

Moreno Valley College

Student Housing Market Study and Demand Analysis with Financial Feasibility Analysis

scion ADVISORY
SERVICES

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Executive Summary

Purpose

Riverside Community College District (RCCD) engaged The Scion Group LLC (Scion) to complete a *Student Housing Market Study and Demand Analysis* (Study) for Moreno Valley College (MVC) to determine interest, demand and financial feasibility for campus housing. MVC does not currently offer campus housing but with the increase in housing insecurity in the State of California, and the shortage of affordable housing in the area, RCCD is particularly interested in understanding the need for housing for students within the District.¹

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

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

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

Key Findings

There is a great need for housing. Many students struggle with housing and food insecurity which affects students' ability to achieve educational goals. Low-cost campus housing will benefit those that are most vulnerable.

MVC has ample demand for campus housing at the lowest price point – rents in compliance with SB 169 funding.

- The demand analysis shows that MVC cannot implement a housing plan for a P3 development but if SB 169 funding is awarded for construction, the College can develop a viable project for low-income students.
- MVC has seen a decline in enrollment since the pandemic, however, stakeholders and students alike are confident that adding campus housing will help to attract and retain students.
- The current rental market is tight with a 2% vacancy rate. There were no multi-family housing permits approved in 2021 but experts believe more development is forthcoming.
- Affordability is a key factor in determining where to live; survey respondents show high interest in low-cost campus housing.

Recommendations

- Begin the application for the FY 2023 SB 169 construction funding for a 100% SB 169 project.
- Procure a Design-Build team in the start of 2023 to enable design to begin when funding from SB169 is projected to be known. Selection should anticipate a June 2023 date.
- Develop program and financing scenarios dependent upon the outcomes of the SB169 grant.
- Determine the timing of if/when to take a proposed Resolution to the Board for approval of a public-private partnership or some other alternative delivery method.
- Consider a District-wide approach to developing student housing if a full construction grant is not approved.

Readiness

College Readiness

- The Demand Analysis confirmed a need for housing at MVC and the financial analysis confirms the College can develop a viable project serving up to 450 students if 100% SB 169 funding is awarded,
- One of the criteria for eligibility to live in low-cost SB 169-funded campus housing is full-time enrollment status. Of the 205 part-time survey respondents who expressed interest in housing, 51% indicated they would enroll full-time if they could live on campus, potentially increasing the number of students eligible for low-cost housing and improving student success.
- The College is aware that existing programs and services will enhance student engagement and completion by providing opportunities to residents for academic and personal growth.
- The College is aware that expanding current dining offerings will help to support an on-campus population, especially since there are no off-campus dining options within walking distance of the proposed location for the new housing.

Student Readiness

- The high demand for low-cost campus housing indicates that students are ready for this initiative.
- MVC has an opportunity to provide affordable, safe and convenient campus housing which is what students need and desire.
- Campus housing will likely reduce anxiety students experience when looking for a place to live. Over 60% of the 103 survey respondents that needed to find housing when they enrolled at had difficulty finding housing within their budget and within a reasonable commute to campus.

Community Readiness

- The area rental market is tight with few affordable housing options for students. Many students are experiencing housing insecurity. The addition of low-cost campus housing at MVC will increase the rental options available to low-income students, which is in scarce supply now.
- MVC has a strong desire to be part of the community and is actively involved in the community and the region. The College has formed partnerships with community groups which will help if there are concerns from community residents regarding new housing at MVC.

Introduction

Approach

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

- Address basic needs and provide cost-effective housing for students.
- Increase student retention.
- Foster diverse and inclusive communities.
- Engage with the local community.
- Enhance student recruitment.

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

- Interviewed key campus stakeholders; met with department leadership and staff.
- Moderated two student focus groups.
- Researched and compared housing options at California community colleges.
- Analyzed the area rental market within 14 miles of campus, including 15 conventional properties and 14 properties from the shadow market; totaling over 3,600.
- Administered a student survey garnering 619 valid responses.
- Calculated demand for single students and students with families.

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

Background

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

MVC is proud of being a health education center in the Inland Empire with stellar programs in health sciences. The College offers over 55 academic programs.

Input received from campus stakeholders illustrates what makes MVC unique. Through virtual meetings, Scion was able to “feel” the campus culture and understand the vision for student housing at MVC. Specifically:

- The State has made grants available to colleges for low-income student housing.
- The focus for first-time housing should be to serve low-income students.
- MVC is unique in its desire to nurture, enhance and grow the college culture. Stakeholders describe the college community as a welcoming place and family-like.
- The cost of housing has increased significantly and there are not many nearby rental options. Many students’ basic needs are not being met and housing is one of many issues. If MVC develops student housing, it must be affordable.
- MVC’s master plan identifies a site for campus housing at the northwestern edge of campus.
- The College is interested in supporting disproportionately disadvantaged students, such as former foster youth, CalWORKS families, veterans, LGBTQ+ students in an unstable home environment, and single parents.

Affordable Housing Funding

In September 2021, the Governor of California signed AB 169/SB169 (SB 169) into law that allows one-time grants to colleges and universities for both the planning and construction of affordable student housing. Colleges may also acquire or renovate a commercial property for student housing but cannot repurpose existing residential or hospitality products. The State has allocated \$2 billion over three years for community colleges and the University of California (UC) and the California State University (CSU) systems. Approximately 80% of California's community colleges applied for planning and/or construction grants in the first year.

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

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

Pursuant to the stated requirements for funding, RCCD applied to the Department of Finance (DoF) for a planning grant in October 2021 for first-time student housing at MVC. The DoF reviewed the application and recommended that the College be awarded \$540,000. The District and all other applicants are currently waiting for approval from the state legislature.

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

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

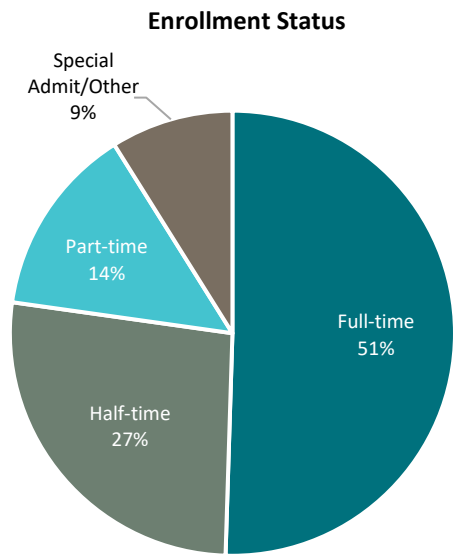
There will be two more rounds to apply for funding and MVC plans to apply for a construction grant for FY 2023.

Student Survey Respondent Profile

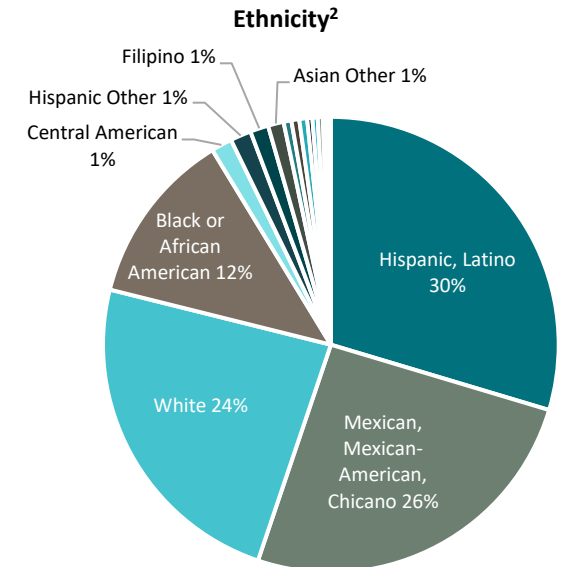
MVC has a diverse student population, and the survey response was equally diverse.¹

There was a strong response to the survey with 619 student responses, resulting in a $\pm 3.8\%$ margin of error.¹ This is above the statistical accuracy requirement. Nearly half, 48%, are continuing students (those enrolled in Spring 2021 and Fall 2022) and one quarter are first-time students (first semester enrolled in college). Over half, 60%, are single and do not live with a partner, dependents or others for whom they are responsible.

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



- 295 first-generation students
- 92 from the LGBTQ+ community
- 36 international students
- 78 student athletes
- 28 former foster youth
- 22 veterans or active reserve
- 133 CalWORKS
- 162 EOPS
- 92 CARE



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

² Ethnicities that are less than 1% are not labeled.

College Readiness

Community Colleges with Housing

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

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

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

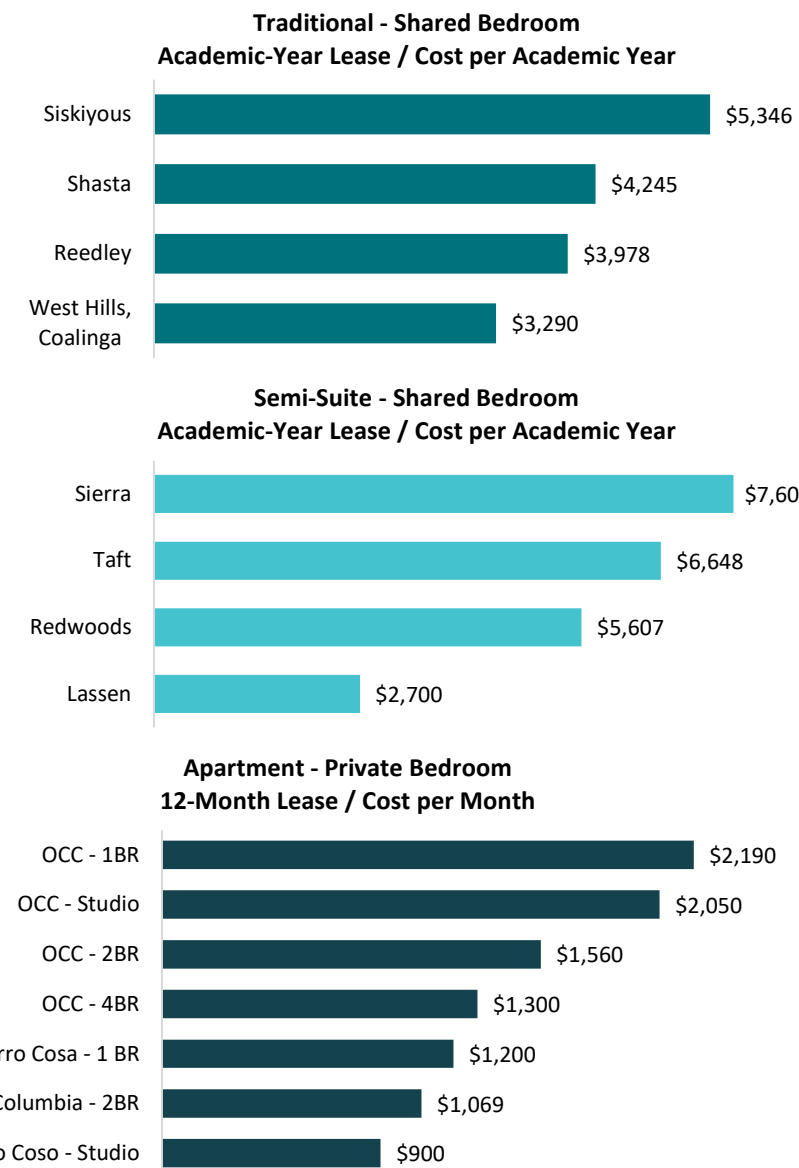
When comparing capacity as a percent of enrollment, Feather River College, with enrollment of roughly 1,800, houses 13% of enrollment while Sierra College with enrollment of 17,500 and Cerro Cosa College with enrollment of over 5,000 each house just 1% of enrollment. This is not a key benchmark when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

Housing Comparison

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

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

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



Enrollment

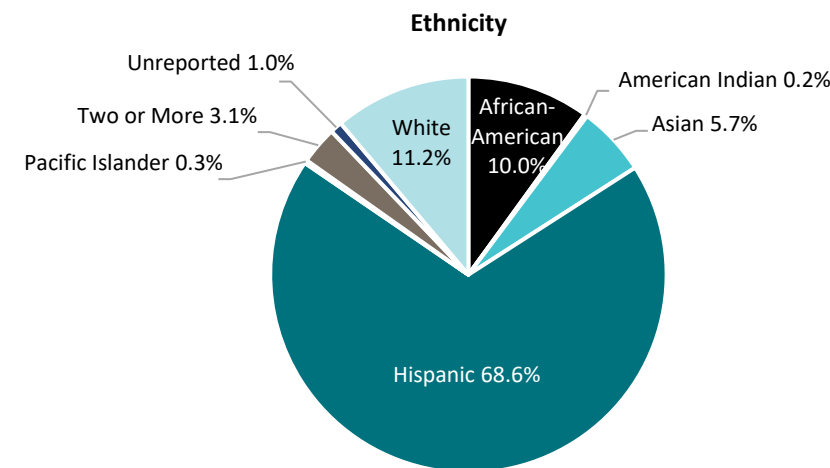
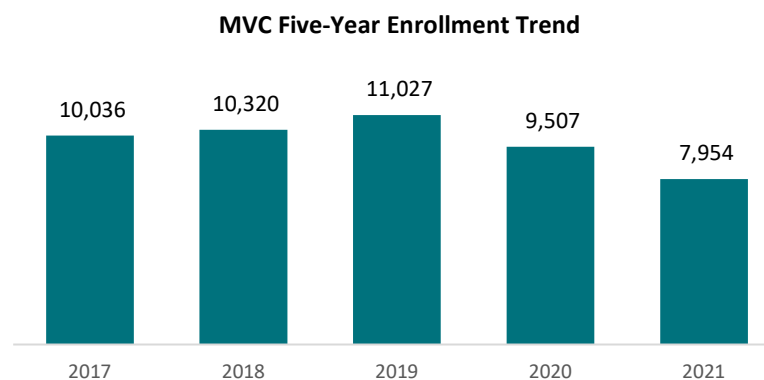
MVC has a diverse population with nearly 70% of enrollment identifying as Hispanic. MVC is proud of its HSI designation, one of just 400 U.S. higher-education institutions.

The highest proportion of MVC students are 24 years old or younger. Approximately 75% attend part-time.

MVC is expected to increase full-time enrollment with the California Guided Pathways Project, a grant-funded initiative to provide coaching and support to its first-time students. Demand is calculated on Fall 2021 enrollment, therefore, if enrollment increases, demand for housing may increase as well.

The pandemic has had an adverse effect on enrollment at all higher education institutions. Fall 2021 enrollment at community colleges nationwide fell 3.4% but less severely than Fall 2020 (10.1%). The decline is more significant in California where two-year public institutions averaged a 10% decrease in Fall 2021 vs. 11.7% the previous year.¹ MVC's enrollment declined 16% in the same period.

Stakeholders and students alike are confident that adding campus housing will help to attract and retain students. According to student survey results, 99% believe that housing will be important to *attract* future students; 85% believe housing will be important to *retain* students. This demonstrates that even students who are not interested in campus housing for themselves recognize the importance of housing for future students. Furthermore, 51% of the 203 part-time survey respondents² who expressed interest in housing indicated that they would consider enrolling full-time if MVC offered housing, making them eligible for low-cost housing if they receive aid.



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

² Part-time includes students taking fewer than 12 units.

Campus Services

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

Dining is an important component when adding first-time housing. With careful planning and departmental cooperation, MVC can provide services that will enhance the residential experience and help alleviate food insecurity.

Student Services

An array of services are currently available for MVC students through the offices of Admissions, Financial Aid, and Assessment. A residential program can expand on current student support offerings and academic programs that promote student engagement and support. Integrating wrap-around services into the community can be beneficial.

Campus stakeholders are supportive of a student housing initiative, especially if housing can be offered at below-market rates. Many student groups need low-cost housing, including foster youth, marginalized populations, formerly incarcerated students, and those that are experiencing housing insecurity. Housing can benefit all students, those coming from high school, those who are working while in school, and students with dependents. Campus administrators, faculty, and students believe that campus housing will enhance student life and encourage students to be invested in the College.

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

Dining Services

Housing and dining go hand-in-hand. There are limited dining options on campus. The Lion's Den is open Monday through Friday, and the Coffee Cub is open Monday through Thursday. The College also operates a food bank and clothing closet for students. Even with apartment-style housing, where residents can prepare their own meals, the demand for on-campus dining may increase. Expanding operating hours and dining options could benefit residents and the entire campus community.

Student Readiness

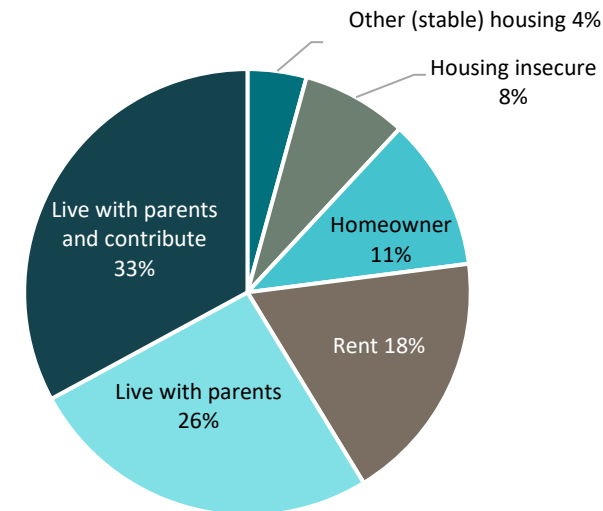
Current Living Situation

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

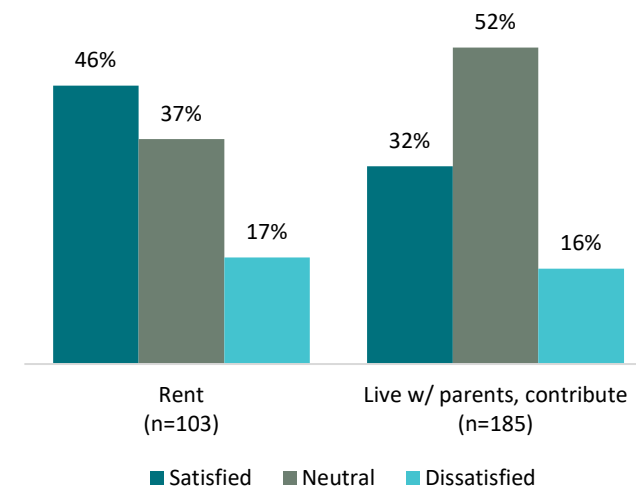
Nearly 60% of survey respondents live with parents, guardians or other relatives; many contribute toward living expenses. Less than half of those renting their own housing are satisfied with their current living situation. Typically, students renting on their own are more likely to be interested in student housing than those in other living situations, however, with the possibility of low-cost housing, more students currently living at home may be attracted to on-campus housing.

Students report challenges finding affordable and convenient housing. Scion's research reveals a tight market with a 2% median vacancy rate. Just 13 survey respondents had to find a place to live when they enrolled at MVC. Of these, 69% had difficulty finding housing within budget and 62% had difficulty finding a rental within a reasonable commute. However, Most survey respondents, 73%, have a commute time of less than 30 minutes to campus with most, 59%, using a personal vehicle; few use public transportation.

Current Housing Situation



Housing Satisfaction



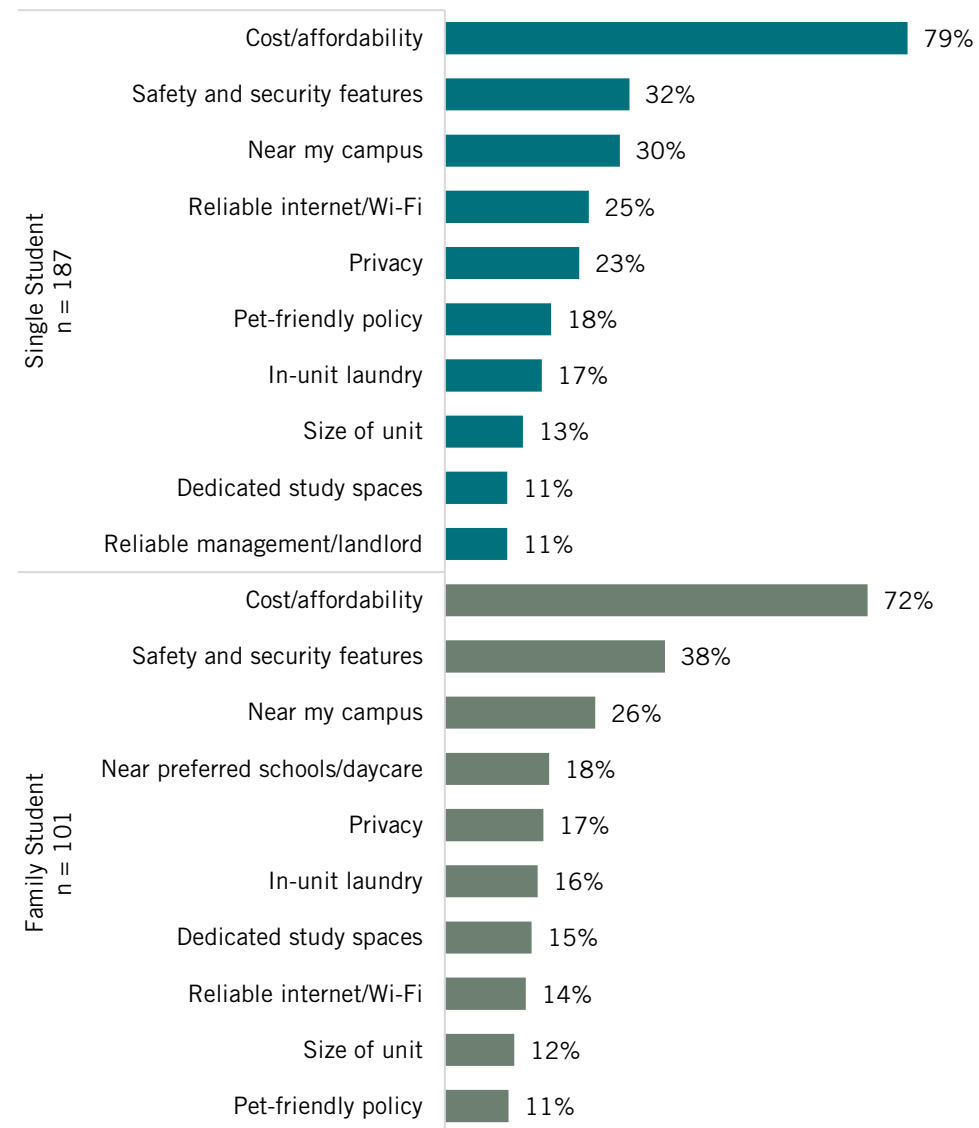
Decision-Making Factors

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

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

Affordable housing is by far the most important factor for MVC students when deciding where to live. When discussing housing options, administrators and students alike stressed the importance of cost. This was confirmed by survey respondents: 79% of single students and 72% of students with families consider cost the number one factor when deciding where to live.¹

Cost is not the only factor important to students. Safety and security features, living close to campus and reliable internet are key aspects. Proximity to daycare or children's school is also important to students with children.



