

**STATE OF CALIFORNIA**  
**Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet**  
 DF-151 (REV 07/21)

<b>Fiscal Year</b> 2021 - 2022	<b>Business Unit</b> 6870	<b>Department</b> CCC – Ventura College	<b>Priority No.</b> Not Applicable
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<b>Budget Request Name</b> Click or tap here to enter text.	<b>Capital Outlay Program ID</b> Click or tap here to enter text.	<b>Capital Outlay Project ID</b> Click or tap here to enter text.
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**Project Title**  
[Ventura College Student Housing Project – Student Housing Grant \(New Construction\)](#)

**Project Status and Type**  
 Status:  New  Continuing      Type:  Major  Minor

**Project Category (Select one)**

<input type="checkbox"/> CRI (Critical Infrastructure)	<input type="checkbox"/> WSD (Workload Space Deficiencies)	<input type="checkbox"/> ECP (Enrollment Caseload Population)	<input type="checkbox"/> SM (Seismic)
<input type="checkbox"/> FLS (Fire Life Safety)	<input type="checkbox"/> FM (Facility Modernization)	<input type="checkbox"/> PAR (Public Access Recreation)	<input type="checkbox"/> RC (Resource Conservation)

<b>Total Request (in thousands)</b> \$ 64,675.214	<b>Phase(s) to be Funded</b> All Phases	<b>Total Project Cost (in thousands)</b> \$ 64,675.214
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**Budget Request Summary**

The primary goal of the Ventura College Student Housing Project is to provide on-campus housing for low-income Ventura College students. To accomplish this goal, Ventura College will build, operate, and maintain a four-story, 95-unit, 300-bed apartment building for low-income students on the Ventura College campus.

Ventura College, in collaboration with the Scion Group, completed a professional feasibility study in 2017. Please see the attached feasibility study report. The college’s Institutional Effectiveness Department recently (October 2021) updated select portions of the feasibility study report to reflect the most current demographic, enrollment, housing capacity, and other data available. Please see the attached feasibility study report addendum. The results of the feasibility study indicate that there is a high need and high demand for accessible and affordable housing for extremely low-income, very low-income, and low-income students at Ventura College. This is a need that is mirrored throughout the city of Ventura, which has resulted in the City of Ventura becoming an active and engaged partner in the Ventura College Student Housing Project, as evidenced by the attached letter of support.

As a result of the feasibility study, Ventura College has undertaken the following preliminary activities associated with the construction of the proposed apartment building:

1. Through the development of the Facility Master Plan, the college has identified the site on the Ventura College campus that is appropriate for the construction of the proposed apartment building. This site was previously developed – a vacant lot that was a swimming facility used by the Ventura College swim and dive teams (closed, demolished, and filled in as a result of high maintenance costs in 2010). Ventura College has clear title – title without any impairment, lien, or levy from other parties that poses a question as to legal ownership – for this site. The selection of this site for construction was based on a variety of factors (e.g., overall size of site, impact of apartment building on adjacent site uses, master plan compatibility, etc.).
2. While the college has preliminary sample unit-type – two-bedroom, two-bathroom apartments (two occupants per unit); two-bedroom, two-bathroom double occupancy apartments (four occupants per unit); and four-bedroom, two-bathroom apartments (four occupants per unit) – floor plans that have guided the development of the plan for the construction of the proposed apartment building, the college will work closely with SVA Architects, Inc. to finalize the architectural plans that will be used for construction immediately upon approval of this funding request.
3. Ventura College has worked closely with SVA Architects, Inc. to develop a necessary, realistic, and cost-effective budget for the construction of the proposed apartment building.

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4. Ventura College has consulted with Impact Sciences – a top environmental and California Environmental Quality Act (CEQA) compliance firm in the state of California – and confirmed the ability to undertake a streamlined CEQA process as a result of changes made to the CEQA process by Senate Bill 375 and Senate Bill 743 that impact housing.
5. While the permitting process for large-scale construction projects can be time-consuming, the City of Ventura has agreed to expedite the local permitting process and ensure the most cost-effective permitting process possible.

The total cost of the proposed apartment building is \$64,675,214. The following is a breakdown of the total cost:

#### **Construction Costs (\$44,632,500)**

This item represents the “hard costs” associated with the construction of the proposed apartment building. These “hard costs” include building costs, site improvement costs, and contingency:

##### Building Costs (\$36,750,000)

- General Contractor
- Sub-Contractors
- Materials

The building costs are calculated at a rate of \$400/square foot x 91,875 square feet.

##### Site Improvement Costs (\$3,825,000)

- Landscaping
- Exterior Lighting
- Parking

The site improvement costs are calculated at a rate of \$25/square foot x 153,000 square feet.

##### Contingency (\$4,057,500)

Contingency is calculated at a rate of 10% of building and site improvement costs. (10% x \$40,575,000 = \$4,057,500)

#### **Construction (Ancillary) Costs (\$19,128,214)**

This item represents the “soft costs” associated with the construction of the proposed apartment building. These “soft costs” include:

- Administrative Expenses
- Architectural & Engineering (A&E) Fees
- Site Analysis
  - Survey
  - Geotechnical
  - Environmental Impact
- AHJ (Agency Having Jurisdiction) – DSA and City of Ventura Permit Fees
- Application Fees
- Bonding
- Financing Costs
- Legal Fees

These costs are calculated at a rate of 30% of total project costs. (30% x \$63,760,714 = \$19,128,214)

#### **Furniture, Fixtures, & Equipment Costs (\$915,000)**

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This item represents the Furniture, Fixtures, & Equipment (FF&E) costs associated with the construction of the proposed apartment building. FF&E represents the furniture, fixtures, and equipment (e.g., beds, desks, chairs, etc.) that will be used to furnish the individual units in the apartment building. FF&E also represents the furniture, fixtures, and equipment (e.g., benches, tables, chairs, etc.) that will be used to furnish common areas and exterior areas.

FF&E (Individual Units and Common Areas): \$2,550/bed x 300 beds = \$765,000

FF&E (Exterior Areas): \$150,000

Established in 1983 and governed by a 20-member Board of Directors, the Ventura College Foundation is one of the most successful community college foundations in California and has raised more than \$39.6 million for Ventura College and the college's students. In 2018, the Ventura College Foundation received a \$12 million estate gift for its instrumental music and aquatics programs. This was the largest community college estate gift in southern California at the time. The mission of the Ventura College Foundation is to transform students' lives through education by providing innovative and vital resources and financial support. The organization collaborates with Ventura College to enhance human potential, civic engagement, careers, and academic success of students enabling their effective impact and legacy on the college, local workforce, and community. This mission is achieved through the foundation's three (3) primary programs: 1) the Scholarship Program, which provides more than 400 scholarships (totaling more than \$640,000 in educational aid) to continuing and transferring Ventura College students each year as a reward for academic excellence; 2) the Textbook Lending Library, which enables students to check-out (on a first-come, first-served basis) and use for an entire semester up to one (1) textbook each semester at no cost to the student; and 3) the development and fostering of public/private partnerships to create career education programs with industry leaders who share a commitment to ensuring that all students have access to a high-quality and affordable postsecondary education.

Approval of this funding request will make available the opportunity to name the proposed apartment building through a naming rights gift obtained as part of a comprehensive fundraising campaign conducted by the Ventura College Foundation in conjunction with the college's 100<sup>th</sup> Anniversary Celebration in 2025. It is anticipated that naming opportunities would result in \$1.5 - \$5 million donations that would be used to assist with building operational costs and/or remove financial barriers to support student success. The costs associated with the naming rights gift campaign will be borne entirely by the Ventura College Foundation as evidenced by the attached letter of support. Further, the Ventura College Foundation has the expertise and experience needed to successfully conduct the naming rights gift campaign – the organization recently conducted a naming right gift campaign for the college's advanced manufacturing lab, which is now known as the Gene Haas Advanced Manufacturing Lab.

The proposed project will adhere to all applicable Education Code Section 17201 subdivision (f) requirements. Specifically:

1. The construction of the proposed apartment building will begin by December 31, 2022, or by the earliest possible date thereafter.
2. The proposed apartment building will contain a mix of: 1) two-bedroom, two-bathroom apartments (two occupants per unit); 2) two-bedroom, two-bathroom double occupancy apartments (four occupants per unit); and 3) four-bedroom, two-bathroom apartments (four occupants per unit).

The following are the estimated monthly rents for each type of unit:

- two-bedroom, two-bathroom apartment (two occupants) - \$864/month/occupant
- two-bedroom, two-bathroom double occupancy apartment (four occupants) – \$309/month/occupant
- four-bedroom, two-bathroom apartment (four occupants) - \$494/month/occupant

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The estimated monthly rents were calculated using the required formula – 30% x 50% x the Ventura County median income for a single-room occupancy unit – for evaluative purposes. These units will be subject to a recorded affordability restriction for the life of the apartment building.

3. All of the units in the proposed apartment building will be designated for low-income Ventura College students.
4. Each of the Ventura College students who reside in the proposed apartment building will be required to enroll in a minimum average of twelve (12) degree-applicable units each regular semester to facilitate timely degree completion. These students may temporarily reduce their unit load below twelve (12) degree-applicable units in the event of an exceptional circumstance that necessitates a reduced unit load (e.g., serious illness, serious injury, etc.). The validity of an exceptional circumstance will be determined by Ventura College administration.
5. Each of the Ventura College students who reside in the proposed apartment building will be permitted to remain in the apartment building for the entire school year as long as a student remains enrolled at Ventura College. Each of these students will be required to re-apply for housing in the proposed apartment building prior to the beginning of each school year.

The proposed project will provide an important public benefit – a low-cost housing option for low-income Ventura College students. This is vitally important, because approximately 55% of the students at Ventura College (approximately 10,013) are classified as extremely low-income, very low-income, or low-income students. Of these students, approximately 18% are housing insecure and consistently report a need for accessible and affordable housing. These students also continually report that the lack of low-income housing options is negatively impacting their pursuit of a post-secondary education. The proposed apartment building will house approximately 3% of the college's low-income students.

<b>Requires Legislation</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Code Section(s) to be Added/Amended/Repealed</b> <small>Click or tap here to enter text.</small>	<b>CCCI</b> 8080 – October 2021
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<b>Requires Provisional Language</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Budget Package Status</b> <input type="checkbox"/> Needed <input type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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<b>Impact on Support Budget</b>	
One-Time Costs <input type="checkbox"/> Yes <input type="checkbox"/> No	Swing Space Needed <input type="checkbox"/> Yes <input type="checkbox"/> No
Future Savings <input type="checkbox"/> Yes <input type="checkbox"/> No	Generate Surplus Property <input type="checkbox"/> Yes <input type="checkbox"/> No
Future Costs <input type="checkbox"/> Yes <input type="checkbox"/> No	

<b>If proposal affects another department, does other department concur with proposal?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Attach comments of affected department, signed and dated by the department director or designee.</i>
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<b>Prepared By</b> Orlando De Leon	<b>Date</b> 10/29/2021	<b>Reviewed By</b> Catherine Bojorquez	<b>Date</b> 10/29/2021
<b>Department Director</b> Kim Hoffmans, Ed.D.	<b>Date</b> 10/29/2021	<b>Agency Secretary</b> Andrea Rambo	<b>Date</b> 10/29/2021

Department of Finance Use Only	
<b>Principal Program Budget Analyst</b> <small>Click or tap here to enter text.</small>	<b>Date submitted to the Legislature</b> <small>Click or tap to enter a date.</small>

**A. ~~COBCP Abstract:~~**

~~Design Bid Build projects: (COBCP Title — [\$xxx,000 for Phase or Phases in request (Preliminary Plans, Working Drawings, and Construction)] or [\$xxx,000 for Reappropriation of Phase or Phases in request (Preliminary Plans, Working Drawings, and Construction)]). The project includes [description of project]. Total project costs are estimated at \$x,xxx,000, including Preliminary Plans (\$xxx,000), Working Drawings (\$xxx,000), and Construction (\$x,xxx,000). The construction amount includes \$x,xxx,000 for the construction contract, \$xxx,000 for contingency, \$xxx,000 for architectural and engineering services, \$xxx,000 for agency retained items, and \$xxx,000 for other project costs. The [current project schedule estimates] Preliminary Plans [(will begin) or (began)] in Month 20xx and [(will be) or (were)] completed in Month 20xx. The Working Drawings [(are estimated to begin) or (began)] in Month 20xx and [(will be) or (were)] approved in Month 20xx. Construction [(is scheduled to begin) or (began)] in Month 20xx and will be completed in Month 20xx.)~~

~~Design Build/Progressive Design Build projects: (COBCP Title — [\$xxx,000 for Phase or Phases in request (Performance Criteria and Design-Build)] or [\$xxx,000 for Reappropriation of Phase or Phases in request (Performance Criteria and Design-Build)]). The project includes [description of project]. Total project costs are estimated at \$x,xxx,000, including Performance Criteria (\$xxx,000) and Design-Build (\$x,xxx,000). The design build amount includes \$x,xxx,000 for the construction contract, \$xxx,000 for contingency, \$xxx,000 for architectural and engineering services, \$xxx,000 for agency retained items, and \$xxx,000 for other project costs. The [current project schedule estimates] Performance Criteria [(will begin) or (began)] in Month 20xx and [(will be) or (were)] approved in Month 20xx. Design-Build [(is scheduled to begin) or (began)] in Month 20xx and will be completed in Month 20xx.)~~

**B. Purpose of the Project:** (Background, problem, program need, infrastructure deficiency. If reappropriation request, include explanation/justification for request)

**Background Information Concerning Ventura College:**

Ventura College, which has provided high-quality education services since 1925, is the oldest college in Ventura County. The college is located in the city of Ventura, the county seat of Ventura County, which is bordered by Los Angeles County to the East, Kern County to the North, Santa Barbara County to the West, and the Pacific Ocean to the South. Ventura College is a public community college and a vital part of the Ventura County Community College District. Ventura College has a 112-acre campus with a typical annual enrollment of close to 14,000 diverse students.

Accredited by the Accrediting Commission for Community and Junior Colleges of the Western Association of Schools and Colleges, Ventura College is the core institution of post-secondary education and higher learning in Ventura County. The college works closely and collaboratively with local elementary schools, middle schools, and high schools and provides concrete pathways to earning certificates and degrees and to transferring to four-year colleges and universities. Ventura College is committed to closing equity and opportunity gaps for all students. The mission of Ventura College is to transform students' lives, develop human potential, create an informed citizenry, and serve as the educational and cultural heart of the community. Ventura College serves a highly diverse student body by placing students at the center of their learning experience and by providing innovative instruction and student support that focuses on associate degree and certificate completion, transfer, workforce preparation, and basic skills. Ventura College is committed to the sustainable continuous improvement of the college and its services.

Ventura College Student Population

Ventura College serves a demographically diverse student population which includes:

*Race/Ethnicity:* Ventura College has been officially designated as a Hispanic-Serving Institution (HSI) by the United States Department of Education and serves a large and growing Hispanic population, which represents 61% of the student body. Remaining students include 25.4% white, 5.0% Asian, 3.7% two or more races, 2.0% Black/African American, 0.3% Native American, 0.2% Pacific Islander, and 2.6% chose not to report their race/ethnicity.

*Financial Need:* The high cost associated with a post-secondary education is a significant barrier for many students -- particularly students from disadvantaged backgrounds. Typically, approximately 70% of all Ventura College students are designated low-income students who require some level of financial assistance to even begin to pursue a post-secondary education. In addition, 50% of students are food insecure and 18% of students are housing insecure.

*First Generation College Students:* Ventura College is proud that 44.6% of attendees are first-generation college students.

*Age:* The Ventura College student body has high student age diversity; only 48.18% falls within the traditional college age (18-21). The average age of these students is 25.

*Gender:* The Ventura College student body is comprised of 58.7% female, 39.7% male and 1.6% unreported.

Ventura College is committed to equipping underserved population to increase enrollment, persistence, retention, success, and transfer rates. See Table 1, which highlights the success rate of highlighted demographic groups.

Table 1: Ventura College Student Demographics and Related Student Success

	Fall 2021 Students	*Percentage Full-Time Fall 2021	Course Completion Rate 2020-2021	**Persistence Rate Fall to Spring	**Retention Year One to Year Two
All Students	***10,998	28.7% n=3,146	75.9%	79.7%	59.8%
Male Students	4,465	30.7% n=1,370	75.1%	67.6%	55.5%
Female Students	6,314	27.2%	76.3%	74.8%	63.0%
White Students	2,617	26.5%	82.1%	65.7%	54.5%
Hispanic Students	6,900	29.4% n=2,029	72.7%	74.1%	63.2%
Low-Income (Pell Grant Recipients)	3,083	40.3% n=1,242	75.4%	76.5%	63.5%
Cal Grant Recipients	945	50.2% N=474	78.4%	86.5%	77.3%
California College Promise Grant Recipients	5,763	35.6% n=2,052	73.9%	73.8%	61.8%
California Dream Act Students	253	30.4% N=77	68.8%	78.3%	71.7%
First Generation Students	5,042	26.7% N=1,346	72.3%	72.3%	58.3%
Foster and Former Foster Youth	< 10	-	-	-	-

\*% full-time = 12+ units at Ventura College

\*\*Persistence and retention rates = Fall 2020 first-time student cohort

\*\*\* The 2021 enrollment is at significantly lower than it has been for the six previous years. The enrollment is projected to increase 31% through academic year 2024 based on pre-pandemic levels and the addition of new high-demand programs (e.g., Advanced Manufacturing, Social Media Marketing). Projected

enrollments include 12,012 in 2022; 13,574 in 2023; and 14,361 in 2024. Projected full-time fall enrollments include: 3,604 in 2022; 4,072 in 2023; and 4,308 in 2024.

#### Existing Ventura College Campus Programs to Support Low-Income Students

As evidenced by Table 1 above, Ventura College has prioritized the development of programs and services which ease the pathway for underrepresented student populations through college requirements. A sample of Ventura College's program and services which will benefit residents of the proposed low-income housing facility include the following:

- a. Basic Needs Center: Ventura College is committed to providing an educational environment that fosters compassion and respect, welcomes diversity, and supports students in various circumstances (e.g., homeless students, students experiencing housing and/or food insecurity, etc.). To accomplish this, the college created the Basic Needs Center -- an on-campus resource center that assists students in meeting their basic needs and promoting their academic success. The Basic Needs Center provides the following services: - food pantry - housing referrals - transportation assistance - services for homeless students - health, mental health, and wellness referrals - assistance with completion of CalFresh applications. The food pantry, located in the Basic Needs Center, provides students and community members access to high-quality and nutritious food at no cost.
- b. No Cost Academic Support Services: Ventura College strives to ease the financial burden of its large low-income population through zero-cost books, a textbook lending library, lending laptops/Chromebooks (and other technology).
- c. Extended Opportunity Programs and Services (EOPS): EOPS assists low income and educationally disadvantaged students with support services and financial assistance to successfully overcome obstacles to achieve their educational goals.
- d. First Year Experience Program: The First Year Experience is a student success program designed for first-time students transitioning into college. The program provides first-year students with the tools and support necessary to navigate the demands of college and be prepared for their next steps. Academic counselors, faculty, staff, and student peers guide First Year Experience students to engage in the college experience and maximize the opportunities available within the Ventura College community.
- e. Stan Weisel Tutoring Center: The Stan Weisel Tutoring Center provides free drop-in, group, and individual tutorial services to Ventura College students. Online tutoring is available to all students. Tutors are Ventura College students who have been recommended by their instructors to assist students, as well as volunteers from the community, many of whom are retired faculty.
  - i. Reading and Writing Center: The Reading and Writing Center, located in the Stan Weisel Tutoring Center, supports the reading and writing needs of students across the curriculum. Students receive assistance with any writing assignment or issues with writing and reading that they would like to improve.
  - ii. Math Center: The Math Center is located in the LRC's Stan Weisel Tutoring Center. Tutors are available for all levels of math.
- f. Mathematics, Engineering, and Science Achievement (MESA): The MESA Community College Program supports students to successfully transfer to four-year universities in

science, engineering and math (STEM) majors. This support is especially crucial to first generation, low-income, historically-underserved community college students.

- g. Student Health Center Program: The student health center provides access to health care and promotes the physical and mental health and wellness of the student population. Students will be able to utilize the services provided by the student health center and identify community resources for ongoing chronic health issues.

#### Proposed Ventura College Low-Income Housing Facility

The proposed grant to construct a 300-bed low-income housing will provide a long-awaited and important next step toward equipping low-income students to achieve their educational and employment goals. The proposed student housing will be designed for, and thoughtfully marketed to, economically disadvantaged students from underserved groups as per the definition of low-income student (e.g., recipients of Pell grants, Cal grants, California Community College Fee Waivers, and Dream Act support).

Ventura College leadership has had a significant interest in providing student housing for more than 5 years. The college conducted a basic needs assessment and learned that housing was a priority for low-income students. Toward the goal of relieving the burden of housing costs for students, in 2017 Ventura College engaged The Scion Group to conduct a student housing market and demand analysis to assess the demand for the first-ever housing project for the college. Please see the attached 2017 analysis. The demand analysis indicated that there is more than sufficient demand for student housing and recommended the construction of a 300-bed student housing facility.

#### **Program Needs:**

High Housing Cost and Vacancy Rates in Ventura County: Ventura County has experienced a limited number of rental facilities and high housing costs for decades. However, housing is even more limited in 2021 than usual, which puts low-income individuals and families at greater risk of homelessness. Vacant multifamily units decreased 47.2% from Q1 2020 to Q1 2021, dropping the vacancy rate to a historic low. The City of Ventura, where Ventura College is located, reported **0%** rental vacancies in June 2021 (<https://www.housable.com/housing-market-update/ventura-ca-789053>).

Ventura County has one of the most expensive rental markets in the nation (Ventura County Housing Conference, 2018). In the city of Ventura in August 2021, the average rent for an apartment in Ventura was \$2,526 and the average apartment size was 862 square feet. At the same time, the lower average rent was \$2,518 in Los Angeles County and \$2,433 in San Diego. The national average rent was \$1,539. (<https://www.rentcafe.com/average-rent-market-trends/us/ca/ventura-county/ventura-a/>). Ventura County rents vary with 84% costing more than \$2,000/month, 15% costing \$1,501-\$2,000/month, and 2% costing \$1,001-\$1,500/month. (<https://www.linkedin.com/pulse/ventura-county-commercial-real-estate-markets-diverge-j-c-casillas>).

#### Student Input Indicates Strong Demand for Low-Income Housing:

The market analysis conducted for Ventura College in 2017 to determine the demand for, and feasibility of, a Ventura College student housing facility included focus groups and an on-line survey to gather current student input. The focus group participants reported that finding housing in Ventura was challenging. Nearly three-quarters (72%) of survey respondents found it somewhat difficult or very difficult to find housing in the area. Almost three-quarters of student respondents commuted 30 minutes or less to Ventura College.



Student contributions revealed that some Ventura College students currently live in high density situations to minimize their housing financial burden.

Focus group and survey respondents found the proposed on-campus student housing idea to be attractive, because students reported that they feel safe on the Ventura College campus. Their highest priorities related to housing were low cost, proximity to campus, and safety/security. Most respondents (73%) preferred an annual contract to an academic year contract. Both focus group and survey respondents preferred two-bedroom apartments with shared rooms or quad occupancy semi-suite (private rooms). The respondents' amenity priorities were laundry facilities, designated parking, green space, and multipurpose spaces for studying and socializing. They expressed a lack of interest in a dining facility (preferring to cook in their own kitchen) or a fitness center in the housing facility.

Based on current and projected student enrollment, Scion estimates the demand for students of 222 to 489 beds at the Ventura campus (page 1). To accommodate the needs of low-income students, the rooms will be furnished and some utilities will be included in the prices (e.g., water, sewer, waste removal, electricity, Internet). The units will be apartments with kitchens, because students expressed the desire to cook for themselves. The building will be a four-story, 300-bed facility for apartment living. The first floor will house staff offices, student post office boxes, laundry facilities, large meeting rooms, smaller study areas, etc. The remaining three floors will offer the same combination of: 1) two-bedroom, two-bathroom apartments (two occupants per unit); 2) two-bedroom, two-bathroom double occupancy apartments (four occupants per unit); and 3) four-bedroom, two-bathroom apartments (four occupants per unit).

Three hundred (300) students will be housed in 95 apartment units. A total of 80 students will be housed in the two-bedroom two occupant apartments, a total of 100 students will be served in the two-bedroom/four occupant apartments (double occupancy per room), and a total of 120 students will be served in the four-bedroom/four occupant apartments.

#### Up-to-Date Progress Toward Construction:

Land Control and Ownership: Ventura College has identified an excellent on-campus site to build the proposed low-income student housing facility. This means that the college has control of and ownership over the desired site.

Engineering: The college has conducted some preliminary engineering assessments and will need to complete updated, site-specific engineering assessment. The chosen site for infill development for the new student housing is land which was previously used to house a swimming pool. Please see the attached aerial view of the campus. The old swimming pool site is adjacent to two parking lots, which offer a total of 163 parking stalls.

Environmental Impact Studies: An environmental impact study is needed and will be streamlined as per Senate Bill 375 to be completed within six to nine months.

Facility Design/Architectural Plans: The college has developed some preliminary schematics of room designs, but the architectural plans of the 300-bed, four-story facility must be developed.

Permitting Process: The City of Ventura has agreed to partner with Ventura College to expedite the permitting process. Please see the attached Letter of Support.

If funding is awarded, the proposed grant would enable Ventura College to start construction by March 2023 and complete construction in 2024, in time to house students no later than 2025 – the 100<sup>th</sup> birthday of Ventura College. The college does not have the funds needed to underwrite construction soft costs and hard costs, or furniture/fixture/equipment costs.

Operational Services Funding Plan: The Ventura College Foundation has agreed to partner with Ventura College to facilitate a capital campaign focused on the 100<sup>th</sup> birthday of the college in 2025. The foundation will promote a naming opportunity for the new Ventura College Low-Income Student Housing Facility for a \$2.5 million to \$5 million donation, which

will help underwrite the operational cost of the facility. The remaining operational costs will be funded through Ventura College general funds.

### **Project Goals**

Overarching Project Goal: Provide low-income housing to reduce financial barriers to student access to education at Ventura College.

#### Construction Goals for the Proposed Low-Income Student Housing Grant:

1. *Goal One:* Secure funding needed to complete the remaining required soft cost activities required to begin construction by December 2022 or closely thereafter.
  - a. Because Ventura College has completed a Feasibility Plan, the remaining construction preparation tasks needed include:
    - i. Environmental impact studies
    - ii. Architectural plans
    - iii. Application fees
    - iv. Legal services
    - v. Permitting costs
    - vi. Bonding
2. *Goal Two:* Ventura College strives to complete construction of a four-story, 300-bed, on-campus low-income student housing facility and be ready to accommodate low-income student residents by fall 2024 in anticipation of the college's 100<sup>th</sup> anniversary in 2025.
3. *Goal Three:* Ventura College plans to serve 300 low-income, full-time students annually beginning fall 2024.

#### Impact Goals of the Proposed Low-Income Student Housing Grant:

4. *Goal Four:* To increase in the number of full-time (a minimum of 12 degree-applicable units) low-income students who attend the college as a result of the available on-campus, low-income student housing facility.
5. *Goal Five:* To increase the persistence from fall to spring semester of full-time, low-income students as a result of the available on-campus, low-income student housing facility.
6. *Goal Six:* To increase retention from year one to year two of enrollment among full-time, low-income students who live in the proposed low-income housing.
7. *Goal Seven:* To increase the transfer rate among full-time, low-income students who live in the proposed low-income housing.

### **Project Costs**

The proposed cost of the construction grant is **\$64,675,214**

Estimated cost breakdown includes:

Project Hard Costs (Building the Residential Unit): \$44,632,000

\$36,750,000 for the building

\$3,825,000 for site improvements

\$4,057,000 for contingency

Project Soft Costs: \$19,128,214

- Soft Costs include but are not limited to:
- i. Environmental impact studies
  - ii. Architectural plans
  - iii. Application fees
  - iv. Legal services
  - v. Permitting costs
  - vi. Bonding

Furniture, Fixtures, and Equipment: \$915,000

**Grand Total: \$64,675,214**

Feasibility and Number of Students Served:

By fall 2024, the College projects a 36% increase in total full-time enrollment, which will increase full-time enrollment to 4,308 students. In fall 2021, approximately 71% of students are enrolled as part-time, while 29% are enrolled full-time. However, typically 57.7% percent of the targeted low-income students (e.g., Pell Grant recipients, Cal Grant, Dream Act, California Community College Fee Waiver) are enrolled full-time.

Based on the recommendation of the Student Housing Market and Demand Analysis, Ventura College plans to construct a housing facility to serve 300 full-time, low-income students (based on the estimated demand of 222 to 489 beds).

Based on the information gathered through the feasibility study, the third-party analyst recommended that Ventura County proceed with next steps toward being shovel ready, such as complete architectural plans and site evaluation. Please see Table 2 below for the estimated timeline for the project.

