

A photograph of the Norco College building, identified as the Wilfred J. Arrey Library, at dusk. The building is a modern, multi-story structure with a prominent central tower and a large glass-enclosed section. The sky is a mix of purple and pink, and the building's interior lights are visible through the windows. In the foreground, there are concrete stairs with metal railings leading up to the building.

Norco College

Student Housing Market Study and Demand Analysis with Financial Feasibility Analysis

scion ADVISORY
SERVICES

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Table of Contents

3	<u>Executive Summary</u>
8	<u>Introduction</u>
13	<u>College Readiness</u>
18	<u>Student Readiness</u>
26	<u>Community Readiness</u>
31	<u>Program Considerations</u>
37	<u>Financial Analysis</u>
42	<u>Recommendations</u>
44	<u>Implementation Plan</u>
	<u>Appendices</u>

Executive Summary

Purpose

Riverside Community College District (RCCD) engaged The Scion Group LLC (Scion) to complete a *Student Housing Market Study and Demand Analysis with a Financial Feasibility Analysis* (Study) for Norco College (Norco) to determine interest, demand and financial feasibility for campus housing. Currently, Norco does not offer campus housing but because of increased housing insecurity 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 the Norco campus, its students and the community *are* ready to 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 Norco stakeholders and the thoughtful consideration and collegiality of District and College leadership - in particular, Associate Vice Chancellor Hussain Agah and Vice President Dr. Michael Collins. Finally, we would like to thank Norco'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 significant 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.

Norco has ample demand for campus housing at varying price points in a very tight rental market for other housing options.

- At the highest rent tested on the survey, demand for Norco campus housing from full- and part-time students is about 200 beds for single students and over 560 units for student with families. Demand at discounted rates, and including low-cost SB 169 rates, is over 1,200 single-student beds and over 2,300 family units; 67% of survey respondents self-identify as eligible for SB169 affordable housing.
- Affordability is a key factor in determining where to live. Survey respondents show high interest in low-cost campus housing.
- Few rental options are available in Norco and the current market is tight. A mixed-use development near campus has been approved which will include 320 apartment units, but none of the units will be affordable housing.
- Enrollment has declined since the start of the pandemic; however, Norco expects this to improve. Nearly all survey respondents believe campus housing will help to attract and retain students. Stakeholders believe that adding housing will give Norco an advantage over other community colleges, however, many in California are also considering first-ever housing so competition for out-of-area students may increase.

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. Create criteria for evaluation.
- 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

Readiness

College Readiness

- The Demand Analysis confirmed a need for housing at Norco; the financial analysis confirms the College can develop a viable project serving 600 students.
- One criteria for eligibility to live in low-cost SB 169-funded campus housing is full-time enrollment status. Of the 274 part-time survey respondents who expressed interest in housing, 13% indicated they would consider enrolling 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 dining options will be important to housing; the willingness to expand existing operations will help support an on-campus population, especially because there are no off-campus dining options within walking distance of the proposed housing location.

Student Readiness

- The high demand for campus housing indicates that students are ready for this initiative. Students living with their spouse/partner and/or dependents show a very high interest in housing.
- Norco has an opportunity to provide affordable, safe and convenient campus housing which is what students need and desire. Nearly 9% of survey respondents, 70 students, reported that they are experiencing housing insecurity.
- Campus housing will likely reduce the challenges students experience when looking for a place to live. Of those who had to find housing when they enrolled at Norco, 40% had difficulty finding housing within their budget and 30% had difficulty finding housing within a reasonable commute.

Community Readiness

- The area rental market is tight with no affordable housing options for students. There are no conventional apartment complexes within the city limits. The addition of low-cost campus housing could alleviate the lack of rental options for students.
- The College has partnerships with community groups and economic development agencies which will help if there are concerns from Norco residents who have objected to high-density housing in the past.
- There has been no recent multi-family development in Norco. With just one 320-unit project in the pipeline, supply cannot keep pace with demand.

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 as a plan is implemented. These are:

- Provide cost-effective housing for students.
- Engage with the local community.
- Promote diverse and inclusive communities.
- Become a magnet – for students to be part of the campus community.
- Provide financial sustainability and financial return for the District.

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

- Interviewed key campus stakeholders; met with department leadership and staff.
- Researched and compared housing options at California Community Colleges.
- Analyzed the area rental market within 10 miles of campus, including 14 conventional properties and 15 properties from the shadow market; totaling 4,630 units.
- Administered a student survey receiving 1,189 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).

Norco offers Associate Degrees and Certificates in multiple areas and is known for specialized programs in game development, entrepreneurship, pre-engineering, industrial automation, supply chain automation, music industry studies and logistics management.

Input received from campus stakeholders illustrates what makes Norco unique. Through virtual meetings and interviews, Scion gained an understanding of campus culture and the vision for student housing at Norco. 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.
- Creating connections across campus and with the outside community are important to Norco.
- The cost of housing has increased significantly and there are few nearby rental options. If Norco develops student housing, it must be affordable and an extension of the college community.
- The College is interested in supporting disproportionately disadvantaged students, such as former foster youth, CalWORKS families, veterans, undocumented students, LGBTQ+ students in an unstable home environment, and parents with young children.
- The Student Services staff offers programs to enhance and support Norco's diverse community of students. Additional resources may be needed to offer wrap-around services 24/7.
- Norco's master plan identifies a site for campus housing at the southeast edge of campus.
- The campus offers facilities conducive to student engagement such as the Center for Student Success, the Veterans Resource Center, and The Corral dining center and lounge; clubs, organizations and athletic events are available for social and recreational opportunities.

SB 169: 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 Norco College. The DOF reviewed the application and recommended that the College be awarded \$590,000. 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 Norco College plans to apply for a construction grant for FY 2023.

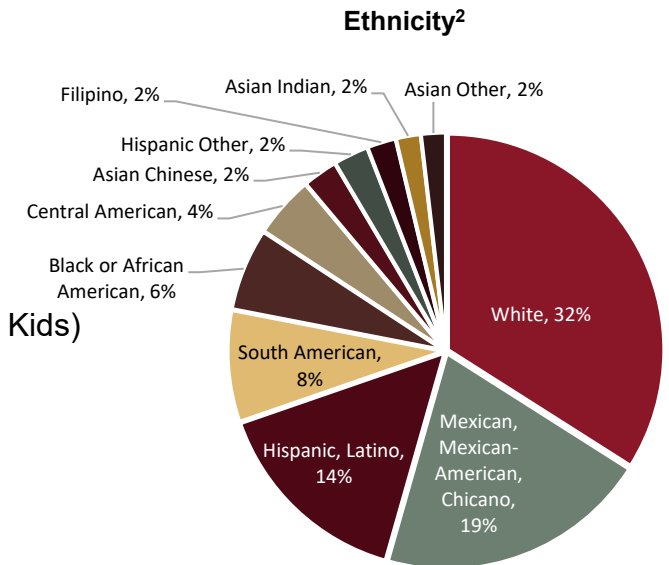
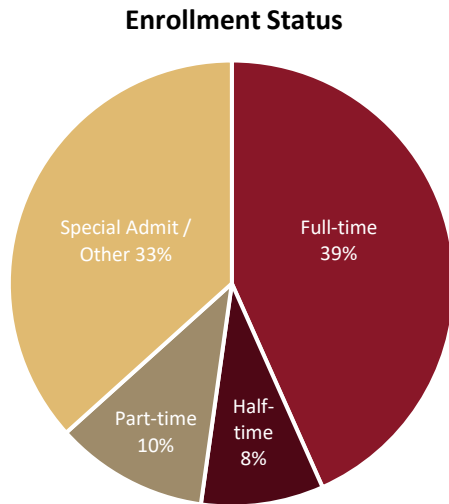
Student Survey Respondent Profile

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

There was a strong response to the survey with 1,189 student responses, resulting in a $\pm 2.66\%$ margin of error.¹ This is well above the statistical accuracy requirement. Nearly half, 44%, are continuing students (those enrolled in Spring 2021 and Fall 2022) and over half, 56%, are first-time students (first semester enrolled in college). Over half, 52%, 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.

- 276 first-generation students
- 82 from the LGBTQ+ community
- 177 international students
- 211 student athletes
- 57 former foster youth
- 134 veterans or active reserve
- 273 CalWORKS (California Work Opportunity and Responsibility to Kids)
- 219 EOPS (Extended Opportunity Program)
- 170 CARE (Cooperative Agencies Resources for Education)



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 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.

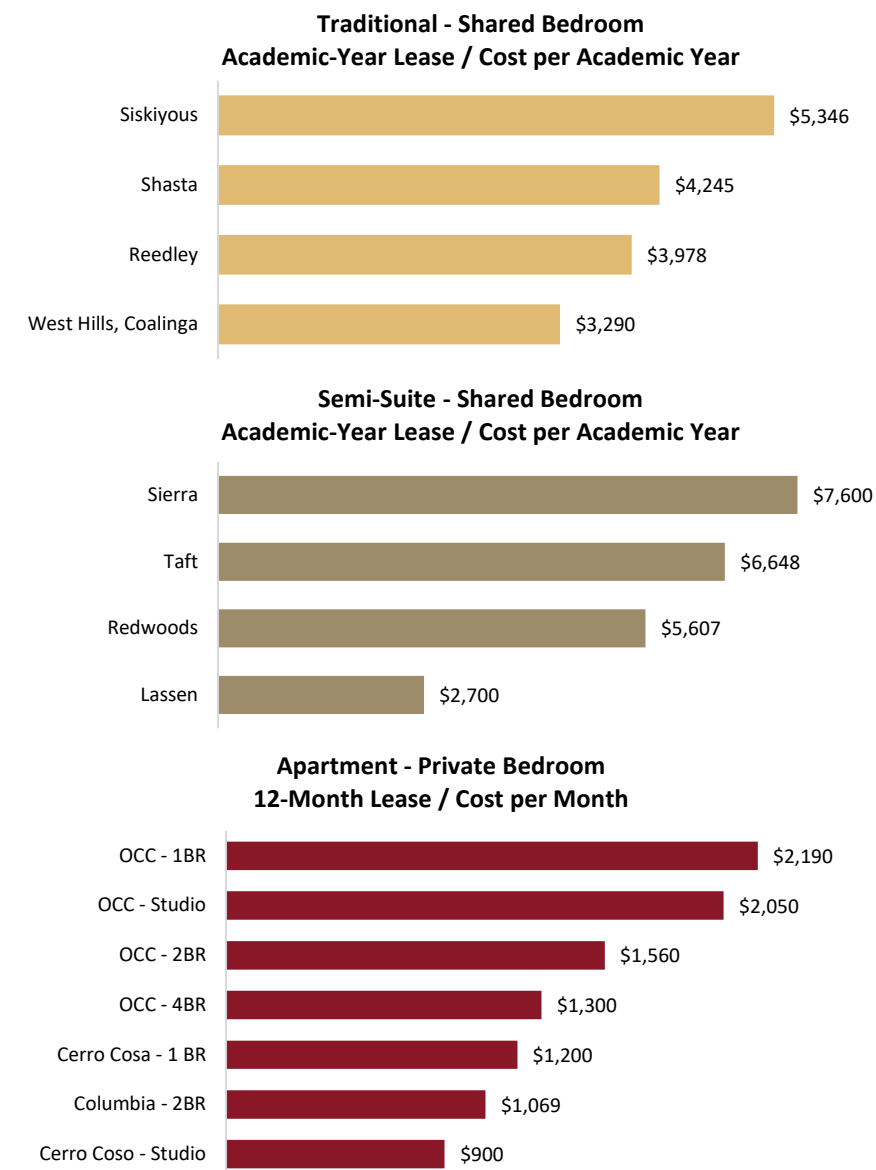
When comparing capacity as a percent of enrollment, Feather River College, with enrollment of roughly 1,800, houses 13% of enrollment while Sierra College with enrollment of 17,500 and Cerro Cosa College with enrollment of over 5,000 each house just 1% of enrollment. This is not a key benchmark when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

Housing Comparison

Capacity	
California Community Colleges	# 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

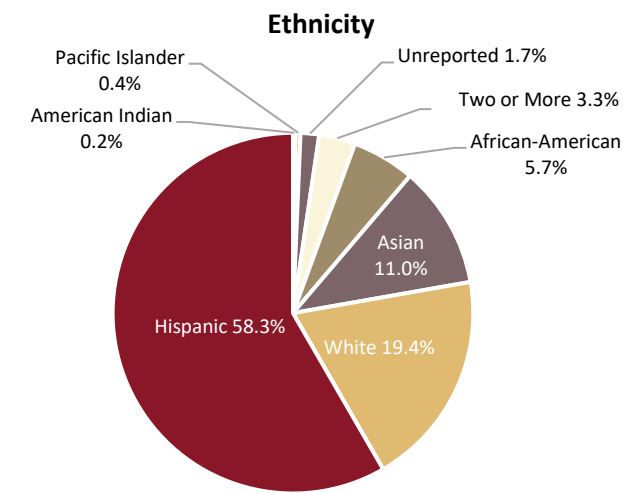
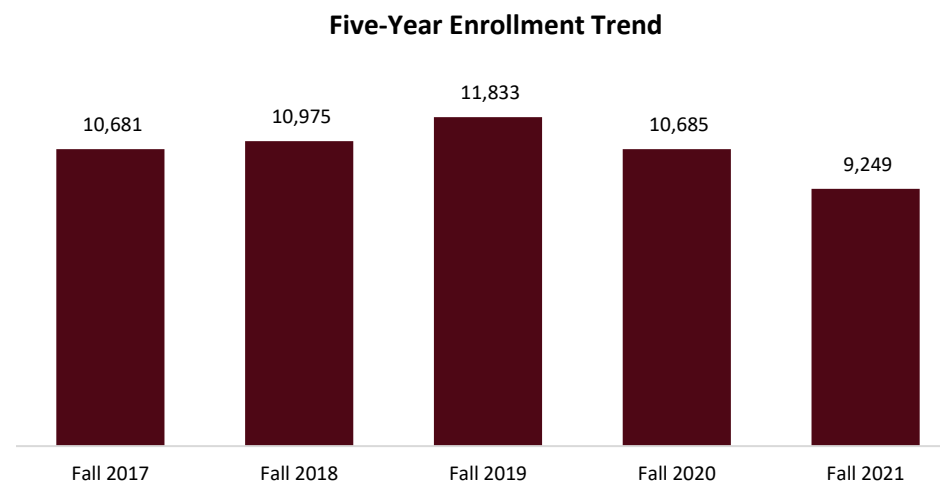
Norco has a diverse population with 60% of enrollment identifying as Hispanic. Norco is proud of its HSI designation, one of nearly 560 U.S. higher-education institutions.

Data provided by the College shows that Norco serves students of all ages but most, 69%, are under 25 years of age; 37% are traditional-age college students under 20 years old.

Efforts are underway to increase enrollment. 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% decreased in Fall 2021 vs. 11.7% the previous year.¹ Norco's enrollment declined 13% in the same period. The College has distributed federal funds from the CARES Act to students whose lives have been disrupted by the pandemic. This has helped many stay enrolled through difficult times.

Stakeholders and students alike are confident that adding campus housing will help to attract and retain students. According to student survey results, 97% believe that housing is important to *attract* future students and 94% believe housing is 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, 13% out of 274 part-time survey respondents indicate that they would consider enrolling full-time if Norco 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/>.

Campus Services

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

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

Student Services

An array of services are available for Norco students through the offices of Admissions, Financial Aid, Counseling and Student Services. A residential program can expand on current student support offerings and academic programs that promote student engagement.

Campus stakeholders are supportive of a student housing initiative, especially if housing needs can be met for the most vulnerable and disproportionately disadvantaged populations, e.g., foster youth, veterans, single parents, and those that are experiencing housing insecurity, among others. The College is not interested in managing day-to-day operations, which can be mitigated through a public-private partnership, but stakeholders want to serve students in other ways that will elevate student success. Creating a safe, supportive community is the goal.

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. Even with apartment-style housing, demand for on-campus food services will increase. The Corral is an on-campus dining center that operated Monday through Friday and seats 176 diners. The Corral offers hot and cold options as well as “grab and go” items. The College also operates a food pantry with frozen, dry and fresh fruits, vegetables and meats. The chef, who receives high praise from campus stakeholders, is supportive of housing and is looking forward to serving more students.

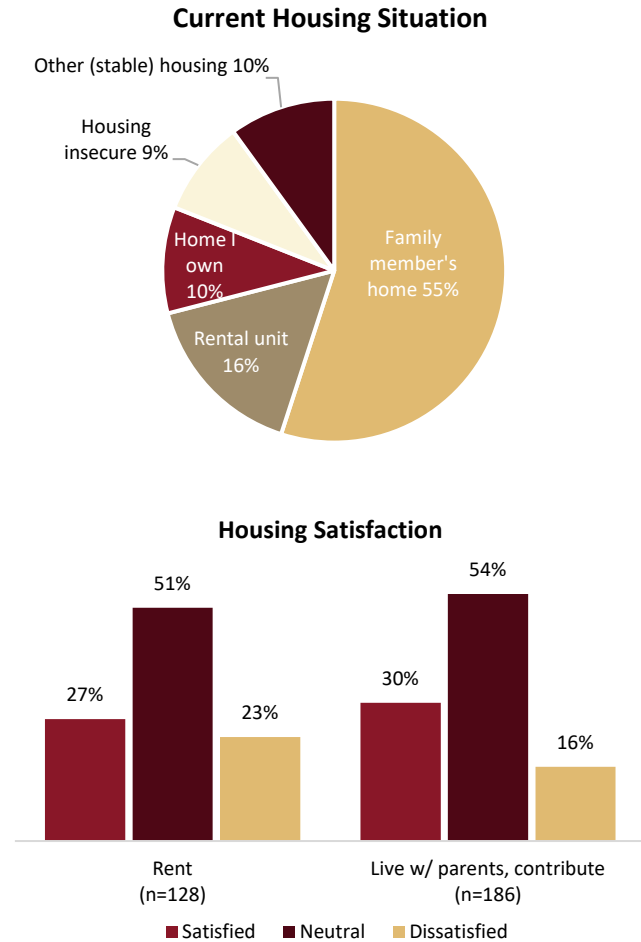
Student Readiness

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 housing.

Over half of survey respondents live with parents, guardians or other relatives; many contribute toward living expenses. Less than one-third of those who rent or contribute to home expenses are satisfied with their living situation; over half are neither satisfied nor dissatisfied. Typically, students renting on their own are more likely 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. Of the 39% of survey respondents that had to find a place to live when they enrolled at Norco, 40% had difficulty finding housing within budget and 30% had difficulty finding housing within a reasonable commute. Just 10% said that it was easy to find housing within budget and a reasonable commute. Currently, 30% of survey respondents commute more than 30 minutes to campus; half in their own vehicle, 16% use public transportation, 12% bike or scooter, 12% are dropped off, and 11% travel to campus some other way.



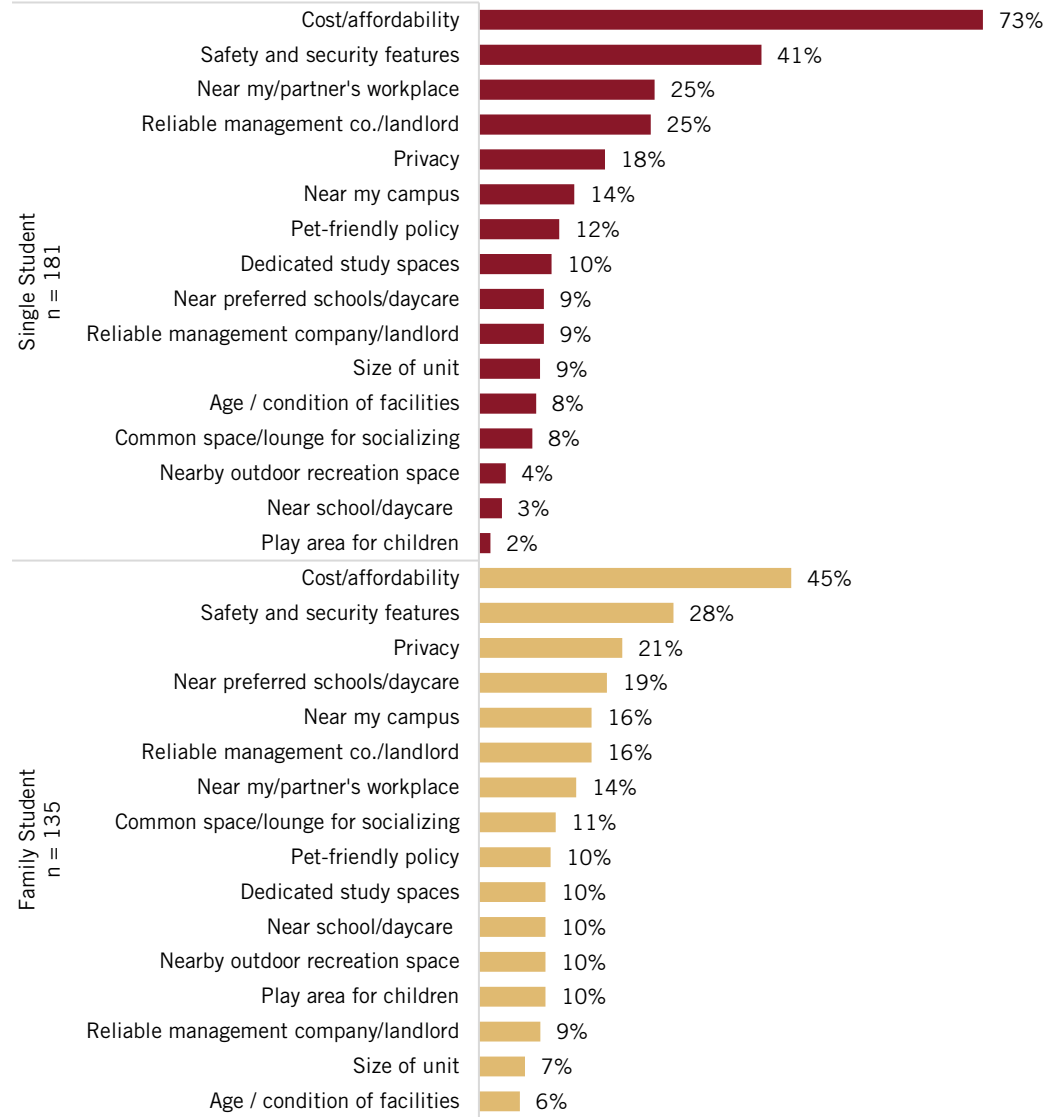
Decision-Making Factors

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.

For Norco students, affordability is by far the most important factor. When discussing housing options, administrators and students alike stressed the importance of cost. This was confirmed by survey respondents: 73% of single students and 45% 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, living close to one's workplace, privacy and depending on reliable housing management are key aspects.



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

Single Students

The table below compares monthly housing costs and the area rental market and student renters' self-reported costs. The table also compares these costs to survey-tested rents for single-occupancy bedroom units.¹ All housing costs are shown "per-person." It appears Norco students can find one-bedroom units at below-market rates but pay market rates for units with multiple bedrooms.

Survey-tested rates based on baseline market rents, and subsequent discounted market rates, are 16% to 56% higher than the median students are currently paying. New construction is always more expensive than existing housing and construction costs increased significantly during 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.² For students coming to Norco from high school living on campus provides a transition between living at home and moving out on one's own.

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 60% lower than current market rents. The table shows SB 169 low-cost housing rates that were tested on the survey in the far-right column with a burgundy heading.

Unit Type	Median Adjusted Market Rate ³	n =	Median Self-Reported Housing Costs ⁴	n=	Survey Rent Baseline	Survey Rents 5% Discount	Survey Rent 10% Discount	Survey Rent Low-Cost Housing
Studio	-		-		\$2,885	\$2,740	\$2,595	\$680
1 Bedroom	\$2,445	11	\$1,150	16	-	-	-	-
2 Bedroom	\$1,596	14	\$1,500	26	\$2,335	\$2,220	\$2,100	\$550
3 Bedroom	\$1,479	6	\$1,400	17	-	-	-	-
4 Bedroom	-		\$1,587	14	\$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 Grodman, Stefanie. "The Top Five Benefits of Living on Campus" Best Colleges. August 5, 2021.

³ 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.)

⁴ Self-reported housing costs are from single students not sharing a bedroom and include rent, 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 in the table on right. These rates are 65% lower than the current median market rates.

Students with Families

Below is a housing costs comparison for students who live with their spouse, partner and/or dependents. All monthly rates are shown “per unit” and compare median market-adjusted rents to self-reported housing costs and rates tested on the survey for four apartment types.¹

While the sample is small, survey respondents who reported monthly housing costs pay less than market rates. 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 Norco 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	-		\$1,750	4	\$2,750	\$2,615	\$2,475	\$680
1 Bedroom	\$2,445	11	\$1,850	3	\$3,150	\$2,995	\$2,835	\$775
2 Bedroom	\$3,192	14	\$1,300	9	\$3,350	\$3,185	\$3,015	\$870
3 Bedroom	\$4,437	6	\$2,250	6	\$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) and include rent, utilities and internet.

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 support campus equity, inclusion and diversity efforts.

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 fulfill 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 Norco. Campus stakeholders indicated that single parents who struggle to find housing would benefit from a campus living option. A two-bedroom apartment for single parents, each with a private bedroom and bathroom, shared living space and a kitchen, was tested on the survey as a low-cost option. This concept, in addition to other units presented, gives single parents alternatives. The two-single-parent arrangement might require two separate leases.

Students are ready for this initiative. There is more than adequate demand for Norco to consider on-campus housing. Even at the highest-tested housing rates, demand from single students is over 200 beds and demand from students with families is over 550 units. When demand from those who qualify for low-income housing is added, total demand is over 1,200 single-student beds and over 2,300 family units. Norco has enough demand to develop a blend of market-rate and low-cost housing with a mix of unit types.

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, students' unit preference, cost tolerance, and interest in living in the housing.

Housing demand for Norco is within the range needed to move forward with a housing plan.

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	47-50	54-57	82-87	99-104	90-95	108-114	559-590	648-684
Part-Time ¹	153-161	508-535	230-243	713-752	239-252	731-771	653-689	1,700-1,792
Total Demand	200-210 beds	562-593 units	312-329 beds	811-856 units	330-348 beds	839-885 units	1,212-1,278 beds	2,348-2,476 units

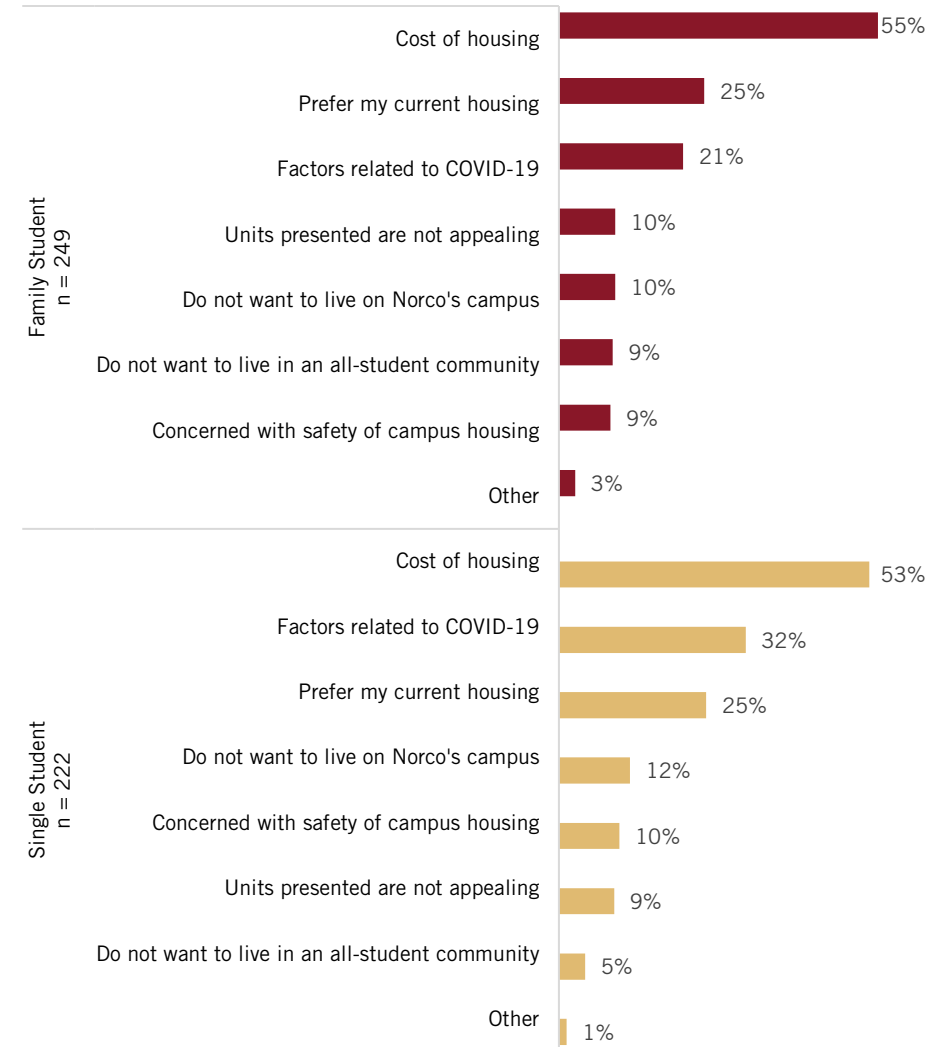
Unit Preference	Projected Demand by Unit Type			
	Baseline Market Rates	Baseline Market Rates Discounted 5%	Baseline Market Rates Discounted 10%	SB 169 Rates (by Qualification)
Single Students: Number of Beds				
Four-Person, 2-BR Apt Double Room	73-77	116-122	124-131	439-463
Four-Person, 4-BR Apt Single Room	45-47	68-72	71-75	255-268
Two-Person, 2-BR Apt Single Room	28-30	44-46	46-49	173-183
Studio, Single Occupancy	54-57	84-89	88-93	345-364
Total Demand	200-210 beds	312-329 beds	330-348 beds	1,212-1,278 beds
Family Students: Number of Units				
Studio Apt	247-261	348-367	356-375	929-980
Two-BR Two-Single-Parent Apt-Room	107-112	157-166	165-174	526-555
One-BR Apt	117-123	176-185	185-195	503-531
Two-BR Apt	91-96	131-138	133-140	389-411
Three-BR Apt	562-593	811-856	839-885	2,348-2,476
Total Demand	1,124-1,185 units	1,623-1,712 units	1,678-1,770 units	4,696-4,952 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, preference and interest questions are asked on the survey. 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



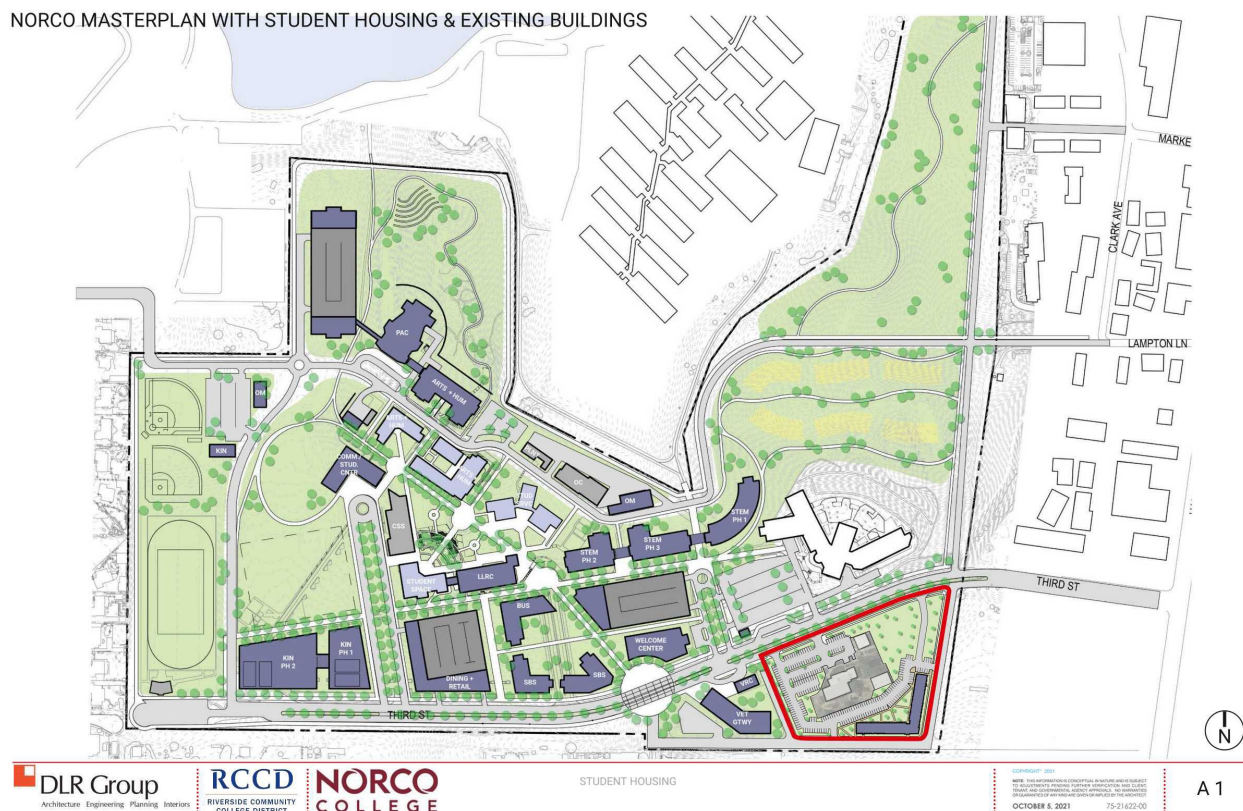
¹ Survey respondents were permitted to select all that apply.

