

AFFORDABLE HOUSING STRATEGIES FOR CALIFORNIA COMMUNITY COLLEGES



CALIFORNIA SCHOOL FINANCE AUTHORITY

WELCOME

Agenda Overview

- Opening Remarks – Treasurer Fiona Ma, CPA
- Legislative Update Panel / Questions and Answers
- Break (2 minutes)
- Case Study Panel / Questions and Answers
- Closing / Exit Survey

Webinar Administrative Matters

- Speaker Bios and Presentation Slides – <https://www.treasurer.ca.gov/csfa/events.asp>
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- Questions Box – See bottom of Control Panel to submit Questions
- Closing / Exit Survey – Please complete questions before departing
- Replay & Transcript – <https://www.treasurer.ca.gov/csfa/events.asp> (in~2 weeks)

LEGISLATIVE UPDATE PANEL DISCUSSION

- **Hon. Fiona Ma, CPA, State Treasurer (Facilitator)**
- **Hon. Kevin McCarty, State Assemblymember, District 7**
- **Hon. Steve Veres, District Director / Trustee**
Office of California State Senator María Elena Durazo / Trustee, LACCD
- **Nancy Chaires Espinoza, Legislative Advocate**
Community College Facility Coalition



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LEGISLATIVE UPDATE – STEVE VERES

Senate Bill 330: Community College Affordable Housing Solutions Act

- SB 330 eliminates statutory barriers concerning joint occupancy of a community college's property or buildings.
- Facilitates private development and operation of on-campus affordable housing.
- This bill allows for long-term ground leasing of a community college's real property for up to 66 years, for the purposes of affordable housing development.
- Also allows community college districts to engage with a private entity to develop the housing, and further allows a District to lease real property to a developer for less than "fair market value" to develop and operate affordable student and workforce housing.

LEGISLATIVE HIGHLIGHTS – NANCY CHAIRES ESPINOZA

AB 306 (O'Donnell)

- **Proposal:** Would exempt K-14 *employee* housing from Field Act/DSA review.
- **Status:** Asm Appropriations

AB 780 (Ting)

- **Proposal:** Would exempt school district employee housing from local zoning ordinances.
- **Status:** Asm Appropriations

AB 1377 (McCarty)

- **Proposal:** 1) Would establish CA Revolving Loan Fund for UC, CSU & CCC systems for the construction of affordable student housing; 2) Would provide grants for preconstruction costs.
- **Status:** Asm Appropriations

SB 330 (Durazo)

- **Proposal:** Would update current law related to Joint-Occupancy of CCC system properties for affordable housing
- **Status:** Sen Appropriations (Suspense)

LEGISLATIVE HIGHLIGHTS – NANCY CHAIRES ESPINOZA

SB 234 (Wiener)

- **Proposal:** Would establish the Transition Aged Youth (TAY) Housing Program for housing & support for transition aged youth under 26 years of age
- **Status:** Sen Housing 4/15

AB 413 (Ting)

- **Proposal:** Would appropriate \$8 million annually to TAY (county) housing fund
- **Status:** Asm Appropriations

AB 775 (Berman)

- **Proposal:** Would fund/mandate Basic Navigators (student basic needs) at each campus in CCC system.
- **Status:** Asm Appropriations

SB 290 (Skinner)

- **Proposal:** Would provide density law bonuses to community college student housing projects.
- **Status:** Sen Gov & Fin 4/15

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2 - MINUTE BREAK



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CASE STUDIES PANEL DISCUSSION

- **Katrina Johantgen, Executive Director**, California School Finance Authority (Facilitator)
- **Bob Parker, Vice President of Administrative Services**, Napa Valley Community College
- **Dr. Pedro Avila, Vice President of Student Services**, Santa Rosa Junior College
- **Barbara Christensen, Dir., Community and Government Relations (ret.)**, San Mateo County Community College District
- **Dorsey Moore, Exec. Dir. / CEO**, San Jose Conservation Corps and Charter School



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BOB PARKER

VICE PRESIDENT, ADMINISTRATIVE SERVICES

NAPA VALLEY COMMUNITY COLLEGE DISTRICT



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RIVER TRAIL VILLAGE AT NAPA VALLEY COLLEGE

Overview:

- On Napa Valley College campus
- Residence Hall and Apartments (furnished & unfurnished)
- 3 buildings, 528 Beds
- Construction begins October 2021
- Occupancy August 2023
- Project Cost - \$104 million



Additional Details:

- Amenities – Study Rooms, Community space, Kitchen facilities in Residence Hall, Bike parking and storage
- Sustainable materials, Solar panels on carports

RIVER TRAIL VILLAGE AT NAPA VALLEY COLLEGE

Project Details:

- Currently in Plan Review by DSA
- Public-Private Partnership Structure
- 1st-Year Operating Budget \$4 million
- Rents TBD – conducting final student survey and market study
- Operations by Property Management Company (Greystar)



DR. PEDRO AVILA

VICE PRESIDENT OF STUDENT SERVICES

SANTA ROSA JUNIOR COLLEGE



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SANTA ROSA JUNIOR COLLEGE STUDENT HOUSING

Overview:

- Santa Rosa Junior College campus
- Traditional residence hall
- 258 units, 352 students
- Furnished, kitchens, study rooms, multi-purpose room, game room, laundry
- Gender neutral restrooms, designated units for students with disabilities
- Wrap-around services provided
- Construction starts August 2021
- Opens fall 2023
- \$48m hard costs
- 2023 rents:
 - Double room - \$986
 - Single - \$1,223



SANTA ROSA JUNIOR COLLEGE STUDENT HOUSING

Project Details:

- Public-Private-Partnership (P3) / Revenue financing
- \$1 million donation from Kaiser Permanente
- S&P bond ratings
- Operations will be managed by developer
- Priority will go to low-income, veterans, foster youth, disabled, current or former homeless students, international students, and student athletes.
- Sustainability: Five stories minimize building footprint. LEED Silver, California's Green Building Code, optimized for power efficiency, energy storage, and solar generation. Water retention landscape design.
- Services: Food pantry, physical & mental health, free public transportation, food services, and on-campus police



BARBARA CHRISTENSEN

**DIRECTOR OF COMMUNITY AND
GOVERNMENT RELATIONS *(RET.)***

SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT



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FACULTY / STAFF HOUSING

Purpose and Benefits:

- Improve recruitment and retention
- Improved quality of life (61% walk to work)
- Improved student engagement
- 42 residents have moved out and purchased their own home
- College District offers a \$100,000, 10-year second loan for purchasing a home. It is interest and payment free for the first 5 years and has a shared appreciation component

Program Overview:

- Faculty and staff (no income restrictions)
- “First-time homebuyers” can rent unit for 7 years to save for down payment
- Rents range from \$875 for 1 bedroom units to \$1700 for 3 bedroom/2 bath units
- Not taxpayer funded—rents pay back cost of construction, financing, operations and a capital reserve for long term maintenance

COLLEGE VISTA – SAN MATEO, CA

Project Details:

- Opened in December 2005
- 44 units
- College Vista will be paid off in less than 20 years



Additional Details:

- Luxury/market rate complex
- Units have wood entry floors; 9-foot ceilings; large windows; patios /decks; washers/dryers
- Most have a private garage
- Most have views of the Bay or Woodside Hills

CAÑADA VISTA – REDWOOD CITY, CA

Project Details:

- Opened in August 2011
- 60 units



Additional Details:

- Luxury/market rate complex
- All units have wood entry floors; 9-foot ceilings; large windows; patios /decks; washers/dryers
- Most have a private garage
- Most have views of the Bay or Woodside Hills

DORSEY MOORE

EXECUTIVE DIRECTOR / CEO

SAN JOSE CONSERVATION CORPS & CHARTER SCHOOL



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YOUTH HOUSING PROMISE – SAN JOSE CONSERVATION CORPS + CHARTER SCHOOL

A different approach – Tiny Homes on Wheels (THOW)

THE PROBLEM

Students arrive at San Jose Conservation Corps with:



✗  No high school diploma

✗  No marketable job skills

✗  No housing

THE SOLUTION

Our Youth Housing Promise leads to stable, affordable housing, allowing students to:



✓  **Earn a High School Diploma:** As they are able to focus on their education

✓  **Develop Job Skills:** As they build the portable dwelling units

✓  **Have a Job:** Allowing them to pay rent and save for college

THE MODEL

 Low-income homeowner hosts portable dwelling unit in their backyard

2 students live in the PDU 

 Lease at affordable rents

Homeowner receives rental income for leasing their backyard 



YOUTH HOUSING PROMISE — SAN JOSE CONSERVATION CORPS + CHARTER SCHOOL

Benefits:

Commercial property (in clusters)

- Churches, school campuses, public or private

Residential backyards (like portable ADU)

- Corps Leases backyards of single-family homes
- Drive in THOW, connect utilities, move-in

Constructed quickly

- Churches, school campuses, public or private

Affordable rents

- Each student pays \$500/month (20% AMI)



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CLOSING REMARKS

KATRINA JOHANTGEN

EXECUTIVE DIRECTOR

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EXIT SURVEY

1. How would you rate this program?
2. Do you have any follow-up questions for the speakers?
3. What topic would you most like to see in a follow-up / future student housing webinar?
4. Additional comments (if any).