

# Student Housing Study

MAY 19, 2021



Submitted by:

KASEY M. PRICE, ED.D.  
DIRECTOR

4320 West Kennedy Boulevard  
Suite 200  
Tampa, Florida 33609  
989.450.3001  
888.302.0899  
kprice@mgtconsulting.com

## Final Report

---

**RIVERSIDE COMMUNITY COLLEGE  
DISTRICT | PELICAN COMMUNITIES**



# Table of Contents

- EXECUTIVE SUMMARY.....1**
  - PEER INSTITUTION ANALYSIS ..... 1
  - OFF-CAMPUS MARKET ANALYSIS..... 1
  - STAKEHOLDER ENGAGEMENT ..... 1
  - DEMAND ANALYSIS – INCREMENTAL DEMAND..... 2
- PEER INSTITUTIONS.....3**
  - HOUSING FUNDING STRUCTURE ..... 3
  - ENROLLMENT AND HOUSING CAPACITY ANALYSIS ..... 3
  - RENOVATION AND NEW HOUSING PLANS ..... 10
- OFF-CAMPUS MARKET ANALYSIS .....12**
  - NATIONAL AND STATE MULTIFAMILY TRENDS ..... 12
  - LOCAL RENTAL RATES AND OCCUPANCY..... 16
- STUDENT SURVEY AND FOCUS GROUPS .....22**
  - CURRENT LIVING SITUATION ..... 22
  - RENTAL HOUSING ..... 23
  - EMPLOYMENT AND FINANCES ..... 24
  - DECISION-MAKING FACTORS..... 25
  - INTEREST IN HOUSING BY TYPE ..... 26
  - PROPOSED LEASE RATE & LOCAL RENTAL MARKET ANALYSIS..... 27
  - FOCUS GROUPS ..... 29
- ENROLLMENT ANALYSIS .....31**
  - HISTORICAL & CURRENT ENROLLMENT..... 31
  - ENROLLMENT PROJECTIONS..... 31
- DEMAND ANALYSIS .....32**
  - INCREMENTAL DEMAND ..... 32
- LEGAL DISCLAIMER.....36**
- APPENDIX 1. FOCUS GROUP QUESTIONS.....37**
- APPENDIX 2. PEER INSTITUTION CONTACT.....40**
- APPENDIX 3: OFF-CAMPUS MARKET ANALYSIS.....41**
- APPENDIX 4: STUDENT SURVEY .....46**

# Executive Summary

Riverside Community College District (RCCD), Overland Pelican Riverside (OPR), and SCION Group (SCION) retained MGT Consulting to provide a student housing study for new housing for students at Riverside Community College. The primary goal of this project is to explore the demand of student housing near Riverside City College (RCC). This project started in September 2020 and continued until March 15, 2021.

## Peer Institution Analysis

After an initial review of the RCC peer institution list, Collaborations to Support Educational Housing report from the Southern California Association of NonProfit Housing<sup>1</sup>, and discussions with the RCCD and OPR team, the decision was made to conduct a peer review of the existing housing facilities at 12 community colleges within the state of California. MGT collected most of the data from each institution’s website including the Riverside Community College District’s information in order to provide a third-party perspective similar to that of a potential student. MGT also used consistent resources to determine undergraduate and graduate numbers<sup>2</sup> and capacity.<sup>3</sup> MGT also interviewed three peer institutions (Orange Coast College, Reedley College and University of California Riverside) to collect in-depth information. MGT gathered data on unit types and rates, enrollment, tuition and fees, capacity, meal plan, and various aspects of renovation and new construction plans. Peer detail is in **Appendix 2**.

- ◆ Columbia College – Sonoma, CA
- ◆ Feather River College – Quincy, CA
- ◆ Reedley College – Reedley, CA
- ◆ Sierra College – Rocklin, CA
- ◆ Taft College – Taft, CA
- ◆ West Hills College Coalinga – Coalinga, CA
- ◆ Orange Coast College
- ◆ Santa Rosa Junior College
- ◆ Napa Valley College
- ◆ CA State San Bernardino
- ◆ California Baptist
- ◆ University of California Riverside

---

<sup>1</sup> Retrieved from: <https://static1.squarespace.com/static/58793de5f7e0abe551062b38/t/5f57cb072e5d7363a5066ac1/1599589132280/Report-Final-Collaborations+to+Support+Educational+Housing.pdf>

<sup>2</sup> College Navigator (July 2020). Enrollment data from IPEDS 2019-2020, Spring Collection. National Center for Education Statistics. Retrieved from <https://nces.ed.gov/collegenavigator/>

<sup>3</sup> College Factual. Retrieved from [https://inside.collegefactual.com/about/?\\_ga=2.25334141.137707256.1607022241-997340230.1606851019](https://inside.collegefactual.com/about/?_ga=2.25334141.137707256.1607022241-997340230.1606851019)

## Off-Campus Market Analysis

MGT gathered data on rents, unit sizes, policies, amenities, distance from campus, number and age of units, and occupancy. Included in the analysis are 32 conventional complexes. The sample represents 4,262 units; all are located within 2.74 miles of campus with an average distance of 2.22 miles from campus. The information is supplemented with data that is gathered in the student survey in Spring 2021. A summary of the data is in **Appendix 3**.

## Stakeholder Engagement

### Focus Groups

MGT representatives conducted five virtual focus groups November 16-18, 2020. The groups were comprised of five different cohorts: Student Athletes, First Generation Students, International Students, Performing Arts and Culinary Students, and Students who identified as “Living In Riverside” or students who identified as “Living Outside of Riverside.” Using a moderator’s guide MGT developed with input from RCCD and OPR, the moderator asked questions about students’ current housing situation, lifestyle preferences, preferred unit types and amenities, and budget considerations. Each of the 33 participants was provided a \$20 Amazon e-gift card as an honorarium. A representative from OPR joined each focus group, a representative from RCCD joined three focus groups, and two representatives from RCC joined one focus group. Focus group questions are in **Appendix 1**.

### Survey

MGT and RCCD designed a web-based survey for students using Qualtrics. The purpose of the survey was to collect students’ demographic information, information on students’ current housing situation, and information on desired unit types at estimated rents. To notify students, MGT sent an electronic mail message to students inviting them to respond. The survey was available to students from March 1 – March 16, 2021. As an incentive to respond to the off-campus survey, cash prizes were offered to four randomly selected respondents (totaling \$250). With 1,862 responses from a distribution list of approximately 19,000, the survey achieved an approximate 10% percent response rate<sup>4</sup>. Of the total 1,862 headcount response, 605 (34.38%) of respondents lived in Riverside City, 581 (33.01%) lived in Riverside County, 371 (21.08%) of respondents lived elsewhere in Island Empire, 68 (3.86%) lived in Los Angeles, 68 (3.86%) lived elsewhere in the United States, 47 (2.67%) lived in Orange County, and 20 (1.14%) lived outside of the United States prior to attending RCC. **248 (14.34%) of students are either currently homeless, currently housing insecure, or have been homeless and/or living in a**

---

<sup>4</sup> MGT assumed that all students had equal access to the survey.

shelter within the last 18 months. A tabulation of survey responses is in **Appendix 4**. In terms of enrollment by credits, 50.65% of survey respondents were enrolled full-time, 12.0 units or more. The female gender was represented by 76.59 percent of the survey respondents.

## Demand Analysis – Incremental Demand

MGT’s methodology for incremental demand centers on the off-campus population. The methodology for calculating demand uses the responses to the question on the survey asking where respondents “would have lived” had their preferred unit type been available for the current academic year.

The capture rate reflects the percentage of respondents of at each level of interest (e.g., definitely interested). A “closure” rate is necessary to reflect that not all students who express interest will sign a lease. MGT assumes a 50 percent closure rate for those who indicated that they “definitely would have lived” in the housing and a 25 percent closure rate for those who indicated that they “might have lived” in the housing (or 50 percent of those with a 50/50 interest). Off-campus enrollment is multiplied by the capture rate; then the closure rate is applied to yield the demand<sup>5</sup>. This demand is explicitly based on the description of the units that included the rental rates proposed for the housing. The RCCD survey analysis indicates demand for 1,773 additional beds.

---

<sup>5</sup> The level of response to the survey and the size of RCCD’s off-campus, full-time enrollment result in a confidence interval in the results of plus or minus 3.03% at a 95% confidence level—the plus-or-minus figure seen in many survey or poll results, for example, if the confidence interval is 3.0% and 50% percent of the sample picks an answer; it is 95% certain that if the entire population had been asked the same question, between 47% (50%-3%) and 53% (50%+3%) would have picked that answer. MGT uses the midpoint of the range as an estimate of demand.

# Peer Institutions

## Housing Funding Structure

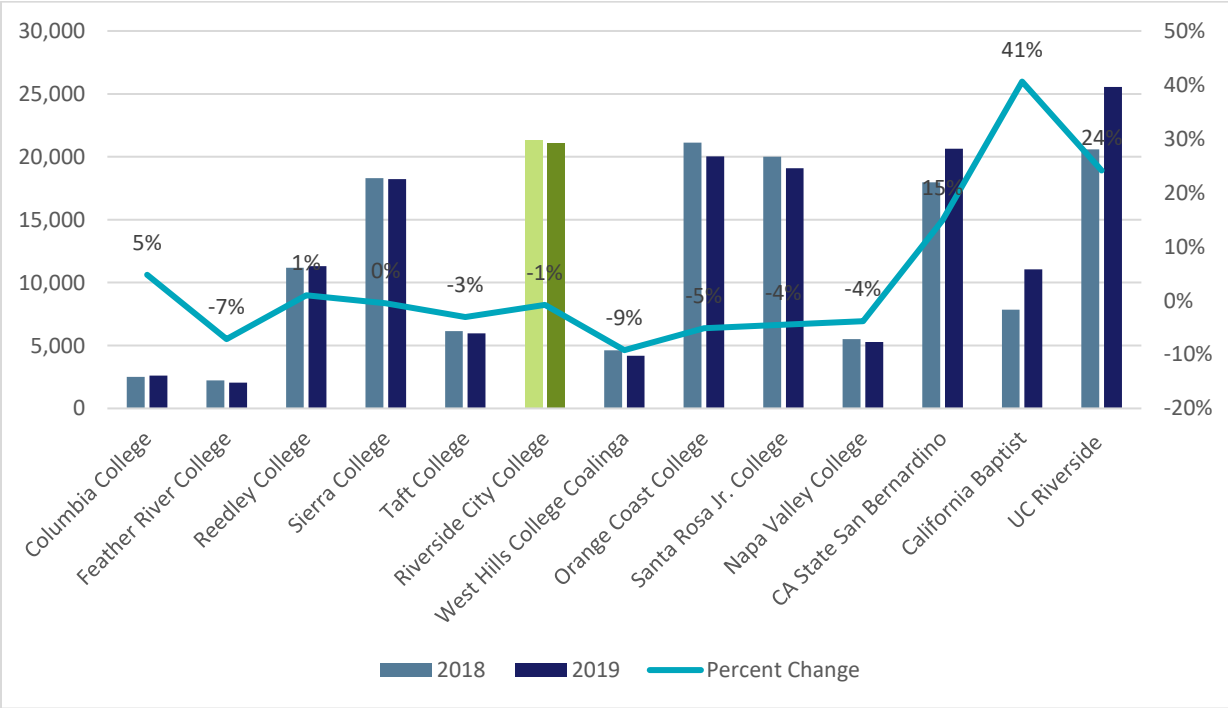
Funding structure was not readily available on websites, but through interviews and web searches, there is indication that at least four of the twelve peer institutions are operated by a private partner (P3). At the community college peer institutions, P3 relationships are relatively new.

## Enrollment and Housing Capacity Analysis

Enrollment data shared herein displays the most recent years for which comprehensive data is available through the Integrated Postsecondary Data System (IPEDS). Institutionally reported data may or may not include the same student comparisons. For example, in community college systems some institutions use high school dual enrollment students in the total. IPEDS is the most consistent data comparison across institutions.

As displayed in **Figure 1** from 2018 to 2019, RCCD enrollment declined by 1%. Enrollment at six peer community college institutions decreased, one remained the same and two increased, while enrollment at three nearby universities significantly increased.

Figure 1. Peer Institution Enrollment Change 2018 to 2019

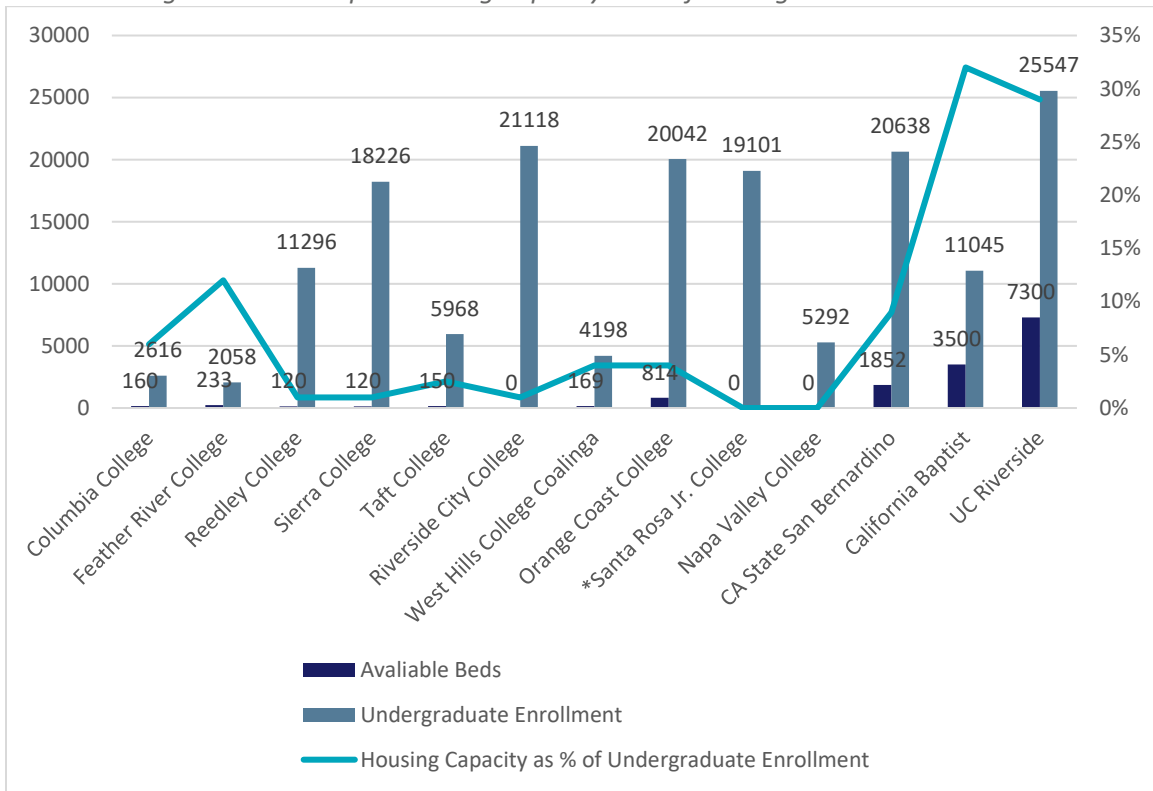


Source: Integrated Postsecondary Data System (IPEDS) from the National Center for Education Statistics

## A Snapshot of Housing Capacity

Due to COVID-19 enrollment and housing occupancy at peer institutions have not been at capacity, as indicated through interviews. While institutions serving baccalaureate degree-seeking students have more housing capacity than associate degree programs, none of these is able to house half of their student body. Many institutions provide assistance or direction to off-campus housing to help meet student needs.

Figure 2. On-Campus Housing Capacity as % of Undergraduate Enrollment



Source: Institution’s website and College Factual, IPEDS.

\*Santa Rosa Jr. College is planning for 352 beds with the building underway.

## Housing Mix

Many peer institutions offer traditional residence hall style living and apartments. Six institutions offer apartments rentable by the unit. The following chart indicates the housing mix at each institution.

PEER INSTITUTIONS

Figure 3. Types of Available On-Campus Residence Halls and Apartments

University	Traditional	Semi-Suite	Apt/Bed	Apt/Unit
Riverside City College				
Columbia College				X
Feather River College	X		X	X
Reedley College	X			
Sierra College		X		
Taft College	X			
West Hills College Coalinga	X			
Orange Coast College				X
Santa Rosa Jr. College				
Napa Valley College				
CA State San Bernardino	X		X	X
California Baptist	X		X	X
UC Riverside	X		X	X

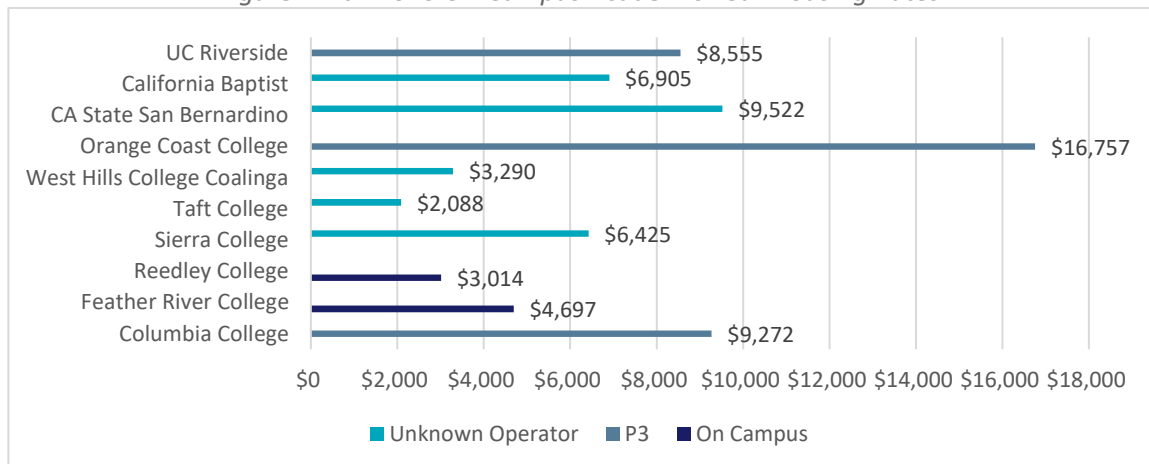
Source: Institutions' website.

Semi-suite residence halls are typically two traditional dorm rooms connected by a bathroom. None of these institutions have full suite residence halls which have a kitchenette.

## Housing rates

Peer colleges post a range of rates from \$1,890 for a traditional residence hall shared room at Taft College, up to the highest cost option of \$24,600 for a full year at Orange Coast College for a one-bedroom, fully furnished apartment. Additional variations exist within each college depending upon shared or single occupancy and type of housing available. Identified peers, Napa Valley College and Santa Rosa Junior College do not currently have on-campus housing and do not appear in these figures. Rates identified herein are for the 2020-2021 school year.

Figure 4. Fall 2020 On-Campus Academic Year Housing Rates



Source: Institution's website, College Factual.

Note: When multiple rates were provided the average rates used for this chart.



PEER INSTITUTIONS

Figure 5. Average Academic Year Rates PER PERSON Charged Based on Housing Style

University	Apartment Styles	Average Housing Rates <sup>6</sup>		Average Monthly Cost Per Person
		Residence Hall	Apartment	
Columbia College	Furnished 2BR apts with kitchen. Occupancy 2-4 individuals. \$6,920 for shared occupancy; \$11,670 for single occupancy by “school year”.		\$9,272 (single and shared occupancy)	\$1,030.22
Feather River College	Apt style dorm 1BR (\$4853), 2BR (\$4542).	\$4,697 average for the academic year.		\$521.89
Reedley College	On campus 2-person dorm rooms. Posted costs are \$1,989 per semester for single; \$1.025 per semester for double.	\$3,014 average for 2 semesters as posted by college.		\$334.89
Sierra College	On campus 2-person semi-suite. Fees posted by semester.	\$6,425 for two semesters.		\$713.89
Taft College	Two on-campus dorms, 2 person rooms. Ash Street Dorms \$1143 per semester. Cougar Dorms \$945 per semester.	\$1,890-2,286 for two semesters.		\$210 \$254
West Hills College Coalinga	Two-person dorm rooms. Singles available for additional cost as available. Rates are posted by semester.	\$1,645 per semester. Daily rate is posted as \$12.58.		\$182.78
Orange Coast College	On-campus apartments include studio (\$1850), 1BR (\$2050), 2BR (\$995 and \$1550) and 4BR (\$1250) per month from August – August.		\$16,757	\$1,861.89
CA State San Bernardino	Traditional dorm (\$3,822/Semester); 4BR (\$4826, \$4998 per semester), 2BR (\$4826, \$5636 per semester), studio (\$5176 per semester) apts.	\$3,822 per semester	\$7,664-\$11,272	\$849.33-\$1,252.44
California Baptist	Eleven living areas on campus that include 1BR, 2BR, 3BR, 4BR and studio apts., cottages for 10, traditional dorm rooms and dorm suites.	\$3,355 - \$3,550 per semester	\$3,355 - \$3,550 per semester	\$745.56-\$788.89
UC Riverside	Three traditional dorm (\$10,530-\$11,790 per academic year); Apartment suite, 1BR, 2BR, 3BR, loft, studio. Apartments range from \$3,650 to \$13,460 per academic year.	\$10,530-\$11,790	\$3,650-\$13,460	\$1,170-\$1,495.56

Source: Institution’s website and College Factual.