Community Readiness

Housing Site

A site for campus housing has been identified in the Campus Master Plan at the southeastern edge of campus (see map). There are limited public transportation options but there are off-campus eateries at Third Street and Hamner Avenue. Access to I-15 is nearby.

A location on or adjacent to campus increases the success of a first-time student housing development. Housing that is not within walking distance, or within easy access to public transportation is not as desirable.

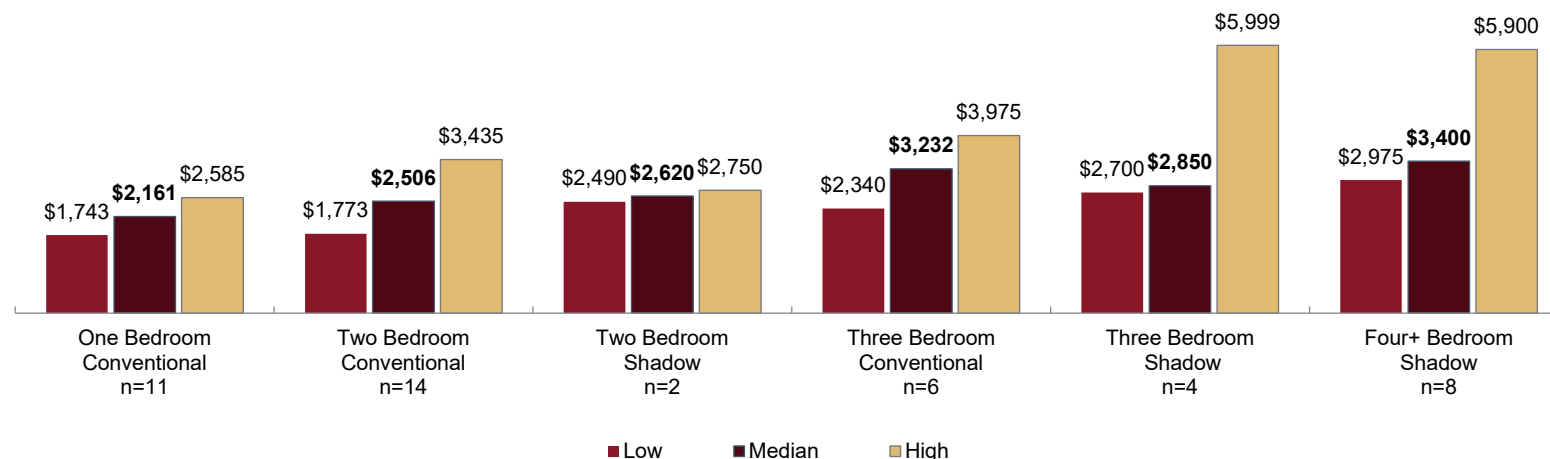


Norco Rental Market

Finding suitable housing is a challenge and there are few options for low-income students who qualify for affordable housing.

Market Rents

Currently, there are no conventional apartment communities within the city limits that attract student renters.¹ The sample of conventional apartments used in the analysis include Corona, Eastvale and Riverside, all within a 10-mile radius of campus. In all, the sample includes 14 properties from the conventional market and 15 properties from the shadow market, totaling 4,630 units/houses.² Monthly rents, shown below, vary widely – from \$1,743 for a one-bedroom apartment to \$5,999 for a three-bedroom single-family home.



There are two purpose-built student housing properties near the UC Riverside campus that rent apartments by the bed.³ Two- and four-single-bedroom apartments are most common. Median rent is \$1,144 and \$894, respectively.

¹ There are some 55+ communities and three affordable housing properties for senior living within the city limits. These are not included since students are not eligible to live there.

² The shadow market includes single-family home rentals.

³ Alight Riverside and Highlander at North are nearly 20 miles from Norco. They are included for comparison purposes.

Norco Rental Market

Features and amenities found in the off-campus market are often found within a student community or 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 utilities or internet in the rent.¹ Common unit features include air-conditioning, a patio or balcony, and standard appliances including a dishwasher; all but two include an in-unit washer and dryer. Parking is included at all properties (one charges a monthly fee). Typical community amenities include a swimming pool, fitness center and/or barbecue-picnic areas. Less common is a business center, lounge/multi-purpose room, or a playground for children. A few properties have a game room, tennis or basketball court, and/or additional storage areas. Pets are permitted at all properties, but most require a deposit, one-time fee, or additional monthly rent.

All but one property offers a 12-month lease. Most offer flexible lease terms ranging from two to 15 months. Application fees are \$30 to \$52 and required security deposits are \$500 to \$1,000.

Pipeline

Norco Valley Square, a proposed mixed-use development, was approved by the Norco City Council in September 2021. The development, at 3rd Street and Hamner Avenue, is less than one mile from campus. Plans include multi-family housing, a hotel, commercial food services, recreation space and parking. Housing units are one-, two-, and three-bedroom with community spaces like a clubhouse, fitness center, meeting rooms, and a pool. The developer wants to attract college students and young families to the complex, although rents may be high; affordable units are not part of the plan. The construction schedule is not yet available.² The location is near Norco College, but Scion does not believe this 320-unit development will have a significant impact on demand, or a project Norco decides to develop, but it is a consideration.

¹ The sample includes 14 apartment complexes, within 10 miles of campus, built between 1984 and 2020; an average age of 24 years.

² Escobar, Allyson. "Norco Oks Apartments, Outdoor Food Hall and Hotel" The Press-Enterprise. September 8, 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.

Civic engagement is one of Norco's core commitments as part of its stated vision, mission and strategic goals. Establishing meaningful programs, partnerships, and alliances with the local and regional community and, keeping them well-informed, contributes to long-term relationships and benefits the entire community.

Norco residents enjoy the rural setting in which they live, and some are wary of development. During the approval process for Norco Valley Square, many expressed their concern about the high-density project and the potential increase in traffic.² The College may hear similar sentiments once the final student housing 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 Escobar, Allyson. "Norco Oks Apartments, Outdoor Food Hall and Hotel" Southern California News Group. September 8, 2021.

Program Considerations

Single Students

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

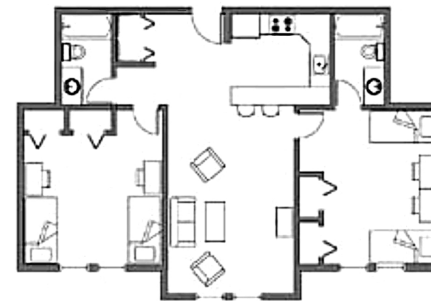
Students with Families

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.

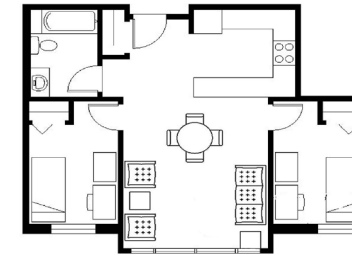
Students were asked to assume that all units are fully furnished, rents include all utilities and internet, and leases are for 12-months.

Tested Units

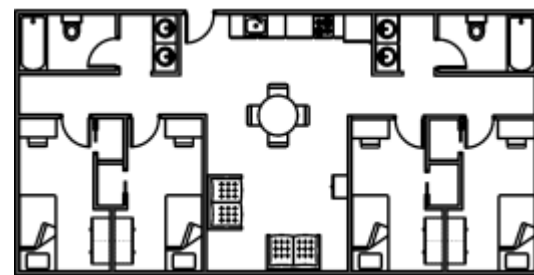
Because the Norco student body is diverse in age, family status and socio-economic circumstances, several housing options and price points were offered on the survey for consideration. The floor plans are conceptual only and tested rents are based on information known to date.



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' cost sensitivity and to establish a demand curve. Baseline rents represent full market rent for a 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 are determined, these rents are estimates.

The lowest-cost option rents use the formula described in the SB 169 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 SB169.

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 (low-income)
Individual, Single Students, Per-Person				
Four-Person, 2BR/2BA Apartment	\$1,775	\$1,685	\$1,600	\$415
Four-Person, 4BR/2BA Apartment	\$2,045	\$1,945	\$1,840	\$480
Two-Person, 2BR/1BA Apartment	\$2,335	\$2,220	\$2,100	\$550
Single-Occupancy Studio	\$2,885	\$2,740	\$2,595	\$680
Students with spouse/partner/dependent(s), Per Unit				
Studio Family Apartment	\$2,750	\$2,615	\$2,475	\$680
2BR/2BA Single-Parent Family Apt (per BR)	\$2,975	\$2,825	\$2,680	\$680
1BR/1BA Family Apartment	\$3,150	\$2,995	\$2,835	\$775
2BR/1BA Family Apt	\$3,350	\$3,185	\$3,015	\$870
3BR/2BA Family Apt	\$3,475	\$3,300	\$3,130	\$970

Unit Preference

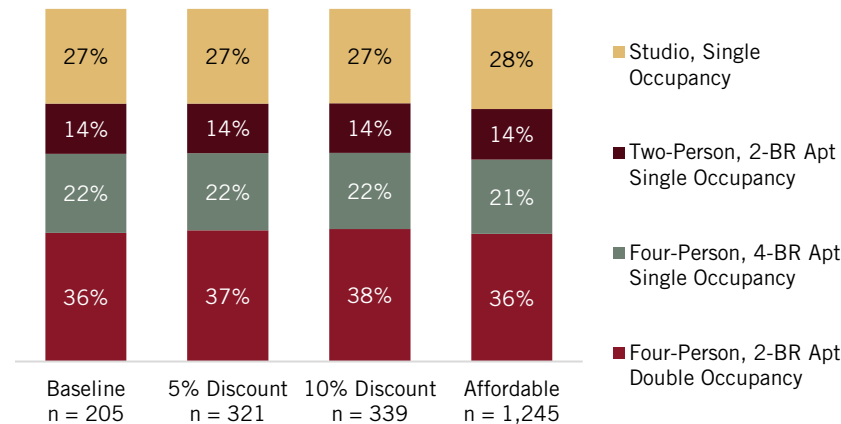
Consider survey respondents' unit preferences when determining the final program and unit mix.

- 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.
- Most single students prefer an option with a private bedroom.
- When asked if single students would be willing to share a bedroom to save on housing costs, just 25% responded yes, 46% stated a private bedroom is more important than cost savings, and 29% said it depends on the unit type.

Single Students

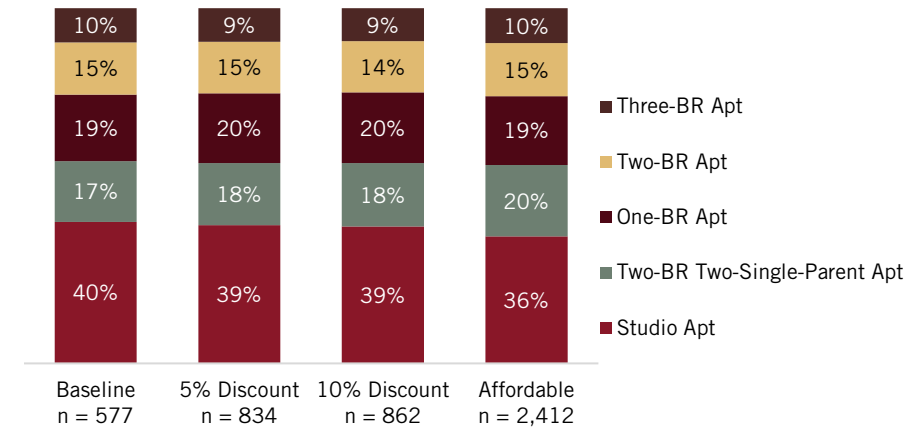
Of those who expressed interest at baseline P3 rent, 36% selected a shared bedroom in two-bedroom apartment. This is the lowest-cost option offered, confirming students' interest in an affordable housing option, however, about one-quarter prefer a private option in a four-bedroom or studio apartment. A studio is the most expensive option. Unit preference did not change significantly as tested rents declined.

A traditional residence hall was not included in the mix, however, 62% of those expressing disinterest due to cost at baseline rents would consider a single or double bedroom in a traditional hall (69 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 40% 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% of interested survey respondents.



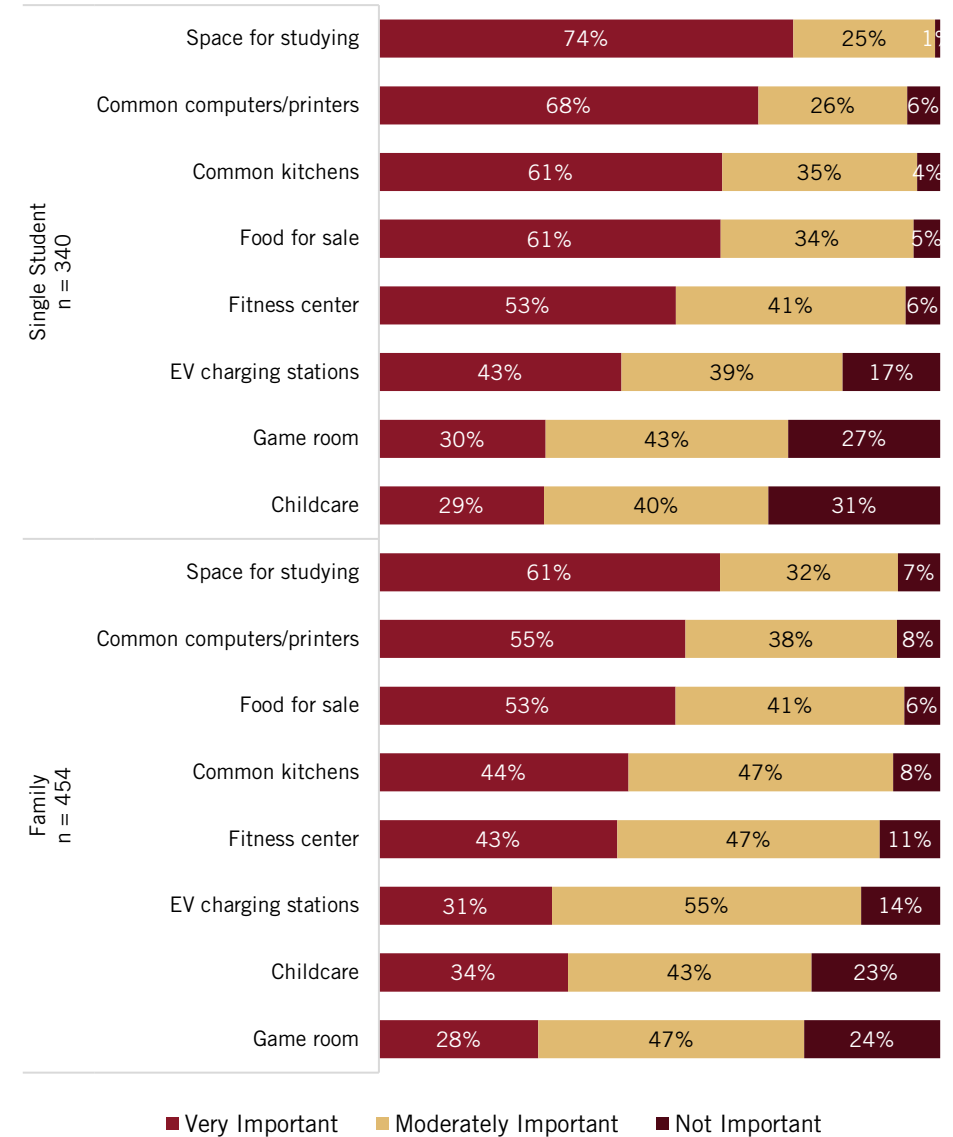
¹ Norco tested apartment housing due to limited food options. This question was asked of those who had uncertain interest (with a non-yes response to the initial interest question and at least one 'yes' or 'maybe' response thereafter), with cost as a reason. Traditional student housing is a lower-cost option designed without an in-unit kitchen. Actual rents were not tested but generally, 32% of survey respondents would consider sharing a bedroom with one other student to save on rent and 30% would be willing to pay a higher cost for a single bedroom (n=322). 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 those that 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 and common computers and printers are the top two housing features for both single students and students with families. Having food for sale, such as a café or a grab ‘n’ go option is also important for over half of the interested respondents. Single students ranked community kitchens and a fitness center highly.

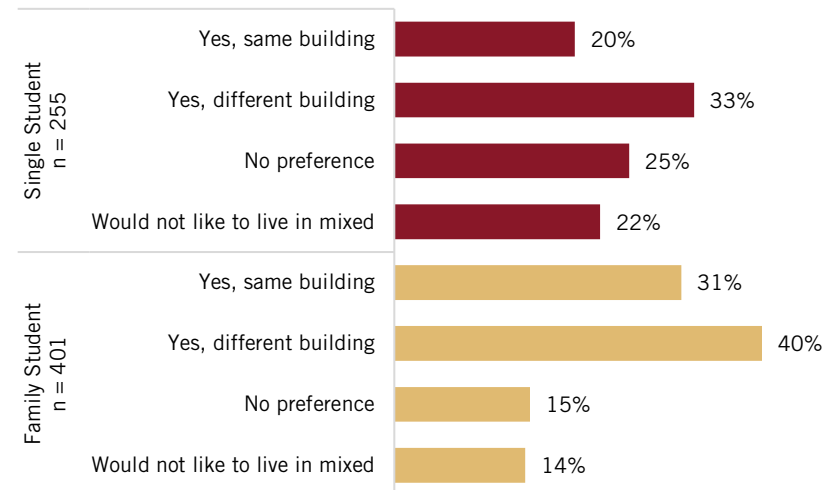


Single vs. Family Housing

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 moved to next steps in the planning process, determining student populations to serve is critical. There is a need, and there is interest, for both single student and family housing. Norco 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. Response was nearly evenly split for single students with one-third preferring that each cohort live in separate buildings and 20% within the same building; 22% would not want to live in a mixed community. Family students' response was more defined with 40% preferring separate buildings and 31% preferring that both populations live together in the same building. Just 14% would not want to 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 Norco students.

For Norco, Scion recommends a program serving nearly 600 students with a mix of single-student apartments and family units.

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, and the prevailing cost of financing with tax-exempt bond debt issued through a 501(c)(3) owner. Currently available data regarding rent tolerances are used for this analysis, which was conducted in May 2022.

Program

The program is based on student preferences, interest in living in campus housing, and input from campus administrators regarding the type and number of beds/units most favorable to the College’s strategic objectives for housing.

For Norco College, Scion recommends a program serving nearly 600 students with a mix of unit types for single students rented by the bed and students with families rented by the unit. Of the unit types tested on the survey the units that garnered the most interest and the highest demand are included in the proposed program, below.¹ The three unit types with the least demand are eliminated from the program.

Unit Type	Number of Beds	Number of Units	% of Unit Mix
Single Student Housing Program			
Studio Apartment	90	90	30%
2BR Apt, Double Bedroom	120	30	40%
4BR Apt, Single Bedroom	88	22	30%
Total, Single Student Housing Program	298	142	100%
Family Housing Program			
Studio Apartment	-	120	40%
1BR Apartment	-	90	30%
2BR Apartment	-	90	30%
Total, Family Housing Program		300	100%

¹ Single student unit preference from the demand analysis is approximately 28% studio, 36% two-bedroom apartment with double bedrooms, 22% four-bedroom apartment with single bedrooms and 14% two-bedroom apartment with single bedrooms. For students with families: 36%-40% studio, 19%-20% one-bedroom, 14%-15% two-bedroom, and 10% three-bedroom apartments, depending on price point.

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	261	23,472
	2BR Apt, Double Bedroom	603	18,096
	4BR Apt, Single Bedroom	706	15,541
Family Housing Program			
	Studio Apartment	261	31,296
	1BR Apartment	403	36,288
	2BR Apartment	498	44,856
Total Residential Net Square Feet			169,549
Total Common Area Net Square Feet			6,000
Total Building Net Square Feet			175,549
Circulation			35,110
Total Building Gross Square Feet			210,669

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	92%

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

Scenarios

Scion runs multiple scenarios to test feasibility of a housing project of this size. 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% SB 169 funding.

The first scenario Scion tested 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 tested on the student survey, is below. All rents include utilities, internet and furnishings.

Unit Type		Survey Tested	100% P3	100% SB 169	Sensitivity
Per-Bed Rents					
	Studio Apartment	\$2,885	\$3,159	\$402	\$2,164
	2BR Apt, Double Bedroom	\$1,775	\$1,944	\$247	\$1,331
	4BR Apt, Single Bedroom	\$2,045	\$2,239	\$285	\$1,534
Per-Unit Rents					
	Studio Apartment	\$2,750	\$3,011	\$383	\$2,063
	1BR Apartment	\$3,150	\$3,449	\$439	\$2,363
	2BR Apartment	\$3,350	\$3,668	\$467	\$2,513

Recommendations

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. We will rely on P3 to address family student needs. 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 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:

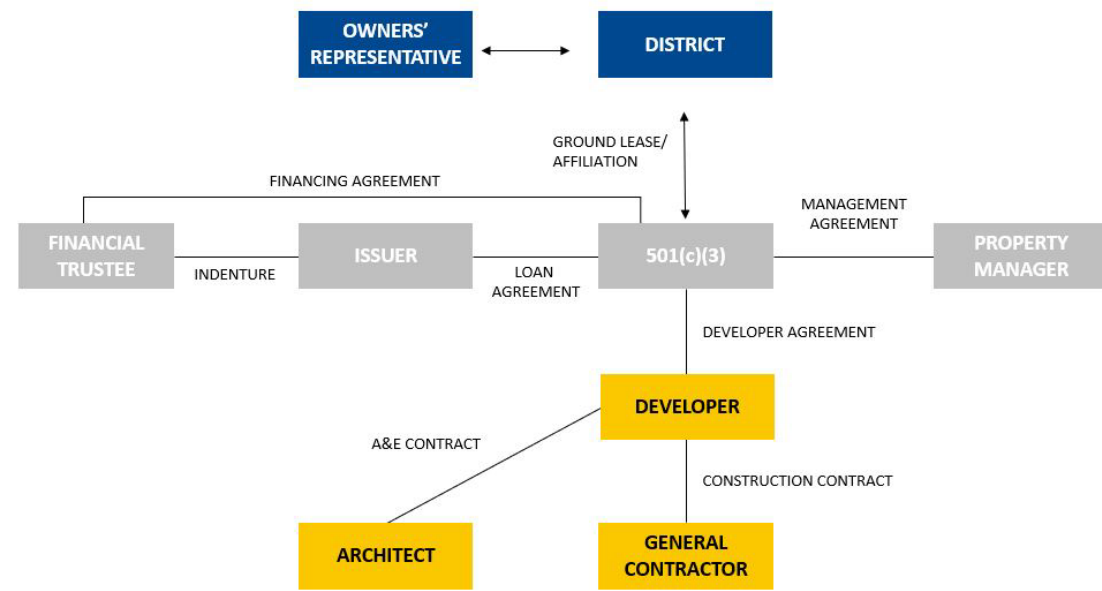
- Preserves District capital and borrowing capacity.
- Transfers development risk to a 3rd party and operational risk to a not-for-profit entity who owns the improvements during the term of the ground lease.
- Leverages private sector resources for District use.
- Provides residual cash flow to the District 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](#)

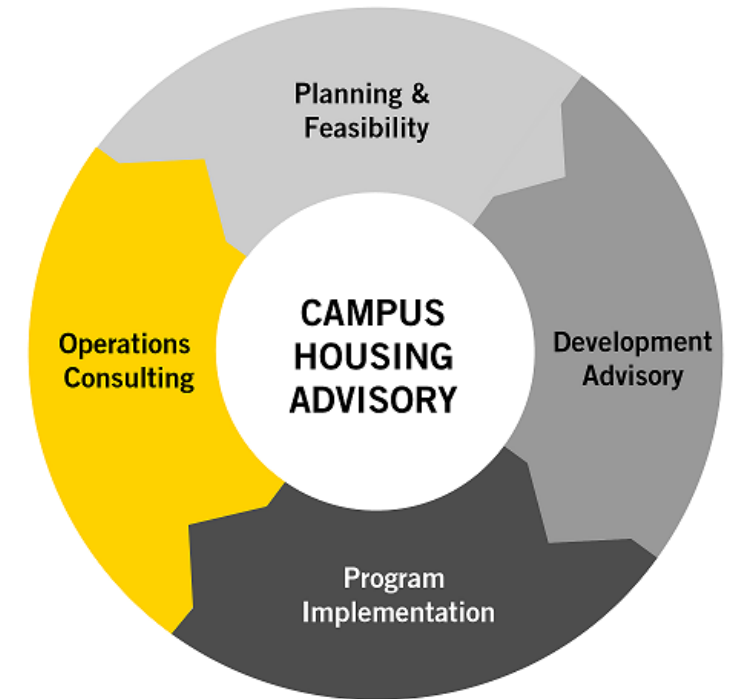
Appendix A: The Scion Group

About Us

Scion Advisory Services provides independent market and demand analyses, feasibility studies, operations consulting, program implementation and P3 advisory services to higher education institutions. Founded in 1999, The Scion Group 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, and 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 are important tools used in the Study because they contextualize the need for housing, the importance of new housing over other priorities, and a general understanding of desired elements for a residential community. Information gleaned from interviews and focus groups informed survey questions and the demand analysis.

Strategic Objectives Workshop

On October 20, 2021, Scion led a Strategic Objective Alignment meeting with key stakeholders from Norco College. The goal of the meeting was to define and prioritize the strategic objectives relative to the Study. The engagement of this group enhanced Scion's understanding of the District and the College, and the priorities and central questions for this Study.

The following individuals participated:

Hussain Agah, Associate Vice Chancellor, RCCD
Monica Green, President, Norco College
Ann Volz, Senior Project Executive, Scion Advisory
Ray Tennison, Associate Vice President, Scion Advisory
Ellen Ulf, Senior Director, Scion Advisory

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	Provide cost-effective housing for students
2	Engage with the local community
3	Promote diverse and inclusive communities
4	Become a magnet – be part of the community
5	Provide financial sustainability and financial return for the District

Norco Stakeholder Interviews

Scion conducted individual and group meetings with campus leadership and key stakeholders in January 2021. During these sessions, participants shared their thoughts, perceptions and concerns about students' current housing situations, available housing in the market and their vision for Norco student housing. The following individuals participated:

- Hussain Agah, Associate Vice Chancellor, RCCD
- Michael Collins, Vice President Business Services
- Steve Marshall, Director of Facilities
- Travonne Bell, Manager of Facilities and Grounds
- Esmerelda Abejar, Director of Business Services
- Antonio Muniz, Chef / Assistant Manager of Food Services
- Justin Czerniak, Safety Manager
- Dr. Kanessha Tarrant, Vice President Student Services
- Dr. Mark Hartley, Dean of Student Life
- Daniela McCarson, Dean of Special Funded Programs
- Greg Ferrer, Director DSPPS
- Maria Gonzalez, Director of Financial Aid
- Mark DeAsis, Dean Admissions and Records
- Edwin Romero, Student Activities Coordinator
- Quinton Bemiller, Dean of Instruction
- Ashley Etchison, Associate Dean, Career Technical Education
- Patty Worsham, Academic Planning Co-Chair
- Juan Alvarez, Associate Dean, Educational Partnerships
- Carlos Vasquez, Apprenticeship Director
- Kimberly Bell, DRC Counselor

Appendix D: Peer Benchmarking

Institutions

Scion reviewed the 12 community colleges with housing in California to compare enrollment, unit types, housing rates, capacity, housing features, and other applicable data. The table below describes the CA community colleges with student housing and those that are planning to add 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 community colleges have had housing for decades – the oldest is 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. 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			2 BR Semi-Suite		2 BR Suite	
		Single	Single	Double	Single	Double	Single	Single	Double	Triple	Single	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	AY	Community pantry, on-site laundry
		(19MPW)	AY	
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 included the following sample:

- 14 Conventional Market properties within 10 miles of campus
- 15 Shadow Market listings located within 8 miles of campus

Scion examined current offerings within 10 miles of the Norco Campus to determine the 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.