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

Housing Cost Comparison

If a construction grant is approved by the State, low-income students will be able to live on campus at rates that are over 50% lower than current market rents. Low-cost housing rates which were tested on the survey are shown below the column with the dark teal heading in the table on right.

Single Students

The table below compares monthly housing costs between the area rental market and what students who are currently renting pay, as reported on the survey. The table also compares these costs to survey-tested rents for single-occupancy bedroom units.¹ All housing costs are shown “per-person.” While the sample is small, it appears MVC students can find housing at below market rents.

Survey-tested baseline market rents, and subsequent discounted market rates, are over 50% higher than the median students are currently paying.² New construction is always more expensive than existing housing and construction costs have increased significantly since before the pandemic. But, for many, living in a student community, and paying an all-inclusive rent, is worth the costs of a new housing development. There are tangible and intangible benefits to living on campus. For example, it is easier to connect with peers, residents are more likely to participate in campus activities, it eliminates the need to commute (and with increasing gasoline prices, this is becoming more important), personnel are available to respond to emergencies, and residential staff can offer support to students.³ For students coming to MVC from high school living on campus provides a transition between living at home and moving out on one’s own.

Unit Type	Median Adjusted Market Rate ⁴	n =	Median Self-Reported Housing Costs ⁵	n=	Survey Rent Baseline	Survey Rents 5% Discount	Survey Rent 10% Discount	Survey Rent Low-Cost Housing
Studio	-		\$1,125	2	\$2,885	\$2,740	\$2,595	\$680
1 Bedroom	\$1,700	13	\$1,125	6	-	-	-	-
2 Bedroom	\$1,048	14	\$1,038	6	\$2,335	\$2,220	\$2,100	\$550
3 Bedroom	\$878	7	\$705	7	-	-	-	-
4 Bedroom	-		\$900	7	\$2,045	\$1,945	\$1,840	\$480

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

² The sample of survey respondents reporting housing costs is small.

³ Grodman, Stefanie. “The Top Five Benefits of Living on Campus” Best Colleges. August 5, 2021.

⁴ Adjusted per-person rates include rent and an allowance for utilities and Internet. Market rate is conventional apartments only (does not include the shadow market.)

⁵ Self-reported housing costs are from single students not sharing a bedroom and include utilities and internet.

Housing Cost Comparison

As with single student housing, Norco will be able to offer low-cost housing to those who qualify if a construction grant is approved by the State. Low-cost housing rates which were tested on the survey are shown below the column with the dark teal heading in the table on right. These are projected to up to 45% lower than current median market rates.

Students with Families

Housing costs are compared, below, for students who live with their spouse, partner an/or dependents. All monthly rates are shown “per unit” and compare median market adjusted rents to self reported housing costs and rates that were tested on the survey for four apartment types.¹

While the sample is small, survey respondents who reported monthly housing costs are paying market rates for one-bedroom units; they pay less than market for two- and three-bedroom units. As with single-student housing, survey-tested rates are significantly higher than the market, however, students who qualify will be able to take advantage of low-cost housing should MVC receive State funding for low-income student housing.

Unit Type	Median Adjusted Market Rate ²	n =	Median Self-Reported Housing Costs ³	n=	Survey Rent Baseline	Survey Rents 5% Discount	Survey Rent 10% Discount	Survey Rent Low-Cost Housing
Studio	-				\$2,750	\$2,615	\$2,475	\$680
1 Bedroom	\$1,700	13	\$1,725	8	\$3,150	\$2,995	\$2,835	\$775
2 Bedroom	\$2,095	14	\$1,567	8	\$3,350	\$3,185	\$3,015	\$870
3 Bedroom	\$2,635	7	\$1,450	9	\$3,475	\$3,300	\$3,130	\$970

¹ The survey also tested a two-bedroom/two-bathroom apartment designed for two single parents (not shown).

² Adjusted per-unit rates include rent and an allowance for utilities and Internet. Market rate is conventional apartments only (does not include the shadow market).

³ Self-reported housing costs are from students living with a spouse/partner and/or dependent(s).

Housing Demand

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

Demand for single students is estimated on a per-bed basis while family housing is estimated on a per-unit basis. In a typical student housing development, single students rent by the bed, signing an individual lease. This minimizes a resident's responsibilities and reliance on roommates who may not fulfil their financial obligations. As with conventional rental housing, students with families typically rent by the unit, signing one lease for the entire household because all occupants are not generally students. There may be one exception for MVC. Campus stakeholders indicated that single parents who struggle to find housing would benefit from a campus living option. A two-bedroom apartment was tested on the survey as a low-cost option for two single parents, each with a private bedroom and bathroom, sharing living space and a kitchen. This concept, in addition to other units presented, gives single parents alternatives. Scion assumes that a two-single-parent arrangement would require two separate leases. In the final analysis, there was not enough demand for this unit type to include it in the proposed program.

There is more than adequate demand for MVC to consider low-cost affordable housing. Demand from those who qualify total over 1,000 single-student beds and over 1,290 family units. MVC does not have enough demand to develop a 100% P3 campus housing project without another source of funding

Projected Demand

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

Student Cohort	Baseline Market Rates		Baseline Market Rates Discounted 5%		Baseline Market Rates Discounted 10%		SB 169 Rates (by Qualification)	
	Single Students (# of Beds)	Families (# of Units)	Single Students (# of Beds)	Families (# of Units)	Single Students (# of Beds)	Families (# of Units)	Single Students (# of Beds)	Families (# of Units)
Full-Time	9	6-7	9	6-7	9	6-7	262-282	223-241
Part-Time ¹	16-18	17-18	40-43	46-49	41-44	45-49	827-892	1,067-1,151
Total	25-27 beds	23-25 units	48-52 beds	52-56 units	50-53 beds	52-56 units	1,088-1,074 beds	1,290-1,391 units

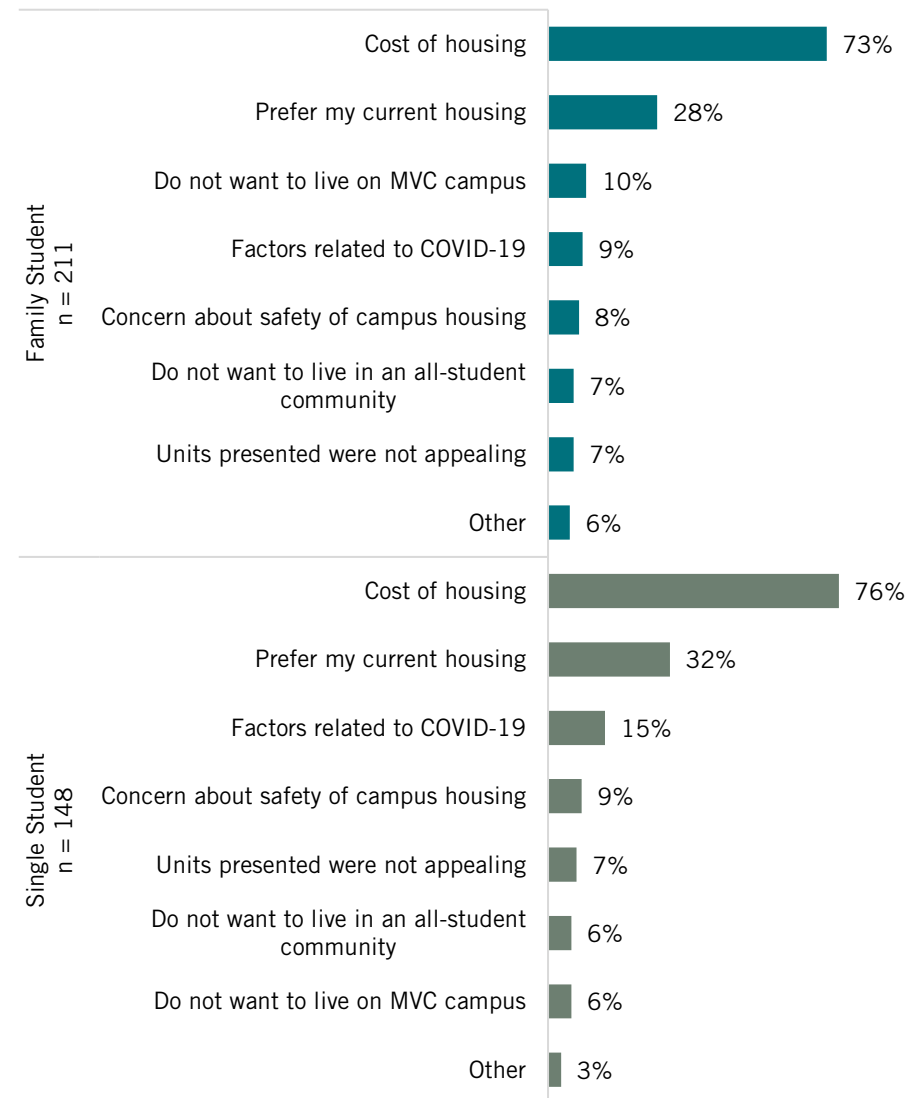
Unit Preference	Projected Demand By Unit Type			
	Baseline Market Rates	Baseline Market Rates Discounted 5%	Baseline Market Rates Discounted 10%	SB 169 Rates (by Qualification)
Single Student Units: Number of Beds				
Four-Person, 2-BR Apt Double Room	8	17-19	18-19	349-377
Four-Person, 4-BR Apt Single Room	4	7-8	8	177-191
Two-Person, 2-BR Apt Single Room	5	6-7	6-7	155-168
Studio, Single Occupancy	9-10	18-20	18-20	407-439
Total	25-27 beds	48-52 beds	50-53 beds	1,088-1,174 beds
Family Students: Number of Units				
Studio Apt	9	19-21	19-21	473-511
Two-BR Two-Single-Parent Apt – (per room)	5	11-12	11-12	273-295
One-BR Apt	4	8-9	8-9	239-258
Two-BR Apt	4-5	9	9	188-203
Three-BR Apt	2	5	5	116-125
Total	23-25 units	52-56 units	52-56 units	1,290-1,391 units

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

Reasons for Lack of Interest

Cost is the primary reason for disinterest. Other high-ranking reasons include a preference for their current housing situation and factors related to Covid-19.

To gauge interest in student housing the survey, preference and interest questions are asked. After viewing all the unit options at estimated baseline rents, a question is posed, “Would you have lived in your preferred unit if it had been available at the start of the academic year?” If no, respondents are shown a discounted rent and asked the question again. Two additional rent levels are offered. At any time, a respondent can indicate they are not interested in the housing. Those who are not interested are asked why. Responses are shown at right.¹



¹ Survey respondents were permitted to select all that apply.

Community Readiness

Housing Site

A site for campus housing has been identified in the Campus Master Plan at the northwestern edge of campus to be purchased from the City (see map). Two alternative locations have been identified on campus if the sale does not go through.

A location on or adjacent to campus increases the success of a first-time student housing development. Proximity to academic buildings and other campus facilities is attractive; students value convenience.

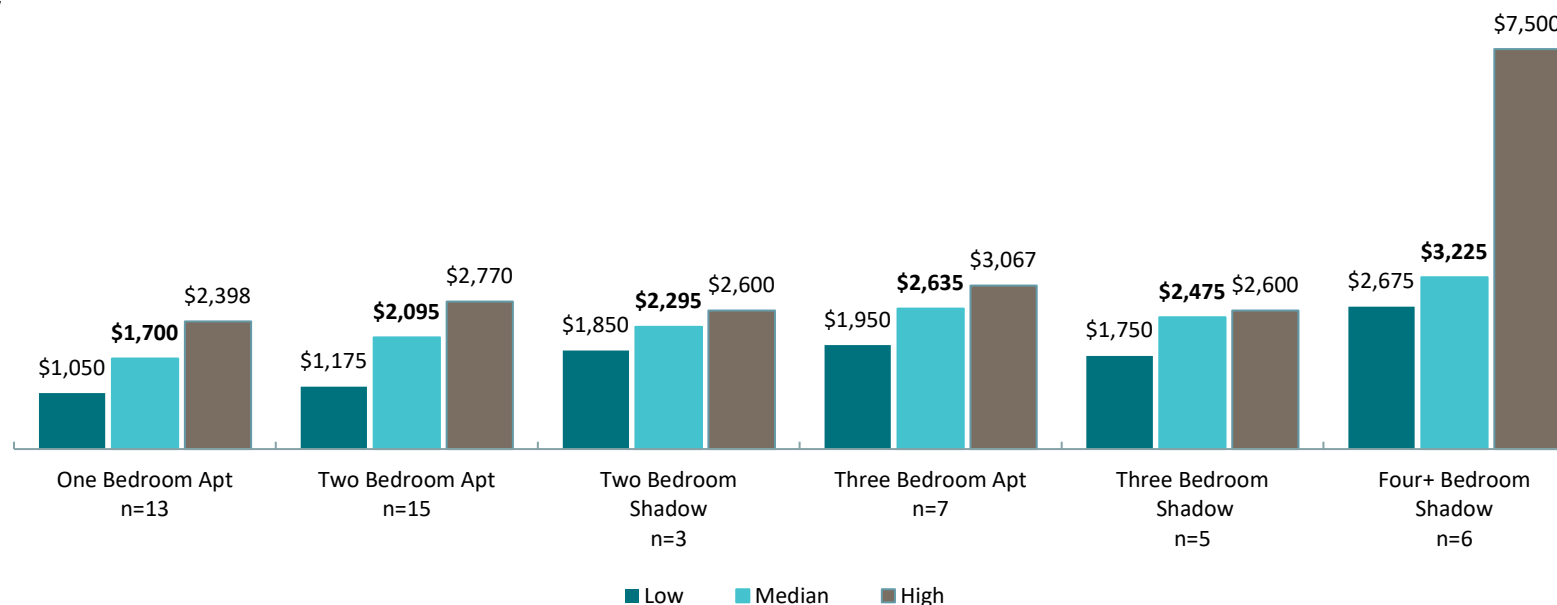


MVC Rental Market

There are 23 properties in Moreno Valley that are registered with the City to provide affordable housing. This represents 1,214 units. These properties are not included in the sample. Qualified students who have applied for low-income housing report long wait lists.

Market Rents

In all, the sample includes 15 properties from the conventional market and 14 properties from the shadow market, totaling over 3,600 units/houses.¹ Monthly rents, shown below, vary widely – from \$1,050 for a one-bedroom apartment to \$7,500 for a four-bedroom single-family home. While the median age of the apartment complexes is 17 years, most have been renovated within the last five



There are two purpose-built student housing properties near the UC Riverside campus that rent apartments by the bed.² Two- and four-single-bedroom apartments are most common. Median rent is \$1,144 and \$894, respectively.

¹ The shadow market includes single-family home rentals.

² Alight Riverside and Highlander at North are 13 miles from MVC. They are included for comparison purposes.

MVC Rental Market

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

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

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

Features and Policies

Of the properties used in the sample, none include any utilities or internet in the rent.¹ Common unit features include air-conditioning, a patio or balcony, and standard appliances including a dishwasher; 11 include a washer and dryer in some or all units. Parking is included at all but two properties. All complexes have a swimming pool; most have a fitness center, a clubhouse or lounge, and/or barbecue-picnic areas. Less common is a business center, on-site laundry facility, on-site storage, or children's playground. Pets are permitted at all but one property, but most require a deposit, one-time fee, or additional monthly rent.

All but two properties offer a 12-month lease. Most offer flexible lease terms ranging from one to 14 months. Application fees are \$25 to \$53 and required security deposits are \$350 to \$1,000.

Pipeline

There were no multi-family building permits approved for Moreno Valley in 2021 and just 255 units the previous year.² Sorelle Apartments on Calle Sombra was sold to Tower 16 Capital Partners in 2021 and a \$5 million renovation has recently been completed.³ Expect plans for high-density development. The area along Ironwood Avenue and Moreno Beach Drive has been rezoned from single-family homes to multi-family and office development. Area residents are concerned that the area will lose its rural appeal. However, nothing will happen until sewer lines can be installed.⁴

¹ The sample includes 15 apartment complexes, within 10 miles of campus, built between 1973 and 2019.

² <https://socds.huduser.gov/permits/>

³ Gowen, S. "What's New: Another Moreno Valley Apartment Complex Sells" Press-Enterprise. November 1, 2021.

⁴ Yarborough, B. "Moreno Valley Residents Upset Rural Neighborhood OK'd for Apartments" Press-Enterprise. June 29, 2021

Community Engagement

Community outreach will be part of the student housing implementation process and is always part of the CEQA process.¹ Engagement might include town halls, presentations at civic meetings, printed materials and/or other ways to reach out to the local community.

It is important to engage with the community during the planning process to keep the public informed and solicit feedback.

Community engagement is an important step starting a successful housing program. MVC is very much part of the community. Community engagement and partnerships is one of MVC's strategic goals which inform the comprehensive housing plan, a long-term vision designed to meet the needs of its students. Alliances with the local and regional community contributes to long term relationships and benefits the entire community.

Moreno Valley residents enjoy the rural setting in which they live, and some are wary of development. During the approval process for the rezoning of land described previously, many expressed their concern about the prospect of high-density development.² The College may hear similar sentiments once the final program has been approved and a developer is retained.

¹ The California Environmental Quality Act (CEQA) is an approval process for new construction required by state law to avoid, reduce or prevent environmental damage and inform public decision-making processes.

² Yarborough, B. "Moreno Valley Residents Upset Rural Neighborhood OK'd for Apartments" Press-Enterprise. June 29, 2021

Program Considerations

Single Students

Four apartment units, shown below, were tested on the student survey. Descriptions included estimated per-bed rents.

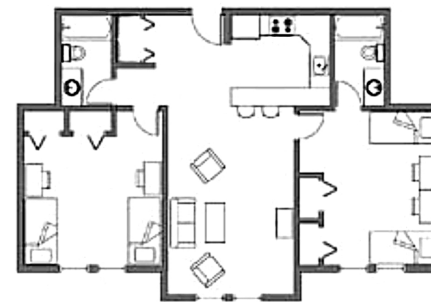
Students with Families

Five unit descriptions were offered with estimated per-unit rents: studio, one-bedroom, two-bedroom, and three-bedroom apartments plus a two-bedroom/two-bathroom apartment designed for two single parents.

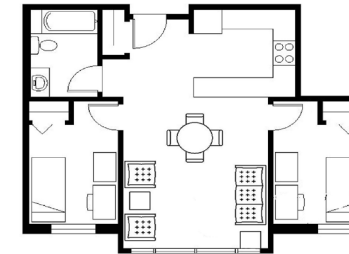
Students were asked to assume that all units are fully furnished, rents include all utilities and internet, and leases are for 12-months.

Tested Units

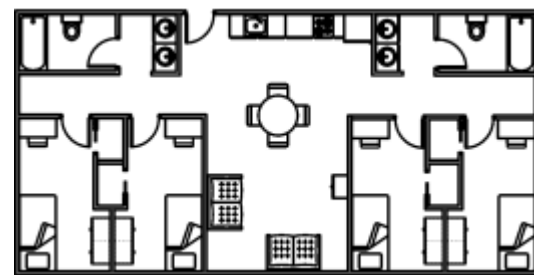
Because the MVC student body is diverse in age, family status and socio-economic circumstances, several housing options and price points were offered on the survey for consideration. The floor plans are conceptual only and tested rents are based on information known to date.



Four-Person Two-Bedroom Apt



Two-Person Two-Bedroom Apt



Four-Person Four-Bedroom Apt



Studio Apartment

Survey Rents

The table below lists the rents that were tested on the survey. Scion tests four rent levels to understand students' costs sensitivity and to produce a demand curve. Baseline rents represent full market rent for a stand alone P3 project. Two discounted rents are tested for cost tolerance data points. The fourth rent level is an option for low-income students who qualify.

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

The lowest-cost option rents use the formula described in the SB169 legislation. Rent can be no higher than 30% of 50% of the area median income (AMI) for a single-occupancy room. AMI is updated annually by the California Department of Housing and Community Development (HCD). Rents were tested at the highest possible rate per SB 169.