Institutions may calculate semester, annual, and/or academic year differently. This table does not attempt to recalculate institutional postings, thus has included all detail as provided.

<sup>6</sup> The rates shown in the table are calculated by taking a straight average of the published housing rates for all unit types listed on each institution's website.

## Meal Plans

Peer institutions offer a variety of required meal plans; generally offering no meal plans if they do not offer on-campus housing. A few of the plans include guest passes for visiting friends and family. The chart below shows minimum required meal plans along with requirements and meal plan types. Most institutions have a Student Food Basket or Pantry for emergency food service and/or for students in need.

Figure 6. Peer Institution Meal Plan Options

Peer University	Required	Academic Year Costs	Meal Plan Type
Riverside City College	No.	N/A	There is no specified meal plan. Assistance is provided as needed. Several sites across campus offer dining.
Columbia College	No.	Average \$157-348/month	Meal costs may vary and are chosen by student preference.
Feather River College	No.	\$5,416 average for Fall and Spring semesters.	Meals range from \$2-\$7 per meal. The college estimates total spend.
Reedley College	Students living in Residence Hall are required to purchase meal plan.	\$1,025 per semester as posted by college. (\$60/week value)	Meals purchased using Tiger One debit card or cash. Meal prices range between \$2-\$10.
Sierra College	Residents receive a meal card with weekly or monthly deposits. Residence Hall fees include a meal plan of \$65/week.	(\$65/week) Estimated \$1,950 per school year	Campus debit card may be used in on-campus café and in select off-campus restaurants. All monies on card must be used by end of semester.
Taft College	Students who live in residence hall must have meal plan. There is a mandatory meal plan at \$2181 per semester.	\$4,362 for two semesters.	Meal plan includes 19 meals each week.
West Hills College Coalinga	Requirements are not indicated by the college. Meal plans are posted by semester.	7 meals/week plan = \$975 per semester; 14 meals/week plan = \$1800; 19 meals/week plan = \$2100; 24 meals/week plan = \$2300	Meals plans are chosen by number of meals per week (24, 19, 14 and 7 options)
Orange Coast College	No. On-campus residents have discounted meal rates.	\$235-\$2500 per semester.	Four meal plans are available with varying number of meals and extras in each. Minimum 25 meals, maximum 75 meals.

PEER INSTITUTIONS

Peer University	Required	Academic Year Costs	Meal Plan Type
Santa Rosa Jr. College	No.	N/A	No meal plans are found. On-campus dining options are available.
Napa Valley College	No.	N/A	No meal plans are found.
CA State San Bernardino	Yes, for first-year students only.	Average \$4,410 for 2 semesters.	9 different meal plan options. <i>Small Bite Plan</i> ranges from 5-15 meals plus Dining Dollars; <i>Declining Balance Plans</i> range from 200-500 meals per semester; <i>Weekly Meal Plans</i> allow for 5 meals per week plus 750 Dining Dollars to 14 meals per week with 150 Dining Dollars.
California Baptist	Yes, for students in campus housing.	Average \$3,975 for 2 semesters.	There are 12 meal plan that range from 40 meals plus dining dollars for \$570/semester to 280 meals plus dining dollars for \$3,405/semester.
UC Riverside	Yes, as part of residence hall and some apartments.	\$5,490-\$6,300 range for the school year.	Two plans (plus separate plans for Glen Mor apartments). 150 meals and unlimited.

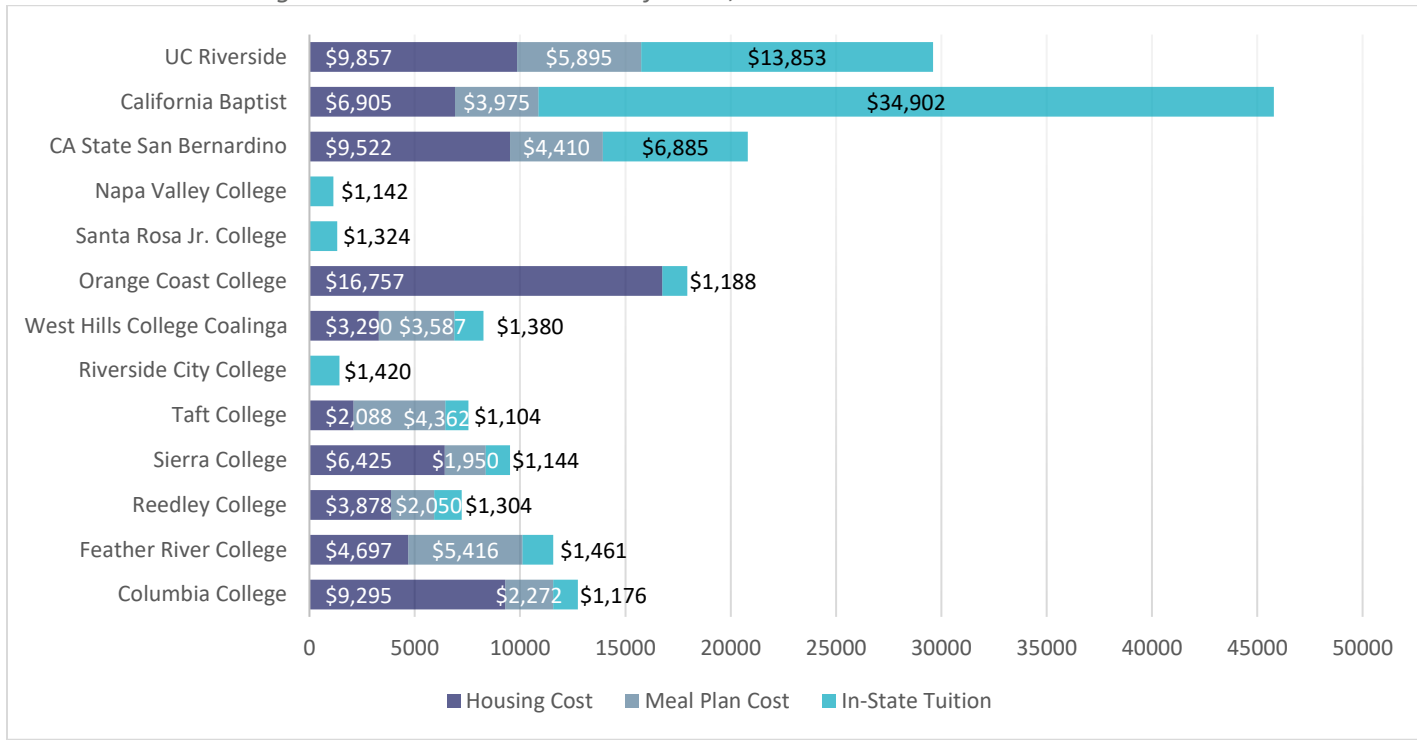
Source: Institution’s website and College Factual.

Estimates are based on a 15-week semester.

## Total Cost of Room, Meal Plan, and Tuition

It is difficult to compare overall costs of this group of peer institutions due to the institution type, housing available and meal plans available. There are few similarities among them. As a newly opened housing option with private apartment rental as an option, Orange Coast College’s housing is an outlier among these peers.

Figure 7. Annualized Total Cost of Room, Meal Plan and Tuition



Sources: Institutional websites, College Navigator, College Factual.

Note: Housing costs and meal plans are an average of on and off campus when available and when multiple rates and plans are provided.

## Policies and Amenities

**Riverside City College** currently provides direction to local student housing operated by 4Stay. Housing ranges from a private house to an apartment room with shared living spaces.

**Columbia College** housing is owned, operated, managed and maintained by California Student Housing [Home | California Student Housing](#). Four 3-story buildings plus a recreational room with a library and laundry are available in a separate building. These furnished apartments are 750 square feet with a refrigerator and stovetop. Fees cover water, garbage, electricity and a satellite TV connection. A shuttle is available to campus. Residence Assistants and security are on site.

**Feather River College** offers both on and off campus housing. Off campus housing includes rental of room(s) in a large home, studio singles, cabins, mobile homes and a RV Park.

**Reedley College** Residence Hall is a traditional dorm with a recreation room, computer lab and full kitchen. Restrooms and laundry are available on each floor. Off-campus housing recommended is in nearby apartments 0.33 – 1.59 miles from campus. 6.6% of freshmen live on campus.

**Sierra College** recommends off-campus housing options when needed. These are apartments between 0.7 – 7.5 miles from campus. 4% of freshmen live on campus.

**Taft College** does not provide recommendations for off campus housing. 8% of freshmen live on campus.

**West Hills College Coalinga** did not have dorms open in Fall 2020 due to COVID 19. Typical on-campus dorms have laundry facilities, study rooms with computers and printers and entertainment game rooms.

**Orange Coast College** built new on-campus housing that opened in Fall 2020 called The Harbour. These apartments are operated by The Scion Group. No public funds were used for this development. The property is leased to NCCD, a non-profit investor, for thirty years to own the development. The housing is available to students despite the campus closure due to COVID 19. Students make payments directly to the property and may use financial aid resources to do so. [On Campus Student Housing & Apartments for Orange Coast College - Costa Mesa, CA \(theharbourocc.com\)](http://theharbourocc.com)

**Santa Rosa Jr. College** uses the third party The Housing Registry to assist students with finding off-campus housing and roommates.

**Napa Valley College's** 2017 Strategic Plan recommended the reconfiguration of space to allow for a food service component. There is no indication of food service on campus to date. Housing assistance is no available. With no on-campus housing or dining opportunities this is completely a commuter campus.

**CA State San Bernardino's** annual housing report indicates Coyote Village opened in 2018 for first-year students. [2019 DHRE Annual Report PDF \(reference\) 0.pdf \(csusb.edu\)](#). The four resident Villages have six Living Learning Communities. Amenities include pool access, central laundry, fitness center, game room, study rooms and lounges. All apartments and dorms are fully furnished. Apartments have refrigerator and oven range. Off-campus housing options are available through national sites such as apartments.com.

**California Baptist** is a private college and will not have comparable tuition rates with public institutions.

**UC Riverside** offers a variety of on-campus housing options with eleven living learning communities. Apartments include a swimming pool & spa, laundry rooms and kitchen appliances. Some are not furnished. The University has three P3 relationships, each slightly different. New construction is underway to build an additional apartment community, initially with 1500 beds.

## Renovation and New Housing Plans

### Sierra College

- **Facilities Master Plan:** The college's 2017 FMP included a new dorm/housing facility with 350-400 beds based on the growth in enrollment.
- **Measure E:** A local bond on the 2018 primary ballot passed. These dollars were not allocated to the dorm/housing facility.

## Santa Rosa Junior College

- The college plans to build on-campus housing with 352 beds. In September 2019 SRJC started to gather community input on this new dorm. COVID 19 has prevented additional forums from occurring. The college is currently seeking input through their Administrative Services and their Foundation. [Elliott Ave Traffic Calming GHD.pptx \(santarosa.edu\)](#).

## Reedley College

- Reedley College residence hall is home to student athletes in a typical year (CTE students are living in the residence hall to fulfill on-site requirements for these courses during COVID-19). The institution is looking for additional housing opportunities and may seek a private partner to engage in this work in the coming year.

# Off-Campus Market Analysis

## National and State Multifamily Trends

According to CBRE, the 2021 national apartment market vacancy rate is expected to recover to pre-COVID levels<sup>7</sup>. Due to the slower economic growth, the number of deliveries for apartment units is projected at 280,000 units in 2021, which, along with the 300,000 units from 2020, are expected to influence improvement in vacancy and rent rates. Multifamily investment is expected to increase in 2021 to a total volume of \$148B, which is less than 2019, but a significant increase from 2020.

## Inland Empire California/Riverside Regional Multifamily Market

Overall, in Riverside County there are a total of 840,501 housing units and 33.7% of the population rents their housing, per Town Charts.<sup>8</sup> The median rental amount is \$ 1,375 per month per unit.

According to the University of California Center for Economic Forecasting and Development<sup>9</sup>, the negative impacts on the regional multifamily market due to COVID-19 are less severe than in some areas and, in fact, there have been some positive trends in the past year. First, although multifamily completions were at the highest point in over a decade, new permits saw a significant drop<sup>10</sup>.

Figure 8. FY21 Riverside-San Bernardino-Ontario, CA MSA FMRs for All Bedroom Sizes<sup>11</sup>

Final FY 2021 & Final FY 2020 FMRs By Unit Bedrooms					
Year	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
FY 2021 FMR	\$955	\$1,106	\$1,390	\$1,917	\$2,369
<u>FY 2020 FMR</u>	\$875	\$1,030	\$1,289	\$1,789	\$2,216

<sup>7</sup> CBRE 2020 Multifamily Outlook, July 23, 2020. <https://www.cbre.us/research-and-reports/2021-US-Real-Estate-Market-Outlook-Multifamily>

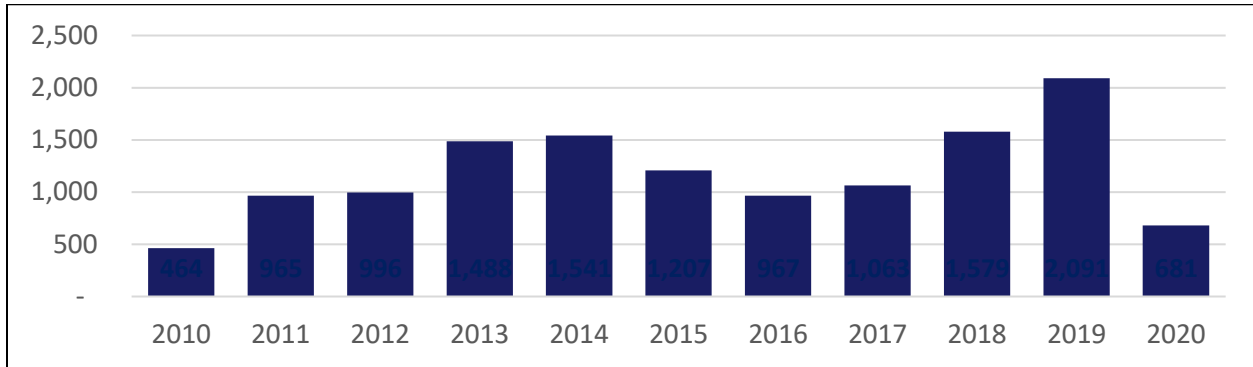
<sup>8</sup> Town Charts, November 16, 2020. <https://www.towncharts.com/California/Housing/Riverside-County-CA-Housing-data.html>

<sup>9</sup> University of California Center for Economic Forecasting and Development Inland Empire Business Activity Report, <https://ucreeconomicforecast.org/index.php/services-for-business/publications/quarterly-business-activity-report/>

<sup>10</sup> U.S. Department of Housing and Urban Development SOCDS housing permits Database, <https://socds.huduser.gov/permits/>

<sup>11</sup> FY21 Riverside-San Bernardino-Ontario, CA MSA FMRs for All Bedroom Sizes. [FY 2021 Fair Market Rent Documentation System — Calculation for Riverside-San Bernardino-Ontario, CA MSA \(huduser.gov\)](#)

Figure 9. New Housing Unit Building Permits, Riverside County, CA, Units in 5+ Unit Multi-Family Structures



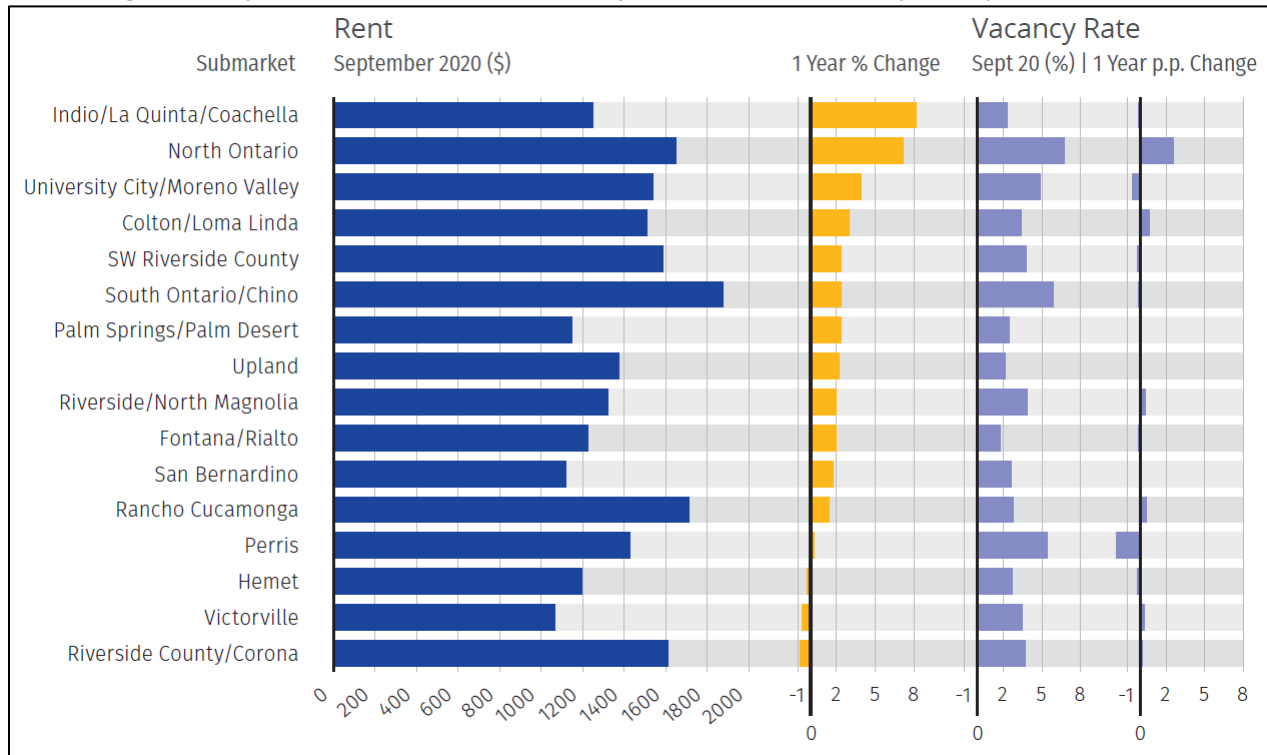
SOURCE: U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SOCDS HOUSING PERMITS DATABASE

This indicates that there are general reservations in the market, likely due to the COVID-19 situation. However, to gain a better understanding of the current market, vacancy rates and rent rates need to be evaluated.

Off-campus housing is generally cyclical annually with summer months generally being a higher vacancy rate than a traditional housing demographic. Vacancy rates in the Inland Empire area were steady over the past year, through September 2020.<sup>9</sup> Most areas saw vacancy rates change by less than 1%, as can be seen in the following chart.



Figure 10. Apartment Rent and Vacancies by Submarket, Inland Empire, September 2020

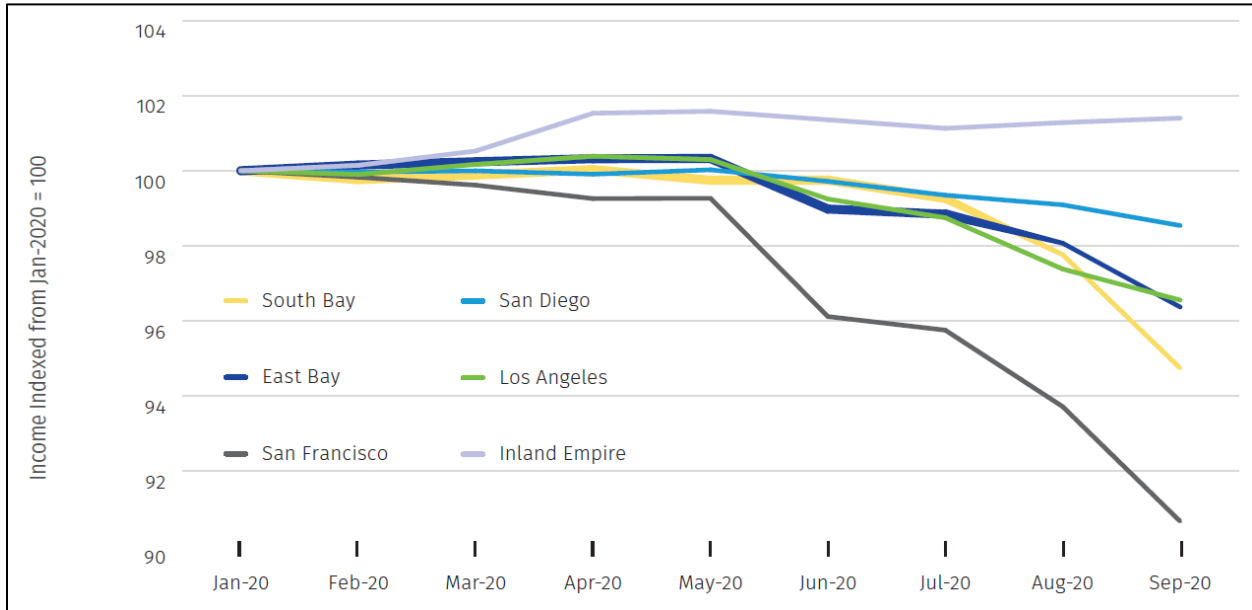


Source: REIS/University of California Center for Economic Forecasting and Development Inland Empire Business Activity Report<sup>9</sup>

The Riverside/North Magnolia submarket saw an increase in vacancy rate of less than 1%. Only two submarkets within the region saw significant change, North Ontario increased by 2.6% while Perris decreased by 1.8%. The vacancy rate for the Riverside/North Magnolia market is slightly above average for the area at approximately 3.9%, compared to an average of approximately 3.5%.<sup>9</sup>

In addition to vacancy rate, rental rates are an important indicator of housing market conditions. As can be seen in **Figure 10**, rent value generally increased in the Inland Empire region. In the Riverside/North Magnolia submarket, rent rates increased by approximately 2%. This is in the middle of the range of the regional submarkets but is quite positive when compared to neighboring metropolitan areas in California, as can be seen in **Figure 11**. The more suburban nature of the region brought a lesser impact from COVID-19 than was seen by the area’s denser neighboring areas, where rent value declined, significantly in some cases.