Scion identified unit types in two distinct housing categories for this analysis: Conventional Market and Shadow Market. Conventional Market includes apartments, and the Shadow Market has single-family homes, cottages, guest houses or room in a private homes available for rent. Scion identified the sample through online research, off-campus student resources, 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. The resulting rates are 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.

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

Conventional Market Listings

Adjusted Market Rates ¹

Unit Type	Minimum Per Person	Median Per Person	Maximum Per Person	n= ²
1 BR	\$2,028	\$2,445	\$2,870	11
2 BR	\$1,230	\$1,596	\$2,061	14
3 BR	\$1,182	\$1,479	\$1,727	6

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 Norco College
 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 (mo)	Appl Fee	Sec Dep	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
Artisan at Main St. Metro	211 W. Rincon St., 92880	2.8	2012	404	96%	7 to 12	\$45	\$500	\$2,130	814	\$2.62	\$2,415	\$2,663	1,160	\$2.30	2.0	\$1,331	\$1,675	\$3,565	1,472	\$2.42	2.0	\$1,188	\$1,590
Canyon Park	3100 Van Buren Blvd., 92503	10.7	2005	256	98%	3 to 15	\$45	\$500	\$2,151	715	\$3.01	\$2,436	\$2,695	1,060	\$2.54	2.0	\$1,348	\$1,691						
									\$2,330	820	\$2.84	\$2,615	\$2,780	1,092	\$2.55	2.0	\$1,390	\$1,733						
Corona Pointe Resort	3957 Pierce St., 92505	7.1	1986	776	99%	9 to 12	\$45	\$500	\$1,771	704	\$2.52	\$2,056	\$1,773	845	\$2.10	1.0	\$887	\$1,230						
													\$1,988	986	\$2.02	2.0	\$994	\$1,337						
													\$2,299	1,153	\$1.99	2.5	\$1,150	\$1,493						
Deerwood	2215 E. Lakeside Pl., 92879	4.7	1992	316	96%	10 to 13	\$45	\$500					\$2,410	987	\$2.44	2.0	\$1,205	\$1,548	\$2,730	1,194	\$2.29	2.0	\$910	\$1,312
													\$2,445	1,003	\$2.44	2.0	\$1,223	\$1,566						
													\$2,530	892	\$2.84	1.0	\$1,265	\$1,608						
Hensley at Corona Pointe	1171 E. Baywood Dr., 92881	5.7	1991	628	91%	6 to 13	\$45	\$500	\$2,170	622	\$3.49	\$2,455	\$2,345	765	\$3.07	1.0	\$1,173	\$1,516						
													\$2,570	891	\$2.88	2.0	\$1,285	\$1,628						
Magnolia Court Townhomes	1251 Doris Ln., 92882	4.4	n/a	74	100%	n/a	\$30	\$1,000					\$2,265	1,446	\$1.57	2.5	\$1,133	\$1,476	\$2,340	1,553	\$1.51	3.5	\$780	\$1,182
													\$2,295	1,591	\$1.44	2.5	\$1,148	\$1,491	\$2,390	1,656	\$1.44	3.5	\$797	\$1,199
Metro at Main	418 N. Main St., 92880	3.4	2017	289	99%	12	\$50	\$500	\$2,100	815	\$2.58	\$2,385	\$2,506	1,058	\$2.37	2.0	\$1,253	\$1,596						
									\$1,880	773	\$2.43	\$2,165												
Mountain Creek	985 Samar Ct., 92878	2.9	1988	88	100%	2 to 12	\$52	\$500	\$1,743	725	\$2.40	\$2,028	\$2,355	945	\$2.49	2.0	\$1,178	\$1,521						
Palisades @ Sierra DelOro	2300 Palisades Dr., 92882	7.0	2015	288	98%	6 to 13	\$46	\$700	\$2,560	812	\$3.15	\$2,845	\$2,930	1,221	\$2.40	2.0	\$1,465	\$1,808						
									\$2,585	842	\$3.07	\$2,870	\$2,946	1,070	\$2.75	2.0	\$1,473	\$1,816						
Parkridge Meadows	219 E. Parkridge Ave., 92879	2.9	1984	89	100%	11	\$35	\$500					\$1,850	730	\$2.53	1.0	\$925	\$1,268						
													\$1,950	830	\$2.35	1.0	\$975	\$1,318						
Promendate Terrace	451 Wellesley Dr., 92879	5.2	1990	330	99%	3 to 13	\$49	n/a	\$2,187	771	\$2.84	\$2,472	\$3,116	1,141	\$2.73	2.5	\$1,558	\$1,901	\$3,322	1,365	\$2.43	3.0	\$1,107	\$1,509
													\$2,738	934	\$2.93	2.0	\$1,369	\$1,712						
River Ridge	931 Rebecca Way, 92878	3.1	1991	144	98%	2 to 12	\$52	\$500	\$2,095	639	\$3.28	\$2,380	\$2,470	863	\$2.86	1.0	\$1,235	\$1,578						
													\$2,465	893	\$2.76	2.0	\$1,233	\$1,576						
The Ashton	2178 Stoneridge Dr., 9879	4.6	1986	492	97%	10 to 13	\$45	\$500	\$2,070	700	\$2.96	\$2,355	\$2,560	854	\$3.00	1.0	\$1,280	\$1,623	\$3,183	1,192	\$2.67	2.0	\$1,061	\$1,463
													\$2,685	945	\$2.84	2.0	\$1,343	\$1,686						
The Monterey	2225 Collett Ave., 92879	5.1	2020	442	n/a	12	\$35	\$700	\$2,348	745	\$3.15	\$2,632	\$3,185	1,116	\$2.85	2.0	\$1,593	\$1,936	\$3,875	1,391	\$2.79	2.0	\$1,292	\$1,694
									\$2,530	855	\$2.96	\$2,815	\$3,435	1,306	\$2.63	2.0	\$1,718	\$2,061	\$3,155	1,520	\$2.08	2.0	\$1,052	\$1,454
									\$2,483	975	\$2.55	\$2,767							\$3,280	1,509	\$2.17	2.0	\$1,093	\$1,495
																			\$3,975	1,490	\$2.67	2.0	\$1,325	\$1,727

¹ Assumes one person per bedroom

² n = the number of properties offering each unit type

Conventional Market Features

Apartment Complex	Unit Features						Community Features									Pets Permitted
	Furn	AC	DW	WD	Pat / Balc	Park-ing	Pool	CH / Lounge	Media/ Theater	Workout	Bus Ctr	BBQ	Laundry	Play-ground	Other	
Artisan at Main St. Metro	A (\$)	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	N	Y	Gameroom, B-ball, Valet Waste	Y (\$)
Canyon Park	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	N		Y (\$)
Corona Pointe Resort	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	Parking unassigned, Tennis courts	Y (\$)
Deerwood	N	Y	Y	Y	Y	Y (\$)	Y	N	N	Y	N	N	N	Y	Storage available	Y
Hensley at Corona Pointe	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y		Y (\$)
Magnolia Court Twnhms	N	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	N	N	Basketball	Y
Metro at Main	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	Gameroom, Bark Park, Storage available	Y
Mountain Creek	N	Y	Y	N	Y	Y	Y	N	N	Y	N	Y	Y	Y		Y (\$)
Palisades @ Sierra DelOro	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Gameroom, Putting Greens	Y (\$)
Parkridge Meadows	N	Y	Y	N	Y	Y	Y	N	N	N	N	Y	Y	N	Storage available (\$)	Y (\$)
Promendate Terrace	N	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	N	Y	Bark Park, fireplace in ea unit	Y
River Ridge	N	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	N	Y	Storage available	Y (\$)
The Ashton	N	Y	Y	Y	Y	Y	Y	N	N	Y	N	N	N	Y	Nature walk on property	Y (\$)
The Monterey	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Roof Terrace, Car Wash, Gameroom	Y

Notes on Table:

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

Parking = Covered parking

Shadow Market Property Listings

Adjusted Monthly Rates¹

Unit Type	Minimum Per Person	Median Per Person	Maximum Per Person	n=
Room	-	\$1,100	-	1
2 BR	\$1,270	\$1,350	\$1,430	2
3 BR	\$1,034	\$1,084	\$2,134	4
4+ BR	\$849	\$955	\$1,293	8

Type	Address	DTC	Lease Terms	Security Deposit	Room Only	2BR	PPR	PPR w/ Util	3BR	PPR	PPR w/ Util	4+ BR	PPR	PPR w/ Util	Utilities Included			Features					Pets Permitted	
															Elec	W/S	Inter-net	Furn	Off St Parkin-g	DW	WD	WDC only		
SFH	782 Beverly Rd. 92879	5.0	12	\$1,100	\$1,100											Y	Y	Y	N	Y	Y	Y	N	N
SFH	Lourenco Lane, 92880	4.7	12	\$2,490		\$2,490	\$1,245	\$1,270								Y	Y	Y	Y	N	Y	Y	N	N
SFH	8413 Vienna Dr., 92880	4.9	12	\$2,750		\$2,750	\$1,375	\$1,430								Y	Y	N	N	N	Y	N	Y	N
SFH	12973 New Haven Loop, 92503	6.7	12	\$3,500					\$2,700	\$900	\$1,034					N	N	N	N	Y	Y	N	Y	N
SFH	702 Shaffer St., 92879	3.7	12	\$2,800					\$2,750	\$917	\$1,051					N	N	N	N	Y	Y	N	Y	N
SFH	976 First St., 92860	2.5	12	\$3,400					\$2,950	\$983	\$1,117					N	N	N	N	Y	N	N	Y	N
SFH	6970 Cache Way, 91752	5.2	MTM	\$5,999					\$5,999	\$2,000	\$2,134					Y	Y	Y	Y	Y	Y	N	Y	N
SFH	509 Wheeler Cr., 92879	5.4	12	\$2,750								\$2,975	\$744	\$849		N	N	N	N	Y	Y	N	Y	Y
SFH	1246 Cox Way, 92879	4.9	12	\$4,000								\$3,000	\$750	\$855		N	N	N	N	Y	Y	N	Y	Y
SFH	2006 Acacia St., 92879	5.4	12	\$2,000								\$3,000	\$750	\$855		N	N	N	N	Y	N	N	Y	N
SFH	7439 Westcliff Wy., 92880	3.4	12	\$3,350								\$3,350	\$838	\$943		N	N	N	N	Y	Y	N	Y	Y
SFH	5882 Santa Ana Ave., 92505	7.5	12	\$3,500								\$3,450	\$863	\$968		N	N	N	N	Y	Y	N	Y	N
SFH	1619 Fairmont Dr., 92882	5.5	12	\$4,000								\$4,000	\$1,000	\$1,105		N	N	N	N	Y	Y	N	Y	N
SFH	430 Seventh St., 92860	4.5	12	\$3,000								\$4,750	\$1,188	\$1,293		N	N	N	N	Y	Y	N	Y	N
SFH	754 Lassen Dr., 92879	4.6	12	\$5,900								\$5,900	\$1,180	\$1,285		N	N	N	N	Y	Y	Y	N	Y

Notes on Table:

Y= yes, N=no, A=available

SFH = Single family home

WDC = Washer-dryer connection

DTC - Distance to Norco College

PPR - Per person rent, no utility costs included

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

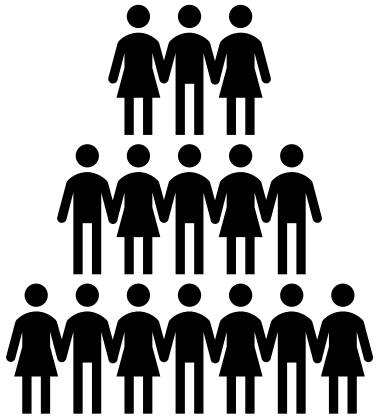
MTM - Month to month lease

¹ Assumes one resident per bedroom.

²Some addresses are approximate as resource did not provide exact location

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

Respondents 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 respondents’ ability to pay the rates that were tested on the survey. Scion applies the percentage of students who 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 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

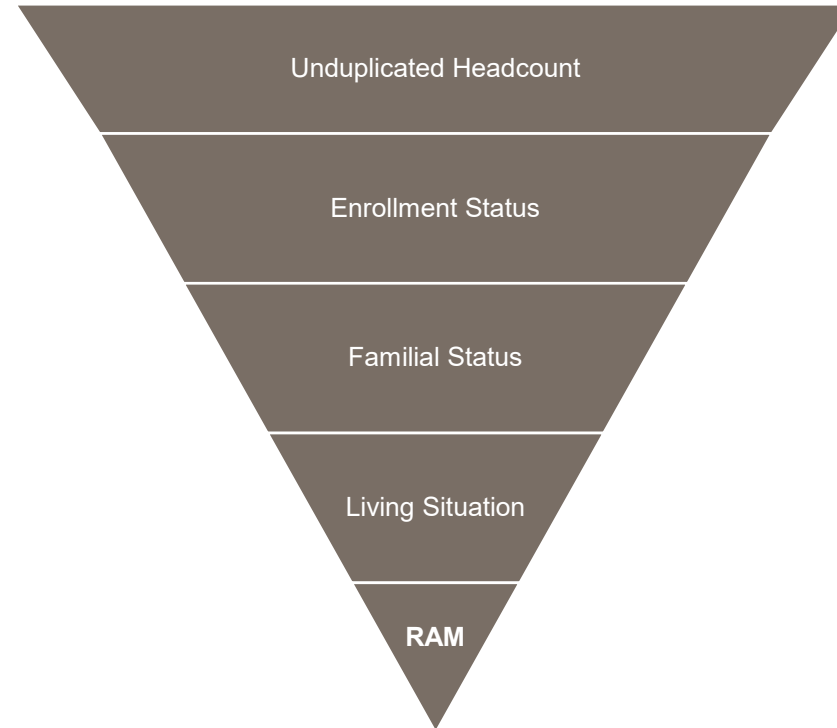
Demand Calculation

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 and designed 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 7, 2021 and closed on January 2, 2022., Norco sent an email containing a survey link to all current students inviting them to participate. Additional reminders were sent to encourage students to respond. Gift cards were also awarded to three randomly selected respondents in the amounts of \$300, \$200, and \$100.

During the survey period, 1,189 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 Norco survey response is +/-2.66%, 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 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.

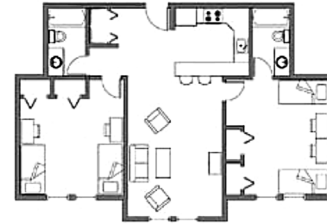
Survey results are often sorted by enrollment status or by familial status. One of the final questions of the survey is an open-ended question, which prompts respondents to "Please share any additional thoughts or comments you have regarding housing for students at Norco." Comments are not edited and 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.

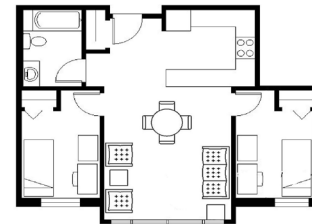
Single Student Housing Options

Family Housing Options



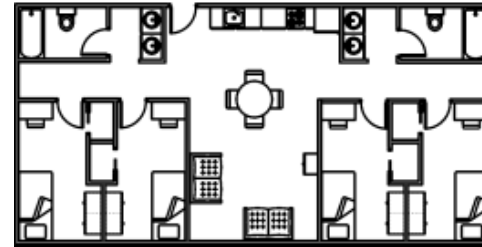
Four-Person, Two-Bedroom Apartment

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

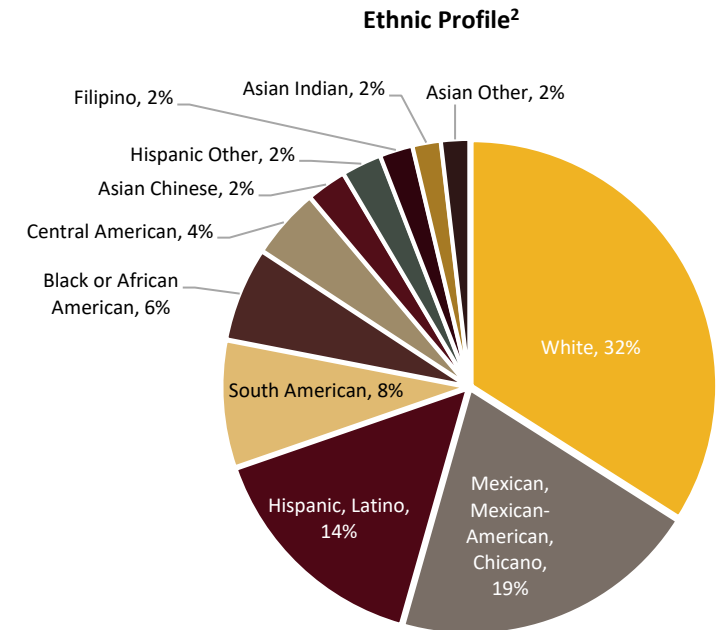
Note: Floor plans are conceptual only and not to scale.

Appendix H: Survey Demographics

Respondents Profile

A total of 1,189 survey responses were received.

Enrollment Status	39% full-time; 18% half-time, 10% part-time, 33% other
Student Status	56% first-time, 44% continuing students
Familial Status	57% single; 43% students with spouse/partner and/or dependents
Age	41% are 20 or younger, 38% are 21-24 years old, 11% are 25-29 years old, 10% are 30 or older
Population	276 1 st generation, 82 LGBTQ+, 211 athletes, 177 international, 57 former foster youth, 134 veterans/active reserve
Program Eligibility¹	219 participate in EOPS, 273 in CalWORKS, 170 in CARE
SB169 Housing	67% are eligible for SB 169 affordable housing

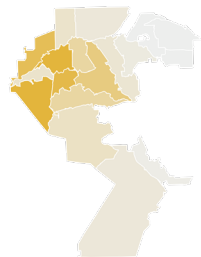


¹ Survey respondents were asked if that participate in any of these programs. The number of students cited are those that believe they are eligible for or are already participating in in one of these programs. If they attend full-time they would be eligible for SB 169 affordable housing.

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

Where Students Live

ZIP Codes where two or more survey respondents live are mapped below. The top ten ZIP Codes reported by survey respondents show that most live in Corona or Riverside; few live in Norco. Most students live in a family member's home; just 16% rent on their own; 78% commute between 15 and 45 minutes to campus.

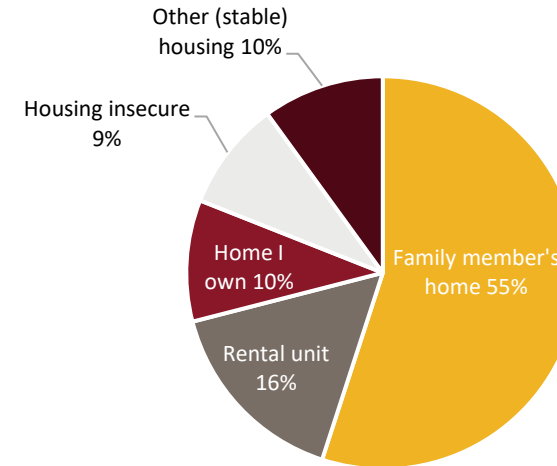


Total 2 28

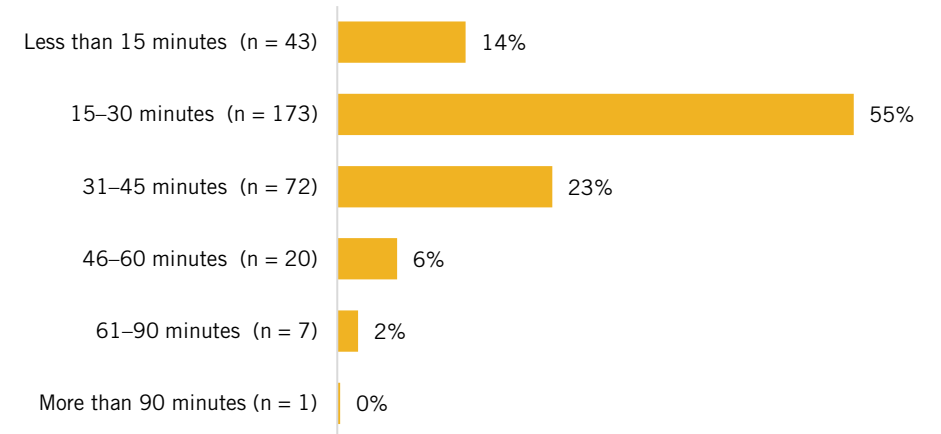
Powered by Bing © TomTom

ZIP	City	% of Survey Respondents
92860	Norco	8%
92882	Corona	8%
92879	Corona	7%
92880	Corona	7%
92503	Riverside	5%
92505	Riverside	4%
92881	Corona	4%
92883	Corona	2%
91752	Mira Loma	2%
92878	Corona	2%
92504	Riverside	2%
92509	Riverside	1%
92530	Lake Elsinore	1%
92506	Riverside	1%
91786	Upland	1%
92532	Lake Elsinore	1%
95866	Sacramento	1%
91709	Chino Hills	1%
92507	Riverside	1%
92553	Moreno Valley	1%
92557	Moreno Valley	1%
95852	Sacramento	1%

Current Housing Situation



Commute Time to Campus



Appendix I: Sorted Survey Data

Norco College Sorted Survey Data

Scion received 1,189 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)
 - Data from dual-enrolled high-school students, non-credit students, and “other” 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)
 - Data from dual-enrolled high-school students, non-credit students, and “other” 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

Default Report
 Norco College Student Housing
 January 31st 2022, 2:51 pm MST

Q6 - What is your current enrollment status at Norco College?

Answer	%	Count
Full-time student (enrolled in 12 or more units)	56%	302
Half-time student (enrolled in 6.0-11.5 units)	30%	161
Part-time student (enrolled in 0.5-5.5 units)	15%	79
I am a Special Admit high school student dual-enrolled at Norco College	0%	0
Non-credit student or Adult Education student	0%	0
Other	0%	0
Total	100%	542

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

Answer	%	Count
Yes, at Moreno Valley College	9%	50
Yes, at another institution (please enter name of institution)	8%	42
Yes, at a second other institution (please enter name of institution)	1%	7
Yes, at a third other institution (please enter name of institution)	1%	3
No, I only take classes at Norco College	82%	457
Total	100%	559

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 a third other institution (please enter name of institution)	0%	1	1%	2	0%	0
Yes, at a second other institution (please enter name of institution)	1%	3	2%	4	0%	0
Yes, at another institution (please enter name of institution)	6%	18	10%	17	9%	7
Yes, at Moreno Valley College	6%	19	16%	28	4%	3
No, I only take classes at Norco College	87%	267	70%	121	87%	69
Total	Total	308	Total	172	Total	79

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

Riverside city college
Los Angeles Pacific University
Riverside city college
California State University San Marcos
Riverside City College

Chaffey College
 Riverside
 rcc
 Riverside City College
 Riverside City College
 Cal Poly Pomona
 riversdie rcc
 I'm taking a course at RCC in winter and in spring. Most of my classes are scheduled at Norco College however.
 Riverside community college
 Riverside city college
 Riverside community college
 Riverside city college
 Riverside city college
 Moreno Valley
 Norco College
 Riverside college
 Cal poly Pomona
 Riverside community college
 Riverside city college
 Riverside city college
 RCC
 Moreno, Norco, and riverside
 RCC
 Riverside City college
 Riverside Community College
 Norco College
 Chaffey
 Riverside city college
 Riverside City College
 Riverside City College
 Riverside City College
 Chaffey Colege
 Riverside Community College
 Rcc
 Riverside City College

Q4_3_TEXT - Yes, at a second other institution (please enter name of institution)
 Chaffey college
 RCC
 Rlverside Community College
 Bellevue College

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

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

No

Moreno Valley College

no

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

Why are you currently taking classes at another institution?

Availability

Scheduling conflicts

Completion of upper division courses needed towards my bachelors degree

No

I am enrolled there

personal reasons

No

The classes I need to take have conflicting times at Norco College.

没有

Learn something else

To finish my general education

Availability

class availability

My class I needed got closed at Norco so I needed to take it at RCC

There are more opportunities for different classes or classes that are insted offered online that might not have the same option as Norco.

Increase your knowledge

Engineering

Availability

The class was only available there.

certain classes aren't offered at my local college at times

for my social work program

I wanted to take all the classes at Norco college, sadly all the honors classes that I wanted to take all my courses at Norco College but the honors classes overlap each other so to substitute one for a class at RCC that didn't overlap.

personal reasons

personal reasons

personal reasons

personal reasons

personal reasons

personal reasons

Class was only available online through Moreno Valley this semester

personal reasons

personal reasons

pursue freedom

Private Supplementary Tutoring

They have more science courses

One of the classes is over there
 As an exchange student, I went to another school for exchange and study
 Covid pandemic
 Not offered at Norco college online
 Graduated from
 They have the class in the term I need to take the class. Norco doesn't have it
 Better professors
 I read good reviews about a teacher at RCC.
 Norco did not have all the classes I needed.
 Some of the classes I need are only offered there
 The class is not being offered in my home college
 Because Norco doesnt have classes to help with my major.
 I'm a transfer student and I attend school at Cal poly Pomona
 They offer different courses
 I am currently taking classes at another college because I read good reviews about the teacher.
 Some online classes not offered by Norco
 They were the only classes listed as online for the class i needed
 Classes work with my schedule at different locations
 Norco didn't offer
 Fits my schedule
 没有原因
 Moreno Valley
 Time
 It's the only institution that has Japanese classes.
 Schedule compatibility
 For chances of transfers in other states
 Music Industry Studies
 I couldn't take CIS-1A at RCCD
 Norco does not have a culinary program
 They offered an class that was already filled at Norco College
 I needed certain classes and the other institution had them
 Norco doesn't have them
 The program is headquartered at RCC and the class only available there
 The class I wanted was not offered online at norco
 only available
 Because the class is not offered at Norco College Directly, so I took it at RCC instead.
 Availability
 Film classes

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	36%	197
I would have taken most of my classes in person	33%	178
I would have taken most of my classes online	21%	116
I would have taken all my classes online	9%	51
Total	100%	542

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 all my classes in person	41%	123	29%	46	35%	28
I would have taken most of my classes in person	33%	99	35%	56	29%	23
I would have taken most of my classes online	17%	52	25%	41	29%	23
I would have taken all my classes online	9%	28	11%	18	6%	5
Total	Total	302	Total	161	Total	79

Q62 - Which best describes your enrollment status at Norco College?

Answer	%	Count
First-Time Student (first semester enrolled in any college, not including dual-enrolled classes during high school)	36%	196
First-Time Transfer Student (enrolled at Norco College for the first time but transferred credits from another college or university)	16%	88
Returning Student (attended Norco College before, but not enrolled in Spring 2021)	9%	47
Continuing Student (enrolled in the current session and was enrolled in the Spring 2021 semester)	39%	211
Total	100%	542

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
Returning Student (attended Norco College before, but not enrolled in Spring 2021)	40%	19	36%	17	23%	11	47
First-Time Transfer Student (enrolled at Norco College for the first time but transferred credits from another college or university)	34%	30	40%	35	26%	23	88
First-Time Student (first semester enrolled in any college, not including dual-enrolled classes during high school)	80%	156	15%	29	6%	11	196
Continuing Student (enrolled in the current session and was enrolled in the Spring 2021 semester)	46%	97	38%	80	16%	34	211

Q17 - What is your current living situation?

Answer	%	Count
Housing insecure	10.20%	55
Live w/ parents, contribute	22.82%	123
Live w/ parents for free	27.09%	146
Own my home	8.16%	44
Rent	19.11%	103
Stable, not in others	12.62%	68
Total	100%	539

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)	
Housing insecure	13%	40	8%	12	4%	3
Live w/ parents, contribute	20%	61	26%	42	25%	20
Live w/ parents for free	30%	90	22%	35	27%	21
Own my home	7%	20	8%	12	15%	12
Rent	16%	47	23%	37	24%	19
Stable, not in others	14%	43	13%	21	5%	4
Total	Total	301	Total	159	Total	79

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	22%	160
Eligible to receive Cal Grant financial aid	22%	161
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)	9%	67
Receive a fee waiver from Norco College	13%	96
I am not sure if I qualify for any of the above, but I believe my situation would be considered low income	17%	123
I do not believe I would qualify for any programs for low-income students	16%	117
Total	100%	724

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)	
Eligible to receive Pell Grant financial aid	26%	110	21%	42	9%	8
Eligible to receive Cal Grant financial aid	24%	105	18%	36	22%	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)	9%	37	8%	17	15%	13
Receive a fee waiver from Norco College	15%	63	11%	23	11%	10
I am not sure if I qualify for any of the above, but I believe my situation would be considered low income	14%	59	22%	44	22%	20
I do not believe I would qualify for any programs for low-income students	13%	57	21%	42	20%	18
Total	Total	431	Total	204	Total	89

Q18 - Where do you currently live?

Name of apartment building or complex, if applicable

Hub
Pointe on Rio
719 SMain st
C
Canyon Park Apartments
Bronco Ln
The Grove Wash
One unit in a building is 605
Country villas
6292 northwest 186th Street, unit 306
Sierra Point Apts
Banbury Drive
Main St, Chino, CA 91708
Daisetta St # 304
1305 Roy Alley
Simmons Hall
ashton apartments
Corona pointe apartments
House
Corona Pointe
Alight Apartments

Q19 - How many bedrooms are in in your home?