**Table 2: Timeline for the Ventura College Low-Income Student Housing Facility**

Project Phases	Tasks	Estimated Start Date	Estimated Completion Date
<b>Secure Construction Funding</b>	Award announcement		March 1, 2022
<b>Construction Preparation Tasks</b>	Legal Services	March 2022	May 2022
	Architectural Plans	March 2022	September 2022
	Streamlined Environmental Impact Study (CEQA) as per Senate Bill (SB)375 (streamline housing permitting process), est. 6-9 months to complete.	March 2022	September 2022
	Obtain Permits	September 2022	January 2023
	Applications (DSA and City of Ventura)	September 2022	February 2023
	Bonding	September 2022	February 2023
<b>Construction</b>	Build the Housing Facility	March 2023	June 2024
	Installation of Furniture, Fixtures, and Equipment	June 2024	June 2024

	Improve Existing Parking Lot and Lighting	March 2024	June 2024
	Installation of Hardscape and Landscape	May 2024	July 2024
<b>Utilization</b>	Occupancy for 300 Students	August 2024	Ongoing through annual contracts

~~C. **Relationship to the Strategic Plan:** (relevance of problem/need to mission and goals)~~

~~Click or tap here to enter text.~~

~~D. **Alternatives:** (for each, describe the proposed alternative and provide a brief summary of scope, cost, funding source, program benefits, facility management benefits, and impact on support budget)~~

~~Click or tap here to enter text.~~

~~E. **Recommended Solution:**~~

~~1. **Which alternative and why?**~~

~~Click or tap here to enter text.~~

~~2. **Detailed scope description.**~~

~~Click or tap here to enter text.~~

~~3. **Basis for cost information.**~~

~~Click or tap here to enter text.~~

~~4. **Factors/benefits for recommended solution other than the least expensive alternative.**~~

~~Click or tap here to enter text.~~

~~5. **Complete description of impact on support budget.**~~

~~Click or tap here to enter text.~~

~~6. **Identify and explain any project risks.**~~

~~Click or tap here to enter text.~~

~~7. **List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).**~~

~~Click or tap here to enter text.~~

**F. Consistency with Government Code Section 65041.1:**

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The proposed project – an on-campus apartment building that will provide housing for low-income Ventura College students – will promote infill development. The on-campus apartment building will be constructed entirely within the existing footprint of the 112-acre Ventura College campus. The apartment building will be constructed on an existing vacant lot that was a swimming facility used by the Ventura College swim and dive teams (closed, demolished, and filled in due to high maintenance costs in 2010). The proposed project will enable the college to adequately and appropriately reuse

and redevelop this previously developed and currently unused (swimming facility) site. The ability to reuse and redevelop a currently unused site that is already served by essential services (e.g., streets, water, sewer, etc.) is vital, because, Ventura College, which was built in 1955, is located in a mature and established area of Ventura that has extremely limited vacant lots – particularly adjacent to and/or near the college. The construction of an on-campus apartment building will also enable the low-income Ventura College students who are housed in the apartment building to benefit from the wide range of services provided on-campus (e.g., basic needs center, food pantry, student health center, etc.). The Ventura College campus is located within walking and/or biking distance of a small shopping center, numerous restaurants, a park, and a post office. Further, public transportation is easily accessible on the campus, as Gold Coast Transit (the local public bus transportation agency) operates multiple bus stops on or adjacent to the campus. As a result, the proposed project will greatly benefit low-income Ventura College students through the provision of easy access to day-to-day services, activities, and events, as well as easy access to public transportation for more distant services, activities, and events, which will decrease the need for other more costly forms of transportation (e.g., private automobiles, rideshare services, etc.) that are often out-of-reach for low-income students.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The proposed project – an on-campus apartment building that will provide housing for low-income Ventura College students – will improve the protection of environmental and agricultural resources in Ventura County and, therefore, in the state of California. The proposed project accomplishes this by not increasing the overall footprint of the 112-acre Ventura College campus, which does not include any environmentally sensitive or agricultural land. As a result, the construction of the on-campus apartment building will not impact any environmentally sensitive or agricultural land.

The proposed project also accomplishes this through the use of construction practices that maximize energy efficiency and water conservation. To maximize the energy efficiency of the apartment building, as well as the energy efficiency of the construction process, the proposed project will apply energy efficiency strategies to a wide range of construction-related and building-related areas, including:

- building materials
- site preparation
- landscaping
- insulation
- windows
- appliances
- lighting
- heating, ventilation, and air conditioning systems

For example, light-emitting diodes (LEDs), which are six to seven times more energy-efficient than conventional light bulbs, will be used throughout the apartment building. LEDs last 25 times longer than conventional light bulbs and can reduce energy use by more than 80%.

To maximize water efficiency, water conservation, and water waste reduction, the proposed project will employ a wide range of water efficiency, water conservation, and water waste reduction strategies, including:

- installation of water-efficient plumbing fixtures (e.g., low-flow faucet aerators, etc.) in individual unit kitchens
- installation of water-efficient plumbing fixtures (e.g., low-flow showerheads, low-flow faucet aerators, ultra low-flow toilets, etc.) in individual unit bathrooms

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- installation of high-efficiency, front-load washing machines in building laundry rooms
- use of native and drought-tolerant plants, as well as use of recycled water for landscaping

All available federal, state, regional, and/or local rebates and incentives associated with water efficiency, water conservation, and water waste reduction will be utilized.

While the proposed project will adhere to all federal, state, and local environmental and agricultural resource preservation laws, the construction of the on-campus apartment building also aligns with the requirements of SOAR – the Save Open Space and Agricultural Resources Initiative in the city of Ventura that was overwhelmingly passed by voters in 1995 and extended to 2050 by voters in 2016. The SOAR Initiative requires voter approval to re-zone agricultural land within the city's sphere of influence.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.

The proposed project – an on-campus apartment building that will provide housing for low-income Ventura College students – encourages efficient development patterns through the use of Location Efficient Development and associated best practices. Location Efficient Development ensures that residential development projects are located and designed to maximize accessibility and affordability. This is primarily accomplished when a residential development project pays particular attention to the accessibility of transportation for residents – particularly those needs related to walking, biking, and public transportation. The proposed project will be located on-campus with easily accessible sidewalks and bicycle paths that will enable residents to seamlessly traverse the entire campus. Ample on-site, secure bicycle parking will be available to residents. Further, readily available day-to-day services – a small shopping center, numerous restaurants, a park, and a post office – are within walking and/or biking distance; and public transportation is easily accessible on the campus for more distant needs.

As a result, the location of the proposed project will reduce automobile dependency and the use of more costly forms of transportation (e.g., private automobiles, rideshare services, etc.) that are often out-of-reach for low-income students, as well as the need for parking. These residents will tend to drive less, rely more on alternative forms of transportation, and benefit from more abundant transportation options than those who live farther from campus.

The following Location Efficient Development best practices will be incorporated into the proposed project:

- The proposed project will provide a viable housing option for low-income Ventura College students in a mature and established area of Ventura that has a wide range of housing options (e.g., single-family homes, condominiums, market-rate apartments, etc.), but very limited low-income housing options.
- The proposed project will provide easy access to a wide range of on-campus services (e.g., basic needs center, food pantry, student health center, etc.), as well as day-to-day services – a small shopping center, numerous restaurants, a park, and a post office within walking and/or biking distance. Further, public transportation is easily accessible on the campus for more distant needs.
- The need for parking will be reduced.
- The available parking will be managed to avoid spillover problems.

The following criteria will be used by Ventura College, in consultation with the Architect for the proposed project, to ensure the final location and design of the on-campus apartment building meets the requirements of Location Efficient Development:

- Does the project incorporate good design features?
- Does the project have a minimum density of twenty (20) housing units per acre?
- Does the project include a minimum of twenty (20) housing units?

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- Does the project include a significant portion of affordable housing units?
- Is the project located near commonly used services (e.g., shopping centers, restaurants, parks, etc.)?
- Is the project located within a half-mile of quality public transportation?
- Will the project reduce dependency on private automobiles?
- Is the project being developed with community and/or student input?

**Higher Education Student Housing Grant Program  
Supplemental Application**

**1. Project requirements in accordance with Education Code Section 17201:**

A. Construction on the project could begin by December 31, 2022:

Yes  No

If no, please describe the anticipated date when construction on the project could begin: \_\_\_\_\_

Ventura College requests a construction grant to fund the soft costs, hard costs, and furniture/fixtures, and equipment needed to construct a 300-bed, four-story, on-campus, low-income student housing facility. Construction preparation phase activities would be performed throughout 2022 establishing a realistic construction start date of Spring 2023. This goal is realistic due to the following: a) Ventura College has completed a feasibility plan for student housing and knows there is high need and high demand for on-campus, low-income student housing among Ventura College students. The facility will be Ventura College's first-ever student housing; and b) Ventura College has identified a feasible location on which to build on-campus student housing. The site is owned by the college and was previously developed as a swimming pool, which has since been removed. Ventura College is located on 112-acres of land located in the city of Ventura. The proposed low-income student housing facility will be located within easy walking distance of all academic, student, and administrative services as well as a wide range of community businesses and services.

B. Rent provided in the applicable units of the development for low-income students shall be calculated at 30 percent of 50 percent of the area median income for a single-room occupancy unit type, with area median income thresholds established by the California Department of Housing and Community Development. The most recent data on area median income for 2021 can be found [here](#). Please refer to Student Housing Grant Program FAQs for instructions and an example of this calculation.

a. List the estimated monthly rent to be charged per student for each unit type (e.g. single, double, triple, quad, suite, apartment) included in the proposed project, using 2021 area median income for evaluation purposes:

\_\_\_\_\_

The proposed apartment building will contain a mix of: 1) two-bedroom, two-bathroom apartments (two occupants per unit); 2) two-bedroom, two-bathroom



double occupancy apartments (four occupants per unit); and 3) four-bedroom, two-bathroom apartments (four occupants per unit).

The following are the estimated monthly rents for each type of unit:

- two-bedroom, two-bathroom apartment (two occupants) - \$864/month/occupant
  - four-bedroom, two-bathroom apartment (four occupants) - \$494/month/occupant
  - two-bedroom, two-bathroom double occupancy apartment (four occupants) – \$309/month/occupant
- b. Itemize the estimated monthly or annual costs associated with operating and maintaining the facility, not including operational costs associated with any ancillary facilities that may be co-located, such as dining, academic and student support services spaces, basic needs centers, and student healthcare centers: \_\_\_\_\_

Ventura College Student Housing – Estimated Annual Operating and Maintenance Costs of the Proposed Low-Income Housing Facility

Positions

Program Manager	77,400
Program Support Staff (4)	221,300
Custodians (1.25)	<u>60,100</u>
<b>Salaries</b>	<b><u>358,800</u></b>
<b>Benefits</b>	<b><u>327,200</u></b>

Operating Expenses

Utilities	110,800
Supplies	15,000
Printing/Postage	10,000
Insurance	50,000
Furniture and Equipment	10,000

Repairs and Maintenance	40,000
Security	<u>182,000</u>
<b>Operating Expenses</b>	<b><u>417,800</u></b>
<b>Total Annual Expenditures</b>	<b><u><u>1,103,800</u></u></b>

- c. Does estimated annual revenue from student rents exceed the estimated operational and maintenance expenses associated with the proposed project?  Yes  No

If yes, please indicate the amount of the net revenue and describe the intended use of the net revenue: \_\_\_\_\_

The projected revenue from student rents will not exceed the estimated operational and maintenance expenses. Ventura College will cover the balance of the operational and maintenance expenses through a building naming gift to be facilitated by the Ventura College Foundation as well as through general operating funds of Ventura College.

- d. The units will be subject to a recorded affordability restriction for the life of the facility:  Yes  No

- C. The applicant commits to constructing the proposed Student Housing Grant project within the resource needs identified in the proposal:  Yes  No

Ventura College has consulted with a team of experts in the construction field to provide the most realistic estimates for the proposed project. However, college leadership is aware that construction supply costs and availability are uncertain and costs may continue to increase in the foreseeable future beyond the proposed estimates.

- D. The applicant commits to first offer the housing available from the facilities to low-income students, as defined in Education Code Section 17200:  Yes  No

*(Note: In meeting this requirement, a campus may calculate the rental savings and number of low-income students that would be served by the student housing constructed pursuant to this section, and place the calculated number of students qualifying for the reduced rental rate throughout the campus's available housing.)*

Does the applicant intend to place low-income students who would be served by the proposed project in other student housing facilities for the campus(es)?

Yes  No

If yes, please describe the intended plan for placement of qualifying low-income students among the campus(es)' available housing stock: \_\_\_\_\_

Ventura College does not have a student housing facility, so the proposed facility will be the first-ever opportunity for Ventura College students to live on campus. The facility will be built to house full-time, low-income students. The college executive team anticipates that the facility will reach full capacity with low-income students due to the large number of low-income students who attend the college and the anticipated increase in that number of full-time, low-income students enrolled as a result of available low-income housing. If the facility has vacancies after all full-time low-income student applicants have been placed, then other full-time students will be allowed to live in the facility. Preference will be given to students with incomes close to the income criteria required to qualify for Pell Grant, Cal Grant, Dream Act, and California Community College Fee Waiver opportunities.

- E. The applicant commits to require any students renting housing in the facilities to take a minimum average of 12 degree-applicable units per semester term, or the quarterly equivalent, to facilitate timely degree completion:  Yes  No

*(Note: Eligible students renting housing in the facilities shall be permitted to live in the facilities for the full academic or calendar year so long as the student remains enrolled in the applicable campus, but renewal of housing in the facility in subsequent years requires the student to demonstrate compliance with unit requirements.)*

Ventura College will only allow full-time students (taking a minimum of 12 degree-applicable units) to live in the proposed student housing facility. Each student will sign a contract for one full academic year. The Student Housing Market & Demand Analysis (page 51) indicated that a majority of participants in the study preferred to receive a housing contract for the full calendar year. An annual renewal of the student housing contract will be required and based on demonstrated compliance with facility requirements (e.g., full-time status, income).

- F. Describe how the receipt of a grant will result in a public benefit, such as providing low-cost student housing and reduced rents, reducing students' total cost of attendance, serving more low-income students, or other tangible benefits that would not be practical without the grant for student housing: \_\_\_\_\_

The receipt of a construction grant will result in public benefit by equipping Ventura College to fulfill its long-term plan to provide on-campus, low-income student housing. The proposed 300-bed, four-story facility will provide low-rent options for low-income students in a geographic area with historically extremely high rent and extremely low vacancy rates, particularly for low-income housing.

The public will benefit from the grant-funded low-income student housing facility, because it will result in the following:

1. Free up off-campus rental space when students move to on-campus housing.
2. Provide more customers to local businesses (e.g., grocery stores, restaurants, pharmacies, gas stations, etc.) located near campus.
3. Expedite the timing and increase the number of low-income individuals who receive education, employment-ready training and certification.
4. Increase the number of low-income individuals who will join the workforce in high demand, high need fields (e.g., nursing, paramedics, emergency medical technicians, certified medical assisting, diesel mechanics, advanced manufacturing, veterinary technicians, social media marketing, agriculture business, construction technology, food safety, welding, etc.) as a result of courses of study completed at Ventura College.
5. Increase the number of low-income individuals who will transfer to four-year institutions to complete their four-year degree or beyond.
6. Increasing the educational advancement and employment readiness of one individual in a low-income family will benefit all members of the family financially and from witnessing a role model of academic success.

Public benefit will be derived from the benefit received by 300 low-income students per year in the following ways:

- 1) On-campus housing positively impacts college success according to the U.S. Department of Housing and Urban Development Office of Policy Development and Research ([https://www.huduser.gov/portal/periodicals/a\\_insight/insight\\_2.pdf](https://www.huduser.gov/portal/periodicals/a_insight/insight_2.pdf)).
- 2) Reduce low-income student financial burden by decreasing rental costs, which is especially helpful in high-rent counties like Ventura.
- 3) As a result of their reduced basic living costs, low-income students will not need to work long hours while in school.
- 4) Reduction in work hours will enable students to enroll in more units and attend college full-time, which will expedite the time it takes low-income students to transfer to a four-year institution or to employment related to certification or degree completion. In addition, the increase in more full-time low-income students will increase the pool of students eligible for on-campus, low-income housing.
- 5) Enabling low-income students to attend college full-time allows them to choose programs that are time intensive (e.g., nursing program,

Paramedics, engineering, manufacturing, automotive, veterinary technology, which may not have been possible with long work hours. In addition, Ventura College athletes are required to take 12 units.

- 6) Reduction in work hours (needed for high off-campus rent) will enable low-income students to allocate more of their time to classes and studies rather than to long hours of employment.
- 7) Enables low-income students to access high-impact on-campus academic and student services (e.g., academic counseling, professor office hours, tutoring, lending library, Basic Needs Center, Health Center) more easily and more frequently.
- 8) Enables students to take needed classes rather than stack classes on few days to limit commute time and free up full days for work.
- 9) Makes it much easier to attend college without a vehicle due to elimination of commuting to school and the readily available transit center.
- 10) Enables students to access food within walking distance of the campus at grocery stores and restaurants as well as through the on-campus food pantry and assistance with CalFresh enrollment.
- 11) Incorporates low-income students into the life of the college, which may include involvement in clubs and extracurricular activities among low-income students (e.g., student government, Movimiento Estudiantil Chicano de Aztlán [M.ECh.A.], Black Student Union, I.D.E.A.S [bridge between undocumented students and dreamer students], academic discipline-specific clubs i.e., Society for Hispanic Professional Engineers, Agriculture Ambassadors, Student Nursing Association).
- 12) Equips low-income students with the skills they need to transfer to a four-year college for degree completion and/or join the workforce to provide for themselves and their families. The long-term impact is immeasurable.

**2. For a Student Housing Grant, respond to the following:**

- A. Describe how the proposed project will help the campus(es) meet established equity goals: \_\_\_\_\_

Provision of low-income student housing aligns directly with the Ventura College strategic plan objectives related to improving equitable access to higher education. The 2019-2022 Ventura College Equity Plan includes specific goals to increase the number of students from underrepresented groups who enroll, complete transfer level English and Mathematics courses, accomplish fall to spring semester retention, transfer to four-year institutions, and complete a degree. The equity goals include the following:

1. Increase by a minimum of 66 the enrollment number of students representing groups identified as having a substantive equity gap (e.g., male Black/African Americans) at Ventura College.

2. Increase by a minimum of 59 the number of students who complete transfer-level English and Mathematics among students representing groups identified as having a substantive equity gap (e.g., economically disadvantaged, foster youth, first generation, Hispanic/Latino, Black/African American) at Ventura College.
3. Increase by a minimum of 35 the number of students who accomplish fall to spring retention among students representing groups identified as having a substantive equity gap (e.g., foster youth, Black/African American students) at Ventura College.
4. Increase by a minimum of 314 (10%) the number of students who transfer to four-year institutions among students representing groups identified as having a substantive equity gap (e.g., economically disadvantaged, first generation, foster youth, Hispanic/Latino, Black/African American, select other races) at Ventura College.
5. Increase by a minimum of 149 (10%) the number of students who complete an Associate of Arts (AA), Associate of Science (AS), Associate Degree for Transfer (ADT – either an AA-T or AS-T) among students representing groups identified as having a substantive equity gap (e.g., first generation, foster youth, Hispanic/Latino, Black/African American, other races) at Ventura College).
6. As part of the College's Educational Master Plan and Strategic Implementation Plan, the first goal is to increase the success of our students by closing the equity gaps related to the following objectives: program and course completion; completion of transfer level English and math in the first year; increased course success rates; and increased retention. Specific goals related to closing ethnic and gender equity gaps can be found in the College's Student Equity Plan as discussed above.

**In total, Ventura College equity goals project an increase of a minimum of 623 underrepresented, predominately low-income students.** Note that it is likely that the unduplicated number of students will be lower, because some students will likely represent more than one target underrepresented population identified in the stated equity goals.

It is also important to note that the projections do not take into account the likely positive impact of the projected low-income student housing on the number of full-time, low-income students who attend Ventura College once on-campus housing is available. The feasibility study revealed a high demand for low-cost, on-campus housing (page 48).

Therefore, the Ventura College Executive Team is confident that the proposed low-income student housing facility will make it possible for substantially more

members of the identified target underserved groups (e.g., economically disadvantaged, first generation, foster youth, Hispanic, Black/African American, and other underrepresented races/ethnicities) to choose full-time enrollment at Ventura College.

In addition, community living will foster a greater sense of belonging and connection to the academic experience among low-income student residents in the new facility. Student members of target underrepresented groups who choose to live on campus will have on-site access (at the housing facility) to a food bank, as well as rotating staff from Basic Needs office, Academic Counseling, Financial Aid, Career Center, First Year Experience, Tutoring, University Transfer Center and Mental Health and Personal Well-Being Counseling services. On-campus residents will also have easier access to additional academic and support services, such as instructional support, tutoring, math and writing centers, etc. Students who live on campus will find it much more convenient to avail themselves of opportunities (e.g., MESA, Reading and Writing Center, Math Centr), and respond quickly to Starfish alerts (early warning of academic struggles).

Targeted outreach and marketing strategies to local middle and high schools are already in place to encourage low-income, first generation, and other underrepresented populations to enroll at Ventura College. Once the housing facility construction completion date is confirmed, the on-campus, low-income housing opportunity will launch thorough and persuasive strategies to promote the opportunity to existing students, interested students, as well as high school counselors, students and families countywide, particularly those living in areas with a large percentage of low-income families. Students recruited for specific programs which target low-income and underrepresented populations will be well-informed about the proposed low-income housing facility.

- B. Using the definition of low-income students described in subdivision (d) of Education Code Section 17200, submit available data on the number of low-income students proposed to be served by the campus(es), and as a percent of the campus' (es') overall low-income student population(s): \_\_\_\_\_

### Summary of Estimated Number of Low-Income Students Served by Ventura College

Of the 14,361 students projected to be served in 2024, **8,286 (57.7% of the student body)** are projected to be low-income using the Education Code Section 17200 definition (recipients of Pell grants, Cal Grants, Dream Act designation, and/or California Community College Fee Waiver) based on historical percentages for Ventura College.

Of the low-income students projected to be served in 2024 by Ventura College, **2,063 (47.3% of the student body) full-time, low-income students will be served by Ventura College and will qualify for the low-income housing when it is projected to be available for move-in fall 2024.**

Summary of the Percentage of Ventura College Students Served Though Proposed Funding:

The proposed grant will enable Ventura College to provide low-income, on-campus housing for 300 students annually.

An estimated 3.4% (300) of the 8,874 projected low-income students will benefit from the grant beginning in 2024-2025.

An estimated 14.5% (300) of the projected 2,063 full-time, low-income students will benefit from the grant in 2024-2025.

Rationale:

Ventura College is projected to serve 14,361 students in fall 2024. Note that historically, Ventura College has served close to 14,000 annually since 2010. The current enrollment number of almost 11,000 is an anomaly most likely related to the impact of the COVID-19 pandemic. The executive team anticipates a 36% increase in enrollment by fall 2024, back to and exceeding historic enrollment numbers.

In 2024, Ventura College will provide housing for low-income students, as defined in the Education Code Section 17200, which includes students eligible for a Pell Grant, Cal Grant, Dream Act designation, or California Community College Fee Waiver. Projections for the numbers served in 2024 will be based on fall 2021 student enrollment data.

In fall 2021, 10,044 awards were received by Ventura College students, which included 3,083 Pell Grant recipients, 945 Cal Grant recipients, 253 Dream Act students, and 5,763 California Community College Fee Waiver recipients. The 10,044 awards were received by **5,823 unduplicated** low-income Ventura College students. The number of unduplicated students was 58% of the total awards received. This percentage was used to estimate the projected number of unduplicated low-income students who will attend Ventura College in 2024.

Of the unduplicated low-income Ventura College students, a total of 2,603 awards were received by full-time students, which includes 1,242 Pell Grant recipients, 474 Cal Grant recipients, 77 Dream Act students, and 2,052 CCC Fee Waiver recipients in fall 2021. Using the same percentage of awards/students, **an**



**estimated 1,510 full-time, low-income students currently attend Ventura College, which is 13.7% of the total student enrollment and 47.9% of the full-time students.**

In 2024, Ventura College projects a student enrollment of 14,361, including 4,308 full-time students. According the projections from the Ventura College Financial Aid Director, the following distribution of financial aid awards is anticipated in fall 2024:

- 2023-2024 Pell Grant Goal = 3,500 students
  - 2023-2024 Cal Grant Goal = 1,200 students
  - 2023-2024 CCPG Goal = 10,300 students
  - 2023-2024 Dream Act Goal = 300 students
- Total: 15,300 anticipated awards  
15,300 awards x 58% = 8,874 unduplicated recipients in fall 2024.

An estimated 8,874 unduplicated low-income students will attend Ventura College in fall 2024.

Ventura College leadership projects that **2,063 full-time, low-income students will qualify for the low-income housing when it is projected to be available for move-in fall 2024.** That means that 47.9% of the projected total of full-time students and 14.4% of the entire student body will be eligible for the proposed facility.

**3. For a Student Housing Grant, provide more detail on any of the following scenarios if applicable to the proposal and not already addressed in the Capital Outlay Budget Change Proposal:**

A. If acquiring and/or renovating commercial property, provide additional narrative detail on the plan for acquiring and renovating the commercial space:

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If funded, Ventura College will develop in-fill housing on a parcel of land already owned and previously developed by the college for a swimming pool, which has since been removed. No land will be acquired and not commercial space renovated.

B. If project is a partnership with other campuses, provide additional narrative detail on the benefit being provided through this collaboration and the proposed number of units and beds available for each participating campus:

---

This project is not anticipated to be conducted in partnership with other campuses.

- C. If project proposes to include ancillary services, including, but not limited to, dining, academic and student support services spaces, basic needs centers, and/or student healthcare centers, provide additional narrative detail on the proposed ancillary services. Please also identify the fund source that will support operations for the planned ancillary services: \_\_\_\_\_

Housing at Ventura College will offer various student service programs to all Ventura College students in shared spaces located within the housing facility. Bilingual staff would be on site to assist students in their holistic educational journey at Ventura College. The campus intends to offer a satellite “Pirate Pantry” (the Ventura College food bank named for the school mascot) within the facility. Understanding that food insecurity is prevalent within our low-income students who may be housed there, the College will stock the pantry weekly and rotate the Basic Needs staff to assist students with the services that Basic Needs provide.

Ventura College intends to also rotate student services professionals in the areas of Academic Counseling, Financial Aid, Career Center, First Year Experience, Tutoring, University Transfer Center and Mental Health and Personal Well-Being Counseling. These programs would rotate weekly within two or three offices that can be used for private meetings and consultation. Ideally, a conference room and a larger gathering space would enable these programs to hold workshops in housing facilities at various times throughout the year. This model is already in use at Ventura College's East Campus, located in Santa Paula in East Ventura County, and the response from students is very favorable.

While the location of where these professionals provide services may change weekly, they are already supported by their department budgets and any additional costs for staffing would be minimal.

- D. If project has already begun (which may include design phases of a project), please describe the activities taken to date, how much funding has been expended for this project, and the fund source(s): \_\_\_\_\_

Ventura College has completed preliminary activities associated with the proposed project – the construction of an on-campus apartment building that will provide housing for low-income Ventura College students. Specifically, the college has: 1) completed a professional feasibility study, in collaboration with the Scion Group, that indicated a high need and high demand for accessible low-income housing opportunities for low-income Ventura College students; 2) identified two (2) sites on the Ventura College campus that are appropriate for the construction of the proposed apartment building; 3) reviewed preliminary engineering reports that confirm appropriateness of sites; 4) worked with an

architect (SVA Architects, Inc.) to develop a budget for the construction of the proposed apartment building; and 5) established a plan with the City of Ventura to expedite the permitting process. A total of \$80,000 (general college funds) has been expended on these activities.

- 4. For a Student Housing Grant, if proposing other fund sources to augment state funding for the project, describe the alternate fund sources, and capacity and features added to the project as a result of the alternate fund sources. Please separate the information on components of the project not proposed to be funded by this program from the rest of the application: \_\_\_\_\_**

Not applicable.

- 5. For a CCC Planning Grant, provide details on the estimated planning costs and any alternate funding source(s) that have been considered for this purpose: \_\_\_\_\_**

Not applicable.

scion



# Ventura College

VENTURA, CALIFORNIA

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**Student Housing Market & Demand Analysis**  
**REVISED**

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## Section 1: Introduction and Executive Summary

### Introduction

Ventura College (VC) engaged The Scion Group LLC (Scion) to complete a Student Housing Market and Demand Analysis to determine if there is enough demand to further consider providing first-time student housing on or near the College's campus in Ventura, California. This document, the *Student Housing Market and Demand Analysis*, describes Scion's observations and recommendations regarding the potential for new student housing.

In preparing this report, research included administering an online student survey; conducting student focus group sessions; interviewing College stakeholders; examining the off-campus rental housing market; and examining peer institutions to understand their housing options.

The Scion Group appreciates the opportunity to continue to collaborate with Ventura College. Scion's work was enhanced by the thoughtful consideration and collegiality of Ventura College administration and the participation of VC students.

### Executive Summary

#### Demand Analysis

**Scion has determined that there is sufficient demand (greater than 300 beds) to potentially attract developer interest for student housing on or near the Ventura campus.**

Based on current and projected student enrollment, Scion estimates the demand for students to be 222 to 489 beds, depending on unit type, at the Ventura campus by the 2020-21 academic year. Due to approvals, design, and construction processes, this is the earliest year student housing could be made available.

#### Development Recommendations

**Based on an understanding of potential developer interests, projected student demand for unit types, and Scion's experience with similar institutions considering first-time housing, Scion recommends a student housing project for Ventura College include 106 total units (340 bedrooms) of two-bedroom, two-bathroom quad occupancy apartments (shared bedrooms), two-bedroom, two-bathroom double occupancy apartments (private bedrooms) and four-bedroom, two-bathroom quad occupancy apartments (private bedrooms). The project should be open primarily to full-time enrolled single VC students who do not live with children.**

Rent should include a furnished unit with some utilities included – water, sewer, waste removal, electricity and Internet. The inclusion of these expenses factored within a new residential community on-campus provides a higher quality, affordable living experience for the students than what is currently offered. Therefore, it is recommended that the property lease by the bed with all-inclusive monthly rental rates per bed of \$1,150 for a shared bedroom in a two-bedroom apartment, \$1,375 for a private bedroom in a two-bedroom apartment and \$1,300 for a private bedroom in a four-bedroom apartment. Due to lack of student interest, cable or satellite TV service should be optional for residents to purchase at their own cost.

During our focus group sessions, Scion was made aware that some Ventura College students live in high density situations in an effort to minimize their housing financial burden. Recognizing the price sensitivity of VC students, Scion intends to test a mix of rental rates during the financial analysis.

