Baseline rents represent full market rent for a P3 project. A discounted rent was tested for cost tolerance data points. The third and fourth rent levels represent a range of rents permitted by the SB169/AB183 criteria and is an option for low-income students who qualify. SB169/AB183 rent can be no higher than 30% of 50% of the area median income (AMI) for a single-occupancy room. AMI is updated annually by the California Department of Housing and Community Development (HCD).

Scion uses assumptions to create a preliminary financial model to estimate the rents. Assumptions are based on previous and ongoing housing development projects in the region. Until a final project size, unit mix and ownership structure are determined, these rents are estimates.

Assumptions for Tested Rents
12-month lease
\$2,905 per-bed operating costs
\$600 per GSF construction costs
4.50 interest rate
37-year loan
Debt service coverage 1.25

	100% P3	Midpoint 100% P3 and Max Allowed SB169	Max Allowed SB169	100% SB169
Single Student Per-Person Rent				
Traditional Residence Hall, Double Bedroom	\$930	\$555	\$185	\$115
Traditional Residence Hall, Single Bedroom	\$1,075	\$645	\$210	\$135
Four-Person, Two-Bedroom Semi-Suite	\$1,215	\$730	\$240	\$150
Two-Person, Two-Bedroom Semi-Suite	\$1,505	\$900	\$295	\$190
Four-Person, Two-Bedroom Apartment	\$2,005	\$1,200	\$395	\$250
Four-Person, Four-Bedroom Apartment	\$2,360	\$1,415	\$465	\$295
Studio, Single Occupancy	\$3,435	\$2,055	\$680	\$430
Family Student Per-Unit Rent				
Studio Apartment	\$3,580	\$2,130	\$680	\$430
One-Bedroom Apartment	\$3,935	\$2,355	\$775	\$475
Two-Bedroom Apartment	\$4,295	\$2,580	\$870	\$515

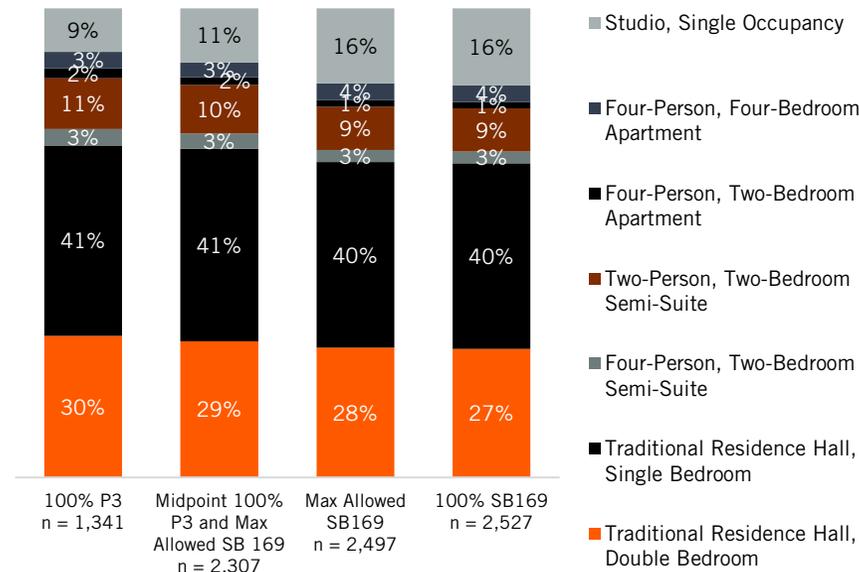
Unit Preference

Survey respondent's unit preferences are considered when determining the final program.

- The unit mix shown is based on students' first-choice preference and does not account for units that may be acceptable to them if their first-choice is not available.
- Most single students prefer rooms offered in a traditional residence hall.
- About half of family students prefer a two-bedroom apartment. One-bedrooms and studios also garnered interest.

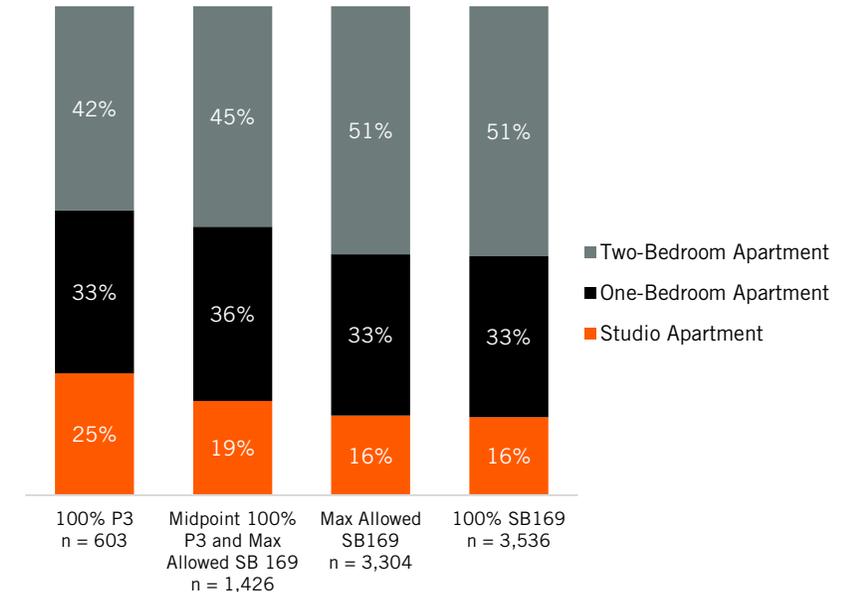
Single Students

Of those who expressed interest at 100% P3 rent, 71% selected a traditional unit with either single or double occupancy. This is the lowest-cost option offered, confirming students' desire for an affordable housing option. This type of housing includes kitchens, lounges and bathrooms shared by multiple units. Unit preference did not change significantly as tested rents declined.



Students with Families

Among interested family survey respondents (those living with a partner/spouse and/or dependent(s)), a two-bedroom is preferred by about half, which is the most expensive option. One-third ranked a one-bedroom as their first choice.

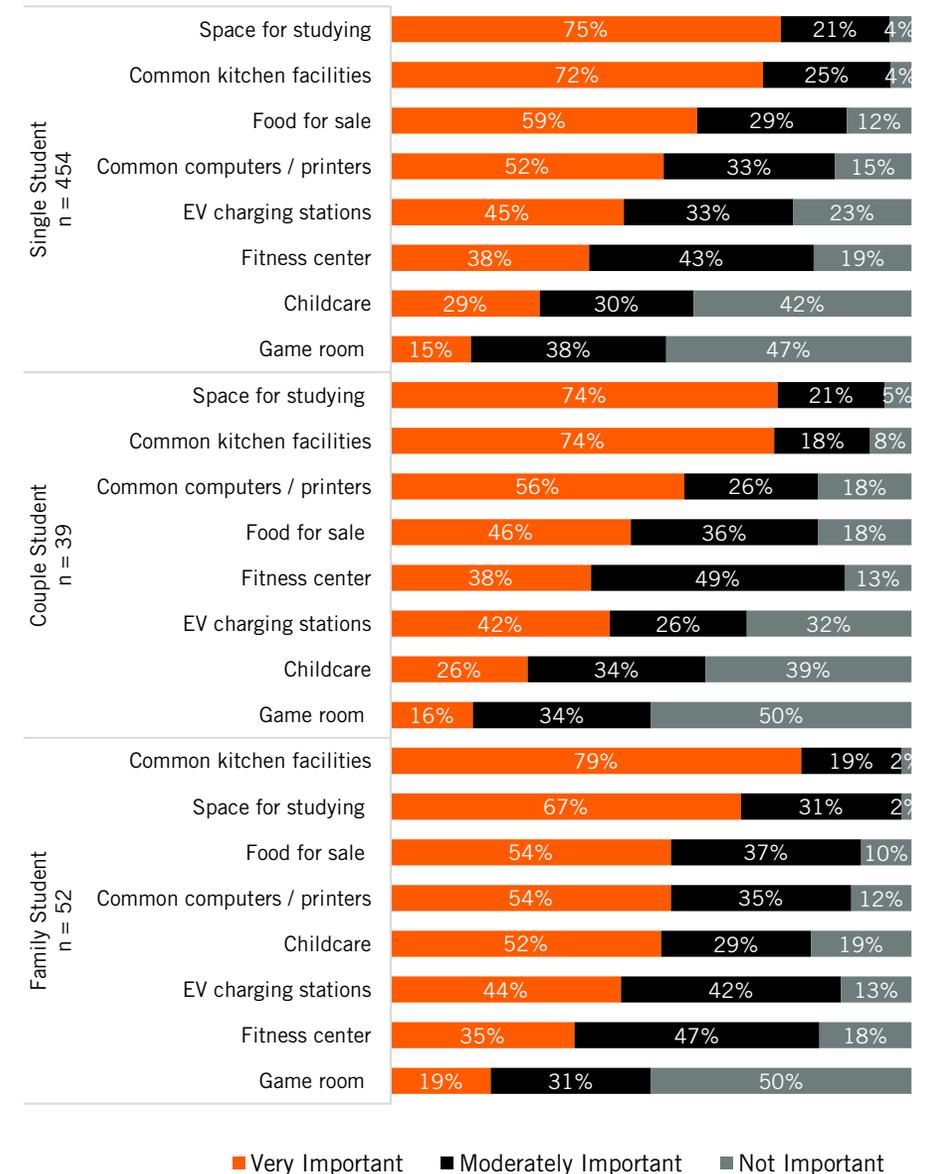


Important Housing Features

Community spaces are meant to promote student engagement and, when possible, be flexible to accommodate more than one purpose. Integrating technology features are also a consideration. The location of social spaces is important, so residents feel compelled to participate in the community life of the building. The design should strive to facilitate optimal engagement.

When determining which features to incorporate into new student housing, planners should consider those that students believe are most important to have in a student residential community as well as factors that are most important to students when looking for a place to live.

Study spaces and community kitchens are the top two housing features for single students, couples (without dependents) and students with dependents (family students). Having food for sale, such as a café or a grab ‘n’ go, and common computers and printers are also important for over half of the interested respondents. Over half of the student with dependents would like childcare provided in potential campus housing.



Financial Analysis

Initial Steps

Before a financial model can be created, a unit mix and project size is determined. This program was developed with input from the District as being viable to serve RCC students.

For RCC, Scion modeled a program serving 700 students with a mix of single-student apartments and family units. This will be reduced for the final program, as the proposed site is not large enough for this size development.

Approach

The financial analysis is informed by the market study and demand analysis. A financial model was created using assumptions regarding rents, operating expenses, development costs, and the prevailing cost of financing with tax-exempt bond debt issued through a 501(c)(3) owner. Currently available data regarding rent tolerances are used for this analysis, which was conducted in June 2022.

Program

The program is based on student preferences, interest in living in campus housing, and input from campus administrators regarding the type and number of beds/units most favorable to the College's strategic objectives for housing.

Of the unit types tested on the survey the units that garnered the most interest and the highest demand are included in the modeled program, below.

Unit Type	Number of Beds / Units
Single Students: Number of Beds	
Traditional Double	150
Traditional Single	250
Two-Person Semi-Suite 2-BR	40
Four-Person, 2-BR Apt Double Room	0
Four-Person, 4-BR Apt Single Room	0
Studio, Single Occupancy	60
Total	500 beds
Family Students: Number of Units	
Studio Apt	60
One-BR Apt	60
Two-BR Apt	80
Total	200 units

Financial Model Assumptions

The survey was administered at the end of the Spring 2022 semester. Scion used financial assumptions available at the time to calculate rents used in the survey. Since then, interest rates have increased, and construction costs have risen. Potential rents have been adjusted accordingly.

The models include the most up-to-date assumptions and benchmarking against similar projects in California available at the time of the study. As conditions change due to fluctuations in the market or other factors, Scion updates the models. Constant attention must be paid to both the costs of construction (commodities and labor) and the costs of financing (primarily long-term benchmarks such as the 30-Year Treasury and 30-Year Municipal Markets Data rate and the spreads that investors will apply to them based on demand for projects). These assumptions should be monitored throughout the pre-development process to gauge their impacts on rents and investor expectations of credit support.

The financial model assumes FY 2022 dollars and escalates the cost, revenue, and expense assumptions into a 10-year cash flow beginning in FY 2026. Revenue and expenses escalate at 2% annually. The result is FY 2022 rents increase over 3.5 years into the first stabilized year.

A key metric is to maintain at least a 1.25 Debt Service Coverage Ratio (DSCR) for tax-exempt bonds that will be issued to construct the project. Typical investor requirements focus on a 1.20 DSCR so the intent is to add some certainty to the model. At all times rents can be lowered or raised in order to achieve the investor required DSCR.

Estimated net gross square footage for each unit type is described below. The project includes common areas such as study rooms and gathering areas for a total of 20,000 square feet. A core factor of 1.3 (defined as gross area divided by net residential area) accounts for circulation space, stairwells, etc.

Financial Model Assumptions

Unit Type		NSF/Unit	Total NSF
Single Student Housing Program			
	Traditional Double	225	16,875
	Traditional Single	175	43,750
	Two-Bedroom Semi-Suite Double	305	6,100
	Studio Single	326	19,560
Family Housing Program			
	Studio Apartment	326	19,560
	1BR Apartment	504	30,240
	2BR Apartment	623	49,840
Total Residential Net Square Feet			185,925
Total Common Area Net Square Feet			20,000
Total Building Net Square Feet			205,925
Circulation			1.30
Total Building Gross Square Feet			267,703

Additional FY 2022 assumptions are described below.

Financial Model Assumptions	
Construction Duration	24 months
Construction costs	\$600 per GSF
Operating costs (includes management fee)	\$3,394/bed/yr
Length of loan	38 years
Interest	4.5%
Lease term	12-months
Occupancy ¹	92%

¹ The occupancy assumption considers non-revenue-generating rooms for staff (3%), as well as a 5% vacancy rate.

Scenarios

Scion runs multiple scenarios to test feasibility of a housing project of this size. The models confirm that any of these implementation strategies result in a feasible project that is self-sustaining and surpasses the 1.20 DSCR required by investors or a break-even revenue projection based on 100% SB169/AB183 funding.

The first scenario Scion tested assumes 100% tax-exempt bonds, with no additional funding source. The second sensitivity run, using the 100% P3 model and reducing the size of the units by 20%, the core factor by 10%, and securing a second loan that utilizes residual cash flow after 1st lien debt service as a source of repayment. The third is a full program with SB169/AB183 funding and the fourth models for single student only. (The first three assume a project for single students and students with families.) A comparison of resulting monthly rents, as well as those tested on the student survey, is below. All rents include utilities, internet and furnishings.

Legend

- 1 = 100% P3
- 2 = P3 with more aggressive programming and financing
- 3 = SB169, full program
- 4 = SB169, single housing only

Bed Spaces and Unit Types	Scenario					
	P3			SB169		
	Tested Rates	1	2	Tested Rates	3	4 ¹
Single Students – FY 2022 Rates Per Person						
Traditional Double	\$930	\$1,274	\$884	\$115	\$144	\$223
Traditional Single	\$1,075	\$1,473	\$1,021	\$135	\$167	\$258
2BR Semi-Suite Single	\$1,505	\$2,062	\$1,430	\$190	\$233	\$361
Studio	\$3,435	\$4,706	\$3,263	\$430	\$532	\$824
Students with Families – FY 2022 Rates Per Unit						
Studio Apartment	\$3,580	\$4,905	\$3,401	\$430	\$555	N/A
1BR Apartment	\$3,935	\$5,391	\$3,738	\$475	\$610	N/A
2BR Apartment	\$4,295	\$5,884	\$4,080	\$515	\$666	N/A

Recommendations

There is sufficient demand and interest from college leadership, stakeholders, and the District for RCC to advance student housing on its campus. This is dependent upon continued College and District interest and appropriate approvals.

Consider the following recommendations for the next phases of the planning process:

Recommendations

- Begin the application for the 2023 SB169/AB183 construction funding for the project.
 - Develop a process, budget, and timeline.
 - Through its scoring regimen to date, the DOF recommended funding for projects of densely populated student housing. This favors single-student housing over family housing. To be most competitive, focus on the single student population with affordable, quality housing that advances the Strategic Objectives.
 - Procure the services to inform the application. This includes an architect and CEQA consultant. It is expected that the architect will include a cost estimator and civil engineer.
 - Assess other planning services that would be of value to the housing.
- Procure a Design-Build team when funding from S169/AB183 is projected to be known.
 - Develop program and financing scenarios dependent upon the outcomes of the SB169/AB183 grant. Create criteria for evaluation.
 - If RCC receives the grant monies, determine if a District-wide strategy is appropriate. Also, assess the student resident cohort relative to factors such as: students with families, non-qualifying low-income students and so forth.
 - If no funding is approved for construction, develop the financial analyses and potentially more tailored modeling to assess the impacts on different financing and delivery approaches as appropriate and that might include a public-private-partnership, college bond financing, private developer or referendum.
- Determine the timing of if/when to take a proposed Resolution to the Board for approval of a public-private partnership or some other alternative delivery method.