Answer	%	Count
2 bedrooms	31%	29
3 bedrooms	25%	23
1 bedroom	22%	20
4 bedrooms	18%	17
More than 4 bedrooms	3%	3
None, I have a studio	1%	1
Total	100%	93

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	0%	0	0%	0
1 bedroom	32%	12	16%	6	11%	2
2 bedrooms	42%	16	30%	11	11%	2
3 bedrooms	13%	5	30%	11	39%	7
4 bedrooms	5%	2	24%	9	33%	6
More than 4 bedrooms	5%	2	0%	0	6%	1
Total	Total	38	Total	37	Total	18

Q20 - How many people live in your unit?

Answer	%	Count
One, I live alone	18%	17
Two, I live with one other person	26%	24
Three, I live with two others	29%	27
Four, I live with three others	13%	12
Five, I live with four others	5%	5
Six or more, I live with five or more others	9%	8
Total	100%	93

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
One, I live alone	32%	12	14%	5	0%	0
Two, I live with one other person	32%	12	27%	10	11%	2
Three, I live with two others	13%	5	32%	12	56%	10
Four, I live with three others	5%	2	16%	6	22%	4
Five, I live with four others	8%	3	5%	2	0%	0
Six or more, I live with five or more others	11%	4	5%	2	11%	2
Total	Total	38	Total	37	Total	18

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

Answer	%	Count
Satisfied	29%	58
Neutral	52%	105
Dissatisfied	20%	40
Total	100%	203

Question	Live w/ parents		Rent	
	%	Count	%	Count
Satisfied	33%	36	24%	22
Neutral	49%	54	55%	51
Dissatisfied	18%	20	22%	20
Total	Total	110	Total	93

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	25%	23	28%	21	39%	14
Neutral	53%	49	50%	37	53%	19
Dissatisfied	23%	21	22%	16	8%	3
Total	Total	93	Total	74	Total	36

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

Answer	%	Count
Less than 15 minutes	15%	30
15–30 minutes	50%	103
31–45 minutes	23%	48
46–60 minutes	7%	14
61–90 minutes	4%	8
More than 90 minutes	1%	2
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)	
Less than 15 minutes	13%	12	16%	12	16%	6
15–30 minutes	53%	49	51%	38	43%	16
31–45 minutes	24%	22	24%	18	22%	8
46–60 minutes	4%	4	9%	7	8%	3
61–90 minutes	4%	4	0%	0	11%	4
More than 90 minutes	2%	2	0%	0	0%	0
Total	Total	93	Total	75	Total	37

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

Answer	%	Count
Personal Vehicle	43%	84
Carpool	3%	5
Parents or others drop me off and pick me up	12%	23
Rideshare (Lyft, Uber, etc.)	5%	9
Bike/scooter/skateboard	13%	25
Walk	2%	4
Bus or other public transit	23%	46
Total	100%	196

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)	
Personal Vehicle	43%	39	42%	30	44%	15
Carpool	1%	1	6%	4	0%	0
Parents or others drop me off and pick me up	16%	15	7%	5	9%	3
Rideshare (Lyft, Uber, etc.)	2%	2	6%	4	9%	3
Bike/scooter/skateboard	12%	11	14%	10	12%	4
Walk	3%	3	1%	1	0%	0
Bus or other public transit	22%	20	24%	17	26%	9
Total	Total	91	Total	71	Total	34

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	3%	18
Common space/lounge for socializing	3%	14
Cost/affordability	27%	147
Dedicated study spaces	3%	19
In-unit laundry	6%	32
Near Norco College campus	9%	51
Near my and/or my partner's workplace	3%	18
Near preferred schools/daycare for children I live with	1%	6
Nearby outdoor recreation space	1%	7
Pet-friendly policy	4%	22
Play area for children	1%	3
Privacy	7%	37
Reliable internet/Wi-Fi	10%	57
Reliable management company/landlord	4%	20
Safety and security features	14%	79
Size of unit	3%	18
Total	100%	548

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

Answer	%	Count
Yes	39%	36
No	61%	56
Total	100%	92

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	54%	20	41%	15	6%	1
No	46%	17	59%	22	94%	17
Total	Total	37	Total	37	Total	18

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

Answer	%	Count
Easy	6%	2
Neither easy nor difficult	56%	20
Difficult	39%	14
Total	100%	36

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)	
Easy	5%	1	7%	1	0%	0
Neither easy nor difficult	70%	14	33%	5	100%	1
Difficult	25%	5	60%	9	0%	0
Total	Total	20	Total	15	Total	1

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

Answer	%	Count
Neither easy nor difficult	61%	22
Difficult	31%	11
Easy	8%	3
Total	100%	36

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)	
Easy	15%	3	0%	0	0%	0
Neither easy nor difficult	70%	14	47%	7	100%	1
Difficult	15%	3	53%	8	0%	0
Total	Total	20	Total	15	Total	1

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
Common kitchen facilities	59%	291	35%	172	6%	29	492
Common computers and printers	68%	336	25%	125	6%	31	492
Fitness center	53%	262	38%	189	8%	41	492
Food for sale (e.g., café, grab 'n' go)	62%	307	33%	161	5%	24	492
Game room (such as gaming stations, pool and/or ping pong tables)	32%	158	41%	201	27%	133	492
Space for studying (with desks/tables and chairs)	75%	368	22%	108	3%	16	492
EV charging stations	40%	195	44%	218	16%	79	492
Childcare	29%	142	36%	178	35%	172	492

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	46%	227
Depending on the unit type, either a private bedroom or a less expensive option could be more important to me	30%	148
It is more important to me that I have the least expensive option; I am willing to share a bedroom for a reduced rate	23%	115
Total	100%	490

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 the least expensive option; I am willing to share a bedroom for a reduced rate	18%	48	24%	35	46%	32
It is more important to me that I have a private bedroom	49%	133	50%	73	30%	21
Depending on the unit type, either a private bedroom or a less expensive option could be more important to me	34%	93	26%	38	24%	17
Total	Total	274	Total	146	Total	70

Q35 - If Norco 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	52%	278
Dependent(s) between 0 and 18 years of age	6%	34
Dependent(s) over 18	16%	86
Partner/spouse	18%	97
Parent/grandparent	4%	21
Other extended family	3%	14
Total	100%	530

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
Only me, no one else	62%	177	45%	74	34%	27
Dependent(s) between 0 and 18 years of age	7%	20	6%	9	6%	5
Dependent(s) over 18	13%	36	15%	25	31%	25
Partner/spouse	11%	32	27%	44	26%	21
Parent/grandparent	5%	14	4%	6	1%	1
Other extended family	3%	8	3%	5	1%	1
Total	Total	287	Total	163	Total	80

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%	49
Four-Person, Four-Bedroom Apartment: \$2,045 per person, per month	10%	27
Two-Person, Two-Bedroom Apartment: \$2,335 per person, per month	9%	25
One-Person Studio Apartment: \$2,885 per month	17%	46
I do not prefer any of these units	46%	127
Total	100%	274

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
Four-Person, Two-Bedroom Apartment: \$1,775 per person, per month	19%	34	17%	12	11%	3
Four-Person, Four-Bedroom Apartment: \$2,045 per person, per month	7%	12	10%	7	30%	8
Two-Person, Two-Bedroom Apartment: \$2,335 per person, per month	10%	17	8%	6	7%	2
One-Person Studio Apartment: \$2,885 per month	20%	35	13%	9	7%	2
I do not prefer any of these units	44%	77	53%	38	44%	12
Total	Total	175	Total	72	Total	27

Q44 - Which unit type do you prefer?

Answer	%	Count
Studio Apartment: \$2,750 per month	34%	71
Two-Bedroom Apartment – Single Parent Option: \$2,975 per month (per bedroom)	13%	26
One-Bedroom Apartment: \$3,150 per month	15%	31
Two-Bedroom Apartment: \$3,350 per month	5%	11
Three-Bedroom apartment: \$ 3,475 per month	7%	14
I do not prefer any of these units	26%	55
Total	100%	208

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
Studio Apartment: \$2,750 per month	24%	23	43%	31	40%	17
Two-Bedroom Apartment – Single Parent Option: \$2,975 per month (per bedroom)	18%	17	4%	3	14%	6
One-Bedroom Apartment: \$3,150 per month	14%	13	14%	10	19%	8
Two-Bedroom Apartment: \$3,350 per month	4%	4	8%	6	2%	1
Three-Bedroom apartment: \$ 3,475 per month	9%	8	3%	2	10%	4
I do not prefer any of these units	31%	29	28%	20	14%	6
Total	Total	94	Total	72	Total	42

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

Answer	%	Count
Yes	47%	141
Maybe	41%	124
No	12%	35
Total	100%	300

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	47%	76	51%	44	41%	21
Maybe	43%	70	37%	32	43%	22
No	10%	17	12%	10	16%	8
Total	Total	163	Total	86	Total	51

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

Answer	%	Count
Cost of housing	40%	192
I do not want to live in an all-student community	3%	16
Units presented were not appealing	5%	24
I prefer my current housing	17%	83
Factors related to COVID-19	20%	96
I do not want to live on the \${q://QID3/ChoiceGroup/SelectedChoices} campus	8%	39
I am concerned about the safety of campus housing	6%	27
Other, please specify:	1%	7
Total	100%	484

Q46_8_TEXT - Other, please specify:

no student could afford this housing at a community college campus
 Why stress yourself out ? Paying 3.5k a month then have to pay for school on top of that.
 Single family house
 How is \$1700-2800 low cost?
 2 bedrooms-2 bathrooms, price divided into 2 people per apartment would be good

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	38%	110	40%	53	47%	29
I do not want to live in an all-student community	3%	8	5%	7	2%	1
Units presented were not appealing	5%	14	3%	4	10%	6
I prefer my current housing	17%	48	17%	23	19%	12
Factors related to COVID-19	22%	64	20%	26	10%	6
I do not want to live on the \${q://QID3/ChoiceGroup/SelectedChoices} campus	8%	23	8%	10	10%	6
I am concerned about the safety of campus housing	6%	18	5%	7	3%	2
Other, please specify:	2%	5	2%	2	0%	0
Total	Total	290	Total	132	Total	62

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 Norco 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%	13
Maybe, I would still have concerns and might choose not to live on campus	55%	65
No, I would not live on campus	34%	40
Total	100%	118

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%	7	6%	2	27%	4
Maybe, I would still have concerns and might choose not to live on campus	56%	39	64%	21	33%	5
No, I would not live on campus	34%	24	30%	10	40%	6
Total	Total	70	Total	33	Total	15

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 Norco 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
Maybe, I would still have concerns and might choose not to live on campus	56%	59
No, I would not live on campus	38%	40
Yes, at this rate I would live on campus	6%	6
Total	100%	105

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	5%	3	10%	3	0%	0
No, I would not live on campus	37%	23	35%	11	55%	6
Maybe, I would still have concerns and might choose not to live on campus	59%	37	55%	17	45%	5
Total	Total	63	Total	31	Total	11

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 Norco 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 month

Answer	%	Count
Yes, at this rate I would live on campus	80%	69
Maybe, I would still have concerns and might choose not to live on campus	14%	12
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	78%	42	88%	21	75%	6
Maybe, I would still have concerns and might choose not to live on campus	19%	10	4%	1	13%	1
No, I would not live on campus	4%	2	8%	2	13%	1
Total	Total	54	Total	24	Total	8

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	31%	33
Yes, in a private (single-occupancy) room – higher cost option	27%	29
Maybe, I might be interested in this type of community	23%	25
No, I would not be interested	19%	20
Total	100%	107

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	31%	20	30%	9	33%	4
Yes, in a private (single-occupancy) room – higher cost option	25%	16	33%	10	25%	3
No, I would not be interested	15%	10	23%	7	25%	3
Maybe, I might be interested in this type of community	29%	19	13%	4	17%	2
Total	Total	65	Total	30	Total	12

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 Norco 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	7%	5
Maybe, I would still have concerns and might choose not to live on campus	58%	43
No, I would not live on campus	35%	26
Total	100%	74

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	8%	3	0%	0	14%	2
Maybe, I would still have concerns and might choose not to live on campus	63%	25	55%	11	50%	7
No, I would not live on campus	30%	12	45%	9	36%	5
Total	Total	40	Total	20	Total	14

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 Norco 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
Maybe, I would still have concerns and might choose not to live on campus	49%	34
No, I would not live on campus	41%	28
Yes, at this rate I would live on campus	10%	7
Total	100%	69

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	14%	5	10%	2	0%	0
Maybe, I would still have concerns and might choose not to live on campus	57%	21	35%	7	50%	6
No, I would not live on campus	30%	11	55%	11	50%	6
Total	Total	37	Total	20	Total	12

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 Norco 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	62%	33
Maybe, I would still have concerns and might choose not to live on campus	26%	14
No, I would not live on campus	11%	6
Total	100%	53

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	62.07%	18	73.33%	11	44.44%	4
Maybe, I would still have concerns and might choose not to live on campus	31.03%	9	13.33%	2	33.33%	3
No, I would not live on campus	6.90%	2	13.33%	2	22.22%	2
Total	Total	29	Total	15	Total	9

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

Answer	%	Count
Yes	54%	86
Maybe	32%	51
No, the availability of housing would not impact my enrollment status	14%	22
Total	100%	159

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	56%	59	51%	27
Maybe	0%	0	29%	31	38%	20
No, the availability of housing would not impact my enrollment status	0%	0	15%	16	11%	6
Total	Total	0	Total	106	Total	53

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 separate buildings	34%	122
I have no preference	29%	104
Yes, if single students and families lived in the same building(s)	20%	70
No, I would not like to live in a mixed community	17%	61
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)	
	%	Count	%	Count	%	Count
Yes, if single students and families lived in the same building(s)	22%	44	18%	19	13%	7
Yes, if single students and families lived in separate buildings	25%	49	45%	47	49%	26
No, I would not like to live in a mixed community	19%	37	13%	13	21%	11
I have no preference	35%	70	24%	25	17%	9
Total	Total	200	Total	104	Total	53

Q58 - What is your age?

Answer	%	Count
17 or younger	1%	3
18-20	48%	226
21-24	37%	176
25-29	8%	39
30-34	4%	18
35-39	1%	5
40-49	1%	6
50 or older	0%	2
Total	100%	475

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%	1	1%	1	1%	1
18-20	56%	151	33%	46	43%	29
21-24	32%	86	47%	66	35%	24
25-29	6%	17	10%	14	12%	8
30-34	3%	9	4%	5	6%	4
35-39	1%	2	1%	2	1%	1
40-49	0%	1	4%	5	0%	0
50 or older	0%	1	0%	0	1%	1
Total	Total	268	Total	139	Total	68

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

Answer	%	Count
White	26%	125
South American	3%	16
Prefer not to answer	19%	91
Pacific Islander Samoan	1%	3
Pacific Islander Other	0%	1
Pacific Islander Hawaiian	0%	1
Pacific Islander Guamanian	1%	3
Mexican, Mexican-American, Chicano	16%	76
Hispanic Other	1%	7
Hispanic, Latino	14%	66
Filipino	2%	9
Central American	3%	13
Black or African American	6%	27
Asian Vietnamese	0%	2
Asian Other	3%	12
Asian Laotian	0%	0
Asian Korean	1%	3
Asian Japanese	0%	2
Asian Indian	1%	7
Asian Chinese	1%	3
Asian Cambodian	0%	1
American Indian / Alaskan Native	1%	6
Total	100%	474

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

Answer	%	Count
International student	16%	74
Student athlete	16%	75
Veteran or active/reserve duty member	11%	51
LGBTQ+	12%	55
Former/current Foster Youth	5%	24
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)	39%	179
Total	100%	458

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
Veteran or active/reserve duty member	8%	21	13%	17	23%	13
Student athlete	20%	52	14%	19	7%	4
LGBTQ+	11%	30	13%	17	14%	8
International student	21%	55	11%	15	7%	4
Former/current Foster Youth	3%	9	5%	7	14%	8
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)	37%	99	44%	60	35%	20
Total	Total	266	Total	135	Total	57

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

Answer	%	Count
CalWORKS	31%	116
EOPS	29%	108
CARE	29%	108
DSPS/DRC	12%	44
Total	100%	376

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
EOPS	27%	61	29%	31	33%	16
DSPS/DRC	12%	27	12%	13	8%	4
CalWORKS	32%	70	30%	32	29%	14
CARE	29%	64	28%	30	29%	14
Total	Total	222	Total	106	Total	48

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

Answer	%	Count
No, I have not considered leaving school due to housing costs	70%	330
Yes, I have considered leaving school due to housing costs, but I do not currently have plans to do so	23%	108
Yes, and I plan to leave school due to housing costs	7%	32
Total	100%	470

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	6%	16	7%	10	9%	6
Yes, I have considered leaving school due to housing costs, but I do not currently have plans to do so	19%	50	29%	39	28%	19
No, I have not considered leaving school due to housing costs	75%	200	64%	87	63%	43
Total	Total	266	Total	136	Total	68

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

Answer	%	Count
Very Important	54%	252
Moderately Important	42%	199
Not Important	4%	18
Total	100%	469

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	50%	132	60%	82	57%	38
Moderately Important	48%	127	37%	50	33%	22
Not Important	3%	7	3%	4	10%	7
Total	Total	266	Total	136	Total	67

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

Answer	%	Count
Very Important	48%	223
Moderately Important	45%	211
Not Important	7%	35
Total	100%	469

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	45%	120	55%	75	42%	28
Moderately Important	49%	131	38%	51	43%	29
Not Important	6%	15	7%	10	15%	10
Total	Total	266	Total	136	Total	67

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

I would not live at Norco College as I am comfortable in my parent's household. If I had to move out, I may move into the housing at the 5% reduced rate.

convenient

security

Health clean

Norco is a very nice community. Perhaps housing would bring more of a student life.

Health clean

Health clean

Quiet and comfortable

If there was a reliable system for students to live together & not get overloaded with the house work, it would work. But if one student slacks and leaves it to the other, it would fall apart.

Living in California is really expensive, there are students out there that are struggling with housing. I hope that it is not expensive for students who need housing.

There is security

Public security is good

As long as it's cheap everything else is secondary to me

It should be stylish and spacious

The housing would need to include some sort of parking accommodations. I dont think there would be enough space for so many cars.

Convenient and comfortable

The transportation is convenient

Convenient and quick

cheaper

关心学生思想问题

Suggest environmental improvements

Security is more guaranteed

THE MAIN REASON FOR MY DROP RATES AND GPA IS LACK OF STUDY TIME AND CLASS TIME FROM WORKING TO AFFORD HOUSING IN THE AREA. The closest actual affordable housing in about 35 minutes away from campus in an unsafe area. Affordable rent in the area is nonexistent and its no wonder the graduation rate at norco is so low.

It is a good opportunity for students Thank you.

Comfortable environment and more preferential policies

More preferential policies

It is very important for today's students and parents to reduce the cost of housing

It is very important for us students to reduce the housing cost properly

It is very important for us to reduce the cost of housing properly

Accommodation costs are a bit high

Provided free of charge

Freedom

liberty

relax

The environment is good

The transportation is convenient

The high cost of

I was homeless for 7 weeks while attending the last half of the Fall semester 2021. It was too much for the teachers, Management and myself to assist me with moving forward. You need to consider giving students and employed students housing assistance to help out our community. It wasn't good that I had to sleep inside of Chase Bank to keep warm or fight with Management in WinCo. I was only able to sleep 3 hrs. a night which did not help with focusing on any new assignments. I also work online and had to give that up because I was stuck outside in the cold. I felt that the city planners should hear me speak about my experience, so that they can help those who value themselves, schooling and their work. Housing for students would be good for family and individuals who need it to move further.

The cost of housing can be lower

I think housing within college is a really great idea, if done with the right procedures and terms it can be a great! , at first glance it is a very attractive idea to have in housing for community college especially with the housing situations some of us live in. One thing to consider is many students may argue that they are living with their parents or relatives to help them out financially and it may be hard on the family/parents if their child helps out in rent/bills. it would one less income to think about. This can be a really big deal if there is only one main source of income in the family.

Those prices are insanely high, please keep in mind classes themselves are not cheap. Materials, specifically textbooks, are also expensive. It's not an accessible program if you go through with it.

I'm literally in tears just from the thought that community college dreams may have an opportunity for student housing. Community college students are part of our future and their success starts at home.

Increasing each person's independent space gives students more time to increase their learning and thinking

Student housing should cost less than market pricing.

It doesn't matter as long as it's cheap

Of course, the expectation of the dormitory is quiet, which is conducive to rest and study, because the dormitory is also the purpose of the school to facilitate students' study

As long as it's cheap everything else is secondary to me

As long as it's cheap everything else is secondary to me

Cost saving, complete facilities, accommodation safety is guaranteed

The environment is better, the price can be cheap best

hdhdhfhkjdhdh@gmail.com

It would be nice for students to have housing since a lot of students don't have reliable transportation or it can cost money to catch the bus or Ubers

Provide more affordable housing so that more low-income students can move in

School safety

Give everyone their own space

I personally think most people attending community college can not afford to live on campus which is why everyone commutes there. But for the future maybe available housing will attract more students to Norco College as not many community colleges offer housing.

N/A

not sure if i will live on campus but i do not mind sharing an apartment. in my opinion i am willing to share an apartment with another person for a lower cost, including the bill split in two.

Hold more activities during festivals

Hold more activities during festivals

Your housing prices are outrageous. If that was the price persemester maybe, but not a month.

Hold more activities during festivals

The prices listed in the first questions are incredibly high. You can get a cheaper, or almost same price after utilities, apartment or rental room near campus than that and would be likely better quality along with more privacy.

None, and I appreciate the amount of thought out into this proposal for student housing! Really shows just how much schools care for their students :)

I think more rental housing should be provided for students

I think more rental housing should be provided for students

The cost of housing has a great impact on students, making housing REALLY affordable and maybe having options for students who would like to live off campus would be great. Like partnerships with complexes that won't inflate prices because of student financial aid. Have good solutions and stick to them. Thank you!

Cost is everything to college students.

The housing option is good. But it will be better if they are cheap and affordable.

I hope the rent will be cheaper

You can post your newsletter to all your social media bios so that more people would see

I think it could be a very neat idea for incoming students and current student. I wonder how they would choose who gets housing first. Would it be like priority registration?

It'd better be spacious and warm

In housing at the school will keep students focused in their class work

Would be nice to have housing for student athletes

housing would be an amazing idea

A comfortable home is a better place to study

Please help more students

It is important for students to reduce to a comfortable living environment

Hope to provide low cost high quality housing for special groups

Wants schools to offer more housing cost relief programs for low-income students

Wants schools to offer more installment plans for housing costs for low-income students

I wish Norco College could offer more accommodation fee reduction programs for low-income students

Disabled student housing should be available and there should be the option for single rooms for them.

There is no

非常满意

Being able to live in dormitories is really convenient but hopefully the rent will be lower

Accommodation is certainly better than no accommodation, which can save students money.

Accommodation is certainly better than no accommodation, which can save students money.

If the school has a dormitory, then my financial pressure will be much less

Hope the students can be more friendly

most of us cant afford the housing cost

I think it would be a good option for students like me who don't really have a quiet place to study or students who want to live closer to campus.

Was this survey mandatory ?

Some students need stable housing in order to successfully attend school and class. It's difficult to apply for class if one isn't sure that they'll even be able to do school if they're in the same housing situation that makes attending school hard in the first place.

This is a great idea to support students, I have thought of this for a year now.

AFFORDABLE housing, not housing that is around the average median, would be extremely important. Being someone who has been experiencing housing insecurity really understands this topic and how important it is. I would be very appreciative of this.

Family friendly housing accomodations with childcare options would help a number of my peers. I personally have to drop down to one class or less so i can pick up enough work to afford a place to live. Affordable housing is a huge problem right now. Everything available requires a minimum of 40 hours a week at 20/hr. Which is not an easy job to land for a student. School housing would be safer and hopefully affordable.

As long as the students who need housing gets a place to stay and continue their education, I'm happy.

When I first signed up I got an email and a search asking me if I was interested in housing and at that time I wasn't. But when I got there I didn't see any housing, so I was confused since Norco is very small. I'm very excited about how you guys will be doing housing on campus and hope they come out since. Now that I am interested in housing since ubers are very expensive now and I will not like to spend a lot of money on rides until I learn how to drive.

PLEASE RETURN MATH CLASSES ONLINE. I want to be safe at home and only go out for groceries.

I believe that housing can help the rise in students attending and would help with academic as well. This would be a great idea!

The cost of housing at the prices you have listed are more than some people make in a month working full time

The costs per student per month per year should be the same if not *cheaper* than the going rate for a shared apartment off campus.

It would be pretty cool to have the option and a great way to meet people

I believe student housing will, if made available, will also create a more social environment at Norco College which would help with the promotion and participation of school events.

I think that offering students on campus or close to campus housing can be very advantageous for students. It can open up many more potential options for students as well as give a stronger sense of community for the students that would live in this community.

I am wondering where the housing, projected as an apartment building, would be located. In the field south of campus? Bordering the navy property? By the field? Elsewhere in Norco?

I think it would a good idea to live on a college campus to where it will make the commute a lot more economical also it will save gas also it will a easier to get to and from school safely.

Mark Hartley helped me with emergency housing when it was very much needed and for that I am forever grateful.

I think one aspect to keep in mind is that students might not choose to live on campus no matter how inexpensive it is because they simply lack the funds. I felt the example prices showed were fair for the housing but in my case I might still choose to live off campus because it's not in my budget. So for me its not that I view it as too expensive because the pricing is fair it just isn't something I can afford.

Most students have debts and loans to pay back, housing that ranges from \$1700-2000+ is far too expensive when considering all other factors.

I understand that the room rates are likely based on the price of apartments in the area, but for someone who is working full time as a substitute, so without a steady income if I cannot get a sub job, the prices are too much. I am currently renting a room in a house for 650, with an additional 100 for utilities. If there was something closer to that, a \$700 dollar room, with a common area for everything else, I would be happy. The other things are just too much price wise for me to move anytime soon to Norco.

I think housing is a great idea, but it has to be priced so that low income students can afford it with part of their disbursements and/or part time job income.

Indicate if student housing is covered with financial aid.

Students with Families – Survey Data Sorted by Enrollment Status

Q6 - What is your current enrollment status at Norco College?

Answer	%	Count
Full-time student (enrolled in 12 or more units)	56%	216
Half-time student (enrolled in 6.0-11.5 units)	26%	100
Part-time student (enrolled in 0.5-5.5 units)	18%	68
I am a Special Admit high school student dual-enrolled at Norco College	0%	0
Non-credit student or Adult Education student	0%	0
Other	0%	0
Total	100%	384

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

Answer	%	Count
Yes, at Moreno Valley College	14%	57
Yes, at another institution (please enter name of institution)	5%	21
Yes, at a second other institution (please enter name of institution)	1%	5
Yes, at a third other institution (please enter name of institution)	1%	3
No, I only take classes at Norco College	78%	312
Total	100%	398

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 a third other institution (please enter name of institution)	0%	0	3%	3	0%	0
Yes, at a second other institution (please enter name of institution)	1%	2	2%	2	1%	1
Yes, at another institution (please enter name of institution)	3%	7	8%	8	9%	6
Yes, at Moreno Valley College	11%	25	19%	20	17%	12
No, I only take classes at Norco College	85%	188	69%	73	73%	51
Total	Total	222	Total	106	Total	70

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

Riverside College
rcc
Riverside city college
Riverside city college
RCC
Riverside City College
RCC
Riverside

Riverside community college
 Riverside community college
 RCC
 Riverside community college
 RCC
 Cal Poly Pomona
 Riverside city college
 riverside community college
 Riverside city college
 Riverside City College
 Riverside college

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

Norco College
 Norco college
 Riverside City College
 Norco college

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

Santa Ana College

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

Class times offered at Riverside
 Don't no
 Because I want to learn more knowledge
 dgrd
 class was not offered at Norco college
 No I don't have
 Family advice
 Because of the convenient
 Some classes aren't available at Norco
 Nursing school
 Classes i needed were not available at Norco
 They offered a class at a different institution
 proximity
 Because of the convenient
 You can learn new things
 KIN-36
 Some classes were full
 It's part of the district
 For better future development
 Parental work transfer

Home reason
In order to better integrate into society
Because it is useful.
Statistics
They offer nursing classes
The availability of the class i need to fit my schedule and current living arrangements
Because I want to know more different knowledge to enrich myself.
It offers an astronomy class that Norco doesn't
Because of the epidemic, it is too far from home
English
There was classes there that was available for my schedule at the time I needed online course that Norco College wasn't applying at the time.
If classes aren't available in my home school
Because there is have classes that has a suitable time for my schedule.
nursing program
Because it is online class and I am mother of three kids disentangle have car license yet
Getting my BS then credential
My classes at norco had changed to online, riverside had them in person so chose that.
the classes are only offer at the other campus or available online
It was not offered at Norco College
It offers classes Norco College is not offering

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	45%	172
I would have taken most of my classes in person	28%	109
I would have taken most of my classes online	18%	71
I would have taken all my classes online	8%	32
Total	100%	384

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 all my classes in person	56%	122	27%	27	34%	23
I would have taken most of my classes in person	21%	46	37%	37	38%	26
I would have taken most of my classes online	17%	37	24%	24	15%	10
I would have taken all my classes online	5%	11	12%	12	13%	9
Total	Total	216	Total	100	Total	68

Q62 - Which best describes your enrollment status at Norco College?

Answer	%	Count
First-Time Student (first semester enrolled in any college, not including dual-enrolled classes during high school)	43%	165
First-Time Transfer Student (enrolled at Norco College for the first time but transferred credits from another college or university)	22%	83
Returning Student (attended Norco College before, but not enrolled in Spring 2021)	11%	41
Continuing Student (enrolled in the current session and was enrolled in the Spring 2021 semester)	25%	95
Total	100%	384

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
Returning Student (attended Norco College before, but not enrolled in Spring 2021)	22%	9	39%	16	39%	16	41
First-Time Transfer Student (enrolled at Norco College for the first time but transferred credits from another college or university)	34%	28	42%	35	24%	20	83
First-Time Student (first semester enrolled in any college, not including dual-enrolled classes during high school)	79%	130	14%	23	7%	12	165
Continuing Student (enrolled in the current session and was enrolled in the Spring 2021 semester)	52%	49	27%	26	21%	20	95

Q17 - What is your current living situation?