Scion recommends that Ventura College proceed with the next steps in the implementation process and conduct a financial analysis and potential site evaluation, to inform approvals and a development solicitation process. This will empower VC to make the most informed decisions and be the strongest owner possible during approvals, developer selection, negotiations, and ongoing management.

Time is of the essence for the next steps, in order for a new residential facility to be open by the 2020-2021 academic year.

#### Enrollment

**Between Fall 2010 and Fall 2016, total enrollment at the College experienced a 6% decrease.** However, the Fall 2016 full-time enrollment shows an increase of about 3% from the Fall 2015 full-time enrollment. In Fall 2016, the College had a total enrollment of 12,996, with 4,447 full-time students and 8,549 part-time students.

**By Fall 2020, the College projects a 2% increase in total full-time enrollment, which will increase full-time enrollment to 4,555 students.** The College has a target of an annual 0.6% increase in total enrollment through academic year 2020.

**In Fall 2016, approximately 66% of students are enrolled as part-time, while 34% are enrolled full-time.** This percentage of part-time and full-time students has remained consistent between Fall 2010 and Fall 2016.

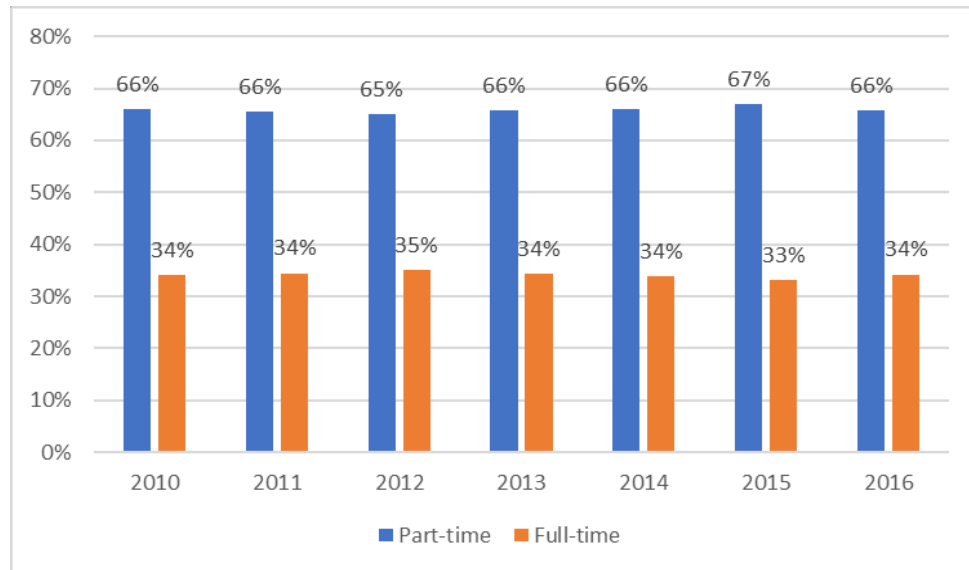


Figure 1: Historical Enrollment Projections, Full-time and Part-time, Fall 2010 - Fall 2016

Off-Campus Rental Market

**Ventura rental housing inventory has modestly increased in the market.** Between 2010 and 2016, the number of multi-family rental units in Ventura increased by 13%. Analysis of the rental market indicates that during this seven-year period, inventory has been modestly increasing in outlying areas – Oxnard, Camarillo and Santa Paula/Fillmore.

**According to the Census Bureau, between Q1 and Q4 2016 the rental market vacancy rate in Ventura County, which includes Oxnard and Ventura, decreased from 3.9% to 3.2%.** Vacancy rates in the market are below the national average of 5.5% and projected to remain so.

**Low rental inventory and low vacancy rates resulted in upward pressure on rental rates.** Since 2012, vacancy rates in the rental market have been low and steadily decreasing. In 2016, the rental market vacancy rate in the Ventura County declined from 3.9% to 3.2%. Vacancy rates are projected to increase slightly from 3.8% to 4.3% between 2018 and 2020. Scion found no planned or proposed rental housing developments in the market that are intended to attract Ventura students.

**Rental rates are rising and will continue to do so for the foreseeable future.** Between 2010 and Q1 2017, the City of Ventura experienced a 25% increase (approximately 4% annually) in average advertised rental rates. Scion estimates that rental rents in the market will continue to increase at the same rate of about 4% annually over the next three years.



**There are a mix of conventional unit types available in the market.** Approximately 95% of the units in the identified market are in one- and two-bedroom units with fewer opportunities to rent higher density three- and four-plus bedroom units and lower density studios. Most of the properties Scion identified are professionally managed and offer traditional lease terms (12 months).

**Median per person off-campus adjusted rates are \$615 to \$1,662 per month.<sup>1</sup>** The adjusted monthly per person rate for the four-plus bedroom units is \$615. One bedroom units had the highest adjusted monthly per person rates with a median of \$1,662 and a maximum of \$3,958.

#### Student Focus Group Sessions

Scion conducted focus group sessions on the VC campus; 22 students participated in the focus group sessions. Each session was intended to yield qualitative data reflecting housing preferences and concerns and to provide insights into students' thoughts regarding potential student housing at the College. As a result, Scion gained a greater understanding of students' perceptions, preferences and motivations. A summary of themes expressed in the sessions include:

- Students report that low cost and proximity to campus are both the best and worst aspects of where they currently live are, dependent upon their current living situation. Some students reported living within a convenient commuting distance of campus and with multiple roommates to create an inexpensive housing situation. While others desire lower cost housing options and would like to reduce their commute time to campus.
- Potential new student housing for Ventura College is attractive
- Most of the participants live with one or more persons, and some share bedrooms
- Students want new student housing to include features such as: a laundry facility, designated parking, green space and multipurpose spaces for studying and socializing
- Participants expressed a lack of interest in a dining facility and a fitness center in new student housing
- Students feel safe on the VC campus
- Cost is predominantly the main factor in students' housing decisions
- Participants generally reported finding housing in Ventura as difficult.

#### Student Survey Analysis

Scion conducted an on-line student survey to gather quantitative data to gauge demand and preferences for VC student housing. The survey was accessible to 11,784 students from May 9, 2017 to May 12, 2017. During that period, 689 non-duplicate responses were received. A summary of student survey responses follows.

- Just over one-quarter of respondents (28%) are satisfied with their current housing

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<sup>1</sup> Adjusted rates include furniture, electric, Internet and cable television

- Nearly three-quarters of respondents (72%) found it somewhat difficult or very difficult to find housing
- Almost three-quarters of respondents (70%) commute 30 minutes or less to Ventura College
- Cost and safety/security of housing have the largest impact on housing decisions
- Approximately 73% of survey respondents expressed interest in new on-campus housing at Ventura College
- Two-bedroom apartments (shared room) and quad occupancy semi-suite (private bedroom) are the preferred unit types for full-time single students
- Most respondents (73%) prefer an annual (academic year plus Summer) contract to an academic year contract with a 5% to 10% monthly discount is given for the longer 12-month agreement.

## Section 2: Recommendations

Scion determined that there is sufficient demand (greater than 300 beds) to potentially attract developer interest for student housing on or near the Ventura campus. Based on current and projected student enrollment, Scion estimates the demand for students of 222 to 489 beds at the Ventura campus by the 2020-21 academic year. Due to approvals, design, and construction processes, this is the earliest year student housing could be made available.

Scion recommends that Ventura College proceed with the next steps in the implementation process and conduct a financial analysis and potential site evaluation to inform approvals and a development solicitation process. This will empower VC to make the most informed decisions and be the strongest owner possible during approvals, developer selection, negotiations, and ongoing management.

Time is of the essence for next steps to be open by the 2020-2021 academic year.

Notably, the assessment of demand is based on current market conditions. Following one or two years of operation of student housing, Scion recommends VC reassess demand for student housing. By this time market conditions are likely to have changed and there will be greater awareness and acceptance of the availability of student housing. A second phase may be warranted.

### Recommended Student Housing Program

Scion recommends a development program based on Scion's experience in similar markets, projected student demand, market conditions, student preferences and the desire for the College to have a private partner finance the project: the recommended program includes 340 beds in two-bedroom quad occupancy (shared bedroom) apartments, two-bedroom double occupancy (private bedroom) apartments and four-bedroom quad occupancy (private bedroom) apartments. Scion recommends the beds are allocated with 50% in two-bedroom quad apartments and the remaining 50% as a mix of two-bedroom double apartments and four-bedroom quad apartments.

Scion recommends that the project consist of 43 two-bedroom quad apartments, 42 two-bedroom double apartments and 21 four-bedroom quad apartments. These unit types and density best meet students' needs and preference for bedroom and bathroom privacy. Having available apartments will meet the desire for some students to cook for themselves and will allow the greatest opportunity for a private partner to finance the project, while also responding to students' preferences.

The availability and cost of housing is a significant factor for students. To this end, any new VC housing should carefully balance desired amenities and other design elements with a need to constrain costs.

Recommended Development Program					
Unit Type	Occupants Per Unit	Unit Mix			Recommended Monthly Rent Per Person
		Units	Beds	% Beds	
2-Bedroom Quad Apartment	4	43	172	50%	\$1,150
2-Bedroom Double Apartment	2	42	84	25%	\$1,375
4-Bedroom Quad Apartment	4	21	84	25%	\$1,300
<b>Project Total/Average:</b>		<b>106</b>	<b>340</b>	<b>100%</b>	<b>\$1,243</b>

Table 1: Scion's Recommended Development Program

Unit Types

Scion recommends a combination of quad occupancy two-bedroom, two-bathroom, four-bedroom, two-bathroom apartments and double occupancy two-bedroom, two-bathroom apartments. Shared and private rooms should be offered in the two-bedroom apartments and private rooms offered in the four-bedroom apartments. Offering a mix of single and double occupancy bedrooms balances a need to accommodate both price sensitivity and privacy among students.

Unit Type	Description
<b>Two-Bedroom Apartment</b>	Two or four students per apartment in two bedrooms, plus two shared bathrooms, a living room and kitchen
<b>Four-Bedroom Apartment</b>	Four students per apartment in four private bedrooms plus two shared bathrooms, a living room and kitchen

Table 2: Recommended Unit Types

Figure 2 and Figure 3 show general floorplans for the recommended unit types.



2 BEDROOM APARTMENT  
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USED BY PERMISSION  
 ARCHITECT: SEPSTEIN  
 ADDRESS: 1000 W. PULASKI  
 CHICAGO, IL 60607  
 312.424.9100

Figure 2: Two-Bedroom Apartment



4 BEDROOM APARTMENT  
scion

USED BY PERMISSION  
 ARCHITECT: SEPSTEIN  
 ADDRESS: 1000 W. PULASKI  
 CHICAGO, IL 60607  
 312.424.9100

Figure 3: Four-Bedroom Apartment

Recommended Rental Rates

Based on current room rates at peer institutions on-campus and affiliated student housing, rental rates in the competitive market and Ventura College student preferences, Scion recommends a room rate of \$1,150 per person per month for a shared room in a two-bedroom apartment, \$1,375 per person per month for a private room in a two-bedroom apartment and \$1,300 per person per month for a private bedroom in a four-bedroom apartment. Included in the recommended rates are a premium for new construction and the contemplated project's location.

Recommended Apartments	Monthly Rental Rate Per Person	
	Private room	Shared room
Two-Bedroom, Two-Bathrooms	\$1,375	\$1,150
Four-Bedroom, Two-Bathrooms	\$1,300	-

**Table 3: Recommended Apartment Rental Rates**

Rent should include a furnished unit with some utilities included – water, sewer, waste removal, electricity and Internet. The inclusion of these expenses factored within a new residential community on-campus provides a higher quality, affordable living experience for the students than what is currently offered. Therefore, Scion's recommended rates for the contemplated project demonstrate as higher than the adjusted off-campus market median. The conventional off-campus market offerings do not provide a similar student living experience as what would be anticipated in a new purpose-built student housing community on or near campus. Some of the apartment communities around Ventura College are several decades old and lack the amenities typically associated with purpose-built student housing, such as on/or close to campus with onsite parking, only student residents, all-inclusive payments, resident events and programming tailored for the development of students, 24-hr live-in professional and resident staff, and spaces designated for student collaboration and study. These aspects of purpose-built student housing account for the difference in price between the market median and Scion's recommended rates.

	Apartment Type		
	2-Bedroom (private)	2-Bedroom (shared)	4-Bedroom (private)
Peer Institutions Median	\$1,363	\$1,023	\$1,337
Off-Campus Market Adjusted Median	\$1,225	-	\$775
<b>Recommended Rental Rates</b>	<b>\$1,375</b>	<b>\$1,150</b>	<b>\$1,300</b>
<b>Variance (%)</b>			
Peer Institutions Median	1%	12%	-3%
Off-Campus Market Adjusted Median	12%	-	68%

**Table 4: Recommended Rental Rates vs. Peers and Off-Campus Rental Rates**

### Lease Terms

Scion recommends VC offer students both an academic-year only and a summer semester housing agreement, with a 10% monthly savings for selecting concurrent academic year and Summer agreements. Offering academic year only and Summer semester housing agreements is aligned with the current options available at most institutional on-campus housing facilities. Utilities, including electricity, gas and high-speed Internet, as well as an appliance and furniture package, should be included in room rates. Basic satellite/cable television should be optional in-unit for residents; however, it should be included in common lounges. To the extent possible, students who desire to remain in the student housing through the summer should be housed together (by unit and by floor) – while allowing appropriate cohorts to live together –to increase operating efficiencies.

### Amenities

The overall design focus should integrate technology use within the community, security and life-safety features, and attractive but durable building components, “green” features (e.g., recycling program and water bottle filling stations).

The location and design of common area spaces such as lounges and laundry facilities should be arranged to promote student engagement. Design elements such as the use of glass, co-locating laundry and lounges near high traffic access points such as elevators and lobbies support effective use of those spaces. Allowing students to “see and be seen” when using study rooms, social lounges and even laundry rooms encourages students to participate in the community life of the building, leading to greater engagement. Student engagement is a significant indicator for student success outcomes such as retention and strong study habits.

Community lounges should include leisure and study space. Indoor community space should include 24-hour building access control with lobby, small and group study space, mail delivery, mail lockers, and laundry rooms.

In Scion’s experience, balancing the need for efficiency and availability of laundry machines has resulted in a wide-range of laundry machine sets per resident; a ratio of one laundry machine set to every 20 to 25 students is recommended. However, Scion has observed very efficient laundry rooms (with positive feedback from residents) with as many as one laundry machine set to 35 students. The number of available and reliable machines is only part of satisfying student needs as the space itself, and its location, will also play a large role. Increasingly, student housing laundry rooms are being designed as part of multi-purpose spaces that allow for students to watch their laundry through one window/wall, while continuing their studies, exercising, gaming or watching television in an adjacent space.

Outdoor spaces should include programmable green spaces and an outdoor dining area, if feasible given site, and zoning and financial constraints.

Units should include furnishings carefully selected to consider attractiveness, comfort, durability, and flexibility, as well as to enhance functionality of the space.

#### Student Life on campus

The 24-hour presence of students on campus increases the need for dining and fitness options. Scion recommends that the College conduct further analysis for expanding dining operations beyond current food trucks and vending machine options. Should it be determined that additional dining options are necessary, Scion recommends VC considers exploring partnerships with local vendors, grab-n-go retail and additional vending options to better meet student needs. Furthermore, Scion believes that the operational hours for any dining facility or options allow students reasonable access to food, including during the weekends, especially for a new facility.

In addition, VC should explore its options for offering expanding operational hours and access to the current fitness facility on campus, located in the Athletic Event Center (AEC).

#### Future Assessment and Analysis

Based on Scion's experience, the availability of new, quality campus housing has the potential to increase demand for housing beyond current assumptions once students see and experience the facility as a resident or guest. Should new student housing be introduced, it is advisable to reevaluate demand after it has been open for one or two academic years.



**Section 3: Overview of Current Conditions**

**Community Colleges**

There are 112 community colleges throughout the state of California, with ten-percent (11 community colleges) offering student housing. While nationally, 26% (over 100 community colleges) offer student housing. Over the last decade, public two-year colleges have seen a gradual growth of on-campus student housing. Between 2000 and 2010, 43 community colleges established new student housing. Despite this increase in community college student housing, only one-percent of two-year college students live on campus, compared to 14% of all undergraduates across the country.

Currently, more community college campuses are planning student housing as they are no longer legislatively restricted from using Public Private Partnership (PPP) for development. Community colleges in more urban areas such as Los Angeles Community College District (LACCD) and Orange Coast College (OCC) in Costa Mesa are pursuing student housing.

**Ventura College**

Ventura College is a two-year higher education institution. It was established in 1925, as the first college in Ventura County, California and is located approximately 60 miles north of Los Angeles. Ventura College along with Moorpark College and Oxnard College form the Ventura County Community College District.



The College offers Associate of Arts and Associate of Sciences Degrees in 33 majors. Students can also earn an associate of arts degree in general studies. VC offers certificates of achievement in thirty-five career and technical education fields, and proficiency awards in twenty-six fields.

Enrollment

For the Fall 2016 semester, Ventura College had 4,447 total full-time students. *Table 5* shows the breakdown by student status.

Student Status	Full-Time Students
Continuing Student	2,474
First-Time Student	1,436
First-Time Transfer Student	247
Returning Student	290
<b>Total Full-Time Students</b>	<b>4,447</b>

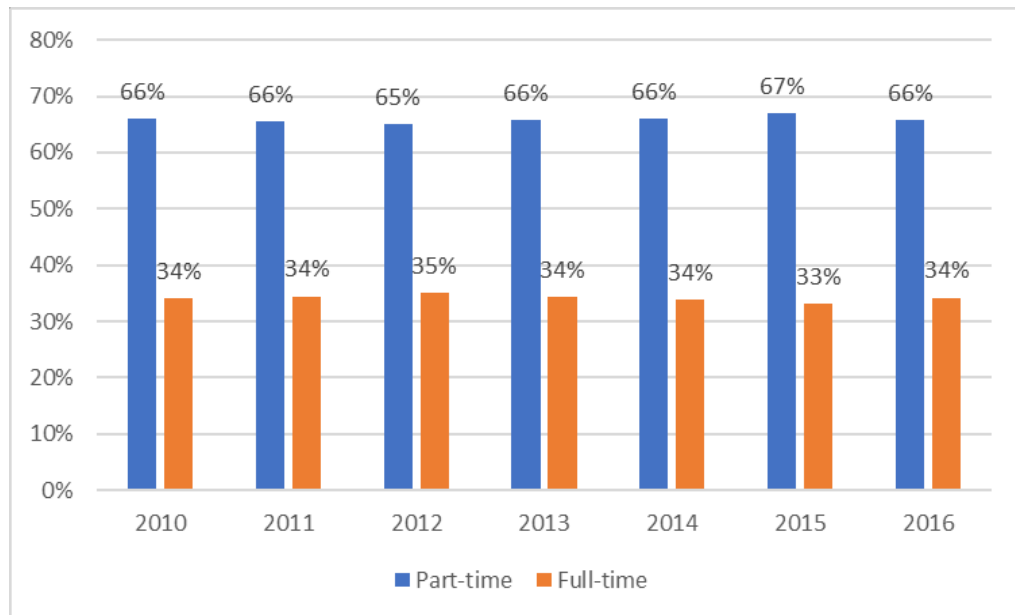
**Table 5: Full-Time Enrollment, Fall 2016**

The College's historical enrollment demonstrates an approximate 6% decline in overall total enrollment from 2010-2016, as shown in *Table 6*. However, the Fall 2016 full-time enrollment shows an increase of about 3% from the Fall 2015 full-time enrollment.

Ventura College Historical Enrollment								
Enrollment Status	2010	2011	2012	2013	2014	2015	2016	% Change 2010-2016
Full-Time	4,718	4,741	4,578	4,446	4,410	4,327	4,447	-6%
Part-Time	9,122	9,022	8,489	8,533	8,579	8,758	8,549	-7%
<b>Total</b>	<b>13,840</b>	<b>13,763</b>	<b>13,067</b>	<b>12,979</b>	<b>12,989</b>	<b>13,085</b>	<b>12,996</b>	<b>-6%</b>

**Table 6: Total Enrollment, Historical and Projected**

The enrollment data provided by the College also shows that between Fall 2010 and Fall 2016 approximately 66% of students are enrolled as part-time, while 34% are enrolled full-time. The percentage of part-time and full-time students has remained stable during this time-period, as shown in *Figure 4*.



*Figure 4: Historical Enrollment Percentages, Full-time and Part-time, Fall 2010 - Fall 2016*

Enrollment Projections

In addition to historical enrollment information, the College provided their targeted annual enrollment growth for the next several years. Scion developed a projection of total enrollment based on an annual enrollment growth of 0.6% through academic year 2020. Based on this information, the College anticipates an increase in total enrollment of approximately 2% between Fall 2016 and Fall 2020, as shown in *Table 7*.

	2010	2011	2012	2013	2014	2015	2016	Projected Enrollment			
								2017	2018	2019	2020
<b>Total Fall Enrollment</b>	13,840	13,763	13,067	12,979	12,989	13,085	12,996	13,074	13,152	13,231	13,311

**Table 7: Total Fall Enrollment, Historical and Projected**

Scion developed a projection of full-time enrollment based on the College’s targeted annual total enrollment growth of approximately 0.6% through 2020. *Table 8* shows projected full-time Fall enrollment at Ventura College.

	2010	2011	2012	2013	2014	2015	2016	Projected Enrollment			
								2017	2018	2019	2020
<b>Full-Time Fall Enrollment</b>	4,718	4,741	4,578	4,446	4,410	4,327	4,447	4,474	4,501	4,528	4,555

**Table 8: Full-Time Fall Enrollment, Historical and Projected**

Site Location

While the College is considering new on-campus student housing they do not currently offer any housing. According to the College, possible locations for new student housing include: the Southeast corner of Telegraph Road and Day Road, a large lot on the south side of Telegraph Road between Day Road and Estates Avenue, and the Northeast corner of Telegraph Road and Ashwood Avenue.

Housing and Dining

Currently, Ventura College does not offer a campus dining program. The College contracts with food trucks and vending providers. The College is considering the return of a campus dining program via outside contractors.

**Section 4: Demand Analysis**

The following analysis determines the demand for Ventura College campus housing among full-time single students. Single students are defined as those who do not live with a spouse, partner, child or dependent. Students enrolled part-time are not included in the assessment of demand because they are generally less interested in student housing and their living choices and priorities are often found to be incompatible with maintaining an effective residence life program.

**Current Living Conditions**

Based on Scion’s observation of other similar campuses, demand among full-time single students currently (2016-17 academic year) living in rental properties is separately analyzed from those living in their parents’ or relatives’ home. Those living in rental housing have already made the choice to pay some amount for a residential unit that allows them to access the College’s academic programs. Conversely, those choosing to live in their parents’ or relatives’ home are typically unlikely to be paying more than a nominal amount for their residence. Students living in a property they own are not included in this analysis as they are highly unlikely to reside anywhere else.

**Full-Time Single Student Enrollment**

To ascertain student demand, Scion reviewed historical and projected enrollment and the results of an online survey accessible to all Ventura College students. First, Scion used full-time student enrollment data provided by the College to determine the number of full-time single students – assuming two-thirds of full-time students are single based on student survey responses. This analysis indicates that there were 2,981 full-time single students enrolled in the 2016-17 academic year.

Next, Scion calculated the number of students in each of the three living condition cohorts for analysis, based on the percentage of student survey respondents indicating they live in a rental property or in their parents’ or relatives’ home, as shown in *Table 9*.

Cohort	#	%	
Full-time students	4,447	-	
Full-time single students	2,981	67%	of full-time students
Living off-campus	2,981	100%	of full-time single students
Rental property	534	18%	of those living off-campus <sup>2</sup>
Parents’ / Relatives’ home	2,427	81%	
Own	209	7%	

**Table 9: Full-time Single Students by Living Condition, Spring 2017**

<sup>2</sup> Based on student survey response data.

**Students Living in a Rental Property**

To calculate demand among this cohort, Scion applied student survey response data from a series of questions which asks, “If housing exclusively for students were built on campus, would you consider living there?” and follows with four specific unit options. The first question in this series establishes general interest through a “yes,” “no,” or “maybe” response; the following questions establish interest in six (6) potential unit options at certain rental price points. By including those respondents who answered “yes” or “maybe” in the first question, Scion has determined that there are 535 full-time, single Ventura College students who currently pay to live in their dwelling and have general interest in living in new Ventura College student housing. By further examining the number of those students indicating general interest who went on to select at least one unit type, Scion has established the range of demand among those full-time single students living in a rental property to be 109 to 297 beds. This analysis is summarized in *Table 10*.

Cohort	FT Single Enrollment	General Interest		Unit Interest		Demand	
		%	#	Min	Max	Min	Max
Living in Rental Property	535	98%	525	21%	57%	<u>109</u>	<u>297</u>

**Table 10: Full-Time Single Student Demand among Students Living in a Rental Property, Spring 2017**

**Students Living in Their Parents’ or Relatives’ Home**

To calculate demand among this living condition cohort, Scion applied student survey response data from the six specific unit options presented to an assumed level of interest. Based on student survey response data, Scion has determined that there are 2,427 full-time, single Ventura College students who currently live at a parents’ or relatives’ home have general interest in living in new Ventura College student housing.

Student survey response data indicates that 91% of students who currently live at a parents’ or relatives’ home have general interest in living in new Ventura College student housing. Based on observations of student housing absorption and performance at other similar college campuses, Scion has adjusted general interest in new Ventura College student housing for those currently living in their parents’ or relatives’ home to 10%.

By further examining the number of those survey respondents in this cohort who select at least one unit type, and accounting for the adjustment to general interest of full-time single students, Scion has calculated the range of adjusted demand among those full-time single students living in their parents’ or relatives’ home to be 107 to 177 beds. This analysis is summarized in *Table 11*.

Cohort	FT Single Enrollment	General Interest		Unit Interest		Demand		Adjusted Demand	
		%	#	Min	Max	Min	Max	Min	Max
Living in Parents' or Relatives' Home	2,427	91%	2,209	44%	73%	971	1,614	107	177

**Table 11: Full-Time Single Student Demand among Students Living in Their Parents' or Relatives' Home, Spring 2017**

#### Unit Type Preference

Of the six (6) unit type options examined in the survey, the two-bedroom quad occupancy apartment unit had the greatest interest among students currently living in a rental property and those students living with their parents/relatives. There was also demand for two-bedroom double occupancy and four-bedroom quad occupancy apartment units among students currently living in a rental property and also those students living with their parents/relatives. Based on this analysis and the likelihood that VC will be required to seek a private partner to finance new student housing, Scion recommends the contemplated facility include two-bedroom quad occupancy, two-bedroom double occupancy and four-bedroom quad occupancy apartment units. These unit types and density will allow the greatest opportunity to finance the project while also responding to students' preferences.

Scion has therefore examined the demand for these unit types assuming they were the only units available on-campus. By examining unit interest response data from the online survey and adjusting for general interest among students living with parents or relatives, Scion has determined that there is demand for 474 beds in two-bedroom quad occupancy apartments, 290 beds in two-bedroom double occupancy apartments and 323 beds in four-bedroom quad occupancy apartments. While this analysis does not account for replacement value (*i.e.*, some of those who indicate interest in a suite unit would choose an apartment unit if both were available – and vice versa), it does indicate the extent to which new Ventura College student housing might be occupied.

Cohort	2-Bedroom Quad Occupancy Apt. Interest	2-Bedroom Double Occupancy Apt. Interest	4-Bedroom Quad Occupancy Apt. Interest
Rental property	297	158	188
Parents' / Relatives' home	177	132	135
<b>Total</b>	<b>474</b>	<b>290</b>	<b>323</b>

**Table 12: Demand for Unit Types in New Student Housing, Spring 2017**

**Projected Demand**

Applying the methodologies described in the foregoing analysis to enrollment projections provided by Ventura College as well as the qualitative analysis, Scion has projected that demand for new two-bedroom quad occupancy apartments to rise from 474 to 489 beds, two-bedroom double occupancy apartments to rise from 290 to 299 beds and the four-bedroom quad occupancy apartments to rise from 323 to 333 beds, by the 2020-2021 academic year.

Academic Year	Full-Time Enrollment		Living Condition		Unit Type Interest		
	Total	Single	Off-Campus Rental	Parents/Relatives Home	2-Bedroom Quad Occupancy Apt.	2-Bedroom Double Occupancy Apt.	4-Bedroom Quad Occupancy Apt.
2016-17	4,447	2,981	535	2,427	474	290	323
2017-18	4,474	2,999	542	2,457	481	294	327
2018-19	4,501	3,017	545	2,472	483	296	329
2019-20	4,528	3,035	548	2,487	486	297	331
2020-21	4,555	3,053	551	2,502	489	299	333

**Table 13: Full-Time Single Student Projected Student Housing Demand**

While replacement value has not been considered (*i.e.*, some of those with interest in a suite unit would choose an apartment unit if both were available – and vice versa), the projected demand indicates the extent to which Ventura College could attract students to live on campus (and potentially to matriculate to Ventura) were new student housing in two-bedroom quad occupancy units, double occupancy semi-suite units and quad occupancy suite units available. Of course, simply building new student housing will not alone cause the projected demand to be achieved. Scion’s observation is that successful campus housing relies on the right combination of physical, aesthetic, operating and programmatic elements to meet student and College expectations.

## Section 5: Implementation Plan

### Actionable Plan

Scion prides itself on crafting “actionable” implementation strategies as evidenced in our work with other higher education institutions that has resulted in over \$4 billion of new and renovated student housing.

Through our findings to date, Scion recommends a development program of 340 beds at Ventura College (VC). Typically, in California and nationwide, community colleges are implementing their student housing initiatives through a uniquely tailored public-private partnership that is owned by a Foundation and is specific to the College’s strategic objectives. Bond programs typically do not include funding for student housing facilities. Based on typical developer requirements, this demand number has the potential to attract interest from the development community.