Scion does not provide legal, tax, architectural or accounting services. Scion is not a municipal advisor and is not subject to the fiduciary duty set forth at 15 U.S.C. § 78o-4(c)(1) with respect to municipal financial products or issuance of municipal securities. Scion does not warrant the results or actual performance of any project or undertaking.

Implementation Plan

Overview

There are primarily four financing structures available to the District: 100% SB169/AB183 financing, District bond financing, private development, or a public-private partnership (P3). Decisions on structuring any deal are typically based on each structure's ability to achieve the Strategic Objectives, advance the institutional mission, provide access to the most efficient capital, and strike the best balance between risk and control on behalf of the institution. The SB169/AB183 student housing grant program allows community college districts to use a P3 structure for constructing, operating, and maintaining affordable low-cost housing. The SB169/AB183 funding provides zero cost money for design and development of a project so the District or its colleges only need to charge enough in rents to recover the cost to operate and recapitalize the project, while a P3 provides a balance of risk and control for the District and the College and provides access to privately-sourced tax-exempt debt that enables it to develop a project to meet demand.

Public-Private Partnerships

A P3 structure entails working with a private developer to bear the development risk and a not-for-profit owner to bear the operational risk and liability for the debt. The allocation of risk and responsibilities is clearly delineated in two primary project documents: the ground lease and the coordination agreement.

To qualify for tax-exempt financing through a 501(c)(3) structure, the project must serve residents affiliated with a resident in education and be defined in the project documents. Student housing P3 projects are typically (but not always) financed with tax-exempt debt; and therefore, provide a more competitive cost of financing than that of private financing that translates into lower rents for the students.

From a broad perspective, the P3 option offers the following advantages:

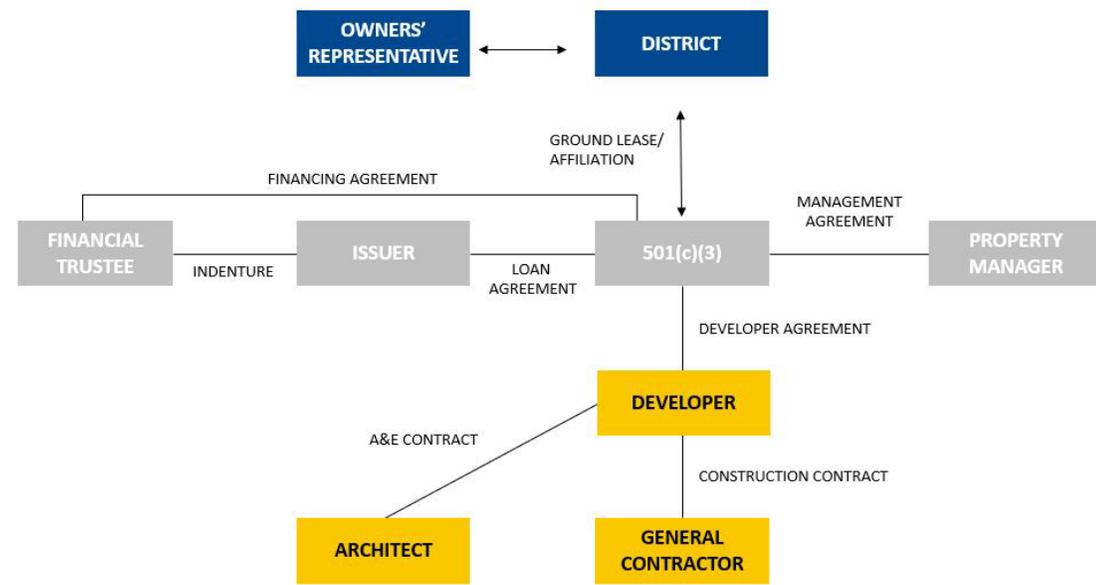
- Preserves District capital and borrowing capacity.
- Transfers development risk to a 3rd party and operational risk to a not-for-profit entity who owns the improvements during the term of the ground lease.
- Leverages private sector resources for District use.
- Provides residual cash flow to the District assuming sufficient project performance.
- Requires reserves set aside for routine capital improvements throughout the ground lease.
- Provides for the District ownership of improvements upon defeasance of the debt.

P3 Structure

The Debt Service Coverage Requirement (DSCR) serves as a key metric in determining the financial viability. The DSCR represents the cash available for debt service (after expenses and reserve capitalization) divided by the annual debt service. Typically, the DSCR must be at 1.20 or higher on a stabilized basis to garner interest from developers and investors.

Due to the required yield and financing costs associated with P3 projects, the overall cost is higher than if the District were to finance the project on its own, but the risk transfer away from the District is compelling. Typically, P3 financing costs are significantly lower than a private developer-led transaction. Compared to self-funded projects and private developer projects, the P3 delivery option offers a “middle-ground” with risk, cost, and control.

The chart below is a general overview of the P3 structure. There are many different structures as this process is highly specific to each institution.



Procurement Process

An important step in a P3 student housing project is the selection of the Development Team (Team), which usually consists of a developer, architect, general contractor, and student housing property manager. To best position the College, Scion suggests a procurement process that attracts the greatest number of qualified responses from Teams. This typically includes issuing a Request for Qualifications (RFQ) to narrow the response field. RCCD has a list of approved vendors who will receive the RFQ. Typically, the top three shortlisted Teams will receive a Request for Proposals (RFP). Interviews with each Team are conducted after RFPs are submitted and reviewed by the District and the College. Selection is made from evaluation criteria that are specific to the Strategic Objectives while balancing acceptable risk and control.

Once a Team has been selected, a Pre-Development Agreement (PDA) is developed and finalized before the design process begins. Per the Educational Code and with the inclusion of legal advisory, Scion recommends competing the 501(c)(3) owner and the underwriter separately, once the Team has been selected. This allows the District to have a direct say in the ownership of the housing improvements and who will market the bonds, allowing owners and investment bankers to compete against each other on fees.

Appendices

- A [The Scion Group](#)
- B [Glossary of Terms](#)
- C [Qualitative Research Methodology](#)
- D [Peer Benchmarking](#)
- E [Off-Campus Market Analysis](#)
- F [Demand Analysis](#)
- G [Survey Methodology](#)
- H [Survey Demographics](#)
- I [Sorted Survey Data](#)

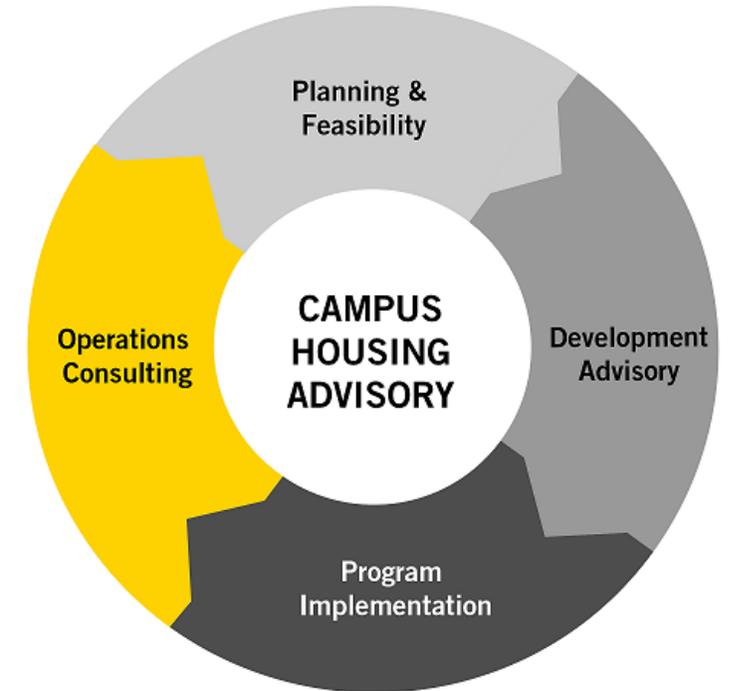
Appendix A: The Scion Group

About Us

Scion Advisory Services provides independent market and demand analyses, feasibility studies, operations consulting, program implementation and P3 advisory services to higher education institutions. Founded in 1999, student housing has been The Scion Group's primary focus. Since then, the firm has worked in over 300 campus markets throughout North America.

Scion's stand-alone Advisory Services practice is comprised of multidisciplinary advisors with experience in campus housing management and residence life, finance and economics, planning and research, and owner's representation. The breadth of Scion's experience in campus housing provides a high level of financial and real estate sophistication coupled with the perspectives of educators, operators and investors. Our reputation as an impartial advisor is Scion's most important attribute.

While Scion is not a developer, over \$5 billion of new and renovated student housing facilities have resulted from Advisory Services' work. In addition, Scion is proud to have the largest privately held student housing portfolio in the country, with nearly 83,000 student housing beds in 127 communities.



Chicago **Irvine** **Washington, DC** **Toronto**



31

Community Colleges

19

Community College Districts

Antelope Valley College*
Lancaster, CA

Canada College
Redwood City, CA

Cerro Coso Community College
Ridgecrest, CA

Chabot College
Hayward, CA

College of the Canyons*
Santa Clarita, CA

College of the Redwoods
Eureka, CA

College of San Mateo
San Mateo, CA

College of the Siskiyous
Weed, CA

Cuyamaca College
Rancho San Diego, CA

Evergreen Valley College*
San Jose, CA

Grossmont College*
El Cajon, CA

Irvine Valley College*
Irvine, CA

Las Positas College
Livermore, CA

Moreno Valley College*
Moreno Valley, CA

MiraCosta College*
Oceanside, CA

Mission College*
Santa Clara, CA

Napa Valley College
Napa, CA

Norco College*
Norco, CA

Ohlone College*
Ohlone, CA

Orange Coast College*
Costa Mesa, CA

Oxnard College*
Oxnard, CA

Palomar College
San Marcos, CA

Porterville College
Porterville, CA

Riverside City College*
Riverside, CA

Saddleback College*
Mission Viejo, CA

San Jose City College*
San Jose, CA

Santa Rosa Junior College
Santa Rosa, CA

Skyline College
San Bruno, CA

Solano Community College*
Fairfax, CA

Ventura City College
Ventura, CA

West Valley College*
Saratoga, CA

**Current projects*

Appendix B: Glossary of Terms

Term	Definition
501(c)3	A non-profit entity formed for the specific purpose of owning and acquiring financing for the project.
Athlete	A member of a student intercollegiate athletic team.
Bond funded	State or college-funded delivery of a housing project financed with general obligation bonds of the institution.
Bond rating	A grade given to a bond by a rating service that indicates credit quality; a rating of BBB- from S&P or Fitch, or Baa3 from Moody's - or better is considered "investment grade."
CalWORKS	A California public assistance program that provides cash and services to eligible families that have a child(ren) in the home.
Capitalized interest	Borrowed money to pay for debt service due before the project begins to generate revenue (e.g., construction period) or during startup (e.g., 6 months of operations)
CARE	Health care plans available to California residents at a government-subsidized rate.
Continuing Student	A student who attends your college and was enrolled at your college the previous spring or fall semester.
Conventional market	Professionally managed apartment communities serving students and/or non-students off-campus.
Debt service	Annual and semi-annual payments to cover principal and interest owed for project financing.
Debt service coverage ratio (DSCR)	The ratio of a project's net operating income to net debt service.
Debt service reserve	A reserve account used to make debt service payments if project cash flow is insufficient.
Design-build	A project delivery method that includes design and construction services provided by a single entity.
Development agreement	A contract between an owner and a developer detailing obligations of both parties and specifies standards and conditions that will govern the property.
DSPS	Services to help California students with disabilities gain equal access to all educational programs and activities on campus.
EOPS	The Educational Opportunity Program provides admission, academic and financial support services to historically underserved students in California.
First-generation student	A student with parents/caretakers who never attended any form of college or university.
First-time student	A student in their first semester enrolled in college, not including classes taken in high school for college credit.
First-time transfer student	A student enrolled at a college for the first time with credits transferred from another college or university.
Former foster youth	A current student who has aged out of the foster youth program.
Foster youth	A person under age 21 who has been removed from the home due to abuse or neglect by a parent or guardian. Foster youth in this study refers to a student 18–21 years old who is enrolled in high school, is dependent and the responsibility of child welfare, probation, or tribal organization.
Foundation	A college or university foundation is a 501(c)3 non-profit organization that exists to support students, research and/or learning at the institution.
Full-time student	A current student taking 12 or more units.
GMP costs	Guaranteed maximum price refers to the highest amount of labor, materials and profit costs a contractor can charge in the construction industry and in modeling the term is used to represent the "hard costs" of construction before "soft costs" of design, financing, permitting, etc. are applied.
Margin of error	The confidence interval, or magnitude of the interval over which one can state results at a given level of confidence (usually 95%), in the results of a survey or a poll based on a sample representing the entire population.

Term	Definition
Market rates	Advertised rents without “specials” or concessions within a defined market; includes the Conventional Market, Shadow Market and Purpose Built Student Housing (PBSH) market.
Net available cash flow	The sum over a period of time of the total revenue received (inflow) less the total amount of expenses (outflow) over the same period.
NSF	Net square feet, or the internal square footage of a housing unit not counting other necessary spaces in the building such as common areas, hallways, etc.
Opex	An abbreviation for operating expenses, which typically include general costs to operate the housing, i.e., administration, marketing, payroll, repairs and maintenance, turnover costs, insurance, management fees, and utilities.
P3 model	A financial model for a project delivery method known as public-private partnership.
P3 rates	Using assumptions developed on recent comparable projects and market information available to date to estimate rates to test on a survey, rents are calculated on the assumption that the project would be self-supporting using a public-private partnership.
Part-time student	A current student taking fewer than 12 units.
Pre-development agreement (PDA)	An agreement between an institution and a developer that provides the framework for collaboration on conceptual, preliminary and final plans for a project, up to financial closing.
Program	The number of units or beds, unit types, and ancillary spaces used to describe the proposed housing project. The program is used to create a financial model for a financial feasibility analysis and input into the final housing plan.
Public-Private Partnership	Often abbreviated as P3, a collaboration between the college and a private development team that can finance, build, own, and operate a student housing project.
Purpose Built Student Housing (PBSH)	Off-campus student housing that typically was designed and developed for student renters who sign an individual lease; units are typically rented by the bed.
RAM	The Reasonably Available Market is the subset of the overall enrolled population that is eligible to live in student housing and not unlikely to be interested.
Returning Student	A student who attended your college before but returned after taking time off and did not attend during the preceding fall or spring semester.
SB 169	California Senate Bill SB 169 became law in September 2021. It provides one-time grants to public colleges and universities for the planning and construction of affordable, low-cost housing.
SB 169 rates	SB 169 requires that student rents be lower than 30% of 50% of the area median income for a one-person household; based on feedback from grant reviewers, Scion calculates SB 169 rates as the lowest-possible rates that can be charged and still cover operating expenses and project recapitalization.
Semi-suite	A bedroom with a bathroom or a unit with two or more rooms sharing a semi-private bathroom.
Shadow Market	Inventory of privately or investor-owned single-family homes, condos, townhomes, or duplexes that are typically not professionally managed; also includes a room in a private home.
Single student	A current student who does not live with a spouse, partner, children, and/or dependent(s).
Student with family or family student	A current student who lives with a spouse/partner and/or children or other dependents.

Term	Definition
Special Admit student	California term for a high school student who is also enrolled in college classes, also known as dual or concurrent enrollment.
Subordinated expenses	Operational expenses an institution pays in order to increase debt service coverage and reduce rents student residents pay.
Suite	A residential unit with multiple bedrooms, semi-private bathroom(s) and living area but without a kitchen.
Tax-exempt debt	The interest component of bond debt service payments that is exempt from taxes for the bond holder.
Traditional residence hall	A student facility usually designed as a double-loaded corridor of double and/or single bedrooms; typically, residents share a community bathroom, lounge and/or kitchen on the floor.
Trustee	A person given control of administration of a property in trust with legal obligation to administer it solely for the purposes specified.
Unduplicated headcount	Enrollment data that counts one student, one time, no matter how many classes are taken at other campuses.
Unit type	Typology representing a conceptual option for housing.
Vacancy rate	The percentage of available units in a defined rental market or project.

Appendix C: Qualitative Research Methodology

Meetings and Interviews

Project Initiation

The first steps for the Market and Demand Analysis are to participate in a kick-off call and request background information to learn more about the College. Scion requested, received and reviewed enrollment data, student demographics, site design elements and other documents pertinent to the Study.

Meetings and Interviews

Interviews and focus groups are important tools used in the Study because they contextualize the need for housing, the importance of new housing over other priorities, and a general understanding of desired elements for a residential community. Information gleaned from interviews and focus groups informed survey questions and the demand analysis.