Answer	%	Count
Housing insecure	7%	27
Live w/ parents, contribute	29%	110
Live w/ parents for free	33%	126
Own my home	11%	42
Rent	15%	59
Stable, not in others	4%	17
Total	100%	381

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)	
Housing insecure	6%	13	9%	9	7%	5
Live w/ parents, contribute	27%	58	36%	36	24%	16
Live w/ parents for free	39%	84	21%	21	31%	21
Own my home	12%	26	10%	10	9%	6
Rent	12%	26	18%	18	22%	15
Stable, not in others	3%	7	5%	5	7%	5
Total	Total	214	Total	99	Total	68

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%	150
Eligible to receive Cal Grant financial aid	26%	137
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)	13%	69
Receive a fee waiver from Norco College	13%	70
I am not sure if I qualify for any of the above, but I believe my situation would be considered low income	17%	89
I do not believe I would qualify for any programs for low-income students	3%	16
Total	100%	531

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
Eligible to receive Pell Grant financial aid	30%	95	29%	40	19%	15
Eligible to receive Cal Grant financial aid	26%	80	25%	35	28%	22
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)	13%	40	13%	18	14%	11
Receive a fee waiver from Norco College	14%	43	12%	16	14%	11
I am not sure if I qualify for any of the above, but I believe my situation would be considered low income	16%	50	17%	24	19%	15
I do not believe I would qualify for any programs for low-income students	1%	4	4%	6	8%	6
Total	Total	312	Total	139	Total	80

Q18 - Where do you currently live?

Nease Property Management	4132 Carmichael Road
Metro At Main	4574 Oakmound Drive
Blue sky	WashingtonSeattle442 Elliot Avenue
Schleisman Rd, Eastvale, CA 92880	CSK Auto
Metro 3610	Hensley Apartment
Bronco Ln	422 Blackwell Street
Bronco Ln	3078 Washington Avenue
4168 Cedar Ave	4120 Ballantree st
Schleisman Rd, Eastvale, CA 92880	Contadora Apartments
Daisetta St # 304	Meridian Apartments
Flourishing summer	Green river village
Swan lake	Courtyard at Upland
Contadora	

Q19 - How many bedrooms are in in your home?

Answer	%	Count
2 bedrooms	44%	24
3 bedrooms	27%	15
1 bedroom	9%	5
None, I have a studio	7%	4
4 bedrooms	7%	4
More than 4 bedrooms	5%	3
Total	100%	55

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	8%	2	6%	1	7%	1
1 bedroom	13%	3	0%	0	14%	2
2 bedrooms	42%	10	41%	7	50%	7
3 bedrooms	33%	8	29%	5	14%	2
4 bedrooms	0%	0	24%	4	0%	0
More than 4 bedrooms	4%	1	0%	0	14%	2
Total	Total	24	Total	17	Total	14

Q20 - How many people live in your unit?

Answer	%	Count
One, I live alone	9%	5
Two, I live with one other person	28%	15
Three, I live with two others	26%	14
Four, I live with three others	20%	11
Five, I live with four others	7%	4
Six or more, I live with five or more others	9%	5
Total	100%	54

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)	
One, I live alone	4%	1	6%	1	23%	3
Two, I live with one other person	33%	8	12%	2	38%	5
Three, I live with two others	33%	8	29%	5	8%	1
Four, I live with three others	17%	4	29%	5	15%	2
Five, I live with four others	8%	2	12%	2	0%	0
Six or more, I live with five or more others	4%	1	12%	2	15%	2
Total	Total	24	Total	17	Total	13

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

Answer	%	Count
Satisfied	29%	47
Neutral	54%	88
Dissatisfied	17%	28
Total	100%	163

Question	Live w/ parents		Rent	
Satisfied	29%	31	29%	16
Neutral	57%	62	47%	26
Dissatisfied	14%	15	24%	13
Total	Total	108	Total	55

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	33%	27	25%	13	23%	7
Neutral	52%	42	54%	28	60%	18
Dissatisfied	15%	12	21%	11	17%	5
Total	Total	81	Total	52	Total	30

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

Answer	%	Count
Less than 15 minutes	17%	27
15–30 minutes	57%	93
31–45 minutes	19%	31
46–60 minutes	5%	8
61–90 minutes	1%	2
More than 90 minutes	1%	1
Total	100%	162

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)	
Less than 15 minutes	25%	20	8%	4	10%	3
15–30 minutes	58%	47	51%	26	67%	20
31–45 minutes	11%	9	33%	17	17%	5
46–60 minutes	6%	5	4%	2	3%	1
61–90 minutes	0%	0	2%	1	3%	1
More than 90 minutes	0%	0	2%	1	0%	0
Total	Total	81	Total	51	Total	30

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

Answer	%	Count
Personal Vehicle	58%	89
Carpool	7%	10
Parents or others drop me off and pick me up	12%	19
Rideshare (Lyft, Uber, etc.)	4%	6
Bike/scooter/skateboard	7%	11
Walk	3%	5
Bus or other public transit	8%	13
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
Personal Vehicle	65%	51	50%	25	54%	13
Carpool	0%	0	14%	7	13%	3
Parents or others drop me off and pick me up	13%	10	12%	6	13%	3
Rideshare (Lyft, Uber, etc.)	3%	2	6%	3	4%	1
Bike/scooter/skateboard	8%	6	8%	4	4%	1
Walk	5%	4	0%	0	4%	1
Bus or other public transit	8%	6	10%	5	8%	2
Total	Total	79	Total	50	Total	24

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	3%	10
Common space/lounge for socializing	4%	16
Cost/affordability	19%	73
Dedicated study spaces	4%	16
In-unit laundry	7%	25
Near Norco College campus	5%	21
Near my and/or my partner's workplace	7%	27
Near preferred schools/daycare for children I live with	4%	14
Nearby outdoor recreation space	3%	13
Pet-friendly policy	5%	18
Play area for children	4%	17
Privacy	9%	34
Reliable internet/Wi-Fi	7%	28
Reliable management company/landlord	4%	15
Safety and security features	11%	43
Size of unit	3%	13
Total	100%	383

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

Answer	%	Count
Yes	35%	19
No	65%	35
Total	100%	54

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	46%	11	19%	3	36%	5
No	54%	13	81%	13	64%	9
Total	Total	24	Total	16	Total	14

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

Answer	%	Count
Easy	26%	5
Neither easy nor difficult	32%	6
Difficult	42%	8
Total	100%	19

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)	
Easy	18%	2	0%	0	60%	3
Neither easy nor difficult	18%	2	100%	3	20%	1
Difficult	64%	7	0%	0	20%	1
Total	Total	11	Total	3	Total	5

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

Answer	%	Count
Neither easy nor difficult	53%	10
Difficult	26%	5
Easy	21%	4
Total	100%	19

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)	
Easy	18%	2	67%	2	0%	0
Neither easy nor difficult	45%	5	33%	1	80%	4
Difficult	36%	4	0%	0	20%	1
Total	Total	11	Total	3	Total	5

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
	%	Count	%	Count	%	Count	
Common kitchen facilities	42%	154	50%	182	7%	27	363
Common computers and printers	50%	181	42%	152	8%	30	363
Fitness center	39%	140	52%	190	9%	33	363
Food for sale (e.g., café, grab 'n' go)	48%	175	45%	162	7%	26	363
Game room (such as gaming stations, pool and/or ping pong tables)	24%	87	53%	191	23%	85	363
Space for studying (with desks/tables and chairs)	56%	202	37%	136	7%	25	363
EV charging stations	31%	114	52%	189	17%	60	363
Childcare	37%	135	47%	172	15%	56	363

Q35 - If Norco 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	20%	91
Dependent(s) between 0 and 18 years of age	21%	93
Dependent(s) over 18	17%	78
Partner/spouse	29%	132
Parent/grandparent	11%	51
Other extended family	1%	4
Total	100%	449

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
Only me, no one else	28%	72	9%	11	10%	8
Dependent(s) between 0 and 18 years of age	12%	31	35%	41	27%	21
Dependent(s) over 18	16%	40	21%	25	17%	13
Partner/spouse	27%	69	30%	35	36%	28
Parent/grandparent	15%	39	4%	5	9%	7
Other extended family	1%	2	1%	1	1%	1
Total	Total	253	Total	118	Total	78

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	25%	23
Four-Person, Four-Bedroom Apartment: \$2,045 per person, per month	27%	25
Two-Person, Two-Bedroom Apartment: \$2,335 per person, per month	14%	13
One-Person Studio Apartment: \$2,885 per month	31%	28
I do not prefer any of these units	2%	2
Total	100%	91

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
Four-Person, Two-Bedroom Apartment: \$1,775 per person, per month	17%	12	64%	7	50%	4
Four-Person, Four-Bedroom Apartment: \$2,045 per person, per month	31%	22	18%	2	13%	1
Two-Person, Two-Bedroom Apartment: \$2,335 per person, per month	14%	10	0%	0	38%	3
One-Person Studio Apartment: \$2,885 per month	36%	26	18%	2	0%	0
I do not prefer any of these units	3%	2	0%	0	0%	0
Total	Total	72	Total	11	Total	8

Q44 - Which unit type do you prefer?

Answer	%	Count
Studio Apartment: \$2,750 per month	16%	43
Two-Bedroom Apartment – Single Parent Option: \$2,975 per month (per bedroom)	24%	64
One-Bedroom Apartment: \$3,150 per month	17%	46
Two-Bedroom Apartment: \$3,350 per month	17%	45
Three-Bedroom apartment: \$ 3,475 per month	7%	19
I do not prefer any of these units	20%	53
Total	100%	270

Question	FT student (12+ units)		Half-time (6.0-11.5 units)		PT (0.5-5.5 units)	
	%	Count	%	Count	%	Count
Studio Apartment: \$2,750 per month	15%	21	16%	13	17%	9
Two-Bedroom Apartment – Single Parent Option: \$2,975 per month (per bedroom)	32%	43	18%	14	13%	7
One-Bedroom Apartment: \$3,150 per month	13%	18	19%	15	24%	13
Two-Bedroom Apartment: \$3,350 per month	18%	24	16%	13	15%	8
Three-Bedroom apartment: \$ 3,475 per month	6%	8	9%	7	7%	4
I do not prefer any of these units	16%	22	23%	18	24%	13
Total	Total	136	Total	80	Total	54

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

Answer	%	Count
Yes	64%	195
Maybe	31%	94
No	5%	16
Total	100%	305

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	72%	132	52%	38	51%	25
Maybe	23%	43	42%	31	41%	20
No	4%	8	5%	4	8%	4
Total	Total	183	Total	73	Total	49

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

Answer	%	Count
Cost of housing	33%	81
I do not want to live in an all-student community	7%	18
Units presented were not appealing	10%	24
I prefer my current housing	19%	46
Factors related to COVID-19	12%	30
I do not want to live on the \${q://QID3/ChoiceGroup/SelectedChoices} campus	6%	15
I am concerned about the safety of campus housing	10%	25
Other, please specify:	2%	6
Total	100%	245

Q46_8 TEXT - Other, please specify:

the prices were far to high and out of my budget
 The rates are expensive if that is coming out of the students pocket. The space looks good three bedrooms just curious about how many bathrooms are in the units.
 That is expensive for a single mom who does school full time and works part time
 I need a yard
 I couldn't afford it
 Did not need it but would be a great option if I did.

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	31%	42	36%	24	35%	15
I do not want to live in an all-student community	7%	9	6%	4	12%	5
Units presented were not appealing	11%	15	9%	6	7%	3
I prefer my current housing	17%	23	21%	14	21%	9
Factors related to COVID-19	13%	18	12%	8	9%	4
I do not want to live on the \${q://QID3/ChoiceGroup/SelectedChoices} campus	7%	10	3%	2	7%	3
I am concerned about the safety of campus housing	12%	16	11%	7	5%	2
Other, please specify:	2%	3	2%	1	5%	2
Total	Total	136	Total	66	Total	43

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 Norco 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	55%	6
Maybe, I would still have concerns and might choose not to live on campus	18%	2
No, I would not live on campus	27%	3
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)	
Yes, at this rate I would live on campus	55%	6	0%	0	0%	0
Maybe, I would still have concerns and might choose not to live on campus	18%	2	0%	0	0%	0
No, I would not live on campus	27%	3	0%	0	0%	0
Total	Total	11	Total	0	Total	0

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 Norco 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
No, I would not live on campus	60%	3
Maybe, I would still have concerns and might choose not to live on campus	40%	2
Yes, at this rate I would live on campus	0%	0
Total	100%	5

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 Norco 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 month

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

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	55%	6
Yes, in a private (single-occupancy) room – higher cost option	36%	4
Maybe, I might be interested in this type of community	9%	1
No, I would not be interested	0%	0
Total	100%	11

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 Norco 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	16%	11
Maybe, I would still have concerns and might choose not to live on campus	33%	23
No, I would not live on campus	51%	36
Total	100%	70

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	16%	5	13%	3	20%	3
Maybe, I would still have concerns and might choose not to live on campus	35%	11	29%	7	33%	5
No, I would not live on campus	48%	15	58%	14	47%	7
Total	Total	31	Total	24	Total	15

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 Norco 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
No, I would not live on campus	61%	36
Maybe, I would still have concerns and might choose not to live on campus	32%	19
Yes, at this rate I would live on campus	7%	4
Total	100%	59

Question	FT student (12+ units)		Half-time (6.0-11.5 units)		PT (0.5-5.5 units)	
Yes, at this rate I would live on campus	4%	1	10%	2	8%	1
Maybe, I would still have concerns and might choose not to live on campus	38%	10	24%	5	33%	4
No, I would not live on campus	58%	15	67%	14	58%	7
Total	Total	26	Total	21	Total	12

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 Norco 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	79%	42
Maybe, I would still have concerns and might choose not to live on campus	13%	7
No, I would not live on campus	8%	4
Total	100%	53

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	76.00%	19	84.21%	16	77.78%	7
Maybe, I would still have concerns and might choose not to live on campus	16.00%	4	15.79%	3	0.00%	0
No, I would not live on campus	8.00%	2	0.00%	0	22.22%	2
Total	Total	25	Total	19	Total	9

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

Answer	%	Count
Yes	52%	68
Maybe	39%	51
No, the availability of housing would not impact my enrollment status	10%	13
Total	100%	132

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	57%	47	42%	21
Maybe	0%	0	37%	30	42%	21
No, the availability of housing would not impact my enrollment status	0%	0	6%	5	16%	8
Total	Total	0	Total	82	Total	50

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 separate buildings	40%	131
Yes, if single students and families lived in the same building(s)	34%	110
No, I would not like to live in a mixed community	18%	58
I have no preference	8%	26
Total	100%	325

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)	35%	67	34%	28	30%	15
Yes, if single students and families lived in separate buildings	40%	77	41%	34	40%	20
No, I would not like to live in a mixed community	18%	35	17%	14	18%	9
I have no preference	7%	14	7%	6	12%	6
Total	Total	193	Total	82	Total	50

Q58 - What is your age?

Answer	%	Count
17 or younger	1%	3
18-20	29%	102
21-24	38%	135
25-29	15%	53
30-34	7%	26
35-39	4%	15
40-49	4%	15
50 or older	2%	7
Total	100%	356

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	1%	2	1%	1	0%	0
18-20	38%	78	15%	13	18%	11
21-24	41%	84	33%	29	35%	22
25-29	7%	15	26%	23	24%	15
30-34	5%	11	13%	12	5%	3
35-39	4%	8	3%	3	6%	4
40-49	2%	5	7%	6	6%	4
50 or older	1%	2	2%	2	5%	3
Total	Total	205	Total	89	Total	62

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

Answer	%	Count
White	30%	107
South American	11%	39
Prefer not to answer	2%	6
Pacific Islander Samoan	0%	0
Pacific Islander Other	1%	4
Pacific Islander Hawaiian	1%	4
Pacific Islander Guamanian	2%	6
Mexican, Mexican-American, Chicano	17%	60
Hispanic Other	4%	13
Hispanic, Latino	11%	40
Filipino	1%	5
Central American	5%	19
Black or African American	4%	15
Asian Vietnamese	1%	3
Asian Other	1%	2
Asian Laotian	0%	1
Asian Korean	1%	3

Asian Japanese	1%	4
Asian Indian	1%	5
Asian Chinese	4%	14
Asian Cambodian	1%	3
American Indian / Alaskan Native	0%	1
Total	100%	354

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

Answer	%	Count
International student	21%	106
Student athlete	28%	142
Veteran or active/reserve duty member	17%	86
LGBTQ+	6%	31
Former/current Foster Youth	6%	33
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)	22%	114
Total	100%	512

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
Veteran or active/reserve duty member	17%	61	17%	17	14%	8
Student athlete	31%	109	21%	21	21%	12
LGBTQ+	5%	16	7%	7	14%	8
International student	22%	79	18%	18	16%	9
Former/current Foster Youth	6%	20	7%	7	10%	6
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)	20%	70	29%	29	26%	15
Total	Total	355	Total	99	Total	58

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

Answer	%	Count
No, I have not considered leaving school due to housing costs	47%	165
Yes, I have considered leaving school due to housing costs, but I do not currently have plans to do so	37%	131
Yes, and I plan to leave school due to housing costs	16%	58
Total	100%	354

Question	FT student (12+ units)		Half-time (6.0-11.5 units)		PT (0.5-5.5 units)	
	%	Count	%	Count	%	Count
Yes, and I plan to leave school due to housing costs	12%	24	29%	26	13%	8
Yes, I have considered leaving school due to housing costs, but I do not currently have plans to do so	34%	69	34%	30	53%	32
No, I have not considered leaving school due to housing costs	55%	112	37%	33	33%	20
Total	Total	205	Total	89	Total	60

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

Answer	%	Count
Very Important	67%	236
Moderately Important	31%	108
Not Important	3%	10
Total	100%	354

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	75%	154	56%	50	53%	32
Moderately Important	23%	47	43%	38	38%	23
Not Important	2%	4	1%	1	8%	5
Total	Total	205	Total	89	Total	60

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

Answer	%	Count
Very Important	63%	222
Moderately Important	32%	115
Not Important	5%	17
Total	100%	354

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	73%	150	52%	46	43%	26
Moderately Important	24%	49	40%	36	50%	30
Not Important	3%	6	8%	7	7%	4
Total	Total	205	Total	89	Total	60

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

Answer	%	Count
CalWORKS	44%	165
EOPS	33%	123
CARE	18%	66
DSPS/DRC	6%	22
Total	100%	376

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)	
EOPS	29%	71	39%	34	38%	18
DSPS/DRC	5%	12	8%	7	6%	3
CalWORKS	52%	126	33%	29	21%	10
CARE	13%	32	20%	17	35%	17
Total	Total	241	Total	87	Total	48

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

With everything happening with in home learning, more time is used on internet at home. More money is needed for at home items such as computer, food, electricity. Allowing more affordable courses or in campus living would be very beneficial. Most students now are wondering if college is worth the cost due to the non active in class learning.

In the past I have to drop out of school because I was experiencing house insecurities and was in need for more immediate housing needs. I had to get a job because I was homeless and did not have a home thus I have to leave school and join the job market.

Some full-time students also work full-time jobs in order to support there families. Privacy is very important in allowing a student to focus on school work in which case some students may be willing to leave home in order to have such privacy, however, they must still help their family financially. With that being said, the price for renting an apartment may become an issue. Personally, if the price can be brought down to 2,250 for a studio and 2,500 for a one-bedroom, it would be much more appealing to some students.

It's okay

Keep it clean, don't disturb others,

Health clean

ghhfvfgj

This year was really hard for me .

Providing housing at low cost

It is a real benefit to raise affordable houses for students and provide housing subsidies.

Improve the environment of the dormitory and improve the food

Be cost-effective and suitable for learning

I hope we can reduce the cost of accommodation. I feel it is very expensive

Hope to reduce the cost of student accommodation, so that students' dormitories become clean

They get along very well

The ecological environment is beautiful and the mood of study will be good

Let the students become independent slowly

I hope the school accommodation facilities will be more perfect

I hope to reduce housing costs as much as possible, so that I can feel at ease in school

Hopefully there will be many students coming to school to meet more people

no,good

I think, student is a great idea for community college. It would help students who graduate high school learn how to live within their means.

Amenities regarding laundry, eating, etc.

good

I have no comments

Norco College is committed to providing an accessible and inclusive learning environment for students with disabilities to encourage and support their academic success

Hopefully there will be a better education

You can learn new things

The price is a little high and the privacy is not enough

price is a little high and the privacy is not enough

Hold more activities during festivals

I think more rental housing should be provided for students

I think more rental housing should be provided for students

The prices are to high for a student to pay.

If Norco college is going to continue offering student housing, please make it affordable. A lot of the time rental fees are set based on the surrounding area going rental rates, but most students cannot afford such prices.

I think more rental housing should be provided for students

I think more rental housing should be provided for students

Hold more activities during festivals

I hope the rent will be cheaper, Personal privacy can be better protected

I think this is awesome that you are putting housing on the campus but I respect the veterans I just don't understand why they took down the child development center

No ideas

I hope the rent will be cheaper

I don't have any ideas

The ground in the student dormitory is clean, the doors and windows are free of dust, the walls are free of footprints, graffiti, and the roof is free of dust Cobwebs, no sundries stacked in the corridor.

I don't have any ideas

Prevent the epidemic of infectious diseases, report the signs of epidemic to relevant departments immediately and take measures in time.

I hope the rent will be cheaper

No thank you

Satisfactory don't have any different opinions

No thank you

Don't complain

It can serve students more good enough

There is no

dGfdahdagfj

The layout should be more comfortable

I think it's important

I think housing would very much help students, especially when they feel it what keeps them from achieving their academic goals.

I understand that what you are offering for rent is a good price, but I wonder how many individuals who come from a low socioeconomic status will be able to afford it; while providing for other responsibilities in take care of an apartment. Such as cleaning supplies, appliances, food, and etc...

As a student I would prefer to live close by and along side of others doing the same.

This sounds like a great idea!

If possible, I'd like the price to be cheaper.

More one-person apartment should be built

Can make the dormitory design more beautiful clean and sanitation

It is suggested that the student dormitory rent can be reduced a little

If the school has a dormitory, then my financial pressure will be much less

The general feeling can also be a little less than ideal hygiene

If the school has a dormitory, then my financial pressure will be much less

The general feeling can also be a little less than ideal hygiene

It would be better for me if there was a student dormitory

Accommodation was a bit expensive and I needed a space where I could spend time with my partner and spend time with my parents when they came over

The environment is beautiful, can lower the cost of accommodation, and can provide parents to stay and accompany the space

Improve the quality of accommodation

The accommodation environment is very good, the students get along happily, work and rest on time, there is no noise

www.tinyurl.com/NorcoHousing

I hope we can take care of each other and tolerate each other

The school is great. You learn practical skills

We need a home.

It would benefit a lot of families that have dependent while attending school full time.

I love norco college and if the buildings you are talking about has everything, I might not leave except for taking kids to school and shopping. Maybe a swimming pool would work for summer. Lol. I want to teach my children how to swim but I don't have the budget to do so, maybe some activities for kids in those buildings could help

Foster youth are the more in need

I think family housing is need for students with dependents.

It is a very good idea because students in college want to be independent from their families or simply can't afford to get an apartment elsewhere.

The area is too expensive. My family and I (3 children 7, 3, and 8 months old) are on the verge of being homeless. Attending Norco College is my last hope. The outlook is grim.

If there was a way to off set costs for low income families either via sect 8 or something that would make it very affordable and I would jump at the chance

The cost of living is very high in the area and I understand that you can't make it too cheap, however, a studio shouldn't cost more than \$1200 in my opinion. Being a full time student and having to work a full time job is very hard to maintain both efficiently. Most students work minimum wage jobs and even at full time, it's not nearly enough to pay rent and bills.

If there is more information about housing is there a way to announce this information. I am very interested in housing at the moment.

I think that providing housing is a great way to assist those that are in need of the help and want to further their education. I believe that students that feel secure in their housing situation will ultimately be able to focus and do better in school. Also living on campus is helpful for those that may not have the transportation.

I do not believe housing will make the Norco Campus more attractive or retain students. I believe that expanding the campus and providing materials as the Riverside campus has would help. Many times, I have been in a class where the teachers compare teaching at the Riverside campus and the Norco campus only to say Norco does not have this or that. Perhaps Norco could provide items to help better the teachers and students.

Even with the lower ended offer of \$850 for a 2 bedroom apartment, it still would not be affordable for me and my husband to pay. We only pay a portion of the bills at our grandmothers house, but with her being 97, our time her is limited. If there was housing that was more affordable, we might be able to stay. But we are looking at being forced to move out of state for affordable housing. I wish housing was more affordable for students, as my husband and I are both students, then we could stay here and finish our education.

Safety and affordability are the most important for students

It would be a great idea

Be safe and be six feet from each other.

None at the moment.

I think it is very important to offer housing for low income students because the insecurity of shelter is a great distraction from academic studies which could greatly benefit the world at large. A student should be able to pursue their career without the obstacle of poverty preventing them.

If i find a unit for the lowest cost at norco college i would definitely live there with my parents

None thank you!!

Cost is comparable to other apartments in the area. I don't see the benefit of student housing if the cost is comparable.

Zip Code Analysis

ZIP	#	%	ZIP	#	%	ZIP	#	%
92860	28	8%	33145	1	0%	92307	1	0%
92882	28	8%	33467	1	0%	92335	1	0%
92879	26	7%	34652	1	0%	92350	1	0%
92880	24	7%	34741	1	0%	92376	1	0%
92503	18	5%	35201	1	0%	92404	1	0%
92505	13	4%	36106	1	0%	92405	1	0%
92881	13	4%	40220	1	0%	92410	1	0%
18958	10	3%	42261	1	0%	92501	1	0%
15871	9	3%	46646	1	0%	92562	1	0%
92883	8	2%	49503	1	0%	92584	1	0%
13099	7	2%	50100	1	0%	92592	1	0%
91752	7	2%	53201	1	0%	92831	1	0%
92878	7	2%	55590	1	0%	92834	1	0%
92504	6	2%	60290	1	0%	93901	1	0%
36771	5	1%	60603	1	0%	94045	1	0%
92509	5	1%	60605	1	0%	94052	1	0%
92530	5	1%	61042	1	0%	94203	1	0%
92506	4	1%	62871	1	0%	94253	1	0%
13820	3	1%	63101	1	0%	95100	1	0%
91786	3	1%	64106	1	0%	95124	1	0%
92532	3	1%	67451	1	0%	95131	1	0%
95846	3	1%	72701	1	0%	95828	1	0%
95866	3	1%	73160	1	0%	95842	1	0%
85701	2	1%	77025	1	0%	95843	1	0%
91709	2	1%	77030	1	0%	95853	1	0%
92507	2	1%	77081	1	0%	95854	1	0%
92553	2	1%	77477	1	0%	95855	1	0%
92557	2	1%	78201	1	0%	95857	1	0%
95849	2	1%	79901	1	0%	95858	1	0%
95852	2	1%	80110	1	0%	95859	1	0%
98106	2	1%	84104	1	0%	95862	1	0%
10004	1	0%	85003	1	0%	95863	1	0%
11375	1	0%	85205	1	0%	95865	1	0%
11746	1	0%	85257	1	0%	95869	1	0%
13088	1	0%	90001	1	0%	95872	1	0%
20706	1	0%	90013	1	0%	95873	1	0%
21229	1	0%	90023	1	0%	95874	1	0%
21401	1	0%	91208	1	0%	95875	1	0%
23223	1	0%	91530	1	0%	96813	1	0%
24184	1	0%	91710	1	0%	98115	1	0%

Appendix I: Sorted Survey Data

26062	1	0%
29483	1	0%
30303	1	0%
30305	1	0%
30337	1	0%

91730	1	0%
91739	1	0%
92025	1	0%
92058	1	0%
92081	1	0%

99202	1	0%
99694	1	0%
99701	1	0%

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](#)

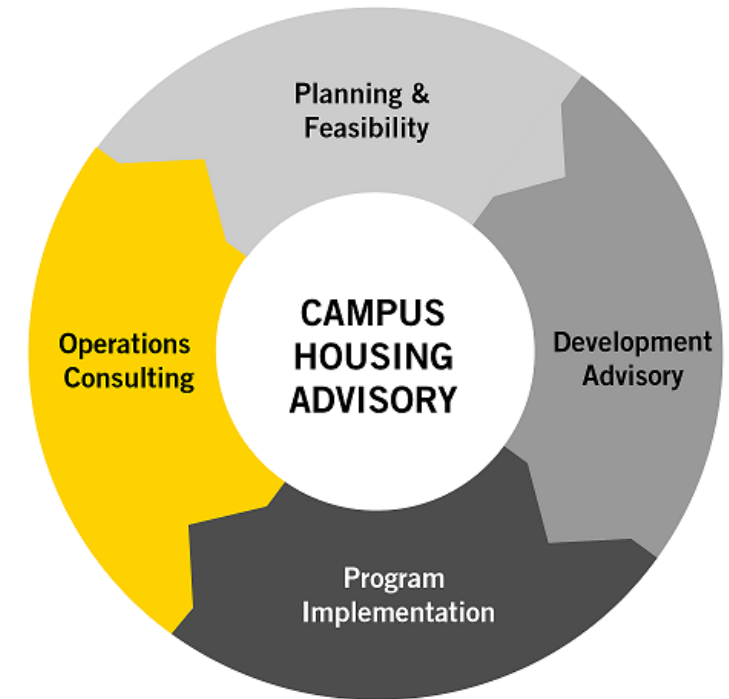
Appendix A: The Scion Group

About Us

Scion Advisory Services provides independent market and demand analyses, feasibility studies, operations consulting, program implementation and P3 advisory services to higher education institutions. Founded in 1999, The Scion Group 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, and 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 are important tools used in the Study because they contextualize the need for housing, the importance of new housing over other priorities, and a general understanding of desired elements for a residential community. Information gleaned from interviews and focus groups informed survey questions and the demand analysis.

Strategic Objectives Workshop

On October 20, 2021, Scion led a Strategic Objective Alignment meeting with key stakeholders from Norco College. The goal of the meeting was to define and prioritize the strategic objectives relative to the Study. The engagement of this group enhanced Scion's understanding of the District and the College, and the priorities and central questions for this Study.