Figure 11. Covid-19 impact on rent rates, major California metropolitan areas, 2020



Source: REIS/University of California Center for Economic Forecasting and Development Inland Empire Business Activity Report<sup>9</sup>

In general, rental rates and vacancy rates are positive indicators at the current time. Some areas, especially urban areas, are faring worse through the pandemic when compared to the Inland Empire. According to the UC Riverside Center for Economic Forecasting and Development, this difference is likely due, at least in part, to the reasons people move to city centers.<sup>9</sup> City centers are typically attractive because of live entertainment, restaurants, festivals, public attractions and festivals; people are less willing to pay a premium to be near these amenities which are currently limited or in some cases completely closed down due restrictions caused by the pandemic.

## Local Rental Rates and Occupancy

### Sampled Properties

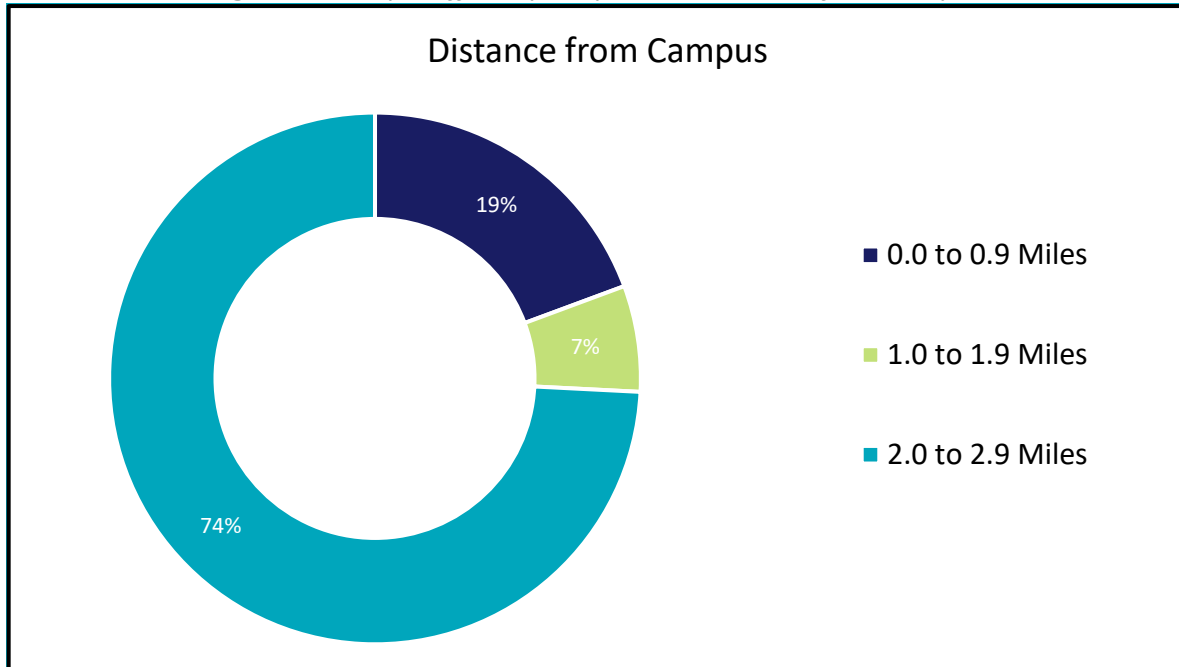
MGT sampled 30 apartment complexes in the vicinity of the college district. The following properties are characteristic of student housing in the area.

*Figure 12. Sample Off-Campus Apartments*

Apartment Name	Address	# of Units	Distance from Campus (miles)
Main+Nine	3870 Main St	36	0.58
Raincross Promenade	3250 Market St	141	0.45
Imperial Hardware Lofts	3750 Main St	89	0.10
Mission Lofts	3050 Mission Inn Ave	212	0.64
ReNew on 14th	4555 Pine St	100	0.76
Canyon Crest Luxury Apartments	1550 Central Ave	106	2.52
Canyon Crest Village Apartments	5200 Chicago Ave	192	2.48
The Met Apartments	2770 Atlanta Ave	72	1.86
Spruce Village	1046 Spruce St	207	2.47
Boulder Creek	2442 Iowa Ave	264	2.22
Concord Square Apartments	2700 Iowa Ave	78	2.10
Concord Village	1251 Massachusetts Ave	148	2.22
Falcon Pointe Apartments	2934 Canyon Crest Dr	148	2.58
Highlander at North Campus	3080 Iowa Ave	216	2.08
The Timbers	1175 W Blaine St	112	2.22
Los Arbolitos	1175 W Blaine St	96	2.22
Highlander Pointe Apartments	1055 W Blaine St	133	2.36
Park Hill Apartments	991 Blaine St	136	2.40
807 West	807 W Blaine St	55	2.67
Highlander Park Apts	3131 Watkins Dr	92	2.74
Berkdale Apartments	1234 W Blaine St	296	2.14
Summer Meadows	3429 Rustin Ave	123	2.31
The Lindy East & West Apartments	1177 W Linden St	50	2.23
WINDWOOD	1120 W Linden St	224	2.32
University Village Towers	3500 Iowa Ave	149	2.28
HH GrandMarc at University Village	3549 Iowa Rd	212	2.07
University Court	1421 7th St	16	1.94
The Palms on University	1400 University Ave	152	2.01
Quail Creek Apartments	3131 Arlington Ave	156	2.49
Emerald Pointe Apartments	1863 12th St	144	1.55

The sample represents 4,155 units; all are located within 2.74 miles of the college with an average distance of 1.97 miles. For the purposes of measuring distance, the Riverside CC Main Office location was used at 3801 Market Street Riverside, CA.

Figure 13. Sample Off-Campus Apartment Distance from Campus



The 30 apartment complexes in the sample include a variety of apartment styles and amenity offerings, as can be seen in the following examples:

**Mission Lofts**, located at 3050 Mission Inn Ave is a new apartment complex located near downtown riverside. The units are equipped with modern finishes and wood flooring. Units are equipped with in-unit washers and dryers as well as dishwashers. Amenities include a pool, clubhouse, and fitness center. In January 2020, 13 of the 212 units were available. The rent rates at the Mission Lofts are on the higher end of the range seen among the sampled apartments.

**Falcon Pointe Apartments** are located at 2934 Canyon Crest Drive in Riverside. This 148-unit apartment complex was built in 1986. The apartment interiors have been upgraded with new appliances and new carpet. Barbecue grills and a fitness center are some recently added amenities that are included along with the swimming pool and on-site laundry facility. Falcon Pointe Apartments have rental rates that are slightly less than average for the area.

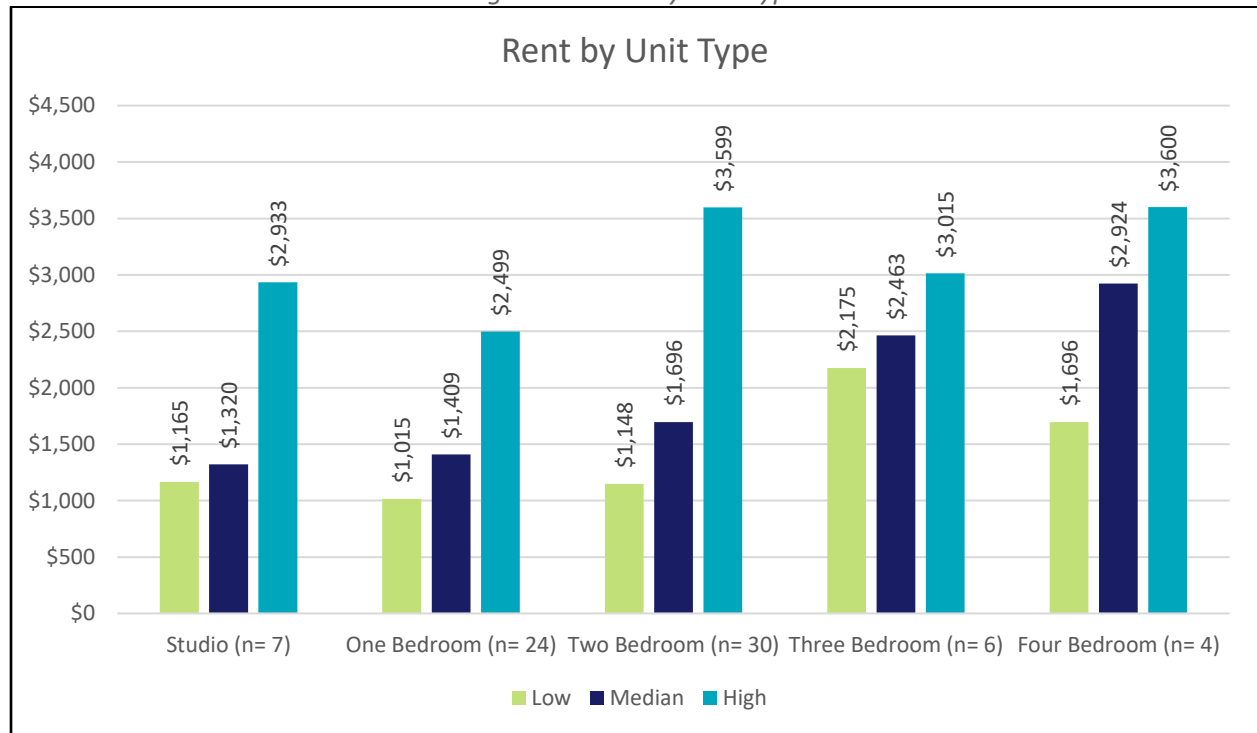
**Park Hill Apartments** are located at 991 Blaine St in Riverside. This apartment complex of 136 units was built in 1978. The basic units are relatively modern and include dishwashers in the kitchen. Amenities include a pool, fitness center, tennis court, and laundry facilities. The rent rates at Park Hill Apartments are in the lower end of the range for the area.

**The Palms on University** is a student-oriented housing facility located at 1400 University Ave in Riverside, with marketing focused on students attending the nearby University. The complex was built in 2006 and has 152 units. The fully furnished units include a dishwasher, washer and dryer, and some included utilities. Community amenities include a 24-hour fitness center, volleyball court, swimming pool, and a business center. The rent rates are at the upper end of the range seen in this area.

## What Students Pay

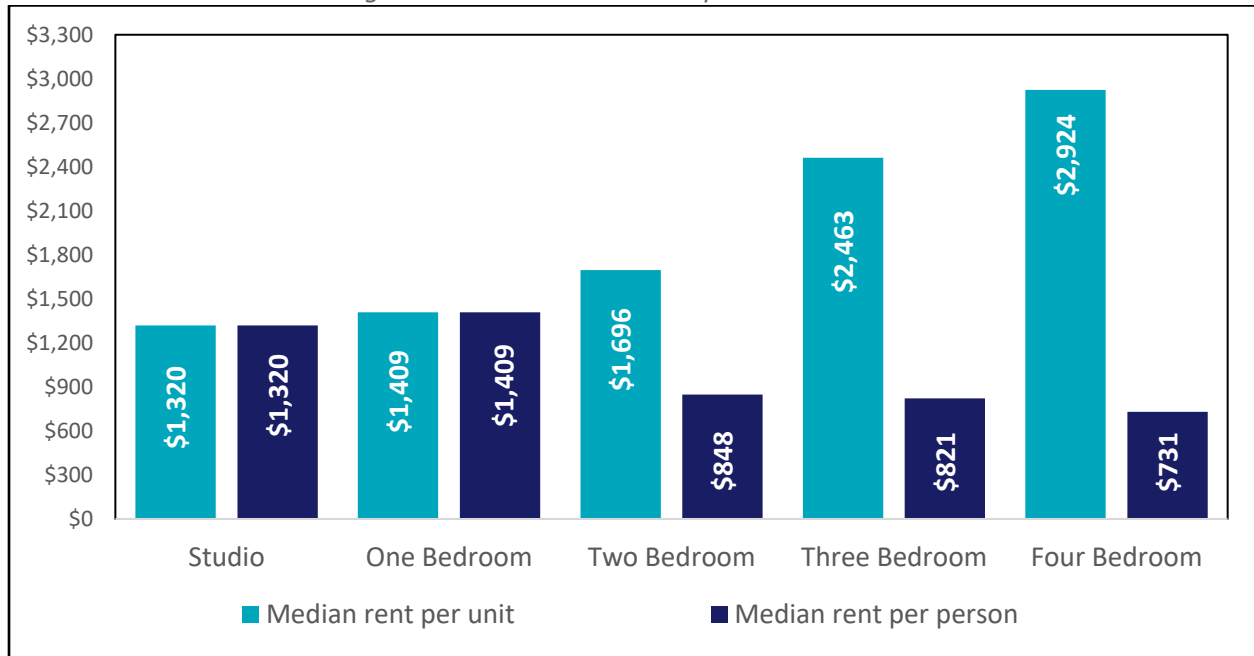
The most common off-campus complexes in the MGT sample offer one- and two-bedroom units. Seven properties offer studios, six offer three-bedroom units, and four offer four-bedroom units. Median monthly rents range from \$1,320/month for a studio to \$2,924/month for a four bedroom as shown in **Figure 14**.

Figure 14. Rent by Unit Type



The following graph shows the breakdown of what students pay individually per month as compared to the overall unit cost from the sample complexes reviewed for this report.

Figure 15. Individual Cost Compared to Unit Cost



The **Figure 16** shows a comparison of average rents per unit. There are a variety of complexes in the sample, ranging from small to large complexes, furnished to unfurnished units, and a variation in the amenities provided all having an impact on the rent value.

Figure 16. Average Rent Per Unit

Apartment Complex	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
	Ave. Rent	Ave. Rent	Ave. Rent	Ave. Rent	Ave. Rent
Main+Nine		\$2,199	\$3,199		
Raincross Promenade		\$2,085	\$2,338	\$2,613	
Imperial Hardware Lofts	\$2,366	\$2,195	\$3,024		
Mission Lofts	\$1,655	\$1,825	\$2,806		
ReNew on 14th		\$1,625	\$1,943		
Canyon Crest Luxury Apartments		\$1,663	\$1,838	\$2,188	
Canyon Crest Village Apartments			\$1,645		
The Met Apartments			\$1,365		
Spruce Village		\$1,330	\$1,610		
Boulder Creek	\$1,597	\$1,868	\$2,280		
Concord Square Apartments	\$1,250	\$1,300	\$1,550		
Concord Village		\$1,295	\$1,570		
Falcon Pointe Apartments		\$1,275	\$1,625		

OFF-CAMPUS MARKET ANALYSIS

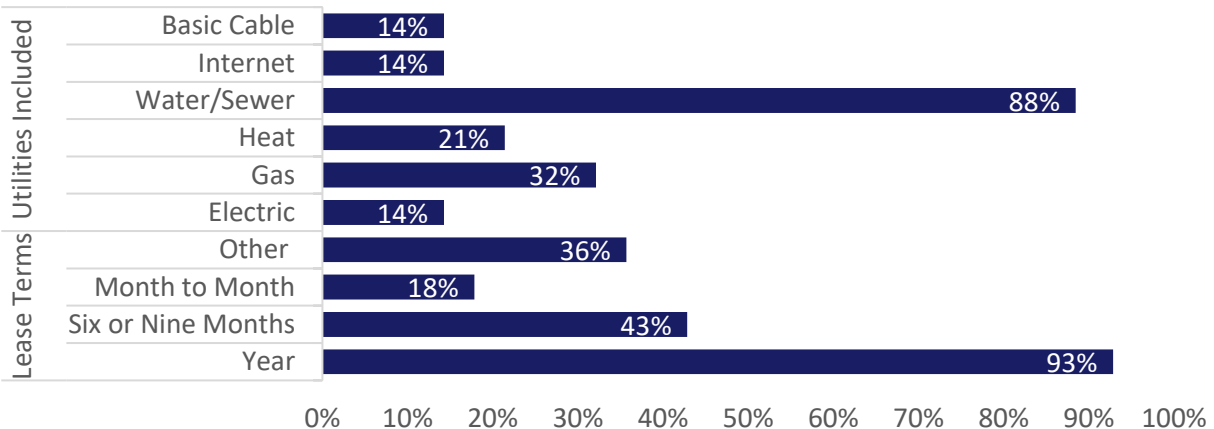
Apartment Complex	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Highlander at North Campus	\$1,299		\$1,548	\$2,937	\$2,356
The Timbers		\$1,503	\$1,790		
Los Arbolitos		\$1,493	\$1,790		
Highlander Pointe Apartments			\$1,818		
Park Hill Apartments		\$1,083	\$1,240		
807 West		\$1,315	\$1,613		
Highlander Park Apts		\$1,391	\$1,717		
Berkdale Apartments	\$1,320	\$1,248	\$1,610	\$2,189	
Summer Meadows		\$1,373	\$1,743	\$2,313	
The Lindy East & West Apartments			\$1,445		
WINDWOOD		\$1,470	\$1,825		
University Village Towers		\$1,382	\$1,674	\$2,775	\$2,648
HH GrandMarc at University Village		\$1,545	\$1,850		\$3,200
University Court		\$1,200	\$1,395		
The Palms on University			\$1,998		\$3,436
Quail Creek Apartments	\$1,200	\$1,428	\$1,628		
Emerald Pointe Apartments		\$1,025	\$1,175		

Note: Some units are rented by the bed. In these situations, unit price was figured by multiplying the number of beds per unit.

## Policies and Amenities

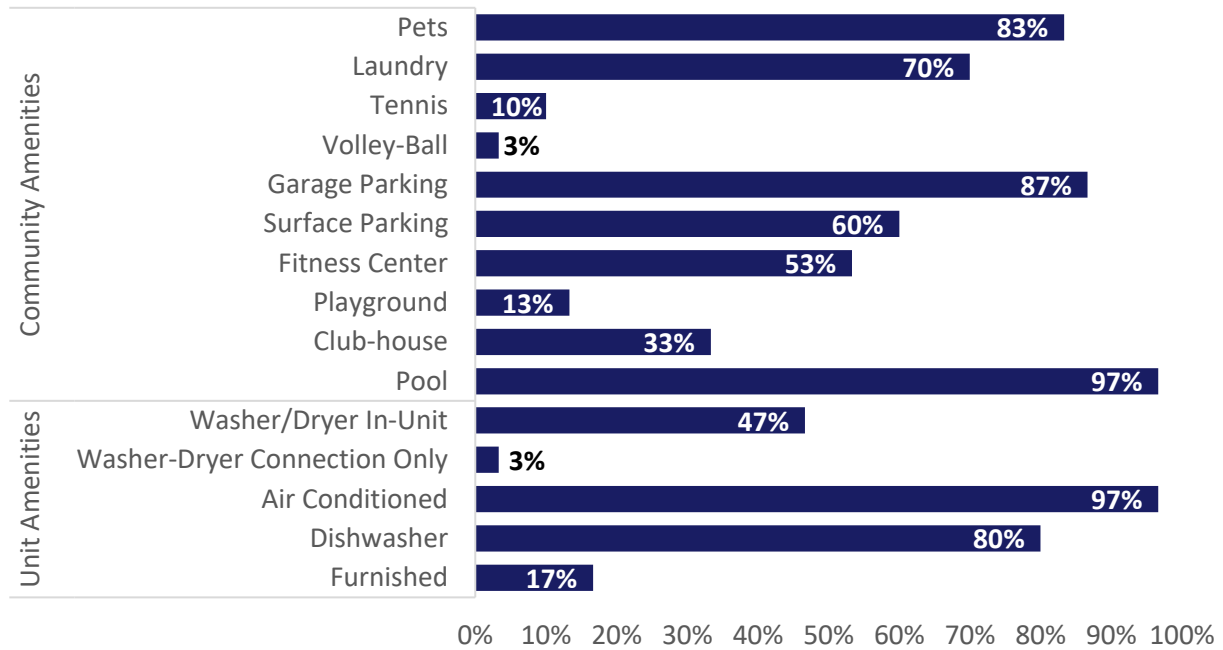
In terms of utilities, water/sewer is the most common utility provided. In several cases, all utilities are provided, typically in student-only housing complexes. A year-long lease is the primary agreement period for a lease with 93% of terms handled in this fashion.