Strategic Objectives Workshop

On March 23, 2022, Scion led a Strategic Objective Alignment meeting with key stakeholders from RCC. The goal of the meeting was to define and prioritize the strategic objectives relative to the Study. The engagement of this group enhanced Scion's understanding of the District and the College, and the priorities and central questions for this Study.

The following individuals participated:

Hussain Agah, Associate Vice Chancellor, RCCD
Dr. Gregory Anderson, President
FeRita Carter, Vice President, Student Services
Lynn Wright, Vice President, Academic Affairs
Kristine DiMemmo, Vice Chancellor, Facilities Planning and Development
Ray Tennison, Associate Vice President, Scion Advisory
Ellen Ulf, Senior Director, Scion Advisory

During the workshop, Scion shared a list of potential objectives based on previous discussions with the District. Stakeholders were asked to rank them in terms of priorities for student housing. The key objectives, identified by the group are:

Rank	Objective
1	Provide cost-effective housing for students
2	Enhance student recruitment
3	Support Student Success
4	Foster an equitable community serving those with the greatest need
5	Create diverse and inclusive communities

RCC Stakeholder Interviews

Scion conducted individual and group meetings with campus leadership and key stakeholders in Spring 2022. During these sessions, participants shared their thoughts, perceptions and concerns about students' current housing situations, available housing in the market and their vision for RCC student housing. The following individuals participated:

- Hussain Agah, Associate Vice Chancellor, RCCD
- Wendy McEwen, Dean, Institutional Effectiveness
- Tammy Vant Hul, Dean of Nursing
- John Adkins, Dean of Fine and Performing Arts
- Adrienne Grayson, Associate Dean of Educational Partnerships
- Shari Yates, Interim Dean of CTE
- Robert Beebe, Director of Facilities, Maintenance Operations
- Cheryl Ruzak, Director of Food Services
- Gabriel Rivera, Director of Technology Support Services
- Robert Kleveno, Sergeant, Campus Police
- Mary Tankin, Mental Health Counselor
- Eyad Aefallal, Director of International Programs
- Payton Williams, Director, Athletics
- Anne Lenox, CalWORKS Counselor/Coordinator
- Luz Valenzuela, Assistant Director, Financial Aid
- Jose Diaz, Director of Upward Bound Programs
- Delia Tijerina, Supervisor, Outreach Services
- J Flores, Counselor, EOPS
- Save Vevesi, Student Services
- Regina Miller, Assistant Director, Admissions and Records
- Elizabeth Hilton, Director, Financial Aid
- Cecelia Lush, Director of TRIO, First Generation
- Nicho DellaValle, Director, Sports Information
- Kyler T, FA International Evaluation
- Liz Tatum, Director, Business Services
- Gabriel Rivera, Director, Technology Support Services

Appendix D: Peer Benchmarking

Institutions

Scion reviewed the 12 community colleges with housing in California to compare enrollment, unit types, housing rates, capacity, housing features, and other applicable data. The table below describes the CA community colleges with student housing and those that are planning to add housing.

Existing Housing				Housing Type				Ownership / Management
Institution	Setting	Year Opened	# of Beds	Traditional	Semi-Suite	Suite	Apartment	
Cerro Coso Community College	Rural	2008	59				X	Owned by Mammoth Hospital & Mammoth Lakes Foundation, managed by the hospital
College of the Redwoods	Rural	1973	150		X			Owned/managed by the college
College of the Siskiyous	Rural	1967	154	X				Owned/managed by the college
Columbia College	Rural	1986	196				X	Owned/Managed by California Student Housing, LLC
Feather River College	Rural	1971 or later	238				X	Owned by FRC Foundation
Lassen Community College	Rural	~1970	108		X			Owned/managed by the college
Orange Coast College	Suburban	2020	819				X	Owned by the college / managed by Scion
Reedley College	Rural	2009	140	X				Owned/managed by the college
Shasta College	Rural	1960s	126	X				
Sierra College	Suburban	early 80s	120		X			Managed by the District?
Taft College	Rural	n/a	122		X	X		Owned/managed by the college
West Hills College, Coalinga	Rural	1950s	169	X				Owned/managed by the college
Planned Housing				Housing Type				Status
Institution	Setting	Anticipated Opening	# of Beds	Traditional	Semi-Suite	Suite	Apartment	
Napa Valley College	Suburban	2024	500	X			X	
Santa Rosa Junior College	Urban	2023	350	X		X		
College of the Redwoods	Rural	n/a					X	Developer selected, project on hold
Sierra College	Suburban	n/a						Plans on hold

Unit Types and Cost

Some of the community colleges have had housing for decades – the oldest is West Hills College Coalinga. The newest housing development is on campus at Orange Coast College. A variety of unit types are offered at these institutions with individual lease options. Per-person housing rates for the 2021-22 academic year are shown below. Apartment rents are monthly and residence hall rates are shown for the full academic year unless otherwise noted.

	Year Opened	Apartment Monthly Rent Per Person						Residence Halls AY Housing Rate Per Person					
		Studio	1 BR		2 BR		4 BR	Trad/Comm Bath			2 BR Semi-Suite		2 BR Suite
		Single	Single	Double	Single	Double	Single	Single	Double	Triple	Single	Double	Double
Cerro Cosa Community College	2008	\$900	\$1,200	\$600									
College of the Redwoods	1973											\$623/mo.	
College of the Siskiyous	1967							\$10,692	\$5,346				
Columbia College					\$1,015 prepaid \$1,069 if not	\$609 prepaid \$643 if not							
Feather Ridge College				\$485 AY or \$500/sem		454 AY or \$469/sem							
Lassen Community College	~1970							\$330/mo					
Orange Coast College	2020	\$1,850	\$2,050		\$1,550	\$995	\$1,250						
Reedley College	2009								\$3,978				
Shasta College ¹								\$8,490	\$4,245				
Sierra College	~1982											\$7,600	
Taft College												\$1,890 (est)	\$2,286 (est)
West Hills College Coalinga	1950s								\$3,290				

¹ Traditional units with kitchenette

The table below describes required fees, whether a meal plan is offered or required, contract terms and features and amenities for each of the CA community colleges with housing.

Policies and Amenities

Institution	Fees / Deposits	Meal Plan	Contract	Features
Cerro Cosa Community College	\$800 SD	not available	AY, SEM, some SUM	Furnished units, rent includes utilities + Internet; community room/game room, fitness center, centralized laundry facility, outdoor courtyard/grills
College of the Redwoods	\$310 deposit; \$120 fixed cost dining service fee	\$3,625/AY	AY, SEM, SUM	study areas, TV lounges, game room, laundry, vending; campus weight room open to residents (only) 7:30 - 8:30 p.m. Sun-Thurs.
College of the Siskiyous	\$150 contract origination; \$300 dining overhead	required; point system w/discount for higher plans	AY	computer lab, on-site laundry
Columbia College	-	not available	12M, AY, SEM	Furnished, on-site laundry, recreation room.
Feather Ridge College	\$400 security and cleaning deposit; \$40 applications	not available	AY	Common lounge, study room, on-site laundry
Lassen Community College	\$300 security deposit	Not required but available	SEM	TV lounge, recreation room, on-site laundry
Orange Coast College	\$500 security deposit	Not required	11M	Furnished, on-site laundry, social/study lounges.
Reedley College	\$100 damage/cleaning fee, \$40 RH Club, \$10 Tiger One Card	required: \$2,050/AY with larger MP options	AY	Common/recreation room, community kitchen, computer lab, on-site laundry
Shasta College	SD \$200; Activity Fee \$50	Not required but available - uses a debit card system	AY	study rooms, laundry; community building includes a computer lab, kitchen (outfitted w/pots & pans), games, large-screen TV w/surround sound; patio area w/ picnic tables and BBQ grill; residents have free "dorm only" parking
Sierra College	\$250 SD	Required, \$65/week	AY	Community kitchen, on-site laundry, study room
Taft College	admin \$25; \$150 SD; see note	Required \$4,362/AY	AY	Community pantry, on-site laundry
		(19MPW)	AY	
West Hills College Coalinga	SD \$125	Required; 4 plans from \$1,950/AY - \$4,600/AY (7MPW - 24MPW)	AY, SEM	Game room, study rooms, computers/printers, on-site laundry

NOTE: AY= Academic Year, SEM = Semester, SUM = Summer, 12-M = 12-months, 11M = 11 months

Appendix E: Off-Campus Market Analysis

Off-Campus Rentals

For this study, Scion’s analysis included the following sample:

- 32 Conventional Market properties within 18 miles of campus
- 15 Shadow Market listings located within six miles of campus

Scion examined current offerings within 10 miles of the RCC Campus to determine the conditions of the rental market available to students. Scion also contacted city planners to understand multi-family and single-family home building permit activity to gauge future development.

Scion identified unit types in two distinct housing categories for this analysis: Conventional Market and Shadow Market. Conventional Market includes apartments, and the Shadow Market has single-family homes, cottages, guest houses or room in a private homes available for rent. Scion identified the sample through online research, off-campus student resources, and survey respondents. Scion did not include low-income or income-restricted properties in the sample.

For comparison to what would be available on campus, an adjusted monthly rate is used. Scion’s proprietary models adjust advertised per-unit rates to include furniture and utilities, when not already included in the advertised rent. The resulting rates are also known as “adjusted rates”. These are converted to “per-person” housing costs to more equally compare the rates of market-rate housing found in the off-campus analysis to what may be offered at the College for single students.

This adjustment includes adding cost for the following (when not already included in advertised rent):¹

- Furniture
- Utilities
- Cable television
- Internet

The following pages provide local listings, distance from campus, year built, occupancy, lease terms, required fees or deposits, rental rates, unit square footage, policies and amenities for conventional apartments; similar information is provided for shadow market units.

¹ Electricity and furniture costs are divided equally among the number of bedrooms; Internet and cable are independent of the number of bedrooms.

Conventional Market Features

Apartment Complex	Utilities Included					Unit Features					Community Features								Pets Permitted	Notes	
	Elec	W/S	Inter-net	Basic Cable	Gas	AC	DW	WD	Pat / Balc	Park.	Pool	CH / Lounge	Media / Theater	Work out	Bus Ctr	BBQ	Laundry	Play ground			Other
Main + Nine	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	N	N	Firepit	Y (\$)	
Raincross Promenade	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y	N		Y (\$)	Special: 1 month free w/13 mo lease; pets-breed restricted
Highlander Pointe Apts.	Y	N	N	N	Y	Y	Y	Y	Y	Y (\$)	Y	N	N	N	N	Y	Y	N		Y (\$)	Pets-breed restricted
Canyon Crest Village Apts.	N	Y	N	N	N	Y	Y	Y	Y	Y	Y	N	N	Y	N	N	Y	N		Y (\$)	Pets-breed restricted
Spruce Village	N	Y	N	N	N	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y	Y	N	Storage (\$)	Y (\$)	Pets-breed restricted
WINDWOOD	N	Y	N	N	N	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y	Y	N	Storage (\$)	Y (\$)	Pets-breed restricted
Canyon Crest	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	Gameroom	Y (\$)	Pets-size restricted
The Timbers	N	N	N	N	N	Y	N	N	Y	Y	Y	N	N	N	N	Y	Y	N	Bike Storage	Y	
Mission Lofts	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	N	N	Gameroom, Pet Park/Spa, EV charge	Y (\$)	Pets-size restricted
Los Arbolitos	N	Y	N	N	Y	Y	N	N	Y	Y	Y	N	N	N	N	Y	Y	N	Bike Storage	Y (\$)	
Falcon Pointe Apts.	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	Y	N	N	Y	N		Y (\$)	Pets-size restricted
807 West	N	Y	N	N	N	Y	Y	Y	Y	Y	Y	N	N	Y	Y	N	N	N	Picnic area	N	
Ambercrest Apartments	N	Y	N	N	N	Y	N	N	Y	Y	Y	N	N	N	N	N	Y	N		Y	
Esplanade Apartments	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Putting Green	Y \$	Pets-breed restricted
Gradana Pueblo	N	Y	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	Y	N	Picnic area	Y \$	Pets-size restricted
Jurupa Royale Apartments	N	Y	N	N	Y	Y	N	N	N	Y	Y	Y	N	N	N	N	Y	N	Sauna	Y \$	
Las Colinas	N	N	N	N	N	Y	Y	N	Y	Y	Y	Y	N	N	N	N	Y	Y	Picnic area	N	
Parcwood Apartments	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Tennis court	Y \$	Pets-size restricted
Concord Village	N	Y	N	N	N	Y	Y	N	Y	Y	Y	N	N	N	N	N	Y	N	Pet Park	Y	
The Met Apartments	N	Y	N	N	N	Y	Y	N	Y	Y	Y	N	N	N	N	Y	Y	Y		Y (\$)	Pets-breed restricted
Quail Creek Apartments	N	Y	N	N	Y	Y	Y	N	Y	Y	Y	Y	N	N	N	Y	Y	N	Tennis, Wifi @ Pool	Y (\$)	Pets-size restricted
Concord Square Apartments	N	Y	N	N	N	Y	Y	N	Y	Y	Y	N	N	N	N	N	Y	N	Composting available	Y (\$)	Pets-breed restricted
Imperial Hardware Lofts	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	Y	N	N	N	N	EV charge, Bike Storage, Dog Wash	Y	
ReNew on 14th	N	N	N	N	N	Y	Y	N	Y	Y	Y	N	N	N	N	N	Y	N		N	
Boulder Creek CA	N	N	N	N	N	Y	N	Y	Y	Y	Y	N	N	Y	Y	Y	Y	N	Tennis	Y (\$)	Pets-breed/size restrict
Park Hill Apartments	N	N	N	N	Y	Y	Y	N	Y	Y	Y	Y	N	Y	N	Y	Y	N	Tennis	N	
Highlander Park Apts.	N	Y	N	N	Y	N	Y	N	Y	Y	Y	N	N	Y	N	Y	Y	N	Dry Sauna	Y	Pets-size restricted
Berkdale Apartments	N	Y	N	N	N	Y	Y	N	N	Y	Y	N	N	Y	Y	Y	Y	N		Y (\$)	Pets-breed restricted
Summer Meadows	N	Y	N	N	N	Y	Y	N	Y	Y	Y	Y	N	N	Y	Y	Y	N	Doorman, Storage, Firepit	Y	Pets-size restricted
The Lindy East & West	N	Y	N	N	N	Y	Y	N	Y	Y	N	N	N	N	N	Y	Y	N	Picnic area	N	
University Court	N	Y	N	N	N	Y	N	N	Y	Y	Y	N	N	N	N	N	Y	N		N	
Emerald Pointe Apts.	N	Y	N	N	N	Y	N	N	Y	Y	Y	N	N	N	N	N	Y	Y		Y (\$)	Pets-size restricted

Notes on Table:

Y= yes, N=no, A=available, (\$) = additional cost

Parking = Covered parking

Shadow Market Property Listings

Adjusted Monthly Rates¹

Unit Type	Minimum Per Person	Median Per Person	Maximum Per Person	n=
2 BR	\$1,169	\$1,269	\$1,472	5
3 BR	\$1,001	\$1,017	\$1,132	6
4+ BR	\$830	\$855	\$954	4