Assumptions for Tested Rents
12-month lease
\$2,905 per-bed operating costs
\$555 per GSF construction costs
4.25 interest rate
37-year loan
Debt service coverage 1.25

Unit	Baseline	95%	90%	Affordable (SB 169)
Individual, Single Students, Per-Person				
Four-Person, 2BR/2BA Apartment	\$1,775	\$1,685	\$1,600	\$255
Four-Person, 4BR/2BA Apartment	\$2,045	\$1,945	\$1,840	\$290
Two-Person, 2BR/1BA Apartment	\$2,335	\$2,220	\$2,100	\$335
Single-Occupancy Studio	\$2,885	\$2,740	\$2,595	\$410
Students with spouse/partner/dependent(s), Per-Unit				
Studio Family Apartment	\$2,750	\$2,615	\$2,475	\$390
2BR/2BA Single-Parent Family Apt (per BR)	\$2,975	\$2,825	\$2,680	\$425
1BR/1BA Family Apartment	\$3,150	\$2,995	\$2,835	\$450
2BR/1BA Family Apt	\$3,350	\$3,185	\$3,015	\$480
3BR/2BA Family Apt	\$3,475	\$3,300	\$3,130	\$495

Unit Preference

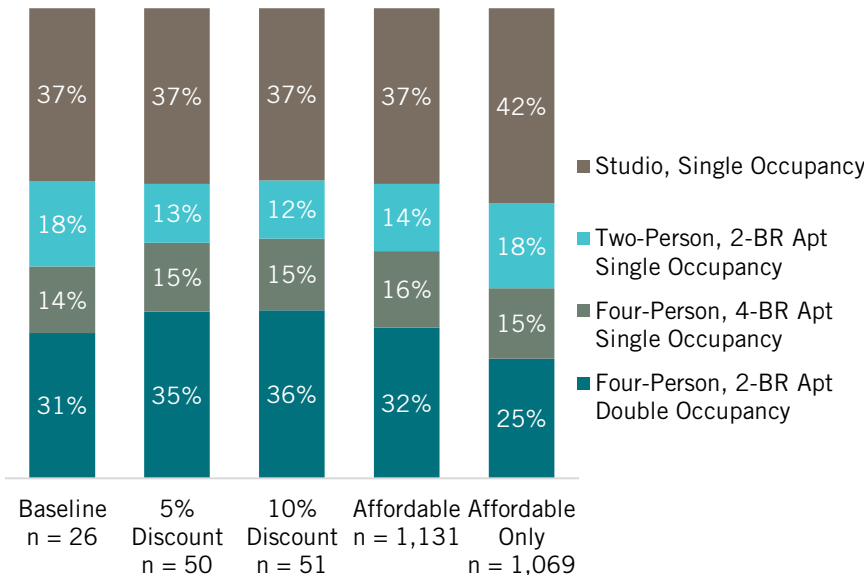
Consider survey respondents unit preferences when determining the final program and unit mix.

- The unit mix shown is based on students' first-choice preference and does not account for units that may be acceptable to them if their first-choice is not available.
- When asked if single students would be willing to share a bedroom to save on housing costs, just 21% responded yes, 44% stated a private bedroom is more important, and 35% said it depends on the unit type.

Single Students

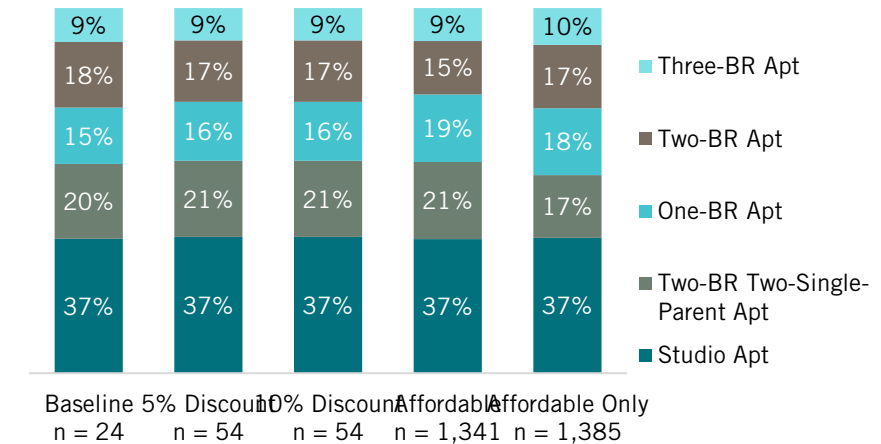
Of those who expressed interest in housing, most preferred either a studio (the most expensive option) or a shared bedroom in a two-bedroom apartment (the lowest-cost option). Unit preference did not change significantly as tested rents declined.

A traditional residence hall was not included in the mix, however, 47% of those expressing disinterest due to cost at baseline rents would consider it (49 students).¹



Students with Families

Among family survey respondents (those living with a partner/spouse and/or dependent(s)), a studio apartment is favored among 37% of interested students at baseline rents. Price could be the driver, as this is the lowest-cost option. While single parents expressed interest in other options, the two-bedroom apartment, designed for two single parents to share, is preferred by 17%-21% of interested survey respondents.



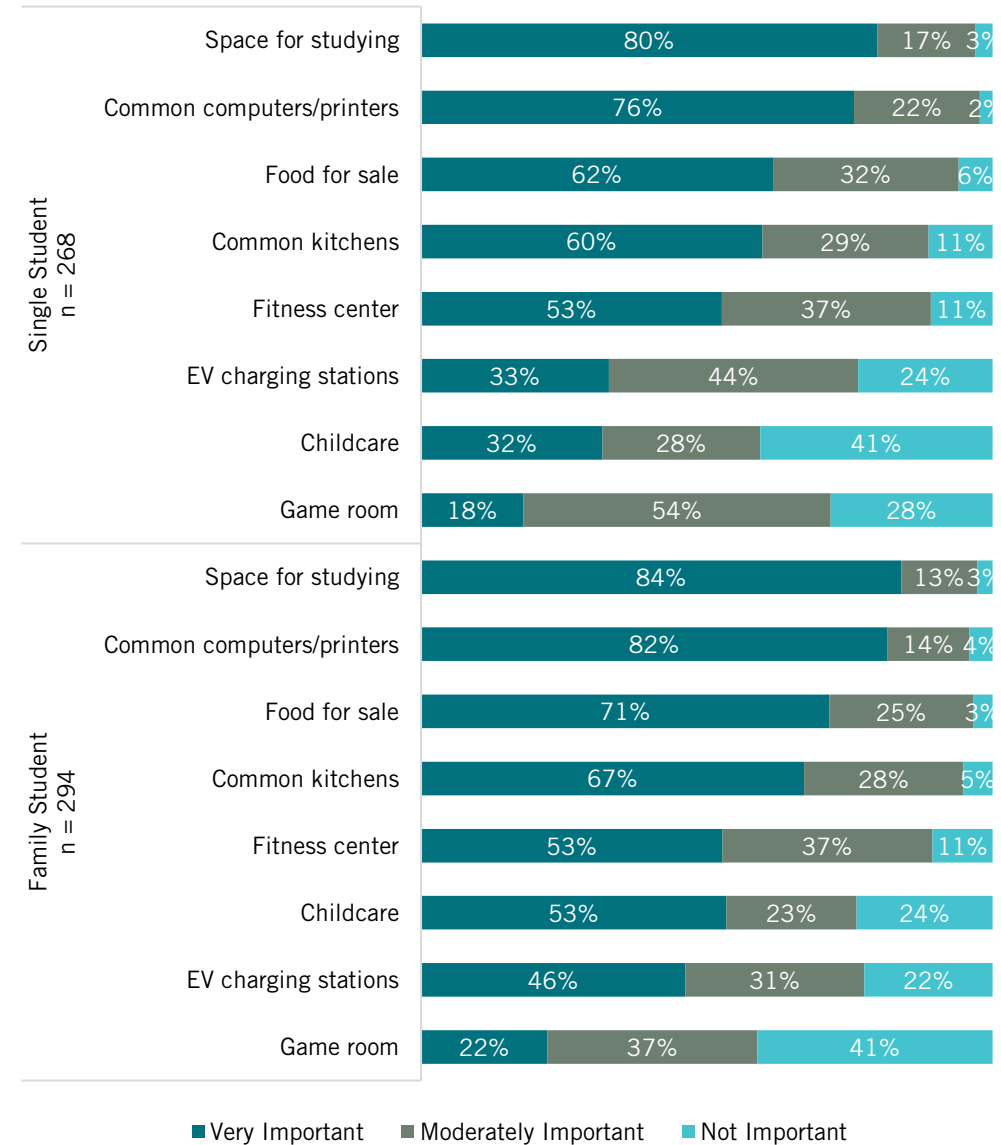
¹ MVC tested apartment housing due to limited food options. This question was asked of those who had uncertain interest (with a non-yes response to the initial interest question and at least one 'yes' or 'maybe' response thereafter), with cost as a reason. Traditional student housing is a lower-cost option designed without an in-unit kitchen. Actual rents were not tested but in general, 21% of survey respondents would consider sharing a bedroom with one other student to save on rent and 44% would be willing to pay a higher cost for a single bedroom. (n=219) A traditional residence hall assumes community kitchens, shared lounges and study spaces.

Important Housing Features

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

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

Study spaces, common computers and printers, and food for sale (a café or “grab n go” option) are the most important housing features for a student community for both single students and students with families. A fitness center is also very important for over half of interested respondents. Childcare ranked highly for students with dependents.

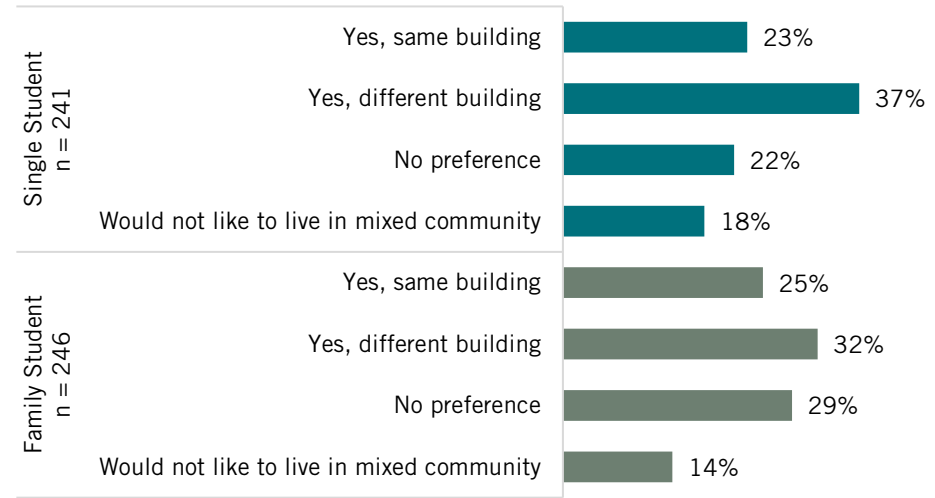


Single vs. Family Housing

Whether single students and family students live in the same building or the same community in separate buildings, planners can assume that most or all community spaces could be shared by both populations.

As the College determines its next steps in the planning process, determining student populations to serve is critical. There is a need, and there is interest, in both single student and family housing at SB 169 affordable rates. MVC may want to focus on one population or the other for their first housing venture, but both can be achieved through thoughtful planning and design.

Interested survey respondents were asked if they would be willing to live in a mixed community. Approximately one-quarter of single and family survey respondents indicated a preference for these populations to live in the same building but over one-third would prefer separate buildings. Fewer than 20% would not live in a mixed community.



Financial Analysis

Initial Steps

Before a financial model can be created, a unit mix and project size is determined. This program was developed with input from the District as being viable to serve MVC students who qualify for low-cost housing.

Approach

The financial analysis is informed by the market study and demand analysis. A financial model was created using assumptions regarding rents, operating expenses, development costs. It tested financing options that included the projected cost of financing with tax-exempt bond debt issued through a 501(c)(3) owner and another with the assumption of 100% SB 169 financing and no debt. Current available data regarding rent tolerances is used for this analysis, which was conducted in May 2022.

Program

The program is based on student unit preferences, demand, and input from campus administrators regarding the type and number of beds/units deemed most favorable to the College’s Strategic Objectives for housing and deemed most competitive for Sb 169 funding.

For MVC, Scion modeled a program serving nearly 450 students with a mix of unit types for single students and students with families. The student survey tested four unit typologies for single students and five for students with families. Of those tested, the units shown below garnered the most interest and the highest demand.¹

Unit Type		Number of Beds	Number of Units	% of Unit Mix
Single Student Housing Program				
	Studio Apartment	100	100	73%
	2BR Apt, Double Bedroom	100	25	18%
	4BR Apt, Single Bedroom	48	12	9%
Total, Single Student Housing Program		248	137	100%
Family Housing Program				
	Studio Apartment	-	80	40%
	1BR Apartment	-	60	30%
	2BR Apartment	-	60	30%
Total, Family Housing Program			200	100%

from the program.

¹ Single student unit preference from the demand analysis is approximately 37% studio, 31%-36% two-bedroom apartment with double bedrooms, 12%-18% two-bedroom apartment with private bedrooms, and 14%-16% four-bedroom apartment with single bedrooms. For students with families: 37% studio, 15%-19% one-bedroom, 15%-18% two-bedroom apartment, and 9% three-bedroom apartment depending on price point. The single-parent option was preferred by approximately 20% of interested respondents.

Financial Model Assumptions

The survey was administered at the end of the Fall 2021 semester. Scion used financial assumptions available at the time to calculate rents used in the survey. Since then, interest rates have increased, and construction costs have risen by about \$50 per square foot.

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

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

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

Financial Model Assumptions

Estimated net gross square footage for each unit type is described below. The project includes common areas such as study rooms and gathering areas for a total of 6,000 square feet. A core factor of 1.2 (defined as gross area divided by net residential area) accounts for circulation space, stairwells, etc.

Unit Type		NSF/Unit	Total NSF
Single Student Housing Program			
	Studio Apartment	326	32,600
	2BR Apt, Double Bedroom	754	18,850
	4BR Apt, Single Bedroom	883	10,596
Family Housing Program			
	Studio Apartment	326	26,080
	1BR Apartment	504	30,240
	2BR Apartment	623	37,380
Total Residential Net Square Feet			155,746
Total Common Area Net Square Feet			6,000
Total Building Net Square Feet			161,746
Circulation			48,524
Total Building Gross Square Feet			210,270

Additional FY 2022 assumptions are described below.

Financial Model Assumptions	
Construction start	1/1/24
Project delivery	7/1/25
Construction costs	\$600 per GSF
Operating costs (includes management fee)	\$3,394/bed
Length of loan	38 years
Interest	4.5%
Lease term	12-months
Occupancy ¹	93%

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

Scenarios

The models confirm that any of these implementation strategies result in a feasible project that is self-sustaining and surpasses the 1.20 DSCR required by investors, or a break-even revenue projection based on 100% SB169 funding requirements, however, *only the 100% SB 169 scenario is supported by student demand.*

Given the modest level of demand from less than 100 students at P3 market-rate rents, a feasible P3 housing project will not work without significant District credit support and/or external investment. The P3 and sensitivity scenarios, while lacking demand, with estimated rents italicized in the table below, are modeled to provide context for the SB 169 scenario and to facilitate comparisons with other models. The first scenario assumes 100% tax-exempt bonds, with no additional funding source. The second assumes 100% funding from SB 169 grant funds. The third is a sensitivity run, using the 100% P3 model and reducing the size of the units by 20%, the core factor by 10%, and securing a second loan that utilizes residual cash flow after 1st lien debt service as a source of repayment. Both the 100% P3 and sensitivity scenarios assume 25% College subordination of operating costs. A comparison of resulting monthly rents, as well as those that were tested on the student survey, is below. All rents include utilities, internet and furnishings.

Unit Type		Survey Tested	100% P3	100% SB 169	<i>Sensitivity</i>
Per-Bed Rents					
	Studio Apartment	\$2,885	<i>\$3,231</i>	\$396	<i>\$2,135</i>
	2BR Apt, Double Bedroom	\$1,775	<i>\$1,988</i>	\$244	<i>\$1,314</i>
	4BR Apt, Single Bedroom	\$2,045	<i>\$2,290</i>	\$281	<i>\$1,513</i>
Per-Unit Rents					
	Studio Apartment	\$2,750	<i>\$3,080</i>	\$378	<i>\$2,035</i>
	1BR Apartment	\$3,150	<i>\$3,528</i>	\$433	<i>\$2,331</i>
	2BR Apartment	\$3,350	<i>\$3,752</i>	\$460	<i>\$2,479</i>

Recommendations

Recommendations

There is sufficient demand and interest from college leadership, stakeholders, and the District for MVC to consider advancing student housing on its campus. This is dependent upon continued College and District interest, appropriate approvals, and SB 169 funding.

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

- Begin the application for the FY 2023 SB 169 construction funding for a 100% SB 169 project.
 - Assume an October 31 submission date.
 - Through its scoring regimen to date, the DoF recommended funding for projects of densely populated student housing. This favors single-student housing over family housing. To be most competitive, focus on the single student population with affordable, quality housing that advances the Strategic Objectives.
 - Procure the services to inform the application. This includes an architect and CEQA consultant (in process). It is expected that the architect will include a cost estimator and civil engineer.
 - Assess other planning services that would be of value to the housing and the impacts of a student residential environment on or near campus.
 - Based on the outcome of the SB 169 construction grant in 2023, consider a District-wide approach.
- Procure a Design-Build team in the start of 2023 to enable design to begin when funding from SB169 is projected to be known. Selection should anticipate a June 2023 date.
 - Develop program and financing scenarios dependent upon the outcomes of the SB169 grant. Create criteria for evaluation.
 - Determine if a stand-alone housing project is appropriate, or consider a District-wide strategy
 - Assess the student resident relative to factors such as: students with families, non-qualifying SB169 students and so forth.
- Determine the timing of if/when to take a proposed Resolution to the Board for approval, if warranted.

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

Implementation Plan

Overview

There are primarily four financing structures available to the District: 100% SB169 financing, District bond financing, private development, or a public-private partnership (P3). Decisions on structuring any deal are typically based on each structure's ability to achieve the Strategic Objectives, advance the institutional mission, provide access to the most efficient capital, and strike the best balance between risk and control on behalf of the institution. The SB 169 student housing grant program allows community college districts to use a P3 structure for constructing, operating, and maintaining affordable low-cost housing. The SB 169 funding provides zero cost money for design and development of a project so the District or its colleges only need to charge enough in rents to recover the cost to operate and recapitalize the project, while a P3 provides a balance of risk and control for the District and the College and provides access to privately-sourced tax-exempt debt that enables it to develop a project to meet demand.

SB 169

It is anticipated that applications for the FY 2023 funding cycle will be due on October 31, 2022. Scion will assist the College in developing an application that scores within the competitive range of FY 2022 awardees. The SB 169 program will focus on housing single students in a configuration that offers the best, most economic use of grant funds. Since the scoring methodology that the California DOF has established (which rewards applicants for spending as few dollars as possible in providing beds and units) penalizes colleges for pursuing less economic family housing, the project program will offer housing only for single students. Rents for SB 169 housing will be structure to recover the operational cost of the project and ensure that there are funds available to replace critical building systems as they reach the end of their useful lives.

Public-Private Partnerships

A P3 structure may be an option for MVC if the project is not fully-funded by a grant and if a District-wide approach is taken. A P3 entails working with a private developer to bear the development risk and a not-for-profit owner to bear the operational risk and liability for the debt. The allocation of risk and responsibilities is clearly delineated in two primary project documents: the ground lease and the coordination agreement.

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

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

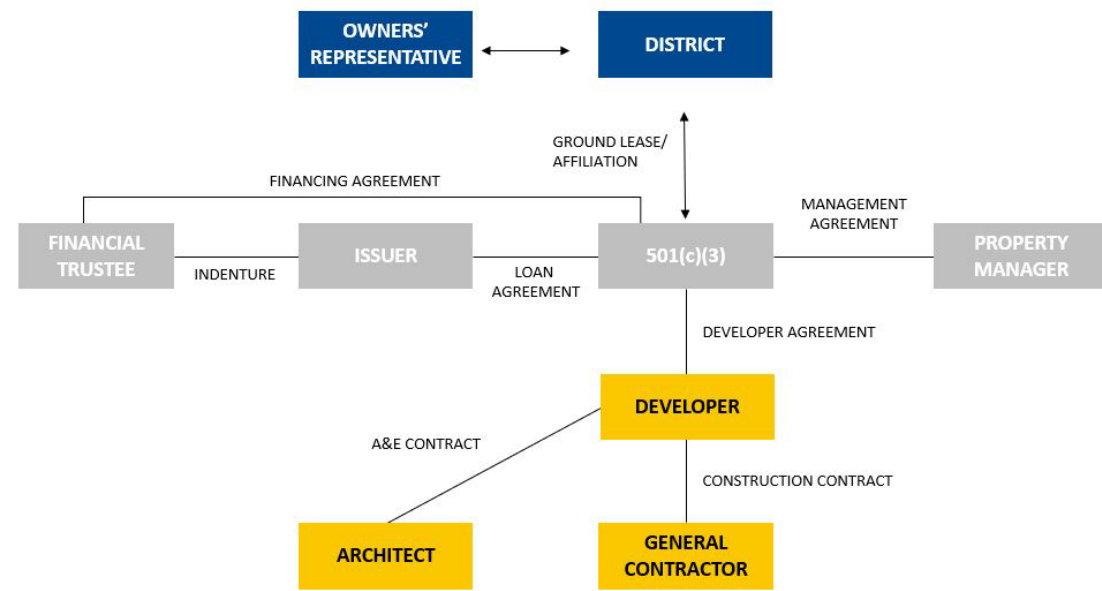
- Preserves District capital and borrowing capacity.
- Transfers development risk to a 3rd party and operational risk to a not-for-profit entity who owns the improvements during the term of the ground lease.
- Leverages private sector resources for District use.
- Provides residual cash flow to the District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

P3 Structure

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

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

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



Procurement Process

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

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

Appendices

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

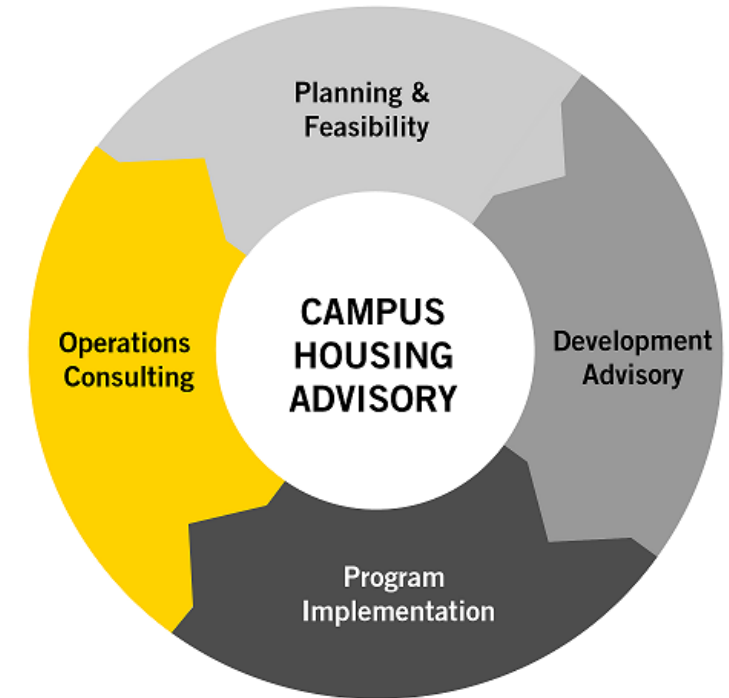
Appendix A: The Scion Group

About Us

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

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

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



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



31

Community Colleges

19

Community College Districts

Antelope Valley College*
Lancaster, CA

Canada College
Redwood City, CA

Cerro Coso Community College
Ridgecrest, CA

Chabot College
Hayward, CA

College of the Canyons*
Santa Clarita, CA

College of the Redwoods
Eureka, CA

College of San Mateo
San Mateo, CA

College of the Siskiyous
Weed, CA

Cuyamaca College
Rancho San Diego, CA

Evergreen Valley College*
San Jose, CA

Grossmont College*
El Cajon, CA

Irvine Valley College*
Irvine, CA

Las Positas College
Livermore, CA

Moreno Valley College*
Moreno Valley, CA

MiraCosta College*
Oceanside, CA

Mission College*
Santa Clara, CA

Napa Valley College
Napa, CA

Norco College*
Norco, CA

Ohlone College*
Ohlone, CA

Orange Coast College*
Costa Mesa, CA

Oxnard College*
Oxnard, CA

Palomar College
San Marcos, CA

Porterville College
Porterville, CA

Riverside City College*
Riverside, CA

Saddleback College*
Mission Viejo, CA

San Jose City College*
San Jose, CA

Santa Rosa Junior College
Santa Rosa, CA

Skyline College
San Bruno, CA

Solano Community College*
Fairfax, CA

Ventura City College
Ventura, CA

West Valley College*
Saratoga, CA

**Current projects*

Appendix B: Glossary of Terms

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

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

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

Appendix C: Qualitative Research Methodology

Meetings and Interviews

Project Initiation

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

Meetings and Interviews

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

Strategic Objectives Workshop

On October 6, 2021, Scion led a Strategic Objective Alignment meeting with key stakeholders from MVC. The goal of the meeting was to define and prioritize the strategic objectives relative to the Study. The engagement of this group greatly enhanced Scion's understanding of the District and the College, and the priorities and central questions for this Study.