Figure 17. Utilities Included in Rent and Lease Terms



The following figure demonstrates a common list of amenities offered in conventional complexes. The individual lease properties offer a more extensive list with offerings including in-unit washer and dryers, dishwashers, furnishings, and pet options. Community space features include laundry facilities, clubhouse, fitness center, game room, pool and parking.

Figure 18. Community Amenities and Unit Amenities





# Student Survey and Focus Groups

## Current Living Situation

There were 1,726 valid survey responses for this question and 62% of respondents live with parents/relatives, 19% live in a rental apartment or complex building, 13% live in rental housing such as a rental house, and 6% own their own home. Of all respondents, 46.6% would consider living on campus. If spouses and/or dependents can live with the respondent, an additional 26.2% would consider living on campus, for a total of 72.8% of respondents indicating that they would consider living on campus. Breakdowns of all respondents and living on campus considerations are shown in **Figure 19**. In a subsequent question, 556 respondents indicated that they live with a partner or minor. Respondents were also asked how many dependents live in their current residence and the responses are shown in **Figure 20**.

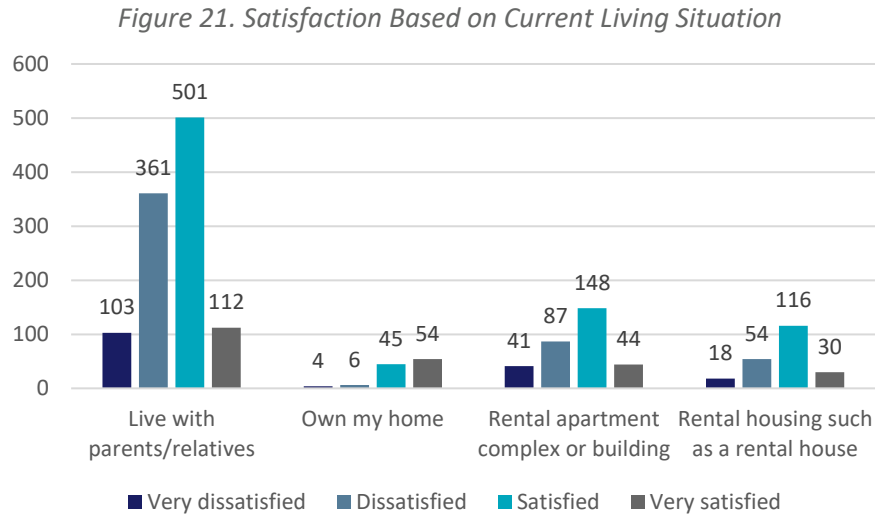
Figure 19. Current Living Situation and Interest in Living in RCC Housing

Where do you live?	Would you ever consider living on campus?				Grand Total
	Yes	Yes, if my spouse and/or dependent can live with me	Maybe	No, definitely not	
Live with parents/relatives	608	200	217	52	1077
Own my home	15	29	13	52	109
Rental apartment complex or building	109	136	53	22	320
Rental housing such as a rental house	73	87	39	21	220
<b>Grand Total</b>	<b>805</b>	<b>452</b>	<b>322</b>	<b>147</b>	<b>1726</b>

Figure 20. How many dependents live in your current residence?

	How many dependents live in your current residence?
0	146
1	167
2	115
3 or more	128
<b>Grand Total</b>	<b>556</b>

Respondents were asked about their satisfaction of their current housing situation. Of the 1,732 respondents to this question, 14% are very satisfied, 47% are satisfied, 30% are dissatisfied, and 10% are very dissatisfied. The breakdown of satisfaction and current living situation is in **Figure 21**.

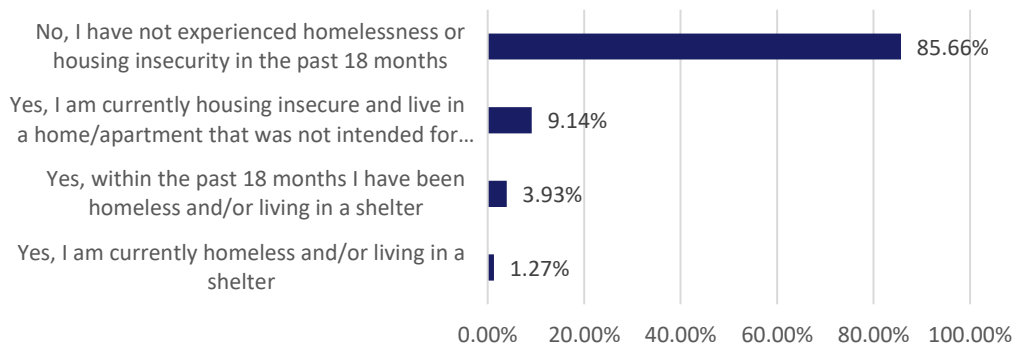


Among the 540 respondents who indicated they rented, about 228 provided the name of the apartment complex where they lived, providing a selection of varied locations ranging from halfway houses, rented rooms, and standard apartment complexes. See **Appendix 4** for additional survey response information.

## Rental Housing

Students who live in an off-campus rental house, or apartment report that their average monthly cost for rent is \$584.09, not including utilities. Total rental costs ranged from \$150 to \$3,000 per month. The majority of students surveyed report spending an average of \$303 on additional monthly expenses including gas/heating, electricity, water, sewer, trash removal, satellite/cable TV, and Internet. Of those who responded, 62 indicated that they receive some form of housing assistance from a government agency or nonprofit organization. Of the 1,729 respondents who answered the question, **14.3% reported some level of homelessness or housing insecurity within the past 18 months.**

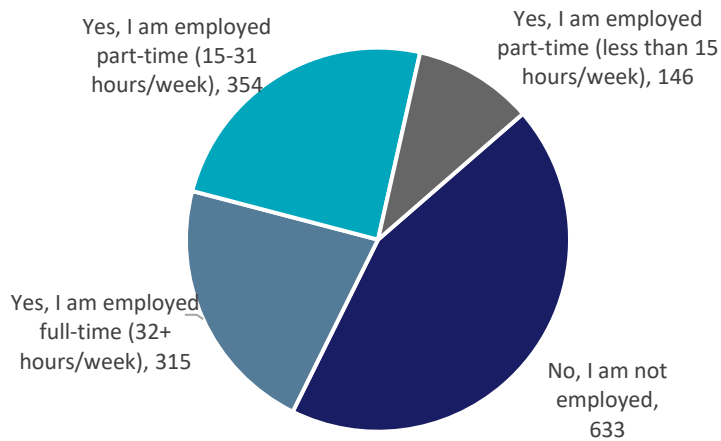
**Figure 22. Have you experienced homelessness or housing insecurity in the past 18 months?**



## Employment and Finances

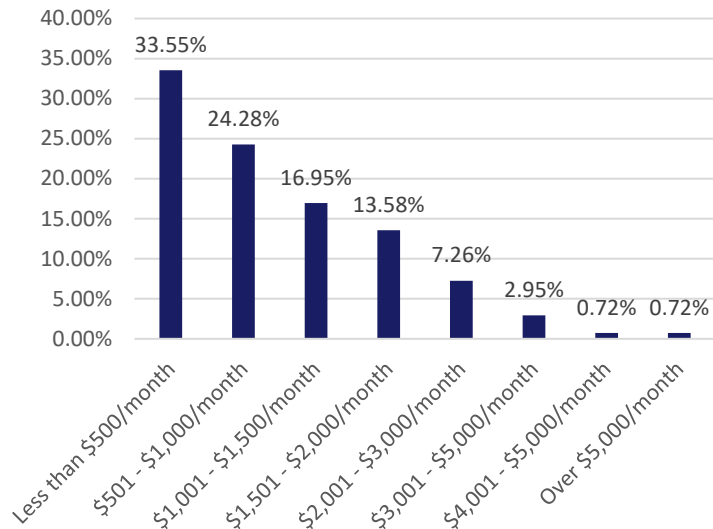
Respondents were asked if they were currently employed. Based on responses provided, 44% of respondents are not currently employed, 10% are employed less than 15 hours per week, 24% are employed between 15 and 30 hours per week, and 22% are employed full-time at 32+ hours per week as displayed in **Figure 23**.

*Figure 23. Are you currently employed?*



Over 57% of respondents report earning \$1,000 or less per month, as displayed in **Figure 24**.

Figure 24. Average monthly take-home income (including tips or any extra wages)



## Decision-Making Factors

Respondents were asked to rank the top four factors in their decision of where to live this year. Respondents identified cost and affordability above all other factors, with safety and security features and reliable internet/Wi-Fi as the second and third factors. The factors with the ranking for the top four choices are displayed in **Figure 25**.




Figure 25. Most important factors in decision where to live this year

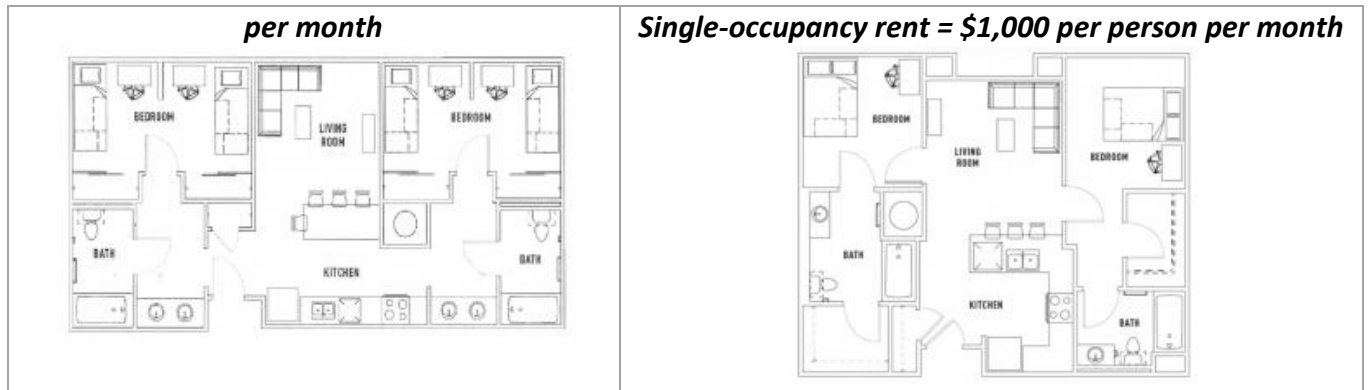
Question	Top Reason		Second Reason		Third Reason		Fourth Reason	
	Percentage	Count	Percentage	Count	Percentage	Count	Percentage	Count
Cost/affordability	79.71%	1112	14.41%	201	2.80%	39	1.65%	23
Dedicated study spaces	0.43%	6	1.86%	26	4.01%	56	5.81%	81
Reliable Internet/Wi-Fi	1.79%	25	12.97%	181	18.71%	261	17.13%	239
In-unit laundry	0.50%	7	5.38%	75	9.89%	138	12.33%	172
Common space/lounge for socializing	0.36%	5	1.43%	20	1.79%	25	5.52%	77
Proximity to my partner's work and/or school	0.14%	2	0.79%	11	1.94%	27	1.22%	17
Proximity to RCC campus	1.58%	22	7.03%	98	8.24%	115	10.90%	152
Convenience of retail	0.00%	0	0.00%	0	0.65%	9	1.00%	14
Reliable management company/landlord	0.72%	10	3.30%	46	6.02%	84	6.09%	85
Atmosphere/sense of student housing community	0.22%	3	0.65%	9	2.15%	30	3.08%	43
Safety and security features	12.04%	168	33.55%	468	17.85%	249	10.54%	147
Kitchen per suite	0.50%	7	5.09%	71	8.39%	117	9.89%	138
Age and condition of facilities	1.86%	26	10.82%	151	12.69%	177	10.75%	150
Community kitchen per floor	0.00%	0	0.07%	1	0.29%	4	0.36%	5
Proximity to my workplace	0.14%	2	2.65%	37	4.59%	64	3.73%	52

## Interest in Housing by Type

Six units were tested on the survey. The survey instructed all respondents to assume that the estimated rents include furnishings, utilities, basic cable TV, and Internet. Test rental rates do not include the cost of a meal plan. Respondents were notified that floor plans were samples only and were not to scale.

Figure 26. Housing Unit Survey Options

<p><b>4 BEDROOM, 4 BATHROOM SUITE</b> 4 students, 4 bedrooms, each with their own bathroom, common living area and kitchen <b>Single-occupancy rent = \$900 per person per month</b></p> 	<p><b>4 BEDROOM, 3 BATHROOM SUITE</b> 6 students, 2 shared bedrooms and 2 private bedrooms with 3 shared bathrooms, common living area and kitchen. <b>Double-occupancy rent = \$575 per person per month</b> <b>Single-occupancy rent = \$850 per person per month</b></p> 
<p><b>4 BEDROOM, 2 BATHROOM SUITE</b> 4 students, 4 bedrooms with 2 shared bathrooms, common living area and kitchen. <b>Single-occupancy rent = \$850 per person, per month</b></p> 	<p><b>4 BEDROOM, 4 BATHROOM SUITE</b> 8 students, 4 shared bedrooms, each with its own bathroom, common living area, and kitchen. <b>Double-occupancy rent = \$575 per person per month</b></p> 
<p><b>2 BEDROOM, 2 BATHROOM SUITE</b> 4 students, 2 in each bedroom, 2 shared bathrooms, a common area, and kitchen. <b>Double-occupancy rent = \$675 per person</b></p>	<p><b>2 SINGLE BEDROOM, 2 BATHROOM SUITE</b> 2 students, 2 single bedrooms, each with its own bathroom, a common area, and a kitchen.</p>

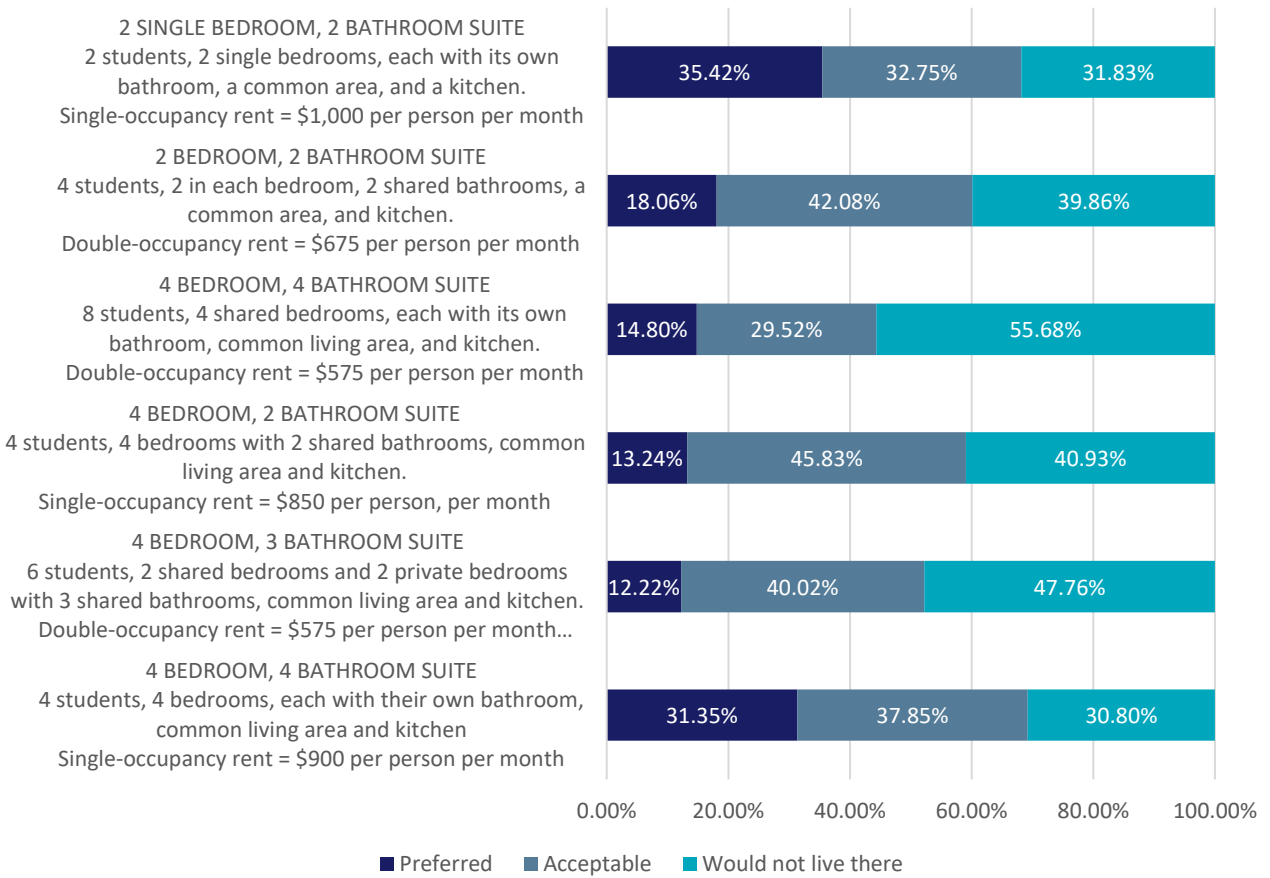


The unit preference question gauges relative interest in the six available unit options. Results are shown in **Figure 27**. The survey instructed respondents to select only one-unit option as “Preferred,” and to select “Acceptable” for any units they would live in if their preferred unit were not available. Students were directed to select “Would Not Live There” for units they found unacceptable. More students selected the new studio apartment as their preferred option than any other. Overall options with private bedrooms and bathrooms were generally deemed preferable and acceptable.

## Proposed Lease Rate & Local Rental Market Analysis

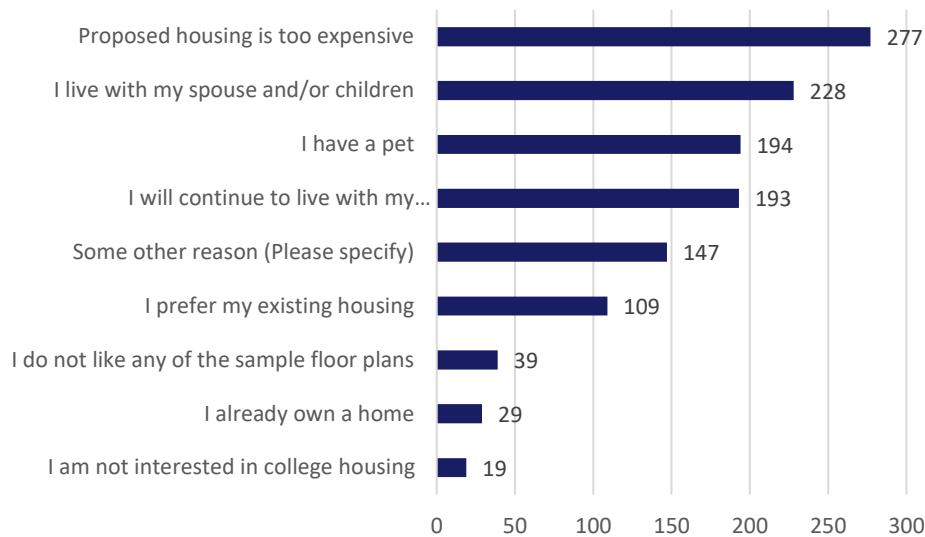
On average, students report paying an average of \$584.09 per month for rent with an additional \$303 of living expenses, for a total of \$887.09. The average market rate for apartments is \$1,025 per person, when averaging the median costs of all unit types. The average monthly rent for the proposed units is \$767.85. This indicates that the proposed rental rates for the proposed housing facility is an affordable option relative to the current rates students are paying and the rates that are likely to be found in the local market.

Figure 27. Unit Preference



Not all respondents were interested in the sample housing options. Cost concerns was the main reason for students’ potential lack of interest in their preferred unit type. After viewing the proposed units and rates, 22.4% of all survey respondents who answered this question indicated the rental costs as a reason they may not be interested in the options presented. Living with a spouse or children (18.5%), having a pet (15.7%), or continuing to live with parents/guardians (15.6%) are the other top reasons individuals may not be interested in living in the proposed units. **Figure 28** represents responses for all reasons listed in the survey.

Figure 28. Reasons May Not Have Been Interested in Living in Preferred Housing Option



## Focus Groups

MGT representatives conducted five virtual focus groups November 16-18, 2020. The groups were comprised of five different cohorts: Student Athletes, First Generation Students, International Students, Performing Arts and Culinary Students, and Students who identified as “Living In Riverside” or students who identified as “Living Outside of Riverside.” Using a moderator’s guide MGT developed with input from RCCD and OPR, the moderator asked questions about students’ current housing situation, lifestyle preferences, preferred unit types and amenities, and budget considerations. Each of the 33 participants was provided a \$20 Amazon e-gift card as an honorarium. A representative from OPR joined each focus group, a representative from RCCD joined three focus groups, and two representatives from RCC joined one focus group. Focus group notes are in **Appendix 1**.