The following individuals participated:

Hussain Agah, Associate Vice Chancellor, RCCD
Monica Green, President, Norco College
Ann Volz, Senior Project Executive, Scion Advisory
Ray Tennison, Associate Vice President, Scion Advisory
Ellen Ulf, Senior Director, Scion Advisory

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	Provide cost-effective housing for students
2	Engage with the local community
3	Promote diverse and inclusive communities
4	Become a magnet – be part of the community
5	Provide financial sustainability and financial return for the District

Norco Stakeholder Interviews

Scion conducted individual and group meetings with campus leadership and key stakeholders in January 2021. During these sessions, participants shared their thoughts, perceptions and concerns about students' current housing situations, available housing in the market and their vision for Norco student housing. The following individuals participated:

- Hussain Agah, Associate Vice Chancellor, RCCD
- Michael Collins, Vice President Business Services
- Steve Marshall, Director of Facilities
- Travonne Bell, Manager of Facilities and Grounds
- Esmerelda Abejar, Director of Business Services
- Antonio Muniz, Chef / Assistant Manager of Food Services
- Justin Czerniak, Safety Manager
- Dr. Kanessha Tarrant, Vice President Student Services
- Dr. Mark Hartley, Dean of Student Life
- Daniela McCarson, Dean of Special Funded Programs
- Greg Ferrer, Director DSPPS
- Maria Gonzalez, Director of Financial Aid
- Mark DeAsis, Dean Admissions and Records
- Edwin Romero, Student Activities Coordinator
- Quinton Bemiller, Dean of Instruction
- Ashley Etchison, Associate Dean, Career Technical Education
- Patty Worsham, Academic Planning Co-Chair
- Juan Alvarez, Associate Dean, Educational Partnerships
- Carlos Vasquez, Apprenticeship Director
- Kimberly Bell, DRC Counselor

Appendix D: Peer Benchmarking

Institutions

Scion reviewed the 12 community colleges with housing in California to compare enrollment, unit types, housing rates, capacity, housing features, and other applicable data. The table below describes the CA community colleges with student housing and those that are planning to add 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 community colleges have had housing for decades – the oldest is 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. 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			2 BR Semi-Suite		2 BR Suite	
		Single	Single	Double	Single	Double	Single	Single	Double	Triple	Single	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	AY	Community pantry, on-site laundry
		(19MPW)	AY	
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 included the following sample:

- 14 Conventional Market properties within 10 miles of campus
- 15 Shadow Market listings located within 8 miles of campus

Scion examined current offerings within 10 miles of the Norco Campus to determine the 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.

Scion identified unit types in two distinct housing categories for this analysis: Conventional Market and Shadow Market. Conventional Market includes apartments, and the Shadow Market has single-family homes, cottages, guest houses or room in a private homes available for rent. Scion identified the sample through online research, off-campus student resources, 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. The resulting rates are 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.

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

Conventional Market Listings

Adjusted Market Rates ¹

Unit Type	Minimum Per Person	Median Per Person	Maximum Per Person	n= ²
1 BR	\$2,028	\$2,445	\$2,870	11
2 BR	\$1,230	\$1,596	\$2,061	14
3 BR	\$1,182	\$1,479	\$1,727	6

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 Norco College
 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 (mo)	Appl Fee	Sec Dep	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
Artisan at Main St. Metro	211 W. Rincon St., 92880	2.8	2012	404	96%	7 to 12	\$45	\$500	\$2,130	814	\$2.62	\$2,415	\$2,663	1,160	\$2.30	2.0	\$1,331	\$1,675	\$3,565	1,472	\$2.42	2.0	\$1,188	\$1,590
Canyon Park	3100 Van Buren Blvd., 92503	10.7	2005	256	98%	3 to 15	\$45	\$500	\$2,151	715	\$3.01	\$2,436	\$2,695	1,060	\$2.54	2.0	\$1,348	\$1,691						
									\$2,330	820	\$2.84	\$2,615	\$2,780	1,092	\$2.55	2.0	\$1,390	\$1,733						
Corona Pointe Resort	3957 Pierce St., 92505	7.1	1986	776	99%	9 to 12	\$45	\$500	\$1,771	704	\$2.52	\$2,056	\$1,773	845	\$2.10	1.0	\$887	\$1,230						
													\$1,988	986	\$2.02	2.0	\$994	\$1,337						
													\$2,299	1,153	\$1.99	2.5	\$1,150	\$1,493						
Deerwood	2215 E. Lakeside Pl., 92879	4.7	1992	316	96%	10 to 13	\$45	\$500					\$2,410	987	\$2.44	2.0	\$1,205	\$1,548	\$2,730	1,194	\$2.29	2.0	\$910	\$1,312
													\$2,445	1,003	\$2.44	2.0	\$1,223	\$1,566						
													\$2,530	892	\$2.84	1.0	\$1,265	\$1,608						
Hensley at Corona Pointe	1171 E. Baywood Dr., 92881	5.7	1991	628	91%	6 to 13	\$45	\$500	\$2,170	622	\$3.49	\$2,455	\$2,345	765	\$3.07	1.0	\$1,173	\$1,516						
													\$2,570	891	\$2.88	2.0	\$1,285	\$1,628						
Magnolia Court Townhomes	1251 Doris Ln., 92882	4.4	n/a	74	100%	n/a	\$30	\$1,000					\$2,265	1,446	\$1.57	2.5	\$1,133	\$1,476	\$2,340	1,553	\$1.51	3.5	\$780	\$1,182
													\$2,295	1,591	\$1.44	2.5	\$1,148	\$1,491	\$2,390	1,656	\$1.44	3.5	\$797	\$1,199
Metro at Main	418 N. Main St., 92880	3.4	2017	289	99%	12	\$50	\$500	\$2,100	815	\$2.58	\$2,385	\$2,506	1,058	\$2.37	2.0	\$1,253	\$1,596						
									\$1,880	773	\$2.43	\$2,165												
Mountain Creek	985 Samar Ct., 92878	2.9	1988	88	100%	2 to 12	\$52	\$500	\$1,743	725	\$2.40	\$2,028	\$2,355	945	\$2.49	2.0	\$1,178	\$1,521						
Palisades @ Sierra DelOro	2300 Palisades Dr., 92882	7.0	2015	288	98%	6 to 13	\$46	\$700	\$2,560	812	\$3.15	\$2,845	\$2,930	1,221	\$2.40	2.0	\$1,465	\$1,808						
									\$2,585	842	\$3.07	\$2,870	\$2,946	1,070	\$2.75	2.0	\$1,473	\$1,816						
Parkridge Meadows	219 E. Parkridge Ave., 92879	2.9	1984	89	100%	11	\$35	\$500					\$1,850	730	\$2.53	1.0	\$925	\$1,268						
													\$1,950	830	\$2.35	1.0	\$975	\$1,318						
Promendate Terrace	451 Wellesley Dr., 92879	5.2	1990	330	99%	3 to 13	\$49	n/a	\$2,187	771	\$2.84	\$2,472	\$3,116	1,141	\$2.73	2.5	\$1,558	\$1,901	\$3,322	1,365	\$2.43	3.0	\$1,107	\$1,509
													\$2,738	934	\$2.93	2.0	\$1,369	\$1,712						
River Ridge	931 Rebecca Way, 92878	3.1	1991	144	98%	2 to 12	\$52	\$500	\$2,095	639	\$3.28	\$2,380	\$2,470	863	\$2.86	1.0	\$1,235	\$1,578						
													\$2,465	893	\$2.76	2.0	\$1,233	\$1,576						
The Ashton	2178 Stoneridge Dr., 9879	4.6	1986	492	97%	10 to 13	\$45	\$500	\$2,070	700	\$2.96	\$2,355	\$2,560	854	\$3.00	1.0	\$1,280	\$1,623	\$3,183	1,192	\$2.67	2.0	\$1,061	\$1,463
													\$2,685	945	\$2.84	2.0	\$1,343	\$1,686						
The Monterey	2225 Collett Ave., 92879	5.1	2020	442	n/a	12	\$35	\$700	\$2,348	745	\$3.15	\$2,632	\$3,185	1,116	\$2.85	2.0	\$1,593	\$1,936	\$3,875	1,391	\$2.79	2.0	\$1,292	\$1,694
									\$2,530	855	\$2.96	\$2,815	\$3,435	1,306	\$2.63	2.0	\$1,718	\$2,061	\$3,155	1,520	\$2.08	2.0	\$1,052	\$1,454
									\$2,483	975	\$2.55	\$2,767							\$3,280	1,509	\$2.17	2.0	\$1,093	\$1,495
																			\$3,975	1,490	\$2.67	2.0	\$1,325	\$1,727

¹ Assumes one person per bedroom

² n = the number of properties offering each unit type

Conventional Market Features

Apartment Complex	Unit Features						Community Features									Pets Permitted
	Furn	AC	DW	WD	Pat / Balc	Park-ing	Pool	CH / Lounge	Media/ Theater	Workout	Bus Ctr	BBQ	Laundry	Play-ground	Other	
Artisan at Main St. Metro	A (\$)	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	N	Y	Gameroom, B-ball, Valet Waste	Y (\$)
Canyon Park	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	N		Y (\$)
Corona Pointe Resort	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	Parking unassigned, Tennis courts	Y (\$)
Deerwood	N	Y	Y	Y	Y	Y (\$)	Y	N	N	Y	N	N	N	Y	Storage available	Y
Hensley at Corona Pointe	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y		Y (\$)
Magnolia Court Twnhms	N	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	N	N	Basketball	Y
Metro at Main	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	Gameroom, Bark Park, Storage available	Y
Mountain Creek	N	Y	Y	N	Y	Y	Y	N	N	Y	N	Y	Y	Y		Y (\$)
Palisades @ Sierra DelOro	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Gameroom, Putting Greens	Y (\$)
Parkridge Meadows	N	Y	Y	N	Y	Y	Y	N	N	N	N	Y	Y	N	Storage available (\$)	Y (\$)
Promendate Terrace	N	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	N	Y	Bark Park, fireplace in ea unit	Y
River Ridge	N	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	N	Y	Storage available	Y (\$)
The Ashton	N	Y	Y	Y	Y	Y	Y	N	N	Y	N	N	N	Y	Nature walk on property	Y (\$)
The Monterey	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Roof Terrace, Car Wash, Gameroom	Y

Notes on Table:

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

Parking = Covered parking

Shadow Market Property Listings

Adjusted Monthly Rates¹

Unit Type	Minimum Per Person	Median Per Person	Maximum Per Person	n=
Room	-	\$1,100	-	1
2 BR	\$1,270	\$1,350	\$1,430	2
3 BR	\$1,034	\$1,084	\$2,134	4
4+ BR	\$849	\$955	\$1,293	8

Type	Address	DTC	Lease Terms	Security Deposit	Room Only	2BR	PPR	PPR w/ Util	3BR	PPR	PPR w/ Util	4+ BR	PPR	PPR w/ Util	Utilities Included			Features					Pets Permitted	
															Elec	W/S	Inter-net	Furn	Off St Parkin-g	DW	WD	WDC only		
SFH	782 Beverly Rd. 92879	5.0	12	\$1,100	\$1,100											Y	Y	Y	N	Y	Y	Y	N	N
SFH	Lourenco Lane, 92880	4.7	12	\$2,490		\$2,490	\$1,245	\$1,270								Y	Y	Y	Y	N	Y	Y	N	N
SFH	8413 Vienna Dr., 92880	4.9	12	\$2,750		\$2,750	\$1,375	\$1,430								Y	Y	N	N	N	Y	N	Y	N
SFH	12973 New Haven Loop, 92503	6.7	12	\$3,500					\$2,700	\$900	\$1,034					N	N	N	N	Y	Y	N	Y	N
SFH	702 Shaffer St., 92879	3.7	12	\$2,800					\$2,750	\$917	\$1,051					N	N	N	N	Y	Y	N	Y	N
SFH	976 First St., 92860	2.5	12	\$3,400					\$2,950	\$983	\$1,117					N	N	N	N	Y	N	N	Y	N
SFH	6970 Cache Way, 91752	5.2	MTM	\$5,999					\$5,999	\$2,000	\$2,134					Y	Y	Y	Y	Y	Y	N	Y	N
SFH	509 Wheeler Cr., 92879	5.4	12	\$2,750								\$2,975	\$744	\$849		N	N	N	N	Y	Y	N	Y	Y
SFH	1246 Cox Way, 92879	4.9	12	\$4,000								\$3,000	\$750	\$855		N	N	N	N	Y	Y	N	Y	Y
SFH	2006 Acacia St., 92879	5.4	12	\$2,000								\$3,000	\$750	\$855		N	N	N	N	Y	N	N	Y	N
SFH	7439 Westcliff Wy., 92880	3.4	12	\$3,350								\$3,350	\$838	\$943		N	N	N	N	Y	Y	N	Y	Y
SFH	5882 Santa Ana Ave., 92505	7.5	12	\$3,500								\$3,450	\$863	\$968		N	N	N	N	Y	Y	N	Y	N
SFH	1619 Fairmont Dr., 92882	5.5	12	\$4,000								\$4,000	\$1,000	\$1,105		N	N	N	N	Y	Y	N	Y	N
SFH	430 Seventh St., 92860	4.5	12	\$3,000								\$4,750	\$1,188	\$1,293		N	N	N	N	Y	Y	N	Y	N
SFH	754 Lassen Dr., 92879	4.6	12	\$5,900								\$5,900	\$1,180	\$1,285		N	N	N	N	Y	Y	Y	N	Y

Notes on Table:

Y= yes, N=no, A=available

SFH = Single family home

WDC = Washer-dryer connection

DTC - Distance to Norco College

PPR - Per person rent, no utility costs included

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

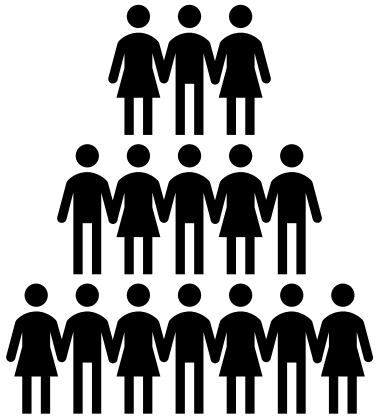
MTM - Month to month lease

¹ Assumes one resident per bedroom.

²Some addresses are approximate as resource did not provide exact location

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

Respondents 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 respondents’ ability to pay the rates that were tested on the survey. Scion applies the percentage of students who 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 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

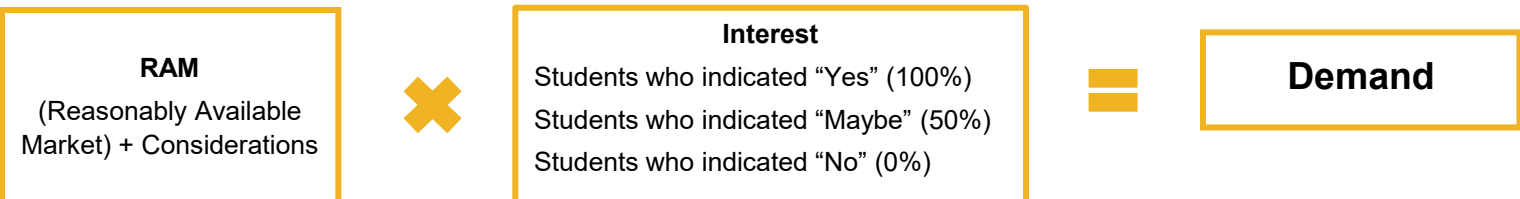
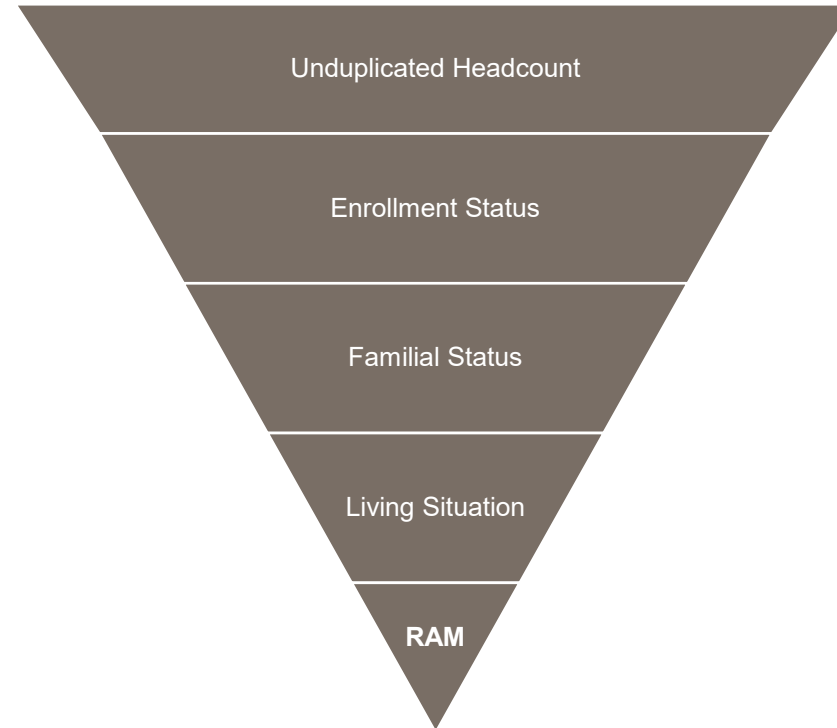
Demand Calculation

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



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 and designed 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 7, 2021 and closed on January 2, 2022., Norco sent an email containing a survey link to all current students inviting them to participate. Additional reminders were sent to encourage students to respond. Gift cards were also awarded to three randomly selected respondents in the amounts of \$300, \$200, and \$100.

During the survey period, 1,189 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 Norco survey response is +/-2.66%, 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 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.

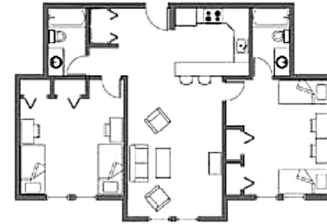
Survey results are often sorted by enrollment status or by familial status. One of the final questions of the survey is an open-ended question, which prompts respondents to "Please share any additional thoughts or comments you have regarding housing for students at Norco." Comments are not edited and 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.

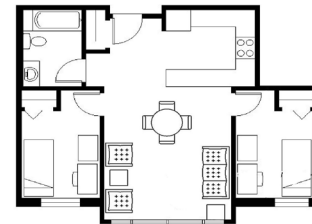
Single Student Housing Options

Family Housing Options



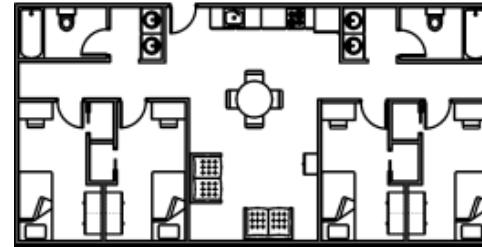
Four-Person, Two-Bedroom Apartment

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

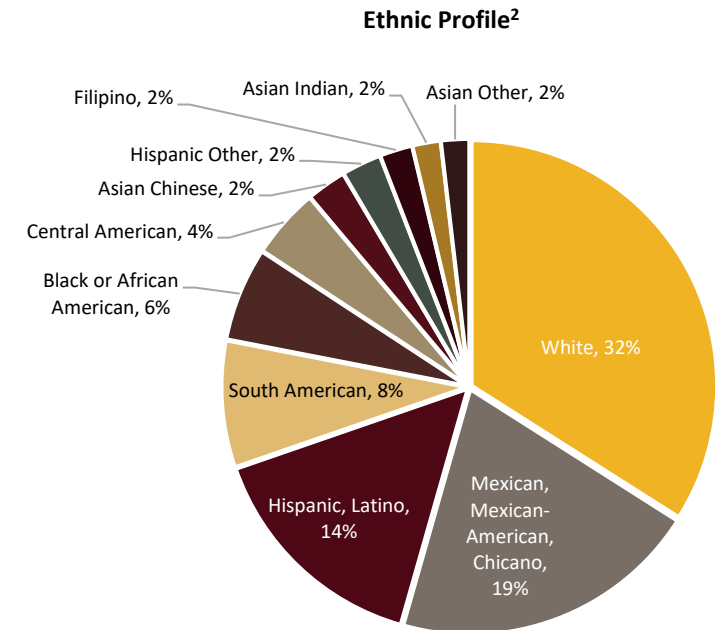
Note: Floor plans are conceptual only and not to scale.

Appendix H: Survey Demographics

Respondents Profile

A total of 1,189 survey responses were received.

Enrollment Status	39% full-time; 18% half-time, 10% part-time, 33% other
Student Status	56% first-time, 44% continuing students
Familial Status	57% single; 43% students with spouse/partner and/or dependents
Age	41% are 20 or younger, 38% are 21-24 years old, 11% are 25-29 years old, 10% are 30 or older
Population	276 1 st generation, 82 LGBTQ+, 211 athletes, 177 international, 57 former foster youth, 134 veterans/active reserve
Program Eligibility¹	219 participate in EOPS, 273 in CalWORKS, 170 in CARE
SB169 Housing	67% are eligible for SB 169 affordable housing

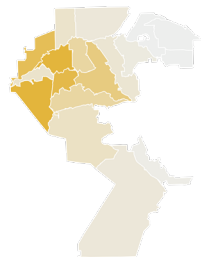


¹ Survey respondents were asked if that participate in any of these programs. The number of students cited are those that believe they are eligible for or are already participating in in one of these programs. If they attend full-time they would be eligible for SB 169 affordable housing.

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

Where Students Live

ZIP Codes where two or more survey respondents live are mapped below. The top ten ZIP Codes reported by survey respondents show that most live in Corona or Riverside; few live in Norco. Most students live in a family member's home; just 16% rent on their own; 78% commute between 15 and 45 minutes to campus.

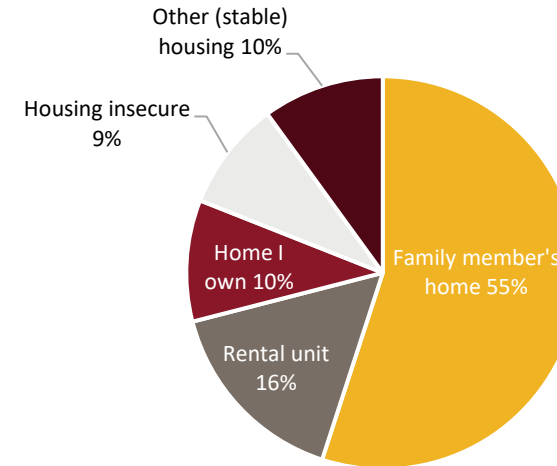


Total 2 28

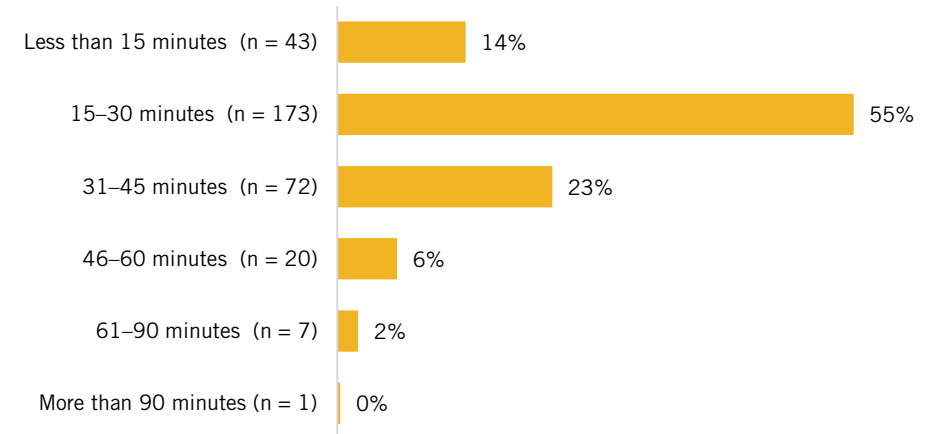
Powered by Bing © TomTom

ZIP	City	% of Survey Respondents
92860	Norco	8%
92882	Corona	8%
92879	Corona	7%
92880	Corona	7%
92503	Riverside	5%
92505	Riverside	4%
92881	Corona	4%
92883	Corona	2%
91752	Mira Loma	2%
92878	Corona	2%
92504	Riverside	2%
92509	Riverside	1%
92530	Lake Elsinore	1%
92506	Riverside	1%
91786	Upland	1%
92532	Lake Elsinore	1%
95866	Sacramento	1%
91709	Chino Hills	1%
92507	Riverside	1%
92553	Moreno Valley	1%
92557	Moreno Valley	1%
95852	Sacramento	1%

Current Housing Situation



Commute Time to Campus



Appendix I: Sorted Survey Data

Norco College Sorted Survey Data

Scion received 1,189 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)
 - Data from dual-enrolled high-school students, non-credit students, and “other” 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)
 - Data from dual-enrolled high-school students, non-credit students, and “other” 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

Default Report
 Norco College Student Housing
 January 31st 2022, 2:51 pm MST

Q6 - What is your current enrollment status at Norco College?

Answer	%	Count
Full-time student (enrolled in 12 or more units)	56%	302
Half-time student (enrolled in 6.0-11.5 units)	30%	161
Part-time student (enrolled in 0.5-5.5 units)	15%	79
I am a Special Admit high school student dual-enrolled at Norco College	0%	0
Non-credit student or Adult Education student	0%	0
Other	0%	0
Total	100%	542

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

Answer	%	Count
Yes, at Moreno Valley College	9%	50
Yes, at another institution (please enter name of institution)	8%	42
Yes, at a second other institution (please enter name of institution)	1%	7
Yes, at a third other institution (please enter name of institution)	1%	3
No, I only take classes at Norco College	82%	457
Total	100%	559

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 a third other institution (please enter name of institution)	0%	1	1%	2	0%	0
Yes, at a second other institution (please enter name of institution)	1%	3	2%	4	0%	0
Yes, at another institution (please enter name of institution)	6%	18	10%	17	9%	7
Yes, at Moreno Valley College	6%	19	16%	28	4%	3
No, I only take classes at Norco College	87%	267	70%	121	87%	69
Total	Total	308	Total	172	Total	79

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

Riverside city college
Los Angeles Pacific University
Riverside city college
California State University San Marcos
Riverside City College

Chaffey College
 Riverside
 rcc
 Riverside City College
 Riverside City College
 Cal Poly Pomona
 riversdie rcc
 I'm taking a course at RCC in winter and in spring. Most of my classes are scheduled at Norco College however.
 Riverside community college
 Riverside city college
 Riverside community college
 Riverside city college
 Riverside city college
 Moreno Valley
 Norco College
 Riverside college
 Cal poly Pomona
 Riverside community college
 Riverside city college
 Riverside city college
 RCC
 Moreno, Norco, and riverside
 RCC
 Riverside City college
 Riverside Community College
 Norco College
 Chaffey
 Riverside city college
 Riverside City College
 Riverside City College
 Riverside City College
 Chaffey Colege
 Riverside Community College
 Rcc
 Riverside City College

Q4_3_TEXT - Yes, at a second other institution (please enter name of institution)
 Chaffey college
 RCC
 Rlverside Community College
 Bellevue College

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

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

No

Moreno Valley College

no

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

Why are you currently taking classes at another institution?

Availability

Scheduling conflicts

Completion of upper division courses needed towards my bachelors degree

No

I am enrolled there

personal reasons

No

The classes I need to take have conflicting times at Norco College.

没有

Learn something else

To finish my general education

Availability

class availability

My class I needed got closed at Norco so I needed to take it at RCC

There are more opportunities for different classes or classes that are insted offered online that might not have the same option as Norco.

Increase your knowledge

Engineering

Availability

The class was only available there.

certain classes aren't offered at my local college at times

for my social work program

I wanted to take all the classes at Norco college, sadly all the honors classes that I wanted to take all my courses at Norco College but the honors classes overlap each other so to substitute one for a class at RCC that didn't overlap.

personal reasons

personal reasons

personal reasons

personal reasons

personal reasons

personal reasons

Class was only available online through Moreno Valley this semester

personal reasons

personal reasons

pursue freedom

Private Supplementary Tutoring

They have more science courses

One of the classes is over there
 As an exchange student, I went to another school for exchange and study
 Covid pandemic
 Not offered at Norco college online
 Graduated from
 They have the class in the term I need to take the class. Norco doesn't have it
 Better professors
 I read good reviews about a teacher at RCC.
 Norco did not have all the classes I needed.
 Some of the classes I need are only offered there
 The class is not being offered in my home college
 Because Norco doesnt have classes to help with my major.
 I'm a transfer student and I attend school at Cal poly Pomona
 They offer different courses
 I am currently taking classes at another college because I read good reviews about the teacher.
 Some online classes not offered by Norco
 They were the only classes listed as online for the class i needed
 Classes work with my schedule at different locations
 Norco didn't offer
 Fits my schedule
 没有原因
 Moreno Valley
 Time
 It's the only institution that has Japanese classes.
 Schedule compatibility
 For chances of transfers in other states
 Music Industry Studies
 I couldn't take CIS-1A at RCCD
 Norco does not have a culinary program
 They offered an class that was already filled at Norco College
 I needed certain classes and the other institution had them
 Norco doesn't have them
 The program is headquartered at RCC and the class only available there
 The class I wanted was not offered online at norco
 only available
 Because the class is not offered at Norco College Directly, so I took it at RCC instead.
 Availability
 Film classes

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	36%	197
I would have taken most of my classes in person	33%	178
I would have taken most of my classes online	21%	116
I would have taken all my classes online	9%	51
Total	100%	542

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 all my classes in person	41%	123	29%	46	35%	28
I would have taken most of my classes in person	33%	99	35%	56	29%	23
I would have taken most of my classes online	17%	52	25%	41	29%	23
I would have taken all my classes online	9%	28	11%	18	6%	5
Total	Total	302	Total	161	Total	79

Q62 - Which best describes your enrollment status at Norco College?

Answer	%	Count
First-Time Student (first semester enrolled in any college, not including dual-enrolled classes during high school)	36%	196
First-Time Transfer Student (enrolled at Norco College for the first time but transferred credits from another college or university)	16%	88
Returning Student (attended Norco College before, but not enrolled in Spring 2021)	9%	47
Continuing Student (enrolled in the current session and was enrolled in the Spring 2021 semester)	39%	211
Total	100%	542

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
Returning Student (attended Norco College before, but not enrolled in Spring 2021)	40%	19	36%	17	23%	11	47
First-Time Transfer Student (enrolled at Norco College for the first time but transferred credits from another college or university)	34%	30	40%	35	26%	23	88
First-Time Student (first semester enrolled in any college, not including dual-enrolled classes during high school)	80%	156	15%	29	6%	11	196
Continuing Student (enrolled in the current session and was enrolled in the Spring 2021 semester)	46%	97	38%	80	16%	34	211

Q17 - What is your current living situation?

