



COMMUNITY COLLEGE LEAGUE OF CALIFORNIA

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Affordability, Food & Housing Access Taskforce

Real Solutions to Real Challenges

Friday, March 26, 2021

7:30AM – 9:00AM

In Attendance: Byron Clift Breland, Keith Curry, Martha Garcia, Tammie Gilkerson, Adrienne Grey, Andra Hoffman, Nicholas Jiles, Pam Luster, JoAnna Schilling, Erik Skinner, Paula Umana, Kevin Walthers. League Staff: Larry Galizio, Lisa Mealoy, Andrew Martinez, Ryan McElhinney, Sadie Brown

1. Review Transportation Brief

a. Introduction and Explanation of Need

- i. JoAnna Schilling reviewed her Transportation Brief with the committee. While transportation costs only account for approx. 5% of a student's non-tuition-based expenses, it can be a significant amount of money for students' limited budgets and is a cost that a vast majority of students incur as 98% of CCC students commute to campus. The committee determined that it would be best to include specific challenges that students are facing to grab the reader's attention. It will be important to include students from different colleges (rural, urban, and suburban) to accurately portray varying transportation experiences. Infographics will help to provide a visual aid.

b. Transportation Options

- i. The brief focuses on rural, urban and suburban student's transportation needs and explores transportation options such as ridesharing and public transit with specific examples from different colleges. JoAnna asked for the committee's input and to provide examples of transportation efforts on their campuses. Erik Skinner noted that Sierra College has a student transportation initiative that would provide students a discounted regional transit pass. Erik agreed to add a section on Sierra College's efforts to the brief.
- ii. JoAnna asked for CCLC's input regarding legislation around transportation, specifically citing Assembly Bill 2222. JoAnna inquired whether an MOU would be helpful in providing state funding and linking individual transportation authorities.
- iii. Larry Galizio stated that consideration of audience will need to be made when publishing the brief. There are multiple audiences for the report including local policymakers, CEO and executive colleagues, and federal contacts. Larry agreed to connect with Tom Downs when the publication is finished for federal recommendations.

c. Parking and Citations

- i. It is standard across the system that parking fees and citations fund the campus safety budget however the committee agreed that it is problematic to rely on fees and citations against students to fund the budget. Cypress College employed a student cadet to patrol their lots as a way to create a more friendly environment and manage parking complaints. Allan Hancock College moved a majority of their public safety costs under the general fund. A few other districts have parking structures that are funded through revenue bonds. Ryan McElhinney recommended that the brief language regarding parking be clear and

intentional as to not mislead legislators from misinterpreting the ask. Rather than focusing on free parking, for example, the brief will want to expand on recommendations on where funding is going as well as re-organizing how staff, faculty, and students are being charged. The goal is to provide local level management options for parking without having it be mandated in a bill.

d. Publication Deadline

- i. Final content additions/edits to the Transportation brief will be due Friday, April 2. Tammeil, Kevin and JoAnna will work with League staff to design the publication.

2. Update on Housing Affordability Efforts

a. Publication

- i. The Housing Affordability Report is complete and is accessible on the League's website. The report was disseminated via the Government Relations listserv.

b. 3/11 Trustee Webinar

- i. Authors Matt Wetstein and Nancy Chaires Espinoza (on behalf of Rebekah Cearley) and co-chairs Tammeil Gilkerson and Kevin Walthers gave a presentation on the Housing Affordability report at the March 11 Trustees Webinar. The presentation materials and report were disseminated to webinar registrants and is accessible to League members online.

c. Policy Briefing

- i. The League's Government Relations team reviewed the following items in their policy briefing presentation.

1. Housing Policymaking Environment in Sacramento

- a. The Governor and legislators are very focused on housing and homelessness issues. While the pandemic has exacerbated pre-existing issues, there is little consensus on how to best increase affordable housing stock.

2. Barriers to Housing

- a. There is a significant understanding of the barriers that students face in meeting basic needs thanks to many affordability reports that clearly highlight and quantify the need.
- b. Barriers include: construction and design approvals, prohibition of state funds for CCC student housing, increasing cost of labor and materials, and operating and liability costs.