### FOCUS GROUP SUMMARY

Many students who participated in the focus groups lived at home with parents or relatives. The primary driver for students living at home was affordability, followed by safety, and location. Some students who participated in the focus groups were also interested in family housing in the future.

Students struggled to consistently identify specific apartment complexes where groups of RCC students live, indicating that students are living where they can find a place, rather than at a small handful of specific locations. Many students who are not currently living at home cited using internet searches as the primary way to find available apartment or home rentals.



Students expressed strong desire to live on or near campus for an affordable price. They were unwilling to pay a greater cost than they could find in the local area but did value the convenience of being close to campus and believed that it would improve their ability to be a more engaged student. When asked if they would choose to live on campus for the same price, size, and amenities as an off-campus property, the respondents overwhelmingly indicated that they would live on campus. When asked if they would live on campus if the unit was 10% more expensive than the off-campus property, with the same size and amenities, they indicated that they would live off campus. When asked if they would live on campus if the unit was 10% smaller than the off-campus property, with the same cost and amenities, many indicated that they would choose to live on campus.

When students were provided with sample floor plans, the floor plan with a mix of single and double occupancy was a popular choice. Some students valued privacy over cost to a certain point, while others valued cost over all other considerations. Students were least interested in the 2-single bedroom, 2-bathroom unit because of the high cost, however, some students did express interest in living in that unit. From the 33 students who participated in the focus groups, it appeared that a variety of unit types and price points would serve students well. Overall cost and quality appeared to be the ultimate determining factors in their decision. All students believed that living on-campus would be a worthwhile experience.

# Enrollment Analysis

## Historical & Current Enrollment

Enrollment has both increased and decreased at RCC since 2015. Overall, between Fall 2015 and Fall 2020, total enrollment has increased 3.2%. At least a portion of the Fall 2020 enrollment can likely be attributed to the COVID19 global pandemic, which caused enrollment decline nationwide.<sup>12</sup>

Figure 29. Total Enrollment – Fall 2020

	TOTAL ENROLLMENT – FALL					
	2015	2016	2017	2018	2019	2020
Full-Time	5,353	5,449	5,895	6,291	6,176	5,988
Part-Time	13,604	14,000	14,710	14,956	14,718	13,571
<b>Total</b>	<b>18,957</b>	<b>19,449</b>	<b>20,605</b>	<b>21,247</b>	<b>20,894</b>	<b>19,559</b>

Figure 30. Total Enrollment Change % Fall 2015-2020

	Total Enrollment Change %				
	2016	2017	2018	2019	2020
Full-Time	1.8%	8.2%	6.7%	-1.8%	-3.0%
Part-Time	2.9%	5.1%	1.7%	-1.6%	-7.8%
<b>Total</b>	<b>2.6%</b>	<b>5.9%</b>	<b>3.1%</b>	<b>-1.7%</b>	<b>-6.4%</b>

## Enrollment Projections

RCC is projecting an enrollment increase of 3% annually. This projection will result in an increase of 2,455 total students with 1,703 additional part-time and 752 full-time students.

Figure 31. Total Enrollment Projections 2021-2025

	Total Enrollment Projections				2020-2024 Difference
	2021	2022	2023	2024	
Full-Time	6,168	6,353	6,543	6,740	752
Part-Time	13,978	14,397	14,829	15,274	1,703
<b>Total</b>	<b>20,146</b>	<b>20,750</b>	<b>21,373</b>	<b>22,014</b>	<b>2,455</b>

<sup>12</sup> [Final fall enrollment numbers show pandemic's full impact \(insidehighered.com\)](https://www.insidehighered.com)

# Demand Analysis

## Incremental Demand

MGT’s methodology for incremental demand centers on the off-campus population. The methodology for calculating demand uses the responses to the question on the survey asking where respondents “would have lived” had their preferred unit type been available for the current academic year. The first step in calculating demand is to determine a capture rates using the following equation:

$$\text{Capture Rate} = \frac{\text{Number of Full-Time Respondents Definitely Interested in Housing}}{\text{Number of Full-Time Respondents}}$$

The capture rate reflects the percentage of respondents level of interest (e.g., definitely interested). A “closure” rate is necessary to reflect that not all students who express interest will sign a lease. MGT assumes a 50 percent closure rate for those who indicated that they “definitely would have lived” in the housing and a 25 percent closure rate for those who indicated that they “might have lived” in the housing (or 50 percent of those with a 50/50 interest). Enrollment is multiplied by the capture rate; then the closure rate is applied to yield the demand<sup>13</sup>. This demand is explicitly based on the description of the units that included the rental rates proposed for the housing.

RCCD Housing has the potential to capture more students given responses on the overall positive perceptions as noted in the survey and focus groups. **Figure 32** shows the mid-point of incremental demand of all full-time students, based on respondents’ choice of unit, and the pricing quoted. Demand would amount to 1,773 beds, the midpoint of a range of 1,636 to 1,909 based on the sample size and the total population, if RCCD had the sample housing type and capacity available for this academic year. This demand is from all full-time student respondents. The demand for beds of full-time, single students who do not currently live with a spouse or dependent child(ren) is 2,122. The single student demand number is higher than the all-full-time-student demand due to the large number of respondents currently living with a spouse or dependent child(ren) indicating that they would not be interested in living in the proposed development and driving down the overall demand calculation. *Due to the extremely high interest in student housing, the proposed project shows strong demand.*

<sup>13</sup> The level of response to the survey and the size of RCC’s enrollment result in a confidence interval in the results of plus or minus 3.03% at a 95% confidence level—the plus-or-minus figure seen in many survey or poll results, for example, if the confidence interval is 3.0% and 50% percent of the sample picks an answer; it is 95% certain that if the entire population had been asked the same question, between 47% (50%-3%) and 53% (50%+3%) would have picked that answer. MGT uses the midpoint of the range as an estimate of demand.

DEMAND ANALYSIS

Figure 32. Off-Campus Student Demand for On-Campus Housing

2021	Headcount Enrollment	Definitely Interested		Might Be Interested		Potential Incremental Demand	Range	Potential Demand 95% Confidence Interval		
		Capture Rate	50% Closure	Capture Rate	25% Closure					
All Full-Time Students	5,988	41.0%	1226	36.5%	546	1773	±136	1,636	to	1,909

Based on the 1,773-student demand and the top preferences of interested students, the potential demand for each unit type is displayed in **Figure 33**. As identified below, based on the identified top preference, the unit mix would favor a stronger preference for spaces that have both private bedrooms and private bathrooms. The rooms with shared bedrooms have the lowest demand and were not as preferred by the students. However, with affordability as the top factor for housing, shared spaces still have an appeal.

Figure 33. Unit Mix

Unit Type	Rental Rate	Off-Campus Identified Top Preference	Potential Demand
4 BEDROOM, 4 BATHROOM SUITE	Single-occupancy rent \$900/month	24.9%	441
4 BEDROOM, 3 BATHROOM SUITE	Double-occupancy rent = \$575 per person per month Single-occupancy rent = \$850 per person per month	9.9%	176
4 BEDROOM, 2 BATHROOM SUITE	Single-occupancy rent = \$850 per person, per month	11.3%	200
4 BEDROOM, 4 BATHROOM SUITE	Double-occupancy rent = \$575 per person per month	12.4%	220
2 BEDROOM, 2 BATHROOM SUITE	Double-occupancy rent = \$675 per person per month	14.3%	254
2 SINGLE BEDROOM, 2 BATHROOM SUITE	Single-occupancy rent = \$1,000 per person per month	27.2%	482

Overall, this study indicates strong demand for RCC housing space in the next few years. The estimated incremental demand for RCCD Housing is 1,773, highlighting the need for space to accommodate students. Student also shared positive perspectives on the potential for RCC housing, identifying convenience and sense of community as two of the best features.

## Future RCC Recruitment and Demand

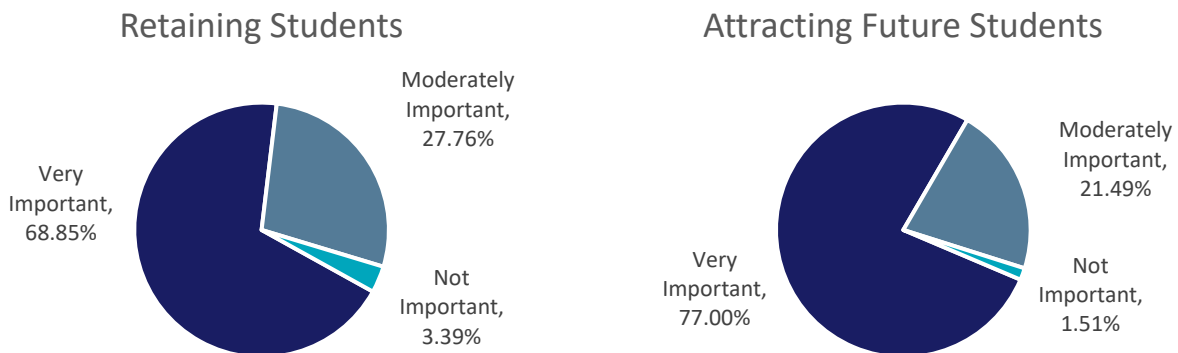
RCC is projecting a 3% enrollment increase per year through 2024. If demand remains the same as it is today, the demand for housing could be expected to increase to 1,937, as displayed in **Figure 34**.

Figure 34. Current and Future Bed Demand (Estimated)

	2021	2022	2023	2024
Bed Demand	1,773	1,826	1,881	1,937

Respondents were asked if they believed that offering student housing options will be important for retaining current RCC students and attracting future RCC students. Respondents believe that offering student housing will be especially important in retaining current RCC students and recruiting future RCC students as noted in the figures below.

Figure 35. Course Delivery in Fall 2020



Despite the increasing number of students who are participating in online courses, research shows that living in student housing while participating in online classes contributes to positive learning and social experiences<sup>14</sup>. According to the study, students indicate that despite the COVID-19 pandemic restrictions, they found living on campus to support their academic pursuits by having solid internet connections, quiet places to study, and increased socialization. Students who participated in the study indicated a strong sense of community and reported following campus health protocols. This is great news to support future student housing interest and demand.

<sup>14</sup> Did Students in College Housing Learn Better? Retrieved on December 4, 2020 from: <https://www.insidehighered.com/news/2020/12/03/survey-students-campus-housing-had-better-social-and-learning-outcomes>

## DEMAND ANALYSIS

At the time of this report, the United States is experiencing a pandemic related to the COVID-19 virus. cases. The full impact and duration of the impact of COVID-19 is not fully understood at this time, however, vaccinations are becoming more accessible to the general public.

# Legal Disclaimer

MGT's analysis of the feasibility of new housing at RCCD relies on the accuracy of information provided by RCCD and its third-party development partners as well as near-term and long-term assumptions influenced by factors outside of MGT's control and for which may adversely impact RCCD and/or its third-party development partners' expansion plans. Changes such as RCCD's financial health, construction materials, and costs, as well as state, local, and global economic conditions, may impact both the demand for the program, costs, and/or the project's financial feasibility. Additional risks to the expansion plans include but are not limited to changes to program demand, competitive programs, regulatory changes, as well as general acts of disaster.

# Appendix 1. Focus Group Questions

## FOCUS GROUP MODERATOR'S GUIDE

---

<b>1</b>	<b>[EXAMPLES]</b> <i>Student Athletes</i>	<ul style="list-style-type: none"><li>▪ <i>Students who play on an RCC athletic team</i></li></ul>
<b>2</b>	<i>Performing Arts and Culinary Arts Students</i>	<ul style="list-style-type: none"><li>▪ <i>Students who spend many hours on campus</i></li></ul>
<b>3</b>	<i>International Students</i>	<ul style="list-style-type: none"><li>▪ <i>Student visa status</i></li><li>▪ <i>Students who must find housing arrangements without visiting the area</i></li></ul>
<b>4</b>	<i>First Generation Students</i>	<ul style="list-style-type: none"><li>▪ <i>Students who are the first in their family to attend college</i></li></ul>
<b>5</b>	<i>Students who identified as “Living in Riverside” and students who identified as “Living outside of Riverside”</i>	<ul style="list-style-type: none"><li>▪ <i>Students who live close to campus</i></li><li>▪ <i>Students who live a considerable distance from campus</i></li></ul>

---

Moderator: MGT Team Member Kasey Price

---

### Introduction

1. Self-introduction by Moderator
2. Explanation of the ground rules of focus groups:
  - Recorded; please speak one at a time, and loud enough for recording
  - Urge candor; we all care that anything done for RCCD is in the best interests of the community. Therefore, please be frank about your views, and, to the extent that you can, comment also on whether you believe that your views reflect or differ from those of other students.
3. Introduction of focus group attendees (go around table):
  - First name?
  - Year of study?
  - Current and past campus living situation

### Background for the Discussion

As you may be aware, the university is interested in learning more about additional demand for student housing. Student input is very important to the university as it considers its options. We are asking you directly for your ideas; your comments will have a direct impact on the planning process.

4. Why did you choose to live where you currently live?
5. What do you like most about where you currently live? What do you like least?
6. What factors are among the most important to you in deciding where to live? (e.g. cost, proximity to campus, security, amenities, term of lease, other factors)
7. Which factors are least important?
8. How do you find rentals near campus? (Internet, word-of-mouth, realtor)



9. What are the most popular off-campus housing areas or neighborhoods? Why?
10. Is there any type of housing the college could offer that would appeal to you enough to live on campus?

**Budget Limitations (all)**

11. What is your view of the quality of your housing relative to the price that you pay?
12. If a particular type of unit were available both at the college and in the private marketplace of the same size, price range and amenities, which housing would most students prefer?
13. If the college-sponsored housing were 10% more expensive than the private housing, which housing would most students prefer?
14. If the rent level was the same for college-sponsored and private housing, but the University-sponsored housing was 10% smaller, which housing would most students prefer?

**Sample Floor Plans (all)**

We would now like to show you several types of housing from other universities. These are not necessarily unit types that are under consideration at RCCD but are offered to help generate discussion.

*A series of floor plans will be shared with students. Students will be asked to comment on each. The moderator will start with a question to spark discussion, such as:*

- *What do you think of this plan?*
- *What would you change?*
- *What do you think a reasonable rate would be for these accommodations?*
- *What would you pay to live in a unit like this?*

To provide context for the discussion, current rates for the academic year for on-campus housing are:

<p><b>4 BEDROOM, 4 BATHROOM SUITE</b>                      4 students, 4 bedrooms, each with their own bathroom, common living area and kitchen  <b>Single-occupancy rent = \$900 per person per month</b></p>	<p><b>4 BEDROOM, 3 BATHROOM SUITE</b>                      6 students, 2 shared bedrooms and 2 private bedrooms with 3 shared bathrooms, common living area and kitchen.  <b>Double-occupancy rent = \$575 per person per month</b>  <b>Single-occupancy rent = \$850 per person per month</b></p>
<p><b>4 BEDROOM, 2 BATHROOM SUITE</b>                      4 students, 4 bedrooms with 2 shared bathrooms, common living area and kitchen.  <b>Single-occupancy rent = \$850 per person, per month</b></p>	<p><b>4 BEDROOM, 4 BATHROOM SUITE</b>                      8 students, 4 shared bedrooms, each with its own bathroom, common living area, and kitchen.  <b>Double-occupancy rent = \$575 per person per month</b></p>
<p><b>2 BEDROOM, 2 BATHROOM SUITE</b>                      4 students, 2 in each bedroom, 2 shared bathrooms, a common area, and kitchen.  <b>Double-occupancy rent = \$675 per person per month</b></p>	<p><b>2 SINGLE BEDROOM, 2 BATHROOM SUITE</b>                      2 students, 2 single bedrooms, each with its own bathroom, a common area, and a kitchen.  <b>Single-occupancy rent = \$1,000 per person per month</b></p>

15. Keeping in mind that increased privacy and amenities come with higher costs, which of the plans would you be the most interested in? [Show of hands.] For those of you who did not pick any plan, why? Is there any other unit type that would be of interest to you? If not, why would you not be interested?

**Living Preferences**

16. What **unit** amenities would you like to see in new student housing?
17. What **community** amenities would you like to see in new student housing?
18. What is the ideal number of students that should share a **unit**? What is the maximum number?
19. What is the ideal number of students that should share a **bathroom**? What is the maximum number?
20. Are you interested in theme housing by building or floor for individual groups (e.g., for honors, student organizations, international theme, academic/department identity)?
21. Would you prefer a nine-month or a twelve-month lease? How much more per month would the nine-month lease be worth?
22. To what extent was housing a consideration in your decision to come to RCCD?
23. Did you visit housing at other campuses to which you applied? Which schools were these? Did those campuses offer student housing options?

**Closing**

24. Fill in the blank – “If the housing had \_\_\_\_\_, I would definitely live there.”
25. Fill in the blank – “If the housing had \_\_\_\_\_, I would definitely not live there.”

Close the session by thanking the participants for their thoughts, comments, and suggestions.

Explain that there is no guarantee as to how the planning process will proceed, but that without their input, no progress can be made.

## Appendix 2. Peer Institution Contact

Campus	Representative	Contact Information
Columbia College – Sonora, CA	Samantha Huebner, Director of Student Housing	<a href="mailto:director@californiastudenthousing.net">director@californiastudenthousing.net</a>
Feather River College – Quincy, CA	Carlie McCarthy, VP Student Services/Chief Student Services Officer	<a href="mailto:cmcarthy@frc.edu">cmcarthy@frc.edu</a>
Reedley College – Reedley, CA	Lisa McAndrews, Residence Hall Supervisor	<a href="mailto:lisa.mcandrews@reedleycollege.edu">lisa.mcandrews@reedleycollege.edu</a> (559)638-0300 ext. 3258
Sierra College – Rocklin, CA	Erik Skinner, VP Administrative Services	<a href="mailto:eskinner2@sierracollege.edu">eskinner2@sierracollege.edu</a> ; <a href="mailto:housing@sierracollege.edu">housing@sierracollege.edu</a> (916) 660-7600; (916) 660-7389
Taft College – Taft, CA	Angelo Cutrona, Residence Hall Supervisor	<a href="mailto:acutrona@taftcollege.edu">acutrona@taftcollege.edu</a> 661-763-7832
West Hills College Coalinga – Coalinga, CA	Alex Villalobos, Director of Residential Living	(559) 934-2373
Orange Coast College	Jamie Kammerman, Director Housing and Residential Education	<a href="mailto:live@theharbourocc.com">live@theharbourocc.com</a> (714) 643-5100
Santa Rosa Junior College	Kate Jolley, VP Finance and Administrative Services	<a href="mailto:KJolley@santarosa.edu">KJolley@santarosa.edu</a> .
Napa Valley College	Benjamin Quesada	<a href="mailto:bquesada@napavalley.edu">bquesada@napavalley.edu</a> 707-256-7341
CA State San Bernardino	Amanda Ferguson	<a href="mailto:housing@csusb.edu">housing@csusb.edu</a> <a href="mailto:aferguso@csusb.edu">aferguso@csusb.edu</a> 909-536-4201
Cal Baptist	Nathan Hicks, Associate Director of Housing Services	<a href="mailto:housingservices@calbaptist.edu">housingservices@calbaptist.edu</a> <a href="mailto:nkicks@calbaptist.edu">nkicks@calbaptist.edu</a> 951-552-8111
University of California Riverside	Dr. James Smith, Associate Director of Residential Life	<a href="mailto:James.smith@ucr.edu">James.smith@ucr.edu</a> 951-827-7551