Answer	%	Count
Housing insecure	10.20%	55
Live w/ parents, contribute	22.82%	123
Live w/ parents for free	27.09%	146
Own my home	8.16%	44
Rent	19.11%	103
Stable, not in others	12.62%	68
Total	100%	539

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)	
Housing insecure	13%	40	8%	12	4%	3
Live w/ parents, contribute	20%	61	26%	42	25%	20
Live w/ parents for free	30%	90	22%	35	27%	21
Own my home	7%	20	8%	12	15%	12
Rent	16%	47	23%	37	24%	19
Stable, not in others	14%	43	13%	21	5%	4
Total	Total	301	Total	159	Total	79

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	22%	160
Eligible to receive Cal Grant financial aid	22%	161
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)	9%	67
Receive a fee waiver from Norco College	13%	96
I am not sure if I qualify for any of the above, but I believe my situation would be considered low income	17%	123
I do not believe I would qualify for any programs for low-income students	16%	117
Total	100%	724

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)	
Eligible to receive Pell Grant financial aid	26%	110	21%	42	9%	8
Eligible to receive Cal Grant financial aid	24%	105	18%	36	22%	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)	9%	37	8%	17	15%	13
Receive a fee waiver from Norco College	15%	63	11%	23	11%	10
I am not sure if I qualify for any of the above, but I believe my situation would be considered low income	14%	59	22%	44	22%	20
I do not believe I would qualify for any programs for low-income students	13%	57	21%	42	20%	18
Total	Total	431	Total	204	Total	89

Q18 - Where do you currently live?

Name of apartment building or complex, if applicable

Hub
Pointe on Rio
719 SMain st
C
Canyon Park Apartments
Bronco Ln
The Grove Wash
One unit in a building is 605
Country villas
6292 northwest 186th Street, unit 306
Sierra Point Apts
Banbury Drive
Main St, Chino, CA 91708
Daisetta St # 304
1305 Roy Alley
Simmons Hall
ashton apartments
Corona pointe apartments
House
Corona Pointe
Alight Apartments

Q19 - How many bedrooms are in in your home?

Answer	%	Count
2 bedrooms	31%	29
3 bedrooms	25%	23
1 bedroom	22%	20
4 bedrooms	18%	17
More than 4 bedrooms	3%	3
None, I have a studio	1%	1
Total	100%	93

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	0%	0	0%	0
1 bedroom	32%	12	16%	6	11%	2
2 bedrooms	42%	16	30%	11	11%	2
3 bedrooms	13%	5	30%	11	39%	7
4 bedrooms	5%	2	24%	9	33%	6
More than 4 bedrooms	5%	2	0%	0	6%	1
Total	Total	38	Total	37	Total	18

Q20 - How many people live in your unit?

Answer	%	Count
One, I live alone	18%	17
Two, I live with one other person	26%	24
Three, I live with two others	29%	27
Four, I live with three others	13%	12
Five, I live with four others	5%	5
Six or more, I live with five or more others	9%	8
Total	100%	93

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
One, I live alone	32%	12	14%	5	0%	0
Two, I live with one other person	32%	12	27%	10	11%	2
Three, I live with two others	13%	5	32%	12	56%	10
Four, I live with three others	5%	2	16%	6	22%	4
Five, I live with four others	8%	3	5%	2	0%	0
Six or more, I live with five or more others	11%	4	5%	2	11%	2
Total	Total	38	Total	37	Total	18

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

Answer	%	Count
Satisfied	29%	58
Neutral	52%	105
Dissatisfied	20%	40
Total	100%	203

Question	Live w/ parents		Rent	
	%	Count	%	Count
Satisfied	33%	36	24%	22
Neutral	49%	54	55%	51
Dissatisfied	18%	20	22%	20
Total	Total	110	Total	93

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	25%	23	28%	21	39%	14
Neutral	53%	49	50%	37	53%	19
Dissatisfied	23%	21	22%	16	8%	3
Total	Total	93	Total	74	Total	36

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

Answer	%	Count
Less than 15 minutes	15%	30
15–30 minutes	50%	103
31–45 minutes	23%	48
46–60 minutes	7%	14
61–90 minutes	4%	8
More than 90 minutes	1%	2
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)	
Less than 15 minutes	13%	12	16%	12	16%	6
15–30 minutes	53%	49	51%	38	43%	16
31–45 minutes	24%	22	24%	18	22%	8
46–60 minutes	4%	4	9%	7	8%	3
61–90 minutes	4%	4	0%	0	11%	4
More than 90 minutes	2%	2	0%	0	0%	0
Total	Total	93	Total	75	Total	37

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

Answer	%	Count
Personal Vehicle	43%	84
Carpool	3%	5
Parents or others drop me off and pick me up	12%	23
Rideshare (Lyft, Uber, etc.)	5%	9
Bike/scooter/skateboard	13%	25
Walk	2%	4
Bus or other public transit	23%	46
Total	100%	196

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)	
Personal Vehicle	43%	39	42%	30	44%	15
Carpool	1%	1	6%	4	0%	0
Parents or others drop me off and pick me up	16%	15	7%	5	9%	3
Rideshare (Lyft, Uber, etc.)	2%	2	6%	4	9%	3
Bike/scooter/skateboard	12%	11	14%	10	12%	4
Walk	3%	3	1%	1	0%	0
Bus or other public transit	22%	20	24%	17	26%	9
Total	Total	91	Total	71	Total	34

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	3%	18
Common space/lounge for socializing	3%	14
Cost/affordability	27%	147
Dedicated study spaces	3%	19
In-unit laundry	6%	32
Near Norco College campus	9%	51
Near my and/or my partner's workplace	3%	18
Near preferred schools/daycare for children I live with	1%	6
Nearby outdoor recreation space	1%	7
Pet-friendly policy	4%	22
Play area for children	1%	3
Privacy	7%	37
Reliable internet/Wi-Fi	10%	57
Reliable management company/landlord	4%	20
Safety and security features	14%	79
Size of unit	3%	18
Total	100%	548

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

Answer	%	Count
Yes	39%	36
No	61%	56
Total	100%	92

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	54%	20	41%	15	6%	1
No	46%	17	59%	22	94%	17
Total	Total	37	Total	37	Total	18

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

Answer	%	Count
Easy	6%	2
Neither easy nor difficult	56%	20
Difficult	39%	14
Total	100%	36

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)	
Easy	5%	1	7%	1	0%	0
Neither easy nor difficult	70%	14	33%	5	100%	1
Difficult	25%	5	60%	9	0%	0
Total	Total	20	Total	15	Total	1

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

Answer	%	Count
Neither easy nor difficult	61%	22
Difficult	31%	11
Easy	8%	3
Total	100%	36

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)	
Easy	15%	3	0%	0	0%	0
Neither easy nor difficult	70%	14	47%	7	100%	1
Difficult	15%	3	53%	8	0%	0
Total	Total	20	Total	15	Total	1

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
Common kitchen facilities	59%	291	35%	172	6%	29	492
Common computers and printers	68%	336	25%	125	6%	31	492
Fitness center	53%	262	38%	189	8%	41	492
Food for sale (e.g., café, grab 'n' go)	62%	307	33%	161	5%	24	492
Game room (such as gaming stations, pool and/or ping pong tables)	32%	158	41%	201	27%	133	492
Space for studying (with desks/tables and chairs)	75%	368	22%	108	3%	16	492
EV charging stations	40%	195	44%	218	16%	79	492
Childcare	29%	142	36%	178	35%	172	492

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	46%	227
Depending on the unit type, either a private bedroom or a less expensive option could be more important to me	30%	148
It is more important to me that I have the least expensive option; I am willing to share a bedroom for a reduced rate	23%	115
Total	100%	490

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 the least expensive option; I am willing to share a bedroom for a reduced rate	18%	48	24%	35	46%	32
It is more important to me that I have a private bedroom	49%	133	50%	73	30%	21
Depending on the unit type, either a private bedroom or a less expensive option could be more important to me	34%	93	26%	38	24%	17
Total	Total	274	Total	146	Total	70

Q35 - If Norco 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	52%	278
Dependent(s) between 0 and 18 years of age	6%	34
Dependent(s) over 18	16%	86
Partner/spouse	18%	97
Parent/grandparent	4%	21
Other extended family	3%	14
Total	100%	530

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
Only me, no one else	62%	177	45%	74	34%	27
Dependent(s) between 0 and 18 years of age	7%	20	6%	9	6%	5
Dependent(s) over 18	13%	36	15%	25	31%	25
Partner/spouse	11%	32	27%	44	26%	21
Parent/grandparent	5%	14	4%	6	1%	1
Other extended family	3%	8	3%	5	1%	1
Total	Total	287	Total	163	Total	80

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%	49
Four-Person, Four-Bedroom Apartment: \$2,045 per person, per month	10%	27
Two-Person, Two-Bedroom Apartment: \$2,335 per person, per month	9%	25
One-Person Studio Apartment: \$2,885 per month	17%	46
I do not prefer any of these units	46%	127
Total	100%	274

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
Four-Person, Two-Bedroom Apartment: \$1,775 per person, per month	19%	34	17%	12	11%	3
Four-Person, Four-Bedroom Apartment: \$2,045 per person, per month	7%	12	10%	7	30%	8
Two-Person, Two-Bedroom Apartment: \$2,335 per person, per month	10%	17	8%	6	7%	2
One-Person Studio Apartment: \$2,885 per month	20%	35	13%	9	7%	2
I do not prefer any of these units	44%	77	53%	38	44%	12
Total	Total	175	Total	72	Total	27

Q44 - Which unit type do you prefer?

Answer	%	Count
Studio Apartment: \$2,750 per month	34%	71
Two-Bedroom Apartment – Single Parent Option: \$2,975 per month (per bedroom)	13%	26
One-Bedroom Apartment: \$3,150 per month	15%	31
Two-Bedroom Apartment: \$3,350 per month	5%	11
Three-Bedroom apartment: \$ 3,475 per month	7%	14
I do not prefer any of these units	26%	55
Total	100%	208

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
Studio Apartment: \$2,750 per month	24%	23	43%	31	40%	17
Two-Bedroom Apartment – Single Parent Option: \$2,975 per month (per bedroom)	18%	17	4%	3	14%	6
One-Bedroom Apartment: \$3,150 per month	14%	13	14%	10	19%	8
Two-Bedroom Apartment: \$3,350 per month	4%	4	8%	6	2%	1
Three-Bedroom apartment: \$ 3,475 per month	9%	8	3%	2	10%	4
I do not prefer any of these units	31%	29	28%	20	14%	6
Total	Total	94	Total	72	Total	42

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

Answer	%	Count
Yes	47%	141
Maybe	41%	124
No	12%	35
Total	100%	300

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	47%	76	51%	44	41%	21
Maybe	43%	70	37%	32	43%	22
No	10%	17	12%	10	16%	8
Total	Total	163	Total	86	Total	51

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

Answer	%	Count
Cost of housing	40%	192
I do not want to live in an all-student community	3%	16
Units presented were not appealing	5%	24
I prefer my current housing	17%	83
Factors related to COVID-19	20%	96
I do not want to live on the \${q://QID3/ChoiceGroup/SelectedChoices} campus	8%	39
I am concerned about the safety of campus housing	6%	27
Other, please specify:	1%	7
Total	100%	484

Q46_8_TEXT - Other, please specify:

no student could afford this housing at a community college campus
 Why stress yourself out ? Paying 3.5k a month then have to pay for school on top of that.
 Single family house
 How is \$1700-2800 low cost?
 2 bedrooms-2 bathrooms, price divided into 2 people per apartment would be good

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	38%	110	40%	53	47%	29
I do not want to live in an all-student community	3%	8	5%	7	2%	1
Units presented were not appealing	5%	14	3%	4	10%	6
I prefer my current housing	17%	48	17%	23	19%	12
Factors related to COVID-19	22%	64	20%	26	10%	6
I do not want to live on the \${q://QID3/ChoiceGroup/SelectedChoices} campus	8%	23	8%	10	10%	6
I am concerned about the safety of campus housing	6%	18	5%	7	3%	2
Other, please specify:	2%	5	2%	2	0%	0
Total	Total	290	Total	132	Total	62

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 Norco 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%	13
Maybe, I would still have concerns and might choose not to live on campus	55%	65
No, I would not live on campus	34%	40
Total	100%	118

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%	7	6%	2	27%	4
Maybe, I would still have concerns and might choose not to live on campus	56%	39	64%	21	33%	5
No, I would not live on campus	34%	24	30%	10	40%	6
Total	Total	70	Total	33	Total	15

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 Norco 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
Maybe, I would still have concerns and might choose not to live on campus	56%	59
No, I would not live on campus	38%	40
Yes, at this rate I would live on campus	6%	6
Total	100%	105

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	5%	3	10%	3	0%	0
No, I would not live on campus	37%	23	35%	11	55%	6
Maybe, I would still have concerns and might choose not to live on campus	59%	37	55%	17	45%	5
Total	Total	63	Total	31	Total	11

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 Norco 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 month

Answer	%	Count
Yes, at this rate I would live on campus	80%	69
Maybe, I would still have concerns and might choose not to live on campus	14%	12
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	78%	42	88%	21	75%	6
Maybe, I would still have concerns and might choose not to live on campus	19%	10	4%	1	13%	1
No, I would not live on campus	4%	2	8%	2	13%	1
Total	Total	54	Total	24	Total	8

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	31%	33
Yes, in a private (single-occupancy) room – higher cost option	27%	29
Maybe, I might be interested in this type of community	23%	25
No, I would not be interested	19%	20
Total	100%	107

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	31%	20	30%	9	33%	4
Yes, in a private (single-occupancy) room – higher cost option	25%	16	33%	10	25%	3
No, I would not be interested	15%	10	23%	7	25%	3
Maybe, I might be interested in this type of community	29%	19	13%	4	17%	2
Total	Total	65	Total	30	Total	12

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 Norco 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	7%	5
Maybe, I would still have concerns and might choose not to live on campus	58%	43
No, I would not live on campus	35%	26
Total	100%	74

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	8%	3	0%	0	14%	2
Maybe, I would still have concerns and might choose not to live on campus	63%	25	55%	11	50%	7
No, I would not live on campus	30%	12	45%	9	36%	5
Total	Total	40	Total	20	Total	14

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 Norco 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
Maybe, I would still have concerns and might choose not to live on campus	49%	34
No, I would not live on campus	41%	28
Yes, at this rate I would live on campus	10%	7
Total	100%	69

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	14%	5	10%	2	0%	0
Maybe, I would still have concerns and might choose not to live on campus	57%	21	35%	7	50%	6
No, I would not live on campus	30%	11	55%	11	50%	6
Total	Total	37	Total	20	Total	12

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 Norco 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	62%	33
Maybe, I would still have concerns and might choose not to live on campus	26%	14
No, I would not live on campus	11%	6
Total	100%	53

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	62.07%	18	73.33%	11	44.44%	4
Maybe, I would still have concerns and might choose not to live on campus	31.03%	9	13.33%	2	33.33%	3
No, I would not live on campus	6.90%	2	13.33%	2	22.22%	2
Total	Total	29	Total	15	Total	9

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

Answer	%	Count
Yes	54%	86
Maybe	32%	51
No, the availability of housing would not impact my enrollment status	14%	22
Total	100%	159

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	56%	59	51%	27
Maybe	0%	0	29%	31	38%	20
No, the availability of housing would not impact my enrollment status	0%	0	15%	16	11%	6
Total	Total	0	Total	106	Total	53

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 separate buildings	34%	122
I have no preference	29%	104
Yes, if single students and families lived in the same building(s)	20%	70
No, I would not like to live in a mixed community	17%	61
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)	
	%	Count	%	Count	%	Count
Yes, if single students and families lived in the same building(s)	22%	44	18%	19	13%	7
Yes, if single students and families lived in separate buildings	25%	49	45%	47	49%	26
No, I would not like to live in a mixed community	19%	37	13%	13	21%	11
I have no preference	35%	70	24%	25	17%	9
Total	Total	200	Total	104	Total	53

Q58 - What is your age?

Answer	%	Count
17 or younger	1%	3
18-20	48%	226
21-24	37%	176
25-29	8%	39
30-34	4%	18
35-39	1%	5
40-49	1%	6
50 or older	0%	2
Total	100%	475

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%	1	1%	1	1%	1
18-20	56%	151	33%	46	43%	29
21-24	32%	86	47%	66	35%	24
25-29	6%	17	10%	14	12%	8
30-34	3%	9	4%	5	6%	4
35-39	1%	2	1%	2	1%	1
40-49	0%	1	4%	5	0%	0
50 or older	0%	1	0%	0	1%	1
Total	Total	268	Total	139	Total	68

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

Answer	%	Count
White	26%	125
South American	3%	16
Prefer not to answer	19%	91
Pacific Islander Samoan	1%	3
Pacific Islander Other	0%	1
Pacific Islander Hawaiian	0%	1
Pacific Islander Guamanian	1%	3
Mexican, Mexican-American, Chicano	16%	76
Hispanic Other	1%	7
Hispanic, Latino	14%	66
Filipino	2%	9
Central American	3%	13
Black or African American	6%	27
Asian Vietnamese	0%	2
Asian Other	3%	12
Asian Laotian	0%	0
Asian Korean	1%	3
Asian Japanese	0%	2
Asian Indian	1%	7
Asian Chinese	1%	3
Asian Cambodian	0%	1
American Indian / Alaskan Native	1%	6
Total	100%	474

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

Answer	%	Count
International student	16%	74
Student athlete	16%	75
Veteran or active/reserve duty member	11%	51
LGBTQ+	12%	55
Former/current Foster Youth	5%	24
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)	39%	179
Total	100%	458

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
Veteran or active/reserve duty member	8%	21	13%	17	23%	13
Student athlete	20%	52	14%	19	7%	4
LGBTQ+	11%	30	13%	17	14%	8
International student	21%	55	11%	15	7%	4
Former/current Foster Youth	3%	9	5%	7	14%	8
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)	37%	99	44%	60	35%	20
Total	Total	266	Total	135	Total	57

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

Answer	%	Count
CalWORKS	31%	116
EOPS	29%	108
CARE	29%	108
DSPS/DRC	12%	44
Total	100%	376

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
EOPS	27%	61	29%	31	33%	16
DSPS/DRC	12%	27	12%	13	8%	4
CalWORKS	32%	70	30%	32	29%	14
CARE	29%	64	28%	30	29%	14
Total	Total	222	Total	106	Total	48

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

Answer	%	Count
No, I have not considered leaving school due to housing costs	70%	330
Yes, I have considered leaving school due to housing costs, but I do not currently have plans to do so	23%	108
Yes, and I plan to leave school due to housing costs	7%	32
Total	100%	470

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	6%	16	7%	10	9%	6
Yes, I have considered leaving school due to housing costs, but I do not currently have plans to do so	19%	50	29%	39	28%	19
No, I have not considered leaving school due to housing costs	75%	200	64%	87	63%	43
Total	Total	266	Total	136	Total	68

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

Answer	%	Count
Very Important	54%	252
Moderately Important	42%	199
Not Important	4%	18
Total	100%	469

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	50%	132	60%	82	57%	38
Moderately Important	48%	127	37%	50	33%	22
Not Important	3%	7	3%	4	10%	7
Total	Total	266	Total	136	Total	67

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

Answer	%	Count
Very Important	48%	223
Moderately Important	45%	211
Not Important	7%	35
Total	100%	469

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	45%	120	55%	75	42%	28
Moderately Important	49%	131	38%	51	43%	29
Not Important	6%	15	7%	10	15%	10
Total	Total	266	Total	136	Total	67

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

I would not live at Norco College as I am comfortable in my parent's household. If I had to move out, I may move into the housing at the 5% reduced rate.

convenient

security

Health clean

Norco is a very nice community. Perhaps housing would bring more of a student life.

Health clean

Health clean

Quiet and comfortable

If there was a reliable system for students to live together & not get overloaded with the house work, it would work. But if one student slacks and leaves it to the other, it would fall apart.

Living in California is really expensive, there are students out there that are struggling with housing. I hope that it is not expensive for students who need housing.

There is security

Public security is good

As long as it's cheap everything else is secondary to me

It should be stylish and spacious

The housing would need to include some sort of parking accommodations. I dont think there would be enough space for so many cars.

Convenient and comfortable

The transportation is convenient

Convenient and quick

cheaper

关心学生思想问题

Suggest environmental improvements

Security is more guaranteed

THE MAIN REASON FOR MY DROP RATES AND GPA IS LACK OF STUDY TIME AND CLASS TIME FROM WORKING TO AFFORD HOUSING IN THE AREA. The closest actual affordable housing in about 35 minutes away from campus in an unsafe area. Affordable rent in the area is nonexistent and its no wonder the graduation rate at norco is so low.

It is a good opportunity for students Thank you.

Comfortable environment and more preferential policies

More preferential policies

It is very important for today's students and parents to reduce the cost of housing

It is very important for us students to reduce the housing cost properly

It is very important for us to reduce the cost of housing properly

Accommodation costs are a bit high

Provided free of charge

Freedom

liberty

relax

The environment is good

The transportation is convenient

The high cost of

I was homeless for 7 weeks while attending the last half of the Fall semester 2021. It was too much for the teachers, Management and myself to assist me with moving forward. You need to consider giving students and employed students housing assistance to help out our community. It wasn't good that I had to sleep inside of Chase Bank to keep warm or fight with Management in WinCo. I was only able to sleep 3 hrs. a night which did not help with focusing on any new assignments. I also work online and had to give that up because I was stuck outside in the cold. I felt that the city planners should hear me speak about my experience, so that they can help those who value themselves, schooling and their work. Housing for students would be good for family and individuals who need it to move further.

The cost of housing can be lower

I think housing within college is a really great idea, if done with the right procedures and terms it can be a great! , at first glance it is a very attractive idea to have in housing for community college especially with the housing situations some of us live in. One thing to consider is many students may argue that they are living with their parents or relatives to help them out financially and it may be hard on the family/parents if their child helps out in rent/bills. it would one less income to think about. This can be a really big deal if there is only one main source of income in the family.

Those prices are insanely high, please keep in mind classes themselves are not cheap. Materials, specifically textbooks, are also expensive. It's not an accessible program if you go through with it.

I'm literally in tears just from the thought that community college dreams may have an opportunity for student housing. Community college students are part of our future and their success starts at home.

Increasing each person's independent space gives students more time to increase their learning and thinking

Student housing should cost less than market pricing.

It doesn't matter as long as it's cheap

Of course, the expectation of the dormitory is quiet, which is conducive to rest and study, because the dormitory is also the purpose of the school to facilitate students' study

As long as it's cheap everything else is secondary to me

As long as it's cheap everything else is secondary to me

Cost saving, complete facilities, accommodation safety is guaranteed

The environment is better, the price can be cheap best

hdhdhfhkjshdhh@gmail.com

It would be nice for students to have housing since a lot of students don't have reliable transportation or it can cost money to catch the bus or Ubers

Provide more affordable housing so that more low-income students can move in

School safety

Give everyone their own space

I personally think most people attending community college can not afford to live on campus which is why everyone commutes there. But for the future maybe available housing will attract more students to Norco College as not many community colleges offer housing.

N/A

not sure if i will live on campus but i do not mind sharing an apartment. in my opinion i am willing to share an apartment with another person for a lower cost, including the bill split in two.

Hold more activities during festivals

Hold more activities during festivals

Your housing prices are outrageous. If that was the price persemester maybe, but not a month.

Hold more activities during festivals

The prices listed in the first questions are incredibly high. You can get a cheaper, or almost same price after utilities, apartment or rental room near campus than that and would be likely better quality along with more privacy.

None, and I appreciate the amount of thought out into this proposal for student housing! Really shows just how much schools care for their students :)

I think more rental housing should be provided for students

I think more rental housing should be provided for students

The cost of housing has a great impact on students, making housing REALLY affordable and maybe having options for students who would like to live off campus would be great. Like partnerships with complexes that won't inflate prices because of student financial aid. Have good solutions and stick to them. Thank you!

Cost is everything to college students.

The housing option is good. But it will be better if they are cheap and affordable.

I hope the rent will be cheaper

You can post your newsletter to all your social media bios so that more people would see

I think it could be a very neat idea for incoming students and current student. I wonder how they would choose who gets housing first. Would it be like priority registration?

It'd better be spacious and warm

In housing at the school will keep students focused in their class work

Would be nice to have housing for student athletes

housing would be an amazing idea

A comfortable home is a better place to study

Please help more students

It is important for students to reduce to a comfortable living environment

Hope to provide low cost high quality housing for special groups

Wants schools to offer more housing cost relief programs for low-income students

Wants schools to offer more installment plans for housing costs for low-income students

I wish Norco College could offer more accommodation fee reduction programs for low-income students

Disabled student housing should be available and there should be the option for single rooms for them.

There is no

非常满意

Being able to live in dormitories is really convenient but hopefully the rent will be lower

Accommodation is certainly better than no accommodation, which can save students money.

Accommodation is certainly better than no accommodation, which can save students money.

If the school has a dormitory, then my financial pressure will be much less

Hope the students can be more friendly

most of us cant afford the housing cost

I think it would be a good option for students like me who don't really have a quiet place to study or students who want to live closer to campus.

Was this survey mandatory ?

Some students need stable housing in order to successfully attend school and class. It's difficult to apply for class if one isn't sure that they'll even be able to do school if they're in the same housing situation that makes attending school hard in the first place.

This is a great idea to support students, I have thought of this for a year now.

AFFORDABLE housing, not housing that is around the average median, would be extremely important. Being someone who has been experiencing housing insecurity really understands this topic and how important it is. I would be very appreciative of this.

Family friendly housing accomodations with childcare options would help a number of my peers. I personally have to drop down to one class or less so i can pick up enough work to afford a place to live. Affordable housing is a huge problem right now. Everything available requires a minimum of 40 hours a week at 20/hr. Which is not an easy job to land for a student. School housing would be safer and hopefully affordable.

As long as the students who need housing gets a place to stay and continue their education, I'm happy.

When I first signed up I got an email and a search asking me if I was interested in housing and at that time I wasn't. But when I got there I didn't see any housing, so I was confused since Norco is very small. I'm very excited about how you guys will be doing housing on campus and hope they come out since. Now that I am interested in housing since ubers are very expensive now and I will not like to spend a lot of money on rides until I learn how to drive.

PLEASE RETURN MATH CLASSES ONLINE. I want to be safe at home and only go out for groceries.

I believe that housing can help the rise in students attending and would help with academic as well. This would be a great idea!

The cost of housing at the prices you have listed are more than some people make in a month working full time

The costs per student per month per year should be the same if not *cheaper* than the going rate for a shared apartment off campus.

It would be pretty cool to have the option and a great way to meet people

I believe student housing will, if made available, will also create a more social environment at Norco College which would help with the promotion and participation of school events.

I think that offering students on campus or close to campus housing can be very advantageous for students. It can open up many more potential options for students as well as give a stronger sense of community for the students that would live in this community.

I am wondering where the housing, projected as an apartment building, would be located. In the field south of campus? Bordering the navy property? By the field? Elsewhere in Norco?

I think it would a good idea to live on a college campus to where it will make the commute a lot more economical also it will save gas also it will a easier to get to and from school safely.

Mark Hartley helped me with emergency housing when it was very much needed and for that I am forever grateful.

I think one aspect to keep in mind is that students might not choose to live on campus no matter how inexpensive it is because they simply lack the funds. I felt the example prices showed were fair for the housing but in my case I might still choose to live off campus because it's not in my budget. So for me its not that I view it as too expensive because the pricing is fair it just isn't something I can afford.

Most students have debts and loans to pay back, housing that ranges from \$1700-2000+ is far too expensive when considering all other factors.

I understand that the room rates are likely based on the price of apartments in the area, but for someone who is working full time as a substitute, so without a steady income if I cannot get a sub job, the prices are too much. I am currently renting a room in a house for 650, with an additional 100 for utilities. If there was something closer to that, a \$700 dollar room, with a common area for everything else, I would be happy. The other things are just too much price wise for me to move anytime soon to Norco.

I think housing is a great idea, but it has to be priced so that low income students can afford it with part of their disbursements and/or part time job income.

Indicate if student housing is covered with financial aid.

Students with Families – Survey Data Sorted by Enrollment Status

Q6 - What is your current enrollment status at Norco College?

Answer	%	Count
Full-time student (enrolled in 12 or more units)	56%	216
Half-time student (enrolled in 6.0-11.5 units)	26%	100
Part-time student (enrolled in 0.5-5.5 units)	18%	68
I am a Special Admit high school student dual-enrolled at Norco College	0%	0
Non-credit student or Adult Education student	0%	0
Other	0%	0
Total	100%	384

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

Answer	%	Count
Yes, at Moreno Valley College	14%	57
Yes, at another institution (please enter name of institution)	5%	21
Yes, at a second other institution (please enter name of institution)	1%	5
Yes, at a third other institution (please enter name of institution)	1%	3
No, I only take classes at Norco College	78%	312
Total	100%	398

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 a third other institution (please enter name of institution)	0%	0	3%	3	0%	0
Yes, at a second other institution (please enter name of institution)	1%	2	2%	2	1%	1
Yes, at another institution (please enter name of institution)	3%	7	8%	8	9%	6
Yes, at Moreno Valley College	11%	25	19%	20	17%	12
No, I only take classes at Norco College	85%	188	69%	73	73%	51
Total	Total	222	Total	106	Total	70

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

Riverside College
rcc
Riverside city college
Riverside city college
RCC
Riverside City College
RCC
Riverside

Riverside community college
 Riverside community college
 RCC
 Riverside community college
 RCC
 Cal Poly Pomona
 Riverside city college
 riverside community college
 Riverside city college
 Riverside City College
 Riverside college

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

Norco College
 Norco college
 Riverside City College
 Norco college

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

Santa Ana College

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

Class times offered at Riverside
 Don't no
 Because I want to learn more knowledge
 dgrd
 class was not offered at Norco college
 No I don't have
 Family advice
 Because of the convenient
 Some classes aren't available at Norco
 Nursing school
 Classes i needed were not available at Norco
 They offered a class at a different institution
 proximity
 Because of the convenient
 You can learn new things
 KIN-36
 Some classes were full
 It's part of the district
 For better future development
 Parental work transfer

Home reason
In order to better integrate into society
Because it is useful.
Statistics
They offer nursing classes
The availability of the class i need to fit my schedule and current living arrangements
Because I want to know more different knowledge to enrich myself.
It offers an astronomy class that Norco doesn't
Because of the epidemic, it is too far from home
English
There was classes there that was available for my schedule at the time I needed online course that Norco College wasn't applying at the time.
If classes aren't available in my home school
Because there is have classes that has a suitable time for my schedule.
nursing program
Because it is online class and I am mother of three kids disentangle have car license yet
Getting my BS then credential
My classes at norco had changed to online, riverside had them in person so chose that.
the classes are only offer at the other campus or available online
It was not offered at Norco College
It offers classes Norco College is not offering

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	45%	172
I would have taken most of my classes in person	28%	109
I would have taken most of my classes online	18%	71
I would have taken all my classes online	8%	32
Total	100%	384

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 all my classes in person	56%	122	27%	27	34%	23
I would have taken most of my classes in person	21%	46	37%	37	38%	26
I would have taken most of my classes online	17%	37	24%	24	15%	10
I would have taken all my classes online	5%	11	12%	12	13%	9
Total	Total	216	Total	100	Total	68

Q62 - Which best describes your enrollment status at Norco College?