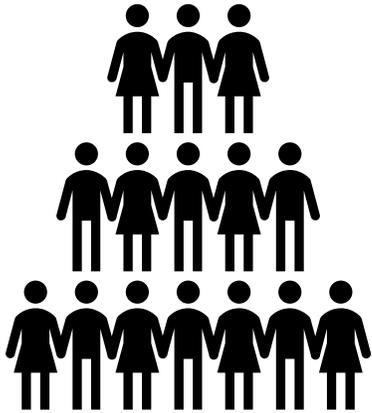
Type	Address	DTC	Lease Terms	Fees	Security Deposit	2BR	PPR	PPR w/ Util	3BR	PPR	PPR w/ Util	4+ BR	PPR	PPR w/ Util	Utilities Included					Features					Pets Permitted	Notes	
															Elec	Gas	W/S	Cable TV	Inter-net	Off St Parking	DW	WD	WDC only	Patio			
TH	3680 Monroe St., 92504	4.5	12	\$30	\$1,000	\$2,050	\$1,025	\$1,197								N	N	N	N	N	Y	Y	N	Y	Y	N	Laundry on-site, Pool access
TH	1013 W. Linden St., 92507	4.0	12		\$2,600	\$2,600	\$1,300	\$1,472								N	N	N	N	N	Y	Y	Y	N	Y	N	Renovated, Pool access, Fireplace
DPLX	3444 Russell St., 92501	2.2	12		\$2,695	\$2,195	\$1,098	\$1,269								N	N	Y	N	N	Y	N	Y	N	Y	N	
SFH	5013 Granada Ave., 92504	2.7	12	\$55	\$2,200	\$2,500	\$1,250	\$1,422								N	N	Y	N	Y	Y	Y	Y	N	Y	N	
SFH	1676 E. La Cadena Dr., 92507	3.1	12		\$1,995	\$1,995	\$998	\$1,169								N	N	N	N	N	Y	N	Y	N	Y	Y	
TH	4256 9th St., 92501	1.1	12		\$2,950				\$2,950	\$983	\$1,117					N	N	Y	N	N	Y	N	Y	N	Y	N	
CON	795 Daffodil Dr., 92507	4.3	12		\$2,600				\$2,600	\$867	\$1,001					N	N	N	N	N	Y	N	N	Y	Y	N	Pool access, Fireplace
SFH	2969 Jane St., 92506	3.1	12		\$2,600				\$2,600	\$867	\$1,001					N	N	N	N	N	Y	Y	N	Y	Y	Y	Fireplace, Gated
SFH	4056 Rosewood Pl., 92506	1.0	12		\$2,600				\$2,600	\$867	\$1,001					N	N	N	N	N	Y	N	N	Y	Y	N	Fireplace
SFH	3729 Washington St., 92504	2.2	12		\$2,000				\$2,700	\$900	\$1,034					N	N	N	N	N	Y	Y	Y	N	Y	Y	
SFH	9095 Hope Ave., 92503	5.0	12		\$2,995				\$2,995	\$998	\$1,132					N	N	N	N	N	Y	Y	N	Y	Y	N	Fireplace
SFH	7620 Magnolia Ave., 92504	2.8	12		\$3,000				\$2,900	\$725	\$830					N	N	N	N	N	Y	Y	N	Y	Y	Y	Remodeled, Fruit Trees
SFH	3491 Mullberry St., 92501	1.5	12		\$3,395				\$3,395	\$849	\$954					N	N	N	N	N	Y	Y	N	Y	Y	N	Remodeled
SFH	8535 Limestone dr., 92504	5.4	12		\$3,500				\$3,000	\$750	\$855					N	N	N	N	N	Y	Y	N	Y	Y	N	Pool, Fireplace
SFH	1765 Yvonne Ct., 92501	2.7	12		\$4,500				\$3,000	\$750	\$855					N	N	N	N	N	Y	Y	N	Y	Y	N	Fireplace

Notes on Table:
 Y= yes, N=no, A=available
 SFH = Single family home
 TH = Townhome
 CON = Condo
 WDC = Washer-dryer connection
 DTC - Distance to Riverside City College
 PPR - Per person rent, no utility costs included
 PPR W/ Util - Per person rent with utility costs included

¹ Assumes one resident per bedroom.
²Some addresses are approximate as resource did not provide exact location

Appendix F: Demand Analysis

Approach



Reasonable Available Market

The first step of the Demand Analysis is calculating the “Reasonably Available Market” (RAM). The RAM is the subset of the student population available to sign a lease. The RAM represents a filtered view of enrollment and establishes the population for the capture rate analysis. The capture rate analysis includes cost tolerance and unit type preference to project demand based on students’ desire to live in the housing, indicating they would be willing to sign a lease.

Scion calculated RAMs for two populations: single students and students with a spouse/partner and/or dependents. Results are sorted by full-time and part-time students. Full-time students are defined as those taking 12 or more units and part-time students are those taking fewer than 12 units.

Using enrollment data provided by the College, students are removed from the RAM based on qualifying survey data. Enrollment status, familial status and living situation inform the calculation of the RAM.

Capture Rate Analysis

Interest

Respondents who indicated that they were not interested in any of the units tested on the survey are removed from the RAM and projected demand calculation.

Cost Tolerance

Scion uses survey respondents’ reported monthly housing expenses (rent, utilities, internet) and adds a premium to account for the intangible benefits of living in a student community.

A cost threshold is established to measure respondents’ ability to pay the rates that were tested on the survey. Scion applies the percentage of students who can afford a new unit based on reported expenses to the population of students who indicated a preference for an existing unit.

Capture Rate

The following capture rates are applied to the remaining population:

- 100% of the students who indicated, they would live in their preferred unit type
- 50% of the students who indicated, they might live in their preferred unit

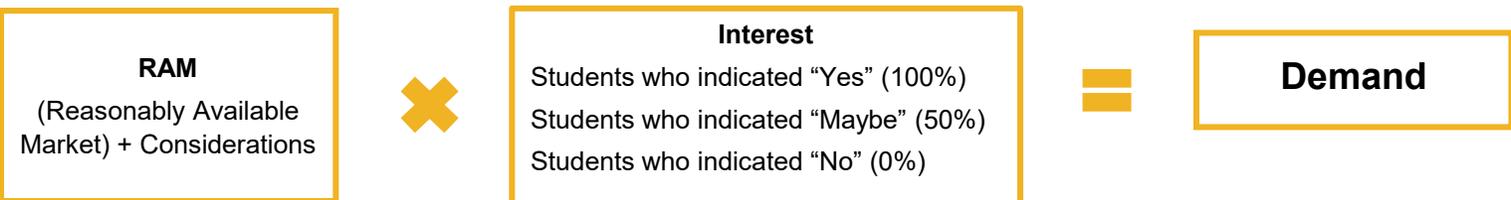
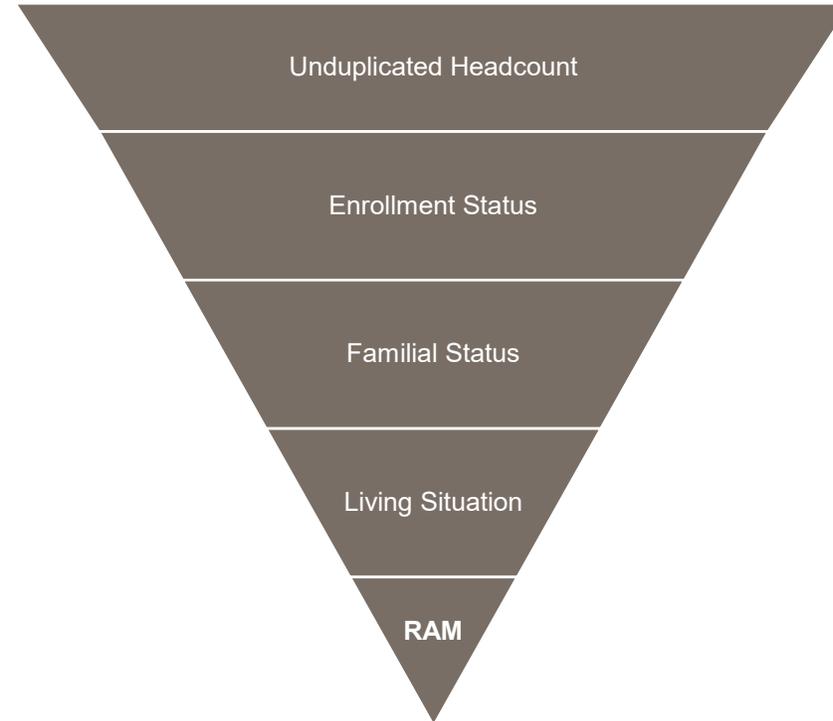
Demand Calculation

Calculation of demand considers both qualitative and quantitative data.

Considerations include:

- Enrollment trends
- Stakeholder and student input
- Off-campus rental market conditions
- Unit preference
- Cost tolerance

Filters to Determine RAM



Appendix G: Survey Methodology

Survey Methodology

The purpose of the survey is to quantify what was heard in stakeholder interviews and student focus groups. The survey also collects demographic information, information on students' current living situation, unit preference, and interest in living in potential new housing.

The online Qualtrics survey instrument is hosted by Scion and designed with input from students and campus administrators.

The information gathered during the early phases of the market study helps Scion form survey questions that are applicable to the College's future housing needs. The survey was launched on May 16 and closed on June 7, 2022. RCC sent an email containing a survey link to all current students inviting them to participate. Additional reminders were sent to encourage students to respond. Gift cards were also awarded to three randomly selected respondents in the amounts of \$300, \$200, and \$100.

During the survey period, 1,127 valid responses were received. Using the number of completed responses and the number of students who received a survey invitation, Scion calculated the margin of error percentage for survey results assuming a 95% confidence level. The confidence interval, or magnitude of the interval over which one can state results at a given level of confidence, in the results of a survey or a poll based on a sample representing the entire population. The margin of error indicates how many percentage points the results from the survey sample differ from the population. The margin of error for the RCC survey response is +/-2.83%, which is within the target margin of error of +/- 5.0%.

The survey is an important quantitative research tool where students' interest in housing is gauged by showing a variety of floor plans with estimated rents. Scion estimates rents using assumptions based on the information available to date. The assumptions are used in a preliminary financial model based on previous and ongoing student housing development projects in the region. Rents are driven by construction costs, financing structure, and the housing programs. SB 169 rents are based on a formula outlined in the legislation and cannot exceed 30% of 50% of the area median income.

After reviewing the floor plans or unit descriptions, respondents are permitted to select a preferred unit at baseline market rent or indicate they are not interested in any of the units. If a respondent is disinterested due to cost, lower price points are offered. Those who qualify are shown SB 169 rates. Students who select a unit are then asked if they would have lived in their preferred unit if it had been available to them at the start of the academic year. Those who express disinterest are asked to indicate why. Additional data on living preferences are also collected.

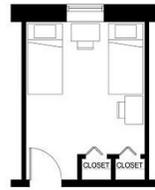
Survey results are often sorted by enrollment status or by familial status. One of the final questions of the survey is an open-ended question, which prompts respondents to "Please share any additional thoughts or comments you have regarding housing for students at RCC." Comments are not edited and can be found in the tabulation of student responses in Appendix I: Sorted Survey Data.

Tested Units Riverside City College

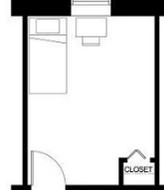
Single Student Housing Options, Leased by the Bed

Traditional Housing

A traditional residence hall provides community kitchens, bathrooms and lounge space shared with multiple units.



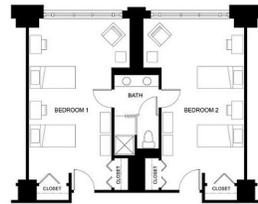
Traditional Double Bedroom



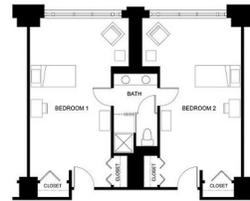
Traditional Single Bedroom

Semi-Suite Housing

Semi-suite units include an in-unit bathroom shared with two bedrooms. Lounge areas and community kitchens are shared with multiple units.



Four-Person Semi-Suite



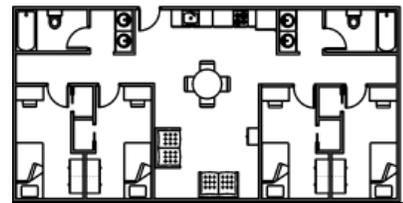
Two-Person Semi-Suite

Apartment-Style Housing

Apartments include in-unit bathroom, living room and full kitchen.



Four-Person Two-Bedroom Apt



Four-Person Four-Bedroom Apt



Studio Apartment

Family Students, Leased by the Unit

(Floor plans not shown)

Studio Apt

One-Bedroom Apt

Two-Bedroom Apt

Assumptions for Tested Rents

12-month lease

\$2,905/year per bed operating costs

\$600 GSF construction costs

Interest rate 4.50 (37—year loan)

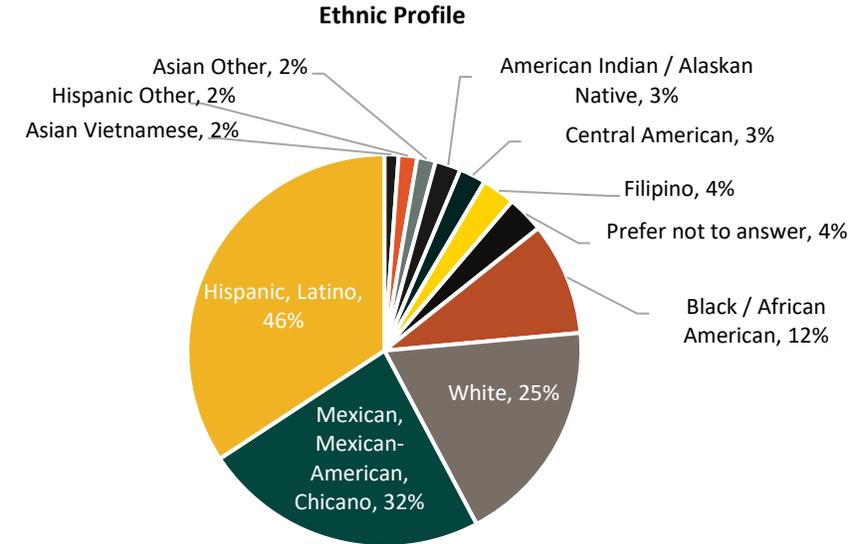
Debt service coverage ratio 1.25

Appendix H: Survey Demographics

Respondents Profile

A total of 1,127 survey responses were received.

Enrollment Status	49% full-time; 13% half-time, 17% part-time, 2% other
Student Status	26% first-time, 51% continuing, 10% first-time transfer, 10% returning students
Familial Status	64% single; 36% students with spouse/partner and/or dependents
Age	38% are 20 or younger, 23% are 21-24 years old, 16% are 25-29 years old, 22% are 30 or older
Population	441 1 st generation, 251 LGBTQ+, 22 student athletes, 16 international, 31 former foster youth, 11 veterans/active reserve
Program Eligibility¹	220 participate in CARE, 181 in EOPS, 84 in CalWORKS, 79 in DSPC/DRC

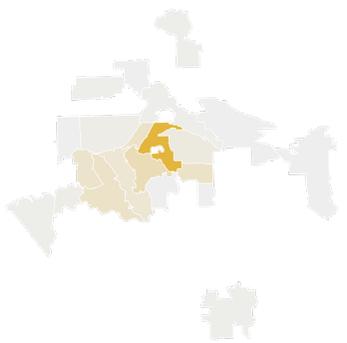


¹ Survey respondents were asked if they participate in any of these programs. The number of students cited are those that believe they are eligible for or are already participating in in one of these programs. If they attend full-time they would be eligible for SB 169 affordable housing.

² Ethnicities that are 1% or less are not shown; respondents could select all that apply.

Where Students Live

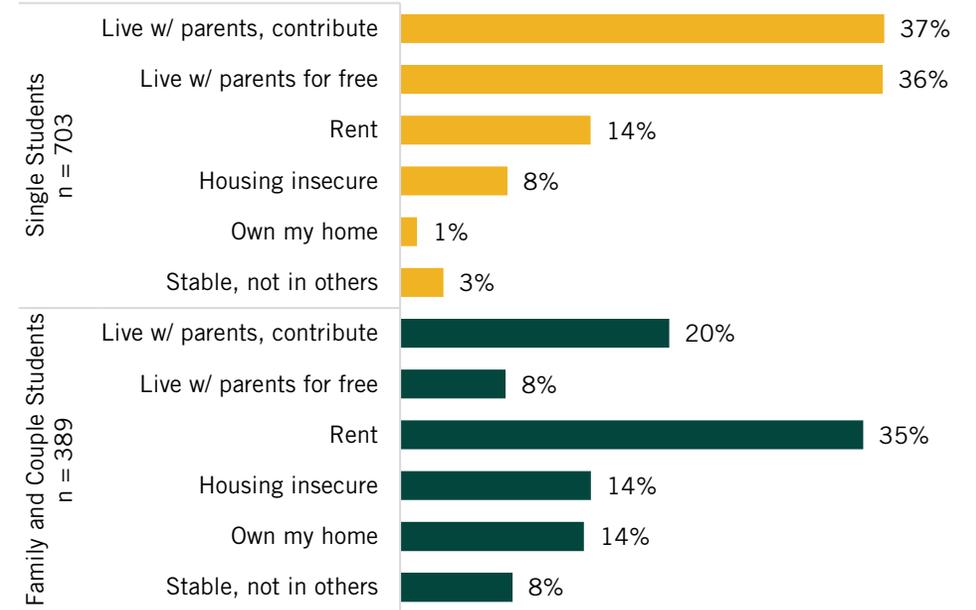
ZIP Codes where three or more survey respondents live are mapped below. The top 15 ZIP Codes reported by survey respondents, at right, show that most live in Riverside, CA. Most students live in a family member's home; 63% commute between 15 and 45 minutes to campus.