# Appendix 3: Off-Campus Market Analysis

## Sample Properties

Apartment Complex	Units Left	Address	Phone	Miles from Campus	Year Built	# of Units
Main+Nine	11	3870 Main St, Riverside, CA 92501	(844) 637-1797	0.58	2019	36
Raincross Promenade	11	3250 Market St, Riverside, CA 92501	(844) 820-6086	0.45	2010	141
Imperial Hardware Lofts	12	3750 Main St, Riverside, CA 92501	(833) 572-8863	0.10	2018	89
Mission Lofts	28	3050 Mission Inn Ave, Riverside, CA 92507	(657) 231-3105	0.64	2019	212
ReNew on 14th	7	4555 Pine St, Riverside, CA 92501	(877) 465-4981	0.76	1988	100
Canyon Crest Luxury Apartments	0	1550 Central Ave, Riverside, CA 92507	(844) 215-3013	2.52	2004	106
Canyon Crest Village Apartments	3	5200 Chicago Ave, Riverside, CA 92507	(844) 692-0076	2.48	1983	192
The Met Apartments	0	2770 Atlanta Ave, Riverside, CA 92507	(844) 771-7976	1.86	1965	72
Spruce Village	4	1046 Spruce St, Riverside, CA 92507	(951) 543-9674	2.47	2000	207
Boulder Creek	13	2442 Iowa Ave, Riverside, CA 92507	(844) 690-5958	2.22	1982	264
Concord Square Apartments	0	2700 Iowa Ave, Riverside, CA 92507	(844) 742-2131	2.10	1986	78
Concord Village	4	1251 Massachusetts Ave, Riverside, CA 92507	(866) 848-3749	2.22	1984	148
Falcon Pointe Apartments		2934 Canyon Crest Dr, Riverside, CA 92507	(951) 397-4061	2.58	1986	148
Highlander at North Campus	6	3080 Iowa Ave, Riverside, CA 92507	(310) 734-3557	2.08	2011	216
The Timbers	2	1175 W Blaine St, Riverside, CA 92507	(844) 768-6674	2.22	1974	112
Los Arbolitos	1	1175 W Blaine St, Riverside, CA 92507	(951) 384-0348	2.22	1973	96
Highlander Pointe Apartments	2	1055 W Blaine St, Riverside, CA 92507	(844) 479-8045	2.36	1975	133
Park Hill Apartments		991 Blaine St, Riverside, CA 92507	(844) 841-5317	2.40	1978	136
807 West	0	807 W Blaine St, Riverside, CA 92507	(844) 410-3172	2.67	2015	55
Highlander Park Apts	1	3131 Watkins Dr, Riverside, CA 92507	(844) 329-1320	2.74	1972	92
Berkdale Apartments	0	1234 W Blaine St, Riverside, CA 92507	(951) 373-7507	2.14	1986	296
Summer Meadows	0	3429 Rustin Ave, Riverside, CA 92507	(760) 531-9064	2.31	1977	123
The Lindy East & West Apartments		1177 W Linden St, Riverside, CA 92507	(844) 343-0796	2.23	1963	50
WINDWOOD	11	1120 W Linden St, Riverside, CA 92507	(951) 777-2185	2.32	1985	224
University Village Towers	55	3500 Iowa Ave, Riverside, CA 92507	(844) 331-2593	2.28	2005	149
HH GrandMarc at University Village		3549 Iowa Rd, Riverside, CA 92507	(909) 554-3009	2.07	2002	212
University Court	0	1421 7th St, Riverside, CA 92507	(951) 397-4275	1.94	1964	16
The Palms on University		1400 University Ave, Riverside, CA 92507	(909) 279-2996	2.01	2006	152
Quail Creek Apartments		3131 Arlington Ave, Riverside, CA 92506	(844) 771-3107	2.49	1978	156
Emerald Pointe Apartments		1863 12th St, Riverside, CA 92507	(951) 329-9637	1.55	1960	144

**Rental Rates for Sampled Properties, Studio and One Bedroom Units**

Apartment Complex	Studio					One Bedroom				
	Low Rent	Ave. Rent	High Rent	SF	Ave. Rent/SF	Low Rent	Ave. Rent	High Rent	SF	Ave. Rent/SF
Main+Nine						\$ 1,899	\$ 2,199	\$ 2,499	742	\$ 2.96
Raincross Promenade						\$ 1,825	\$ 2,085	\$ 2,345	813	\$ 2.56
Imperial Hardware Lofts	\$ 1,799	\$ 2,366	\$ 2,933	808	\$ 2.93	\$ 1,899	\$ 2,195	\$ 2,490	769	\$ 2.85
Mission Lofts	\$ 1,627	\$ 1,655	\$ 1,682	459	\$ 3.60	\$ 1,802	\$ 1,825	\$ 1,847	656	\$ 2.78
ReNew on 14th						\$ 1,525	\$ 1,625	\$ 1,725	720	\$ 2.26
Canyon Crest Luxury Apartments						\$ 1,650	\$ 1,663	\$ 1,675	1,016	\$ 1.64
Canyon Crest Village Apartments										
The Met Apartments										
Spruce Village						\$ 1,245	\$ 1,330	\$ 1,415	660	\$ 2.02
Boulder Creek	\$ 1,270	\$ 1,597	\$ 1,924	500	\$ 3.19	\$ 1,500	\$ 1,868	\$ 2,235	715	\$ 2.61
Concord Square Apartments	\$ 1,200	\$ 1,250	\$ 1,300	500	\$ 2.50	\$ 1,250	\$ 1,300	\$ 1,350	720	\$ 1.81
Concord Village						\$ 1,295	\$ 1,295	\$ 1,295	750	\$ 1.73
Falcon Pointe Apartments						\$ 1,200	\$ 1,275	\$ 1,350	650	\$ 1.96
Highlander at North Campus	\$ 1,299	\$ 1,299	\$ 1,299	461	\$ 2.82					
The Timbers						\$ 1,415	\$ 1,503	\$ 1,590	712	\$ 2.11
Los Arbolitos						\$ 1,395	\$ 1,493	\$ 1,590	782	\$ 1.91
Highlander Pointe Apartments										
Park Hill Apartments						\$ 1,015	\$ 1,083	\$ 1,151	520	\$ 2.08
807 West						\$ 1,315	\$ 1,315	\$ 1,315	628	\$ 2.09
Highlander Park Apts						\$ 1,391	\$ 1,391	\$ 1,391	710	\$ 1.96
Berkdale Apartments	\$ 1,320	\$ 1,320	\$ 1,320	400	\$ 3.30	\$ 1,170	\$ 1,248	\$ 1,325	464	\$ 2.69
Summer Meadows						\$ 1,345	\$ 1,373	\$ 1,400	720	\$ 1.91
The Lindy East & West Apartments										
WINDWOOD						\$ 1,470	\$ 1,470	\$ 1,470	625	\$ 2.35
University Village Towers						\$ 1,264	\$ 1,382	\$ 1,500	505	\$ 2.74
HH GrandMarc at University Village						\$ 1,545	\$ 1,545	\$ 1,545	677	\$ 2.28
University Court						\$ 1,200	\$ 1,200	\$ 1,200	850	\$ 1.41
The Palms on University										
Quail Creek Apartments	\$ 1,165	\$ 1,200	\$ 1,235	470	\$ 2.55	\$ 1,370	\$ 1,428	\$ 1,485	670	\$ 2.13
Emerald Pointe Apartments						\$ 1,025	\$ 1,025	\$ 1,025	649	\$ 1.58
<b>Low</b>	<b>\$1,165</b>	<b>\$1,200</b>	<b>\$1,235</b>	<b>400</b>	<b>\$2.50</b>	<b>\$1,015</b>	<b>\$1,025</b>	<b>\$1,025</b>	<b>464</b>	<b>\$1.41</b>
<b>Median</b>	<b>\$1,299</b>	<b>\$1,320</b>	<b>\$1,320</b>	<b>470</b>	<b>\$2.93</b>	<b>\$1,381</b>	<b>\$1,409</b>	<b>\$1,478</b>	<b>710.75</b>	<b>\$2.10</b>
<b>High</b>	<b>\$1,799</b>	<b>\$2,366</b>	<b>\$2,933</b>	<b>808</b>	<b>\$3.60</b>	<b>\$1,899</b>	<b>\$2,199</b>	<b>\$2,499</b>	<b>1016</b>	<b>\$2.96</b>

### Rental Rates for Sampled Properties, 2-4 Bedroom Units

Apartment Complex	Two Bedroom					Three Bedroom					Four Bedroom				
	Low Rent	Ave. Rent	High Rent	SF	Ave. Rent/SF	Low Rent	Ave. Rent	High Rent	SF	Ave. Rent/SF	Low Rent	Ave. Rent	High Rent	SF	Ave. Rent/SF
Main+Nine	\$ 2,899	\$ 3,199	\$ 3,499	1,330	\$ 2.41										
Raincross Promenade	\$ 1,975	\$ 2,338	\$ 2,700	1,416	\$ 1.65	2,325	\$2,612.50	\$ 2,900	1,605	\$1.63					
Imperial Hardware Lofts	\$ 2,449	\$ 3,024	\$ 3,599	1,160	\$ 2.61										
Mission Lofts	\$ 2,192	\$ 2,806	\$ 3,420	1,039	\$ 2.70										
ReNew on 14th	\$ 1,805	\$ 1,943	\$ 2,080	935	\$ 2.08										
Canyon Crest Luxury Apartments	\$ 1,775	\$ 1,838	\$ 1,900	1,324	\$ 1.39	2,175	\$2,187.50	\$ 2,200	1,568	\$1.40					
Canyon Crest Village Apartments	\$ 1,495	\$ 1,645	\$ 1,795	990	\$ 1.66										
The Met Apartments	\$ 1,245	\$ 1,365	\$ 1,485	915	\$ 1.49										
Spruce Village	\$ 1,535	\$ 1,610	\$ 1,685	900	\$ 1.79										
Boulder Creek	\$ 1,950	\$ 2,280	\$ 2,610	986	\$ 2.31										
Concord Square Apartments	\$ 1,500	\$ 1,550	\$ 1,600	900	\$ 1.72										
Concord Village	\$ 1,545	\$ 1,570	\$ 1,595	975	\$ 1.61										
Falcon Pointe Apartments	\$ 1,500	\$ 1,625	\$ 1,750	850	\$ 1.91										
Highlander at North Campus	\$ 1,198	\$ 1,548	\$ 1,898	1,101	\$ 1.41	2,937	\$2,937.00	\$ 2,937	1,152	\$2.55	\$1,796	\$2,356	\$2,916	1,646	\$1.43
The Timbers	\$ 1,615	\$ 1,790	\$ 1,965	1,071	\$ 1.67										
Los Arbolitos	\$ 1,615	\$ 1,790	\$ 1,965	1,079	\$ 1.66										
Highlander Pointe Apartments	\$ 1,775	\$ 1,818	\$ 1,860	1,003	\$ 1.81										
Park Hill Apartments	\$ 1,190	\$ 1,240	\$ 1,290	640	\$ 1.94										
807 West	\$ 1,525	\$ 1,613	\$ 1,700	921	\$ 1.75										
Highlander Park Apts	\$ 1,717	\$ 1,717	\$ 1,717	1,102	\$ 1.56										
Berkdale Apartments	\$ 1,610	\$ 1,610	\$ 1,610	729	\$ 2.21	2,189	\$2,189.00	\$ 2,189	1,229	\$1.78					
Summer Meadows	\$ 1,695	\$ 1,743	\$ 1,790	985	\$ 1.77	2,295	\$2,312.50	\$ 2,330	1,186	\$1.95					
The Lindy East & West Apartments	\$ 1,445	\$ 1,445	\$ 1,445	1,050	\$ 1.38										
WINDWOOD	\$ 1,775	\$ 1,825	\$ 1,875	873	\$ 2.09										
University Village Towers	\$ 1,148	\$ 1,674	\$ 2,200	860	\$ 1.95	2,535	\$2,775.00	\$ 3,015	1,186	\$2.34	\$1,696	\$2,648	\$3,600	1,114	\$2.38
HH GrandMarc at University Village	\$ 1,850	\$ 1,850	\$ 1,850	904	\$ 2.05						\$2,900	\$3,200	\$3,500	1,415	\$2.26
University Court	\$ 1,395	\$ 1,395	\$ 1,395	1,000	\$ 1.40										
The Palms on University	\$ 1,998	\$ 1,998	\$ 1,998	840	\$ 2.38						\$3,436	\$3,436	\$3,436	1,470	\$2.34
Quail Creek Apartments	\$ 1,560	\$ 1,628	\$ 1,695	950	\$ 1.71										
Emerald Pointe Apartments	\$ 1,175	\$ 1,175	\$ 1,175	1,008	\$ 1.17										
<b>Low</b>	<b>\$1,148</b>	<b>\$1,175</b>	<b>\$1,175</b>	<b>640</b>	<b>\$1.17</b>	<b>\$2,175</b>	<b>\$2,188</b>	<b>\$2,189</b>	<b>1152</b>	<b>\$1.40</b>	<b>\$1,696.00</b>	<b>\$2,356.00</b>	<b>\$2,916.00</b>	<b>\$1,114.00</b>	<b>\$1.43</b>
<b>Median</b>	<b>\$1,613</b>	<b>\$1,696</b>	<b>\$1,823</b>	<b>985.5</b>	<b>\$1.76</b>	<b>\$2,310</b>	<b>\$2,463</b>	<b>\$2,615</b>	<b>1207.5</b>	<b>\$1.87</b>	<b>\$2,348.00</b>	<b>\$2,924.00</b>	<b>\$3,468.00</b>	<b>\$1,442.50</b>	<b>\$2.30</b>
<b>High</b>	<b>\$2,899</b>	<b>\$3,199</b>	<b>\$3,599</b>	<b>1416</b>	<b>\$2.70</b>	<b>\$2,937</b>	<b>\$2,937</b>	<b>\$3,015</b>	<b>1605</b>	<b>\$2.55</b>	<b>\$3,436.00</b>	<b>\$3,436.00</b>	<b>\$3,600.00</b>	<b>\$1,646.00</b>	<b>\$2.38</b>

### Sample Properties, Lease Terms and Utilities

Apartment Complex	Lease Terms				Utilities Included					
	YR	6/9 Mo.	M-M	Other	Elec	Gas	Heat	W/T	Internet	Basic Cable
Main+Nine	Y	N	N	N	N	N	N	N	N	N
Raincross Promenade	Y	N	N	N	N	N	N	N	N	N
Imperial Hardware Lofts	Y	N	N	N	N	N	N	N	N	N
Mission Lofts	Y	N	N	N						
ReNew on 14th	Y	Y	N	Y	N	N	N	Y	N	N
Canyon Crest Luxury Apartments	Y	N	N	N	N	N	N	Y	N	N
Canyon Crest Village Apartments	Y	N	N	N	N	N	N	Y	N	N
The Met Apartments	Y	Y	N	N	N	Y	N	Y	N	N
Spruce Village	Y	Y	N	Y	N	N	N	Y	N	N
Boulder Creek	Y	N	N	Y						
Concord Square Apartments	Y	N	N	N	N	N	N	Y	N	N
Concord Village	Y	N	N	N	N	N	N	Y	N	N
Falcon Pointe Apartments	Y	N	N	N	N	N	N	N/Y	N	N
Highlander at North Campus	Y	Y	N	Y	Y	Y	Y	Y	Y	Y
The Timbers	Y	Y	Y	Y	N	Y	N	Y	N	N
Los Arbolitos	Y	Y	Y	Y	N	Y	Y	Y	N	N
Highlander Pointe Apartments	Y	Y	Y	N	N	N	Y	Y	N	N
Park Hill Apartments	Y	Y	N	N	N	Y	N	N/Y	N	N
807 West	Y	N	N	N	N	N	N	Y	N	N
Highlander Park Apts	Y	N	N	N	N	Y	N	Y	N	N
Berkdale Apartments	Y	Y	Y	Y	N	N	N	Y	N	N
Summer Meadows	Y	Y	N	Y	N	N	N	Y	N	N
The Lindy East & West Apartments	Y	N	N	N	N	N	N	Y	N	N
WINDWOOD	Y	N	N	N	N	N	N	Y	N	N
University Village Towers	N	Y	Y	Y	Y	N	Y	Y	Y	Y
HH GrandMarc at University Village	Y	N	N	Y	Y	Y	Y	Y	Y	Y
University Court					N	N	N	Y	N	N
The Palms on University	Y	N	N	N	Y	Y	Y	Y	Y	Y
Quail Creek Apartments	N	Y	N	N	N	Y	N	Y	N	N
Emerald Pointe Apartments					N	N	N	Y	N	N

### Sample Properties, Unit and Community Amenities

Apartment Complex	Unit Amenities					Community Amenities									
	Furn.	DW	AC	WDC Only	WD	Pool	Club-house	Play-ground	Fitness Ctr	Surface Parking	Garage / Covered Parking	Volley-Ball	Tennis	Laundry	Pets Allowed
Main+Nine	N	Y	Y	N	Y	N	N	N	N	N	Y	N	N	N	Y
Raincross Promenade	Y	Y	Y	N	Y	Y	N	N	Y	Y	N	N	N	N	Y
Imperial Hardware Lofts	N	Y	Y	N	Y	Y	Y	N	Y	N	Y	N	N	N	Y
Mission Lofts	N	Y	Y	N	Y	Y	Y	N	Y	Y	Y	N	N	N	Y
ReNew on 14th	N	Y	Y	N	Y	Y	N	N	Y	N	Y	N	N	Y	Y
Canyon Crest Luxury Apartments	N	Y	Y	N	Y	Y	Y	N	Y	Y	Y	N	N	N	Y
Canyon Crest Village Apartments	N	Y	Y	N	Y	Y	N	N	Y	Y	Y	N	N	Y	Y
The Met Apartments	N	Y	Y	N	N	Y	N	Y	N	Y	Y	N	N	Y	Y
Spruce Village	N	Y	Y	N	Y	Y	N	N	Y	N	Y	N	N	Y	Y
Boulder Creek	N	Y	Y	N	Y	Y	N	N	Y	N	Y	N	Y	Y	Y
Concord Square Apartments	N	Y	Y	N	N	Y	N	N	N	N	Y	N	N	Y	Y
Concord Village	N	Y	Y	N	N	Y	N	Y	N	N	Y	N	N	Y	Y
Falcon Pointe Apartments	N	Y	Y	Y	N	Y	N	N	N	Y	N	N	N	Y	Y
Highlander at North Campus	Y	Y	Y	N	Y	Y	Y	N	Y	Y	Y	N	N	N	Y
The Timbers	N	N	Y	N	N	Y	N	N	N	N	Y	N	N	Y	Y
Los Arbolitos	N	N	Y	N	N	Y	N	N	N	Y	Y	N	N	Y	Y
Highlander Pointe Apartments	N	Y	Y	N	Y	Y	N	N	N	Y	Y	N	N	Y	Y
Park Hill Apartments	N	N	Y	N	N	Y	Y	N	Y	N	Y	N	Y	Y	N
807 West	N	Y	Y	N	Y	Y	N	Y	Y	Y	Y	N	N	N	N
Highlander Park Apts	N	Y	Y	N	N	Y	N	N	N	Y	Y	N	N	Y	Y
Berkdale Apartments	N	N	Y	N	N	Y	N	N	Y	Y	Y	N	N	Y	Y
Summer Meadows	N	Y	Y	N	N	Y	N	N	N	Y	Y	N	N	Y	Y
The Lindy East & West Apartments	N	Y	Y	N	N	Y	N	N	N	N	Y	N	N	Y	N
WINDWOOD	N	Y	Y	N	N	Y	Y	N	Y	Y	Y	N	N	Y	Y
University Village Towers	Y	Y	Y	N	N	Y	Y	N	Y	N	Y	N	N	Y	Y
HH GrandMarc at University Village	Y	Y	Y	N	Y	Y	Y	N	Y	Y	N	N	N	N	Y
University Court	N	N	Y	N	N	Y	N	N	N	Y	N	N	N	Y	N
The Palms on University	Y	Y	Y	N	Y	Y	Y	N	Y	Y	Y	Y	N	N	N
Quail Creek Apartments	N	Y	N	N	N	Y	Y	N	N	Y	Y	N	Y	Y	Y
Emerald Pointe Apartments	N	N	Y	N	N	Y	N	Y	N	N	Y	N	N	Y	Y



# Appendix 4: Student Survey

## Default Report

RCCD Student Housing Survey 2021

March 31st 2021, 9:50 pm EDT

### What is your current age?

Answer	%	Count
17 or younger	1.08%	19
18-21	41.54%	729
22-25	19.77%	347
26-30	14.53%	255
31-35	9.80%	172
36-40	5.13%	90
46 or older	4.22%	74
41-45	3.93%	69
Total	100%	1755

### In how many units are you currently enrolled?

Answer	%	Count
I am a concurrently enrolled high school student	0.85%	15
0.0 units (Noncredit)	0.68%	12
0.5 units to 5.5 units (Less than half-time)	10.52%	185
6.0 units to 8.5 units (Half-time)	17.96%	316
9.0 units to 11.5 units (Three-quarter time)	19.33%	340
12.0 units or more (Full-time)	50.65%	891
Total	100%	1759

### What is your academic program?

Answer	%	Count
Art	1.78%	31
Culinary Arts	1.03%	18
Cosmetology	0.52%	9
Theatre Arts	0.57%	10
Welding Technology	0.00%	0
Administration and Information Systems	0.75%	13
Administration of Justice	3.04%	53
Air Conditioning and Refrigeration	0.11%	2
American Sign Language	0.75%	13

APPENDIX 4: STUDENT SURVEY

American Studies	0.00%	0
Anthropology	0.40%	7
Applied Digital Media	0.69%	12
Art History	0.11%	2
Automotive Technology	0.86%	15
Biology	4.88%	85
Business Administration	10.74%	187
Chemistry	0.86%	15
Child and Adolescent Development	1.44%	25
Communication Studies	0.98%	17
Computer Applications and Office Technology	0.52%	9
Computer Information Systems	2.13%	37
Computer Science	2.93%	51
Cosmetology Business Administration	0.06%	1
Dance	0.29%	5
Early Childhood Education	2.64%	46
Economics	0.29%	5
Education	0.57%	10
Elementary Teacher Education	1.21%	21
English	1.84%	32
Entrepreneurship	0.17%	3
Environmental Science	0.75%	13
Exercise, Sport and Wellness	0.11%	2
Film, TV and Video Production Specialist	0.86%	15
Geography	0.11%	2
Geology	0.06%	1
Hiistory	0.86%	15
Humanities, Philosophy, and Arts	0.86%	15
Infant and Toddler Specialization	0.00%	0
International Business	0.06%	1
Journalism	0.34%	6
Kinesiology, Health and Wellness	2.35%	41
Mathematics	2.81%	49
Music	2.47%	43
Nursing	25.56%	445
Nutrition and Dietetics	0.57%	10
Paralegal Studies	0.86%	15

