



# **SB 169: HIGHER EDUCATION STUDENT HOUSING GRANT PROGRAM**

**BOARD FACILITIES COMMITTEE MEETING  
NOVEMBER 1, 2021**

## **SB 169: HIGHER EDUCATION STUDENT HOUSING GRANT PROGRAM**

- ▶ SB 169 was approved by the Governor on September 23, 2021
- ▶ \$2 billion state investment in affordable student housing
- ▶ \$1 billion dedicated to community colleges:
  - ▶ FY 21/22: \$250 million
  - ▶ FY 22/23: \$375 million
  - ▶ FY 23/24: \$375 million
  - ▶ \$25 million dedicated for planning grants over the 3 years

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## Program Overview

- ▶ Grants for:
  - ▶ Construction
  - ▶ Acquisition of commercial properties and renovating for student housing
  - ▶ Planning and feasibility studies

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## Requirements per Education Code Section 17201 (f):

- ▶ Commitment to first offer housing to low-income students (pell grant financial aid, Cal Grant financial aid, exemption from paying nonresident tuition, student meets CA Dream Act income criteria, CCC fee waiver)
- ▶ Students required a minimum average of 12 degree units per semester to facilitate timely degree completion
- ▶ If funding for construction is granted, the District is mandated to keep the rent affordable at 30% of 50% of the median income (Orange County-CA Dept of Housing and Community Development) for single room occupancy use rate (i.e. current max. \$995 monthly rate).
- ▶ Must demonstrate the public benefits of the housing
- ▶ Ongoing reporting requirements

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## Other

- ▶ May use public-private partnerships (P3) for constructing, operating, and maintaining the affordable, low-cost housing facilities
- ▶ Operational costs are NOT funded with grants
- ▶ Will fund space for ancillary, co-located services (dining, academic and support services, basic needs, student health services)
- ▶ The District cannot request to be reimbursed for any past expenses
- ▶ The District can amend and/or submit new applications for the second and third rounds of funding
- ▶ Grants cannot be used to cover deferred maintenance
- ▶ Upon approval of grant applications, the funding will be available to Districts sometime between March-July 2022 (subject to change)

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## Timeline for FY 21/22

- ▶ Application deadline is **October 31, 2021**
- ▶ Focus is “shovel-ready” projects, feasibility and other planning grants
- ▶ March 1, 2022: Department of Finance will provide a list of projects submitted and proposed for funding
- ▶ December 31, 2022: construction should start if applying for “shovel-ready” project

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## District's Application:

- ▶ A Planning Grant to request funding for a ***Districtwide Feasibility Study*** that would update the Santa Ana College Feasibility Study and include Santiago Canyon College.
- ▶ The planning grant would be utilized to cover the costs of the feasibility study and other planning costs (i.e. environmental studies, survey costs, architectural design conceptual test fits on properties).

## Objectives:

- ▶ A comprehensive study that evaluates the districtwide demand/need (i.e. regional and local demographics, students served)
- ▶ Evaluates all existing properties to determine best locations for student housing and/or other desirable potential locations
- ▶ Determine appropriate size, magnitude and breadth of potential development
- ▶ Identifies fiscal risk, financial on-going commitment of colleges, Total Cost of Lifetime Ownership, projected revenue vs. costs (i.e. one-time, ongoing)
- ▶ Potentially places the District in the position of applying for subsequent rounds of funding.



# QUESTIONS