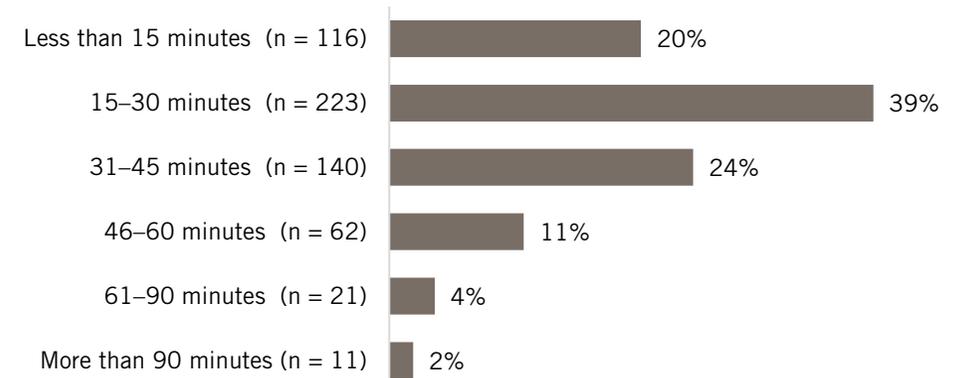
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ZIP	City	% of Survey Respondents
92507	Riverside	22%
92506	Riverside	8%
92553	Moreno Valley	5%
92501	Riverside	5%
92503	Riverside	5%
92505	Riverside	5%
92504	Riverside	4%
92557	Moreno Valley	3%
92509	Jurupa Valley	2%
92879	Corona	2%
92882	Corona	2%
92584	Menifee	2%
92404	San Bernardino	2%
92335	Fontana	2%
92324	Colton	2%

Current Living Situation



Commute Time to Campus



Appendix I: Sorted Survey Data

Riverside City College Sorted Survey Data

Scion received 1,127 valid survey responses. Survey responses are provided by count and percentage. Percentage responses do not always total 100% due to rounding. In some cases, students could select multiple response options

Student comments in free response (“essay”) question at the end of the survey (Q3.6) have not been edited.

Q2.3 Do you take classes at any other institution? Select all that apply.

Answer	%	Count
Yes, at a second other institution (please enter name of institution)	1%	10
Yes, at another institution (please enter name of institution)	3%	36
Yes, at Norco College	14%	170
Yes, at Moreno Valley College	11%	138
No, I only take classes at Riverside City College	71%	866
Total	100%	1220

Q2.3_2_TEXT - Yes, at another institution (please enter name of institution)

Yes, at another institution (please enter name of institution) - Text	Cal state San Bernardino	California Baptist University
San Bernardino Valley College	Moreno Valley college	Norco
CSUF	Oregon State University	Norco College
East Los Angeles College	Mt. San jacinto	San Bernardino Valley College
Hope International University	Yes, at Riverside College	ASU
Cal State San Bernardino	San Bernardino Valley City College	San Bernardino Valley College
Bentley University	Riverside Poly High School	Cbu
Patriot High School	orange coast college	Barton Community College
Fontana Adult School	SBVC	Norco college
I am also taking classes at Riverside City College.	Cal State Fullerton	Cal state fullerton
Norco College	Mt San Jacinto	Msjc
Rubidoux High School	Riverside STEM Academy	Norco college
	CBU	

Q2.4 - What is your current enrollment status at Riverside City College?

Answer	%	Count
Full-time student (enrolled in 12 or more units)	49%	552
Half-time student (enrolled in 6.0–11.5 units)	31%	347
Part-time student (enrolled in 0.5–5.5 units)	17%	193
Special Admit high school student dual enrolled at Riverside City College	1%	16
Other	1%	15
Non-credit student or Adult Education student	0%	4
Total	100%	1127

Q2.7 From which institution do you intend to get a degree or certificate?

Answer	%	Count
Riverside City College	90%	223
Another institution, please specify:	6%	14
Norco College	2%	4
Moreno Valley College	3%	8
Total	100%	249

Q2.7_4_TEXT - Another institution, please specify:

UC Merced
Hope International University
ucr
Cal state university fullerton
UCI
Cal State Fullerton
California Baptist University
Loma Linda University
NA. Retired, 60 y.o. already have degree.
I will be transferring out
Ucr
ASU
Cbu
Laccd

Q2.5 - If Riverside City College offered campus housing, would you be interested in enrolling full-time and living on campus after you graduate from high school?

Answer	%	Count
Yes	31%	5
No	13%	2
Maybe	56%	9
Total	100%	16

Q2.6 - You indicated you are not a full-time student at Riverside City College, but you also take classes at another institution. If you combine the units you take at all colleges, do they add up to 12 or more units?

Answer	%	Count
Yes, altogether I am enrolled in 12 or more units	14%	12
No, my current course load is less than 12 units	86%	71
Total	100%	83

Q2.8 - Which best describes your current classification at Riverside City College?

Answer	%	Count
First-Time Student (enrolled in college for the first time, not counting college courses taken in high school)	27%	290
First-Time Transfer Student (enrolled at Riverside City College for the first time but transferred credits from another college or university)	10%	112
Returning Student (attended Riverside City College before, but did not attend in Fall 2021)	10%	113
Continuing Student (attended Riverside City College in the Fall 2021 semester)	53%	577
Total	100%	1092

Q3.2 - Have you considered leaving Riverside City College due to the cost of housing in the area?

Answer	%	Count
Yes, and I plan to leave school due to housing costs	4%	44
Yes, I have considered leaving school due to housing costs, but I do not currently have plans to do so	28%	308
No, I have not considered leaving school due to housing costs	68%	740
Total	100%	1092

Q3.4 - How important do you think offering student housing will be for attracting future students to Riverside City College?

Answer	%	Count
Very Important	71%	797
Not Important	3%	30
Moderately Important	27%	299
Total	100%	1126

Q3.5 - How important do you think offering student housing will be for retaining students at Riverside City College in the future?

Answer	%	Count
Very Important	65%	728
Not Important	4%	46
Moderately Important	31%	349
Total	100%	1123

Q4.1 - Do you live with a partner, dependent(s) and/or other individual(s) for whom you are responsible?

Answer	%	Count
Yes	36%	389
No	64%	703
Total	100%	1092

Q4.2 - What is your current living situation?

Answer	%	Count
Housing insecure	10%	113
Live w/ parents, contribute	31%	336
Live w/ parents for free	26%	287
Own my home	6%	63
Rent	22%	237
Stable, not in others	5%	56
Total	100%	1092

Q4.4 - Which best describes how you feel about your current housing?

Answer	%	Count
Satisfied	27%	296
Neutral	44%	478
Dissatisfied	29%	318
Total	100%	1092

Q4.3 - Recent California legislation will create opportunities to increase the availability of housing for low-income students, as defined by eligibility for one or more specific funding assistance programs. Please indicate the assistance program(s) for which you qualify or believe you qualify. Select all that apply.

Answer	%	Count
Eligible to receive Pell Grant financial aid	28%	525
Eligible to receive Cal Grant financial aid	27%	506
Exempt from paying nonresident tuition because I meet income criteria of the California Dream Act (AB 540 status with a gross family income of \$86,000 or less)	4%	74
Receive a fee waiver from Riverside City College	15%	275
I am not sure if I qualify for any of the above, but I believe my situation would be considered low income	18%	331
I do not believe I would qualify for any programs for low-income students	8%	153
Total	100%	1864

Q5.2 - Please provide the name of your apartment building or complex, if applicable.

Parcwood Apartment Homes	508. S. Anthony St Anaheim ca 92804	Sonota at Canyon Crest
Magnolia Palms	Enclave townhomes	Jurupa Royale
Beaumont apts	Highlander at North Campus	Colony Place
Nova Pointe	Oban Family Housing-UCR Family housing (husband is student)	363
Colonnade	11383 magnolia ave. apartment - 37	3122
Granada Pueblo Apartments	Capri Burbank	16674 arrow blvd apt 14
Terracina apartments	Riverside Gardens Apartments 110 E	22851 Bay Ave Apt A, Moreno Valley Ca 92553
Arlington Gardens	emerald pointe	Hensley at Corona Pointe
Pama Management	Alight Riverside	Santa Barbara at Chino Hills
13400 Elsworth St, Apt # 103	Apartment	Elevate at towngate
Las colinas	university greens	Summer Meadows
Sonota	Grandmarc at university village	Mission Garden Apt
97	59	Tuscany Village
17	1180 Central Ave	Concord Village
1546 N Furman Ave Indianapolis, IN		Canyon Crest Village Apartments

Grandmarc Apartments	Sycamore Canyon	Parcwood Apartment Homes
Sonata at canyon crest	Canyon Park	Apartment
Castlerock Apartments	Aspen Hills	Magnolia Ave
Meadowhouse	Lakeshore Apartments	12027
StoneHaven	Las Colinas	Grandmarc
harvest glenn	Los Arbolitos Apartments	Tesoro Apartments Redlands
Marquessa Villas	The hills at quail run	Rivera
Portola Redlands Apartments	Redlands Townhomes	Casa Flores
Ivy at College Park	The international Village University California	University Village Towers
International Village	Riverside	Esplanade Apartments
Fern Apartments	Sonata at Canyon Crest	The Arbors
apartment	Park View Apartments	ambercrest apartments
Sierra Woods Apartments	G301	Concord Place
Amber Crest	Jurupa Royale apartments	Highlander at North Campus
Granada Pueblo	N/a	Apartment
4459	Montecito	Magnolia Villas
3786 taft st apt H, riverside, ca	Cedar Streams Apt	Esplanade At Riverwalk

Q5.4 - Please select the response that best describes your current rental housing.

Answer	%	Count
Apartment complex or building	38%	91
Single family home for rent	23%	55
A room in somebody else's home	26%	61
A duplex, townhouse, condominium, or other property with multiple dwelling units	11%	25
One-of-a-kind rental (e.g., accessory dwelling unit, apartment over retail, etc.)	2%	5
Total	100%	237

Q5.3 - How many bedrooms are in in your unit?

Answer	%	Count
None, I have a studio	4%	9
1 bedroom	23%	55
2 bedrooms	32%	76
3 bedrooms	24%	57
4 bedrooms	12%	28
More than 4 bedrooms	5%	12
Total	100%	237

Q5.5 - Do you share a bedroom with anyone who is not your spouse/partner and/or dependent?

Answer	%	Count
Yes	14%	32
No	86%	205
Total	100%	237

Q5.6 - On a typical day, about how long is your one-way commute from your current housing to campus?

Answer	%	Count
Less than 15 minutes	20%	116
15–30 minutes	39%	223
31–45 minutes	24%	140
46–60 minutes	11%	62
61–90 minutes	4%	21
More than 90 minutes	2%	11
Total	100%	573

Q5.7 - On a typical day, what mode of transit do you use to commute from your housing to campus?

Answer	%	Count
Personal Vehicle	77%	442
Carpool	2%	10
Parents or others drop me off and pick me up	9%	50
Rideshare (Lyft, Uber, etc.)	2%	9
Bike/scooter/skateboard	1%	4
Walk	1%	4
Bus or other public transit	9%	52
Total	100%	571

Q5.8 - Which of the following factors are most important to you when deciding where to live? Please select at least one and no more than three factors.

Answer	%	Count
Age and condition of facilities	2%	38
Common space/lounge for socializing	0%	3
Cost/affordability	30%	489
Dedicated study spaces	2%	26
In-unit laundry	7%	108
Near Riverside City College campus	10%	158
Near my and/or my partner's workplace	3%	55
Near preferred schools/daycare for children I live with	2%	28
Nearby outdoor recreation space	1%	9
Pet-friendly policy	6%	101
Play area for children	1%	16
Privacy	7%	117
Reliable internet/Wi-Fi	9%	140
Reliable management company/landlord	4%	61
Safety and security features	14%	223
Size of unit	4%	70
Total	100%	1642

Q5.9 - Did you have to find housing when you enrolled at Riverside City College?

Answer	%	Count
Yes	41%	98
No	59%	139
Total	100%	237

Q5.10 - How was your experience finding housing within your budget?

Answer	%	Count
Neither easy nor difficult	19%	19
Easy	0%	0
Difficult	81%	79
Total	100%	98

Q5.11 - How was your experience finding housing within a reasonable commute to campus?

Answer	%	Count
Easy	6%	6
Neither easy nor difficult	34%	33
Difficult	60%	59
Total	100%	98

Q7.2 - If Riverside City College offered on campus housing, and you decided to live there, who would live with you? Check all that apply.

Answer	%	Count
Partner/spouse	26%	298
Parent/grandparent	3%	30
Other extended family	3%	37
Only me, no one else	47%	544
Dependent(s) over 18	6%	66
Dependent(s) between 0 and 18 years of age	16%	186
Total	100%	1161

Q7.3 - Which of the following statements do you agree with most?

Answer	%	Count
It is more important to me that I have a private bedroom	42%	226
It is more important to me that I have the least expensive option; I am willing to share a bedroom for a reduced rate	14%	75
Depending on the unit type, either a private bedroom or a less expensive option could be more important to me	45%	243
Total	100%	544

Q8.12 - Which unit type do you prefer? Note: Rates below include all utilities and furniture.

Answer	%	Count
Traditional Residence Hall, Double Bedroom: \$930 per month, per person	23%	125
Four-Person, Two-Bedroom Semi-Suite: \$1,215 per month, per person	3%	14
Two-Person, Two-Bedroom Semi-Suite: \$1,505 per month, per person	8%	46
Four-Person, Two-Bedroom Apartment: \$2,005 per month, per person	1%	7
I do not prefer any of these units	22%	121
Traditional Residence Hall, Single Bedroom: \$1,075 per month, per person	32%	173
Four-Person, Four-Bedroom Apartment: \$2,360 per month, per person	3%	16
Studio, Single Occupancy: \$3,435 per month	8%	42
Total	100%	544

Q9.3 - Which unit type do you prefer?

Answer	%	Count
Studio Apartment: \$3,580 per month	11%	55
One-Bedroom Apartment: \$3,935 per month	15%	74
Two-Bedroom Apartment: \$4,295 per month	16%	77
I do not prefer any of these units	58%	279
Total	100%	485

Q10.1 - Would you have lived in your preferred unit if it had been available to you at the start of the semester?

Answer	%	Count
Yes	40%	251
No	15%	95
Maybe	45%	283
Total	100%	629

Q10.2 - Why would you not be interested in living in the unit types presented? Select all that apply.

Answer	%	Count
Cost of housing	53%	653
I do not want to live in an all-student community	4%	48
Units presented were not appealing	6%	68
I prefer my current housing	16%	197
Factors related to COVID-19	6%	72
I do not want to live on the Riverside City campus	4%	49
I am concerned about the safety of campus housing	6%	75
Other, please specify:	5%	59
Total	100%	1221

Q10.2_8_TEXT - Other, please specify:

Other, please specify: - Text

That pricing is unaffordable for anyone. Completely out of touch

not enough space for the people that live in my current house

I am disabled

I currently live near campus

Why is it per month? Why can't it be a one time payment at the start of the semester like all other schools?

I need more than 2 bedrooms

I would be bringing my Rotwieller with me

Those prices are ridiculously expensive! Not even UCs charge that much! I was hoping for something around less than \$1,000 a month.

I don't know what screenings students receive that ensure safe roommates

Prices are way higher than what I currently pay

i dont want to share a bedroom

As a parent and student there is no way I could afford 4000 monthly

It's a rip off! There's no reason any student should have to pay those high prices. Might as well quit school and work just to survive

It is way to expensive

Easier to rebel against God

I struggle with migraines, and it'd be hard to share a room with someone else. My room is always darks to help with my migraines.

Too expensive.

Need studio cant afford it

My husband is disabled and can't use stairs for apartment living

I have kids, I would need space for them.

Family health concerns

not enough resources provided

TO EXPENSIVE

For the price, more units should have kitchens

I have pets

Cost is inflated for what you're getting.