APPENDIX 4: STUDENT SURVEY

Philosophy	0.06%	1
Photography	0.40%	7
Physics	0.29%	5
Political Science	1.09%	19
Psychology	6.78%	118
Social and Behavioral Studies	2.18%	38
Sociology	2.81%	49
Spanish	0.40%	7
Studio Arts	0.46%	8
Undecided	4.71%	82
Total	100%	1741

**Do you belong to any of the following groups? (Please select all that apply)**

Answer	%	Count
International students	2.00%	31
Student athletes	3.03%	47
Pell grant recipients	41.55%	644
First generation college students	51.48%	798
Veterans or active/reserve duty members	1.94%	30
Total	100%	1550

**To which gender identity do you most identify?**

Answer	%	Count
Male	20.84%	366
Female	76.59%	1345
Non-Binary	1.48%	26
Not listed	0.17%	3
Prefer not to answer	0.91%	16
Total	100%	1756

**Where did you live just before to coming to college?**

Answer	%	Count
Riverside City	34.38%	605
Los Angeles	3.86%	68
Elsewhere in the United States	3.86%	68
Outside of the United States	1.14%	20
Riverside County	33.01%	581
Elsewhere in Inland Empire	21.08%	371
Orange County	2.67%	47
Total	100%	1760

**Post COVID-19, on a typical day, what mode of transit would you typically use to commute from your current home to the campus to attend the majority of your classes?**

Answer	%	Count
Personal vehicle	70.40%	1220
Carpool or dropped off by family member	14.31%	248
Rideshare (Lyft, Uber, etc.)	1.62%	28
Bike	0.69%	12
Walk	1.38%	24
Bus	11.60%	201
Total	100%	1733

**On a typical day, approximately how long is your commute from your current home to the campus to attend the majority of your classes?**

Answer	%	Count
Less than 15 minutes	14.14%	245
15-30 minutes	46.05%	798
31-45 minutes	23.89%	414
46 minutes or more	15.93%	276
Total	100%	1733

**How satisfied or dissatisfied are you with your current housing situation?**

Answer	%	Count
Very satisfied	13.97%	242
Satisfied	46.77%	810
Dissatisfied	29.56%	512
Very dissatisfied	9.70%	168
Total	100%	1732

**Where do you live?**

Answer	%	Count
Rental apartment complex or building	18.54%	320
Rental housing such as a rental house	12.75%	220
Live with parents/relatives	62.40%	1077
Own my home	6.32%	109
Total	100%	1726

**Have you experienced homelessness or housing insecurity in the past 18 months?**

Answer	%	Count
Yes, I am currently homeless and/or living in a shelter	1.27%	22
Yes, I am currently housing insecure and live in a home/apartment that was not intended for me to be a resident (e.g., couch surfing)	9.14%	158
No, I have not experienced homelessness or housing insecurity in the past 18 months	85.66%	1481
Yes, within the past 18 months I have been homeless and/or living in a shelter	3.93%	68
Total	100%	1729

**Would you ever consider living in campus housing in the future?**

Answer	%	Count
Yes	46.51%	807
Maybe	18.67%	324
No, definitely not	8.53%	148
Yes, if my spouse and/or dependent can live with me	26.28%	456
Total	100%	1735

**Why would you not consider living in campus housing in the future?**

Why would you not consider living in campus housing in the future?

I believe it is too be so expense apart from renting an apartment.

If I was a young first time college student I would. I am currently married with 4 children and back in college for some fun classes so I wouldn't live on campus.

I own a home

I have a residence

because I own a house in which I am living right now.

I wouldn't because I'm not use to living some where else besides my house but maybe it depends if in the future I decide to further with my Education as to a degree, as to a University.

I have children

I have a family.

I love relatively close to campus, I am taking limited classes for prerequisites for another program, and I need to pay my monthly mortgage.

I am married and have children. This doesn't seem appropriate in college housing.

Im positive that I would have a place to call home for a couple of years, therefore I wouldn't need to live on campus

dont need to

I have four children.

I live nearby

I'm married with children.

My current situation is perfect for me

As an older adult, I am passed the time for campus housing

Plan on purchasing a home

I own my home and do not need student housing, but I am in favor of it, as I feel it would be a benefit for those that need it

I am a mother who needs to be at home with her children.

Because I have two kids, and I don't think the school will allow it?

Because I am only a part time college student and I own a home in a neighboring city

I would be completing my certificate this spring 2021 thats why i haven't consider living in campus.

Too expensive

I own my home but my children may consider campus housing since we live quite a distance from RCC

I would still be living with my parents.

Not comfortable

I already have my family and a house

I live with parents in Riverside and am not required to pay rent, currently.

I own my home, and have children.

I am married and we own our home. I am just taking classes for my own enjoyment.

I am married and have a place to live currently.

Live in my own house

I live in Rancho Mirage with my husband in our own home.

Because I would be more comfortable in my own space where I can have my family over and it's probably less expensive for me.

I'm married with children.

I don't like to be away from my family. I value family a lot especially since I am in high school.

One reason is because I do not have the financial income or afford to live in a campus housing, secondly I have a 1 year old son that is another financial struggle to provide for him as well.

Currently I do not have a need for campus housing

Do not want to live with younger students

Have a mortgage payment

I own my home and have a husband and two children.

I save money

I'm underage.

I have my own house.

I own my home

I have children which i would need to have my own apartment for

We are a family of four. We need our own home

I have my own apartment.i am very happy where I live

I live in the house that I own with my husband and son.

Because I might go transfer to a different college in a different area

I'm 35 with 3 children I don't think i'm the ideal candidate for student housing.

I have 3 kids and a husband and need to live with them.

I have a family, husband with three children. This isn't something that would work for me. However, this would be an awesome opportunity for some.

Because I have my own home. If I didn't I would consider it

I have a family and I'm close to finishing school. If I was younger and in my journey beginning college I would consider it.

Because I own my home and I have a husband and 2 children.

I have a husband and daughter i live with

I own my own home.

I don't consider living in campus housing because I am completing my certification this spring 2021.

Homeowner

I have a family so I can not live on campus.

I am lucky enough to have a secure place to live. I would not have need for campus housing in the Riverside area.

I consider not because my parents have a room for me at home and someone's else can take my spot.

I live a driving distance away and it not necessary to do campus housing .

Not practical for my life. I have children who are in elementary and high school and I own my home. Campus housing would better serve a younger, less established student population, in my opinion.

Because I'm going to get married so I'm going to live in Redlands with my husband

I'm almost finished with school and i have children to take care of

I am married with children and although this would be a great option for younger adults without kids, this would not be suitable for me. But I think it's a great idea and I know several people who would have benefited from this, even myself if I was 21 again.

No need, I own my own home with my Wife and family. That space could better be suited for a younger student.

Im married, I have a family so living in campus housing is not an option for me.

I have minor children to take care of at home

How long do you want campus Artist is my house is my hom!

I live with my family and we all contribute financially for renting.

I have my rental house. And i live in Big Bear . Would like to continue online education.

I live with my parents in Riverside already - more cost effective to live at home

I own my own home and have children.

Im married with a family and a baby. Don't need campus housing.

I have children

Own my on home.

Prefer my own space

I have my own family (husband and children under 18yrs old) whom I currently live with.

I would not want to have to share the space with someone else.

I currently own my home

I have a daughter and I don't believe I would be able to take her with me.

I prefer to have my own space.

I can't afford it



If I was younger. I would consider campus housing but I already went thru that stage. I am talking classes at RCC to fulfill my pre-requisites for my Masters Program for Communications Disorders.

Only because I own my home and I have children. Otherwise this is great for a community college to offer for young adults without children

I prefer living with my family and not having to worry too much about living expenses.

I own my home

unnecessary in my current situation but it would have been extremely beneficial in my earlier years of study

I am not that far way so living in campus housing wouldn't be necessary.

I did it my freshman year and I didn't particularly like it, I love my apartment more too.

I have my own apartment and I have 2 minorchildren living with me

I own my home

My husband and I are paying a mortgage.

I'm a married adult, we own our own home. I'm past the stage where I would have considered dorm life.

I'm not too far from school plus I like the drive to there.

I am able to live at home and feel that living on campus just isn't something I would consider

I have children

There is more privacy renting a house

I have kids.

No, I will graduate soon.

I'm set to graduate in a few months, and would no longer be a student.

I am 41 years old with an 18 year old daughter at home and a dog and cat.

No, but I would consider campus housing for my daughter.

I am a highschool student.

I would assume most of the students in campus housing are in their early 20s at most. I am getting older and would feel out of place.

I do not live too far away and I don't mknd making the commute.

Its expensive for my me and my sponsor

I live with my parents

Cost and away from family.

Because I have a 3 yr old son that spends half his time with me and half with his mother

I wouldn't because this is my last semester before transferring.

Satisfied with current living situation.

I'm older and wont need it but my child who attends RCC would love it

Very pricey to live on campus for a full time student who can only work a few hours a week.

I live at home with my wife and two children.

Not needed

I own my home but I have twin juniors in high school that might be interested in off campus housing in the next couple of years.

I'm 41 and have no need to live on campus. I live relatively close and can commute.

We own our home and I have 4 kids and animals. Wouldn't want to sell our home to live in a housing that's only temporarily when enrolled in school

I am the head of my household and am a 42 year old home owner.

i HAVE ANIMALS AND A FAMILY AND I RECENTLY PURCHASED A HOME

Because I already have a home in the United States

I have my own home.

I have relatives

I own my home

I own my own home.

I own my home

Because I'm a home owner. If I didn't have a home or couldn't afford the outrage of prices for rent then I'd consider it. But I also have a family that I'm not sure if you're program would allow to live there as well.

I had to stay and live with my parents.

I own my own home and I'm married with kids. If I was just starting school I definitely would consider it. I think it is a great idea. If I lived close to school when I was younger distractions wouldn't have kept me from school. The only major consideration from living arrangements is available jobs. A lot of kids work or need to

**Do you live with a partner and/or minor dependents?**

Answer	%	Count
Yes	38.93%	559
No	61.07%	877
Total	100%	1436

**Are you currently employed?**

Answer	%	Count
Yes, I am employed full-time (32+ hours/week)	21.75%	315
Yes, I am employed part-time (15-31 hours/week)	24.45%	354
Yes, I am employed part-time (less than 15 hours/week)	10.08%	146
No, I am not employed	43.72%	633
Total	100%	1448

**What is your average monthly take-home income (including tips or any extra wages)?**

Answer	%	Count
Less than \$500/month	33.55%	467
\$501 - \$1,000/month	24.28%	338
\$1,001 - \$1,500/month	16.95%	236
\$1,501 - \$2,000/month	13.58%	189
\$2,001 - \$3,000/month	7.26%	101
\$3,001 - \$5,000/month	2.95%	41
\$4,001 - \$5,000/month	0.72%	10
Over \$5,000/month	0.72%	10
Total	100%	1392

**How many dependents live in your current residence?**

Answer	%	Count
0	26.26%	146
1	30.04%	167
2	20.68%	115
3 or more	23.02%	128
Total	100%	556

**What is the name of your apartment complex or building, if applicable?**

13861 Ivanpah Road	1
Allied pacific	1
Amber crest apartments	2
Artesa	1

APPENDIX 4: STUDENT SURVEY

Aspens apartments	2
Autumn ridge apartments	1
Avana Springs	1
Aventine apartments	1
Avila Apartments	1
Axiom	1
Bay family apartments	1
Berkdale Apartments	5
Bevia Apartments	1
Boulder Creek Apartments	3
Breezewood apartments	2
Buena Vista	1
campus crossing	1
Canyon Court Condominiums	1
Canyon Crest Village apartments	3
Canyon Oak Apartments	1
Canyon Terrace	1
carmel	1
Carrington Village Apartments	1
Casa Del Sol Apartments	1
Castlerock Aprtments	1
Cocoa Palms	1
Colonnade Apartments	1
Concord Village	1
Converted Garage	1
Corona	1
Cotton wood ranch apartments	1
Country Club Villas and Terrace	1
cypress garden apartments	1
Cypress Springs apartments	1
Deerwood Apartments	2
Devonshire apartments	1
Emerald Palms	1
Enclave Apartments	1
Esplanade at Riverwalk	2
Estancia Apartment Homes	2
Fresco apartments	1
Grand Marc	1
Half way hous	1

APPENDIX 4: STUDENT SURVEY

Harvest Glen Apartments	1
Hidden springs	1
Highland apartments	1
Highland Meadows	1
Highlander at North Campus	2
highlander park apartments	1
Highlander Pointe apartments	1
Homecoming of Eastvale	1
Homefront at camp anza	1
Homeless shelter	1
homestay	1
Hometown America	1
House	4
House	1
house designed into a complex	1
House rental	1
House with roommates	1
Housing with a friend	1
I don't know the name	1
I live by UCR in privately owned quadplexes	1
I live in a home with my boyfriend and pay rent here	1
I live in a house and rent a bedroom.	1
I live in a rented room, I had a job working food service, but Covid knocked that out. My fiance works for respite care with autistic adults and that is how we're getting by until I can find a job within bus distance.	1
I rent a home in Moreno Valley California, prior to living with my partner I was living in residency that was not intended for me.	1
I rent a room for my daughter and I.	1
I rent a room in a house	1
I rent a room in Moreno Valley	1
I rent a room out for rent in a big house where i dont know anyone	1
I rent a room.	1
I rent a small room from a family.	1
I was living in a Duplex Unit with Large Yard	1
I'm not sure	1
I'm living with my mother in an apartment building located in Corona,CA.	1
le Rentals	1
inspire youth transitional housing	1
it is a mobilhome	1
its a duplex	1
Jurupa Royal Apartments	1
Jurupa Royale apartments	2

APPENDIX 4: STUDENT SURVEY

La Sierra Apartments	1
Las Colinas Apartments	1
Las Palmas Apartments	2
Legends at Rancho Belago	1
Linden courts	1
Linden Manor	1
Marquessa Villas	1
Melrose Manor Apartments	2
Mission grove apartment's	1
Mission trail apartments	1
Monroe Manor Apt	1
Monterey Law Building	1
Moreno Valley Family Apartments	1
Mountain View Apartments	1
My apartment does not have a name due to its small 4 apartment complex	1
N/A: In a sober living home.	1
Newport apartments	1
Newport apartments	1
none	2
None	1
None, I rent a room.	1
NorthPointe apartments	1
Nova Point Apartment	1
Oak tree	1
Orchard apts. Trying to get in there	1
Outlook	2
palm court	1
Palm Mesa village 2-	1
Palm Terrace village	1
Palma Vista	1
PALMILLA CONDOS	1
Palms on university	1
Pamela condorium	1
Parents house	1
Park hill apartment	1
Park View Apartments	1
Parkwood Knolls	1
Paseos at Ontario	1
Peppertree Place Apartments	2

APPENDIX 4: STUDENT SURVEY

Perris Luxury Apartments	1
Perris towne apartments	1
Perris Villa	1
Personal Owned	1
Plaza Monterey Apartments	1
Private Home - Rent Room	1
Private House	1
Private rental home	1
Raincross Promanade	1
Ranch Apartments	1
Redington	1
Renew Apartments	1
Rent a room	2
Rent a room in a house.	1
Rent a room with other roomates	1
Rent Garage	1
Renting a room from someone's home	1
Ridgeview	1
Riverbrook Apartment	1
Riverglen Apartments	1
Riverwalk Landing	2
Roosevelt village	1
Rosewood Apartments	1
Sagetree Ln	1
Sago palms	1
Shanghai Apt.	1
Shelter	1
Siena Apartments in Corona Hills	1
Siene pointe	1
Sierra del oro	1
Sierra Heights	1
Sierra Vista Apartments	1
Sierra woods	1
Smoketree Apartments	1
Sonata at canyon crest	1
Sorelle	1
spruce village	1
Stardust mobile homes	1
Stone Canyon	2

APPENDIX 4: STUDENT SURVEY

Stonewood apartments	1
Summer Meadows	1
Sunstone place	1
Sycamore Canyons	1
Terrance apartments	1
The Aspens	1
The Core	2
The District	1
The hensly	1
The Highlands in Grand Terrace	2
The Landing	1
The Landing at Arrowhead Springs	1
The Palms	1
The Palms Apartments	1
The Palms on University	1
The Tides at Grand Terrace	1
The Tides Grand Terrace	1
THE VILLAS AT TOWNGATE	1
They are privately owned.	1
Timbers Apartments	1
university gardens	1
University Greens	1
University Village apartments	1
University Village Gardens	2
University village towers	3
Unknown	1
Via Zapata	1
Victoria heights appartments	1
Villa Camille	1
Villa maria	1
Vista del lago	1
Vista Imperio	1
Vista Loma	1
Waldorf Apartments	1
White oaks	1
windwood apartments	1



**What is your portion of monthly living expenses (excluding the living expenses of any roommates with whom you may live), split into the following categories:**

The amount paid for by you for rent (in dollars)	The amount paid by you for living expenses other than rent (including gas/h...
1620	100
300	300
2700	500
0	0
900	300
500	200
\$1550	\$300
\$200	\$100
200	400
400	250
500	600
300	1200
100	300
0	150
\$500.00	
900	
0	0
500	500
900	
0	0
350.00	500.00
600.00	1600
550	300

APPENDIX 4: STUDENT SURVEY

900	600
100	100
1100	150
1000.00	
500	100
0	0
200	300
\$0	\$0
0	0
500	300
300	600
500	300
\$100.00	\$50.00
740	1500
500	300
0	0
450.00	150.00
500.00	0
300	300
1000	75
0	0
0	\$300
1000	300
300	300
\$125	\$100
\$2,068.00	\$300.00
0	0

APPENDIX 4: STUDENT SURVEY

\$0	\$0
0	0
300	500
500	300
500	50
0	50
0	200
20.00	20.00
500.00	300.00
500	500
300	300
300	60
1100.00	1000.00
900	700
0	0
505	250
500	100
1000.00	300.00
0	200
0	0
500	200
0	300
400	200
\$700	\$100
I don't pay rent , I live with mom	About 100-200 on each bill
500	400
200	20

APPENDIX 4: STUDENT SURVEY

1765	200
0	0
2200	1000
1,000	300
0	0
\$800	\$350
200	115
560.0	Including in the rent
0	0
1750	
\$200	\$100
650	400
650	120
300\$	300\$
1010	200
0	0
1000	1500
0	0
\$500	\$500
\$400	\$200
600	400
350	150
n/a	n/a
700	250
700	50
500	300
300	200

APPENDIX 4: STUDENT SURVEY

700.00	500.00
500	500
	600.00
700	500
\$ 500.00	250.00
0	0
650	Yes
826.00	200.00
940	60
791.95	None (rental fee is all inclusive)
N/A	N/A
700	1000
800	100
0.00	200.00
0	25
0	0
0	0
0	80
500	200
300	40
\$400	\$200
1500	
560	400
500	300
500	0
2800	700
600	350

APPENDIX 4: STUDENT SURVEY

1680	700
0	0
1,400.00	800
\$300	\$1000
500	100
1,050	4000
300	100
1400	700
0	45.00
350	100
500	200
1250	200
100	200
\$400	\$0
550	350
1,500	\$80
900.00	500.00
1,000.00	1,000.00
\$500	\$50
0	100
0	200
500	300
1765	100
700 (if working)	100
400.00	307.90
0	0
0	0

APPENDIX 4: STUDENT SURVEY

650	300
900	300
1600	1000
0	100
616	90
\$500	\$100
600	100
500	200
300	200
400.00	100.00
1500	132.00
1,000	500
500.00	175.00
200	0
500	500
700	300
600	300
0	0
500	100
0	\$500
1950	300
200	200
250	200
1600	800
300	300
880	200
1,350	280

APPENDIX 4: STUDENT SURVEY

0	0
2,000	400
1500	450
0	0
500	100
350	150
3500	300
300	0
800	100
100	100
1760	400
1000	500
850	300
300	200
600	100
I pay 100\$	100\$
1025	300
500	200
1,415	300
800	800
600	400
600	100
955	200
400.00	800
0	200
\$800	\$200
\$1,210	1000



APPENDIX 4: STUDENT SURVEY

200	000
0	0
\$400	\$0
200	70
0	0
2200	1000
400	400
0	0
\$1650	\$750
0	0
500	200
300	500
0	30
200	100
100	100
1525	500
1500	1000
\$500	\$50
0	100
\$1,413	\$200
0	2000
500	350
500	100
600	150
0	0
2400	800
0	0

APPENDIX 4: STUDENT SURVEY

350	200
50	25
	200
\$350	
0	0
200	140
350	150
1100	1500
800	100
0	700
1,200	220
\$500	\$150
400	200
100	100
\$300	\$600
\$1,500	\$500
1450	600
0	400
1363	530
600	200
1500	500
1090.00	250.00
600	200
\$0.00	\$0.00
\$300	50
950.00	500.00
1,500.00	300.00