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

Rank	Objective
1	Address basic needs; provide cost-effective housing
2	Increase student retention
3	Foster diverse and inclusive communities
4	Engage with the local community
5	Enhance student recruitment

MVC Stakeholder Interviews

In October, 2021, Scion conducted individual and group meetings with campus leadership, key stakeholders, and students. During these sessions, participants shared their thoughts, perceptions and concerns about students' current housing situations, available housing in the market and their vision for MVC student housing. Scion also moderated focus groups to get the students' perspectives. Even though participation was not as strong as desired, those that attended provided insight into students' housing needs. The following stakeholders were interviewed:

- Hussain Agah, Associate Vice Chancellor, RCCD
- Majd Askar, Vice President of Business Services
- Ron Kirkpatrick, Director of Facilities
- Tony Ruiz, Safety and Emergency Planning Coordinator
- Julio Cruz, IT Manager
- Theo Mabon, Facilities Staff
- Julie Hiebasko, Director of Food Service
- Christopher Sweeten, Vice President of Student Services
- Frankie Moore, Coordinator of Student Activities
- Sandra Martinez, Director of Student Financial Services
- Nicole LeDuff, CalWorks Workforce Specialist
- Mark Diaz, Veterans Services Coordinator
- Andrew Sanchez, Dean of Enrollment Services and Engagement
- James Banks, Department Chair - Health, Human and Public Services
- Larisa Broyles, Anthropology Professor
- James Bany, Sociology Professor
- Kathryn Stevenson, English; Professor
- Tom Vitzelio, Associate Dean of Academic Support
- Donnell Layne, Director of Makers Space
- Eric Anthony, Associate Dean of Career and Technical Education
- Ed Wright, Journalism Professor
- Daniell Study, Institutional Research Specialist
- Jake Kevari, Dean of Institutional Effectiveness

Appendix D: Peer Benchmarking

Institutions

Scion studied all 12 community colleges with housing in California to compare enrollment, unit types, housing rates, capacity, housing features, and other applicable data. Below outlines the CA community colleges with student housing and those that are planning to develop housing.

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

Unit Types and Cost

Some of the identified community colleges have had housing for decades – the oldest being at West Hills College Coalinga. The newest housing development is on campus at Orange Coast College. A variety of unit types are offered at these institutions with individual lease options. Most offer academic-year leases (9 or 10 months) but others offer 12-month, 11-month or semester leases. Per-person housing rates for the 2021-22 academic year are shown below. Apartment rents are monthly and residence hall rates are shown for the full academic year unless otherwise noted.

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

¹ Traditional units with kitchenette

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

Policies and Amenities

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

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

Appendix E: Off-Campus Market Analysis

Off-Campus Rentals

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

- 15 Conventional Market properties within 14 miles of campus
- 14 Shadow Market listings located within 8 miles of campus

Scion examined current offerings within 14 miles of the MVC Campus to determine conditions of the rental market available to students. Scion also contacted city planners to understand multi-family and single-family home building permit activity to gauge future development.

For this analysis, Scion identified unit types in two distinct housing categories: Conventional Market and Shadow Market. Conventional Market includes apartments, and the Shadow Market includes single-family homes and townhomes available for rent. The sample of properties used in the analysis were identified through online research, off-campus student resources, focus group participants, and survey respondents. Scion did not include low-income or income-restricted properties in the sample.

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

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

- Furniture
- Utilities
- Cable television
- Internet

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

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

Conventional Market Listing

Adjusted Per-Person Market Rates¹

	One Bedroom (n=13) ²	Two Bedroom (n=14)	Three Bedroom (n=7)
Low	\$1,335	\$931	\$1,052
Median	<i>\$1,985</i>	<i>\$1,391</i>	<i>\$1,280</i>
High	\$2,683	\$1,728	\$1,424

Notes on Table:

Italic font = median (used when three or more of similar unit types are offered at varying rents).

Rents in this sample represent available advertised units and rents. Additional options may be available.

DTC = Distance to MVC

PPR - Per person rent, no utility costs included

PPR W/ Util - Per person rent with utility costs included

Apartment Complex	Address	DTC	Year Built	# of Units	Jan 2022 Occ	Lease Terms (mos)	Appl Fee	Security Deposit	One Bedroom				Two Bedroom					Three Bedroom						
									Rent	SF	Rent/SF	PPR W/ Util	Rent	SF	Rent/SF	# BA	PP Rent	PPR w/ Util	Rent	SF	Rent/SF	# BA	PP Rent	PPR w/ Util
Asante Villas	23925 Bay Ave., 92553	4.8	1988	210	98%	1	\$40	\$500					\$2,225	815	\$2.73	1.0	\$1,113	\$1,456						
													\$2,375	921	\$2.58	2.0	\$1,188	\$1,531						
Canyon Crest Village Apts	5200 Chicago Ave., 92507	12.3	1983	192	99%	12	\$53	\$500	\$1,525	534	\$2.86	\$1,810	\$2,025	933	\$2.17	2.0	\$1,013	\$1,356						
									\$1,695	717	\$2.36	\$1,980	\$1,845	849	\$2.17	1.0	\$923	\$1,266						
Fresco	12640 Memorial Wy., 92553	7.0	2007	552	98%	12	\$45	\$700	\$2,155	803	\$2.68	\$2,440	\$2,370	1,067	\$2.22	2.0	\$1,185	\$1,528	\$3,030	1,233	\$2.46	2.0	\$1,010	\$1,412
Lasselle Place	15700 Lasselle St., 92551	1.2	2005	304	98%	10 to 14	\$49	\$500	\$2,080	686	\$3.03	\$2,365	\$2,620	873	\$3.00	1.0	\$1,310	\$1,653						
													\$2,720	1,034	\$2.63	2.0	\$1,360	\$1,703						
													\$2,770	1,062	\$2.61	2.0	\$1,385	\$1,728						
Laurel Palms	549 D. Street, 92570	9.8	1982	120	98%	12	\$25	\$600	\$1,150	500	\$2.30	\$1,435												
Los Arbolitos	1175 W. Blaine St., 92507	14.6	1973	96	100%	1 to 12	\$40	\$500	\$1,570	578	\$2.72	\$1,855	\$1,815	986	\$1.84	1.0	\$908	\$1,251						
									\$1,575	713	\$2.21	\$1,860	\$1,960	1,003	\$1.95	2.0	\$980	\$1,323						
									\$1,700	845	\$2.01	\$1,985	\$2,070	1,129	\$1.83	1.0	\$1,035	\$1,378						
													\$2,095	1,156	\$1.81	2.0	\$1,048	\$1,391						
Mountain View Apts.	13135 Heacock St., 92553	5.0	1986	140	98%	12	\$35	\$700	\$1,550	700	\$2.21	\$1,835	\$1,700	900	\$1.89	2.0	\$850	\$1,193	\$1,950	1,000	\$1.95	2.0	\$650	\$1,052
Overlook at Rancho Belago	12963 Moreno Beach Dr., 92555	5.7	2007	256		3 to 12	\$45		\$1,825	741	\$2.46	\$2,110	\$2,250	1,078	\$2.09	2.0	\$1,125	\$1,468	\$2,635	1,369	\$1.92	2.0	\$878	\$1,280
													\$2,265	1,105	\$2.05	2.0	\$1,133	\$1,476						
Reserve at Rancho Belago	15100 Moreno Beach Dr., 92555	3.0	2005	176	100%	10 to 12	\$45		\$1,597	787	\$2.03	\$1,882	\$2,062	1,046	\$1.97	2.0	\$1,031	\$1,374	\$2,307	1,227	\$1.88	2.0	\$769	\$1,171
Ridgeview	25335 Alessandro Blv., 92553	2.8	2006	320	99%	3 to 12	\$45	\$1,000	\$2,083	833	\$2.50	\$2,368	\$2,536	1,059	\$2.39	2.0	\$1,268	\$1,611	\$2,790	1,223	\$2.28	2.0	\$930	\$1,332
Sienna Pointe	13933 Chagall Ct., 92553	5.4	1985	384	97%	2	\$40	\$500	\$1,800	708	\$2.54	\$2,085	\$2,020	875	\$2.31	1.0	\$1,010	\$1,353						
Sorano Apartments	12406 Clark St., 92557	8.9	2019	266	97%	3 to 12	\$50		\$2,398	776	\$3.09	\$2,683	\$2,626	1,042	\$2.52	2.0	\$1,313	\$1,656	\$3,067	1,278	\$2.40	2.0	\$1,022	\$1,424
									\$2,287	774	\$2.95	\$2,572												
Stella at Towngate	12845 Frederick St., 92553	6.6	2006	268	99%	12	\$45		\$1,700	708	\$2.40	\$1,985	\$1,800	993	\$1.81	1.0	\$900	\$1,243	\$2,300	1,300	\$1.77	2.0	\$767	\$1,169
									\$1,750	860	\$2.03	\$2,035	\$1,800	1,002	\$1.80	1.0	\$900	\$1,243						
													\$1,900	1,124	\$1.69	2.0	\$950	\$1,293						
The Villas at Towngate	13120 Day St., 92553	7.1	2006	394	98%	12	\$45	\$350					\$2,410	934	\$2.58	2.0	\$1,205	\$1,548						
													\$2,468	1,044	\$2.36	2.0	\$1,234	\$1,577						
													\$2,585	1,103	\$2.34	2.0	\$1,293	\$1,636						
Verano Terrace	25445 Sunnymead Blv., 92553	4.4	1987	137	98%	12	\$45		\$1,050	643	\$1.63	\$1,335	\$1,175	812	\$1.45	1.0	\$588	\$931						
													\$1,200	835	\$1.44	1.5	\$600	\$943						
													\$1,275	867	\$1.47	2.0	\$638	\$981						

¹ Assumes one person per bedroom.

² n = the number of properties offering each unit type.

Conventional Market Features

Apartment Complex	Utilities Included					Unit Features						Community Features							Pets Permitted	Notes	
	Elec	W/S	Inter-net	Basic Cable	Gas	Furn	AC	DW	WD	Pat / Balc	Park-ing	Pool	CH / Lounge	Wor kout	Bus Ctr	BBQ	Laundry	Play-ground			Other
Asante Villas	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	Y	N	Y	N	Y	Storage avail., Dog Park, Corp. Suite	Y \$50	Offers Rhino in lieu of deposit
Canyon Crest Village Apts	N	Y	N	N	N	N	Y	Y	S	Y	Y	Y	N	Y	N	N	Y	N		Y \$35	Pets-breed restricted
Fresco	N	N	N	N	N	A (\$)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Gameroom, Storage (\$), Garage (\$)	Y \$40	
Lasselle Place	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Covered parking is unassigned	Y	Pets-breed restricted
Laurel Palms	N	N	N	N	N	N	Y	N	N	Y	N	Y	N	N	N	N	Y	N		N	
Los Arbolitos	N	N	N	N	N	N	Y	N	N	Y	Y	Y	N	N	N	Y	Y	N	Storage available	Y \$50	
Mountain View Apts.	N	N	N	N	N	N	Y	Y	N	Y	Y	Y	N	Y	N	N	Y	Y	Tennis courts	Y	Pets-cats only
Overlook at Rancho Belago	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Storage avail., Dog Park, Garage (\$)	Y \$50	Pets-breed restricted
Reserve at Rancho Belago	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Gameroom, Dog Park, Storage (\$)	Y	
Ridgeview	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Day Care, basketball	Y \$50	
Sienna Pointe	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y	Y	Tennis courts, Sauna	Y	Units being renovated Special: \$250 off at move in
Sorano Apartments	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	N	Y	N	N	Pet wash station, Storage avail.	Y \$50	Pets-breed restricted
Stella at Towngate	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Dog park, Valet Waste	Y \$55	Remodeled, Pets-breed restricted
The Villas at Towngate	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Garage avail (\$)	Y \$50	
Verano Terrace	N	N	N	N	N	N	Y	Y	N	Y	Y	Y	Y	Y	N	Y	Y	Y	Tennis courts	Y \$25	

Notes on Table:

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

Parking = Covered parking

Rhino is a security deposit alternative - monthly fee vs. upfront cash deposit

Shadow Market Property Listing

Adjusted Per-Person Monthly Rates¹

	Two Bedroom (n=3) ²	Three Bedroom (n=5)	Four+ Bedroom (n=6)
Low	\$1,210	\$717	\$774
Median	\$1,432	\$959	\$912
High	\$1,472	\$1,001	\$1,980

Type	Address	DTC (miles)	Lease Term (mos)	Fees	Security Deposit	2BR	PPR	PPR w/ Util	3BR	PPR	PPR w/ Util	4+ BR	PPR	PPR w/ Util	Utilities Included			Features					Pets Permitted	Notes	
															Elec	W/S	Inter-net	Furn	Off St Parking	DW	WD	WDC only			
SFH	25320 Orbit Ct., 92551	1.7	12		\$2,050	\$1,850	\$925	\$1,210								N	N	N	N	Y	Y	N	Y	N	
SFH	107 Peppertree Dr., 9271	7.1	12	\$50	\$2,395	\$2,295	\$1,148	\$1,432								N	N	N	N	Y	Y	N	Y	N	
TH	13171 Edgemont St., 92553	7.8	12		\$1,250	\$2,600	\$1,300	\$1,472								Y	Y	N	N	Y	Y	Y	N	Y	Under construction - preleasing
CON	24051 Fir Ave., 92553	5.8	12		\$1,750				\$1,750	\$583	\$717					N	N	N	N	Y	N	N	Y	N	Pool in Condo community
SFH	23215 Dunhill Dr., 92553	5.6	12	\$40	\$2,300				\$2,200	\$733	\$867					N	N	N	N	Y	N	Y	N	Y (\$)	\$25/mo pet rent-small breeds only
SFH	24348 Fitz St., 92551	2.6	12		\$2,475				\$2,475	\$825	\$959					N	N	N	N	Y	Y	N	Y	N	
SFH	24793 Agusta Dr., 9551	2.4	12	\$35	\$2,800				\$2,600	\$867	\$1,001					N	N	N	N	Y	Y	N	Y	N	
SFH	13333 Snowbell Ln., 92553	6.8	12		\$2,600				\$2,600	\$867	\$1,001					N	N	N	N	Y	Y	N	Y	N	
SFH	17766 Camino Delray, 92551	2.8	12		\$3,175							\$2,675	\$669	\$774		N	N	N	N	Y	Y	N	Y	N	
SFH	14898 Ansley Ct., 92555	3.0	12	\$40	\$2,900							\$2,800	\$700	\$805		N	N	N	N	Y	Y	N	Y	Y	
SFH	23314 Vida Ct., 92553	6.0	12		\$3,000							\$3,000	\$750	\$855		N	N	N	N	Y	Y	N	Y	Y	Cats only
SFH	12981 Shawnee St., 92555	4.0	12		\$3,500							\$3,450	\$863	\$968		N	N	N	Y	Y	Y	N	Y	Y	
SFH	24916 Lear Lane, 92553	3.0	12		\$4,500							\$4,000	\$1,000	\$1,105		N	N	N	N	Y	Y	N	Y	Y	Pets - breed restricted
SFH	15426 Black Shadow Dr., 92551	2.6	1		\$7,500							\$7,500	\$1,875	\$1,980		N	N	N	Y	Y	Y	Y	N	N	

Notes on Table:

Y= yes, N=no, A=available

SFH = Single family home

TH - Townhome

WDC = Washer-dryer connection

DTC - Distance to MVC

PPR - Per person rent, no utility costs included

PPR W/ Util - Per person rent with utility costs included

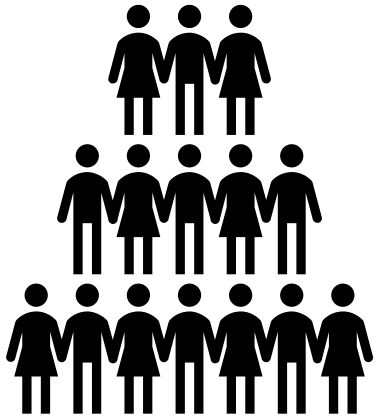
Italic font = median

¹ Assumes one resident per bedroom.

² n = the number of properties offering each unit type.

Appendix F: Demand Analysis

Approach



Reasonable Available Market

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

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

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

Capture Rate Analysis

Interest

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

Cost Tolerance

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

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

Capture Rate

The following capture rates are applied to the remaining student population:

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

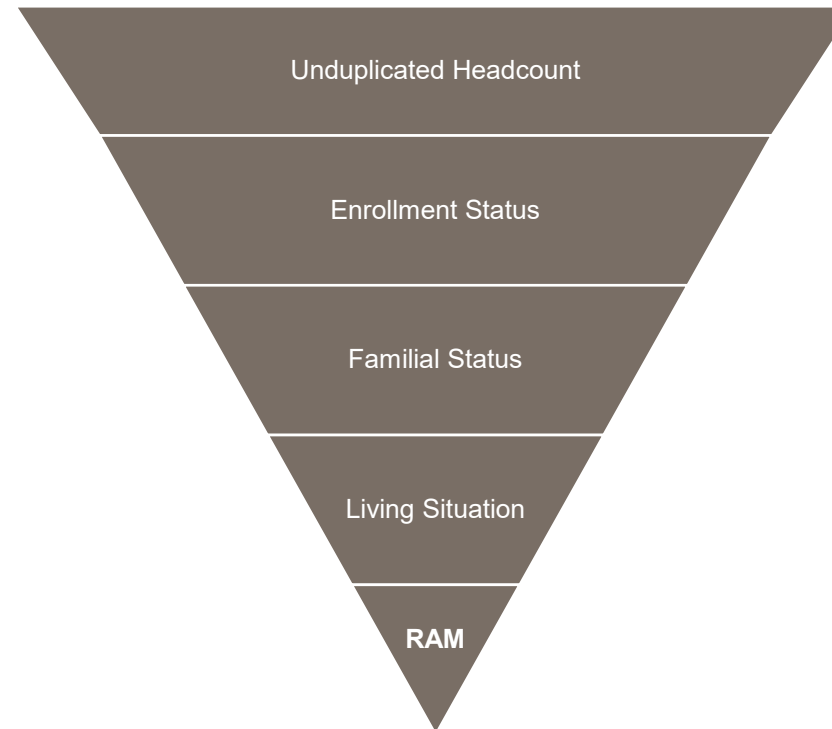
Demand Calculation

Calculation of demand considers both qualitative and quantitative data.

Considerations include:

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

Filters to Determine RAM



RAM
(Reasonably Available Market) + Considerations



Interest
Students who indicated "Yes" (100%)
Students who indicated "Maybe" (50%)
Students who indicated "No" (0%)



Demand

Appendix G: Survey Methodology

Survey Methodology

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

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

The information gathered during the early phases of the market study help Scion form survey questions that are applicable to the College's future housing needs. The survey was launched on December 6 and closed on December 20, 2021. To notify students, MVC sent an email containing a survey link to all current students inviting them to participate. Additional reminders were sent to encourage students to respond. As an incentive for participation, a \$25 gift card to the MVC bookstore was awarded to five randomly selected respondents.