I am low income, how am I expected to commit to school full time and make over at least \$4,500 as rent is just the first expense

Dah fuq you mean 3 grand for a studio

doggo

Prefer to have choice in who I am living with

My children current school

Even the cheapest single occupancy room seems more expensive and has less amenities than something I could find on Craigslist

Overly expensive for student housing when I know other schools offer same housing for less

I would not want to cram my family in a smaller space

pets
 only one option gave me a studio setup. I'm an older adult. Not sure I would want to share so many amenities with other students.
 I need to live with my daughter
 Parking spaces weren't specified
 I do not want to live in an apartment.
 Less likely to pick housing due to a chronic illness.
 Need a 3 bedroom 2 bathroom
 I do prefer price rate to be less then
 What other amenities would be given? In the house I rent a room in. It's a private room, shared bathroom, in house gym, shared living spaces, and free parking all for 710 per month. 930 sounds absurd when I lived in under grand apt. It was 750 with utilities included bed room was shared.
 I could literally pay rent for house with the amount it would cost to pay for a 1 bedroom apartment through rcc .
 personal, non communal bathrooms would be nice
 Shared Bedroom
 Too expensive per month
 For a pretty comparable cost, I can live elsewhere.
 I have pets
 Disability
 Literally too expensive for a college student
 Don't live that far from campus
 The rent price is literally insane
 THATS A LOT FOR RENT ESPECIALLY WHEN ITS FOR A COMMUNITY COLLEGE

Q11.1 - You indicated that you were not interested in the housing options because the cost was too expensive. If the rates were lower, as shown below, would you have lived in the housing if it were available at the start of the semester at Riverside City College? Traditional Residence Hall, Double Bedroom: \$555 per month, per person Traditional Residence Hall, Single Bedroom: \$645 per month, per person Four-Person, Two-Bedroom Semi-Suite: \$730 per month, per person Two-Person, Two-Bedroom Semi-Suite: \$900 per month, per person Four-Person, Two-Bedroom Apartment: \$1,200 per month, per person Four-Person, Four-Bedroom Apartment: \$1,415 per month, per person Studio, Single Occupancy: \$2,055 per month

Answer	%	Count
Yes, at this rate I would live in the housing	52%	157
Maybe, I would still have concerns and might choose not to live in the housing	41%	124
No, I would not live in the housing	7%	21
Total	100%	302

Q11.2 - You may qualify for reduced rates instead of the rates previously shown. Estimated rental rates are below. Would you have lived in the housing if it were available at the start of the semester at Riverside City College? Traditional Residence Hall, Double Bedroom: \$185 per month, per person Traditional Residence Hall, Single Bedroom: \$210 per month, per person Four-Person, Two-Bedroom Semi-Suite: \$240 per month, per person Two-Person, Two-Bedroom Semi-Suite: \$295 per month, per person Four-Person, Two-Bedroom Apartment: \$395 per month, per person Four-Person, Four-Bedroom Apartment: \$465 per month, per person Studio, Single Occupancy: \$680 per month

Answer	%	Count
Yes, at this rate I would live in the housing	67%	83
No, I would not live in the housing	5%	6
Maybe, I would still have concerns and might choose not to live in the housing	28%	34
Total	100%	123

Q11.3 - If the rates were lower, as shown below, instead of the rates shown above, would that change your answer? Would you have lived in the housing if it were available at the start of the semester at Riverside City College? Traditional Residence Hall, Double Bedroom: \$115 per month, per person Traditional Residence Hall, Single Bedroom: \$135 per month, per person Four-Person, Two-Bedroom Semi-Suite: \$150 per month, per person Two-Person, Two-Bedroom Semi-Suite: \$190 per month, per person Four-Person, Two-Bedroom Apartment: \$250 per month, per person Four-Person, Four-Bedroom Apartment: \$295 per month, per person Studio, Single Occupancy: \$430 per month

Answer	%	Count
Yes, at this rate I would live in the housing	20%	8
No, I would not live in the housing	8%	3
Maybe, I would still have concerns and might choose not to live in the housing	73%	29
Total	100%	40

Q11.4 - You originally indicated that you did not prefer any of the unit options, and then indicated interest in living in the housing but at lower rates. If offered at the lower rate, which unit would you prefer?

Answer	%	Count
Traditional Residence Hall, Double Bedroom	14%	13
Traditional Residence Hall, Single Bedroom	32%	29
Four-Person, Two-Bedroom Semi-Suite	1%	1
Two-Person, Two-Bedroom Semi-Suite	7%	6
Four-Person, Four-Bedroom Semi-Suite	1%	1
Four-Person, Two-Bedroom Apartment	0%	0
Four-Person, Four-Bedroom Apartment	4%	4
Studio, Single Occupancy	40%	36
Total	100%	90

Q12.1 - You indicated that you were not interested in the housing because the rates are too expensive. If the rates were lower, as shown below, would you have lived in the housing if it were available at the start of the semester at [QID3-ChoiceGroup-SelectedChoices]? Studio Apartment: \$2,130 per month One-Bedroom Apartment: \$2,355 per month Two-Bedroom Apartment: \$2,580 per month

Answer	%	Count
Yes, at this rate I would live in the housing	7%	25
Maybe, but I would still have concerns and might choose not to live in the housing	45%	159
No, I would not live in the housing	48%	167
Total	100%	351

Q12.2 - You may qualify for reduced rates instead of the rates previously shown. Estimated rental rates are below. Would you have lived in the housing if it were available at the start of the semester at [QID3-ChoiceGroup-SelectedChoices]? Studio Apartment: \$680 per month One-Bedroom Apartment: \$775 per month Two-Bedroom Apartment: \$870 per month

Answer	%	Count
Yes, at this rate I would live in the housing	74%	216
Maybe, but I would still have concerns and might choose not to live in the housing	21%	60
No, I would not live in the housing	5%	15
Total	100%	291

Q12.3 - If the rates were lower, as shown below, would that change your answer? Would you have lived in the housing if it were available at the start of the semester at [QID3-ChoiceGroup-SelectedChoices]? Studio Apartment: \$430 per month One-Bedroom Apartment: \$475 per month Two-Bedroom Apartment: \$515 per month

Answer	%	Count
Yes, at this rate I would live in the housing	51%	38
Maybe, I would still have concerns and might choose not to live in the housing	37%	28
No, I would not live in the housing	12%	9
Total	100%	75

Q12.4 - You originally indicated that you did not prefer any of the unit options, and then indicated interest in living in the housing but at lower rates. If offered at the lower rate, which unit would you prefer?

Answer	%	Count
Studio Apartment	8%	20
One-Bedroom Apartment	33%	79
Two-Bedroom Apartment	58%	138
Total	100%	237

Q13.1 - Would you be interested in living in student housing where both single students and students with families lived? Note: students living by themselves or with roommates would not share a unit with a student living there with their family.

Answer	%	Count
Yes, if single students and families lived in the same building(s)	20%	107
Yes, if single students and families lived in separate buildings	30%	162
No, I would not like to live in a mixed community	14%	79
I have no preference	36%	198
Total	100%	546

Q83 - All survey rents assume a 12-month lease. Would you prefer an academic-year lease?

Answer	%	Count
Yes (monthly rates will be higher than those shown)	29%	157
No, I prefer a 12-month lease	71%	389
Total	100%	546

Q13.2 - If Riverside City College offered campus housing, and you lived there, would you be likely to enroll full-time (12 or more units) at this school?

Answer	%	Count
Yes	58%	141
Maybe	36%	88
No	7%	16
Total	100%	245

Q13.4 - Please rate how important you think it is to have the following features in a campus housing residential community.

Question	Very Important		Moderately Important		Not Important		Total
Common kitchen facilities	72%	393	24%	128	4%	22	543
Common computers and printers	53%	286	33%	176	15%	79	541
Fitness center	38%	206	44%	239	18%	99	544
Food for sale (e.g., café, grab 'n' go)	57%	312	30%	163	13%	68	543
Game room (such as gaming stations, pool and/or ping pong tables)	16%	85	37%	197	48%	256	538
Space for studying (with desks/tables and chairs)	74%	402	22%	118	4%	22	542
EV charging stations	45%	240	33%	178	22%	121	539
Childcare	31%	165	30%	160	39%	212	537

Q14.2 - What is your age?

Answer	%	Count
17 or younger	1%	14
18–20	38%	393
21–24	23%	234
25–29	16%	164
30–34	10%	100
35–39	5%	54
40–49	5%	52
50 or older	2%	17
Total	100%	1028

Q14.3 - If you are comfortable, please share your race/ethnicity. Select all that apply. Note: List based on California Community Colleges Data Element Dictionary.

Answer	%	Count
White	18%	258
South American	1%	8
Prefer not to answer	3%	42
Pacific Islander Samoan	0%	3
Pacific Islander Other	0%	4
Pacific Islander Hawaiian	0%	4
Pacific Islander Guamanian	0%	2
Mexican, Mexican-American, Chicano	22%	324
Hispanic Other	1%	21
Hispanic, Latino	33%	473
Filipino	3%	38
Central American	2%	30
Black or African American	9%	128
Asian Vietnamese	1%	16
Asian Other	1%	21
Asian Laotian	0%	4
Asian Korean	0%	6
Asian Japanese	0%	7
Asian Indian	1%	11
Asian Chinese	1%	15
Asian Cambodian	0%	4
American Indian / Alaskan Native	2%	29
Total	100%	1448

Q14.4 - Please select all the groups that apply to you.

Answer	%	Count
International student	1%	16
Member of an intercollegiate athletic team	2%	22
Veteran or active/reserve duty member	1%	11
Identify as LGBTQ+	22%	251
Former/current Foster Youth	3%	31
First-generation college student (a student who had neither parent attend any form of college or university; therefore a first-generation student. Note – this is specific to education and not related to immigration status)	38%	441
None of the above	34%	391
Total	100%	1163

Q14.5 - Do you participate in any of the following programs? Select all that apply.

#	Answer	%	Count
5	None of the above	49%	549
2	EOPS	16%	181
4	DSPS/DRC	7%	79
1	CalWORKS	8%	84
3	CARE	20%	220
	Total	100%	1113

Q3.6 - Please share any additional thoughts or comments you have regarding housing for students at Riverside City College.

Anything above 1500 for 1person is ridiculous. With a spouse is manageable but it’s not acceptable

I would question if there are any affordable meal programs along with the housing plans.

Help with student with housing will guarantee more school time for them and less inconvenient to not showing up in class

I think it would be important to include family housing as well. We have student parents that a re struggling to live, go to school and afford housing.

The housing crisis is of paramount importance. Many of your students do not live with family that can support their housing and are paying their own way through college. If your institution and the city of Riverside wants to attract people that will benefit this community, they will need a place to live in the community. You need to keep realistic affordability in mind. A \$3K apartment is not realistic affordability for students who are even working full-time in this area. Most of us that do not live on campus share rent among roommates/partners. I don't know a single person in my age group (20-30) who can afford to live alone in Riverside or San Bernardino County. You need to consider that many of us are on our own in this. We need more support for students under 24 with families that cannot or will not finance them. Many of our families are struggling as it is with housing insecurity, job insecurity, and student loan debt. We do not have a safety net. If you want to improve the long-term livelihood outcome for RCC students and produce well-rounded individuals that continue to pour back into the community, we need housing assistance that makes sense.

IM HOMELESS & DESPERATELY NEED HELP WITH HOUSING ITS EXTREMELY CRUCIAL!

I think this idea is nice

Please consider offering housing to current students first.

RCC would be wise to offer housing for the students that need it.

Housing and the costs of school are so important to future students and returning students. The cost of living has gone way up and it takes too long to get a degree to promote at your current job. People are having to get 3 and 4 jobs just to keep a roof over their heads. Community college should not cost as much as a 4 year institution. I waited 12 years to come back to school. I don't see myself getting closer to my goal. Meanwhile my full-time job which isn't a minimum wage job isn't paying me enough to survive. Housing is an issue, but I need a raise. I still have to feed my family and keep the lights on.

Some of the prices shown are incredibly enticing, but I live for free so you can't possibly make me feel any desire to move to campus unless I want to leave my current situation.

I feel like housing is a good option for students who don't have a car to get to class every day or other situations

Anything can change, as an adult I believe that my husband and I are doing our best to survive. But there are many immigrant parents that do not have the same rights as Americans and might be suffering with housing, food, medical assistance.

I am glad to see RCC notice and take action about the affordable housing crisis. I urge the college to make sure to keep asking students for their insight. And continue giving them a voice and a say in decisions like these. I would also like to say, please keep students wages in mind every step of the way. California's minimum wage is not livable wage and won't be for a long time. Just another reason why affordable housing is even more important for the students of RCC working towards successful careers.

I hope that the housing will be more affordable for students considering that a lot of the demographic are self supporting and low income. I also hope they are financially understanding

Please remember not all RCC students are young and not everyone is looking to transfer to a 4 year college. A 60 year old is unlikely a great mix for 18 year olds

I think housing would be really nice considering a lot of students (like myself) are commuting students. I live about 30 minutes away but traffic always turns it into 45 minutes to an hour so driving to campus is not always a feasible option with the gas prices nowadays. I will say, if RCC did offer housing, they should try to match or even have lower rent costs than the surrounding off-campus housing. Having the same or lower housing prices would help not only a lot of students but it would also fill up the housing quick which in turn would benefit the school. I could not pay over \$2300 A MONTH because I am a full-time student with a part-time job, I barely make enough to live in a regular apartment let alone RCC housing. I would only be able to afford like a \$1500 housing MAYBE. But just to put that in perspective, I am decently well-off but a lot of other students are not so considering this is a community/city college, housing should be made a lot more affordable.

I think that having virtual classes makes offering student housing less important than it was previous years.

Affordable housing is very important. In my current housing arrangements my parents, sister, and I live together and help out. At times I do wish I had my own place so I wouldn't have the stress that comes with living with family. Looking at all your housing pricing options I know my arrangement all though slightly more is a better fit for me.

Student housing that allows student who are parents to find affordable housing would be essential to this community college

Es una etapa difícil la edad de la mayoría de los estudiantes, pero será una gran ayuda para que puedan continuar sus estudios.

I would have liked to try the experience of living on campus at RCC, but I am (most likely) less than a year away from graduation. I think the prospect would be a very successful one in the school's future, however.

It would be easier to pay one payment at the start of the academic year. No student is going to be able to pay per month. It is too expensive to live even without housing. Make it cheaper, it's a community college.

IF you offered a 3 bedroom apartment this would be more helpful for students who have families.

Housing is just too expensive in general, it's difficult to stay focused and allocate the correct amount of time for classes when you have to work full time.

Making it seem like we are in a 4 year will give us that drive to continue and dedicate and appreciate what the school is offering. Will give student that drive to be someone because they are going to feel like the school has everything to offer and also for people who are seeking to join the RCC family this will attract way more future student even international wise.

It has been incredibly difficult moving forward with my education due to housing costs and rent increases because I have to make sure I work enough to make my rent but that leaves me barely enough time to take a single class a semester since I also take care of my child and have to find a way to pay for daycare soon as well. If reasonably priced housing was available I could get my degree a lot faster or if childcare was offered at some sort of reduced cost while a parent was pursuing their degree that would be very helpful.

When will the housing be available and at what cost?

Add screening process for students. Finding a way to ensure all students are rooming with a student that is safe and healthy.

International students would benefit from on-campus housing greatly. I do not have any kind of need for on campus housing at this current moment. However, I do have a friend who lives in Australia who I have been trying to brainstorm with on the most cost effective way for him to come to the states. He is relying upon me for reference as he searches for affordable housing, preferably on campus. I really enjoy RCC and I feel like he might as well, but the only issue is housing. We have searched time and again for housing that is suitable for him, but because RCC doesn't provide housing, we both know that his chances of coming to the school are slim.

I think this is an amazing idea to offer students! I am 25 and would definitely consider this option to change into a full time student to finish my studies a lot faster.

I think it would be very significant for RCC to help students, especially low income to provide living assistance. It has been a struggle for me alone to work so much for my own rent, at the time trying to balance being a full time student, and buying my own groceries and other important expenses for a living.

I have actually never been on campus, distance learning.

Everything is so expensive today and with the prices continuing to go up, I'm afraid that even with help from government assistance programs it won't be easy to be a full time college student and work a job to pay my bills

I think safety is a big issue when it comes to housing. That is the biggest problem I have with my current housing. I live in a high crime area of Moreno Valley and many times I don't feel safe.

this would be great for homeless students like me, great idea.

I feel that providing housing will make it easier for those who have a hard time with housing and that cannot commute

Student housing at an affordable rate would help those who need to commute far. The majority of the reason why I take online classes is because of the commute from where I live and the distance to RCC is far.

I don't have in thing

I think this is a good step forward in expanding the resources and facilities of the college.

Student housing would be great. It would also help students with unforgiving home lifes. And with building a stronger community on campus.

I think providing housing for students can be helpful. Especially in my case where people live in a toxic environment

If those last prices are real I could afford going to school and provide my son with his own space

Housing for Riverside City College sounds like a great idea and i feel it can be accomplished greatly and make for more students to attend RCC, if done well and the school board genuinely listens to the students.

How much I have to pay for rent?

I am a student that is eligible for graduating in June, but still looking for housing outside of my current living situation. It is a toxic household but will have to stay due to my current school status and work status. There should be temporary housing for students who are in the middle of transferring or graduating from the school, in case if the students don't have good living situations and need to get out.

Many students come from unstable backgrounds but want to begin school. Student housing will secure these students academic future.

If students had affordable housing, It may be a huge financial relief. If they didn't worry so much about housing costs and making enough money for rent; they may be able to perform better academically because they wouldn't be as focused on work to keep their spot on campus.

I think it would be a great idea to implement student housing at RCC, There are a ton of people around the area struggling with finding a place to reside at near campus and resort to having to commute a long ways to get to campus.

Make rent cheaper. Renting an apartment or unit is way more expensive than house payments. Give students scholarships and free money for housing.

I have no thoughts on student housing except for whether its too costly and help to make apartment bills may be given from the school .

It should be in a lower cost . from 1500 to 3500 how can a student afford this prices. As a student we can not afford to pay so much money.

if the prices were a little lower I think you would rope in a lot of students, low price prices means more students

I believe if housing was more affordable for college students more students would feel more inclined in going to college because they would be able to afford tuition and not have to worry about how they are going to afford their rent and textbooks.

Would we get roommates? or rooms alone?

I believe that offering more on-line courses would be a better solution to attract and retain more students. After 15+ years I decided to return to college because of the online courses offer. It just makes it easier to balance life, work and school.