The following process with associated key milestone dates is intended to serve as a guide to ensure that Ventura College makes the strongest decisions possible to maximize its investment and minimize risk for first-time student housing. While the below schedule highlights the immediate and long-term next steps, it is also essential for VC to refer to the recommendations provided in this *Student Housing Market and Demand Analysis* document.

If Ventura College desires, Scion would continue to provide its student housing expertise to empower VC to make the most informed decisions and be the strongest owner possible to achieve the strategic objectives.

### New Student Housing Development

The below schedule is slightly accelerated to achieve an aggressive 2020 academic year opening date.

#### **July – August 2017**

#### **Financial Analysis and Planning / Site Evaluation**

##### Business Planning

Create a business plan encompassing the program, financing, phasing and ownership structure for recommended new student housing. Using data and recommendations from the market and demand analysis as well as industry trends and research, explore the financial performance of specific contemplated building and delivery options.

- Determine the recommended project(s), including project program and calculation of anticipated construction cost estimates (hard and soft), rental revenue and operating expenses, including staffing



- Formulate a cash flow analysis of project economics. The analysis will encompass broad estimates of horizontal infrastructure development and project marketing costs based on the proposed program. This high-level cash flow analysis will be used to assess the risk and return based on ownership structuring opportunities
- Examine and evaluate potential transactional structures for financing, ownership, delivery and management, including balancing risk, control, flexibility and credit impact that are aligned with the objectives of all parties
- Determine recommendations and options for space utilization, phasing and cost-saving alternatives
- Facilitate discussion about the recommendations and considerations and address any questions from appropriate stakeholders.

This approach determines how much a developer(s) can afford to pay for the land or ground lease and the level of owner's participation required to achieve a satisfactory return on investment.

- Based on the agreed upon conceptual development plan for the property, prepare a preliminary development budget highlighting major land development costs associated with the respective plan
- Generate a cashflow analysis for the conceptual plan that includes construction costs, leasing and operational assumptions. Incorporate the interaction of all development parameters, including a developer's return requirement and cashflow analysis to yield a net present value for the property
- Based on the net present value of the property, evaluate the feasibility of a long-term ground lease.

#### Analysis of Deal Structure

Perform cost/benefit analysis of various P3 deal structures utilizing an interactive matrix that highlights the risk level of each development approach and corresponding results that each alternative would provide in the context of the University's balance sheet, bonding capacity, and rating agency reactions.

The matrix should consider several factors, such as:

- VC's short and long-term goals for development
- VC's risk thresholds
- VC's return expectations
- Level of control VC desires to maintain

Successful development may depend upon Ventura College's involvement and long-term interest (if any) for sharing ownership in light of calculated risk/reward trade-offs. The risk/reward analysis that will aid in determining the most appropriate development & financing strategy and ultimate ownership structure for VC. The risk profile will be tailored to ensure it accurately reflects the goals and objectives of VC, and it will illustrate the relationship between the level of risk and the monetary benefit that will accrue to the College as a result of the transaction and ultimately, of the new development.

#### Site Analysis

Assess potential suitable sites for the new student housing. The analysis should identify site characteristics including:

- Preliminary program requirements: size and functional requirements
- Connection to the campus
- Transportation including parking requirements; pedestrian and vehicular circulation and accessibility (this work will be preliminary in nature)
- Community impacts
- Phasing potential
- Others as identified

Utilizing a Site Evaluation Matrix that incorporates factors unique to VC and nationwide industry trends, determine the optimal site location.

#### **August 2017**

Commence CEQA process and develop community outreach plan

#### **August 2017 – December 2017**

##### **Solicitation for Master Developers**

Create a Master Developer procurement strategy that will accomplish established project and VC objectives and will yield the greatest number of qualified responses from potential developers.

- Identify high target prospects
- Provide a succinct summary of the opportunity
- Eliminate unknowns (provide comprehensive due diligence materials)
- Identify appropriate distribution channels (i.e. remote, personal, third party)
- Result in the selection of the Developer Partner that provides the Best Value to the College

Prepare a Master Developer RFQ/P that will specify the level and type of development requested which would meet VC's goals. It should include specific evaluation criteria to enable an accurate measurement of the strengths and weaknesses of each response relative to VC's strategic objectives. The solicitation will incorporate the technical documents associated with the preparation and development of the RFQ/P, including:

- Existing Conditions Assessment
- Student housing demand – current and projected
- Proposed deal structure/business terms outlining the development structure(s) suitable to the College

Define a Selection Process that provides for a structured assessment of developer responses that is consistent with the project vision and objectives. Evaluation criteria might include, but is not limited to, the following elements:

- Developer past performance in projects similar in nature, size and scale
- Client references
- Proposed funding sources
- Proposed design
- Feasibility of proposed development program
- Compatibility of the proposed development program with the other student housing/campus
- Financial benefit to the University and other entities from the proposed development program
- Risk to the University

Upon selection of a short list of the most qualified Developer Partners perform the following steps.

- Notify the short-listed firms
- Distribute RFP to short listed firms
- Using a matrix that integrates the evaluation criteria with the required information, prepare an initial evaluation of the relative strengths and weaknesses of each response
- Potentially conduct a pre-proposal meeting or call.

#### Evaluation of RFP responses

Upon receipt of the written responses to the RFP, investigate their responsiveness to the selection criteria established and approved by VC as well as their overall ability to execute the contemplated development structure. The bidders' ability to outline and support a financing/P3 strategy will be an important consideration, as will the developers' past performance and client references.

Development Transaction Negotiations

Create the necessary developer agreements with a selected Master Developer through finalization of deal terms. Associated activities will include a review of terms and conditions and identification of approaches to enhance value for VC Negotiate and finalize a business agreement that sets the framework for a successful long-term arrangement, but also maximizes the immediate benefits for the College.

Timeline from Master Developer Partner Selection to opening date. (Please note that State approvals are not included in this timeline.)

Dates	Action
January 2018 – February, 2018	Finalize Development Agreement; Determine Foundation ownership
February 2018 – July 2018	Schematic Design
July 1 – October 31, 2018	Design Development
October 31, 2018 – April 30, 2019	Construction Documents
May 1, 2019	Groundbreaking
September 2019	Marketing and Leasing
July 1, 2020	Furniture installation
August 2020	Move-in

**Section 6. Peer Institutions Review**

Ventura College has identified four peer institutions; that is, those institutions with which the College competes for student enrollment. These institutions include:

- Santa Barbara City College (SBCC)
- Moorpark College
- Oxnard College
- California State University, Channel Islands

Information about each of these institutions and summary tables follow. The information was obtained from the National Center for Education Statistics (NCES), the Association of College and University Housing Officers – International (ACUHO-I), the institutions’ and institution websites. The data is based on the 2016 – 2017 academic year. Housing capacity is calculated using the full-time population that is eligible for housing on each campus.

*Table 14* compares enrollment, owned and operated applicable housing capacity at Ventura College to SBCC, Moorpark College, Oxnard College and California State Channel Islands.

Institution	Location	Full-time Undergraduate Enrollment	Housing Capacity		Housing Type
			#	%	
Ventura College	Ventura, California	4,447	N/A	N/A	N/A
Santa Barbara City College	Santa Barbara, California	7,526	N/A	N/A	N/A
Moorpark College	Moorpark, California	4,634 <sup>3</sup>	N/A	N/A	N/A
Oxnard College	Oxnard, California	1,903 <sup>4</sup>	N/A	N/A	N/A
California State, Channel Islands	Camarillo, California	5,545	1,542	24%	Traditional, Semi-Suite, Suite, Apartment

**Table 14: Peer Institutions – Enrollment and Housing Capacity**

Only one of the identified peer institutions, California State - Channel Islands offers student housing. There are currently 11 Community Colleges in California that have student housing in the form of traditional to apartment style units: Columbia College, Cerro Coso Community College - Mammoth Campus, Feather River College, Lassen College, College of the Redwoods, Reedley College, Shasta College, Sierra College, College of the Siskiyous, Taft College and West Hills College Coalinga.

<sup>3</sup> <http://www.moorparkcollege.edu/college-information/about-moorpark-college>

<sup>4</sup> [http://www.oxnardcollege.edu/sites/default/files/files/departments/administrative/institutional-research/oc\\_enrl\\_fall\\_2016\\_5yr.pdf](http://www.oxnardcollege.edu/sites/default/files/files/departments/administrative/institutional-research/oc_enrl_fall_2016_5yr.pdf)

There are four primary housing types: traditional, semi-suite, suite, and apartment. Most campus student housing fits into one of these four categories. While there is variation in the individual design, the following examples represent typical configurations.



Figure 5: Traditional – Double Occupancy

The traditional student room (Figure 5) is found at Cal State Channel Islands. Traditional, double occupancy rooms make up a significant portion of student housing across country. Traditional rooms typically share community baths, lounges, kitchens, study rooms, laundry, and other amenities. The traditional double room is used extensively for housing first-year students. While traditional double rooms afford students less privacy they provide significant opportunity for building a stronger sense of community.

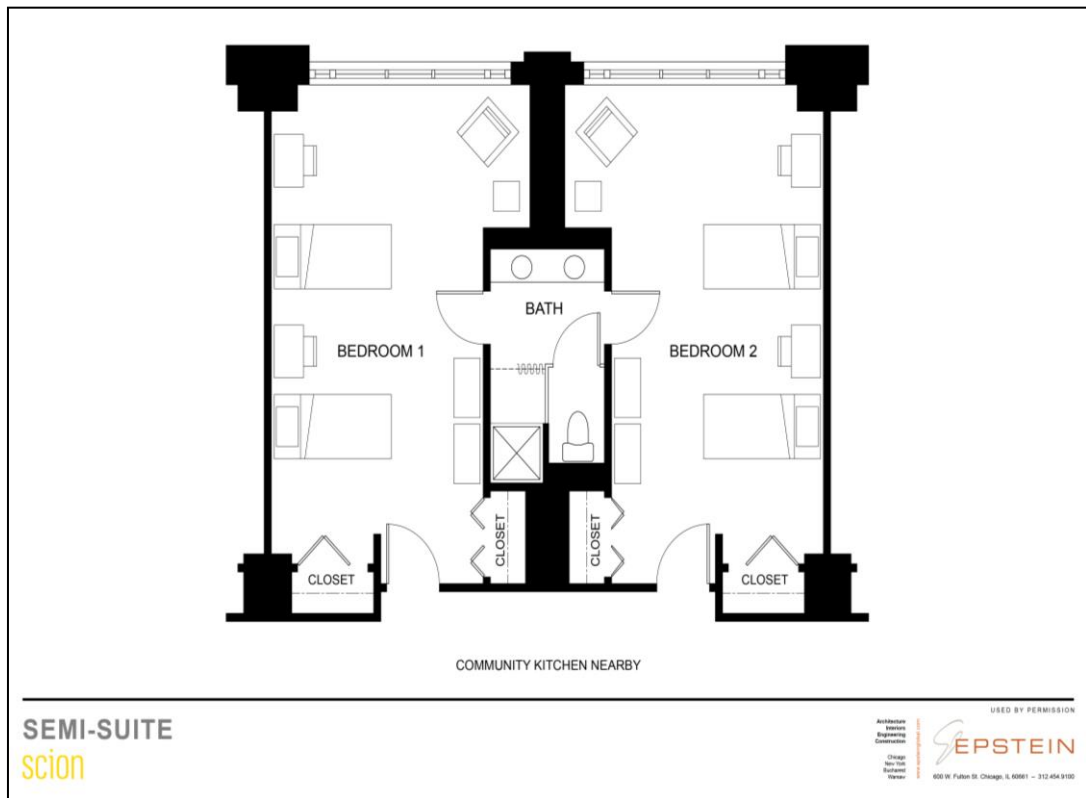


Figure 6: Semi-Suite – Double Occupancy

The semi-suite (*Figure 6*) is found on many campuses across the country. It typically consists of two traditional double rooms sharing a connected bathroom. Semi-suites are often available to second-year students and enable a transition to a more private student housing accommodation. Like residence halls made up of traditional rooms, the semi-suite typically shares community access to lounges, kitchens, study rooms, laundry, and other amenities.

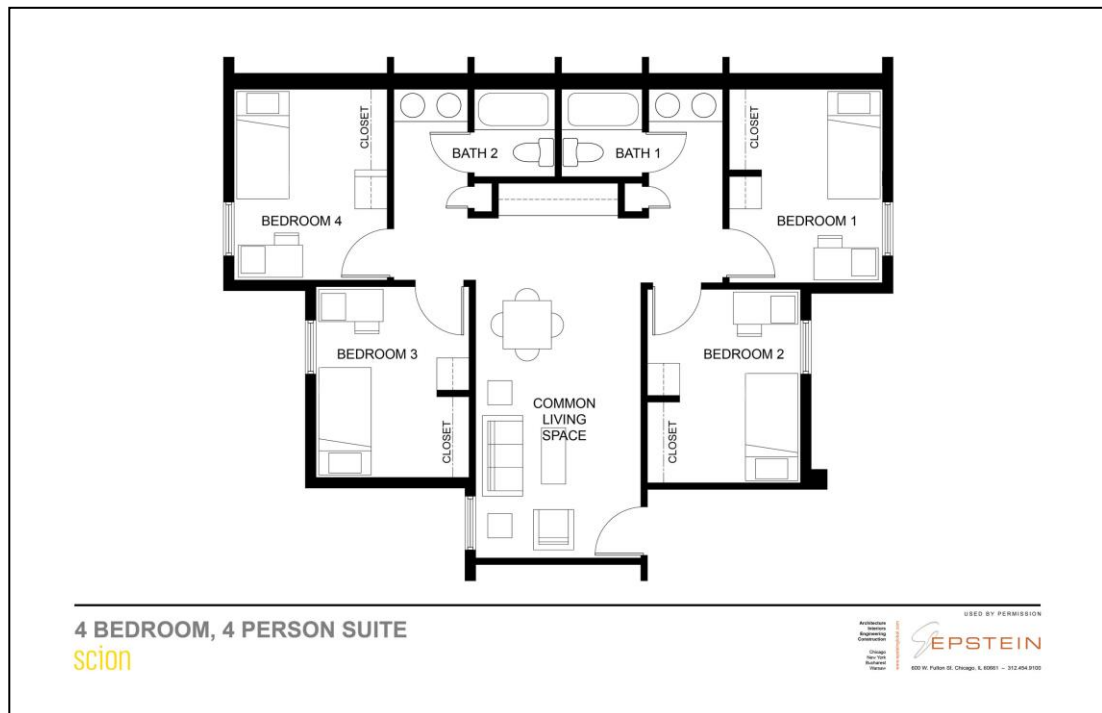


Figure 7: Suite – Single Occupancy

Suite style (Figure 7) student housing is typically designed with a cluster of double or single rooms around a shared bathroom and living room. This accommodation is different from apartments because it does not have a full kitchen although it may have a kitchenette. Suites are often viewed as a natural step from first-year housing in traditional or semi-suite rooms to a more private and independent living environment. They allow students to identify a group of closer friends to live with for the second or third year of their undergraduate experience. Suites are not as isolating as apartments and enable community development through shared amenities such as kitchens, study rooms, laundry and other amenities. Suite style housing is typically focused on accommodating second and third year students.



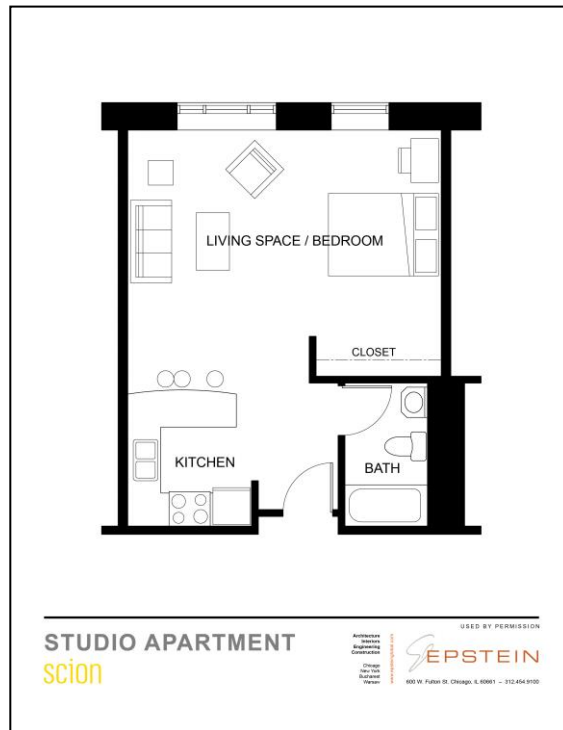


Figure 8: Apartment Style

Apartment style housing (Figure 8) offers students a truly independent living style and can be configured with a significant range of options including multiple bathrooms, studio, double and single bedrooms and various kitchen amenities.

**Santa Barbara City College**

Santa Barbara City College (SBCC) is in Santa Barbara, California. The college does not currently own or operate any student housing. Instead, the college maintains online resources for students to rent resident hall style, apartment style, or a house with roommates housing on their own<sup>5</sup>.



<sup>5</sup> [http://www.sbccc.edu/housing/Finding\\_Housing.php](http://www.sbccc.edu/housing/Finding_Housing.php)

The resident hall style housing listed by the college consists of Orchid House, Tropicana Gardens and Tropicana Villas. These opportunities include programming and meal plan options. *Table 15* below describes the resident hall options for students at Santa Barbara City College.

Name	Type	Amenities	Rates Per Month
Orchid House	Suite	Furnished, Gated, Meal Plans, Gym Membership, WiFi and Cable, Onsite Dining	\$1,540 - \$1,650
Tropicana Gardens	Suite	Furnished, Pool, Cardio Room, Community Kitchenette, Laundry Room, Recreation Room, Study Lounges	\$1,269 - \$2,362
Tropicana Villas	Suite	Furnished, Pool, Recreation Room, On-site laundry, Study Lounges, Fitness Center, Movie Theatre, Meal Plan, Tanning Booth	\$714 - \$816

**Table 15: SBCC Resident Hall Style Options**

**Dining Options**

Residents at the resident hall style housing are offered meal plans. Orchid Gardens residents have access to breakfast and dinner which are included in their rates. Residents at Tropicana Gardens and Tropicana Villas can purchase meal plans at the Trop Café. *Table 16* explains the meal plans at the Trop Café.

Plans	Costs per Semester
1 Meal	\$13
10 Meal Card	\$100
20 Meal Card	\$190
Unlimited	\$4,000

**Table 16: Trop Café Meal Plans**

**Moorpark College**

Moorpark College (Moorpark) is located in Moorpark, California. Like Ventura College, Moorpark College is a member of the Ventura County Community College District. Moorpark does not offer on-campus housing for students. The college does offer online resources for students to rent apartments in the area, posts roommate listings and rooms for rent. Moorpark also lists “Homestay” organizations such as; Student Link International, Global Student Services, USA, Inc. and Universal Student Housing.



MOORPARK COLLEGE

**Oxnard College**

Oxnard College (Oxnard) is located in Oxnard, California. Oxnard is also a member of the Ventura Community College District. Oxnard does not currently have on-campus housing. In addition, the college does not host any online resources for students to find housing. It is likely that that the College relies on flyers for announcements and places the responsibility of finding housing completely on the students.



**Cal State Channel Islands**

Cal State Channel Islands (Channel Islands) is located in Camarillo, California. Channel Islands is a 4-year public university and is the newest campus to the California State University System.



Channel Islands  
CALIFORNIA STATE UNIVERSITY

Channel Islands offers on-campus student housing in five different villages. Each village offers a different style of housing options. Santa Rosa Village is a traditional style resident hall that is home to 600 residents. Santa Crus Village houses 460 residents in semi-suite style units. Anacapa Village is a quad occupancy apartment-style residence hall with 348 residents. University Glen Town Center offers home to studio apartments, quad occupancy two-bedroom apartment, double occupancy two-bedroom apartment and single occupancy two-bedroom apartment.

Many residence halls offer a variety of amenities depending on type and population served. Amenities and programmable common spaces are important aspects to maintain occupancy and community. *Table 17* displays the capacity and amenities of the residence halls at Cal State Channel Islands.

Hall	Unit Types	Capacity	Community Amenities	Room Amenities
<b>Santa Rosa</b>	Traditional	600	Community kitchen, Computers, Recreation Room, Laundry Room, Outdoor Space	Twin XL bed, Mattress, Drawers, Desk Bookshelf, Chair, File Cabinet, Ceiling fan, Mini- Fridge
<b>Santa Cruz</b>	Semi-suite	460	Game Room, Exercise Room, Ballet and Art Studio, Sound Resistant Music Room, Study Room, TV Lounge, Computer Lounge	Twin XL bed, Mattress, Drawers, Desk Bookshelf, Chair, File Cabinet, Ceiling fan, Mini- Fridge,
<b>Anacapa Village</b>	Apartment	348	Study Rooms, Computer Labs, Presentation Rooms, Surfboard Storage, Outdoor BBQ, Swimming Pool, Hot Tub	Living Room Furniture, Kitchen Table and Chairs, Twin XL bed, Mattress, Desk, Chair, Closet
<b>University Glen Town Village</b>	Apartment	100	Meeting Space, Lounge Area, Computer Area	In Unit Washer/Dryer, Desk, Bookshelf, Chair, Full Kitchen, Balcony, Living Room Furniture, Twin, XL Bed, Mattress

**Table 17: Cal State Channel Islands Residence Hall Capacities and Amenities**

Table 18 shows the unit type and rates for the Cal State Channel Islands residence hall options.

Hall	Unit Type/Occupancy	Rates per Academic Year
<b>Santa Rosa</b>	Single	\$10,820
	Double	\$9,740
<b>Santa Cruz</b>	Quad Occupancy Two-Bedroom	\$10,570
	Double Occupancy One-Bedroom	\$11,060
	Single Occupancy	\$11,660
<b>Anacapa Village</b>	Single	\$12,670
<b>University Glen Town Village</b>	Quad Occupancy Two-Bedroom	\$11,660
	Double Occupancy One-Bedroom	\$11,820
	Double Occupancy Two Bedroom	\$12,920
	Single Studio	\$14,070

**Table 18: Cal State Channel Islands Residence Hall Unit Type/Occupancy Rates**

**Dining Options**

All residents are required to purchase an on-campus dining plan. Dining Services at Cal State Channel Islands are the University Auxiliary Services. Residents can use their block plan at the Islands Café for an all up can eat option. Residents can also use flex cash at locations on campus such as Pizza 3.14, Town Center Market, Freudian Sip, Lighthouse Café and, Sea Store. *Table 19* explains the meal plan options and rates for at Cal State Channel Islands.

Hall	Dining Plan	Meals per Semester	Flex Cash per Semester	Weekly Meal Average	Total Cost Per Year
<b>Santa Rosa Village</b>	Basic 160	160	\$300	10	\$3,630
	Enhanced 224	224	\$200	14	\$4,500
	Premier 304	304	\$50	19	\$4,920
<b>Santa Cruz Village</b>	Basic 160	160	\$300	10	\$3,830
	Enhanced 224	224	\$200	14	\$4,748
	Premier 304	304	\$50	19	\$5,191
<b>Anacapa Village</b>	Basic 60	60	\$125	3.8	\$1,410
	Enhanced 75	75	\$125	4.7	\$1,680
	Premier 90	90	\$125	5.6	\$1,960
<b>University Glen Town Center</b>	Basic 30	30	\$392.50	1.9	\$1,400

**Table 19: Cal State Channel Islands Meal Plan Rates**

## Section 7: Off-Campus Student Rental Market Analysis

### Overview

The off-campus market analysis serves as a tool to understand the characteristics and conditions of the off-campus housing rental market that is available to students. By understanding the local housing market, Ventura College can more accurately plan for future housing needs. This will expand the college's ability to attract out-of-state and international students who require local housing options, as well as enhance in-state enrollment.

Based on our experience in the market, feedback from students, and local commuting patterns, Scion identified the student rental market to include Ventura, Oxnard, Camarillo, Santa Paula and Fillmore. During focus group sessions, students indicated that they live or would consider living within a 45-minute commute. Most students reside in the communities immediately around the college, specifically Ventura and Oxnard. The rental units examined were on average 5.5 miles from the Ventura College campus.

Scion conducted an analysis of Ventura College's off-campus housing market by identifying rental rates and other housing costs that impact students housing choices. Properties were selected based on their proximity to the college as student focus group participants indicated location is an important factor in housing choices.

Scion's research included interviews with real estate professionals, city planners, property owners and managers and Internet research. As part of the process, Scion surveyed properties with a total of 2,649 apartments and 22 single family homes for rent in the market. Rental rates, amenities, and other fees were provided by leasing agents and online rental websites from March to June 2017.

The rental market data below was obtained through online research, feedback from students, visiting select properties and other communication with rental properties leasing and management staff.

Characteristics of the off-campus rental market include:

- All the units surveyed are leased by the unit
- Water/sewer, trash and heat are typically included in monthly rent; electricity, cable television and Internet access are not typically included
- Most units are unfurnished; only one unit comes furnished
- Annual leases options are typical; 3-month, 6-month and academic year lease and flexible lease lengths are available in the market
- An application fee and a security deposit are typically required
- Some of the units are pet friendly and require a pet deposit and/or monthly pet fee

- Units usually come with in-unit or on-site laundry, central air conditioning, a dishwasher, and assigned parking.

Student Rental Market Inventory

Scion identified 10,903 units in the student rental market.<sup>6</sup> More than three-quarters (77.5%) of the identified inventory is in Ventura and Oxnard, which is as close as one-mile and as far away as 12-miles from the Ventura College campus, within an approximately 25-minute drive. Scion identified the least amount of housing inventory in the Santa Paula/Fillmore markets, which are located the farthest from the campus.

Market Areas	Number of Units	% of Units
Ventura	2,739	25.1%
Oxnard	5,723	52.5%
Camarillo	1,968	18%
Santa Paula/Fillmore	473	4.3%
<b>Total</b>	<b>10,903</b>	<b>100%</b>

**Table 20: Student Rental Market Inventory by Location, Spring 2017**

Analysis of the student rental market indicates that inventory is modestly increasing in Ventura, Oxnard and Camarillo, but primarily in luxury units at the higher end of the rental market. There is also limited inventory increase in Santa Paula and Fillmore due to limited permissible sites.

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<sup>6</sup> The estimated total number of apartment units was derived from several sources including the State of California, Economic Forecast for Ventura County 2016-2050; County of Ventura Economic Forecast, 2016; Governing Data – Ventura County, Metro Areas Housing Components 2016; various commercial brokerage firms including Marcus & Millichap, CBRE, California Oaks Inc. and the Ventura County Association- Realtors.

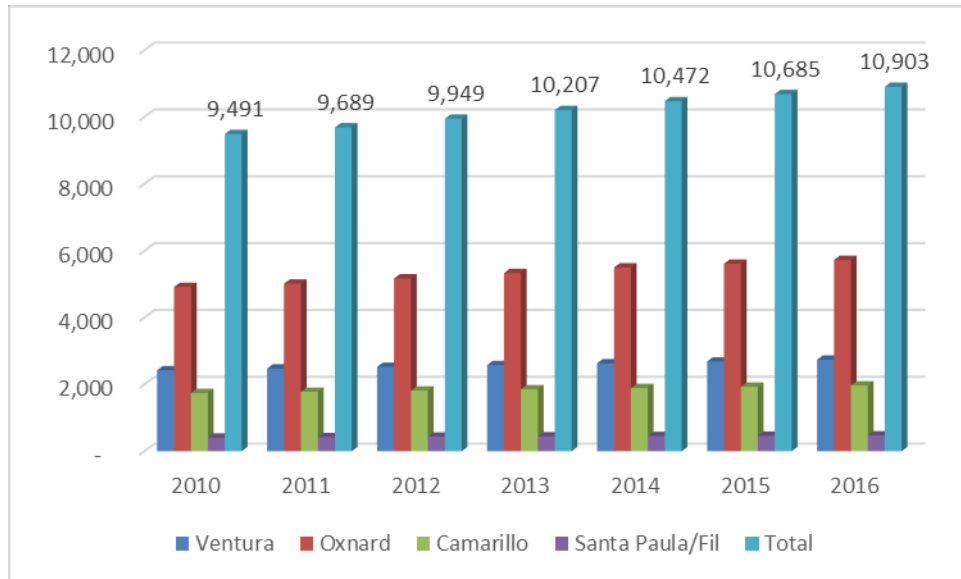


Figure 9: Estimated Student Rental Market Inventory, 2010 - 2016

Unit size, e.g., one-, two-, and three-bedrooms, is often important to students. Larger units offer the opportunity to increase density and thus a more affordable living option for students, due to shared living costs among more people. Scion found that the majority (95%) of the apartment communities in the student rental market are comprised of one- and two-bedroom units. Studio, three-bedroom and other larger unit types are limited in the market. At the time of our analysis, Scion’s research located only one four-bedroom unit and one five-bedroom unit available in the market. Both units were single family homes, one in Ventura and one in Fillmore.

Unit Types	Number of Units in the Market	% of Units in the Market
Studio	327	3%
One-Bedroom	5,124	47%
Two-Bedroom	5,233	48%
Three-Bedroom	218	2%
<b>Total</b>	<b>10,903</b>	<b>100%</b>

Table 21: Student Rental Market Inventory by Unit Type - 2016

Student Rental Market Vacancy Rates

Since 2012, vacancy rates in the targeted rental market have been low and steadily decreasing. According to the Census Bureau, in Q4 2016 the rental market vacancy rate in Ventura County, which includes Oxnard and Ventura, decreased from 3.9% to 3.2% since the beginning of 2016. Vacancy rates in the market are below the national average of 5.5% and projected to remain so.