During the survey period, 619 valid responses were received. Using the number of completed responses and the number of students who received a survey invitation, Scion calculated the margin of error percentage for survey results assuming a 95% confidence level. The confidence interval, or magnitude of the interval over which one can state results at a given level of confidence, in the results of a survey or a poll based on a sample representing the entire population. The margin of error indicates how many percentage points the results from the survey sample differ from the population. The margin of error for the MVC survey response is +/-3.8%, which is within the target margin of error of +/- 5.0%.

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

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

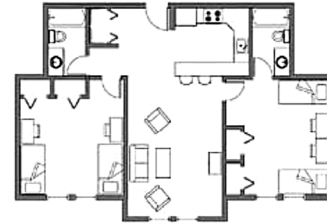
Survey results are often sorted by enrollment status or by familial status when applicable. One of the final questions of the survey is an open-ended question, which prompts respondents to "Please share any additional thoughts or comments you have regarding housing for students at MVC." Comments are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

Tested Units

For single students, floor plans with estimated per-person rents were shown on the survey. For students with families, unit descriptions and estimated rents were shown. Respondents were asked to assume that rent includes furnishings, all utilities and Internet. Tested rates are based on a 12-month lease.

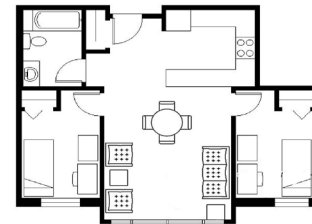
Single Student Housing Options

Family Housing Options



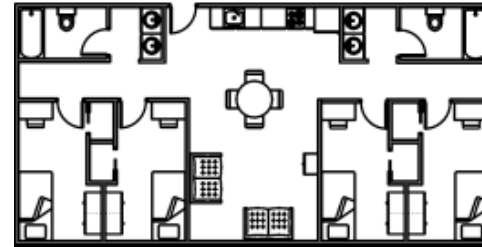
Four-Person, Two-Bedroom Apartment

Two bedrooms and two bathrooms with shared living area and full kitchen.



Two-Person, Two-Bedroom Apartment

Two private bedrooms with one bathroom, shared living area and full kitchen.



Four-Person, Four-Bedroom Apartment

Four single bedrooms and two bathrooms, with shared living area and full kitchen.



One-Person Studio Apartment

Combined living and sleeping area with full kitchen and private bathroom.

Studio Apartment

Combined living/sleeping room with private bathroom and full kitchen

Two-Bedroom Apartment – Single Parent Option

Unit shared by two single parents; two large bedrooms, each with a private bathroom, and shared living/dining room and full kitchen

One-Bedroom Apartment

Unit with a bedroom, bathroom, living/dining room, and full kitchen

Two-Bedroom Apartment

Unit with two bedrooms, one bathroom, living/dining room and full kitchen

Three-Bedroom Apartment

Unit with three bedrooms, one bathroom, living/dining room and full kitchen

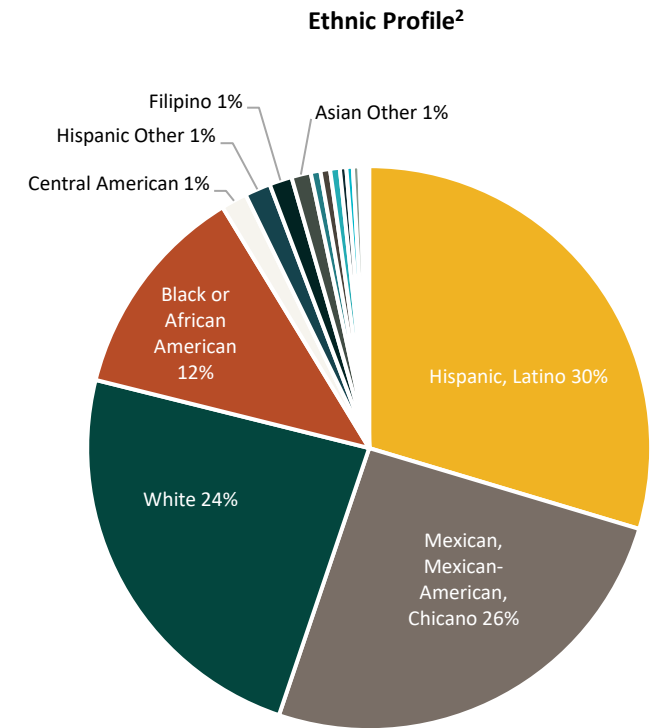
Note: Floor plans are conceptual only and not to scale.

Appendix H: Survey Demographics

Respondents Profile

A total of 619 valid survey responses were received.

Enrollment Status	51% full-time; 27% half-time, 14% part-time, 9% Special Admit/other
Student Status	25% first-time, 48% continuing students, 14% returning, 13% first-time transfer students
Familial Status	60% single without dependent(s); 40% students with spouse/partner and/or dependents
Age	2% 17 or younger, 33% 18-20, 32% 21-24, 11% 25-29, 7% 30-34, 5% 35-29, 7% 40-49, 3% 50 or older
Population	295 1 st generation, 92 LGBTQ+, 78 athletes, 36 international, 28 former foster youth, 22 veterans or active reserve
Program Eligibility¹	162 participate in EOPS, 133 in CalWORKS, 92 in CARE
SB169 Housing	75% are eligible for SB 169 affordable housing

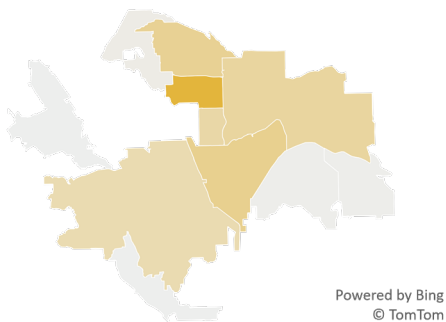


¹ Survey respondents were asked if that participate in any of these programs. The number of students cited are those that believe they are eligible for or are already participating in in one of these programs. If they attend full-time they would be eligible for SB 169 affordable housing.

² Ethnicities that are less than 1% are not labeled.

Where Students Live

ZIP Codes where three or more survey respondents live are mapped below. These ZIP Codes, reported by survey respondents, show that most live in Moreno Valley or Perris. Most respondents live in a family member's home; just 18% rent on their own; 54% commute between 15 and 45 minutes to campus.

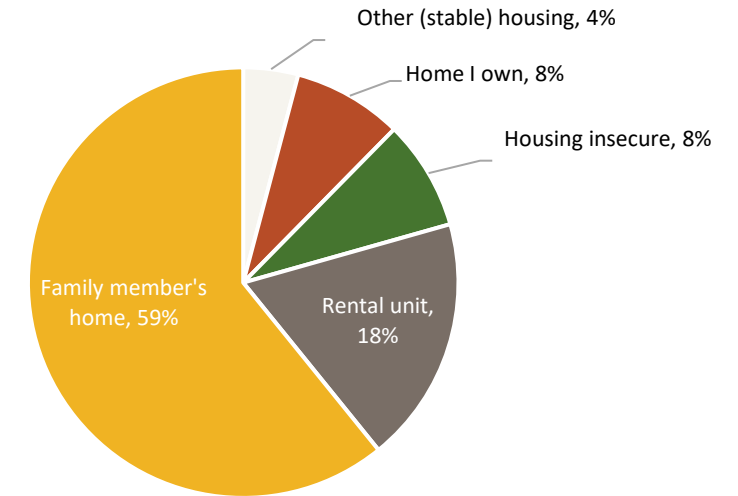


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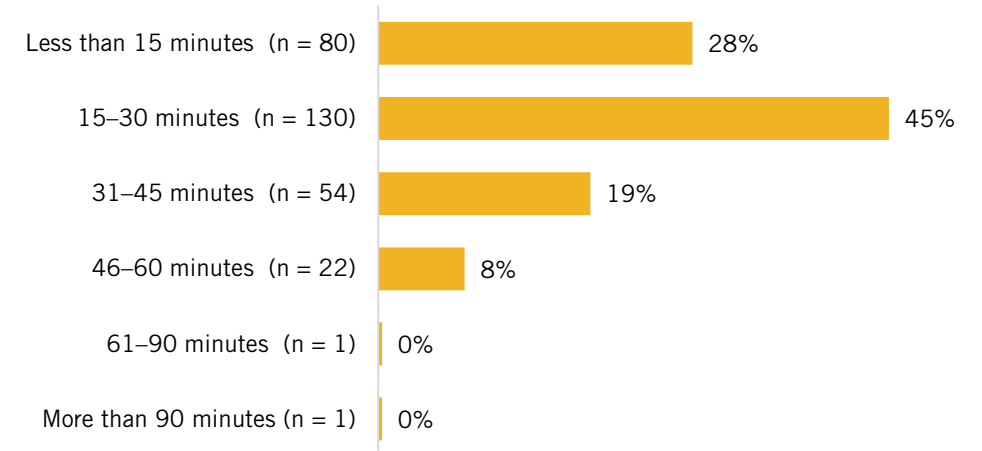


ZIP	City	% of Survey Respondents
92553	Moreno Valley	21%
92571	Perris	11%
92557	Moreno Valley	11%
92555	Moreno Valley	10%
92551	Moreno Valley	9%
92570	Perris	8%
92507	Riverside	2%
94610	Oakland	1%
90014	Los Angeles	1%
90731	San Pedro	1%
92105	San Diego	1%
92567	Nuevo	1%
92582	San Jacinto	1%
93722	Fresno	1%
95337	Manteca	1%
92503	Riverside	1%
92532	Lake Elsinore	1%
94583	San Ramon	1%

Current Housing Situation



Commute Time to Campus



Moreno Valley College Sorted Survey Data

Scion received 619 valid survey responses. To allow patterns in students' opinions and preferences to emerge, the key survey responses are sorted according to family status and enrollment status.

- Single Students
 - Survey Data Sorted by Enrollment Status
 - Full-time student (enrolled in 12 or more units)
 - Half-time student (enrolled in 6.0-11.5 units)
 - Part-time student (enrolled in fewer than 6 units)
 - Responses from dual enrolled high school students, non-credit students, and “other” students are not illustrated in this section.
 - General Free Response Submissions
- Students with Family
 - Survey Data Sorted by Enrollment Status
 - Full-time student (enrolled in 12 or more units)
 - Half-time student (enrolled in 6.0-11.5 units)
 - Part-time student (enrolled in fewer than 6 units)
 - Responses from Dual enrolled high school students, non-credit students, and “other” students are not illustrated in this section.
 - General Free Response Submissions
- ZIP Code Analysis

Student comments in free response (“essay”) questions have not been edited. Percentage responses do not always total 100% due to rounding. In some cases, students could select multiple response options.

Single Students – Survey Data Sorted by Enrollment Status

Q6 - What is your current enrollment status at Moreno Valley College?

Answer	%	Count
Full-time student (enrolled in 12 or more units)	56%	235
Half-time student (enrolled in 6.0-11.5 units)	27%	114
Part-time student (enrolled in 0.5-5.5 units)	17%	70
I am a Special Admit high school student dual-enrolled at Moreno Valley College	0%	0
Non-credit student or Adult Education student	0%	0
Other	0%	0
Total	100%	419

Q4 - Do you take classes at any other institution? Select all that apply.

Answer	%	Count
No, I only take classes at Moreno Valley College	87%	374
Yes, at Norco College	4%	18
Yes, at another institution (please enter name of institution)	7%	32
Yes, at a second other institution (please enter name of institution)	1%	5
Yes, at a third other institution (please enter name of institution)	0%	2
Total	100%	431

Question	Full-time student		Half-time student		Part-time student	
No, I only take classes at Moreno Valley College	89%	214	86%	101	81%	59
Yes, at Norco College	4%	10	4%	5	4%	3
Yes, at another institution (please enter name of institution)	5%	13	9%	11	11%	8
Yes, at a second other institution (please enter name of institution)	0%	1	1%	1	4%	3
Yes, at a third other institution (please enter name of institution)	1%	2	0%	0	0%	0
Total	Total	240	Total	118	Total	73

Q4_2_TEXT - Yes, at another institution (please enter name of institution)

CSULA	Riverside City College	Riverside City College
Riverside City College	RCC	Riverside City College
Riverside City College	RCC	SIERRA COLLEGE AND RIVERSIDE CITY COLLEGE
RCC riverside campus	Riverside City College	Riverside City College
Norco College	Rcc	Riverside city college
Riverside College	Norco college	Riverside (RCC)
Moreno Valley College	Riverside city college	Yes, at Riverside City College
Riverside Community College	Riverside City College	RCC
Riverside City College	Riverside City College	University of New Mexico
Riverside community college	Riverside Community College	Riverside City College
Riverside City	Riverside city college	

Q4_3_TEXT - Yes, at a second other institution (please enter name of institution)

Riverside College

Riverside City College

American River College

Moreno Valley (MVC)

Norco

Q4_4_TEXT - Yes, at a third other institution (please enter name of institution)

Moreno Valley

Q5 - Why are you currently taking classes at another institution?

if I can't class schedule don't match what I am looking for

I only enrolled to MVC for the CMA program. Most of my other classes are still at norco

Spanish class

available courses in norco that moreno don't have

History 6

Norco community college

To receive a bachelors

To fit into my schedule

Class was not available at MVC

The class I wanted to take mvc was full, rcc at open availability

Courses I need or is fit my schedule

Quality professors

Availability

Online class availability

Employer paid apprenticeship program with on-the-job-training.

To get my credits

Class not available at Moreno Valley College

The classes are not offered at MVC.

They have the classes I need

Due to class availability

Availability

A friend recommended me to take the Physics Professor

They had the class that I needed

They had the classes I needed for transfer

for nursing program

Different campuses have different offerings at different times.

Had more options to fit into my schedule

The time of the class fits with my schedule.

More class options

It was only offered at RCC

Because they offer courses I need for my major.

To find open classes that were available for enrollment

To complete my degree

Need online classes the other didn't offer
 Live closer to this school
 POL-10a and JPN-4
 Courses that I need were available at that school.
 Class availability
 To get BA

Q14 - Class scheduling has been different since March 2020. If there were no COVID-19 restriction, through what method would you have preferred to take your Fall 2021 classes?

Answer	%	Count
I would have taken all my classes in person	42%	174
I would have taken most of my classes in person	29%	122
I would have taken most of my classes online	17%	70
I would have taken all my classes online	13%	53
Total	100%	419

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
I would have taken most of my classes online	12%	28	21%	24	26%	18
I would have taken most of my classes in person	31%	74	33%	38	14%	10
I would have taken all my classes online	11%	27	11%	12	20%	14
I would have taken all my classes in person	45%	106	35%	40	40%	28
Total	Total	235	Total	114	Total	70

Q62 - Which best describes your enrollment status at Moreno Valley College?

Answer	%	Count
First-Time Student (first semester enrolled in any college, not including dual-enrolled classes during high school)	30%	124
First-Time Transfer Student (enrolled at Moreno Valley College for the first time but transferred credits from another college or university)	10%	41
Returning Student (attended Moreno Valley College before, but not enrolled in Spring 2021)	14%	57
Continuing Student (enrolled in the current session and was enrolled in the Spring 2021 semester)	47%	197
Total	100%	419

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Returning Student (attended MVC before, but not enrolled in Spring 2021)	9%	21	18%	21	21%	15
First-Time Transfer Student (enrolled at MVC for the first time but transferred credits from another college or university)	10%	24	8%	9	11%	8
First-Time Student (first semester enrolled in any college, not including dual-enrolled classes during high school)	36%	85	20%	23	23%	16
Continuing Student (enrolled in the current session and was enrolled in the Spring 2021 semester)	45%	105	54%	61	44%	31
Total	Total	235	Total	114	Total	70

Q17 - What is your current living situation?

Answer	%	Count
Live w/ parents, contribute	42%	174
Live w/ parents for free	30%	122
Rent	15%	62
Housing insecure	6%	25
Own my home	5%	20
Stable, not in others	2%	10
Total	100%	413

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Stable, not in others	2%	4	4%	5	1%	1
Rent	15%	34	14%	16	18%	12
Own my home	6%	14	2%	2	6%	4
Live w/ parents for free	38%	88	16%	18	24%	16
Live w/ parents, contribute	36%	85	51%	58	46%	31
Housing insecure	3%	8	12%	14	4%	3
Total	Total	233	Total	113	Total	67

Q28 - Recent California legislation will create opportunities to increase the availability of housing for low-income students, as defined by eligibility for one or more specific funding assistance programs. Please indicate the assistance program(s) for which you qualify or believe you qualify. Select all that apply.

Answer	%	Count
Eligible to receive Pell Grant financial aid	28%	185
Eligible to receive Cal Grant financial aid	27%	180
Exempt from paying nonresident tuition because I meet income criteria of the California Dream Act (AB 540 status with a gross family income of \$86,000 or less)	5%	35
Receive a fee waiver from Moreno Valley College	15%	101
I am not sure if I qualify for any of the above, but I believe my situation would be considered low income	18%	121
I do not believe I would qualify for any programs for low-income students	5%	34
Total	100%	656

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Receive a fee waiver from Moreno Valley College	17%	67	12%	20	14%	14
I do not believe I would qualify for any programs for low-income students	4%	15	5%	8	11%	11
I am not sure if I qualify for any of the above, but I believe my situation would be considered low income	14%	52	23%	39	30%	30
Exempt from paying nonresident tuition because I meet income criteria of the California Dream Act (AB 540 status with a gross family income of \$86,000 or less)	6%	22	5%	8	5%	5
Eligible to receive Pell Grant financial aid	31%	117	27%	47	21%	21
Eligible to receive Cal Grant financial aid	29%	110	29%	50	20%	20
Total	Total	383	Total	172	Total	101

Q18 - Where do you currently live?

1208 Fraggie Drive
 Verano Apartments
 Ashwood
 Laurel palms
 Elevate Apartments
 Ridgeview
 Baywood Villa Apartments
 San Jacinto Vista Apts 2

Q19 - How many bedrooms are in in your home?

Answer	%	Count
None, I have a studio	3%	2
1 bedroom	22%	13
2 bedrooms	38%	22
3 bedrooms	21%	12
4 bedrooms	12%	7
More than 4 bedrooms	3%	2
Total	100%	58

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
None, I have a studio	3%	1	7%	1	0%	0
1 bedroom	12%	4	64%	9	0%	0
2 bedrooms	52%	17	14%	2	27%	3
3 bedrooms	27%	9	7%	1	18%	2
4 bedrooms	6%	2	7%	1	36%	4
More than 4 bedrooms	0%	0	0%	0	18%	2
Total	Total	33	Total	14	Total	11

Q20 - How many people live in your unit?

Answer	%	Count
One, I live alone	16%	9
Two, I live with one other person	44%	25
Three, I live with two others	11%	6
Four, I live with three others	12%	7
Five, I live with four others	12%	7
Six or more, I live with five or more others	5%	3
Total	100%	57

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Two, I live with one other person	64%	21	23%	3	9%	1
Three, I live with two others	9%	3	8%	1	18%	2
Six or more, I live with five or more others	0%	0	8%	1	18%	2
One, I live alone	12%	4	38%	5	0%	0
Four, I live with three others	9%	3	8%	1	27%	3
Five, I live with four others	6%	2	15%	2	27%	3
Total	Total	33	Total	13	Total	11

Q21 - Which best describes how you feel about your current housing?

Answer	%	Count
Satisfied	36%	82
Neutral	47%	107
Dissatisfied	16%	37
Total	100%	226

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Satisfied	43%	50	26%	18	33%	14
Neutral	41%	47	54%	37	53%	23
Dissatisfied	16%	18	19%	13	14%	6
Total	Total	115	Total	68	Total	43

Q22 - On a typical day, about how long is your one-way commute from your current housing to campus?

Answer	%	Count
15–30 minutes	48%	107
Less than 15 minutes	29%	65
31–45 minutes	16%	37
46–60 minutes	7%	15
More than 90 minutes	0%	1
61–90 minutes	0%	0
Total	100%	225

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
61–90 minutes	0%	0	0%	0	0%	0
46–60 minutes	5%	6	4%	3	14%	6
31–45 minutes	16%	18	10%	7	29%	12
15–30 minutes	50%	57	56%	38	29%	12
More than 90 minutes	0%	0	1%	1	0%	0
Less than 15 minutes	30%	34	28%	19	29%	12
Total	Total	115	Total	68	Total	42

Q23 - On a typical day, what mode of transit do you use to commute from your housing to campus?

Answer	%	Count
Personal Vehicle	62%	136
Parents or others drop me off and pick me up	14%	30
Bus or other public transit	9%	20
Walk	6%	13
Bike/scooter/skateboard	5%	10
Carpool	3%	6
Rideshare (Lyft, Uber, etc.)	3%	6
Total	100%	221

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Personal Vehicle	54%	61	64%	43	80%	32
Carpool	4%	4	1%	1	3%	1
Parents or others drop me off and pick me up	18%	20	10%	7	8%	3
Rideshare (Lyft, Uber, etc.)	2%	2	4%	3	3%	1
Bike/scooter/skateboard	8%	9	1%	1	0%	0
Walk	8%	9	4%	3	3%	1
Bus or other public transit	8%	9	13%	9	5%	2
Total	Total	114	Total	67	Total	40

Q24 - Which of the following factors are most important to you when deciding where to live? Please select at least one and no more than three factors

Answer	%	Count
Age and condition of facilities	2%	14
Common space/lounge for socializing	1%	5
Cost/affordability	29%	173
Dedicated study spaces	4%	23
In-unit laundry	6%	37
Near Moreno Valley College campus	11%	64
Near my and/or my partner's workplace	2%	14
Near preferred schools/daycare for children I live with	1%	6
Nearby outdoor recreation space	0%	3
Pet-friendly policy	7%	41
Play area for children	0%	3
Privacy	9%	52
Reliable internet/Wi-Fi	9%	56
Reliable management company/landlord	4%	22
Safety and security features	11%	65
Size of unit	4%	26
Total	100%	604

Q25 - Did you have to find new housing when you came to Moreno Valley College?