It will definitely help students continue with their education by decreasing housing costs.

Housing provides stability and accessibility to students. This security enables students to more easily balance school work and employment work. Being close to school also provides a better opportunity for success and higher competition. Not worrying about my housing makes studying easier. I also am extremely uncomfortable in my current situation because some of my roommates make me uncomfortable so I stay away from my home and common areas within my home as much as possible. A comfortable home is essential for a student especially away from their family.

Housing is just one expense, food and transportation adds more financial strain

Having low cost housing for students is important & gives those to have a safe place at a good price during school, college is already expensive as it is & having a low housing cost would be great to us students

My housing with my children is so unstable we're thinking about moving out of the state because we can no longer afford housing.

If it's cheap enough for a full time student to still work a full time job and afford tuition (considering they don't have a fee waiver) as well as a car payment and insurance then it's perfect.

Prices for homes and rent is increasing dramatically. It would be very hard for student that don't have financial support by a spouse or parent to continue their education if they are forced to choose between housing and having to work and school.

With affordable housing, RCC would be able to offer academic success, personal and financial security, and convenience for students.

Animal friendly

The inflation and taxes in California is so bad and hard for me and my kids I know that investing in my future is the only way I will make a way for my kids and help with rent is and school is very much needed

I think residential stability is critical to helping low income people break the cycle of poverty. Working endless hours and leaving school in order to work often is done just to maintain housing. RCC stands to gain by having students focus on studies rather than uncertainty with housing. I am amazed at the challenges I see in my young classmates as they balance life and education.

I have a two year old daughter and we went a room out from a roommate and living on campus in our own more personal space closer to school would much more ideal and convenient and also comfortable.

The cost of housing needs to reduce pricing because college students already have the need to pay tuition.

I believe that Riverside City College offering housing would be a chance for those who live in toxic households to get out of their situations.

It would be useful for student who live far away. Or student doesn't have house, they can live in it.

replace parking lots with housing! Removing parking will increase the demand for more public transportation which will lead to public transportation agencies to take advantage of said demand.

Not only is it expensive for students but housing is ridiculously overpriced for everyone making Riverside a very unattractive city to live in or study.

Consider having housing information more readily available for students, I don't recall a time where I saw a brochure about housing at RCC

I would like to learn more about it

With a full time registration the amount of money received from full fasfa and Herrf grants as well the classes and parking be taken care of cannot allow for a proper job for anyone to afford a place near campus regardless of apartment or room renting. In a similar situation to mine I receive at most 2.6k only two times a year and a lot lower of pff season full time through the year. It's not affordable in any spect to say the least.

I don't think it should be offered considering the type of behavior that usually occurs with on-campus housing. Sexual harassment is just one issue in a sea of many. Better not to foster opportunities for any of that. However, I'd say that if people are low income and commute they should have cheap on-campus housing available to avoid stuff like gas prices. It should be a process thats vets candidates based on need and mentality towards their education (aka are you coming here to take school seriously and not be throwing frat parties)

I have no thoughts on this.

That's really good if the student have housing at RCC because the gas already expansive also RCC have a good library, it will helpful if housing closed to the campus.

Housing will not only attract those from the area to stay in the area, but also grab people from further areas such as the high desert or LA since they're would be a place to live.

I really think it is a smart and helpful to offer housing opportunities for the students. I remember early on in my education I was looking for housing assistance and there was not many resources my calworks rcc counselor could help me with but this now can be a resource the counselor can give to students. Thank you for creating it and I am so grateful to watch this expansion to rcc

The cost of living has risen over the past year. On top of that, it's becoming hard to live with a minimum paid job and trying to finish school.

housing should be reasonable pricing and near the campus

I hope you guys do offer affordable housing for all students that need it. Some students even need to move out their homes do to problems at home and need space to focus on school but they can't because of the housing costs.

College is expensive and as young adults trying to get a career it's hard to keep housing and pay school expenses without a job. Having a job prohibits going to school full time.

I think out of state athletes and homeless teens going to school will benefit.

Ultimately, all else aside, the problem is the price of housing. That is THE factor that everyone looks at, & the other expensive options presented that were as high as \$3000 were honestly quite insulting to look at. Many students are young or people who want careers outside of jobs that typically don't pay livable wages. We are in the midst of a housing crisis. The price is really the main factor to consider when trying to attract students, & offering housing that costs thousands per month is nothing short of insulting and redundant. It's bad enough that students need to cover fees, textbook prices, phone bills, & whatever housing they currently may be struggling with. Low-cost housing will attract students. Period.

On-campus housing would help support students (and a generation of rising housing costs) to have spaces for education, security/ stability, and suitable environments for growth, learning, and improving the local and larger community.

Students need affordable housing.

That the housing would include apts, with 1 to 3 bedrooms and bathrooms with kitchens and dining rooms.

Affordable housing would have been a great addition to my stay at RCC

my housing situation is very unstable. I fear homelessness because of the cost of living in the most expensive state in the United States. Which is California. If I were to apply for low cost RCC housing a sibling would live with me (possibly). I would still be comfortable with sharing a very small space with set sibling of other roommate(s)if it meant keeping the cost of living lower. This could mean one apartment sharing or even one room sharing. because I'm a full-time student who participates in the DRC program going to work full-time to earn enough money would be extremely difficult. However if I lived with someone else at the building that split the lower cost it might be enough to pay rent and other necessities. I think RCC having housing for all types of students international, first time, returning is very important.

Can there be separate housing for first time students and families? Will financial aid help cover housing costs? Will there be daycare available on campus?

For riverside to offer affordable housing would be a life changing thing to so many individuals. So many of us struggle with the stress of having to stay in a toxic home which does not help us in our education. It makes community college students feel trapped that we aren't allowed to move out like the rest of our peers who went to UCs or Cal states and decided to live on campus. Not only that but it would allow for us to feel more connected with each other and it will definitely boost the way people look at rcc.

I think it's essential to provide housing for students. RCC is a beautiful campus with alot of classes & programs that attract many students to want to attend RCC. I BELIEVE MORE STUDENTS & people in general will really take into account the new housing opportunity.

There's too many apartments around RCC when student accommodation is majorly needed. It is all extremely expensive and made hard for living and convenience to commute to school. Even shared rooms are expensive but because of high costs student aren't entitled to the decency of their own privacy, space, room, and more because of money vs their own room. Those who can afford it are lucky but privacy is stripped for money.

Most community college students live near their home, so housing is not necessary in my opinion.

None at the moment

I currently do not need to live there, as i live with my parents in a house 9 minutes driving away. For whatever reason if i did need to live at rcc, those reduced rates are very appealing

Assisting parents with basic needs to prove for their children such as housing, can benefit these college adults.

I'm physically disabled

Two person shared bedroom should be half the price of a private one. Four bed and four person should be equal cost per person than a two bed and two person. Studios should be much cheaper

It is imperative for basic needs such as housing to be met in order for an individual to focus on studies.

Due to personal experience with some friends who also attend RCC, I've come to realize how important it is for others to have access to housing. This is especially true if said people have insecure housing due to reasons such as immigration and or the ability to get a job that pays more than minimum wage.

Student housing would be amazing.

I would love an opportunity to live in a student housing building because i would be closer to campus and have an opportunity to live on my own.

Maybe instead of creating housing it would be more equitable to create rent vouchers or subsidies that students can use to help pay for housing.

I think offering housing would be an incredible opportunity for many RCC college students. It is something I would have taken advantage of without question when I was fresh out of high school and not married. At that time I could not afford a car or Riverside rent and commuted by bus from Hemet, which severely negatively impacted my college experience.

Housing would be very helpful for many students

Having affordable housing for students.

for students who are interested in in the housing but can not afford it maybe there should be a type of payment plan available to them

There is many of single mothers like myself who have to work full time to meet ends for our families. Reason to why many of us end up dropping because we can't manage a full time job plus being students

I've never heard of housing being offered. Years back, when I first tried going to college I was homeless and had to ride my bike for school. I was grateful that as a student I could use the showers at the gym. Making students aware of any resources that may aid them can be helpful. I'm not a parent but heard single mothers saying that childcare is an obstacle for them going to school. Even if housing cannot be made available, providing childcare options, and laundry options can make a world of difference for any student going through housing uncertainty and can definitely make people more attracted to going to RCC.

I believe the cost of housing will be the most important thing to consider housing.

Cost of housing should not be more then 1000 a month. We are students. We pay school loans, car loans, phones, and other education supplies that FAFSA does not pay for. As for me I have a one year old son so I need a safe place to stay and also RCCD should have high cost of child care. I'm bettering myself for my sons future.

Something my parents never provided. I'm mature enough and at an age where "society" thinks that I should own a home... never discouraged us with these pricing s. We need to be independent.

I think if RCC has housing I think more students would take more classes and be more at school learning.

The average two-bedroom apartment is shared at a cost of close to \$2000 in Riverside. Coming from Los Angeles, there is no justification for apartments to be the same price as in Los Angeles. What incentive do you have to keep students closer if the prices are the same everywhere?

expensive for students trying to pay tuition and housing costs at the same time. Almost impossible to work and go to school

I feel if low income housing was available for low income college students the rate graduate rate would go up. It would make it much easier for single moms to obtain our goals and get out of poverty.

studio type options but without a kitchen and smaller unit size might be a better fit for those who want a place to themselves but cheaper.

Due to location, it would be necessary to factor in plans for transportation to any proposed housing. The neighborhood around RCC is old, historical preservation houses, and govt buildings. Bus or shuttles would be necessary

None

n/a

Housing at RCC would be good for students that live in the inland empire but not close enough where it's less than an hour drive to campus.

This is a very progressive idea for RCC. In a time where rent is so expensive, this would be an exciting opportunity to motivate people to continue their education. I do think students should be required to be enrolled atleast part time and meet sap standards. This should be evaluated every six months to keep students around other students who share the same goals as opposed to moochers taking advantage of affordable rent in return for a few elective classes.

It's very necessary because housing costs are growing faster and faster

Housing should include a washer and dryer units even if it's in only one room for the whole building. The cost to operate them should be FREE as the tenants are already paying for housing and utilities.

Housing is imperative for students for equity reasons. Not all students have the same reliable resources. Having student housing close to RCC can create a community in keeping students achieve their academic goals.

Rising housing costs in the area make it very hard for students to focus on school due to the stress and uncertainty of being able to pay bills. If students had affordable housing options on or closer to campus, it would give opportunities for more low-income students to access education

NA

Can FASFA cover for student housing?

I like the campus and diversity

Location is a very important factor. The location of these housing units is my biggest concern because there are certain areas around RCC that do not seem to be a safe place for students to be living on their own.

offering student housing will attract international student

I am a single mom of three. Childcare can be extremely expensive. And gas is also very pricey. I'm working on my associate's in Early Childhood Development while simultaneously working on my last three semesters of cosmetology. I have applied for an apartment near the college and got turned down. I wish I was closer.

Affordable housing for the students at Riverside City College would definitely benefit the students because they wouldn't have to worry about finding ways to commute back and forth from home and school. And for the students that live with their parents like me the environment isn't always study friendly. Being a full-time student requires me to only be able to work a part time job so saving enough for my own housing seems quite impossible. If RCC had affordable housing for the students will give the students some peace and will help them have a less stressful state of mind which is helpful when trying to graduate.

This is a very good idea as a member of Asrcc , this concern of student housing gets addressed a lot

Prices are too high ... Should be subsidize by financial aid . At least partially

It is very hard to find affordable housing now a days and due to high cost for housing there as been many times I have to think about working more to make enough for bills and stop school or to continue in school. This is one reason why I only attend part/ half time. I pay out of pocket currently for my classes just so I can try and save my Financial aid for my last few years of college. Sadly high housing cost are leading to more people dropping school to work more or either become homeless. Affordable housing is very important especially for students.

Students often find it challenging to balance their time at work and school. In today's standards, it is important to have a stable job and often students leave school or not finish school because less opportunities are available and it would help students to get it all worked out if especially stable housing is offered.

I am a parenting student and i can assure you that family housing and a family resource center would almost guarantee any student-parent to succeed because that extreme barrier would be removed.

RCC is a great school, and has great teachers but I believe that it should provide more study programs to students.

I believe that if Riverside City College had student housing it would attract many more students who may have been denied by Universities and their only option is community college. With that being said not many students can afford a house or an apartment so cheap student housing may be much more accessible and convenient to a wider variety of students wanting to attend RCC that may live a ways away from the school. Another benefit of student housing is that students may be able to work in and around riverside if they are living at RCC which will be much more productive not only as a citizen but as a student because they wont need to commute to school, work, and or back home.

If Riverside City College actually had housing options available for students, I feel that a lot more students would attend, or have the ability to do so if they lived closer to the campus

Being a full time student I will have little time to make enough for rent and other expenses, but if there was an opportunity to have roommates to split the cost that would help significantly.

The housing cost is unbelievable. I live with my 2 sons (students) in a compound that costs me monthly 2570 dollars. We all work part time. It's barely covers utility, food, patrol. And when the car stops working, the situation becomes more than difficult.

May help to consider programs for students who are not within the low income but still struggle to afford housing in this market.

Housing, Food, and water is one the main key to continue school and survive this days. This is why is important that more programs be available for students like me first generation, and with low income so they can continue their education. Thank you

Pleasee make it affordable

The housing provided is not affordable to a college student in the least. How is a full time student at RCC supported to afford a housing unit that cost \$1,075 when minimum wage is only \$15? A part time job with 20 hours per week would only provide an estimated \$1,080 per month after a tax deduction. Not accounting for food, toiletries, external expensive, and so forth should put the student in a financial crisis or instability. This college is located near and surrounded by a surplus of low income families and considering that is whom they revive their funding from, low income students should be more accommodated.

Riverside city seems to have higher rent and cost of living than neighboring cities. If a discount for students were offered, it would help bring diversity to the college as it seems most people who attend here are mainly commuters.

It's a great idea

I think housing would be extremely beneficial, especially for students who are interested in coming to RCC that are out of state - I believe RCC is one of the best community colleges in the state.

Works well with students who live at a greater distance. No need if live nearby

I've done this survey at least once a year since 2020 and there's been no progress. If the college actually wanted to do something for it's students it would have already. I'm probably dropping out due to the lack of help and the difficulty receiving any assistance with even figuring out what classes to take for my major. This school is all talk and no action.

Students fresh out of high school I think would jump on the chance to have cheapish housing outside of they're parents should they choose and cheaper school than Uni at the same time. It would be a great opportunity for new college students to get a real taste of life and better opportunity for those returning to school.

I believe people should be able to live near their schools to better accommodate themselves

Housing should be equivalent or less of what student housing is currently available and should allow for service animals and privacy. Students need peace and freedom

Would give students the availability to continue school if they needed out of their current housing situation

If there were any grants offered for housing for students who have a high GPA that would be amazing. 950 for a shared room is too much. I pay 700 for a single private bedroom.

I would really love to receive any type of help during my educational journey at RCC

Housing is a major factor for everything. Not just college, but job selections.

I think a lot of students who attend RCC live with their parents, so although there are students with housing insecurity, I don't think the MAJORITY have it -- which is why I said moderately important.

Considering the current state of rental prices and increases providing housing to students especially students with families is a good move and may increase interest in enrollment to the university.

I think housing would be a great option for first time college students. It would give them a "university" feeling without the university cost. I'm not interested, but I'm sure many are.

Housing is the single reason I can't complete assignments, take classes, or rest. Having a place to stay during the semester could be a life-changing benefit to many students.

I think it should be offered at a good price so kids can attend and go to school and live near campus

I'm sure with housing prices, many people can be struggling and will need housing.

The distraction of not having secured housing has been an issue with currently being in dismissal standing. Keeping a job for survival took priority over schooling.

Affordable housing or being able to afford housing as a single female became a distraction and so did my safety over education

As a poor college student, it is important that I spend most of my time studying and not accumulating much debt. I don't want to have to worry about how I will pay my extremely high rent. 3000+ a month is simply not viable for most students.

I think the college would benefit greatly from offering housing.

Affordable housing on or near campus would be a big factor in me deciding to stick with RCC

Base price for housing is way too expensive even if it is a student community. Rent is higher nowadays sure but at the base price then I would consider looking for my own housing as opposed to paying 1k for a single bedroom when my last apartment was \$700.

If this happens then people can actually focus on the future instead of the now

A lot of my classmates, myself included have to commute far due to being unable to find affordable housing near campus, I currently live in my car and do my homework in the parking lot. The insecurity has taken a toll on my grades

Housing at RCC would help students access their classes easier since some students have to commute far distances in order to get to their college.

RCC has the best resources, and classes!!

I have not heard of a city college that offers affordable housing which is very unfortunate. Most people I know wanted to apply to forms but due to lack of funds didn't get that opportunity. I believe this would encourage more people to attend as it would help provide a better housing environment.

I think this is a great idea. Housing is important for everyone.