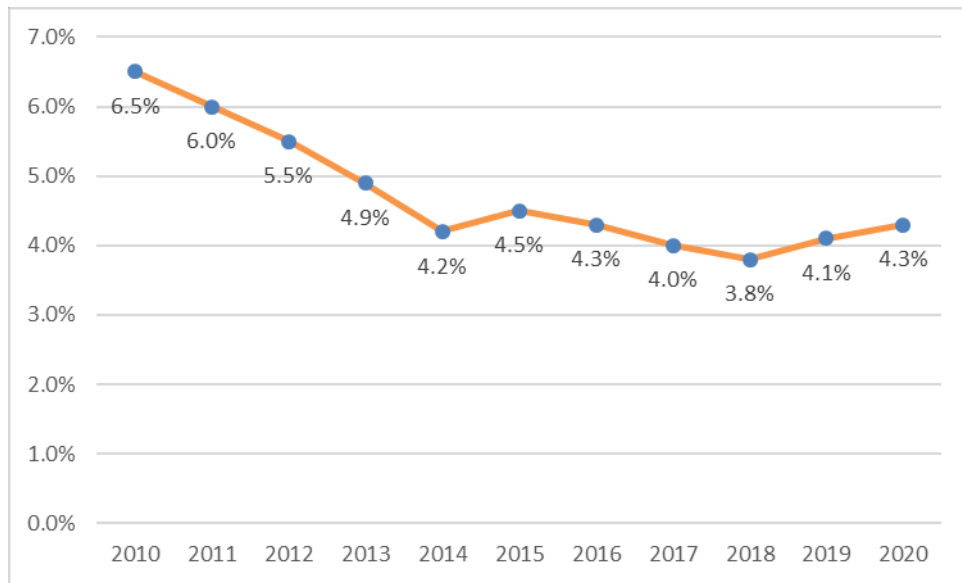


Figure 10: Student Rental Market Vacancy Rates (Ventura County), Historical & Projected

Between 2010 and 2014 vacancy rates in the market declined steadily from 6.5% to 4.2%. The market experienced a temporary increase in vacancy rates in 2015 to 4.5%. Projections indicate the housing vacancy rates will be in the 3.8% to 4.3% from 2018-2020.

Student Rental Market Rental Rates

The tightening rental market is exacerbated by only moderate new multi-family housing development and rapidly increasing rents. The cost of renting in Ventura County market is increasing and will continue to do so for the foreseeable future, though at somewhat lower rates than in the adjacent Los Angeles metro area. It should be noted that apartment rental rates in outlying communities such as Fillmore and Santa Paula, which are more than 20 miles away from campus, are 10-20% lower than rates in the identified student rental market. As previously noted, most students often prefer to rent in the areas they consider within a reasonable commuting distance from campus and will trade commuting distance with rental rate levels.

At the time of analysis, the median per person adjusted monthly rental rates in the market ranged from \$775 for a four-bedroom unit to \$1,662 for a one-bedroom unit.<sup>7</sup>

<sup>7</sup> Advertised rental rates have been adjusted to include furniture, electric, heat, water, cable television and Internet, which tend to be students' greatest additional expenses when renting an apartment or off-campus house. A full listing of properties with advertised and adjusted rental rates is included in the appendix of this report.

Unit Type	Per Person Adjusted Monthly Rates		
	Median	Minimum	Maximum
Studio	\$1,620	\$1,280	\$2,714
One-Bedroom	\$1,662	\$1,045	\$3,958
Two-Bedrooms	\$1,061	\$715	\$2,284
Three-Bedrooms	\$982	\$702	\$1,127
Four-Bedrooms <sup>8</sup>	\$775	\$588	\$1,038

**Table 22: Off-Campus Student Rental Market Per Person Adjusted Monthly Rates**

To make an accurate calculation of the full cost of off-campus rental rates, Scion adjusted the advertised by-the-unit rental rates in the market to by-the-bed equivalent rates. To accomplish this, it was assumed that students who rent off-campus do not share bedrooms and split costs evenly among all residents regardless of possible differences in bedroom sizes or features. Rental rates were adjusted to include furniture, electric, heat, water, cable television and Internet, which tend to be students' greatest additional expenses when renting off-campus. The utility, cable television, Internet and furniture adjustments used in *Table 22* follow:

Unit Type	Electric	Furniture	Internet <sup>9</sup>	Cable TV
Studio / One Bedroom	\$40	\$75	\$40	\$40
Two-Bedrooms	\$75	\$95	\$40	\$40
Three-Bedrooms	\$100	\$115	\$40	\$40
Four-Bedrooms	\$120	\$135	\$40	\$40

**Table 23: Rent Adjustments**

It is worth noting that the off-campus rates in *Table 22* have not been adjusted to account for amenities that are typically included in on-campus housing and have some value for most students. These features often include:

- Shared academic and social spaces
- Option for an academic-year lease term
- Monitored and hard-wired life safety alarms
- Guidance and support offered by live-in residential life staff
- Proximity or transportation to classes and other campus functions

The apartment unit types available off-campus are not mirrored on-campus as Ventura College currently has no housing. Therefore, a one-for-one comparison in costs could not be made.

<sup>8</sup> Does not include the only five-bedroom unit identified as available in the Fillmore market.

<sup>9</sup> Internet and cable television costs are independent of occupancy/rooms.

Between 2010 and Q1 2017, rates in the student rental market have steadily increased.

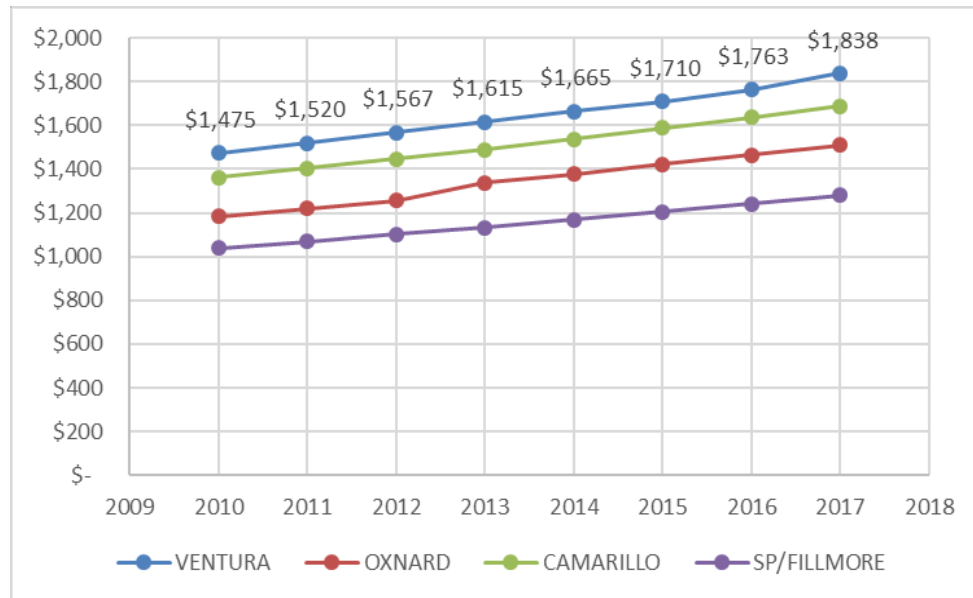


Figure 11: Average Student Rental Market Rates, 2010 – Q1 2017

Scion estimates that rents in the market will continue to increase at a rate of approximately 4% annually over the next three years, which is in line with rental rate increases experienced in the last seven years.<sup>10</sup>

<sup>10</sup> Based upon projections in the State of California Economic Forecast 2016-2050, Ventura County; Case-Shiller Housing Index 2016, Ventura County Association- Realtors, Institute of Real Estate Management, Los Angeles Office, CBRE Ventura, SB and SLO Regional Areas

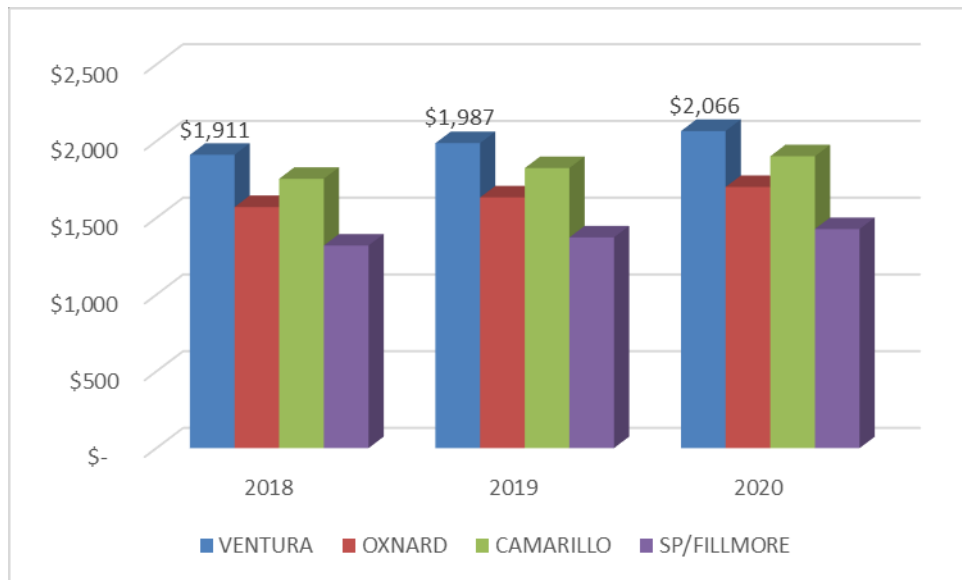


Figure 12: Projected Student Rental Market Average Rates, 2018 - 2020

Available land zoned for apartment construction is in short supply in the student rental market. Ventura County has several slow-growth/no growth/preserve agricultural land zoning laws that often require an 18-month permitting process for new multi-family developments. This is expected to result in less future new multi-family construction than which occurred between 2010 and 2016, which will put upward pressure on rental rates. Adding to rising rental rates are rising home prices. According to the Ventura County Economic Development Corporation, currently only 32% of the population can afford a median priced single-family home in the market. Therefore, people who previously would have purchased starter homes will remain in the apartment rental market due to limited options.

Future Rental Housing Developments

Scion did not identify any planned or proposed purpose-built student housing or new rental housing developments that would attract Ventura College students. In addition, a review of the city of Ventura’s master plan cites a shortage of available developable land. Furthermore, per the City of Ventura Planning Department, over the past 15 years the conversion of existing apartment units into condominiums have reduced total available units in the Ventura market. Typically, these conversions occur with higher level apartment rentals in prime locations. Based on conversations with city planners in Ventura, it is their hope to achieve a greater number of owner-occupied units. Considering the high demand for housing in the market, shown through the low vacancy rates and the modest inventory increases, market rental rates are likely to increase in the future.

## Section 8: Student Survey Analysis

To ascertain student demand and preferences, Scion conducted an online survey accessible to Ventura College students from May 9, 2017 to May 15, 2017. Approximately 11,784 students were invited to take the survey. During that period, 689 non-duplicate responses were received, 449 from full-time students. The margin of error for students is +/- 3.6%, which is inside the target margin of error of +/- 5.0%.

Demographics of the 689 student respondents are as follows:

- 65% are full-time students; 35% are part-time students
- Gender identification: 64% female; 40% male; 0.1% transgender female; 0.3% transgender male; 0.6% gender variant / non-conforming; 1.5% prefer not to answer
- 21% are under 19 years old; 37% are 20 – 22; 15% are 23 – 25; 10% are 26 – 30; 17% are over 30 years old
- Approximately 5% are Veterans
- Among students: 33% have been enrolled for one-two semesters, 22% have been enrolled for two to three semesters, 45% have been enrolled in four or more semesters
- 92% are U.S. citizens; 5% are permanent residents; 3% are non-U.S. citizens<sup>11</sup>

Scion's analysis focuses on full-time, single students. There may be some demand from single part-time students, particularly if costs are equal to or less than the local area off-campus rental market. Students enrolled part-time and family students (those living with a spouse, partner or dependent child) are not included in the assessment of demand because their living choices and priorities are generally incompatible with a purpose-built student housing community. There were 449 responses from full-time students, 301 of which indicated that they are single. The margin of error percentage for full-time students is +/- 3.25%, which is inside the target margin of error of +/- 5.0%. Going forward, full-time, single students will be referred to as students, unless otherwise noted.

The following sections report responses from full-time, single students.

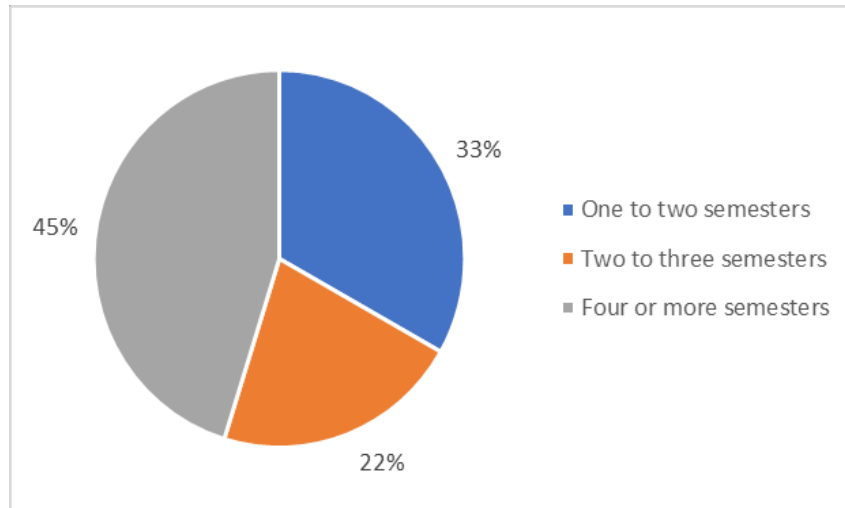
- Time of enrollment
- Current Housing Situation
- Future housing preferences
- Unity Preference and Interest
- Additional comments ("free response" question) summary

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<sup>11</sup> Percentages sum to greater than 100% due to rounding.

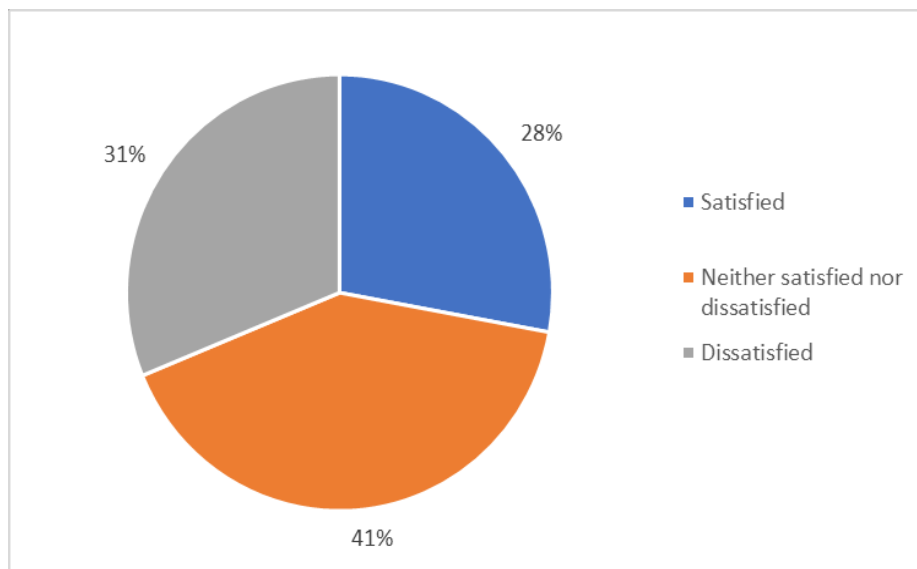
Enrollment Semester Standing and Housing Satisfaction

Scion asked students how long they have been enrolled at Ventura College (*Figure 13*). Greater than half of respondents (55%) have been enrolled between one to three semesters.



*Figure 13: Time of Enrollment*

Scion asked students how satisfied or dissatisfied they were with their current housing (*Figure 14*). Most respondents (41%) are neither satisfied nor dissatisfied with their current housing. Nearly one-third of respondents (31%) are dissatisfied with their current housing and 28% of respondents reported being satisfied with their current housing.



*Figure 14: Satisfaction with Housing*

Current Housing Situation

Scion asked students to identify their current housing situation. The overwhelming majority of respondents (81%) live at a parents' or relatives' home, while only 18% are in a rental property (Figure 15).

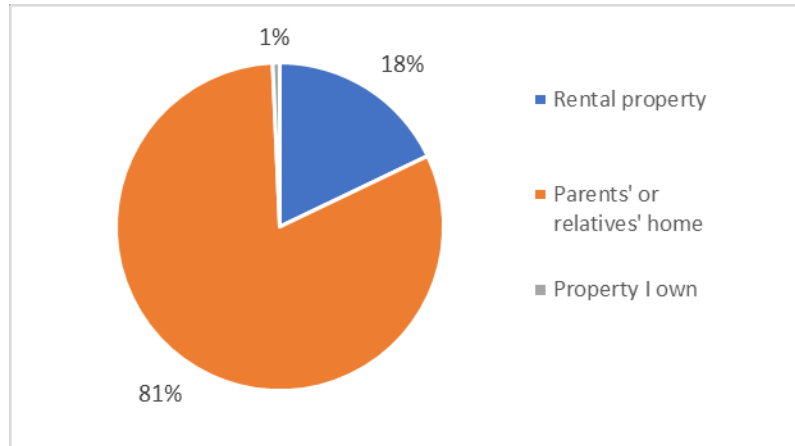


Figure 15: Current Housing Situation

The vast majority (89%) of respondents who have been enrolled at Ventura College for one to two semesters indicated that they live with parents or relatives. Those enrolled for two to three semesters were slightly less likely to live with parents or relatives (75%), with a larger proportion of these students living in rental properties (25%). There were no respondents enrolled one to two semesters or two to three semesters who indicated they lived in a property they own. Among those who have been enrolled four or more semesters, living in a rental property was also most common (79%). Only 2% of respondents enrolled for four or more semesters reported to live in a property they owned (Table 24).

Response	Enrolled for one to two semesters	Enrolled for two to three semesters	Enrolled for four or more semesters
Rental property	11%	25%	20%
Parents' or relatives' home	89%	75%	79%
Property I own	0%	0%	2%

Table 24: Current Housing Situation by Cohort

Respondents who indicated they live in a rental property were asked how many people they are currently living with, as shown in Table 25. The largest number of full-time single students indicated that they live with three additional people, at 28%. The next options from most to least popular were one additional person, and four or more additional people. Among full-time single students, the least common living arrangement was living with two additional people and living alone at 13%.

Response	Percent
Two additional people	13%
One additional person	24%
Three additional people	28%
None, I live alone	13%
Four or more additional people	22%

**Table 25: Number of People in Current Residence**

Students living in a rental property were asked if anyone else living with them was a student ( *Table 26*). Among the full-time single students who responded, not living with another Ventura student was the most common answer (46%), while fewer lived with another Ventura student (32%), and the remaining lived with another university/college student (11%).

Response	Percent
Yes, a Ventura student	32%
Yes, a student at another university/college	11%
No	46%

**Table 26: Respondents Living with Other Students**

Scion asked survey respondents who indicated they live in a rental property how many bedrooms are in their residence. Overall, most respondents (35%) live in two-bedroom units, with 46% of those respondents enrolled for one to two semesters and 44% of those enrolled for two to three semesters living in this unit type. The next most popular unit type overall was the three bedrooms and for or more bedrooms. A fifth (20%) of all full-time single students surveyed, as well as 18% of those enrolled for one to two semesters, and 30% of those enrolled for four or more semesters reported living in a four-bedroom unit. Among those enrolled for two to three semesters, the most popular unit type was a three-bedroom, with over one-third (31%) reporting they lived in this type of unit, followed by (13%) living in one-bedroom, and equal number of respondents (6%) living in a studio/efficiency and a four or more-bedroom unit type (*Figure 16*).



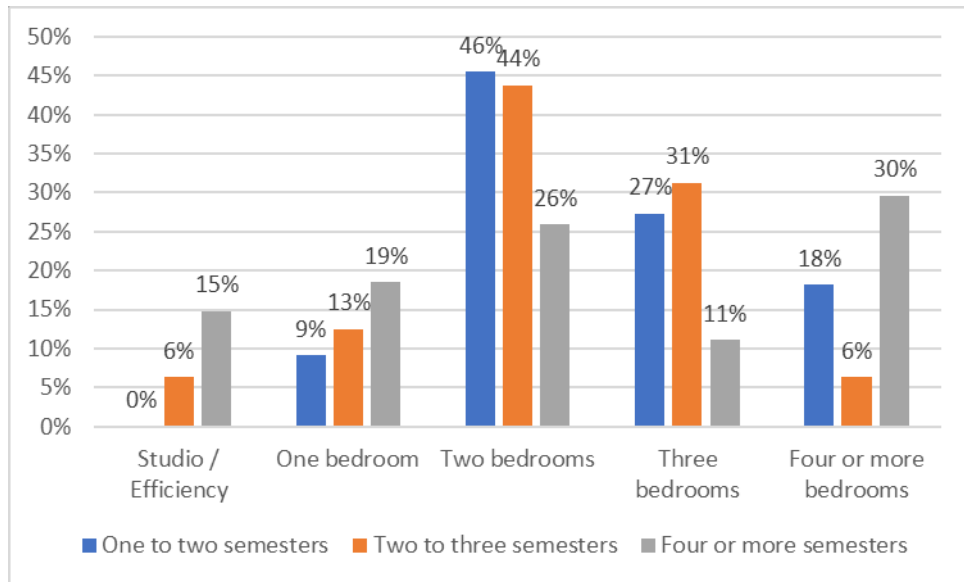


Figure 16: Number of Bedrooms in Current Residence by Enrollment Semesters

Scion asked those who rented units to indicate how many bathrooms were in each unity type (Figure 17). Among those who responded, almost half (48%) said they had one bathrooms and over a third (33%) had two bathrooms. Respondents indicated that almost a fifth (19%) had three bathrooms and none had 4 or more bathrooms.

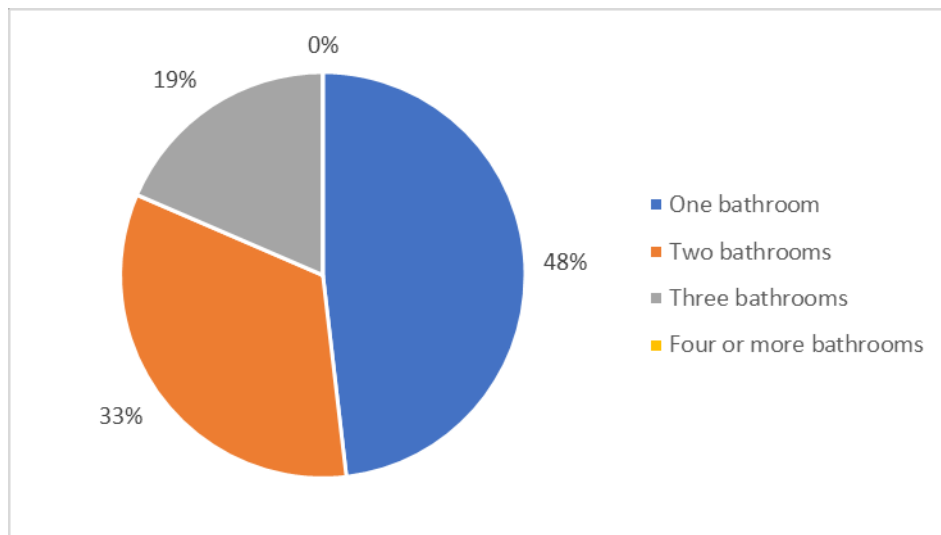


Figure 17: Number of Bathrooms in Current Residence

Survey respondents who indicated they currently live in a market rental property were asked to provide their zip code. A total of 29 different zip codes were reported with 90% of respondents living within the twelve zip codes highlighted in *Table 27*. The two zip codes with the largest number of respondents were 93004 and 93003, with 11% and 17% respectively. Zip codes 93003 and 93004 are in Ventura. The majority of respondents that live in a rental property are not traveling far to get to campus. However, some respondents are traveling from as far as Santa Barbara, CA, approximately 35 miles from the Ventura College campus.

Zip Code	%	Zip Code	%
93023	3%	93030	8%
93015	3%	93001	8%
93041	4%	93060	8%
93010	4%	93036	10%
93035	6%	93004	11%
93033	7%	93003	17%

**Table 27: Student Renters' Zip Codes**

To better quantify current housing conditions, respondents who indicated they live in a rental property were asked to estimate their monthly payments for rent and utilities (*Table 28*). Students have identified that their median cost for rent was \$767. In addition to rent, the median monthly utilities including parking, paid amounted to \$132, resulting in a total monthly housing cost of \$899.

Rent	Gas/ Heating	Electricity	Water/ Sewer	Internet	Satellite/ Cable TV	Parking	Total
\$767	\$18	\$29	\$33	\$29	\$20	\$3	\$899

**Table 28: Current Median Housing Costs**

Commuting to Campus

Students were asked about their daily to commute to and from campus. *Figure 18* describes the commute time in minutes of student respondents. Greater than one-quarter of students (30%) travel more than 30 minutes to campus to attend classes.

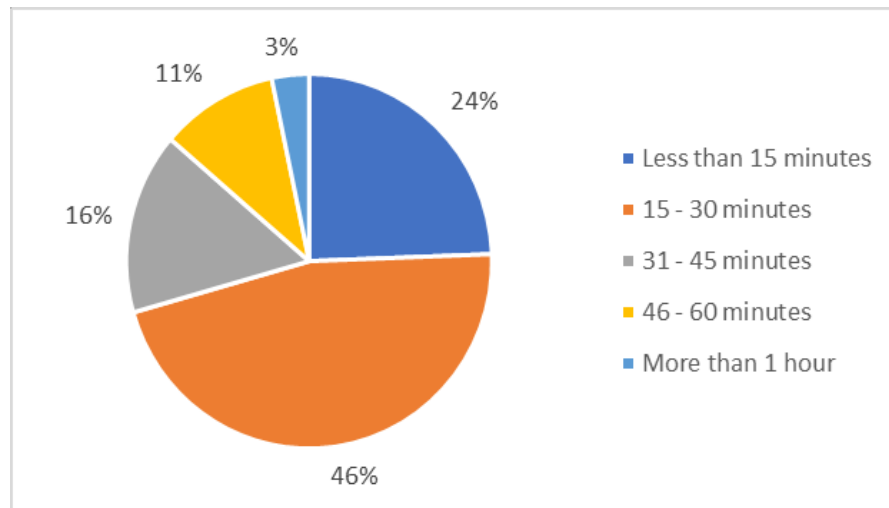


Figure 18: Student Renters' Commute Time

Students were also asked their primary means of transportation (Figure 19). Only 1% of student respondents either walk or ride a bicycle to the Ventura campus. Almost three-quarters (73%) drive their personal vehicle to campus. Nearly one-fifth (17%) use public transportation, while 8% carpool to campus.

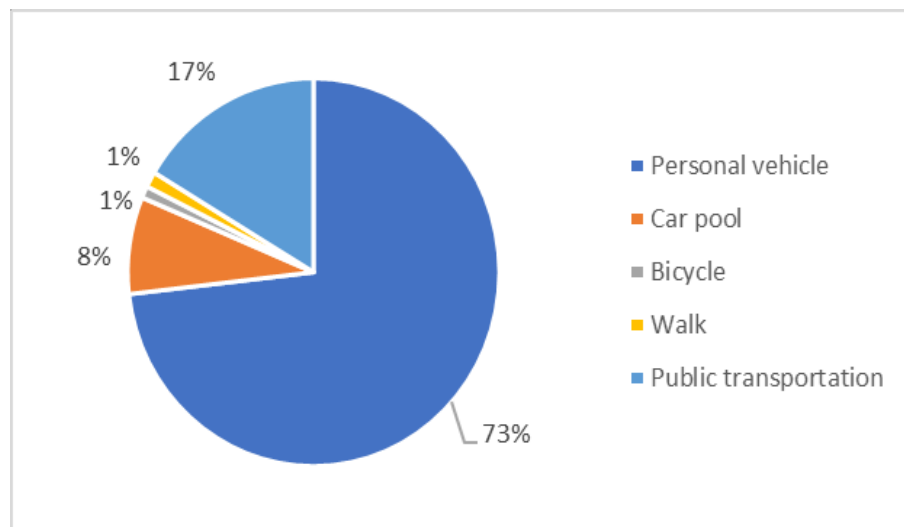


Figure 19: Mode of Transportation

Finding Housing

Students were asked about the difficulty of finding somewhere to live. One-quarter (25%) of students reported they did not look for rental housing. Almost three-quarters (72%) thought it was somewhat difficult or very difficult (Figure 20).

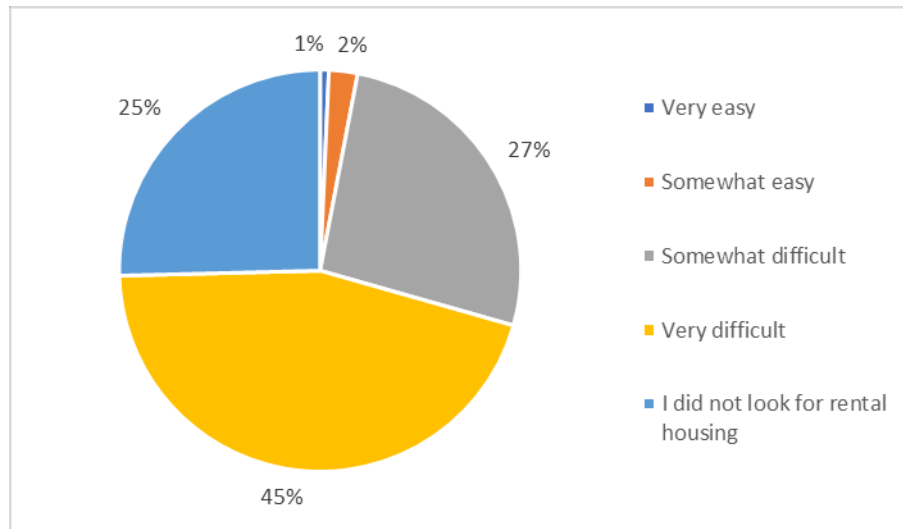


Figure 20: Difficulty Finding Rental Housing

Housing Decisions

Students were given a list of 13 different factors that may impact their housing decision, and asked to rank the importance of each in choosing their current housing (Table 29). The factor that the majority of respondents considered to be most important was 'Cost', with a combined 97% of students selecting this factor as "Extremely Important" or "Very Important". The next four factors students considered to be "Extremely Important" or "Very Important" were 'Safety/Security' with a combined 85%, 'Have adequate privacy' with 72%, followed by 'Physical condition of the building' at 69% and 'Have own bedroom' with 67%.