Answer	%	Count
No	88%	49
Yes	13%	7
Total	100%	56

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)		Total
Yes	57%	4	43%	3	0%	0	7
No	59%	29	20%	10	20%	10	49

Q26 - How was your experience finding housing within your budget?

Answer	%	Count
Easy	14%	1
Neither easy nor difficult	14%	1
Difficult	71%	5
Total	100%	7

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)		Total
Easy	25%	1	0%	0	0%	0	0
Neither easy nor difficult	25%	1	0%	0	0%	0	0
Difficult	50%	2	100%	3	0%	0	0
Total	Total	4	Total	3	Total	0	0

Q27 - How was your experience finding housing within a reasonable commute to campus?

Answer	%	Count
Easy	29%	2
Neither easy nor difficult	14%	1
Difficult	57%	4
Total	100%	7

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)		Total
Easy	50%	2	0%	0	0%	0	0
Neither easy nor difficult	25%	1	0%	0	0%	0	0
Difficult	25%	1	100%	3	0%	0	0
Total	Total	4	Total	3	Total	0	0

Q33 - Please rate how important you think it is to have the following features in a campus housing residential community.

Question	Very Important		Moderately Important		Not Important		Total
Childcare	37%	140	31%	116	33%	124	380
EV charging stations	38%	144	39%	149	23%	87	380
Space for studying (with desks/tables and chairs)	82%	310	15%	57	3%	13	380

Game room (such as gaming stations, pool and/or ping pong tables)	17%	66	49%	185	34%	129	380
Food for sale (e.g., café, grab 'n' go)	65%	247	31%	117	4%	16	380
Fitness center	47%	179	41%	157	12%	44	380
Common computers and printers	78%	298	18%	68	4%	14	380
Common kitchen facilities	67%	255	26%	100	7%	25	380

Q34 - Which of the following statements do you agree with most?

Answer	%	Count
It is more important to me that I have a private bedroom	43%	164
It is more important to me that I have the least expensive option; I am willing to share a bedroom for a reduced rate	21%	78
Depending on the unit type, either a private bedroom or a less expensive option could be more important to me	36%	136
Total	100%	378

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
It is more important to me that I have a private bedroom	40%	88	45%	45	53%	31
It is more important to me that I have the least expensive option; I am willing to share a bedroom for a reduced rate	21%	46	23%	23	15%	9
Depending on the unit type, either a private bedroom or a less expensive option could be more important to me	39%	84	33%	33	32%	19
Total	Total	218	Total	101	Total	59

Q35 - If Moreno Valley College offered on campus housing, who would live with you if you decided to live there? Check all that apply.

Answer	%	Count
Only me, no one else	54%	220
Dependent(s) between 0 and 18 years of age	6%	24
Dependent(s) over 18	13%	54
Partner/spouse	18%	71
Parent/grandparent	4%	17
Other extended family	4%	18
Total	100%	404

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Only me, no one else	52%	123	53%	57	66%	40
Dependent(s) between 0 and 18 years of age	7%	17	5%	5	3%	2
Dependent(s) over 18	16%	37	10%	11	10%	6
Partner/spouse	14%	34	22%	24	21%	13
Parent/grandparent	5%	12	5%	5	0%	0
Other extended family	6%	13	5%	5	0%	0
Total	Total	236	Total	107	Total	61

Q41 - Which unit type do you prefer? Note: Rates below include all utilities and furniture.

Answer	%	Count
Four-Person, Two-Bedroom Apartment: \$1,775 per person, per month	17%	37
Four-Person, Four-Bedroom Apartment: \$2,045 per person, per month	13%	29
Two-Person, Two-Bedroom Apartment: \$2,335 per person, per month	15%	32
One-Person Studio Apartment: \$2,885 per month	21%	46
I do not prefer any of these units	34%	75
Total	100%	219

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Two-Person, Two-Bedroom Apartment: \$2,335 per person, per month	21%	26	5%	3	8%	3
One-Person Studio Apartment: \$2,885 per month	20%	24	21%	12	25%	10
I do not prefer any of these units	34%	41	37%	21	33%	13
Four-Person, Two-Bedroom Apartment: \$1,775 per person, per month	11%	14	25%	14	23%	9
Four-Person, Four-Bedroom Apartment: \$2,045 per person, per month	14%	17	12%	7	13%	5
Total	Total	122	Total	57	Total	40

Q44 - Which unit type do you prefer?

Answer	%	Count
I do not prefer any of these units	37%	56
Studio Apartment: \$2,750 per month	33%	51
One-Bedroom Apartment: \$3,150 per month	12%	18
Two-Bedroom Apartment: \$3,350 per month	10%	15
Two-Bedroom Apartment – Single Parent Option: \$2,975 per month (per bedroom)	7%	11
Three-Bedroom apartment: \$3,475 per month	1%	2
Total	100%	153

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Two-Bedroom Apartment: \$3,350 per month	14%	13	5%	2	0%	0
Two-Bedroom Apartment – Single Parent Option: \$2,975 per month (per bedroom)	8%	7	5%	2	11%	2
Three-Bedroom apartment: \$3,475 per month	0%	0	5%	2	0%	0
Studio Apartment: \$2,750 per month	37%	34	26%	11	32%	6
One-Bedroom Apartment: \$3,150 per month	11%	10	14%	6	11%	2
I do not prefer any of these units	30%	27	47%	20	47%	9
Total	Total	91	Total	43	Total	19

Q45 - Would you have lived in your preferred unit if it had been available at the start of the academic year?

Answer	%	Count
Yes	46%	111
Maybe	40%	96
No	14%	33
Total	100%	240

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Yes	52%	75	47%	28	22%	8
Maybe	34%	50	37%	22	67%	24
No	14%	20	15%	9	11%	4
Total	Total	145	Total	59	Total	36

Q46 - Why would you not be interested in living in the unit types presented? Select all that apply.

Answer	%	Count
Cost of housing	50%	203
I do not want to live in an all-student community	3%	14
Units presented were not appealing	5%	20
I prefer my current housing	19%	78
Factors related to COVID-19	8%	32
I do not want to live on the Moreno Valley College campus	4%	18
I am concerned about the safety of campus housing	6%	26
Other, please specify:	3%	12
Total	100%	403

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Cost of housing	53%	111	50%	55	46%	37
I do not want to live in an all-student community	3%	6	5%	5	4%	3
Units presented were not appealing	5%	11	5%	6	4%	3
I prefer my current housing	18%	37	19%	21	25%	20
Factors related to COVID-19	8%	17	7%	8	9%	7
I do not want to live on the Moreno Valley College campus	3%	6	6%	7	6%	5
I am concerned about the safety of campus housing	7%	15	5%	6	6%	5
Other, please specify:	4%	8	3%	3	1%	1
Total	Total	211	Total	111	Total	81

Q46_8_TEXT - Other, please specify:

- I'm not sure about having to share a room with others
- I'm a home owner
- That's expensive
- Expensive
- The cost is too expensive, I don't care for shares bathrooms either, and I didn't see in-laundry.
- I live close to MVC I can drive the 5 mins
- I would actually also chose the studio but I couldn't chose more than one distance from campus
- Don't have a job
- the rent is very high for a college student like i would share if it was a cheaper option

Q48 - You indicated that you were not interested in the housing options because the cost was too expensive. If the rates were 5% lower, as shown below, would you have lived in the housing if it were available at the start of the academic year at Moreno Valley College? Four-Person, Two-Bedroom Apartment: \$1,685 per person per month Four-Person, Four-Bedroom Apartment: \$1,945 per person per month Two-Person, Two-Bedroom Apartment: \$2,220 per person, per month One-Person Studio Apartment: \$2,740 per month

Answer	%	Count
Yes, at this rate I would live on campus	11%	12
Maybe, I would still have concerns and might choose not to live on campus	39%	45
No, I would not live on campus	50%	57
Total	100%	114

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Yes, at this rate I would live on campus	12%	7	7%	2	12%	3
Maybe, I would still have concerns and might choose not to live on campus	34%	20	47%	14	42%	11
No, I would not live on campus	53%	31	47%	14	46%	12
Total	Total	58	Total	30	Total	26

Q49 - If the rates were 10% lower, as shown below instead of the rates shown above, would you have lived in the housing if it were available at the start of the academic year at Moreno Valley College? Four-Person, Two-Bedroom Apartment: \$1,600 per person per month Four-Person, Four-Bedroom Apartment: \$1,840 per person per month Two-Person, Two-Bedroom Apartment: \$2,100 per person, per month One-Person Studio Apartment: \$2,595 per month

Answer	%	Count
Yes, at this rate I would live on campus	6%	6
Maybe, I would still have concerns and might choose not to live on campus	37%	37
No, I would not live on campus	57%	58
Total	100%	101

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Yes, at this rate I would live on campus	6%	3	7%	2	4%	1
Maybe, I would still have concerns and might choose not to live on campus	34%	17	36%	10	43%	10
No, I would not live on campus	60%	30	57%	16	52%	12
Total	Total	50	Total	28	Total	23

Q50 - You may qualify for reduced rates instead of the rates previously shown. Estimated rental rates are below. Would you have lived in the housing if it were available at the start of the academic year at Moreno Valley College? Two-Person, Two-Bedroom Apartment: \$415 per person per month Four-Person, Four-Bedroom Apartment: \$480 per person per month Two-Person, Two-Bedroom Apartment: \$550 per person, per month One-Person Studio Apartment: \$680 per person per month

Answer	%	Count
Yes, at this rate I would live on campus	74%	64
Maybe, I would still have concerns and might choose not to live on campus	20%	17
No, I would not live on campus	6%	5
Total	100%	86

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Yes, at this rate I would live on campus	70%	31	88%	21	67%	12
No, I would not live on campus	5%	2	8%	2	6%	1
Maybe, I would still have concerns and might choose not to live on campus	25%	11	4%	1	28%	5
Total	Total	44	Total	24	Total	18

Q51 - Another option for campus housing is traditional-style dorm/residence hall. This style includes either a private or shared bedroom; each room includes a bed, desk, dresser, and closet for each resident. Living areas, such as kitchens, community lounges, study rooms, and bathrooms are shared by the residents on each floor. Today, community-style bathrooms have fully private stalls with a toilet, shower, and ample changing space in each stall. Without a full kitchen in the unit, students might prepare food in a microwave in the room, a community kitchen, or eat at a dining facility on or off campus. Would you be interested in this type of community?

Answer	%	Count
Maybe, I might be interested in this type of community	30%	31
Yes, in a shared (double-occupancy) room – lower cost option	29%	30
No, I would not be interested	25%	26
Yes, in a private (single-occupancy) room – higher cost option	16%	17
Total	100%	104

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Yes, in a shared (double-occupancy) room – lower cost option	33%	17	25%	7	25%	6
Yes, in a private (single-occupancy) room – higher cost option	15%	8	18%	5	17%	4
Maybe, I might be interested in this type of community	31%	16	36%	10	21%	5
No, I would not be interested	21%	11	21%	6	38%	9
Total	Total	52	Total	28	Total	24

Q52 - You indicated that you were not interested in the housing because the rates are too high. If the rates were 5% lower, as shown below, would you have lived in the housing if it were available at the start of the academic year at MVC? Studio Apartment: \$2,615 per month Two-Bedroom Apartment –Single Parent Option: \$2,825 per month per bedroom One-Bedroom Apartment: \$2,995 per month Two-Bedroom Apartment: \$3,185 per month Three-Bedroom Apartment: \$3,300 per month

Answer	%	Count
Yes, at this rate I would live on campus	9%	8
Maybe, I would still have concerns and might choose not to live on campus	47%	41
No, I would not live on campus	44%	38
Total	100%	87

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Yes, at this rate I would live on campus	10%	5	13%	3	0%	0
Maybe, I would still have concerns and might choose not to live on campus	52%	27	42%	10	36%	4
No, I would not live on campus	38%	20	46%	11	64%	7
Total	Total	52	Total	24	Total	11

Q53 - You indicated that you were not interested in the housing because the rates are too high. If the rates were 10% lower, as shown below, would you have lived in the housing if it were available at the start of the academic year at MVC? Studio Apartment: \$2,475 per month Two-Bedroom Apartment Single Parent Option: \$2,680 per month per bedroom One-Bedroom Apartment: \$2,835 per month Two-Bedroom Apartment: \$3,015 per month Three-Bedroom Apartment: \$3,130 per month

Answer	%	Count
Yes, at this rate I would live on campus	3%	2
Maybe, I would still have concerns and might choose not to live on campus	46%	36
No, I would not live on campus	52%	41
Total	100%	79

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Yes, at this rate I would live on campus	2%	1	5%	1	0%	0
Maybe, I would still have concerns and might choose not to live on campus	51%	24	38%	8	36%	4
No, I would not live on campus	47%	22	57%	12	64%	7
Total	Total	47	Total	21	Total	11

Q54 - You may qualify for reduced rates. Estimated rental rates are below. Would you have lived in the housing if it were available at the start of the academic year at Moreno Valley College? Studio Apartment: \$680 per month Two-Bedroom Apartment – Single Parent Option: \$680 per month per bedroom One-Bedroom Apartment: \$ 775 per month Two-Bedroom Apartment: \$870 per month Three-Bedroom Apartment: \$970 per month

Answer	%	Count
Yes, at this rate I would live on campus	81%	55
Maybe, I would still have concerns and might choose not to live on campus	15%	10
No, I would not live on campus	4%	3
Total	100%	68

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Yes, at this rate I would live on campus	79%	31	89%	17	70%	7
Maybe, I would still have concerns and might choose not to live on campus	15%	6	11%	2	20%	2
No, I would not live on campus	5%	2	0%	0	10%	1
Total	Total	39	Total	19	Total	10

Q55 - Would you consider attending full-time if housing were available on campus?

Answer	%	Count
Yes	50%	67
No, the availability of housing would not impact my enrollment status	27%	36
Maybe	23%	31
Total	100%	134

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Yes	0%	0	60%	52	31%	15
No, the availability of housing would not impact my enrollment status	0%	0	21%	18	38%	18
Maybe	0%	0	19%	16	31%	15
Total	Total	0	Total	86	Total	48

Q56 - Would you still be interested in living in student housing where both single students and students with families lived?Note: students living by themselves or with roommates would not share a unit with a student living there with their family.

Answer	%	Count
Yes, if single students and families lived in the same building(s)	22%	71
Yes, if single students and families lived in separate buildings	33%	106
No, I would not like to live in a mixed community	14%	46
I have no preference	30%	95
Total	100%	318

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Yes, if single students and families lived in the same building(s)	24%	44	24%	21	13%	6
Yes, if single students and families lived in separate buildings	34%	63	30%	26	35%	17
No, I would not like to live in a mixed community	16%	30	7%	6	21%	10
I have no preference	26%	47	38%	33	31%	15
Total	Total	184	Total	86	Total	48

Q58 - What is your age?

Answer	%	Count
18-20	44%	158
21-24	33%	119
25-29	9%	34
30-34	5%	17
50 or older	3%	10
17 or younger	2%	8
35-39	2%	8
40-49	2%	8
Total	100%	362

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
17 or younger	2%	5	3%	3	0%	0
18-20	55%	113	29%	28	30%	17
21-24	30%	62	40%	39	32%	18
25-29	8%	16	10%	10	14%	8
30-34	2%	5	6%	6	11%	6
35-39	2%	4	3%	3	2%	1
40-49	0%	1	6%	6	2%	1
50 or older	0%	1	3%	3	11%	6
Total	Total	207	Total	98	Total	57

Q59 - If you are comfortable, please share your race/ethnicity. Note: List based on California Community Colleges Data Element Dictionary.

Answer	%	Count
Hispanic, Latino	30%	108
Mexican, Mexican-American, Chicano	28%	102
Central American	1%	4
South American	1%	2
Hispanic Other	1%	3
Asian Indian	0%	1

Asian Chinese	0%	1
Asian Japanese	0%	0
Asian Korean	1%	3
Asian Laotian	0%	0
Asian Cambodian	0%	1
Asian Vietnamese	0%	1
Filipino	2%	6
Asian Other	1%	4
Black or African American	12%	45
American Indian / Alaskan Native	0%	1
Pacific Islander Guamanian	0%	0
Pacific Islander Hawaiian	0%	0
Pacific Islander Samoan	0%	0
Pacific Islander Other	0%	0
White	18%	67
Prefer not to answer	4%	14
Total	100%	363

Q60 - Do you identify with any of the following groups? Select all that apply.

Answer	%	Count
International student	4%	13
Student athlete	12%	43
Veteran or active/reserve duty member	3%	10
LGBTQ+	23%	80
Former/current Foster Youth	4%	14
First-generation college student (a student who had neither parent attend any form of college or university; therefore a first-generation student. Note – this is specific to education and not related to immigration status)	55%	193
Total	100%	353

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
International student	4%	8	5%	5	0%	0
Student athlete	16%	33	8%	8	4%	2
Veteran or active/reserve duty member	2%	4	3%	3	6%	3
LGBTQ+	24%	48	25%	26	13%	6
Former/current Foster Youth	4%	8	4%	4	4%	2
First-generation college student (a student who had neither parent attend any form of college or university; therefore a first-generation student. Note – this is specific to education and not related to immigration status)	50%	102	55%	56	73%	35
Total	Total	203	Total	102	Total	48

Q61 - Do you participate in any of the following programs? Select all that apply.

Answer	%	Count
CalWORKS	26%	59
EOPS	37%	84
CARE	20%	46
DSPS/DSS	16%	36
Total	100%	225

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
CalWORKS	29%	41	22%	13	19%	5
EOPS	42%	59	31%	18	26%	7
CARE	18%	25	29%	17	15%	4
DSPS/DSS	11%	15	17%	10	41%	11
Total	Total	140	Total	58	Total	27

Q9 - Have you considered leaving Moreno Valley College due to the cost of housing in the area?

Answer	%	Count
No, I have not considered leaving school due to housing costs	76%	276
Yes, I have considered leaving school due to housing costs, but I do not currently have plans to do so	20%	72
Yes, and I plan to leave school due to housing costs	4%	13
Total	100%	361

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Yes, and I plan to leave school due to housing costs	1%	3	7%	7	5%	3
Yes, I have considered leaving school due to housing costs, but I do not currently have plans to do so	15%	32	33%	32	14%	8
No, I have not considered leaving school due to housing costs	83%	172	60%	58	81%	46
Total	Total	207	Total	97	Total	57

Q10 - How important do you think offering student housing will be for attracting future students to Moreno Valley College?

Answer	%	Count
Very Important	64%	228
Moderately Important	34%	120
Not Important	3%	9
Total	100%	357

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Very Important	64%	132	63%	60	64%	36
Moderately Important	33%	67	35%	34	34%	19
Not Important	3%	6	2%	2	2%	1
Total	Total	205	Total	96	Total	56

Q11 - How important do you think offering student housing will be for retaining students at Moreno Valley College in the future?

Answer	%	Count
Very Important	59%	210
Moderately Important	36%	128
Not Important	5%	19
Total	100%	357

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Very Important	60%	123	58%	56	55%	31
Moderately Important	33%	68	39%	37	41%	23
Not Important	7%	14	3%	3	4%	2
Total	Total	205	Total	96	Total	56

Q12 - Please share any additional thoughts or comments you have regarding housing for students at Moreno Valley College.

Moreno Valley college really does care about its students and is willing to really work with them for their future having assistance for housing would be amazing
I think it's important to know who MVC would rent to. I'd like to live in a safe and peaceful environment, where studies would be my main stress.
Convenient transportation
Good living conditions
It is recommended to have food sites A fitness center is recommended
A separate study space is recommended Appropriate facilities for after-school leisure programs are recommended
Appropriate facilities for after-school leisure programs are recommended
A public kitchen is recommended
Beautiful surroundings
Sound fitness equipment
There are fitness centers
A place for recreation
There is plenty of room to study
Hope to have more convenient living function area
Hopefully the cost of accommodation will be reduced
Provide quick and convenient accommodation
Provide fitness equipment
Please have a bathroom in the dormitory
Better exercise areas
Have good eating areas
Have good accommodation
Good environmental conditions
Convenient and fast transportation
Quiet atmosphere for study
Suggest a more reasonable management system
Suggest a better diet
Convenient Internet access is recommended

Have low cost accommodation

Nothing

very good

Keep going

Full fitness facilities

Convenient and quick

Good housing environment will attract students to move in

Students will be attracted by convenient supermarkets near

Students will be attracted to the accommodation if the teaching location is not too far away

As someone who really doesn't enjoy living at home, this is the best opportunity for me to live in an environment I can genuinely enjoy. As someone who grows up with parents that force their beliefs onto me and my siblings, I have never felt I could ever trust them. This helps others who don't have the best living environment and people who don't have access to affordable housing get a chance to be comfortable and happy.

Don't go too far into your accommodation

Housing costs are a little bit lower

Low consumption

A beautiful environment

Avoid noisy, good study environment

i like the education

Compared to meet

The school gave me what I wanted, which was great

Provide quiet accommodation for study

Hopefully with good facilities

I hope to have a good environment

Hope for a good diet

Provide accommodation in good environment

Provide quiet accommodation for study

Provide fitness equipment

Provide facilities with convenient living conditions

Provide facilities with convenient living conditions

There is no

I would love to have the option of on campus housing but due to financial costs its not really an option

I would greatly appreciate any type of living space away from where I live due to the home situation I live in. I live in a very toxic household with very strict parents who won't let me move out even though I am an adult already. It took a lot to convince them to even let me go to Moreno Valley College and they would not let me go to my dream school because it was too far and they wouldn't let me dorm. I just really need to get out of a toxic household.

On this Survey, there is 2 repeated questions with different prices. Ex. Two person, two bedroom \$450 and \$550. Or something similar on reduced rates.

Cheaper housing is appealing because if its more expensive than what people are already living than it's pointless.

No thoughts

For Students who don't qualify for Financial aid and have to work the housing for one individual is too high. Minimum wage is not enough for that category of students. Housing is with the assumption they all have really good jobs or received financial assistance.

The house is very important for student to continue studying.