Answer	%	Count
First-Time Student (first semester enrolled in any college, not including dual-enrolled classes during high school)	43%	165
First-Time Transfer Student (enrolled at Norco College for the first time but transferred credits from another college or university)	22%	83
Returning Student (attended Norco College before, but not enrolled in Spring 2021)	11%	41
Continuing Student (enrolled in the current session and was enrolled in the Spring 2021 semester)	25%	95
Total	100%	384

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
	%	Count	%	Count	%	Count	
Returning Student (attended Norco College before, but not enrolled in Spring 2021)	22%	9	39%	16	39%	16	41
First-Time Transfer Student (enrolled at Norco College for the first time but transferred credits from another college or university)	34%	28	42%	35	24%	20	83
First-Time Student (first semester enrolled in any college, not including dual-enrolled classes during high school)	79%	130	14%	23	7%	12	165
Continuing Student (enrolled in the current session and was enrolled in the Spring 2021 semester)	52%	49	27%	26	21%	20	95

Q17 - What is your current living situation?

Answer	%	Count
Housing insecure	7%	27
Live w/ parents, contribute	29%	110
Live w/ parents for free	33%	126
Own my home	11%	42
Rent	15%	59
Stable, not in others	4%	17
Total	100%	381

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
Housing insecure	6%	13	9%	9	7%	5
Live w/ parents, contribute	27%	58	36%	36	24%	16
Live w/ parents for free	39%	84	21%	21	31%	21
Own my home	12%	26	10%	10	9%	6
Rent	12%	26	18%	18	22%	15
Stable, not in others	3%	7	5%	5	7%	5
Total	Total	214	Total	99	Total	68

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%	150
Eligible to receive Cal Grant financial aid	26%	137
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)	13%	69
Receive a fee waiver from Norco College	13%	70
I am not sure if I qualify for any of the above, but I believe my situation would be considered low income	17%	89
I do not believe I would qualify for any programs for low-income students	3%	16
Total	100%	531

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
Eligible to receive Pell Grant financial aid	30%	95	29%	40	19%	15
Eligible to receive Cal Grant financial aid	26%	80	25%	35	28%	22
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)	13%	40	13%	18	14%	11
Receive a fee waiver from Norco College	14%	43	12%	16	14%	11
I am not sure if I qualify for any of the above, but I believe my situation would be considered low income	16%	50	17%	24	19%	15
I do not believe I would qualify for any programs for low-income students	1%	4	4%	6	8%	6
Total	Total	312	Total	139	Total	80

Q18 - Where do you currently live?

Nease Property Management	4132 Carmichael Road
Metro At Main	4574 Oakmound Drive
Blue sky	WashingtonSeattle442 Elliot Avenue
Schleisman Rd, Eastvale, CA 92880	CSK Auto
Metro 3610	Hensley Apartment
Bronco Ln	422 Blackwell Street
Bronco Ln	3078 Washington Avenue
4168 Cedar Ave	4120 Ballantree st
Schleisman Rd, Eastvale, CA 92880	Contadora Apartments
Daisetta St # 304	Meridian Apartments
Flourishing summer	Green river village
Swan lake	Courtyard at Upland
Contadora	

Q19 - How many bedrooms are in in your home?

Answer	%	Count
2 bedrooms	44%	24
3 bedrooms	27%	15
1 bedroom	9%	5
None, I have a studio	7%	4
4 bedrooms	7%	4
More than 4 bedrooms	5%	3
Total	100%	55

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	8%	2	6%	1	7%	1
1 bedroom	13%	3	0%	0	14%	2
2 bedrooms	42%	10	41%	7	50%	7
3 bedrooms	33%	8	29%	5	14%	2
4 bedrooms	0%	0	24%	4	0%	0
More than 4 bedrooms	4%	1	0%	0	14%	2
Total	Total	24	Total	17	Total	14

Q20 - How many people live in your unit?

Answer	%	Count
One, I live alone	9%	5
Two, I live with one other person	28%	15
Three, I live with two others	26%	14
Four, I live with three others	20%	11
Five, I live with four others	7%	4
Six or more, I live with five or more others	9%	5
Total	100%	54

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)	
One, I live alone	4%	1	6%	1	23%	3
Two, I live with one other person	33%	8	12%	2	38%	5
Three, I live with two others	33%	8	29%	5	8%	1
Four, I live with three others	17%	4	29%	5	15%	2
Five, I live with four others	8%	2	12%	2	0%	0
Six or more, I live with five or more others	4%	1	12%	2	15%	2
Total	Total	24	Total	17	Total	13

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

Answer	%	Count
Satisfied	29%	47
Neutral	54%	88
Dissatisfied	17%	28
Total	100%	163

Question	Live w/ parents		Rent	
Satisfied	29%	31	29%	16
Neutral	57%	62	47%	26
Dissatisfied	14%	15	24%	13
Total	Total	108	Total	55

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	33%	27	25%	13	23%	7
Neutral	52%	42	54%	28	60%	18
Dissatisfied	15%	12	21%	11	17%	5
Total	Total	81	Total	52	Total	30

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

Answer	%	Count
Less than 15 minutes	17%	27
15–30 minutes	57%	93
31–45 minutes	19%	31
46–60 minutes	5%	8
61–90 minutes	1%	2
More than 90 minutes	1%	1
Total	100%	162

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)	
Less than 15 minutes	25%	20	8%	4	10%	3
15–30 minutes	58%	47	51%	26	67%	20
31–45 minutes	11%	9	33%	17	17%	5
46–60 minutes	6%	5	4%	2	3%	1
61–90 minutes	0%	0	2%	1	3%	1
More than 90 minutes	0%	0	2%	1	0%	0
Total	Total	81	Total	51	Total	30

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

Answer	%	Count
Personal Vehicle	58%	89
Carpool	7%	10
Parents or others drop me off and pick me up	12%	19
Rideshare (Lyft, Uber, etc.)	4%	6
Bike/scooter/skateboard	7%	11
Walk	3%	5
Bus or other public transit	8%	13
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
Personal Vehicle	65%	51	50%	25	54%	13
Carpool	0%	0	14%	7	13%	3
Parents or others drop me off and pick me up	13%	10	12%	6	13%	3
Rideshare (Lyft, Uber, etc.)	3%	2	6%	3	4%	1
Bike/scooter/skateboard	8%	6	8%	4	4%	1
Walk	5%	4	0%	0	4%	1
Bus or other public transit	8%	6	10%	5	8%	2
Total	Total	79	Total	50	Total	24

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	3%	10
Common space/lounge for socializing	4%	16
Cost/affordability	19%	73
Dedicated study spaces	4%	16
In-unit laundry	7%	25
Near Norco College campus	5%	21
Near my and/or my partner's workplace	7%	27
Near preferred schools/daycare for children I live with	4%	14
Nearby outdoor recreation space	3%	13
Pet-friendly policy	5%	18
Play area for children	4%	17
Privacy	9%	34
Reliable internet/Wi-Fi	7%	28
Reliable management company/landlord	4%	15
Safety and security features	11%	43
Size of unit	3%	13
Total	100%	383

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

Answer	%	Count
Yes	35%	19
No	65%	35
Total	100%	54

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	46%	11	19%	3	36%	5
No	54%	13	81%	13	64%	9
Total	Total	24	Total	16	Total	14

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

Answer	%	Count
Easy	26%	5
Neither easy nor difficult	32%	6
Difficult	42%	8
Total	100%	19

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)	
Easy	18%	2	0%	0	60%	3
Neither easy nor difficult	18%	2	100%	3	20%	1
Difficult	64%	7	0%	0	20%	1
Total	Total	11	Total	3	Total	5

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

Answer	%	Count
Neither easy nor difficult	53%	10
Difficult	26%	5
Easy	21%	4
Total	100%	19

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)	
Easy	18%	2	67%	2	0%	0
Neither easy nor difficult	45%	5	33%	1	80%	4
Difficult	36%	4	0%	0	20%	1
Total	Total	11	Total	3	Total	5

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
	%	Count	%	Count	%	Count	
Common kitchen facilities	42%	154	50%	182	7%	27	363
Common computers and printers	50%	181	42%	152	8%	30	363
Fitness center	39%	140	52%	190	9%	33	363
Food for sale (e.g., café, grab 'n' go)	48%	175	45%	162	7%	26	363
Game room (such as gaming stations, pool and/or ping pong tables)	24%	87	53%	191	23%	85	363
Space for studying (with desks/tables and chairs)	56%	202	37%	136	7%	25	363
EV charging stations	31%	114	52%	189	17%	60	363
Childcare	37%	135	47%	172	15%	56	363

Q35 - If Norco 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	20%	91
Dependent(s) between 0 and 18 years of age	21%	93
Dependent(s) over 18	17%	78
Partner/spouse	29%	132
Parent/grandparent	11%	51
Other extended family	1%	4
Total	100%	449

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
Only me, no one else	28%	72	9%	11	10%	8
Dependent(s) between 0 and 18 years of age	12%	31	35%	41	27%	21
Dependent(s) over 18	16%	40	21%	25	17%	13
Partner/spouse	27%	69	30%	35	36%	28
Parent/grandparent	15%	39	4%	5	9%	7
Other extended family	1%	2	1%	1	1%	1
Total	Total	253	Total	118	Total	78

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	25%	23
Four-Person, Four-Bedroom Apartment: \$2,045 per person, per month	27%	25
Two-Person, Two-Bedroom Apartment: \$2,335 per person, per month	14%	13
One-Person Studio Apartment: \$2,885 per month	31%	28
I do not prefer any of these units	2%	2
Total	100%	91

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
Four-Person, Two-Bedroom Apartment: \$1,775 per person, per month	17%	12	64%	7	50%	4
Four-Person, Four-Bedroom Apartment: \$2,045 per person, per month	31%	22	18%	2	13%	1
Two-Person, Two-Bedroom Apartment: \$2,335 per person, per month	14%	10	0%	0	38%	3
One-Person Studio Apartment: \$2,885 per month	36%	26	18%	2	0%	0
I do not prefer any of these units	3%	2	0%	0	0%	0
Total	Total	72	Total	11	Total	8

Q44 - Which unit type do you prefer?

Answer	%	Count
Studio Apartment: \$2,750 per month	16%	43
Two-Bedroom Apartment – Single Parent Option: \$2,975 per month (per bedroom)	24%	64
One-Bedroom Apartment: \$3,150 per month	17%	46
Two-Bedroom Apartment: \$3,350 per month	17%	45
Three-Bedroom apartment: \$ 3,475 per month	7%	19
I do not prefer any of these units	20%	53
Total	100%	270

Question	FT student (12+ units)		Half-time (6.0-11.5 units)		PT (0.5-5.5 units)	
	%	Count	%	Count	%	Count
Studio Apartment: \$2,750 per month	15%	21	16%	13	17%	9
Two-Bedroom Apartment – Single Parent Option: \$2,975 per month (per bedroom)	32%	43	18%	14	13%	7
One-Bedroom Apartment: \$3,150 per month	13%	18	19%	15	24%	13
Two-Bedroom Apartment: \$3,350 per month	18%	24	16%	13	15%	8
Three-Bedroom apartment: \$ 3,475 per month	6%	8	9%	7	7%	4
I do not prefer any of these units	16%	22	23%	18	24%	13
Total	Total	136	Total	80	Total	54

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

Answer	%	Count
Yes	64%	195
Maybe	31%	94
No	5%	16
Total	100%	305

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	72%	132	52%	38	51%	25
Maybe	23%	43	42%	31	41%	20
No	4%	8	5%	4	8%	4
Total	Total	183	Total	73	Total	49

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

Answer	%	Count
Cost of housing	33%	81
I do not want to live in an all-student community	7%	18
Units presented were not appealing	10%	24
I prefer my current housing	19%	46
Factors related to COVID-19	12%	30
I do not want to live on the \${q://QID3/ChoiceGroup/SelectedChoices} campus	6%	15
I am concerned about the safety of campus housing	10%	25
Other, please specify:	2%	6
Total	100%	245

Q46_8_TEXT - Other, please specify:

the prices were far to high and out of my budget
 The rates are expensive if that is coming out of the students pocket. The space looks good three bedrooms just curious about how many bathrooms are in the units.
 That is expensive for a single mom who does school full time and works part time
 I need a yard
 I couldn't afford it
 Did not need it but would be a great option if I did.

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	31%	42	36%	24	35%	15
I do not want to live in an all-student community	7%	9	6%	4	12%	5
Units presented were not appealing	11%	15	9%	6	7%	3
I prefer my current housing	17%	23	21%	14	21%	9
Factors related to COVID-19	13%	18	12%	8	9%	4
I do not want to live on the \${q://QID3/ChoiceGroup/SelectedChoices} campus	7%	10	3%	2	7%	3
I am concerned about the safety of campus housing	12%	16	11%	7	5%	2
Other, please specify:	2%	3	2%	1	5%	2
Total	Total	136	Total	66	Total	43

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 Norco 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	55%	6
Maybe, I would still have concerns and might choose not to live on campus	18%	2
No, I would not live on campus	27%	3
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)	
Yes, at this rate I would live on campus	55%	6	0%	0	0%	0
Maybe, I would still have concerns and might choose not to live on campus	18%	2	0%	0	0%	0
No, I would not live on campus	27%	3	0%	0	0%	0
Total	Total	11	Total	0	Total	0

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 Norco 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
No, I would not live on campus	60%	3
Maybe, I would still have concerns and might choose not to live on campus	40%	2
Yes, at this rate I would live on campus	0%	0
Total	100%	5

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 Norco 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 month

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

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	55%	6
Yes, in a private (single-occupancy) room – higher cost option	36%	4
Maybe, I might be interested in this type of community	9%	1
No, I would not be interested	0%	0
Total	100%	11

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 Norco 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	16%	11
Maybe, I would still have concerns and might choose not to live on campus	33%	23
No, I would not live on campus	51%	36
Total	100%	70

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	16%	5	13%	3	20%	3
Maybe, I would still have concerns and might choose not to live on campus	35%	11	29%	7	33%	5
No, I would not live on campus	48%	15	58%	14	47%	7
Total	Total	31	Total	24	Total	15

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 Norco 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
No, I would not live on campus	61%	36
Maybe, I would still have concerns and might choose not to live on campus	32%	19
Yes, at this rate I would live on campus	7%	4
Total	100%	59

Question	FT student (12+ units)		Half-time (6.0-11.5 units)		PT (0.5-5.5 units)	
Yes, at this rate I would live on campus	4%	1	10%	2	8%	1
Maybe, I would still have concerns and might choose not to live on campus	38%	10	24%	5	33%	4
No, I would not live on campus	58%	15	67%	14	58%	7
Total	Total	26	Total	21	Total	12

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 Norco 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	79%	42
Maybe, I would still have concerns and might choose not to live on campus	13%	7
No, I would not live on campus	8%	4
Total	100%	53

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	76.00%	19	84.21%	16	77.78%	7
Maybe, I would still have concerns and might choose not to live on campus	16.00%	4	15.79%	3	0.00%	0
No, I would not live on campus	8.00%	2	0.00%	0	22.22%	2
Total	Total	25	Total	19	Total	9

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

Answer	%	Count
Yes	52%	68
Maybe	39%	51
No, the availability of housing would not impact my enrollment status	10%	13
Total	100%	132

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	57%	47	42%	21
Maybe	0%	0	37%	30	42%	21
No, the availability of housing would not impact my enrollment status	0%	0	6%	5	16%	8
Total	Total	0	Total	82	Total	50

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 separate buildings	40%	131
Yes, if single students and families lived in the same building(s)	34%	110
No, I would not like to live in a mixed community	18%	58
I have no preference	8%	26
Total	100%	325

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)	35%	67	34%	28	30%	15
Yes, if single students and families lived in separate buildings	40%	77	41%	34	40%	20
No, I would not like to live in a mixed community	18%	35	17%	14	18%	9
I have no preference	7%	14	7%	6	12%	6
Total	Total	193	Total	82	Total	50

Q58 - What is your age?

Answer	%	Count
17 or younger	1%	3
18-20	29%	102
21-24	38%	135
25-29	15%	53
30-34	7%	26
35-39	4%	15
40-49	4%	15
50 or older	2%	7
Total	100%	356

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	1%	2	1%	1	0%	0
18-20	38%	78	15%	13	18%	11
21-24	41%	84	33%	29	35%	22
25-29	7%	15	26%	23	24%	15
30-34	5%	11	13%	12	5%	3
35-39	4%	8	3%	3	6%	4
40-49	2%	5	7%	6	6%	4
50 or older	1%	2	2%	2	5%	3
Total	Total	205	Total	89	Total	62

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

Answer	%	Count
White	30%	107
South American	11%	39
Prefer not to answer	2%	6
Pacific Islander Samoan	0%	0
Pacific Islander Other	1%	4
Pacific Islander Hawaiian	1%	4
Pacific Islander Guamanian	2%	6
Mexican, Mexican-American, Chicano	17%	60
Hispanic Other	4%	13
Hispanic, Latino	11%	40
Filipino	1%	5
Central American	5%	19
Black or African American	4%	15
Asian Vietnamese	1%	3
Asian Other	1%	2
Asian Laotian	0%	1
Asian Korean	1%	3

Asian Japanese	1%	4
Asian Indian	1%	5
Asian Chinese	4%	14
Asian Cambodian	1%	3
American Indian / Alaskan Native	0%	1
Total	100%	354

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

Answer	%	Count
International student	21%	106
Student athlete	28%	142
Veteran or active/reserve duty member	17%	86
LGBTQ+	6%	31
Former/current Foster Youth	6%	33
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)	22%	114
Total	100%	512

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
Veteran or active/reserve duty member	17%	61	17%	17	14%	8
Student athlete	31%	109	21%	21	21%	12
LGBTQ+	5%	16	7%	7	14%	8
International student	22%	79	18%	18	16%	9
Former/current Foster Youth	6%	20	7%	7	10%	6
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)	20%	70	29%	29	26%	15
Total	Total	355	Total	99	Total	58

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

Answer	%	Count
No, I have not considered leaving school due to housing costs	47%	165
Yes, I have considered leaving school due to housing costs, but I do not currently have plans to do so	37%	131
Yes, and I plan to leave school due to housing costs	16%	58
Total	100%	354

Question	FT student (12+ units)		Half-time (6.0-11.5 units)		PT (0.5-5.5 units)	
	%	Count	%	Count	%	Count
Yes, and I plan to leave school due to housing costs	12%	24	29%	26	13%	8
Yes, I have considered leaving school due to housing costs, but I do not currently have plans to do so	34%	69	34%	30	53%	32
No, I have not considered leaving school due to housing costs	55%	112	37%	33	33%	20
Total	Total	205	Total	89	Total	60

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

Answer	%	Count
Very Important	67%	236
Moderately Important	31%	108
Not Important	3%	10
Total	100%	354

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	75%	154	56%	50	53%	32
Moderately Important	23%	47	43%	38	38%	23
Not Important	2%	4	1%	1	8%	5
Total	Total	205	Total	89	Total	60

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

Answer	%	Count
Very Important	63%	222
Moderately Important	32%	115
Not Important	5%	17
Total	100%	354

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	73%	150	52%	46	43%	26
Moderately Important	24%	49	40%	36	50%	30
Not Important	3%	6	8%	7	7%	4
Total	Total	205	Total	89	Total	60

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

Answer	%	Count
CalWORKS	44%	165
EOPS	33%	123
CARE	18%	66
DSPS/DRC	6%	22
Total	100%	376

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)	
EOPS	29%	71	39%	34	38%	18
DSPS/DRC	5%	12	8%	7	6%	3
CalWORKS	52%	126	33%	29	21%	10
CARE	13%	32	20%	17	35%	17
Total	Total	241	Total	87	Total	48

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

With everything happening with in home learning, more time is used on internet at home. More money is needed for at home items such as computer, food, electricity. Allowing more affordable courses or in campus living would be very beneficial. Most students now are wondering if college is worth the cost due to the non active in class learning.

In the past I have to drop out of school because I was experiencing house insecurities and was in need for more immediate housing needs. I had to get a job because I was homeless and did not have a home thus I have to leave school and join the job market.

Some full-time students also work full-time jobs in order to support there families. Privacy is very important in allowing a student to focus on school work in which case some students may be willing to leave home in order to have such privacy, however, they must still help their family financially. With that being said, the price for renting an apartment may become an issue. Personally, if the price can be brought down to 2,250 for a studio and 2,500 for a one-bedroom, it would be much more appealing to some students.

It's okay

Keep it clean, don't disturb others,

Health clean

ghhfvfgj

This year was really hard for me .

Providing housing at low cost

It is a real benefit to raise affordable houses for students and provide housing subsidies.

Improve the environment of the dormitory and improve the food

Be cost-effective and suitable for learning

I hope we can reduce the cost of accommodation. I feel it is very expensive

Hope to reduce the cost of student accommodation, so that students' dormitories become clean

They get along very well

The ecological environment is beautiful and the mood of study will be good

Let the students become independent slowly

I hope the school accommodation facilities will be more perfect

I hope to reduce housing costs as much as possible, so that I can feel at ease in school

Hopefully there will be many students coming to school to meet more people

no,good

I think, student is a great idea for community college. It would help students who graduate high school learn how to live within their means.

Amenities regarding laundry, eating, etc.

good

I have no comments

Norco College is committed to providing an accessible and inclusive learning environment for students with disabilities to encourage and support their academic success

Hopefully there will be a better education

You can learn new things

The price is a little high and the privacy is not enough

price is a little high and the privacy is not enough

Hold more activities during festivals

I think more rental housing should be provided for students

I think more rental housing should be provided for students

The prices are to high for a student to pay.

If Norco college is going to continue offering student housing, please make it affordable. A lot of the time rental fees are set based on the surrounding area going rental rates, but most students cannot afford such prices.

I think more rental housing should be provided for students

I think more rental housing should be provided for students

Hold more activities during festivals

I hope the rent will be cheaper, Personal privacy can be better protected

I think this is awesome that you are putting housing on the campus but I respect the veterans I just don't understand why they took down the child development center

No ideas

I hope the rent will be cheaper

I don't have any ideas

The ground in the student dormitory is clean, the doors and windows are free of dust, the walls are free of footprints, graffiti, and the roof is free of dust Cobwebs, no sundries stacked in the corridor.

I don't have any ideas

Prevent the epidemic of infectious diseases, report the signs of epidemic to relevant departments immediately and take measures in time.

I hope the rent will be cheaper

No thank you

Satisfactory don't have any different opinions

No thank you

Don't complain

It can serve students more good enough

There is no

dGfdahdagfj

The layout should be more comfortable

I think it's important

I think housing would very much help students, especially when they feel it what keeps them from achieving their academic goals.

I understand that what you are offering for rent is a good price, but I wonder how many individuals who come from a low socioeconomic status will be able to afford it; while providing for other responsibilities in take care of an apartment. Such as cleaning supplies, appliances, food, and etc...

As a student I would prefer to live close by and along side of others doing the same.

This sounds like a great idea!

If possible, I'd like the price to be cheaper.

More one-person apartment should be built

Can make the dormitory design more beautiful clean and sanitation

It is suggested that the student dormitory rent can be reduced a little

If the school has a dormitory, then my financial pressure will be much less

The general feeling can also be a little less than ideal hygiene

If the school has a dormitory, then my financial pressure will be much less

The general feeling can also be a little less than ideal hygiene

It would be better for me if there was a student dormitory

Accommodation was a bit expensive and I needed a space where I could spend time with my partner and spend time with my parents when they came over

The environment is beautiful, can lower the cost of accommodation, and can provide parents to stay and accompany the space

Improve the quality of accommodation

The accommodation environment is very good, the students get along happily, work and rest on time, there is no noise

www.tinyurl.com/NorcoHousing

I hope we can take care of each other and tolerate each other

The school is great. You learn practical skills

We need a home.

It would benefit a lot of families that have dependent while attending school full time.

I love norco college and if the buildings you are talking about has everything, I might not leave except for taking kids to school and shopping. Maybe a swimming pool would work for summer. Lol. I want to teach my children how to swim but I don't have the budget to do so, maybe some activities for kids in those buildings could help

Foster youth are the more in need

I think family housing is need for students with dependents.

It is a very good idea because students in college want to be independent from their families or simply can't afford to get an apartment elsewhere.

The area is too expensive. My family and I (3 children 7, 3, and 8 months old) are on the verge of being homeless. Attending Norco College is my last hope. The outlook is grim.

If there was a way to off set costs for low income families either via sect 8 or something that would make it very affordable and I would jump at the chance

The cost of living is very high in the area and I understand that you can't make it too cheap, however, a studio shouldn't cost more than \$1200 in my opinion. Being a full time student and having to work a full time job is very hard to maintain both efficiently. Most students work minimum wage jobs and even at full time, it's not nearly enough to pay rent and bills.

If there is more information about housing is there a way to announce this information. I am very interested in housing at the moment.

I think that providing housing is a great way to assist those that are in need of the help and want to further their education. I believe that students that feel secure in their housing situation will ultimately be able to focus and do better in school. Also living on campus is helpful for those that may not have the transportation.

I do not believe housing will make the Norco Campus more attractive or retain students. I believe that expanding the campus and providing materials as the Riverside campus has would help. Many times, I have been in a class where the teachers compare teaching at the Riverside campus and the Norco campus only to say Norco does not have this or that. Perhaps Norco could provide items to help better the teachers and students.

Even with the lower ended offer of \$850 for a 2 bedroom apartment, it still would not be affordable for me and my husband to pay. We only pay a portion of the bills at our grandmothers house, but with her being 97, our time her is limited. If there was housing that was more affordable, we might be able to stay. But we are looking at being forced to move out of state for affordable housing. I wish housing was more affordable for students, as my husband and I are both students, then we could stay here and finish our education.

Safety and affordability are the most important for students

It would be a great idea

Be safe and be six feet from each other.

None at the moment.

I think it is very important to offer housing for low income students because the insecurity of shelter is a great distraction from academic studies which could greatly benefit the world at large. A student should be able to pursue their career without the obstacle of poverty preventing them.

If i find a unit for the lowest cost at norco college i would definitely live there with my parents

None thank you!!

Cost is comparable to other apartments in the area. I don't see the benefit of student housing if the cost is comparable.

Zip Code Analysis

ZIP	#	%	ZIP	#	%	ZIP	#	%
92860	28	8%	33145	1	0%	92307	1	0%
92882	28	8%	33467	1	0%	92335	1	0%
92879	26	7%	34652	1	0%	92350	1	0%
92880	24	7%	34741	1	0%	92376	1	0%
92503	18	5%	35201	1	0%	92404	1	0%
92505	13	4%	36106	1	0%	92405	1	0%
92881	13	4%	40220	1	0%	92410	1	0%
18958	10	3%	42261	1	0%	92501	1	0%
15871	9	3%	46646	1	0%	92562	1	0%
92883	8	2%	49503	1	0%	92584	1	0%
13099	7	2%	50100	1	0%	92592	1	0%
91752	7	2%	53201	1	0%	92831	1	0%
92878	7	2%	55590	1	0%	92834	1	0%
92504	6	2%	60290	1	0%	93901	1	0%
36771	5	1%	60603	1	0%	94045	1	0%
92509	5	1%	60605	1	0%	94052	1	0%
92530	5	1%	61042	1	0%	94203	1	0%
92506	4	1%	62871	1	0%	94253	1	0%
13820	3	1%	63101	1	0%	95100	1	0%
91786	3	1%	64106	1	0%	95124	1	0%
92532	3	1%	67451	1	0%	95131	1	0%
95846	3	1%	72701	1	0%	95828	1	0%
95866	3	1%	73160	1	0%	95842	1	0%
85701	2	1%	77025	1	0%	95843	1	0%
91709	2	1%	77030	1	0%	95853	1	0%
92507	2	1%	77081	1	0%	95854	1	0%
92553	2	1%	77477	1	0%	95855	1	0%
92557	2	1%	78201	1	0%	95857	1	0%
95849	2	1%	79901	1	0%	95858	1	0%
95852	2	1%	80110	1	0%	95859	1	0%
98106	2	1%	84104	1	0%	95862	1	0%
10004	1	0%	85003	1	0%	95863	1	0%
11375	1	0%	85205	1	0%	95865	1	0%
11746	1	0%	85257	1	0%	95869	1	0%
13088	1	0%	90001	1	0%	95872	1	0%
20706	1	0%	90013	1	0%	95873	1	0%
21229	1	0%	90023	1	0%	95874	1	0%
21401	1	0%	91208	1	0%	95875	1	0%
23223	1	0%	91530	1	0%	96813	1	0%
24184	1	0%	91710	1	0%	98115	1	0%

Appendix I: Sorted Survey Data

26062	1	0%
29483	1	0%
30303	1	0%
30305	1	0%
30337	1	0%

91730	1	0%
91739	1	0%
92025	1	0%
92058	1	0%
92081	1	0%

99202	1	0%
99694	1	0%
99701	1	0%