Riverside is a big commute city. It is easy to travel from and to all parts of the city. Typically by street or freeway. I think for student housing to be appealing it would have to be a really good setup near campus that isn't crazy expensive. Many of the options presented in this survey are more expensive than purchasing an apartment off campus down the street in downtown Riverside.

Student housing should be affordable to all students, and the sign up process should be transparent and should not require lawyers to interpret complicated housing contracts

It would be nice for the students that want to be closer to RCC, and not have to worry about commuting.

I just wanna leave my transphobic home so i can be myself, plz include housing in my grants or something LOL 😞

Please make safety at the top of the priorities

I believe offering housing will allow students to feel more connected to RCC and enjoy a richer college experience. Plus not everyone has stable housing, so providing housing that is more affordable and close to the school will help the student save more money overall (transportation especially).

Personally, I wouldnt choose to live on campus, i have a young child. Also, I like my privacy. Lastly, i am online student

Include more options for people to live with 3-4 roommates

I agree with the housing for students, I believe it will encourage students to stay in school and be comfortable while doing so. It should stay affordable also! \$300-700 for rent is great even for part timers

Cheap housing in a money pit place like California would definitely draw in more people

No additional thoughts, thank you

I don't have anything to say.

Housing in California has become so difficult. As a single mother I cannot afford to give my children the space they need to grow so we live in one bedroom for a household of three. I have considered leaving school to work full time but have decided I must continue my education. Affordable housing would add a lot of quality to my life as well as my children's.

Will the pell grant or cal grant cover any of the rent expenses?

Rent of student housing at RCC should be compatible with nearby apartment.

I love riverside city College

I think it is important for students to have an affordable living situation while attending school. I work full time and am doing almost full-time school and yet my girlfriend and I are unable to find an affordable living situation. We have considered moving out of state due to the increase in rent. It is almost becoming unrealistic to live in a place of your own right out of high school unless you sacrifice school to ensure you can pay rent. Affordable housing would reduce the amount of stress a student would have by taking one stressor out of the equation.

College life should be about challenging ourselves to achieve our dreams . Having housing available for those that are struggling would be a great help . I have a 13 year old that wants to go to college but he's already voiced his concern that he wants to live on campus but not far away from home .

You guys a the best school that offers alot of help to your students.

I think that student housing could be important to some students, but will be generally unnecessary for most students, seeing as RCC is a community college.

I feel that housing would be appropriate. However, being that I am a student that also has children I feel that it would be helpful to have an environment that is specified to students that do not have children and one for students that do.

I have no additional thoughts

if this idea was implemented before I started school it would have made me want to come to this school even more

Good

Rent or housing is so expensive everywhere now, and many students might be thinking of dropping off school because the immediate need is to have a place to live, and in some cases, money is not even enough for such basic needs.

Housing in California is expensive so on campus housing may be convenient for students.

make it affordable

I think it's a good plan since there are some students who may come far and use the public bus as transport. It will make it easier for them to get to their classes.

Keep Housing cost low, if its starting at \$900 you lose almost 90% of interest from students who don't have full time jobs with \$20+/hour wage

I would love the addition of a rent-controlled off-site complex as well. The cost of living in the area is very high, and requires working full-time to maintain, which leaves many disadvantaged in their studies. It has forced me to withdraw/drop out in the past

I think that housing is a big part of education and it should be addressed so that students can focus in achieving their educational goals.

Housing would be cool for RCC, but considering UCR is really close, I'd imagine it'd be more attractive for international students to attend UCR considering it's a University of California.

It will help with bringing in athletes and international students more than traditional students.

Housing for students will give students less distraction and more focus since they will not be living at home. This will help student be responsible.

My younger brother is starting college soon and although we live in the area, he seems set on living in a dorm and I am positive he is not the only person thinking this way. Additionally, as his older brother I would never let him pay over \$900 per month to live on campus I think those rates should be cut.

I know several people who have housing insecurity and would love to apply for student housing. Because of this though, it would have to be cheaper than the surrounding housing.

It would be nice to have something close to save on other expenses

If we can lower the cost of housing, that would be perfect.

Housing should be available for all students. Not everyone comes from a household that allows them to focus on their studies. It is too common that I have heard of people living out of their car in order to obtain their education or complete a degree. Should RCC have housing for their students? Yes, Yes, YES. A million times yes.

Don't make the cost expensive

This housing offer is an amazing opportunity for students who are full time and don't have the responsibility of a family. Is a less stressed on students who are commuting, also financials.

As a married, settled adult I don't have the same needs as a younger student.

Housing grants should be available for students on top of tuition grants. Parking permits for student housing should be applied. Only service animals should be allowed or at least strict rules on having trained pets. There should be a sound curfew on weekdays. Apartment units should be categorized with people who have similar backgrounds ie, single moms, single students, students with pets etc.

I think it would be a great opportunity to grow, and get the feeling of ownership.

RCC is not in walking distance to any retail grocery store, so if there is not a substitute for that, students may chose to live elsewhere. Especially if they don't have their own transportation, or are expected to pay student parking fees to keep a car with them on campus.

\$3,000 for a single bedroom studio is VERY expensive. Especially for college students who cannot work because they are full time.

There are a lot of students housing in my area and their price is ridiculous high compared to rent a room in a house or anything else. But the quality overall is not that good, you still have to share your unit with up to 5 more people, and the price is still high. Some students housing have a lot of homeless people around, under dirty conditions, or just simply not doing any background checking.

This housing program would really come in aid to a lot of students who find difficulty in having a work-study lifestyle. It will allow them the opportunity to progress in thier education as they would be able to have more flexibility in putting thier studies first instead of struggling and stressing about earning enough money for thier living expenses. Especially now with inflation, many students have either retained another job or had to give up (or put on hold), thier education in order to earn enough for thier expenses.

Do it before I transfer lol

Please do student housing !!!!!

It would need to be close to campus because I know students who ride the bus for a long time to get to campus. Also, a place where a pet and a spouse can also be allowed to live there would be amazing.

I believe more surveys like these make students feel more cared for by the school district because of it makes us feel like our opinions matter. I appreciate the opportunity for the survey.

I would like to live in a student housing but I am married to my partner. I know there is family housing at other universities/colleges but Don't know the requirements for Riverside.

Housing is integral to the college/university student. Not only is it beneficial for the first time students as they get communal living but for families to be able to get an education with stable housing and that would mean affordable housing that doesn't take a large portion of income.

I personally believe the distance from housing to the college is very important; I would have been finished with RCC much sooner if had not been for my transportation issues.

Housing is so expensive

This would help out so many students. Housing is so expensive. Especially being able to afford a place when attending school and working part time.

I think it will help international students a lot and help other students who are still local grow some independence.

Students may want to attend RCC but the lack of campus housing makes them look at other colleges that offer such housing.

Housing may help students who are in desperate need of home stability. Methods of determining need should not be established by financial resources.

I believe that student housing for the studio apartment should be a little more affordable. I use to be a resident in Riverside county and to struggle with housing can really effect the accuracy and focus that a student should have to put their best foot forward in academics. It is not always comfortable to share space with another person as well. Overall student housing is one thing that I always believed Riverside city college was missing, so it will be an amazing addition to an already great school.

I recently left a relationship in which I used to live 13 minutes away. To save money I have moved back in with parents but they live in Victorville. I really want to finish school at RCC for the Nursing program and dont have intentions of leaving due to housing. However, if I can find a place back closer to school I am interested as I also work at RCC in the facilities and maintenance dept. through federal work study.

This teaches students or be independent and be able to make connections with others since they are living with them. I feel like this would add to the college experience

It would be great if there was on campus housing that was affordable for full time students.

Make it affordable and accessible for family housing. Don't make the same mistake as ucr

This good program . I believe some student really needs it.

I'm not staying long enough at RCC to need housing at this point, but I think it is important for many people. Also make it look nice :)

I have no other thoughts or comments.

If you can make like a hotel system for finals week or like an air bnb style system for max 1 week so students can live on campus during finals week that would help

It will help alot of students specially with pandemic

Make housing affordable for everyone

I guess more resources for students with disability for housing I could only take two classes right now so I'm not overwhelmed.I think I'm considered a full-time student. I think it would be cool to live on campus. But it's just too much money so I have to stay home.

Students are poorer than the average renter in Riverside County, keep that in mind when choosing costs for units.

Affordable housing not only helps students living situation but also mental health.

This will be great for many students

Maybe revisit cost of how much units would be because there are some student type apartments around that are less expensive then the prices you guys showed.

Please provide low cost living for RCC student! We need that help!

Housing, rent, gas threat are all factors of leaving school. I would like to be able to go to school and finish Anna have assistance with housing

I have been going to school for ten years. Hi accredit my slow progress in my academic achievement due to financial hardships and housing insecurities. I am an A student and if I would have been offered affordable housing I know I would have already graduated. I am going to start hey rigorous program at RCC and I often worry about going homeless trying to finish my degree.

I hope my feedback has helped. Have an amazing day!

Offer students in need of hosting starting at low cost then going higher by spilting the cost.

Housing is the rising concern when it comes for an international student because funding is limited and for most of us it becomes very difficult to manage because both housing and tuitions because fundings by college are like hit and miss so in my case I applied to many scholarships but only were able to get one so all I am saying is that international students already have high tuitions fees than rest other on top no financial aid and higher living expenses which makes situations stressful for an international student who is alone in a whole different country and culture but it feels like everytime I write this it sounds like bragging but at the end it is all same no actions are taken to solve this situation. :<|

Providing housing for students of all ages that attended riverside city college would help tremendously for some students like me who are experiencing homelessness

For students wanting to move out, but not wanting to take out loans for a 4 year college or weren't accepted to a 4 year college, it seems like a great choice. I know some students with less than ideal situations at home and seemingly no way out, I believe this could be a good option. As well as single parents, especially young ones, who want to continue their education. I believe this would be a great way to support them.

I been homeless and I can tell you that it is very difficult for a student to keep up with all the work, plus laundry and hygiene. When you do not have housing or live in a household that it is not adequate for studying the grades begin to fall. Try to do something after an sleepless night it becomes almost impossible!

I think housing is a major factor for a students success. Affordable house could open up so many opportunities for low income students.

I live in corona and housing is really expensive but im on a contract lease

i think it's more of a leave instead of take it, Community colleges gotta serve the community, not try and attract people from far away to stay

Single parents could really use a break in rental costs.

Rental assistance

Affordable housing would be a good opportunity for those who struggle with housing problems and whose money status isn't as Good as others riverside college would really attract more students if they have affordable housing.

I have some really complex classes right now. So working is hard to stay on course for transferring in the Spring 2023 semester. As of now I cannot afford my rent.

Due to the balance between school, work, and other life/social issues, many students may have to take less than full-time classes in order to cope with housing costs (including off campus housing) . This should be recognized in a decision to include part-time students and/or the cost of student housing. Requiring full time students may have a self-confirming effect, in that it may "appear" that only full time students maximally utilize or benefit due to student housing. Less students may be able to take full-time classes if their housing cannot accomodate them in times when they must take part-time classes (for a variety of reasons, including cost and work) Secondly, there are a variety of needs falling with health and ability issues (including mental) that should be noted when considering both the former discussion, as well as discussions on private and shared bedrooms.

I'd love to live closer to school, Rent is so high I can't manage all the time in my own. Would really help if it were lower than \$700

I would be interested in housing.

I'm curious where the housing would be located

I know many students who would be interested in housing however, these students are barely making it. Monthly rents around 300 for one person might be ok. However if multiple people can live together and split the rent to around 150-200 it may makes things more compelling. For many it's more about location and privacy convenience. Thank you

I truly believe we have a high volume of students who are homeless and/or single parents trying to make ends meet while bettering themselves. It's important to find affordable housing to help keep students in school.

Housing would help out a lot of peoples situations

Carpool vans from housing to campus would create transportation and jobs.

There should be family housing as well as student housing. I am a student as well as a parent of 3 and a shared community with other students will be uncomfortable for my family.

Good idea. Because college house has rules.

I feel that there should be family housing and individual student housing. I think that the student parents have to deal with a lot more chaos. I don't think that most single students would like to share a space with a family.

I think it would be very beneficial with assisting student who can't live at home and unable to afford regulate housing

only thoughts are to make sure it is affordable, has resources including childcare and more, and just try to make it an overall great experience for those in need of housing since it's extremely difficult as of lately to find housing that's affordable.

I think offering students housing would be so beneficial. I am transferring to another school to complete my BA, but I would have loved a cheaper living option especially with the housing market the way it is. Currently we pay \$1890 for a two bedroom townhouse in Redlands

Make sure housing does not have a vaccine requirement!!!

Since I am international student and an athlete I must say I had enormous problems regarding housing and still was not really satisfied at the end with the outcome I got Housing should be a reasonable price because college students already have to pay for college tuition.

I have none.

I would like to know more information about this, I did not acknowledge any of this information. This could be very helpful for me. Thank you

While housing is important, if the possibility of just there being housing wouldn't be favorable. I believe mix used kind of development would be a lot healthier and more sustainable. Strict housing only would not the best conditions. Having small shops of offices would makes the are more lively

I hope you do the housing I'm aging out of foster care and housing is a emergency

Good idea for athletes because they travel far just to come to RCC because the great athletic program

To be affordable.

Housing has become expensive all across the state. Financial difficulties for this reason personally keep me with living with my family. If RCC offered relatively cheaper housing in comparison to other apartments I would consider living there.

With the inflation of rent outside of college grounds, students need an affordable place to lay their heads at night. Its so sad to see homeless students.

Rent prices are increasing everywhere, especially near colleges. It's almost impossible to be able to afford rent and go to school maintaining good grades. For me personally it is either good grades or a job. I can't keep up with both given the amount of time you have to work to make rent. I would argue many students feel the same way. I have to sacrifice my housing situation so I can make good grades which I also believe RCC finds important. If RCC does add student housing, it needs to be SIGNIFICANTLY less than the price of the average rent in the area. If students could afford that then they would just live there. It is currently cheaper to live an hour away from school and drive in. Given gas prices, that is changing. If things continue to increase in price I won't be able to afford school at all.

It would be nice to share apartments with other rcc students

Is there going to be a workshop, i'm super interested

I know the cost of living is getting very expensive. Consider lowering the cost of housing. We are college students, we are broke. And some jobs pay below minimum wage. Reconsider the questions asked in the survey.

The lower income prices for the apartments would benefit me so much.

I believe housing for students would be amazing, especially if had child care

Its very expensive

I think it is great that you are considering housing. This is much needed and long overdue. Many of my classmates dropped out due to housing issues. I think they will return once this is offered.

Housing near RCC would help students attend and be apart of RCC's community, many are not able to attend because of gas and other issues but housing at rcc would be a great addition and could help riverside student continue their education without carrying the stress of uncontrollable housing prices.

It is only the cost of the dorms that seem a little astronomical me in my own place a one bedroom near RCC is 1500 what would make me want to come live on campus when i can pay the same if not less to have my own apartment.

parking i believe is something that should be talked about, what will the parking situation be like? monthly payments? a parking pass?

Affordable housing would be key. It is hard for someone like me to afford to live on my own. The rent cost displayed on this survey are still not doable. One would have to split it with someone. And even then it will not be affordable.

The only thought I was to share is how great I think the possibility of offering student housing. Housing is unbelievably expensive and incredible source of stress to me, personally. So the idea that something like this is possible is kind of amazing and such a blessing.

Student housing is extremely important for Riverside City College because it is one of the larger junior colleges in Southern California. I have peers who drive over an 1 to get to school. With rising gas prices, having student housing is very important.

PLEASE OFFER HOUSING FOR STUDENTS OF ALL TYPES EVEN THOSE WHO PLAN TO TRANSFER

I believe providing LGBTQ friendly housing is very vital to our community here on campus.

I think this is a really great idea if it can be done at a reasonable and doable rent rate. Between the price of gas and how crazy traffic is (I have to leave at 6am to get to an 8am class on time) I think it will become not an option but a necessity to provide this to students in the very near future

If housing rates were affordable for students, this will help out tremendously. Students already suffer so much and sometimes can't even eat. Setting the rent too high will not get the students to live there. Many people I know share rooms with random people because rent is just too much on top of life, school, and even kids. Its hard enough not being able to afford life by itself, schools should try to help students who are attending their school instead of trying to take their last dime so they have a roof over their head.

keep it low lost if youre actually planning on creating housing for students. It is ridiculous to try to charge students coming to a COMMUNITY COLLEGE more in rent for housing than in actual tuition. The housing market is already creating financial insecurities for some students, dont exploit it anymore

Affordable housing is so important to college students who are already spending so much money on other resources

I think offering housing for students is important because it allows students to focus on their education at 100%. Often times I'm pulled from studying due to personal matters like spending time with my family or doing errands for my family when I need time to focus on my studies.

I think it would be great for students that aren't getting support from families

I think housing would be a great opportunity for students that don't have anywhere to go and I think this would be a wonderful opportunity.