	Extremely Important	Very Important	Important	Not Very Important	Not Important at All
Ability to meet new friends	13%	12%	30%	30%	15%
Adequate size of living space	25%	33%	30%	9%	3%
Atmosphere/sense of community	30%	27%	30%	8%	4%
Availability of parking	36%	27%	25%	9%	3%
Cost	84%	13%	4%	0%	0%
Have adequate privacy	48%	24%	25%	3%	0%
Have own bedroom	47%	20%	22%	11%	0%
Location/proximity to campus	34%	29%	28%	9%	1%
Physical condition of housing	40%	29%	26%	4%	0%
Quiet environment	27%	24%	34%	14%	1%
Safety/Security	65%	20%	12%	2%	1%
Satisfy family's wishes	23%	14%	25%	23%	14%
Sharing a bathroom with more than one person	20%	13%	25%	32%	10%

**Table 29: Factors of Housing Decisions**

#### New Student Housing

Students indicated their interest in living in new student housing exclusively for Ventura College students (*Figure 21*). Approximately 73% of respondents indicated that they would be interested, while 19% were undecided and 8% would not consider living in new housing.

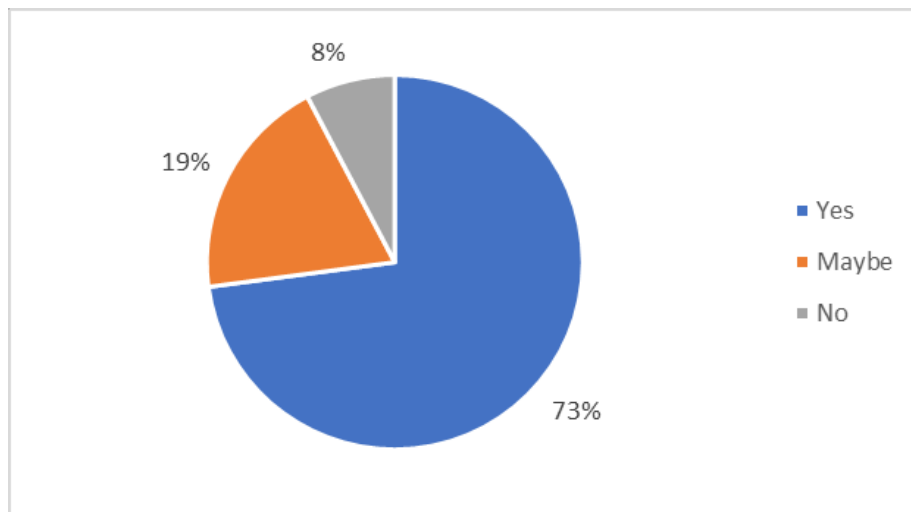


Figure 21: Interest in New Student Housing

Survey respondents that indicated interest in new student housing for Ventura College were asked to rank the four most important aspects (out of 12) of a community if new student housing were made available. Respondents indicated that the most important aspect was 'Private Bedrooms', followed by 'Laundry facilities in the building', 'Parking' and 'Proximity to campus', as shown in *Table 30*.

Rank	Relative Score
<b>Most Important</b>	
Private Bedrooms	100
<b>Important</b>	
Laundry facilities in the building	71
Parking	65
<b>Moderately Important</b>	
Proximity to campus	58
<b>Least Important</b>	
Private bathrooms	52
Quiet study rooms	32
Fitness center	32
Food for sale	29
Community meeting/social lounge	15
Availability of printers/printing station	11
Outdoor recreation and gathering space	9
Bike parking/storage	8

Table 30: Important Aspects of New Ventura College Student Housing

Respondents who indicated interest ('yes' or 'maybe') in living in new on-campus housing were asked their interest in six different unit types within specific monthly price ranges. Students were directed to assume that Internet, furniture and all utilities were included, but not a meal plan. Scion examined responses by the unit types presented and believes this is an indicator of perceived value (product as a factor of price). Survey respondents indicated the following interest in each unit type (Table 31). Students appear to place the most value on the two-bedroom (shared bedroom) apartment as it had the highest level of interest (70%) and the second highest percentage of students willing to pay above the minimum suggested amount (28%). The quad occupancy semi-suite (private bedroom) garnered the next highest level of interest (68%) and the highest percentage of respondents willing to pay more than the minimum (54%). Overall, respondents seem to favor lower cost options. The majority of students who expressed no interest in the unit types indicated it was because of cost.

Unit Type	Description	Respondents Interested	Respondents willing to pay more than the minimum price suggested
Quad Occupancy Semi-Suite (Shared Bedroom)	2 shared bedrooms, 1 shared bathroom	40%	5%
Quad Occupancy Semi-Suite (Private Bedroom)	2 private bedrooms, 1 shared bathroom	68%	54%
Quad Occupancy Suite (Private Bedroom)	4 private bedrooms, 2 shared bathrooms, a shared living room and kitchenette	56%	14%
4-Bedroom Apartment (Private Bedroom)	4 private bedrooms, 2 shared bathrooms, shared living room and shared full kitchen	52%	14%
2-Bedroom Apartment (Private Bedroom)	2 private bedrooms, 1 bathroom, shared living room and shared full kitchen	50%	13%
2-Bedroom Apartment (Shared Bedroom)	2 shared bedrooms, 1 bathroom, shared living room and shared full kitchen	70%	28%

**Table 31: Unit Type Preference and Interest**

Scion asked the survey respondents a series of questions to gauge their interest in varying forms of housing agreements for the new student housing (Figure 22). Scion asked respondents if they would prefer a 12-month contract or an academic year contract assuming the monthly cost would be the same for all contracts. Approximately 47% of those surveyed indicated that they would prefer a 12-month contract, while 39% preferred the academic year contract (fall and spring semesters). Only 14% had no preference.

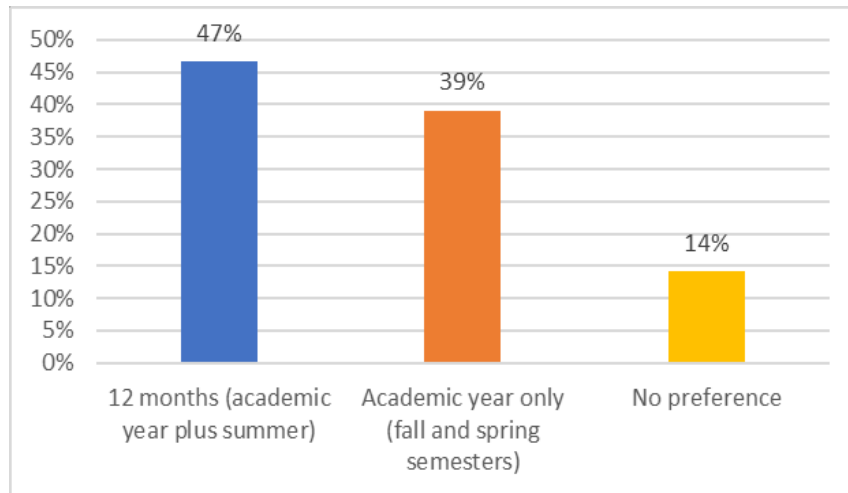


Figure 22: Lease Length Preference

Scion then asked survey participants if they preferred an academic year only contract or 12-month contract, this time in the event of a 5 - 10% discount for the longer 12-month contract (Figure 23). The 12-month contract was selected by 73% of respondents, while the percent of respondents choosing academic-year only agreements was reduced from 39% to 19%. This change in preference was seen across all cases and again speaks to the price sensitivity of Ventura College students.

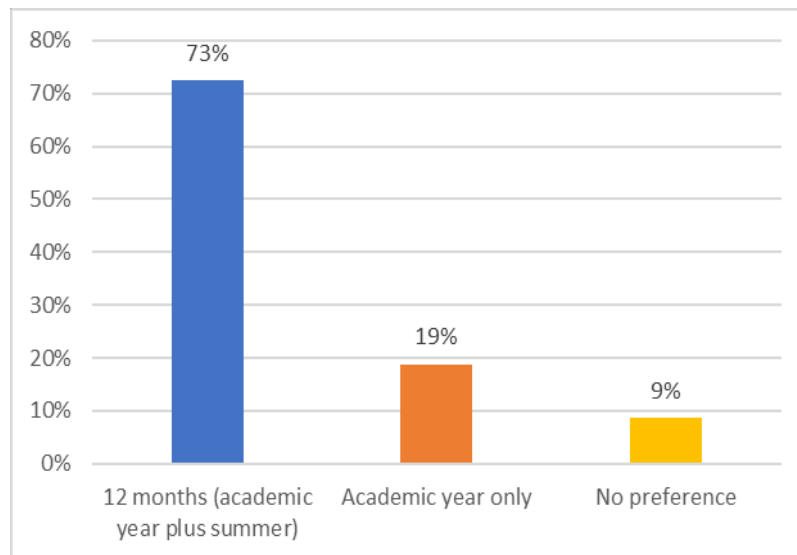
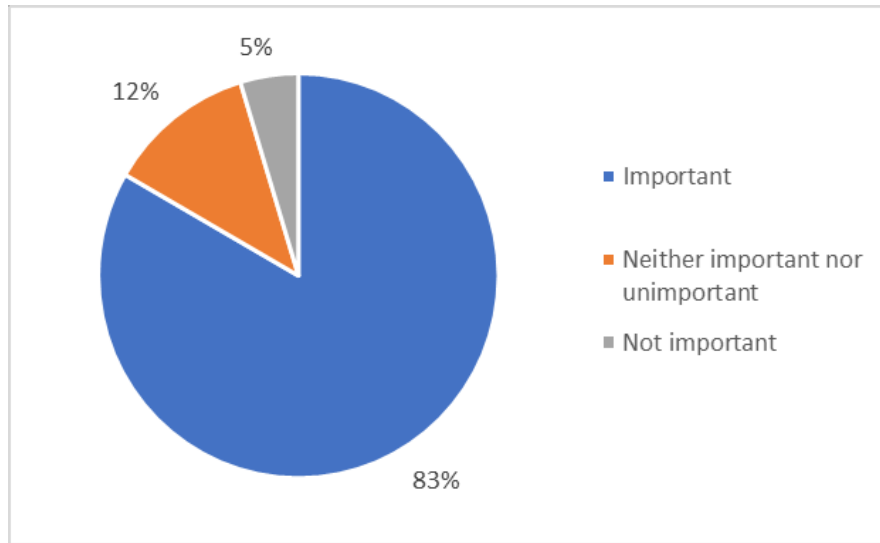


Figure 23: Lease Length Preference with 12-month Contract Discount



More than 83% of survey respondents believe that new College housing options will be important in attracting and retaining students in the future, as seen in *Figure 24*. Approximately 5% of respondents reported that new student housing options will be not important.



*Figure 24: Importance of New Student Housing in the Future*

Additional comments (“free response” question) summary

Students were given the opportunity to offer “additional thoughts or comments regarding housing at Ventura College.” Respondents were very forthcoming and commented on a range of themes related to housing. Comments in their whole are in *Appendix A*.

Students mostly were positive regarding the potential of new student housing and mentioned factors such as cost and current difficulty finding housing as very important to them. Students also commented on new student housing possibly lessening the burden of parking on or near campus.

**Section 9: Summary of Qualitative Student Feedback**

Through the focus group sessions Scion gained an enhanced understanding of students' experiences and concerns regarding student housing at Ventura College. Focus group sessions are intended to yield qualitative data and reveal hidden sensitivities of students. As a result, Scion gained a greater understanding of students' concerns, preferences and motivations. Further, Scion acquired information that was used to guide recommendations that respond to students' input.

Scion conducted three focus group sessions involving 22 students from Ventura College on April 13th and 14th, 2017. A demographic breakdown of the participants follows in the table below.

Group	Participants	Female / Male	Cohort	Current Living Situation
1	13	1 F 12 M	Student Athletes	Off-campus Rent (8) Host Family (5)
2	5	1 F 4 M	Veterans and International Students	Off-campus Rent (5)
3	4	4 F	Associated Students	Off-campus Rent (1) With Family (3)

**Table 32: Student Focus Group Session - Participants**

Students who attended the focus group sessions were eager to participate. In addition to collecting some basic information such as current residence, participants were asked open ended questions intended to facilitate discussion. Feedback from the student groups was very informative and several themes emerged as summarized below.

**Overview**

The majority of participants live in a rental property. Nearly two-thirds (64%) of students reported they live in an off-campus rental property. This is inconsistent with the observation that most students live with parents' or relatives', shared by Ventura staff and administrative stakeholders, as well as student survey respondents. Participants who reported living with a parent or relative chose to do so due to the cost of housing.

Participants highlighted low cost and proximity to campus as the best features of where they live.

Most students reported that they like living within a convenient commuting distance of campus. The idea of living with multiple roommates to create an inexpensive housing situation, thus limiting their financial burden was considered attractive. The closer students live to campus increases the likelihood they will spend time on-campus.

Students reported lack of social activities, cost and distance to campus as the worst features of where they live. Some participants stated, “there is not much to do” in the area of their current residence. In opposition to some student responses, the cost of housing and proximity to campus were seen as the most unattractive aspects of where they live. Some students desire lower cost housing options and would like to reduce their commute time to campus.

Most of the participants live with one or more persons. Some students reported having a roommate to lower their cost of living, while some live with parent's or relatives or have spouses, partners, significant others and/or children with whom they live.

Some off-campus renters share bedrooms. Some participants living in an off-campus rental property reported having knowledge of students or are themselves sharing a bedroom with one or two other students. This living situation is considered financially optimal.

Most students reported that housing was not a major factor in decision to enroll at Ventura College. Most participants indicated they asked about on-campus housing before enrolling, however academics was the most important factor in selecting Ventura.

The majority of participants expressed interest in new on-campus housing. Most students expressed a desire to see a modern facility with kitchen access provided in the housing community. Participants indicated that new student housing would be attractive, especially if units were financially affordable.

Participants reported new on-campus housing should include laundry, social lounges, study rooms, green space, parking and access to a kitchen. Participants indicated that the student housing requires enough laundry machines in common laundry rooms per floor or in the building. Participants desire large multipurpose lounges, and individual rooms available for projects and studying. Students want outdoor recreational space (*e.g.*, basketball court, volleyball court, BBQ area) and access to a kitchen, as they want the option to cook for themselves. A designated parking area for residents is also desirable.

The majority of students expressed a lack of interest in a fitness center or retail dining option inside a new residence hall. Participants reported that neither a fitness center nor retail dining area/cafeteria would be necessary within a residential facility. Students are price sensitive and correctly equate these options to increased costs for housing. Access to a kitchen and vending machines were suggested preferences to a retail dining option.

Participants desire to have water/sewer, trash, electricity, Internet and furniture included in the monthly rent. All participants indicated that these utilities should be included in rent for new student housing. The inclusion of cable/satellite television was considered unattractive and suggested to be only included as an option for residents.

Participants reported feeling safe on the Ventura College campus. Generally, students feel secure while on the campus.

Participants report that finding housing can be difficult. Most participants reported that finding housing in the Ventura area was difficult. Participants indicated that they found housing via talking with classmates, management companies and online sources like Google, Craigslist and Zillow.

Additionally, Scion asked focus group participants to share their thoughts on three housing unit floor plans; a two-bedroom, one-bathroom apartment, a four-bedroom, two-bathroom apartment and a four-bedroom, two-bathroom suite. Students were asked to place a red dot next to the floor plan they preferred the least and a green dot next to the floor plan they preferred the most.

Overwhelmingly, the most preferred unit floor plan was the four-bedroom, two-bathroom apartment. The four-bedroom, two-bathroom apartment floor plan received no red dots for least preferred, whereas the other two-unit floor plans received at least three red dots for least preferred. The second most preferred unit floor plan was the two-bedroom, one-bathroom apartment. Therefore, the four-bedroom, two-bathroom suite was the least preferred unit floor plan. Students typically reported that the four-bedroom, two-bathroom suite was least preferred due to the lack of a full-kitchen.

## Appendix A: Sorted Survey Data

The data collected via the online survey are shown below. In order to allow patterns in students' opinions and preferences to emerge, the key survey responses are sorted according to various demographic traits. The charts below show data collected from full time students at Pepperdine University.

- Full-time Single Students
  - Survey Data Sorted by Class Standing
  - Rental Information
  - Rent Elasticity
- Essay Questions
  - Full-time Single Students

Survey data sorted by living situation includes students living in an off-campus rental and at their parents' or relatives' home, the most common categories for single students. Students in these living situations are a much more likely target market for campus housing than those students who already own a property.

In some instances, students were asked to rank preferences from a variety of options (for example, "What are the four most important factors in your decision if choosing to live in a student housing community?"). The responses from students are displayed along with a score out of 100 to represent their relative importance to the other possible responses, with the most popular response valued at 100.

Student comments in free response ("essay") questions have not been edited. Please note that survey questions have been shortened in the tables below in order to save space; the full version of the survey is available in *Appendix B*. Percentage responses do not always total to 100% due to rounding.

**FULL-TIME SINGLE STUDENTS**

## Survey Data Sorted by Living Situation

Question	Response Options	Rental Property	Parents' or Relatives' Home
Number of respondents		54	245
Age	Under 19	20%	34%
	20 - 22	35%	48%
	23 - 25	13%	9%
	26 - 30	13%	7%
	30 or older	19%	3%
Sex	Female	56%	61%
	Male	37%	36%
	Transgender Female	2%	0%
	Transgender Male	0%	1%
	Gender Variant/Non-Conforming	2%	0%
	Other	2%	0%
	Prefer Not to Answer	2%	2%
Citizenship Status	U.S. Citizen	93%	90%
	Permanent Resident	6%	5%
	Non-U.S. Citizen	2%	5%
Semesters Enrolled	One to two semesters	20%	37%
	Two to three semesters	30%	20%
	Four or more semesters	50%	44%
Satisfaction with Current Housing	Satisfied	19%	27%
	Neither satisfied nor dissatisfied	22%	41%
	Dissatisfied	41%	27%
How difficult or easy is it to rent?	Very easy	0%	1%
	Somewhat easy	6%	2%
	Somewhat difficult	32%	25%
	Very difficult	61%	42%
	I did not look for rental housing	2%	31%

Question	Response Options	Rental Property	Parents' or Relatives' Home
How do you commute to campus?	Personal vehicle	70%	74%
	Car pool	6%	9%
	Bicycle	0%	1%
	Walk	2%	1%
	Public transportation	22%	15%

Approximately how long is your commute to campus?	Less than 15 minutes	33%	22%
	15 – 30 minutes	39%	48%
	31- 45 minutes	11%	17%
	46 – 60 minutes	7%	11%
	More than 1 hour	9%	2%

### Important Aspects of New Student Housing

Renting Property	
Private bedrooms	100
Laundry facilities in the building	69
Private bathrooms	51
Proximity to campus	49
Parking	47
Fitness center	24
Quiet study rooms (group or individual)	24
Food for sale (prepared food, convenience items, vending machines, etc.)	16
Availability of printers/printing station	9
Bike parking/storage	7
Community meeting room/social lounge	5
Outdoor recreation and gathering space	5

**Important Aspects of New Student Housing**

Parents' or Relatives' Home	
Private bedrooms	100
Laundry facilities in the building	71
Parking	70
Proximity to campus	61
Private bathrooms	52
Quiet study rooms (group or individual)	34
Fitness center	34
Food for sale (prepared food, convenience items, vending machines, etc.)	33
Community meeting room/social lounge	18
Availability of printers/printing station	12
Outdoor recreation and gathering space	10
Bike parking/storage	9

Question	Response Options	Rental Property	Parents' or Relatives' Home
Shared room in quad occupancy semi-suite?	\$1,050 monthly per person (\$10,500 per academic year)	19%	39%
	\$1,051 - \$1,075 monthly per person (\$10,500 - \$10,750 per academic year)	2%	2%
	\$1,076 - \$1,100 monthly per person (\$10,750 - \$11,000 per academic year)	0%	1%
	More than \$1,100 monthly per person (More than \$11,000 per academic year)	0%	2%
	Not interested because of unit type	30%	13%
	Not interested because of cost	49%	43%

Private room in quad occupancy semi-suite?	\$75 additional per month	21%	40%
	\$76 to \$100 additional per month	9%	21%
	\$101 to \$125 additional per month	19%	12%
	Not interested in a private bedroom regardless of additional cost	21%	15%
	Not interested because of unit type	30%	13%



Question	Response Options	Rental Property	Parents' or Relatives' Home
Private room in quad occupancy suite?	\$1,225 monthly per person (\$12,250 per academic year)	26%	45%
	\$1,226 - \$1,250 monthly per person (\$12,250 - \$12,500 per academic year)	4%	9%
	\$1,251 - \$1,275 monthly per person (\$12,500 - \$12,750 per academic year)	0%	5%
	More than \$1,275 monthly per person (More than \$12,750 per academic year)	4%	2%
	Not interested because of unit type	9%	5%

Private room in 4-bedroom apartment?	\$1,325 monthly per person (\$13,250 per academic year)	30%	40%
	\$1,326 - \$1,350 monthly per person (\$13,250 - \$13,500 per academic year)	4%	9%
	\$1,351 - \$1,375 monthly per person (\$13,500 - \$13,750 per academic year)	0%	4%
	More than \$1,375 monthly per person (More than \$13,750 per academic year)	2%	3%
	Not interested because of unit type	8%	6%

Question	Response Options	Rental Property	Parents' or Relatives' Home
Private room in 2-bedroom apartment?	\$1,375 monthly per person (\$13,750 per academic year)	23%	40%
	\$1,376 - \$1,400 monthly per person (\$13,750 - \$14,000 per academic year)	4%	9%
	\$1,401 - \$1,425 monthly per person (\$14,000 - \$14,250 per academic year)	4%	4%
	More than \$1,425 monthly per person (More than \$14,250 per academic year)	0%	2%
	Not interested because of unit type	11%	4%
	Not interested because of cost	59%	42%

Shared room in 2-bedroom apartment?	Interested only if savings are \$100 to \$125 per month	21%	19%
	Interested only if savings are \$126 to \$150 per month	2%	10%
	Interested only if savings are more than \$150 per month	34%	44%
	Not interested in a shared bedroom regardless of savings	23%	19%
	Not interested because of unit type	21%	8%

Question	Response Options	Rental Property	Parents' or Relatives' Home
Which lease term would you prefer?	12 months (academic year plus summer)	64%	43%
	Academic year only (fall and spring semesters)	30%	41%
	No preference	6%	16%

How important do you think new student housing will be in attracting and retaining Ventura students in the future?	Important	85%	83%
	Neither important nor unimportant	11%	12%
	Not important	4%	5%

**Rental Information**

Question	Response Options	Rental Property
With how many people do you live?	None, I live alone	13%
	One additional person	24%
	Two additional people	28%
	Three additional people	13%
	Four or more additional people	22%
Bedrooms in current residence?	Studio / Efficiency	9%
	One bedroom	15%
	Two bedrooms	35%
	Three bedrooms	20%
	Four or more bedrooms	20%
Bathrooms in current residence?	One bathroom	48%
	Two bathrooms	33%
	Three bathrooms	19%
	Four or more bathrooms	0%
Median	Rent	\$625
	Utilities & Parking	\$57
	Total	\$682

**Rent Elasticity**

The housing expenses (rent and utilities) for full-time, single students who currently live in a rental property compared to what they are willing to pay for the preferred unit style on campus as follows below:

	Renters	
Current rent plus utilities and parking (median)	Rent	\$625
	Utilities & Parking	\$57
	Total	\$682
Willing to pay some amount for preferred unit type	Two-Bedroom Apt. (shared bedroom) (57%)	
Willing to pay above the minimum suggested amount for preferred unit types	Two-Bedroom Apt. (shared bedroom) (23%)	
Amount per month for preferred unit type most interested students are willing to pay	Two-Bedroom Apt. (shared bedroom) (34%) \$1,225	
Increase or decrease in current rent and utilities to reach rent in preferred accommodations (% Difference)	Two-Bedroom Apt. (shared bedroom) + \$542 (80%)	

Of the single students living in a rental property, 57% are willing to pay some amount for a shared bedroom in a two-bedroom apartment on-campus and 23% are willing to pay some amount over the lowest suggested minimum of \$1,225 per month.

**ESSAY QUESTION**

**Full-time Single Students**

Please share any additional thoughts or comments you have regarding housing for students at VC.
I think that this is a great idea, and plans for housing should definitely be put in to action.
Campus housing would be great for the nursing students who spend 24/7 on campus
I strongly believe that this would be a great option for students, especially veterans using MGBI benefits.
While VC is a commuter college, safe and cost-effective housing would have increased my participation/involvement in the school during my time here.
Housing at Ventura College is extremely important, and should be available at the lowest possible costs for struggling students. If our college is to have housing, financial help of some kind should be available, because there are TOO MANY YOUNG PEOPLE IN OUR COUNTY NOT GOING TO COLLEGE BECAUSE THEIR RENT IS TOO HIGH AND THEY CANNOT AFFORD CREDIT HOURS IN PLACE OF SUSTAINING THEMSELVES!!!! THERE ARE TOO MANY COLLEGE STUDENTS NOT IN A FINANCIALLY STABLE LIVING SITUATION WHICH COULD DRIVE THEM TO HOMELESSNESS!!!! PLEASE KEEP THIS IN MIND!!!!!!
I think school housing would be awesome and beneficial to students
It'd be pretty cool
The VC student housing would be very convenient for VC students who live in Santa Paula. Bus transportation in

Please share any additional thoughts or comments you have regarding housing for students at VC.
Santa Paula is horrible and the bus are always running late.
Really expensive for someone with a part time job.
There is only one close per shared room.it perhaps there should be two. So there won't be misunderstanding.
This is such a great idea because it will allow the VC students to also have the "college" experience. There are alot of students at VC who would love to be out on their own and for outsiders (people from outside of the Ventura county) it was make things alot easier knowing there will be housing available for the school making B.C. more desirable. Also it should be more affordable for students with low income. Or something where they can work things out with prices for students with a low budget
Well for one, we need to increase parking. Housing would just be a plus.
Don't make a business out of it, help students out. \$1,000+ for a room is ridiculous.
Students can't afford this. This was a joke.
Private bath & private bedroom . Make it happen and the people will gladly pay.
I would love if vc offered cheaper housing to students with a lot financial need. Also for eops qualified students. Like in my case, I have to find a room to rent near vc and I'm moving to Ventura from Bakersfield which has made finding housing extremely difficult since craigslist isn't as safe as if the college would help and provide housing options for students.
No college student has 1,000-1,500 \$ extra a month. We're already broke & would NEVER pay that amount of money to live with someone. Rent for a 2 bedroom apartment for the entire thing is 1,200. Why would anyone pay 1400 for one room?
The only people who will benefit from this are people who live to far to commute which is why this is a bad idea. Why spend the communities money to benefit people other than those it intends to help
My living situation is comfortable at home with my parents but I'd love to live somewhere else. The money is the problem. I don't make enough to live comfortably and pay those amounts of rent.
I'm very interested in student housing. I would prefer my own bedroom over my own bathroom. I think that rent should be no more than 1,000 per month. When you look at the amount people pay for a 1 bedroom apartment here it's at least 1,250. Students can't afford that so school housing should be cheaper than that. You get a private room if even that and share everything else. People who want to room together should be allowed to.
Could you split the cost with the other student?
I think AFFORDABLE housing would be a benefit. It is expensive to find a place to live in Ventura County.
Most students are attending community colleges because they are saving money while being close to home. In my opinion, not many local students would be interested in campus housing because they are either living with their parents or living in the city where they attended high school. I think on-campus housing is important for out of state students because they are leaving their home to pursue a career.
Prices are expensive. I pay way more cheaper where I live and I don't have to pay bills other than the Internet.
Why didn't you think of this sooonerrrrrr?? I'm already graduating
Way too expensive for any community college student unless grants for housing were given out via financial aid. Students don't have that kind of money

Please share any additional thoughts or comments you have regarding housing for students at VC.
<p>This is extremely important. As a VC student who has formally gone to a different college, I know how important it is to live on your own. Also, I can name a few VC friends of mine who would kill to live in a student housing like this. A friend of mine has to rent a room and she isn't too pleased with the amount of space and she has to hold 2 jobs on top of academics while worrying about costs that will change. This would be a really important option for her. Also, I would wager that a lot of VC students would like to live in student housing not just because they have families, but also because of their parents. Especially, if their parents kick them out at 18. This would also make VC look good compared to other community colleges in my opinion. Here's a tip: if you do go through with student housing in the future, you should really consider a separate Quiet Dorm/Housing type of space. Some of my VC friends have young children and I can imagine a quiet dorm will make a huge difference if they are trying to keep a baby to sleep.</p>
<p>Your price range for a single bedroom and ESPECIALLY a shared bedroom is outrageous. Students who are attending a community college cannot afford 1000+ /month for rent.</p>
<p>It would be better if you could live by yourself instead of with people</p>
<p>I attended a 4-year university for 3 years and lived on campus, and I believe most of my success at that school can be attributed to local, private-room housing.</p>
<p>It has been very difficult to find housing near enough to the VC campus that has been inexpensive and I feel like price is the most important aspect to myself and my peers.</p>
<p>Too expensive. I could rent a room in Ventura near the campus with utilities for 500\$ a month. Includes internet and some cases furnished. This would be a rip off.</p>
<p>I think it's a great idea and will make VC more appealing as a whole, except personally I don't find it practical as I live just 5-10 minutes from VC and my brother already attended VC without housing problems.</p>
<p>I think it's a good idea for students that aren't from Ventura county originally or for the people who are starting to live in their own away from parents and or relatives.</p>
<p>If housing were to become available, I believe that we would have a lot more people wanting to become apart of our school from out of town.</p>
<p>Obviously I don't pay \$9999 for all my rent and utilities; I only chose that because "decline to state was not an option." The prices you listed were much too expensive. Lower each option by at least \$300 and it gets near the upper end of the affordable range. Additionally, if the housing does come into play, all applicants should fill out a questionnaire about their wake up/bedtime hours, as well as their preferred noise level and cleanliness level in order to be matched with roommates that best match that lifestyle. Finally, it is extremely important that, in addition to housing for those that prefer binary gender living situations, there must be adequate housing for transgender, nonbinary, and gender-nonconforming students, as well as simply for those who don't mind coed housing.</p>
<p>I don't think Ventura needs more housing in general</p>
<p>It will help get people with lots of extra money to give it to you for the convenience. I don't know if it will do anyone but the school's pockets very good. They should make parking free for students and put money towards better education and happier staff</p>
<p>I think something along the lines of student housing options would be an excellent idea for Ventura College to consider.</p>
<p> </p>

Please share any additional thoughts or comments you have regarding housing for students at VC.
There should be an academic standard for housing. The standard should be similar to financial aid. Good grades maintained show character in people and should be a policy for a community college's dormitory systems.
Students can barely afford tuition, im not sure they'd want to pay an extra \$1,200 for housing considering that's how much rent for a full apartment costs in Ventura County not just 1 bedroom or a shared room with 4 others. Might be a good plan if more students who aren't from town plan to attend but other than that probably won't be very effective.
Cost of housing should be low and not cost more than \$700 per person for a private room
My biggest concern is common area neatness with typical students. I have never had people who respect common area
Most people cannot afford to pay \$1000-1300 for student housing. I know you can get studios in Ventura for \$900. I rent a room for \$600 and someone else I know is renting one for \$450. A lot of us are in community college to save money and by the time you pay \$1300 rent plus food and gas and other personal expenses you could rent your own two bedroom house. Great idea but needs work!
The cost is way too much. I am receiving grants and work part time with no debt and can only affor \$500
Transferring to CI this Fall, but if Housing were offered when I was enrolling, I believe it would have been worth strong consideration. Home life has been the biggest struggle throughout my academic experience, but I cannot afford to move out
you need to get real with the pricing! A studio apartment with utilities in Ventura County is 1200-1360/month, and you want to have students in shared spaces pay the same? Yeah right! Also, still a community college, so Fed Grants arent going to pay that much...from the student perspective, Unless you are going Cal State size, way too much money.
Student housing will probably attract more students who seek the university experience. VC is cheaper and they still get that sense of independence and the "dorm" experience.
working-full time students should have more AFFORDABLE living options especially when sharing bathroom/kitchen space. the prices listed were way to high for Ventura area,bedrooms with shared spaces go for around \$500-\$700 per month in Ventura
For many of us, homelessness is a moment away!! Technically, I already am homeless!!!!
Where would these housing units fit on campus?
I believe that having available housing for students of VC is truly grand. The school will attract more students, build a better environment off campus, and have other residencies being payed. Also, jobs would be created and students would learn independence and maintain responsibility at a young age to get a feel of the real world.
The financial estimates given are about double what most students are able to pay out of pocket. With these shared arrangements, it is simply too expensive to end up with total strangers and also pay over \$1000 a month (Which ends up being about 60% of a typical yearly earning
There is a major need for student affordable housing!!!
I think this would be a wonderful opportunity for students who want to be more involved with their college, and for students who can't find homes in the area.