Personally I think many wouldn't want to leave on campus since MVC is a commuter school. And a lot of the students who attend leave around the area or nearby cities.

I work full time and am half time student I don't make enough to get my own place but living with 6 other people is hectic and difficult to get, homework done, or even do laundry.

The costs of living provided were absurd. One could rent a house with roommates for a highly reduced price. These solutions are not viable, even for living on campus.

I would love to live on campus. The rent is just too expensive. I couldn't maintain a good GPA if I decided to live on campus because I would have to work more hours to pay that high of a rent. I can barely pay what I pay now and keep up good grades. If MVC offered grants for people who live on campus I would possibly be able to afford this. As of now it is not possible for many and for many others to live on campus due to the rent prices.

I feel that cost of housing has influenced my choice to commute from home 45 minutes away. I initially wanted to move closer, but due to being a student full time, my job was not able to fit my availability. I do not have an open enough availability to be hired.

N/A

Lower the costs. It's trying times due to the COVID 19 pandemic, and the city should match the numbers.

Please work on housing pricing pell grants will not cover housing and school expenses!

Student housing for a local community college is a great idea and will attract and retain students, if affordable. This will help us to maintain a well-balanced life that include, work, school, play, life, spiritual, etc. It should be a no pet policy because people can't care nor upkeep their living for themselves, so how can they for a pet. Honestly, I prefer single with no shared bathroom because I'm clean and others aren't! At my age of 50, I just moved from a student-apartment housing, but not a dorm setting. Initially, it was a 4 bedroom with 4 single bed with adjoining bathroom and an in-laundry with common living room and kitchen. Then I moved to a 2 bedroom with 2 single bed w/adjoining bathroom which was less mess and chaotic until I had a roommate near the end of my lease. When I first attended college, SDSU, I lived in the dorm with shared bathrooms and also shared room then single room. So, I have had the experience in student college living and today is very different than 30 years ago. Please keep it affordable, accommodating and well-managed.

This is an amazing thing that you should do

I think having affordable housing for those in school is very important it can help a lot of people stress less about dealing with not finding affordable housing near MVC

None

i understand that housing, inherently, cannot be cheap but you need to consider the price for the sake of the students. almost anyone attending college (a COMMUNITY college at that) regardless of age is there because they are lack the right resources. either they do not work for a number of reasons or they work jobs that do not offer the best wages; or, jobs with slightly better wages but are more harsh in nature (e.g. an amazon warehouse worker). there are very few who are so monetarily independent to where they can comfortably afford the costs. so where would the money to cover these expenses come from? both part-time and full-time employees—especially the inexperienced—would only be able to earn so much and if their housing situation is eating up all of their money then it could very well become a problem once they graduate and need to look for somewhere else to live. full-time students would struggle more to earn enough income because schoolwork takes up such a large part of their daily life. simultaneously working and studying, whether it's any combination of full- or part-time, is difficult to pull off so again, please take the students into consideration with these costs. thank you.

This maybe a great thing for up and coming students

\$2900 dollars for a studio apartment is ludicrous when studio apartments literally next door to Moreno Valley College start at \$1900

My friend goes to Fresno State and the rooming plans are similar to theirs. Since it's a community College I would expect for the cost to be a bit more affordable.

I think there should also be lower pricing on housing depending on the students school time. For example for full time students there should be more lower pricing than those who are taking only one class or two per semester

It's so important to get affordable housing this program will help everyone that's need help.

Thank you for everything!

I hope that MVC gets housing

I think it will Be helpful for students to save on transportation and to be involved in school activities as well as having a safe environment.

Private individual rooms at a low cost should be the number one option because it's a main reason why students would want to leave their family homes and pay for a room.

I am considered low income since I am not currently getting paid just yet at work. I should get my first check this week on the 15th, but me nor my partner combined can not afford our apartment now being \$1500. Plus I have to pay out of pocket for each semester, which is about \$300-\$400.

MVC has on campus housing???

Housing would be extremely beneficial to individuals in the community. Being a first generation college student who has had to figure things out on my own with a financially challenged family has been a struggle and staying at home has been taxing on my mental health. I would absolutely love to stay in student housing.

Aside from myself I know other students whom experience housing insecurities all while having to travel from out of Moreno Valley to attend some classes at Moreno Valley College. Offered housing would help not only myself but other student who have to travel quite a distance to attend classes from either the morning, afternoon, or evening classes at Moreno Valley college.

Housing costs in California and especially Moreno Valley are rediculously high. Moreno Valley does not offer employment opportunities even near the quantity Los Angeles does and yet rent is almost identical. I believe it is essential for the college to offer low cost housing if they want to attract a new type of student who decided against college because

they cannot afford a home and school.

I feel as though many people choose a community college because it is close to the house they currently live in. However, if housing is provided for fairly cheap then I think that people would consider it.

None at this moment

Waste of time and money, it's honestly laughable at how idiotic this idea is.

I believe it would be a great opportunity for future students who plan on attending.

I don't really think having housing for Moreno Valley is needed because to most people this is a local college

Student housing would be a great initiative to ensure students have access to the college.

Even if utilities is combined with the price per person it still seems like too much is being charged.

Housing needs to be affordable

maybe offering types of payment plans throughout the month for people who can't afford the full rent cost upfront

Affordable, private housing is very important to continue education

Thank you for this survey! I think it accurately identifies some of the housing issues us low income single students face !

Affordable housing adds to the stability of working and going to school with a community of peers from different levels and backgrounds working towards similar goals.

I think it's a great idea to offer housing to students who attend Moreno Valley College. There is an abundant amount of resources within the vicinity of the campus: transportation, dining areas, and libraries.

Acomidation for disabilities

Student housing would for online students would probably really cool

I think it's a good idea, it would completely change the whole experience at MVC.

currently moreno valley is getting very populated and i might have to move and i can't afford to live alone in moreno valley anymore so i have to go with my parents.

Housing options would be great especially for students coming out of high school with no means of transportation, I currently live in Hemet and I'm taking online classes because the drive is too much especially since my classes would be spread out and with gas being so expensive I'd just be there all day during the gaps so I won't drive back and forth.

Offering affordable housing would ensure more students stay in school

I believe that an awesome way of generating profit off these apartments is to advertise heavily outside of the state of California. There is a huge shift in the market for SoCal because folks are drawn to the perks and moving out here from different states. Not only would you be revolutionizing the community college realm by implementing housing for students. You will be changing the game completely because you housing is a huge factor in choosing a campus. So there would be less of a stigma going to CC. Plus you would be charging out-of-state tuition which can help pay back for all the money your spending to build them. - Anthony Arzate (Business Student)

Make it affordable, safe, private and a quiet place for students to achieve their goals.

Nothing specific I can think of

Housing and transportation go hand in hand. If the bus system was reliable more students would be able to get to school and have less stress

I think it's a great idea with a lot of potential since there aren't too many CC in the surrounding areas

I think that some students don't have an income and cannot pay for a room

I recommend that students have the choice of gender with who they share with and have a similar aged roommate.

Affordable apartments are better than a thousand dollars expensive ones

It would be nice to see the college get some housing

I think there should be more studio apartments at cheaper rates

Students with Families – Survey Data Sorted by Enrollment Status

Q6 - What is your current enrollment status at Moreno Valley College?

Answer	%	Count
Full-time student (enrolled in 12 or more units)	52%	138
Half-time student (enrolled in 6.0-11.5 units)	32%	84
Part-time student (enrolled in 0.5-5.5 units)	17%	44
I am a Special Admit high school student dual-enrolled at Moreno Valley College	0%	0
Non-credit student or Adult Education student	0%	0
Other	0%	0
Total	100%	266

Q4 - Do you take classes at any other institution? Select all that apply.

Answer	%	Count
No, I only take classes at Moreno Valley College	80%	223
Yes, at Norco College	9%	26
Yes, at another institution (please enter name of institution)	9%	24
Yes, at a second other institution (please enter name of institution)	1%	4
Yes, at a third other institution (please enter name of institution)	0%	1
Total	100%	278

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
No, I only take classes at Moreno Valley College	82%	121	82%	69	72%	33
Yes, at Norco College	7%	11	10%	8	15%	7
Yes, at another institution (please enter name of institution)	7%	11	8%	7	13%	6
Yes, at a second other institution (please enter name of institution)	3%	4	0%	0	0%	0
Yes, at a third other institution (please enter name of institution)	1%	1	0%	0	0%	0
Total	Total	148	Total	84	Total	46

Q4_2_TEXT - Yes, at another institution (please enter name of institution)

Riverside City College	RCC
Moreno Valley community college	Mount San Jacinto college
La Sierra university	All 4 online courses at MVC, one is a class at RCC
Riverside city college	RCC
Moreno valley college	Harriet McRae
CSUSB	Mt. San Jacinto College
Riverside city college	MVC
Riverside Community college	UCR
Riverside College	Riverside city college
Riverside community college	Riverside City College
National University	Moreno Valley college

Q4_3_TEXT - Yes, at a second other institution (please enter name of institution)

Riverside community college

Moreno Valley College

Q5 - Why are you currently taking classes at another institution?

Class availability

nearby

For better understanding

Working on bsw and taking undergraduate classes at mvc

convenient

Some classes only offered at RCC

spanish

for a degree

Lack of availability at mvc

Classes that MVC doesn't teach Norco or Riverside do

they had the class I needed

Because MVC's online courses were full for Bus18A

No

Riverside College & Norco College

Classes wasn't offered at mvc

To obtain a Bachelors Degree

Spring semester at MSJC starts in January

Class availability

Classes were available at RCC

Online classes needed

Class availability

AA - Liberal Arts

class were full

Transferred

Norco is my home college, but doesn't offer or didn't have classes available for online.

Class not available at Moreno Valley College

Classes I need that Moreno Valley didn't have

Online availability

Mvc does not offer course

Moval does not offer the classes

Because they don't have the right timing that works with me

Q14 - Class scheduling has been different since March 2020. If there were no COVID-19 restriction, through what method would you have preferred to take your Fall 2021 classes?

Answer	%	Count
I would have taken all my classes in person	39%	105
I would have taken most of my classes in person	27%	71
I would have taken most of my classes online	18%	47
I would have taken all my classes online	16%	43
Total	100%	266

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
I would have taken most of my classes online	12%	16	24%	20	25%	11
I would have taken most of my classes in person	29%	40	26%	22	20%	9
I would have taken all my classes online	12%	17	21%	18	18%	8
I would have taken all my classes in person	47%	65	29%	24	36%	16
Total	Total	138	Total	84	Total	44

Q62 - Which best describes your enrollment status at Moreno Valley College?

Answer	%	Count
First-Time Student (first semester enrolled in any college, not including dual-enrolled classes during high school)	19%	51
First-Time Transfer Student (enrolled at Moreno Valley College for the first time but transferred credits from another college or university)	15%	41
Returning Student (attended Moreno Valley College before, but not enrolled in Spring 2021)	15%	40
Continuing Student (enrolled in the current session and was enrolled in the Spring 2021 semester)	50%	134
Total	100%	266

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Returning Student (attended MVC before, but not enrolled in Spring 2021)	13%	18	15%	13	20%	9
First-Time Transfer Student (enrolled at Moreno Valley College for the first time but transferred credits from another college or university)	17%	24	17%	14	7%	3
First-Time Student (first semester enrolled in any college, not including dual-enrolled classes during high school)	22%	30	15%	13	18%	8
Continuing Student (enrolled in the current session and was enrolled in the Spring)	48%	66	52%	44	55%	24
Total	Total	138	Total	84	Total	44

Q17 - What is your current living situation?

Answer	%	Count
Rent	24%	63
Live w/ parents, contribute	24%	62
Own my home	18%	47
Live w/ parents for free	17%	46
Housing insecure	10%	26
Stable, not in others	7%	19

Total	100%				263	
Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Stable, not in others	5%	7	8%	7	12%	5
Rent	22%	30	21%	18	35%	15
Own my home	15%	20	17%	14	30%	13
Live w/ parents for free	24%	33	13%	11	5%	2
Live w/ parents, contribute	22%	30	32%	27	12%	5
Housing insecure	12%	16	8%	7	7%	3
Total	Total	136	Total	84	Total	43

Q28 - Recent California legislation will create opportunities to increase the availability of housing for low-income students, as defined by eligibility for one or more specific funding assistance programs. Please indicate the assistance program(s) for which you qualify or believe you qualify. Select all that apply.

Answer	%	Count
Eligible to receive Pell Grant financial aid	27%	120
Eligible to receive Cal Grant financial aid	26%	115
Exempt from paying nonresident tuition because I meet income criteria of the California Dream Act (AB 540 status with a gross family income of \$86,000 or less)	7%	32
Receive a fee waiver from Moreno Valley College	20%	89
I am not sure if I qualify for any of the above, but I believe my situation would be considered low income	15%	65
I do not believe I would qualify for any programs for low-income students	5%	24
Total	100%	445

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Receive a fee waiver from Moreno Valley College	25%	58	14%	20	16%	11
I do not believe I would qualify for any programs for low-income students	3%	6	8%	11	10%	7
I am not sure if I qualify for any of the above, but I believe my situation would be considered low income	11%	26	13%	19	29%	20
Exempt from paying nonresident tuition because I meet income criteria of the California Dream Act (AB 540 status with a gross family income of \$86,000 or less)	10%	23	4%	6	4%	3
Eligible to receive Pell Grant financial aid	28%	65	30%	42	19%	13
Eligible to receive Cal Grant financial aid	24%	55	31%	44	23%	16
Total	Total	233	Total	142	Total	70

Q18 - Where do you currently live?

santiago estates sunnymead	Evria Diamond Valley	88
Lasselle Place	25810 Iris Ave. unit B	Mountain View Apartments
house	Sycamore Terrace Apartments	
canyon crest village apartments	Los Arbolitos	
Midway Apartments	Mountain Breeze Villas	
Villas at Towngate	Fresco Apartments	

Q19 - How many bedrooms are in in your home?

Answer	%	Count
None, I have a studio	2%	1
1 bedroom	16%	10
2 bedrooms	30%	19
3 bedrooms	35%	22
4 bedrooms	14%	9
More than 4 bedrooms	3%	2
Total	100%	63

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
None, I have a studio	0%	0	0%	0	7%	1
1 bedroom	17%	5	28%	5	0%	0
2 bedrooms	40%	12	17%	3	27%	4
3 bedrooms	37%	11	28%	5	40%	6
4 bedrooms	3%	1	28%	5	20%	3
More than 4 bedrooms	3%	1	0%	0	7%	1
Total	Total	30	Total	18	Total	15

Q20 - How many people live in your unit?

Answer	%	Count
One, I live alone	6%	4
Two, I live with one other person	27%	17
Three, I live with two others	19%	12
Four, I live with three others	18%	11
Five, I live with four others	16%	10
Six or more, I live with five or more others	13%	8
Total	100%	62

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Two, I live with one other person	30%	9	39%	7	7%	1
Three, I live with two others	30%	9	11%	2	7%	1
Six or more, I live with five or more others	7%	2	11%	2	29%	4
One, I live alone	7%	2	0%	0	14%	2
Four, I live with three others	20%	6	11%	2	21%	3
Five, I live with four others	7%	2	28%	5	21%	3
Total	Total	30	Total	18	Total	14

Q21 - Which best describes how you feel about your current housing?

Answer	%	Count
Satisfied	41%	51
Neutral	45%	55
Dissatisfied	14%	17
Total	100%	123

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Satisfied	62%	36	18%	8	35%	7
Neutral	26%	15	67%	30	50%	10
Dissatisfied	12%	7	16%	7	15%	3
Total	Total	58	Total	45	Total	20

Q22 - On a typical day, about how long is your one-way commute from your current housing to campus?

Answer	%	Count
15–30 minutes	38%	47
Less than 15 minutes	30%	37
31–45 minutes	22%	27
46–60 minutes	8%	10
61–90 minutes	1%	1
More than 90 minutes	1%	1
Total	100%	123

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
61–90 minutes	2%	1	0%	0	0%	0
46–60 minutes	10%	6	7%	3	5%	1
31–45 minutes	21%	12	27%	12	15%	3
15–30 minutes	36%	21	42%	19	35%	7
More than 90 minutes	2%	1	0%	0	0%	0
Less than 15 minutes	29%	17	24%	11	45%	9
Total	Total	58	Total	45	Total	20

Q23 - On a typical day, what mode of transit do you use to commute from your housing to campus?

Answer	%	Count
Personal Vehicle	63%	78
Bus or other public transit	11%	14
Bike/scooter/skateboard	7%	8
Rideshare (Lyft, Uber, etc.)	6%	7
Parents or others drop me off and pick me up	5%	6
Walk	5%	6
Carpool	3%	4
Total	100%	123

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Personal Vehicle	52%	30	71%	32	80%	16
Carpool	3%	2	4%	2	0%	0
Parents or others drop me off and pick me up	0%	0	7%	3	15%	3
Rideshare (Lyft, Uber, etc.)	7%	4	4%	2	5%	1
Bike/scooter/skateboard	12%	7	2%	1	0%	0
Walk	9%	5	2%	1	0%	0
Bus or other public transit	17%	10	9%	4	0%	0
Total	Total	58	Total	45	Total	20

Q24 - Which of the following factors are most important to you when deciding where to live? Please select at least one and no more than three factors

Answer	%	Count
Age and condition of facilities	2%	7
Common space/lounge for socializing	0%	1
Cost/affordability	27%	91
Dedicated study spaces	5%	16
In-unit laundry	6%	20
Near Moreno Valley College campus	9%	30
Near my and/or my partner's workplace	3%	11
Near preferred schools/daycare for children I live with	7%	22
Nearby outdoor recreation space	2%	7
Pet-friendly policy	4%	14
Play area for children	3%	9
Privacy	6%	19
Reliable internet/Wi-Fi	5%	16
Reliable management company/landlord	4%	13
Safety and security features	13%	45
Size of unit	5%	17
Total	100%	338

Q25 - Did you have to find new housing when you came to Moreno Valley College?

Answer	%	Count
No	89%	55
Yes	11%	7
Total	100%	62

Question	Full-time student (enrolled in 12 or more units)	Half-time student (enrolled in 6.0-11.5 units)	Part-time student (enrolled in 0.5-5.5 units)	Total
Yes	29%	2	43%	3
No	51%	28	20%	11
				55

Q26 - How was your experience finding housing within your budget?

Answer	%	Count
Easy	0%	0
Neither easy nor difficult	43%	3
Difficult	57%	4
Total	100%	7

Question	Full-time student (enrolled in 12 or more units)	Half-time student (enrolled in 6.0-11.5 units)	Part-time student (enrolled in 0.5-5.5 units)	Total
Easy	0%	0	0%	0
Neither easy nor difficult	100%	2	33%	1
Difficult	0%	0	67%	2
Total	Total	2	Total	3

Q27 - How was your experience finding housing within a reasonable commute to campus?

Answer	%	Count
Easy	0%	0
Neither easy nor difficult	43%	3
Difficult	57%	4
Total	100%	7

Question	Full-time student (enrolled in 12 or more units)	Half-time student (enrolled in 6.0-11.5 units)	Part-time student (enrolled in 0.5-5.5 units)	Total
Easy	0%	0	0%	0
Neither easy nor difficult	100%	2	33%	1
Difficult	0%	0	67%	2
Total	Total	2	Total	3

Q33 - Please rate how important you think it is to have the following features in a campus housing residential community.

Question	Very Important		Moderately Important		Not Important		Total
Childcare	58%	147	16%	40	26%	66	253
EV charging stations	45%	113	34%	85	22%	55	253
Space for studying (with desks/tables and chairs)	83%	211	15%	37	2%	5	253
Game room (such as gaming stations, pool and/or ping pong tables)	25%	64	39%	98	36%	91	253
Food for sale (e.g., café, grab 'n' go)	70%	178	25%	64	4%	11	253

Fitness center	60%	153	30%	77	9%	23	253
Common computers and printers	80%	203	17%	44	2%	6	253
Common kitchen facilities	60%	151	30%	77	10%	25	253

Q35 - If Moreno Valley College offered on campus housing, who would live with you if you decided to live there? Check all that apply.

Answer	%	Count
Only me, no one else	23%	72
Dependent(s) between 0 and 18 years of age	36%	114
Dependent(s) over 18	11%	36
Partner/spouse	21%	67
Parent/grandparent	6%	19
Other extended family	2%	6
Total	100%	314

Question	Full-time student (enrolled in 12+ units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Only me, no one else	39%	57	8%	8	12%	7
Dependent(s) between 0 and 18 years old	30%	44	44%	47	38%	23
Dependent(s) over 18	10%	15	13%	14	12%	7
Partner/spouse	15%	22	26%	28	28%	17
Parent/grandparent	7%	10	6%	6	5%	3
Other extended family	0%	0	3%	3	5%	3
Total	Total	148	Total	106	Total	60

Q41 - Which unit type do you prefer? Note: Rates below include all utilities and furniture.

Answer	%	Count
Four-Person, Two-Bedroom Apartment: \$1,775 per person, per month	18%	13
Four-Person, Four-Bedroom Apartment: \$2,045 per person, per month	6%	4
Two-Person, Two-Bedroom Apartment: \$2,335 per person, per month	29%	21
One-Person Studio Apartment: \$2,885 per month	35%	25
I do not prefer any of these units	13%	9
Total	100%	72

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Two-Person, Two-Bedroom Apartment: \$2,335 per person, per month	37%	21	0%	0	0%	0
One-Person Studio Apartment: \$2,885 per month	39%	22	13%	1	29%	2
I do not prefer any of these units	4%	2	50%	4	43%	3
Four-Person, Two-Bedroom Apartment: \$1,775 per person, per month	14%	8	38%	3	29%	2
Four-Person, Four-Bedroom Apartment: \$2,045 per person, per month	7%	4	0%	0	0%	0
Total	Total	57	Total	8	Total	7

Q44 - Which unit type do you prefer?