3. Pathways to Housing Reform

- a. Budget items include: funding for feasibility studies, revolving loan funding program with an appropriation by the state legislature, permitting deferred maintenance dollars to be utilized for student housing, credit enhancement assistance grants, debt service reserve programs
- b. Legislation items include: statewide authority for projects funded via lease-revenue bonds, exemption from or expedited CEQA or DSA review process, flexing new statewide general obligation bond dollars for student housing (← topic may need more discussion down the road)

4. 2021 Housing Related Bills

- a. AB 75 (O'Donnell) and SB 22 (Glazer): General Obligation Bonds

- i. AB 75 - Would authorize a K-14 facility bond to go onto the 2022 ballot. Does not specify an amount.
 - ii. SB 22 - Would authorize a K-16 facility bond to go onto the 2022 ballot, generating \$15 billion. Community colleges would get \$3 billion.
- b. AB 306 (O'Donnell): Student and Employee Housing
 - i. Would exclude any housing built on a school or community college district property from Department of State Architect oversight.
 - ii. Supported by CEO board and Community College Facilities Coalition (CCFC). Recommendation included in the housing access report.
- c. AB 635 (Low): California Education Finances Authority
 - i. The California Education Finance Authority can issue tax-exempt facility bonds for public and non-profit colleges. In the past 40 years it has issued about \$14 billion in bonds for 60 institutions.
 - ii. Would remove certain restraints from the California Education Finance Authority's ability to offer issue tax-exempt facility bonds for public-private partnerships.
- d. AB 1377 (McCarty): Community College Student Housing
 - i. Would establish a revolving loan fund in which the community colleges, California State University and the University of California can access to build affordable student housing.
 - ii. Creates continuous appropriation towards the fund in which the State Treasurer can utilize as security for issuing bonds.
 - iii. Supported by CCFC. Recommendation included in the housing access report.
- e. SB 234 (Weiner): Transition Aged Youth Housing Program
 - i. Would provide grants to the local governments and non-profits who are providing transitional housing for individuals under 26 who are former foster youth, experiencing homelessness unaccompanied by a parent or legal guardian or are under the jurisdiction of the courts.
 - ii. These grants can be utilized for the capital development programs to build emergency shelters, transitional housing or permanent supportive housing. Supported by CCFC.
- f. SB 290 (Skinner): Density Bonuses
 - i. Would make housing units with 20% of units reserved for low-income students eligible for a housing density bonus.
- g. SB 330 (Durazo): Community Colleges Affordable Housing
 - i. Would expand how a community college can enter into a public-private partnership in order to build on-campus housing. Specifically, it would:
 - 1. Permit colleges to lease a property or building to a developer for student affordable housing at less than

market value.

2. Extends how long this lease can last from five to 68 years.
3. Will require projects built under this legislation to utilize union contractors.

ii. Andra Hoffman will connect Andrew Martinez with her legislative contacts in LACCD regarding SB 330.

5. Next Steps

a. Committee Consultants:

- i. Assembly Housing and Community Development
- ii. Assembly Local Government
- iii. Senate Government and Finance
- iv. Senate Housing

b. Legislative Office Visits:

- i. Assemblymember McCarty (Bill: AB 1377)
- ii. Assemblymember O'Donnell (Bill: AB 306)
- iii. Senator Skinner (Bill: SB 290)

6. Leagues Support

- a. Lisa Mealey, Chief Operations Officer, is working on an RFP looking for feasibility study partners and encouraged the committee to connect with her should they be interested in taking part of the process. Nick Jiles volunteered connect with Lisa on the RFP.
- b. The committee asked the League for support in providing a central location for CEOs to access information, reports, expert contacts, technical assistance, etc. for Housing Projects and related bills.

3. #RealCollege Updates

a. Paula Umana provided the following updates:

- i. The Hope Center is preparing to release the findings from their Fall 2020 Survey.
- ii. As opposed to having one event in the Fall, the Hope Center is planning a series of events throughout the year, between March and December. The events are sponsored and will be free to #RealCollegeCalifornia members. The first event will be held on March 31.
- iii. The Hope Center will not field a survey for 2021 and will instead facilitate an "Institutional Capacity Building Cohort" for colleges to learn how to assess their student's basic needs. Technical assistance will be provided.
- iv. In their second year, The Hope Center has hosted over 30 events, including trainings and learning sessions, and have maintained open office hours for one-on-one and or group training. They will launch Year 3 sometime in the summer and will be reaching out to the committee members and #RealCollegeCalifornia members to get feedback on services/trainings they would find beneficial.

<https://www.ccleague.org/resources/focus-areas/affordability-taskforce>