Please share any additional thoughts or comments you have regarding housing for students at VC.
<p>If you were to do this, it would be nice if you were able to match people up by compatibility. For example, the thought of animal product contamination and smells are extremely stressful for me, so I would only be able to live with people who were either vegan or at least agreed to no animal products within the apartment, and there may be others who prefer this too. I don't know how realistic this is, but it could also potentially increase safety for LGBTQ if you could form groups for people. Ideally a vegan apartment where it's agreed that no animal products are used, an LGBTQ apartment, and so on. Just a thought.</p>
<p>I love the idea a lot but I don't think I would ever be able to afford it. Regardless it would be a good addition to VC.</p>
<p>Too expensive</p>
<p>Many students either living at home , struggling with where they live, living out of their car or are homeless the prices are high given the fact that students would have to work full time in order to pay rent, considering that not everybody qualifies for financial aid, in other words this my be a housing project for rich students only.</p>
<p>Will our parking passes that we get for the school year allow us to park near our houses and should comply to the parking at the school for a one time charge each semester</p>
<p>Cost is everything. We are students and most can't afford more than \$600 a month for a shared room. Anything over that is crazy. That said, I would consider living in an apartment if it was cheaper.</p>
<p>the prices should be less. or hopefully there could be a program that help you pay for the students who doesn't have that much money to pay that.</p>
<p>It would be super awesome for students who are ready to move out but are attending a community college but can't get an apartment for lack of credit.</p>
<p>The prices your offering are way to high.Many students struggle to find and afford a room for 600.00-800.00. Unless you have a situation where the parents are dishing out the rent money,students struggle enough with the cost of living and working here.</p>
<p>A really nice idea but I think the youth might be more willing if you had some type of outdoor recreational area</p>
<p>Even though housing for students would be a major benefit to the students and the school, keep in mind that many of the students are full time and work part time. Meaning they won't be making enough to pay over 1,000\$ in rent even if it includes furniture utilities wifi and other such necessities. It would be smart to have them put in a certain amount for deposit which could pay for furniture and laundry as well as a refrigerator and microwave, then come up with an alternative price for monthly rent since most of your residence would be sharing an apartment. So prices should be under 1,000. Maybe even give help for low income students who can't afford over that as well take into consideration each students income.</p>
<p>I think student housing at VC is a very good idea!</p>
<p>2 bedroom apartment with private bathrooms</p>
<p>Extremely important. A lot of students could use housing, many of us are stuck at home, some like me still have to commute with parents. If I was close enough to walk my life would be so much easier, I'd consider staying at VC longer. VC really needs community. This would help. I know lots of student who wish we had housing.</p>





**Appendix B: Student Survey Guide**

**\*Required Questions****Ventura College Student Housing Survey**[housing-survey.com/ventura](http://housing-survey.com/ventura)

Ventura College has partnered with The Scion Group, a real estate services firm specializing in higher education institutions, to assess interest in new student housing. **Your feedback matters!**

**This survey is confidential.** All data will be used in a form that will make it impossible to determine the identity of the individual respondents.

Thank you for completing this short survey and sharing your comments with us, even if you do not ever anticipate taking advantage of potential Ventura College housing opportunities.

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**\* 1) What is your current enrollment status at Ventura College?**

- Full-time student
- Part-time student

• Respondents who choose "Part-time student" (#1) jump to #26

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**\* 2) Do you live with a spouse/partner and/or have child(ren) or other dependents living with you?**

- Yes
- No

• Respondents who choose "Yes" (#2) jump to #26

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**\* 3) How many semesters have you been enrolled at Ventura College?**

- One to two semesters
- Two to three semesters
- Four or more semesters

**\* 4) Where do you currently live?**

- Rental property
- Parents' or relatives' home
- Property I own

• Respondents who choose "Property I own" (#4) jump to #26

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**5) Overall, how satisfied are you with your current housing?**

- Satisfied
- Neither satisfied nor dissatisfied
- Dissatisfied

**6) How difficult or easy is it to find a place to rent within an acceptable distance from campus?**

- Very easy
- Somewhat easy
- Somewhat difficult
- Very difficult
- I did not look for rental housing

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**\* 7) In which zip code do you currently live?**

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**8) How do you commute from your current residence to campus most days?**

- Personal vehicle
- Car pool
- Bicycle
- Walk
- Public transportation

**9) Approximately how long is your commute from your current residence to campus?**

- Less than 15 minutes
- 15 - 30 minutes
- 31 - 45 minutes
- 46 - 60 minutes
- More than 1 hour

**10) Which of the following factors are important in your decision when choosing where to live?**

	Very Important	Important	Not Very Important	Not Important At All
Ability to meet new friends	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adequate size of living space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Atmosphere/sense of community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability of parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cost	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Have adequate privacy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Have own bedroom	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Location/proximity to campus	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Physical condition of housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quiet environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safety/security	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Satisfy family's wishes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sharing a bathroom with more than one person	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Additional comments:

- 
- Respondents that chose "Rental property" (#4) continue to #11
  - Respondents that chose "Parents' or relatives' home" (#4) jump to #16
- 

**\* 11) Other than yourself with how many people do you currently live?**

- None, I live alone
  - One additional person
  - Two additional people
  - Three additional people
  - Four or more additional people
- Respondents that choose "None, I live alone" (#11) jump to #13
  - Respondents that did not choose "None, I live alone" (#11) continue to #12
- 

**12) Is anyone else that lives with you a student? (check all that apply)**

- Yes, a Ventura College student
- Yes, a student at another university/college
- No

**13) How many bedrooms are in your current residence?**

- I live in a studio apartment
- One bedroom
- Two bedrooms
- Three bedrooms
- Four or more bedrooms

**14) How many bathrooms are in your current residence?**

- One bathroom
- Two bathrooms
- Three bathrooms
- Four or more bathrooms

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**\* 15) Please provide an estimate of monthly payments for your portion of the following every month?**

Rent	\$ _____
Gas/Heating	\$ _____
Electricity	\$ _____
Water & Sewer	\$ _____
Internet	\$ _____
Satellite/Cable TV	\$ _____
Parking	\$ _____

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**\* 16) If new housing exclusively for Ventura College students were built on or near the campus, would you consider living there?**

- Yes
- Maybe
- No

- Respondents that choose "Yes" or "Maybe" (#16) continue to #17
  - Respondents that choose "No" (#16) jump to #26
- 

**\* 17) If new Ventura College student housing were available, which of the following would you consider to be the most important aspects of such a community? Please rank four aspects in order of importance with 1 being the greatest importance.**

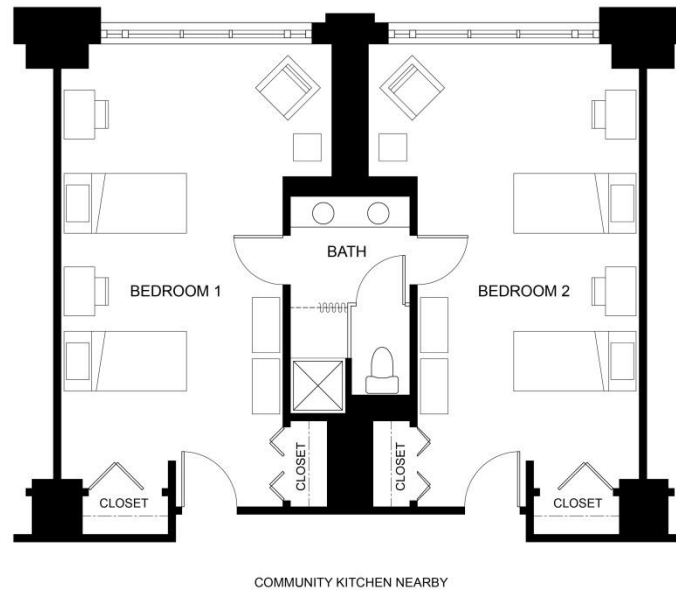
Availability of printers/printing station	_____
Bike parking/storage	_____
Community meeting room/social lounge	_____
Fitness center	_____
Food for sale (e.g., vending machines)	_____
Laundry facilities in the building	_____
Outdoor recreation and gathering space	_____
Parking	_____
Private bathrooms	_____
Private bedrooms	_____
Proximity to campus	_____
Quiet study rooms (group or individual)	_____

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**\*\* The following section will measure your interest in various types of housing. Please note that the floor plans presented below are for survey purposes ONLY. They do NOT necessarily represent the housing that may be offered at Ventura College. \*\***

**\* 18) Please consider a Quad Occupancy Semi-Suite (four students per suite in two shared bedrooms with one shared bathroom) in a new building.**



SEMI-SUITE  
scion

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Architects  
Interior  
Engineers  
Contractors  
Chicago  
New York  
Philadelphia  
Waco  
SEPSTEIN  
800 W. Fulton St. Chicago, IL 60611 - 312.454.9100

**How much would you be willing to pay per month for a shared bedroom in a Quad Occupancy Semi-Suite in a new building? *Please assume Internet, furniture and all utilities are included in the rates shown below. A full community kitchen would be available, shared with residents from other suites.***

- \$1,050 monthly per person (\$10,500 per academic year)
- \$1,051 - \$1,075 monthly per person (\$10,500 - \$10,750 per academic year)
- \$1,076 - \$1,100 monthly per person (\$10,750 - \$11,000 per academic year)
- More than \$1,100 monthly per person (More than \$11,000 per academic year)
- Not interested because of unit type
- Not interested because of cost

**\* 19) How much more would you be willing to pay for a private bedroom in a Quad Occupancy Semi-Suite?**

- \$75 additional per month
- \$76 to \$100 additional per month
- \$101 to \$125 additional per month
- Not interested in a private bedroom regardless of additional cost
- Not interested because of unit type

\* 20) Please consider a **Quad Occupancy Suite** (four students per suite in four private bedrooms with two shared bathrooms and a shared living room) in a new building.



4 BEDROOM, 4 PERSON SUITE  
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SEPSTEIN  
Architectural  
Interior  
Engineering  
Chicago  
New York  
Miami  
900 W. Fulton St. Chicago, IL 60607 - 312.456.9100

**How much would you be willing to pay per month for a private bedroom in a Quad Occupancy Suite in a new building? *Please assume Internet, furniture and all utilities are included in the rates shown below. A kitchenette including a sink, microwave and refrigerator, would be available in the suite.***

- \$1,225 monthly per person (\$12,250 per academic year)
- \$1,226 - \$1,250 monthly per person (\$12,250 - \$12,500 per academic year)
- \$1,251 - \$1,275 monthly per person (\$12,500 - \$12,750 per academic year)
- More than \$1,275 monthly per person (More than \$12,750 per academic year)
- Not interested because of unit type
- Not interested because of cost

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\* 21) Please consider a **Four-Bedroom Apartment** (four students per apartment in four private bedrooms with two shared bathrooms, a shared living room and a full kitchen) in a new building.



4 BEDROOM, 4 PERSON APARTMENT  
scion



**How much would you be willing to pay per month for a private bedroom in a Four Bedroom Apartment in a new building? *Please assume Internet, furniture and all utilities are included in the rates shown below.***

- \$1,325 monthly per person (\$13,250 per academic year)
- \$1,326 - \$1,350 monthly per person (\$13,250 - \$13,500 per academic year)
- \$1,351 - \$1,375 monthly per person (\$13,500 - \$13,750 per academic year)
- More than \$1,375 monthly per person (More than \$13,750 per academic year)
- Not interested because of unit type
- Not interested because of cost

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**\*22) Please consider a Two Bedroom Apartment (two students per apartment in two private bedrooms with one shared bathroom, a shared living room and a full kitchen) in a new building.**



2 BEDROOM APARTMENT  
scion

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SEPSTEIN  
800 W. PULASKI ST. CHICAGO, IL 60641 • 312.854.9108

**How much would you be willing to pay per month for a private bedroom in a Two Bedroom Apartment in a new building? *Please assume Internet, furniture and all utilities are included in the rates shown below.***

- \$1,375 monthly per person (\$13,750 per academic year)
- \$1,376 - \$1,400 monthly per person (\$13,750 - \$14,000 per academic year)
- \$1,401 - \$1,425 monthly per person (\$14,000 - \$14,250 per academic year)
- More than \$1,425 monthly per person (More than \$14,250 per academic year)
- Not interested because of unit type
- Not interested because of cost

**\* 23) Would you be interested in a shared bedroom in a Two-Bedroom Apartment at some cost savings?**

- Interested only if savings are \$100 to \$125 per month
- Interested only if savings are \$126 to \$150 per month
- Interested only if savings are more than \$150 per month
- Not interested in a shared bedroom regardless of savings
- Not interested because of unit type

**\* 24) If you were to live in new Ventura College student housing, which lease term would you prefer, assuming the monthly cost is the same for all contracts?**

- Annual lease (12 months)
- Academic-year lease (10 months)
- No preference

**\* 25) If you were to live in new Ventura College housing and a 5-10% discount was available toward the monthly price for a 12-month contract (versus an academic year contract), which would you prefer?**

- Annual lease (12 months)
- Academic-year lease (10 months)
- No preference

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**\* 26) How important do you think new student housing options will be in attracting and retaining Ventura College students in the future?**

- Important
- Neither important nor unimportant
- Not important

**27) Please share any additional thoughts or comments you have regarding housing for students at Ventura College.**

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**\* 28) To which group do you belong? (check all that apply)**

- Student athlete
- Veteran
- International student
- None of the above

**\* 29) To which gender do you most identify?**

- Female
- Male
- Transgender Female
- Transgender Male
- Gender Variant / Non-Conforming
- Other
- Prefer Not to Answer

**\* 30) What is your age?**

- Under 19
- 20 - 22
- 23 - 25
- 26 - 29
- 30 or older

**31) What is your citizenship status?**

- U.S. Citizen
- Permanent Resident
- Non-U.S. Citizen

Once again, Thank you for completing this short survey and sharing your comments with us, even if you do not ever anticipate taking advantage of potential Ventura College housing opportunities.

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**Appendix C: Student Rental Market Listings**



Off-Campus Rental Market	
Institution:	Ventura College
City/Town:	

Inputs	
Outputs	
Constants	

Summary: Off-Campus Rental Market						
Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

Off-Campus Rentals: Studios																				
Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other							
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit
Santa Clara Courts	72 W Santa Clara St	4.4	\$ 1,595	1	1	No	No	No	No	Unit	\$ 120	\$ 1,715	12 months	In-unit	Yes	Central	Yes	Assigned	\$ 200	\$30 App. Fee; \$300, \$500 Pet fee; \$50 Monthly Pet fee; \$200 Storage fee
The Bonaventure Gracious	10949 Telegraph Rd, Ventura, CA 93004	4.3	\$ 2,493	1	1	Yes	No	Yes	No	Unit	\$ 40	\$ 2,533	12 months	On-site	No	Central	No	Not Assigned		\$35 App. Fee; \$3,750 Amenity fee
The Bonaventure Gracious	10949 Telegraph Rd, Ventura, CA 93004	4.3	\$ 2,674	1	1	Yes	No	Yes	No	Unit	\$ 40	\$ 2,714	12 months	On-site	No	Central	No	Not Assigned		\$35 App. Fee; \$3,750 Amenity fee
Park Place Apartments	9600 Telephone Rd	4.5	\$ 1,295	1	1	No	No	No	No	Unit	\$ 120	\$ 1,415		On-site	No	Central	No	Assigned	\$ 500	\$35 App. Fee; \$500 Pet fee; \$15 - 20 Monthly Pet fee
Santa Clara Studios	1381 E Santa Clara St	1.0	\$ 1,200	1	1	Yes	No	No	No	Unit	\$ 80	\$ 1,280		On-site	No	Central	No	Assigned	\$ 1,250	\$30 App. Fee
Rosewood Apts Camarillo	555 Rosewood Ave	12.9	\$ 1,500	1	1	No	No	No	No	Unit	\$ 120	\$ 1,620	7-15 months	On-site	Yes	Central	Yes	Assigned	\$10/month	\$ 850 \$42 App Fee
Villa Campana Apts Camarillo	530 Calle La Roda	12.3	\$ 1,275	1	1	No	No	No	No	Unit	\$ 120	\$ 1,395	6-12 months	On-site	Yes	Central	Yes	Assigned	\$ 950	\$30 App Fee



Off-Campus Rental Market	
Institution:	Ventura College
City/Town:	

Inputs	
Outputs	
Constants	

**Summary: Off-Campus Rental Market**

Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

**Off-Campus Rentals: One-Bedrooms**

Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
Santa Clara Courts	72 W Santa Clara St	4.4	\$ 1,995	1	1	No	No	No	No	Unit	\$ 120	\$ 2,115	12 months	In-unit	Yes	Central	Yes	Assigned	\$ 200		\$30 App. Fee; \$300, \$500 Pet fee; \$50 Monthly Pet fee; \$200 Storage fee
The Bonaventure Gracious	10949 Telegraph Rd, Ventura, CA 93004	4.3	\$ 3,050	1	1	Yes	No	Yes	No	Unit	\$ 40	\$ 3,090	12 months	On-site	No	Central	No	Not Assigned			\$35 App. Fee; \$3,750 Amenity fee
Park Place Apartments	9600 Telephone Rd	4.5	\$ 1,375	1	1	No	No	No	No	Unit	\$ 120	\$ 1,495		On-site			No	Assigned	\$ 700		\$35 App. Fee; \$500 Pet fee; \$15 - 20 Monthly Pet fee
Capes at Ventura	760 S Hill Rd	2.1	\$ 1,320	1	1	No	No	No	No	Unit	\$ 120	\$ 1,440	6 or 9 months	On-site	Yes	Central	Yes	Not Assigned			\$46 App. Fee; \$250 Pet fee; \$25 - 50 Monthly Pet fee
Capes at Ventura	760 S Hill Rd	2.1	\$ 1,425	1	1	No	No	No	No	Unit	\$ 120	\$ 1,545	6 or 9 months	On-site	Yes	Central	Yes	Not Assigned			\$46 App. Fee; \$250 Pet fee; \$25 - 50 Monthly Pet fee



Off-Campus Rental Market	
Institution:	Ventura College
City/Town:	

Inputs	
Outputs	
Constants	

**Summary: Off-Campus Rental Market**

Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

**Off-Campus Rentals: One-Bedrooms (continued)**

Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
Capes at Ventura	760 S Hill Rd	2.1	\$ 1,559	1	1	No	No	No	No	Unit	\$ 120	\$ 1,679	6 or 9 months	On-site	Yes	Central	Yes	Not Assigned			\$46 App. Fee; \$250 Pet fee; \$25 - 50 Monthly Pet fee
Capes at Ventura	760 S Hill Rd	2.1	\$ 3,838	1	1	No	No	No	No	Unit	\$ 120	\$ 3,958	6 or 9 months	On-site	Yes	Central	Yes	Not Assigned			\$46 App. Fee; \$250 Pet fee; \$25 - 50 Monthly Pet fee
Monte Vista Townhomes	10997 Del Norte St	4.7	\$ 1,525	1	1	No	No	No	No	Unit	\$ 120	\$ 1,645		On-site	Yes	No	No	Assigned			\$30 App. Fee; \$300 Cat fee
Via Ventura	930 Pacific Strand Ct	2.3	\$ 1,915	1	1	No	No	No	No	Unit	\$ 120	\$ 2,035	Flexible	In-unit	Yes	Central	Yes	Not Assigned			\$500 Pet fee; \$45 - 55 Monthly Pet fee
Via Ventura	930 Pacific Strand Ct	2.3	\$ 1,950	1	1	No	No	No	No	Unit	\$ 120	\$ 2,070	Flexible	In-unit	Yes	Central	Yes	Not Assigned			\$500 Pet fee; \$45 - 55 Monthly Pet fee
Via Ventura	930 Pacific Strand Ct	2.3	\$ 1,955	1	1	No	No	No	No	Unit	\$ 120	\$ 2,075	Flexible	In-unit	Yes	Central	Yes	Not Assigned			\$500 Pet fee; \$45 - 55 Monthly Pet fee







Off-Campus Rental Market	
Institution:	Ventura College
City/Town:	

Inputs	
Outputs	
Constants	

Summary: Off-Campus Rental Market						
Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

Off-Campus Rentals: One-Bedrooms (continued)																					
Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
Ventura -SFH	169 W Harrison Ave	4.7	\$ 1,350	1	1	No	No	No	No	Unit	\$ 120	\$ 1,470		On-site	No	Central	No	Assigned		\$ 1,400	
Ventura - SFH	68 E Ramona St	4.9	\$ 1,075	1	1	No	No	No	No	Unit	\$ 120	\$ 1,195			No	No	No	Assigned		\$ 1,125	
Ventura - SFH	68 E Ramona St	4.9	\$ 1,025	1	1	No	No	No	No	Unit	\$ 120	\$ 1,145			No	No	No	Assigned		\$ 1,075	
Ashwood Apts	99 Ashwood Ave	0.7	\$ 1,595	1	1	No	No	No	No	Unit	\$ 120	\$ 1,715	6-12 months	On-site	No	Window-box	Yes	Assigned		\$ 1,595	\$45 App. Fee
Armada Apts	3395 Armada Dr	2.5	\$ 1,395	1	1	No	No	No	No	Unit	\$ 120	\$ 1,515	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,395	\$45 App. Fee
Ventura del Sol Apts	6250 Telegraph Rd	1.3	\$ 1,495	1	1	No	No	No	No	Unit	\$ 120	\$ 1,615	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,495	\$45 App. Fee
Park Madera, Port H	2561 Madera Circle	9.8	\$ 1,300	1	1	No	No	No	No	Unit	\$ 120	\$ 1,420	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,300	\$40 App Fee
Parkwood Gardens Oxnard	1800 Gina Drive	6.8	\$ 1,495	1	1	No	No	No	No	Unit	\$ 120	\$ 1,615	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,495	\$40 App Fee
Mosaic Riverpark Oxnard	500 Riverpark Blvd	6.5	\$ 1,790	1	1	No	No	No	No	Unit	\$ 120	\$ 1,910	12 months	In-unit	Yes	Central	Yes	Assigned		\$ 1,250	\$50 App Fee
Rancho Solana Oxnard	2444 Alvarado St	6.7	\$ 1,190	1	1	No	No	No	No	Unit	\$ 120	\$ 1,310	12 months	On-site	Yes	Window-box	Yes	Assigned		\$ 600	\$30 App Fee
Westerly Shores Oxnard	4840 S. Rose Ave	11.7	\$ 1,255	1	1	No	No	No	No	Unit	\$ 120	\$ 1,375	12 months	On-site	Yes	Window-box	Yes	Assigned		\$ 750	\$35 App Fee



Off-Campus Rental Market	
Institution:	Ventura College
City/Town:	

Inputs	
Outputs	
Constants	

**Summary: Off-Campus Rental Market**

Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

**Off-Campus Rentals: One-Bedrooms (continued)**

Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
River Ridge Apts Fillmore	610 River St	21.5	\$ 1,175	1	1	No	No	No	No	Unit	\$ 120	\$ 1,295	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 600	\$35 App Fee
510 Central Apts Fillmore	510 Central Ave	28.0	\$ 1,400	1	1	No	No	No	No	Unit	\$ 120	\$ 1,520	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 800	\$30 App Fee
Steckel Dr Apts Santa Paula	346 S. Steckel Dr	10.5	\$ 925	1	1	No	No	No	No	Unit	\$ 120	\$ 1,045	12 months	On-site	Yes	Central	Yes	Assigned		\$ 650	\$25 App Fee
Rosewood Apts Camarillo	555 Rosewood Ave	12.9	\$ 1,559	1	1	No	No	No	No	Unit	\$ 120	\$ 1,679	7-15 months	On-site	Yes	Central	Yes	Assigned	\$10/month	\$ 1,200	\$42 App Fee
Villa Campana Apts Camarillo	530 Calle La Roda	12.3	\$ 1,575	1	1	No	No	No	No	Unit	\$ 120	\$ 1,695	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,450	\$30 App Fee
The Artisan at East Village Oxnard	2060 Zocolo St	8.5	\$ 1,953	1	1	No	No	No	No	Unit	\$ 120	\$ 2,073	6-12 months	In-unit	Yes	Central	Yes	Assigned		\$ 850	\$46 App Fee



Off-Campus Rental Market	
Institution:	Ventura College
City/Town:	

Inputs	
Outputs	
Constants	

**Summary: Off-Campus Rental Market**

Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

**Off-Campus Rentals: Two-bedrooms**

Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
Santa Clara Courts	72 W Santa Clara St	4.4	\$ 2,295	2	2	No	No	No	No	Unit	\$ 155	\$ 1,225	12 months	In-unit	Yes	Central	Yes	Assigned	\$ 200		\$30 App. Fee; \$300,\$500 Pet fee; \$50 Monthly Pet fee; \$200 Storage fee
Santa Clara Courts	72 W Santa Clara St	4.4	\$ 2,850	2	2	No	No	No	No	Unit	\$ 155	\$ 1,503	12 months	In-unit	Yes	Central	Yes	Assigned	\$ 200		\$30 App. Fee; \$300,\$500 Pet fee; \$50 Monthly Pet fee; \$200 Storage fee
Santa Clara Courts	72 W Santa Clara St	4.4	\$ 2,600	2	2.5	No	No	No	No	Unit	\$ 155	\$ 1,378		In-unit	Yes	Central	Yes	Assigned	\$ 200		\$30 App. Fee; \$300,\$500 Pet fee; \$50 Monthly Pet fee; \$200 Storage fee



Off-Campus Rental Market	
Institution:	Ventura College
City/Town:	

Inputs	
Outputs	
Constants	

Summary: Off-Campus Rental Market						
Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