Answer	%	Count
I do not prefer any of these units	43%	77
Studio Apartment: \$2,750 per month	15%	27
Two-Bedroom Apartment – Single Parent Option: \$2,975 per month (per bedroom)	14%	25
Two-Bedroom Apartment: \$3,350 per month	12%	21
Three-Bedroom apartment: \$3,475 per month	11%	19
One-Bedroom Apartment: \$3,150 per month	6%	10
Total	100%	179

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Two-Bedroom Apartment: \$3,350 per month	18%	13	11%	8	0%	0
Two-Bedroom Apartment – Single Parent Option: \$2,975 per month (per bedroom)	15%	11	11%	8	18%	6
Three-Bedroom apartment: \$3,475 per month	14%	10	6%	4	15%	5
Studio Apartment: \$2,750 per month	18%	13	15%	11	9%	3
One-Bedroom Apartment: \$3,150 per month	7%	5	4%	3	6%	2
I do not prefer any of these units	30%	22	52%	37	53%	18
Total	Total	74	Total	71	Total	34

Q45 - Would you have lived in your preferred unit if it had been available at the start of the academic year?

Answer	%	Count
Yes	62%	102
Maybe	33%	54
No	5%	9
Total	100%	165

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Yes	74%	79	53%	20	15%	3
Maybe	24%	26	39%	15	65%	13
No	2%	2	8%	3	20%	4
Total	Total	107	Total	38	Total	20

Q46 - Why would you not be interested in living in the unit types presented? Select all that apply.

Answer	%	Count
Cost of housing	46%	90
I do not want to live in an all-student community	6%	12
Units presented were not appealing	4%	7
I prefer my current housing	22%	42
Factors related to COVID-19	7%	13

Appendix I: Sorted Survey Data

I do not want to live on the Moreno Valley College campus	8%	15
I am concerned about the safety of campus housing	4%	8
Other, please specify:	4%	8
Total	100%	195

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Cost of housing	44%	30	51%	36	43%	24
I do not want to live in an all-student community	1%	1	7%	5	11%	6
Units presented were not appealing	1%	1	3%	2	7%	4
I prefer my current housing	22%	15	18%	13	25%	14
Factors related to COVID-19	10%	7	4%	3	5%	3
I do not want to live on the Moreno Valley College campus	4%	3	11%	8	7%	4
I am concerned about the safety of campus housing	10%	7	1%	1	0%	0
Other, please specify:	6%	4	4%	3	2%	1
Total	Total	68	Total	71	Total	56

Q46_8_TEXT - Other, please specify:

too expensive

Price is higher than my current situation

Rent is too expensive

I am a parent and the studio was appealing but was still very expensive for a studio. The two bedroom to share with another parent makes me worry about the safety of my children. You can't trust anyone really with your kids

Too much rent

Too much when your on a limited income or low income

Cost

Q48 - You indicated that you were not interested in the housing options because the cost was too expensive. If the rates were 5% lower, as shown below, would you have lived in the housing if it were available at the start of the academic year at Moreno Valley College? Four-Person, Two-Bedroom Apartment: \$1,685 per person per month Four-Person, Four-Bedroom Apartment: \$1,945 per person per month Two-Person, Two-Bedroom Apartment: \$2,220 per person, per month One-Person Studio Apartment: \$2,740 per month

Answer	%	Count
Yes, at this rate I would live on campus	18%	2
Maybe, I would still have concerns and might choose not to live on campus	36%	4
No, I would not live on campus	45%	5
Total	100%	11

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Yes, at this rate I would live on campus	25%	1	20%	1	0%	0
Maybe, I would still have concerns and might choose not to live on campus	25%	1	60%	3	0%	0
No, I would not live on campus	50%	2	20%	1	100%	2
Total	Total	4	Total	5	Total	2

Q49 - If the rates were 10% lower, as shown below instead of the rates shown above, would you have lived in the housing if it were available at the start of the academic year at Moreno Valley College?
Four-Person, Two-Bedroom Apartment: \$1,600 per person per month Four-Person, Four-Bedroom Apartment: \$1,840 per person per month Two-Person, Two-Bedroom Apartment: \$2,100 per person, per month One-Person Studio Apartment: \$2,595 per month

Answer	%	Count
Yes, at this rate I would live on campus	0%	0
Maybe, I would still have concerns and might choose not to live on campus	56%	5
No, I would not live on campus	44%	4
Total	100%	9

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Yes, at this rate I would live on campus	0%	0	0%	0	0%	0
Maybe, I would still have concerns and might choose not to live on campus	33%	1	100%	4	0%	0
No, I would not live on campus	67%	2	0%	0	100%	2
Total	Total	3	Total	4	Total	2

Q50 - You may qualify for reduced rates instead of the rates previously shown. Estimated rental rates are below. Would you have lived in the housing if it were available at the start of the academic year at Moreno Valley College?
Two-Person, Two-Bedroom Apartment: \$415 per person per month Four-Person, Four-Bedroom Apartment: \$480 per person per month Two-Person, Two-Bedroom Apartment: \$550 per person, per month One-Person Studio Apartment: \$680 per person per month

Answer	%	Count
Yes, at this rate I would live on campus	67%	6
Maybe, I would still have concerns and might choose not to live on campus	33%	3
No, I would not live on campus	0%	0
Total	100%	9

Question	Full-time student		Half-time student		Part-time student	
	%	Count	%	Count	%	Count
Yes, at this rate I would live on campus	67%	2	75%	3	50%	1
No, I would not live on campus	0%	0	0%	0	0%	0
Maybe, I would still have concerns and might choose not to live on campus	33%	1	25%	1	50%	1
Total	Total	3	Total	4	Total	2

Q51 - Another option for campus housing is traditional-style dorm/residence hall. This style includes either a private or shared bedroom; each room includes a bed, desk, dresser, and closet for each resident. Living areas, such as kitchens, community lounges, study rooms, and bathrooms are shared by the residents on each floor. Today, community-style bathrooms have fully private stalls with a toilet, shower, and ample changing space in each stall. Without a full kitchen in the unit, students might prepare food in a microwave in the room, a community kitchen, or eat at a dining facility on or off campus. Would you be interested in this type of community?

Answer	%	Count
Yes, in a shared (double-occupancy) room – lower cost option	36%	4
Yes, in a private (single-occupancy) room – higher cost option	27%	3
Maybe, I might be interested in this type of community	18%	2
No, I would not be interested	18%	2
Total	100%	11

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Yes, in a shared (double-occupancy) room – lower cost option	50%	2	40%	2	0%	0
Yes, in a private (single-occupancy) room – higher cost option	25%	1	20%	1	50%	1
Maybe, I might be interested in this type of community	0%	0	40%	2	0%	0
No, I would not be interested	25%	1	0%	0	50%	1
Total	Total	4	Total	5	Total	2

Q52 - You indicated that you were not interested in the housing because the rates are too high. If the rates were 5% lower, as shown below, would you have lived in the housing if it were available at the start of the academic year at Moreno Valley College? Studio Apartment: \$2,615 per month Two-Bedroom Apartment – Single Parent Option: \$2,825 per month per bedroom One-Bedroom Apartment: \$2,995 per month Two-Bedroom Apartment: \$3,185 per month Three-Bedroom Apartment: \$3,300 per month

Answer	%	Count
Yes, at this rate I would live on campus	3%	2
Maybe, I would still have concerns and might choose not to live on campus	33%	26
No, I would not live on campus	65%	51
Total	100%	79

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Yes, at this rate I would live on campus	4%	1	3%	1	0%	0
Maybe, I would still have concerns and might choose not to live on campus	35%	9	26%	8	41%	9
No, I would not live on campus	62%	16	71%	22	59%	13
Total	Total	26	Total	31	Total	22

Q53 - You indicated that you were not interested in the housing because the rates are too high. If the rates were 10% lower, as shown below, would you have lived in the housing if it were available at the start of the academic year at Moreno Valley College? Studio Apartment: \$2,475 per month Two-Bedroom Apartment – Single Parent Option: \$2,680 per month per bedroom One-Bedroom Apartment: \$2,835 per month Two-Bedroom Apartment: \$3,015 per month Three-Bedroom Apartment: \$3,130 per month

Answer	%	Count
Yes, at this rate I would live on campus	1%	1
Maybe, I would still have concerns and might choose not to live on campus	32%	24
No, I would not live on campus	67%	51
Total	100%	76

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Yes, at this rate I would live on campus	4%	1	0%	0	0%	0
Maybe, I would still have concerns and might choose not to live on campus	25%	6	30%	9	41%	9
No, I would not live on campus	71%	17	70%	21	59%	13
Total	Total	24	Total	30	Total	22

Q54 - You may qualify for reduced rates. Estimated rental rates are below. Would you have lived in the housing if it were available at the start of the academic year at Moreno Valley College? Studio Apartment: \$680 per month Two-Bedroom Apartment – Single Parent Option: \$680 per month per bedroom One-Bedroom Apartment: \$ 775 per month Two-Bedroom Apartment: \$870 per month Three-Bedroom Apartment: \$970 per month

Answer	%	Count
Yes, at this rate I would live on campus	77%	49
Maybe, I would still have concerns and might choose not to live on campus	20%	13
No, I would not live on campus	3%	2
Total	100%	64

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Yes, at this rate I would live on campus	70%	14	85%	22	72%	13
Maybe, I would still have concerns and might choose not to live on campus	25%	5	12%	3	28%	5
No, I would not live on campus	5%	1	4%	1	0%	0
Total	Total	20	Total	26	Total	18

Q55 - Would you consider attending full-time if housing were available on campus?

Answer	%	Count
Yes	55%	48
Maybe	25%	22
No, the availability of housing would not impact my enrollment status	20%	17
Total	100%	87

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Yes	0%	0	64%	38	36%	10
No, the availability of housing would not impact my enrollment status	0%	0	14%	8	32%	9
Maybe	0%	0	22%	13	32%	9
Total	Total	0	Total	59	Total	28

Q56 - Would you still be interested in living in student housing where both single students and students with families lived?Note: students living by themselves or with roommates would not share a unit with a student living there with their family.

Answer	%	Count
Yes, if single students and families lived in the same building(s)	30%	61
Yes, if single students and families lived in separate buildings	34%	70
No, I would not like to live in a mixed community	17%	35
I have no preference	19%	39
Total	100%	205

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
Yes, if single students and families lived in the same building(s)	34%	40	29%	17	14%	4
Yes, if single students and families lived in separate buildings	32%	38	41%	24	29%	8
No, I would not like to live in a mixed community	20%	24	14%	8	11%	3
I have no preference	14%	16	17%	10	46%	13
Total	Total	118	Total	59	Total	28

Q58 - What is your age?

Answer	%	Count
21-24	28%	69
18-20	18%	43
25-29	15%	36
30-34	13%	32
40-49	13%	31
35-39	9%	22
50 or older	4%	10
17 or younger	1%	2
Total	100%	245

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
17 or younger	0%	0	3%	2	0%	0
18-20	22%	29	17%	13	3%	1
21-24	39%	51	17%	13	13%	5
25-29	15%	20	13%	10	16%	6
30-34	8%	10	18%	14	21%	8
35-39	6%	8	13%	10	11%	4
40-49	8%	10	16%	12	24%	9
50 or older	2%	2	4%	3	13%	5
Total	Total	130	Total	77	Total	38

Q59 - If you are comfortable, please share your race/ethnicity. Note: List based on California Community Colleges Data Element Dictionary.

Answer	%	Count
Hispanic, Latino	30%	73
Mexican, Mexican-American, Chicano	18%	43
Central American	2%	6
South American	0%	1
Hispanic Other	2%	6
Asian Indian	0%	1
Asian Chinese	1%	2
Asian Japanese	0%	1
Asian Korean	0%	0
Asian Laotian	0%	0
Asian Cambodian	0%	0
Asian Vietnamese	0%	1
Filipino	1%	2
Asian Other	1%	3
Black or African American	13%	31
American Indian / Alaskan Native	1%	2
Pacific Islander Guamanian	0%	0
Pacific Islander Hawaiian	0%	1
Pacific Islander Samoan	0%	0
Pacific Islander Other	0%	0
White	26%	63
Prefer not to answer	4%	9
Total	100%	245

Q60 - Do you identify with any of the following groups? Select all that apply.

Answer	%	Count
International student	11%	26
Student athlete	15%	37
Veteran or active/reserve duty member	5%	13
LGBTQ+	8%	19
Former/current Foster Youth	7%	16
First-generation college student (a student who had neither parent attend any form of college or university; therefore a first-generation student. Note – this is specific to education and not related to immigration status)	54%	130
Total	100%	241

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
International student	14%	20	6%	4	7%	2
Student athlete	21%	31	9%	6	0%	0
Veteran or active/reserve duty member	5%	8	6%	4	3%	1
LGBTQ+	12%	17	2%	1	3%	1
Former/current Foster Youth	8%	12	5%	3	3%	1
First-generation college student (a student who had neither parent attend any form of college or university; therefore a first-generation student. Note – this is specific to education and not related to immigration status)	40%	58	72%	47	83%	25
Total	Total	146	Total	65	Total	30

Q61 - Do you participate in any of the following programs? Select all that apply.

Answer	%	Count
CalWORKS	34%	79
EOPS	36%	85
CARE	22%	51
DSPS/DSS	9%	20
Total	100%	235

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
	%	Count	%	Count	%	Count
CalWORKS	34%	52	32%	19	33%	8
EOPS	39%	59	31%	18	33%	8
CARE	20%	30	25%	15	25%	6
DSPS/DSS	7%	11	12%	7	8%	2
Total	Total	152	Total	59	Total	24

Q9 - Have you considered leaving Moreno Valley College due to the cost of housing in the area?

Answer	%	Count
No, I have not considered leaving school due to housing costs	62%	151
Yes, I have considered leaving school due to housing costs, but I do not currently have plans to do so	31%	76
Yes, and I plan to leave school due to housing costs	7%	17
Total	100%	244

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Yes, and I plan to leave school due to housing costs	8%	10	6%	5	5%	2
Yes, I have considered leaving school due to housing costs, but I do not currently have plans to do so	29%	37	39%	30	24%	9
No, I have not considered leaving school due to housing costs	64%	82	55%	42	71%	27
Total	Total	129	Total	77	Total	38

Q10 - How important do you think offering student housing will be for attracting future students to Moreno Valley College?

Answer	%	Count
Very Important	72%	173
Moderately Important	27%	65
Not Important	1%	3
Total	100%	241

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Very Important	74%	94	76%	58	55%	21
Moderately Important	25%	32	22%	17	42%	16
Not Important	1%	1	1%	1	3%	1
Total	Total	127	Total	76	Total	38

Q11 - How important do you think offering student housing will be for retaining students at Moreno Valley College in the future?

Answer	%	Count
Very Important	62%	150
Moderately Important	33%	80
Not Important	5%	11
Total	100%	241

Question	Full-time student (enrolled in 12 or more units)		Half-time student (enrolled in 6.0-11.5 units)		Part-time student (enrolled in 0.5-5.5 units)	
Very Important	65%	82	66%	50	47%	18
Moderately Important	33%	42	28%	21	45%	17
Not Important	2%	3	7%	5	8%	3
Total	Total	127	Total	76	Total	38

Q12 - Please share any additional thoughts or comments you have regarding housing for students at Moreno Valley College.

just so so
 Housing in a residential community which is conducive to better learning environment, due to peace and quiet
 No comment
 To do well
 Sound fitness equipment
 A quiet place to study
 Safe living environment
 A separate study space is recommended It is recommended to have food sites
 A fitness center is recommended A public kitchen is recommended
 A separate study space is recommended A public kitchen is recommended
 A separate study space is recommended
 It is recommended to have food sites
 A fitness center is recommended
 Wide learning space
 Sound fitness equipment
 Sound fitness equipment
 The accommodation is surrounded by beautiful surroundings
 A supermarket with retail food
 Communal kitchen facilities are expected
 Want to have a separate study space
 I hope I can have part of the game equipment to meet the after-school activities
 Hope there are electric car charging stations
 Increase food section
 Provide quiet accommodation for study
 Offer lower-cost accommodation
 We would like to have a single room
 Provide accommodation in good environment
 Hope to have more convenient living function area
 There should be safe management measures
 Have an Internet connection
 Accommodation costs are lower
 v
 Convenient and fast transportation
 Sound fitness equipment
 Convenient and fast transportation
 Suggest a safer accommodation environment
 Suggest better equipment and facilities
 Have a good living environment
 It's better to be free
 住宿条件好些
 A quiet study environment

The cost is low
 well-conditioned
 Lower housing costs would attract students
 Accommodation must be safe and secure to attract students
 There are convenient supermarkets near the accommodation
 Accommodation must be safe and secure
 The housing environment can be good
 Low consumption
 The transportation is convenient
 Compared to meet
 Provide fitness equipment
 Hope for peace and quiet
 Hope for good accommodation
 Provide low cost accommodation
 Provide quick and convenient accommodation
 Provide the most convenient accommodation
 Provide accommodation in the best environment
 Provide lowest-cost accommodation
 Great
 Moreno Valley College as my home College has been good for me and I would highly recommend it to other students
 If offering student housing it should be affordable for students. Those rent prices quoted, the studio apartment cost more monthly than my 3,000 sq ft home. Most students attending college full time can only work part time to make sure they are able to do well in school, even if working full time at minimum wage they couldn't afford those prices. Lets be honest most students attending a community college's do not come from wealthy families to help pay rent.
 Definitely a welcome move from the team of MVC ... appreciate all the efforts being taken to help our community and it's people to achieve their educational goals...thank you
 Housing costs in California is ridiculous. Anything that helps remedy that would be amazing.
 As a single parent, the only thing I would be concerned about is being able to fill out preferences of what my roommate would be like in terms in cleanliness and lifestyle.
 lower price
 housing can make more students join in MVC from other area.
 I believe it is a good idea, and will help a lot of students.
 I believe housing would help me in a lot as in my family status and my education
 I don't have any
 Housing for students should be understanding that as a student you are limited in working due to school which has an impact on funding for housing or food which causes insecurities and I don't think this is considered as a student. There are students who have parents that make enough but don't help the student so the student is left struggling to find stable housing and faces food insecurities. Im one of those students.
 Housingfor students sound great.
 It will be a greate help for a lot of students with low income situacions.
 will it be a waiting list and i think housing stops alot of students from attending college
 Amazing idea that so many could benefit from!!
 Very great survey!!
 Rent prices regarding students tuition debt, housing debt, and utilities. Cost of \$2,200 is way to high and student can barely earn \$900 every two weeks with a full time job at a rate of \$14hr
 \$2,700+ for a studio is very expensive. I was paying \$850 for a two bed room apartment at canyon crest dr. 2 mile from UCR
 Moreno Valley College is great school and if there is ways established to ease living conditions for students, that is great news and I am positive that this will encourage and

motivate students to achieve their academic goals.

No comments, I live in the area, no housing problem

Helping students with housing would prevent a lot of students from living in their cars.

2,000 for rent would be out of a lot of students budget

Overall great campus

Housing at Moreno Valley College can be very convenient for students who don't have transportation , like me, and also for those who don't want to live at their home.

Great idea since students cannot afford gas everything is close by

If there were a child care sites for single parents trying to go to school this might motivate them to want to graduate more.

I really like the Idea of offering housing for students it will be beneficial for a lot of students

It's a great collage

Silviaborunda

Housing could significantly help students

Some sort of housing plans would be great for students

I think that the housing options presented are very expensive

I believe that on campus housing is very important for students having to maintain jobs and college is hard especially with kids and there's been a few times I've almost had to put my education on hold to get a second job to make ends meet.

I think with the cost of housing rising, many college students can not afford to live on their own. Moreno Valley needs affordable housing for first generation college students. I think it would help so many students who are parents or having housing insecurity. I do think this would encourage potential students to enroll. I think if MVC provides low income housing, other community colleges may do the same. The price listings for apartments were not affordable by the way, considering minimum wage and COLA.

students should receive lower housing costs because the prices you listed are still way to high

I think more student would register in college if housing is more affordable

Cost of living is so expensive it makes it difficult for students to meet basic needs and attend school. If affordable housing was available students and reserve more time for academic purposes instead of Financial stressor of meeting basic needs such as rent, food, bills.

I would be interested if i could get help in housing.

Safety would be an issue . Also a non smoking policy should be in place.

Will housing be offered with in the next year?

Student housing in Moreno Valley needs to be affordable because the area is not in the best neighborhood. Affordable housing can attract more students.

I think it's important to provide housing for students so that it can provide convenience to the campus.

Housing is most important to be able to succeed in school, you need a stable place to live to concentrate on bettering yourself and succeed in education.

Zip Code Analysis

ZIP	#	%
92553	71	21%
92571	39	11%
92557	37	11%
92555	33	10%
92551	30	9%
92570	26	8%
92507	6	2%
94610	5	1%
90014	4	1%
90731	4	1%
92105	4	1%
92567	4	1%
92582	4	1%
93722	4	1%
95337	4	1%
92503	3	1%
92532	3	1%
94583	3	1%
90815	2	1%
92024	2	1%
92346	2	1%
92543	2	1%
92545	2	1%
93308	2	1%

ZIP	#	%
95621	2	1%
13880	1	0%
49546	1	0%
60457	1	0%
74003	1	0%
75201	1	0%
90003	1	0%
90046	1	0%
90501	1	0%
91303	1	0%
91761	1	0%
91764	1	0%
91915	1	0%
92102	1	0%
92154	1	0%
92203	1	0%
92220	1	0%
92260	1	0%
92324	1	0%
92335	1	0%
92345	1	0%
92354	1	0%
92377	1	0%
92399	1	0%

ZIP	#	%
92410	1	0%
92501	1	0%
92504	1	0%
92505	1	0%
92508	1	0%
92509	1	0%
92530	1	0%
92541	1	0%
92544	1	0%
92548	1	0%
92562	1	0%
92563	1	0%
92583	1	0%
92586	1	0%
92587	1	0%
92591	1	0%
92592	1	0%
92596	1	0%
92704	1	0%
92751	1	0%
92886	1	0%
93505	1	0%
93654	1	0%
94107	1	0%