Off-Campus Rentals: Two-bedrooms (continued)																				
Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other							
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit
Santa Clara Courts	72 W Santa Clara St	4.4	\$ 2,950	2	2.5	No	No	No	No	Unit	\$ 155	\$ 1,553	12 months	In-unit	Yes	Central	Yes	Assigned	\$ 200	\$30 App. Fee; \$300,\$500 Pet fee; \$50 Monthly Pet fee; \$200 Storage fee
Capes at Ventura	760 S Hill Rd	2.1	\$ 1,912	2	2	No	No	No	No	Unit	\$ 155	\$ 1,034	6 or 9 months	On-site	Yes	Central	Yes	Not Assigned		\$46 App. Fee; \$250 Pet fee; \$25 - 50 Monthly Pet fee
Capes at Ventura	760 S Hill Rd	2.1	\$ 4,413	2	2	No	No	No	No	Unit	\$ 155	\$ 2,284	6 or 9 months	On-site	Yes	Central	Yes	Not Assigned		\$46 App. Fee; \$250 Pet fee; \$25 - 50 Monthly Pet fee
Capes at Ventura	760 S Hill Rd	2.1	\$ 1,998	2	2	No	No	No	No	Unit	\$ 155	\$ 1,077	6 or 9 months	On-site	Yes	Central	Yes	Not Assigned		\$46 App. Fee; \$250 Pet fee; \$25 - 50 Monthly Pet fee
Capes at Ventura	760 S Hill Rd	2.1	\$ 2,244	2	2	No	No	No	No	Unit	\$ 155	\$ 1,200	6 or 9 months	On-site	Yes	Central	Yes	Not Assigned		\$46 App. Fee; \$250 Pet fee; \$25 - 50 Monthly Pet fee



Off-Campus Rental Market	
Institution:	Ventura College
City/Town:	

Inputs	
Outputs	
Constants	

Summary: Off-Campus Rental Market						
Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
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3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

Off-Campus Rentals: Two-bedrooms (continued)																				
Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other							
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit
Monte Vista Townhomes	10997 Del Norte St	4.7	\$ 1,675	2	1	No	No	No	No	Unit	\$ 155	\$ 915		On-site	Yes	No	No	Assigned		\$30 App. Fee; \$300 Cat fee
Monte Vista Townhomes	10997 Del Norte St	4.7	\$ 1,775	2	1.5	No	No	No	No	Unit	\$ 155	\$ 965		On-site	Yes	No	No	Assigned		\$30 App. Fee; \$300 Cat fee
Via Ventura	930 Pacific Strand Ct	2.3	\$ 2,120	2	2	No	No	No	No	Unit	\$ 155	\$ 1,138	Flexible	In-unit	Yes	Central	Yes	Not Assigned		\$500 Pet fee; \$45 - 55 Monthly Pet fee
Via Ventura	930 Pacific Strand Ct	2.3	\$ 2,145	2	2	No	No	No	No	Unit	\$ 155	\$ 1,150	Flexible	In-unit	Yes	Central	Yes	Not Assigned		\$500 Pet fee; \$45 - 55 Monthly Pet fee
Via Ventura	930 Pacific Strand Ct	2.3	\$ 2,200	2	2	No	No	No	No	Unit	\$ 155	\$ 1,178	Flexible	In-unit	Yes	Central	Yes	Not Assigned		\$500 Pet fee; \$45 - 55 Monthly Pet fee
Via Ventura	930 Pacific Strand Ct	2.3	\$ 2,295	2	2	No	No	No	No	Unit	\$ 155	\$ 1,225	Flexible	In-unit	Yes	Central	Yes	Not Assigned		\$500 Pet fee; \$45 - 55 Monthly Pet fee
Via Ventura	930 Pacific Strand Ct	2.3	\$ 2,295	2	2	No	No	No	No	Unit	\$ 155	\$ 1,225	Flexible	In-unit	Yes	Central	Yes	Not Assigned		\$500 Pet fee; \$45 - 55 Monthly Pet fee



Off-Campus Rental Market	
Institution:	Ventura College
City/Town:	

Inputs	
Outputs	
Constants	

**Summary: Off-Campus Rental Market**

Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

**Off-Campus Rentals: Two-bedrooms (continued)**

Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
Via Ventura	930 Pacific Strand Ct	2.3	\$ 2,305	2	2	No	No	No	No	Unit	\$ 155	\$ 1,230	Flexible	In-unit	Yes	Central	Yes	Not Assigned			\$500 Pet fee; \$45 - 55 Monthly Pet fee
Via Ventura	930 Pacific Strand Ct	2.3	\$ 2,330	2	2	No	No	No	No	Unit	\$ 155	\$ 1,243	Flexible	In-unit	Yes	Central	Yes	Not Assigned			\$500 Pet fee; \$45 - 55 Monthly Pet fee
Via Ventura	930 Pacific Strand Ct	2.3	\$ 2,370	2	2	No	No	No	No	Unit	\$ 155	\$ 1,263	Flexible	In-unit	Yes	Central	Yes	Not Assigned			\$500 Pet fee; \$45 - 55 Monthly Pet fee
Ocean View Townhomes	3074 Channel Dr	2.5	\$ 1,599	2	1	No	No	No	No	Unit	\$ 155	\$ 877		On-site	Yes	Central	No	Assigned			\$40 App. Fee; \$300,\$500 Pet fee
Ocean View Townhomes	3074 Channel Dr	2.5	\$ 1,624	2	1	No	No	No	No	Unit	\$ 155	\$ 890		On-site	Yes	Central	No	Assigned			\$40 App. Fee; \$300,\$500 Pet fee
Monte Vista Townhomes II	10990 Del Norte St	4.5	\$ 1,775	2	1	No	No	No	No	Unit	\$ 155	\$ 965		On-site	Yes	Central	No	Assigned			\$30 App. Fee; \$300 Cat fee
Colony Parc	848 Weber Cir	2.8	\$ 1,985	2	2	No	No	No	No	Unit	\$ 155	\$ 1,070	3 - 12 months	On-site	Yes	No	Yes	Assigned			\$45 App. Fee
Colony Parc	848 Weber Cir	2.8	\$ 2,170	2	2	No	No	No	No	Unit	\$ 155	\$ 1,163	3 - 12 months	On-site	Yes	No	Yes	Assigned			\$45 App. Fee



Off-Campus Rental Market	
Institution:	Ventura College
City/Town:	

Inputs	
Outputs	
Constants	

**Summary: Off-Campus Rental Market**

Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

**Off-Campus Rentals: Two-bedrooms (continued)**

Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
Colony Parc	848 Weber Cir	2.8	\$ 2,520	2	2	No	No	No	No	Unit	\$ 155	\$ 1,338	3 - 12 months	On-site	Yes	No	Yes	Assigned			\$45 App. Fee
Colony Parc	848 Weber Cir	2.8	\$ 2,718	2	2	No	No	No	No	Unit	\$ 155	\$ 1,437	3 - 12 months	On-site	Yes	No	Yes	Assigned			\$45 App. Fee
Ventura - SFH	2511 Harbor Blvd	3.8	\$ 1,950	2	1	No	No	No	No	Unit	\$ 155	\$ 1,053		On-site	Yes	Central	No	Not Assigned			
Ventura - SFH	5900 Woodland St	1.2	\$ 1,650	2	1	No	No	No	No	Unit	\$ 155	\$ 903	12 months		No	Central	No	Assigned			
Ventura - SFH	8960 Nye Rd	14.7	\$ 1,395	2	1	No	No	No	No	Unit	\$ 155	\$ 775	12 months				No	Assigned		\$ 1,000	\$35 App. Fee
Ventura - SFH	677 County Square Dr	2.0	\$ 2,250	2	2.5	No	No	No	No	Unit	\$ 155	\$ 1,203	12 months	In-unit	Yes	Central	No	Assigned		\$ 2,300	
Ventura - SFH	249 N Brent St	1.9	\$ 2,300	2	1	Yes	No	No	No	Unit	\$ 80	\$ 1,190	12 months	On-site			No	Assigned		\$ 2,400	
Hacienda Villas	10829 Del Norte St	4.7	\$ 1,695	2	1.5	No	No	No	No	Unit	\$ 155	\$ 925		In-unit	Yes	Central	No	Assigned			\$10 App. Fee; \$300 Cat fee
Ashwood Apts	99 N. Ashwood Ave	0.7	\$ 1,825	2	2	No	No	No	No	Unit	\$ 155	\$ 990	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,825	\$45 Apt Fee
Armada Apts	3395 Armada Dr	2.5	\$ 1,595	2	2	No	No	No	No	Unit	\$ 155	\$ 875	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,595	\$45 App Fee
Ventura del Sol Apts	6250 Telegraph Rd	1.3	\$ 1,775	2	2	No	No	No	No	Unit	\$ 155	\$ 965	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,775	\$45 Apt Fee
Park Madera Port H	2561 Madera Circle	9.8	\$ 1,595	2	2	No	No	No	No	Unit	\$ 155	\$ 875	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,595	\$40 App Fee



Off-Campus Rental Market	
Institution:	Ventura College
City/Town:	

Inputs	
Outputs	
Constants	

**Summary: Off-Campus Rental Market**

Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

**Off-Campus Rentals: Two-bedrooms (continued)**

Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
Parkwood Gardens Oxnard	1800 Gina Drive	6.8	\$ 1,725	2	2	No	No	No	No	Unit	\$ 155	\$ 940	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,725	\$40 App Fee
Mosaic Riverpark Oxnard	500 Riverpark Blvd	6.5	\$ 1,790	2	2	No	No	No	No	Unit	\$ 155	\$ 973	12 months	In-unit	Yes	Central	Yes	Assigned		\$ 1,250	\$50 Apt Fee
Rancho Solana Oxnard	2444 Alvarado St	6.7	\$ 1,555	2	2	No	No	No	No	Unit	\$ 155	\$ 855	12 months	On-site	Yes	Window-bc	Yes	Assigned		\$ 500	\$30 Apt Fee
River Ridge Apts Filmore	610 River St	21.5	\$ 1,450	2	2	No	No	No	No	Unit	\$ 155	\$ 803	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 750	\$35 App. Fee
Steckel Dr Apts Santa Paula	346 S. Steckel Dr	10.5	\$ 1,275	2	2	No	No	No	No	Unit	\$ 155	\$ 715	12 months	On-site	Yes	Window-bc	Yes	Assigned		\$ 750	\$30 App Fee
Rosewood Apts Camarillo	555 Rosewood Ave	12.9	\$ 1,730	2	2	No	No	No	No	Unit	\$ 155	\$ 943	7-15 months	On-site	Yes	Central	Yes	Assigned	\$10/month	\$ 1,550	\$42 App Fee
Villa Campana Apts Camarillo	530 Calle La Roda	12.3	\$ 1,825	2	2	No	No	No	No	Unit	\$ 155	\$ 990	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,575	\$30 App Fee
The Artisan at East Village Oxnard	2060 Zocolo St	8.5	\$ 2,176	2	2	No	No	No	No	Unit	\$ 155	\$ 1,166	6-12 months	In-unit	Yes	Central	Yes	Assigned		\$ 1,250	\$46 App Fee
Westerly Shores Oxnard	4840 S. Rose Ave	11.7	\$ 1,695	2	2	No	No	No	No	Unit	\$ 155	\$ 925	12 months	On-site	Yes	Window-bc	Yes	Assigned		\$ 550	\$35 Apt Fee





Off-Campus Rental Market	
Institution:	Ventura College
City/Town:	

Inputs	
Outputs	
Constants	

Summary: Off-Campus Rental Market						
Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

Off-Campus Rentals: Three-bedrooms																				
Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other							
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit
Santa Clara Courts	72 W Santa Clara St	4.4	\$ 3,050	3	2.5	No	No	No	No	Unit	\$ 180	\$ 1,077		In-unit	Yes	Central	Yes	Assigned	\$ 200	\$30 App. Fee; \$300,\$500 Pet fee; \$50 Monthly Pet fee; \$200 Storage fee
Santa Clara Courts	72 W Santa Clara St	4.4	\$ 3,100	3	3	No	No	No	No	Unit	\$ 180	\$ 1,093		In-unit	Yes	Central	Yes	Assigned	\$ 200	\$30 App. Fee; \$300,\$500 Pet fee; \$50 Monthly Pet fee; \$200 Storage fee
Hacienda Villas	10829 Del Norte St	4.7	\$ 1,925	3	1.5	No	No	No	No	Unit	\$ 180	\$ 702		In-unit	Yes	Central	No	Assigned		\$10 App. Fee; \$300 Cat fee
Hacienda Villas	10829 Del Norte St	4.7	\$ 1,975	3	2	No	No	No	No	Unit	\$ 180	\$ 718		In-unit	Yes	Central	No	Assigned		\$10 App. Fee; \$300 Cat fee
Ventura - SFH	371 Mariposa Dr	3.8	\$ 3,200	3	3	No	No	No	No	Unit	\$ 180	\$ 1,127	12 months	In-unit	Yes	Central	No	Assigned	\$ 3,200	
Ventura - SFH	2408 Lexington Dr	2.2	\$ 2,700	3	1	No	No	No	No	Unit	\$ 180	\$ 960	12 months	In-unit	No	Central	No	Assigned	\$ 3,000	
Ventura - SFH	8264 Platinum St	3.6	\$ 2,800	3	2	No	No	No	No	Unit	\$ 180	\$ 993		In-unit		Central	No	Assigned	\$ 3,300	
Ventura - SFH	2747 Channel Dr	2.3	\$ 2,500	3	2	No	No	No	No	Unit	\$ 180	\$ 893		In-unit	Yes	Central	No	Assigned	\$ 2,500	\$20 App. Fee



Off-Campus Rental Market	
Institution:	Ventura College
City/Town:	

Inputs	
Outputs	
Constants	

**Summary: Off-Campus Rental Market**

Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

**Off-Campus Rentals: Three-bedrooms (continued)**

Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
Ventura - SFH	1517 Vista del Mar Dr	3.6	\$ 2,765	3	2	No	No	No	Yes	Unit	\$ 180	\$ 982	3 - 12 months	In-unit	Yes	Central	No	Assigned			
Ventura - SFH	450 Appian Way	1.3	\$ 2,995	3	2	No	No	No	No	Unit	\$ 180	\$ 1,058	12 months	In-unit	Yes	Central	No	Assigned	\$ 4,500	\$350 Pet fee	
Ventura - SFH	415 Arcade Dr	2.3	\$ 2,300	3	1	No	No	No	No	Unit	\$ 180	\$ 827	12 months	In-unit	No	Central	No	Assigned	\$ 2,300	\$250 Pet fee	
Rosewood Apts Camarillo	555 Rosewood Ave	12.9	\$ 2,379	3	2	No	No	No	No	Unit	\$ 180	\$ 853	7-15 months	On-site	Yes	Central	Yes	Assigned	\$10/mon	\$ 2,250	\$42 App Fee
The Artisan at East Village Oxnard	2060 Zocolo St	8.5	\$ 2,788	3	2	No	No	No	No	Unit	\$ 180	\$ 989	6-13 months	In-unit	Yes	Central	Yes	Assigned		\$ 1,575	\$46 App Fee



Off-Campus Rental Market	
Institution:	Ventura College
City/Town:	

Inputs	
Outputs	
Constants	

Summary: Off-Campus Rental Market						
Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

Off-Campus Rentals: Four-bedrooms+																					
Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
SFH - Ventura	1300 Saratoga Ave	2.5	\$ 2,150	4	2	No	No	No	No	Unit	\$ 200	\$ 588		On-site	Yes	Central	No	Assigned		\$ 2,200	
SFH - Ventura	7005 Bristol Rd	3.6	\$ 2,350	4	2	No	No	No	No	Unit	\$ 200	\$ 638			Yes	Central	No	Assigned		\$ 2,350	
SFH - Ventura	1852 Topaz Ave	4.5	\$ 2,425	4	2.5	No	No	No	No	Unit	\$ 200	\$ 656		In-unit	Yes	Central	No	Assigned		\$ 3,100	\$400 Pet Deposit
SFH - Ventura	2287 Johnson Dr	3.4	\$ 2,847	4	3	No	No	No	No	Unit	\$ 200	\$ 762	12 months		Yes	Central	No	Assigned			
SFH - Ventura	7841 Sonoma St	3.0	\$ 3,275	4	3	No	No	No	No	Unit	\$ 200	\$ 869	12 months		Yes	Central	No	Assigned			
SFH - Camarillo	942 Camino Vera Cruz	13.9	\$ 3,950	4	3	No	No	No	No	Unit	\$ 200	\$ 1,038	12 months		Yes	Central	No	Assigned			
SFH - Camarillo	1667 Bridgeport Ln	14.0	\$ 2,950	4	3	No	No	No	No	Unit	\$ 200	\$ 788	12 months		Yes	Central	No	Assigned		\$ 3,000	
SFH - Oxnard	937 Dunes St	8.3	\$ 2,345	4	2	No	No	No	No	Unit	\$ 200	\$ 636	12 months		Yes	Central	No	Assigned		\$ 3,100	
SFH - Oxnard	3420 N Oxnard Blvd	5.6	\$ 3,525	4	4	No	No	No	No	Unit	\$ 200	\$ 931	12 months	In-unit	Yes	Central	No	Assigned		\$ 5,000	
SFH - Oxnard	1121 Devonshire Dr	7.9	\$ 3,200	4	3	No	No	No	No	Unit	\$ 200	\$ 850	12 months		Yes	Central	No	Assigned		\$ 3,200	
SFH - Fillmore	68 Rio Grande St	20.8	\$ 3,000	5	3	No	No	No	No	Unit	\$ 215	\$ 643	12 months	In-unit	Yes	Central	No	Assigned		\$ 3,500	

**Student Housing Market and Demand Analysis Addendum**

Selected data tables and text from the 2017 Scion Group Student Housing Market and Demand Analysis were updated in October 2021 by the Ventura College Institutional Effectiveness Office.

Enrollment [Page 2 of Original Report]

**Between Fall 2015 and Fall 2021, total enrollment at the College experienced a 16.8% decrease.** This decline is due primarily to Covid, and is consistent with colleges across the state and country. In Fall 2021, the College had a total enrollment of 10,998, with 3,152 full-time students and 7,846 part-time students.

**By Fall 2024, the College projects a 36% increase in total full-time enrollment, which will increase full-time enrollment to 4,308 students.** This projection is based on pre-pandemic levels, as well as the addition of new high-demand programs.

**In Fall 2021, approximately 71% of students are enrolled as part-time, while 29% are enrolled full-time.** This percentage of part-time and full-time students remained consistent between Fall 2010 and Fall 2019. During the Covid-19 pandemic, fewer students enrolled in classes full time.

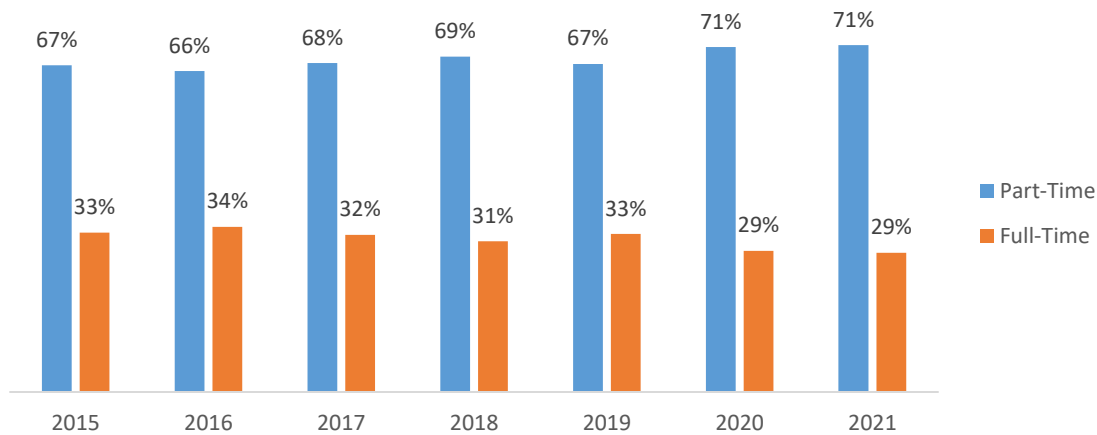


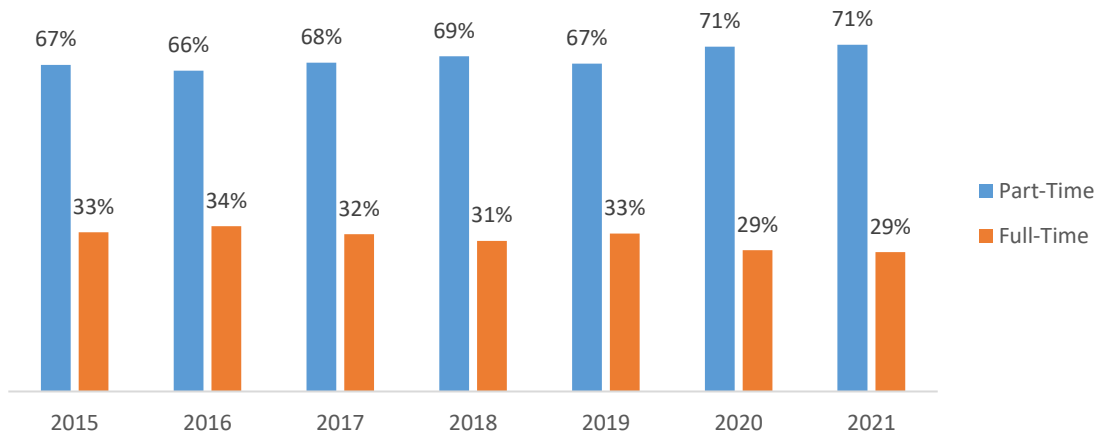
Figure 1: Historical Enrollment Projections, Full-Time and Part-Time, Fall 2015-Fall 2021  
[Page 3 of Original Report]

Student Status	Full-Time Students
Continuing Student	1,581
First-Time Student	1,241
First-Time Transfer Student	80
Returning Student	250
<b>Total Full-Time Students</b>	<b>3,152</b>

**Table 5: Full-Time Enrollment, Fall 2021**  
[Page 12 of Original Report]

Ventura College Historical Enrollment								
Enrollment Status	2015	2016	2017	2018	2019	2020	2021	% Change 2015-2021
Part-Time	8,882	8,653	9,068	9,335	8,715	8,525	7,846	-11.7%
Full-Time	4,332	4,453	4,335	4,196	4,198	3,489	3,152	-27.2%
<b>Total</b>	<b>13,214</b>	<b>13,106</b>	<b>13,403</b>	<b>13,531</b>	<b>12,913</b>	<b>12,014</b>	<b>10,998</b>	<b>-16.8%</b>

**Table 6: Total Enrollment, Historical and Projected**  
[Page 13 of Original Report]



**Figure 4. Historical Enrollment Percentages, Full-Time and Part-Time, Fall 2015 – Fall 2021**  
[Page 13 of Original Report]

	2015	2016	2017	2018	2019	2020	2021	Projected Enrollment		
								2022	2023	2024
<b>Total Fall Enrollment</b>	13,214	13,106	13,403	13,531	12,913	12,014	10,998	12,012	13,574	14,361

**Table 7: Total Fall Enrollment, Historical and Projected**

	2015	2016	2017	2018	2019	2020	2021	Projected Enrollment		
								2022	2023	2024
<b>Full-Time Fall Enrollment</b>	4,332	4,453	4,335	4,196	4,198	3,489	3,152	3,604	4,072	4,308

**Table 8: Full-Time Fall Enrollment, Historical and Projected**  
[Page 13 of Original Report]

Institution	Location	Full-Time Undergraduate Enrollment	Housing Capacity		Housing Type
			#	%	
Ventura College	Ventura, California	3,152	N/A	N/A	N/A
Santa Barbara City College	Santa Barbara, California	4,736	N/A	N/A	N/A
Moorpark College	Moorpark, California	4,388	N/A	N/A	N/A
Oxnard College	Oxnard, California	1,553	N/A	N/A	N/A
California State, Channel Islands	Camarillo, California	5,545	1,660*	29.9%	Traditional, Semi-Suite, Suite, Apartment

**Table 14: Peer Institutions - Enrollment and Housing Capacity**

[Page 24 of Original Report]



October 26, 2021

California Community Colleges Chancellor's Office  
1102 Q Street, 6<sup>th</sup> Floor  
Sacramento, CA 95811

Subject: City Support for CCC Construction Grant

Dear California Community College Chancellor's Office,

It is my pleasure to write this letter in support of Ventura College's application for the California Community College (CCC) Construction Grant to implement their 2017 feasibility study to build student housing on their campus.

Providing affordable housing choices to students is essential to help provide the academic foundation for their careers. This is even more critical in the City of Ventura where the community faces very high rents.

The City Council has identified affordable housing as a major priority for the City, and Ventura College's student housing project would benefit students as well as the community by indirectly making more rental units available in the community.

Overall, this project will continue the College's nearly 100-year legacy of strengthening the local community.

The Community Development Department of the City of San Buenaventura (Ventura) strongly supports Ventura College's efforts and the City as a whole is prepared to be an active and supportive partner with the College to bring these plans to fruition, including but not limited to, efficient processing of any necessary land use changes and entitlements.

Sincerely,

A handwritten signature in blue ink that reads "P. Gilli".

Peter Gilli, AICP  
Community Development Director



# VENTURA COLLEGE FOUNDATION

## BOARD OF DIRECTORS 2021-2022

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Nicole Kreutz  
*Vice-Chair*

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Helen Yunker<sup>†</sup>

October 28, 2021

California Community Colleges Chancellor's Office  
1102 Q Street, Sixth Floor  
Sacramento, California 95811

Re: Ventura College Student Housing Project

Dear California Community Colleges Chancellor's Office

On behalf of the Board of Directors and staff of the Ventura College Foundation, I hereby enthusiastically support the Ventura College Student Housing Project. The Ventura College Foundation serves approximately 3,000 Ventura College students each year. Approximately 70% of these students -- 2,100 students -- are classified as extremely low-income, very low-income, or low-income students. Of these 2,100 students, approximately 18% are housing insecure and consistently report a need for accessible and affordable housing. These students also continually report that the lack of low-income housing options is negatively impacting their pursuit of a post-secondary education.

Approval of this grant will make available the opportunity to name the proposed apartment building through a naming rights gift as part of a comprehensive campaign conducted by the Ventura College Foundation in conjunction with the college's 100<sup>th</sup> Anniversary Celebration in 2025. It is anticipated that naming opportunities would result in \$1.5 - \$5 million donations that would be used to assist with building operational costs and/or remove financial barriers to support student success. The costs associated with the naming rights gift campaign will be borne entirely by the Ventura College Foundation.

If you have any questions and/or concerns, please feel free to contact me at (805) 289-6461.

Sincerely,



Anne King  
Executive Director

YOUR  
DREAMS.  
OUR  
MISSION.





# Ventura County Community College District

761 EAST DAILY DRIVE, SUITE 200, CAMARILLO, CA 93010  
805-652-5500  
VCCCD.EDU

DR. GREG GILLESPIE  
CHANCELLOR

October 28, 2021

To Whom It May Concern:

Ventura County Community College District (VCCCD) is composed of three colleges, Moorpark College, Ventura College and Oxnard College. The VCCCD colleges are designated Hispanic Serving Institutions (HSI) proudly serving students of color from all racial and ethnic backgrounds in the county. There is an appreciable need for affordable student housing at all three colleges. Affordable student housing at our three colleges will move the needle in accomplishing the CCC State Chancellor's Office system Vision Goals, including (Goal 1) the desired 20% increase in degrees, credentials, and certificates over five years. This success aligns with the Ventura County Community College District (VCCCD) Strategic Goal 2 of increasing access and success. Affordable student housing will also reduce equity gaps: (CCC Vision Goal 5, and VCCCD Strategic Goal 3).

Ventura County has a high cost of living, and affordable housing is not readily available to many residents. The 2020 Ventura County Housing Need Report, from the California Housing Partnership, reports that 25,804 low-income renter households do not have access to affordable housing, that renters would need to earn triple the state minimum wage to afford the average monthly asking price, and that seventy-one percent (71%) of extremely low-income households pay more than half their income for housing compared to two percent (2%) of moderate-income households. Homelessness or housing insecurity is a significant issue in Ventura County and for our students. In the 2021 Community Action Ventura County Survey, fourteen percent (14%) of respondents reported being homeless, eleven percent (11%) reported housing insecurity, and ten percent (10%) reported living in transitional housing arrangements.

The lack of affordable housing is driving a countywide labor force contraction. The 2020 County Economic Forecast, reported by the California Lutheran University Center for Economic Research and Forecasting, identified the lack of affordable housing as one of, if not the, primary cause of labor force contraction. Affordable student housing will directly address the county need for a well-educated workforce and contribute to reducing or reversing the labor force contraction.

The students of VCCCD (Moorpark, Ventura, and Oxnard Colleges) are just the students the housing program was meant to benefit. CCC LaunchBoard reports that sixty-three percent (63%) of students are low-income (are eligible for the Promise Grant/BOG fee waiver), and that a full forty percent (40%) receive Pell Grants. Seventy-six percent (76%) of VCCCD students take courses part-time. Ventura County spans more than 2,000 square miles and is the thirteenth (13<sup>th</sup>) most populous county in California, just slightly smaller than San Francisco County in terms of population. The distance between the three campuses poses a significant barrier for any student who is seeking to live near one college but take classes at another. For students who have cars, driving time between the colleges often exceeds forty-five (45) minutes each way. Students using public transportation face trips that approach

two hours each way. We are seeking to provide low-cost housing options to students at all three colleges, promoting equitable access to low-income students across the county.

Given the distance between each of the colleges and the pervasiveness of need documented among the VCCCD student populations, each of the three projects is essential for serving the diverse needs in the county. Two of our proposals, those for Moorpark College and Oxnard College, are for planning grants: the first to convert existing commercial space into student housing and the second for new construction in under-utilized open land in Oxnard. The Ventura proposal builds on prior feasibility studies with a project ready to begin construction. The District has elected not to rank the three proposals but rather to submit each along with this explanation of how the planning is integrated and supports county-wide needs among the 28,000 students we serve.

All three colleges are poised to take full advantage of the construction and planning grant opportunities to transform our students' lives for the better, addressing key program emphases by: converting part-time students to full-time, offering affordable housing to low-income students, addressing the pernicious issue of homelessness, decreasing the cost of attendance for students, and decreasing the time to completion for degrees, certificates, and transfer.

Sincerely,



Greg Gillespie, PhD.  
Chancellor