APPENDIX 4: STUDENT SURVEY

0	0
1200	500
0	0
\$500	\$300
807	200
1000	500
600	200
\$700	\$150
	\$2000
1000	2,000
\$530	\$50
850.00	100.00
0	350.00
500.00	300.00
1030	631.32
500	200
0	0
300.00	100.00
798	500
\$500	\$300
\$800	\$350
200	100
\$1000	\$700
0	0
300	0
200	50
300	100

APPENDIX 4: STUDENT SURVEY

300	25
500.00	500.00
1300	360
200\$	100\$
\$200	\$200
0.00	0.00
1200	400
500.00	
0	0
460	0
100	100
0	0
600	100
0	350
1200.00	200.00
\$600	\$600
1,400	1000
1500	300
650.00	300.00
1580	60
600	150
0	0
300	150
619	1122
\$200	\$300
0	0
\$500	\$70

APPENDIX 4: STUDENT SURVEY

450\$	75\$
350	0
\$1750	500
250	400
100	100
650	0
600	80
2300	250
0	0
800	200
2100	200
0	100
1,150	400
0	n/a
800.00	125.00
1,400	1,500
N/A	N/A
850	250
500	300
500	260
0	0
\$150.00	\$150.00
400	300
1000	1000
0	0
0	700
	200.00

APPENDIX 4: STUDENT SURVEY

0	0
0.00	0.00
0	0
750	100
400	600
0	0
\$200	\$300
700	300
0	0
0	150
2055	500
500	350
0	375
600	500
600	250
\$400	\$100
	\$500.00
1000	500
500	300
500	0
\$500	\$200
0	60
400	N/A
0	0
\$800	\$200
1,746	200
0	0

APPENDIX 4: STUDENT SURVEY

1,000	150
400	0
0	0
\$0	\$0
\$200	\$450
\$600	\$300
1,650.00	500.00
\$0.00	\$0.00
1000	500
\$1055.00	\$500-700
400	400
300	200
	\$300
0	450
\$800	\$200
300	200
\$200	\$300
0	0
1500	300
0	50
1800	400
250	500
740	500
0	50.00
1,115.00	600-800
0	400
0	0

APPENDIX 4: STUDENT SURVEY

0	0
\$720	\$180
1000	1000
1600	1000
800	400
0	0
100	50.00
\$1,900.00	\$600
0	200
500	200
500	2300
1500	1500
250	200
0	0
\$1530.00	\$500.00
0	0
800.00	500.00
1,400	\$2700
535	120
100	200
1250	150
300	600
\$1,365.00	\$800
900	400
1400	0
parents pay	parents pay
0	0



APPENDIX 4: STUDENT SURVEY

300	200
800\$	200\$
300	100
0	0
0	\$300
500	300
0	0
0	0
1000	500
600	1000
926.25	160
1000	200
1200	250
550	100
250	100
0	0
750	450
150.00	0.00
1200.00	200.00
\$750	\$300
0	100
0	300
1000	1200
800	200
200	210
0	50
0	0

APPENDIX 4: STUDENT SURVEY

300.00	60.00
\$100	\$300
400	120
\$460	\$500
0	20
400	100
\$1400	\$200-\$250
\$0	\$0
1000	
0	300
0	\$350
1,200	700
0	0
\$0	\$60
850	60
550	110
0	200
0	0
500.00	300.00
\$550	
0	200
850	230
300	200
0	300
0	0
0	0
\$610	\$700

APPENDIX 4: STUDENT SURVEY

0	0
	600
450	180
\$0.00	\$500.00
600	60
0	0
\$400	
\$500	\$250
0	200
600	1200
200	400
600	600
1000	600
200	500
450	300
1700	500
0	250
\$800	\$500
1700	700
1475	250
\$800	600
1450	300
N/a	200
450	320
0	0
0	100
800	300

APPENDIX 4: STUDENT SURVEY

400	
0	0
2,500	400
2000	200
\$0	\$1200
0	\$300
0	500
400	100
\$700	\$200
\$904	0
1,200	500
0	0
\$1540.00	\$85.00
700	200
\$0	\$100
\$720	\$240
600	350
\$850.00	\$150.00
550	240
1750.00	500.00
\$0	\$0
\$400.00	\$300.00
0	\$85
i do not rent	2300
500	0
300	N/A
0	0

APPENDIX 4: STUDENT SURVEY

200	400
0	0
0	\$1000
\$0	\$300
800	700
400	10
500	400
\$0	\$50
\$400	\$889
0\$	0\$
0	0
845	150
1200	300
0	0
200	150
2200	400
2090	2090
0	0
300	100
\$0	\$0
\$0	\$0
\$635	\$300
0	0
0	200
	300
\$250	\$200
0	0

APPENDIX 4: STUDENT SURVEY

0	150
1200	1000
0	0
750	150
1000	600-800
1060	100
\$549.60	\$250
\$1000	\$600
300	285
0	0
0	0
0	80
500	500
\$350	\$140
0	60
0	100
0	0
N/A	N/A
N/A	N/A
750	300
980	500
500	500
313.50	768
800	800
500	200
400	250
500	200

APPENDIX 4: STUDENT SURVEY

0	0
400	
\$580	\$0
2400	2600
0.00	0.00
600.00	500.00
0	\$350
630	125
300	0
0	0
0	0
400	100
800	330
1875	800
\$600	\$90
750	200
\$250	\$50
1575	400
265	1300
700	200
260	150
500\$	500\$
200	100
0	50
1,325	250
0	300
200.00	100.00

APPENDIX 4: STUDENT SURVEY

1600.00	400.00
	240
0	0
800	1200
850	200
500	180
300	40
1075	400
0	0
0	50
700.00	200.
300	20
50	150
\$535	\$200
0	150
1300	150
530	0
\$600	
N/A	N/A
662	70
1600	100
600	200
0.00	250.00
100	200
500	80
500.00	0
\$300	\$300



APPENDIX 4: STUDENT SURVEY

0	0
750	160
0	0
0	0
300.00	200.00
100	150
0	0
800	150
500	400
1000	160
0	300
400	600
1225.00	1000
200	160
1680	750
0	\$300
\$800	0
1550	200
\$500	\$200
250	350
700	
700	500
500	200
0	300
300	300
600	200
0	0

APPENDIX 4: STUDENT SURVEY

550	100
1,500	800
n/a	n/a
670	0
1000	200
500	300
300	300
550.00	1200.00
\$450	0
\$500	\$500
500	150
\$1,395	\$209
400	
\$0.00	\$0.00
0	0
1000.00	800.00
700.00	100.00
0	300
\$300	\$90
0	0
	1000
600	200
\$200	\$300
1400	550
1,127.50	400.00
500	100
625	50

APPENDIX 4: STUDENT SURVEY

2500	110
1000	200
\$750	\$200
700.00	60.00
1,000	1,000
1000	500
400	200
0	0
1000	650
400	1500
200	150
1695	250
1600	500
\$150.00	\$180.00
\$768.000	\$100.00
350	100
0	50
700	100
1,000	500
0	0
0	185
500	200
575	250
700	150
400	200
\$1,000	\$450.00
1700	500

APPENDIX 4: STUDENT SURVEY

500	500
\$0	\$0
400	63
200	100
400	200
0	0
400	200
2500	2000
950.00	300.00
0	0
200	400
\$150	\$150
0	0
400	100
\$1,100.00	\$250.00
0	0
500	500
1400	500
\$200	\$50
200	500
\$749.00	\$400.00
700	100
\$400	\$0
\$0	\$0
300	100
2,411	600
0	0

APPENDIX 4: STUDENT SURVEY

320	320
2500.00	500.00
1350	750
2,200	1200
850	400
800	240
300	150
697	300
	300
300	200
200	400
400	300
0.00	0.00
\$300	\$150
	\$65 a month for car insurance
500	300
\$1,125	Util included in rent.
100	100
1000	900
\$1600	\$80
N/a	\$300
800	300
0	350
450	200
200	250
859	200
2050	800

APPENDIX 4: STUDENT SURVEY

\$650.00	\$500.00
0	0
0	50
500	100
300	300
413	200
1450	0
900	200
500	300
865	450
2,000	500
0	5000
	500
250	100
1,400	400
300	0
1115	500
0	300
400	200
N/A	\$100
300	300
0	0
0	0
120.00	150.00
0	0
1,000	450
700	200

APPENDIX 4: STUDENT SURVEY

400	400
950	260
\$2000	\$1000
1400	600
500	300
100	0
150	0
300	350
400.00	116.00
1900	\$500
400	400
\$0.00	\$0.00
400	0
850	
900	1100
1000.00	350.00
0	200
500	75
325.00	90.00
1450	275
150	50
2000	150
0	0
1500	500
0	150
0	\$60 a month
0	350

APPENDIX 4: STUDENT SURVEY

0	0
300	300
1600	600
250.00	250.00
300.00	200.00
300	1200
1300	800
500	100
0	200
650	250
0	\$200
700	300
1065	600
1025	350
790	500
\$600	\$0
NA	NA
700	2000
0	0
\$0	\$400
815	335
1000	1500
800	500
2254	2000
1300	485
1800	500
600.00	150.00



APPENDIX 4: STUDENT SURVEY

300.00	250.00
2100	500
1100.00	400.00
0	0
\$100	50
450	0
175	30
500	100
1300.00	200.00
800	250
0	0
1150	220
750	300-400
300	0
1,975.00	1,100.00
0	100
0	0
400	500
0	800
789	350
0	0
\$575	0
	100
0	0
600.00	360.00
500	200
550	150

APPENDIX 4: STUDENT SURVEY

\$500	\$500
650	300
1500	500
1600	250
300\$	100\$
1900	1000
400	360
1500	1500
Not sure.	Not sure,
0	300.00
400	200
\$400	\$150
1200	450
N/A	N/A
1,500	1,300
800	400
300	200
700	600
1240	300
500	300
\$124	\$150
300	
300	200
500	100
400	300
200	50
0	150

APPENDIX 4: STUDENT SURVEY

450	145
400	100
1000	800
2280	300
500	400
650	300
\$500	\$100
\$700	\$400
500	129
0	700
246.00	400
\$0	\$0
600	200
\$200	\$100
I live with my mother I don't pay much	About 500 a month
0	440
2,175	2,900
700	225
400	100
1400	900
800	600
\$600	\$500
	500.00
\$550	\$50
500	0
1375	0

APPENDIX 4: STUDENT SURVEY

300	200
600	200
425	200
500	300
0	0
0	60
0	0
\$0	\$400
0	0
0.00	200.00
\$900	\$400
1100	500
0	100
0	0
616.00	150.00
0	0
1500	400
1100	600
1200	479
1500.00	150.00
\$0	Internet \$57
600	
100	100
\$0.00	\$0.00
2,000	300
800.00	300.00
1795.00	600.00

APPENDIX 4: STUDENT SURVEY

600	200
200	100
0	100
0	0
1450	150
N/A	N/A
\$200-\$300	\$100-\$200
0	0
600	200
0	0
100	250
400	200
\$400	\$150
700	250
0	41.66
0	100
N/a	N/a
1000	400
400	300
370	0
600	0
0	0
900	200
260	300
1,275	300
500	500
\$300	\$150

APPENDIX 4: STUDENT SURVEY

0	\$400
700	1000
\$500	\$500
1200	1250
250	100
0	0
1,300	250
300	300
\$0	\$200
650.00	200.00
	400
0.00	0.00
742.5	250
\$400	200
1150	150
418	200
1000	250
850	200
1,500	250
800	200
500	500
300	200
\$0	\$0
0	100
1000	300
0	0
0	0

APPENDIX 4: STUDENT SURVEY

150.00	200.00
200	100
500	600
700	300
850	400
720	90
1800	1500
400	300
700	0
750	800
1000	200
800	200
200	200
200.00	150
N/A	N/A
1500	700
600	0
300	150
1,500.00	200.00
\$900	\$900
600	400
1500	200
\$400	\$300
0	200
1400	500
1586	400
\$900	\$450

APPENDIX 4: STUDENT SURVEY

300	200
\$1700	\$300
\$0	\$40 gas per week
1500	300
\$1500	700
\$0	\$0
300	500
350	1000
200	200
0	500
\$150	\$200
700	400
I do not pay rent	I do not pay rent
130	160
\$500	\$250
1400	275
0	0
0	0
500	280
450	150
0	0
0	0
0	0
130	500
340	100
708.50	70
1000	1000



APPENDIX 4: STUDENT SURVEY

2000	0
0	100
725	200
500	200
0	0
\$200	
1100	100
750	500
300	150
500	150
0	460
	300
300	200
834	150
300	0
600	600
3000	1000
1200	400
	500
400	200
\$1800	
500	1000
0	0
650	200
0	0
225	
\$1300	\$200

APPENDIX 4: STUDENT SURVEY

500	200
1200	100
400	300
1100	200
0	0
1700	500
1200	700
900	900
\$0.00	\$0.00
200	250
600.00	450.00
550	0
1800	1200
\$0	\$50
0	0
300	200
0	1000
400	60
300	100
200-400	400
914.00	0.00
800	300
0	0
500	350
0	100
2000	500
1400	300

APPENDIX 4: STUDENT SURVEY

600	1200
750	300
200	0
900	200
600	400
0	0
0	0
0	0
400	380
0	0
0	0
0	0
0	100
500	500
I don't	I don't
\$500	200
600	400
600	600
\$300	\$300
200	150
100	200
250	200
800	400
0	0
0	500
835	350
\$300	\$600

APPENDIX 4: STUDENT SURVEY

200	800
400	100
1500	350
\$600	\$300
700	400
800	300
1000	400
1000	200
1850.00	2500.00
0	0
\$250	\$50
250	25
800	750
100	300
500	0
\$0	\$100
500	200
410	50
500.00	250.00
	\$100
\$600	\$200
600	200
1000	800
\$150	\$50
\$400	\$400
860	0
0	50

APPENDIX 4: STUDENT SURVEY

400	0
1000	300
850	200
400	0
0	0
550	550
0	0
0	400
200	350
\$500	\$400
300	250
560	20
0	0
0	0
600	300
2,000	\$600
1375	500
\$600	
300	300
400	100
400	200
800	0
200	200
0	0
\$800	\$300
300	600
1,200	200

APPENDIX 4: STUDENT SURVEY

\$150	\$150
250	150
1585	200
1500	170
500.00	150.00
	300
500.00	1000.00
1000	300
\$830.00	\$1,050
300	100
0	100
500	200
0	2000
300	200
400	150
600	700
600	0
500	200
380	100
400	300
300	200
0	300
1800	600
600	200
1375	100
300	200
500.00	300.00

350	500
200	400
2095	600
913	500
800	500

**Do you receive any form of housing assistance from a government agency or nonprofit organization?**

Answer	%	Count
Yes	4.35%	62
No	95.65%	1364
Total	100%	1426

**Please describe.**

Please describe.

Fafsa

Cal work for cash aid and Cal fresh for food stamps

Discount on utilities

I am currently receiving food stamps.

Social Security / S.S.I

EBT,Medical

Section-8 housing

Ebt

Cash aid cal fresh

SSI.

Rent assistance thru path of life ministries

Heap

Section 8 pays \$480

I live in a program called inspire youth. This program provides housing for at risk youth , homeless , or out aged foster care students. It provides a play to stay for youth who would have no place to go otherwise.

I receive Calworks and Snap Benefits for myself and children.

were in a program called HUB , where your rent is base of your income .

Section 8

My parents applied for unemployment as well as rental assistance.

Calfresh

Currently, I receive the G.I. Bill from the VA.

GI BILL

I have a Section 8 Voucher which pays about \$500 of my rent, leaving me to only pay \$350

Food stamps.

calworks and calfresh

Section 8

I receive 1000\$ monthly from being in foster care it is called SILP.

Food Stamps

I receive SSI.

I receive assistance from Path of Life Ministries.

I receive food stamps

FAFSA

low-income housing

Cal works

Affordable housing

GI Bill housing stipend

Foster care helps me.

United Lift assistance , due to covid 19

Rental assistance through apartment complex

Section 8



Section 8 but I am unable to find a place to live that's affordable

Basic Housing Allowance from GI bill for veterans of the United States Military

I receive Section 8. I was previously homeless.

Low income housing

Permanent supportive housing they pay my rent

Hudvash

unemployment checks

The apartments are low income

Tanf

Edd unemployment

Apiranet

Foster system

Food stamps

My home is montaged through Habitat for Humanity Riverside.

County paid recovery residence (4 month limit).

Housing authority

Silp

RCC and Path of Life Ministries helped me get my apartment it's the best thing that's ever happened to me thank you so much

**Approximately how much is your monthly transit cost to campus? (This approximation should include gas, parking, etc.)**

Answer	%	Count
\$0-\$50	33.71%	483
\$51-\$100	35.94%	515
\$101-\$150	19.12%	274
\$151 or more	11.24%	161
Total	100%	1433

**If you were to live in downtown Riverside, within walking distance to RCC, would you own a car?**

Answer	%	Count
Yes	53.22%	768
Maybe	31.53%	455
No	15.25%	220
Total	100%	1443

**If parking was available for \$50/month, would you pay for on-site parking access?**

Answer	%	Count
Yes	36.32%	442
Maybe	36.81%	448
No	26.87%	327
Total	100%	1217

**Which of the following factors are most important to you when deciding where to live? Rank only the top 4 choices, with 1 the most important and 4 the least. To change the rank order, drag the question to the desired order.**

Question	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
Cost/affordability	79.7 1%	14.4 1%	2.80 %	1.65 %	0.36 %	0.50 %	0.22 %	0.14 %	0.00 %	0.00 %	0.00 %	0.14 %	0.00 %	0.00 %	0.07 %	13 95
Dedicated study spaces	0.43 %	1.86 %	4.01 %	5.81 %	11.1 1%	13.2 6%	21.4 3%	16.3 4%	10.7 5%	6.16 %	4.09 %	1.86 %	2.08 %	0.36 %	0.43 %	13 95
Reliable Internet/Wi-Fi	1.79 %	12.9 7%	18.7 1%	17.1 3%	10.1 8%	10.0 4%	8.96 %	10.4 7%	5.30 %	2.65 %	1.15 %	0.36 %	0.07 %	0.22 %	0.00 %	13 95
In-unit laundry	0.50 %	5.38 %	9.89 %	12.3 3%	8.89 %	9.46 %	13.8 4%	15.9 9%	11.8 3%	6.31 %	3.01 %	1.22 %	0.79 %	0.43 %	0.14 %	13 95
Common space/lounge for socializing	0.36 %	1.43 %	1.79 %	5.52 %	11.5 4%	18.6 4%	15.8 4%	12.5 4%	8.24 %	5.88 %	5.30 %	3.73 %	3.44 %	3.44 %	2.29 %	13 95
Proximity to my partner's work and/or school	0.14 %	0.79 %	1.94 %	1.22 %	1.58 %	1.72 %	3.15 %	3.30 %	18.5 7%	24.8 0%	15.4 8%	9.03 %	5.52 %	3.66 %	9.10 %	13 95
Proximity to RCC campus	1.58 %	7.03 %	8.24 %	10.9 0%	6.81 %	5.16 %	4.44 %	4.87 %	5.30 %	17.3 5%	17.6 3%	7.46 %	2.22 %	0.65 %	0.36 %	13 95
Convenience of retail	0.00 %	0.00 %	0.65 %	1.00 %	1.36 %	0.93 %	1.22 %	2.01 %	3.23 %	6.24 %	29.2 5%	28.2 4%	15.3 4%	6.67 %	3.87 %	13 95
Reliable management	0.72 %	3.30 %	6.02 %	6.09 %	5.09 %	5.66 %	4.44 %	3.51 %	3.23 %	3.23 %	5.23 %	27.9 6%	20.2 2%	4.37 %	0.93 %	13 95

APPENDIX 4: STUDENT SURVEY

company/landlord																	
Atmosphere/sense of student housing community	0.22 %	0.65 %	2.15 %	3.08 %	1.43 %	2.15 %	3.01 %	3.08 %	3.73 %	3.87 %	4.59 %	7.74 %	38.35 %	23.08 %	2.87 %	1395	
Safety and security features	12.04 %	33.55 %	17.85 %	10.54 %	6.67 %	10.39 %	4.30 %	2.65 %	0.36 %	0.79 %	0.22 %	0.22 %	0.22 %	0.22 %	0.00 %	1395	
Kitchen per suite	0.50 %	5.09 %	8.39 %	9.89 %	5.59 %	5.09 %	4.16 %	2.51 %	2.22 %	1.86 %	2.29 %	2.94 %	4.44 %	42.08 %	2.94 %	1395	
Age and condition of facilities	1.86 %	10.82 %	12.69 %	10.75 %	24.87 %	13.12 %	7.67 %	5.09 %	3.15 %	3.87 %	1.58 %	1.22 %	0.65 %	0.93 %	1.72 %	1395	
Community kitchen per floor	0.00 %	0.07 %	0.29 %	0.36 %	0.43 %	0.65 %	0.86 %	0.86 %	1.43 %	1.08 %	1.43 %	2.29 %	4.52 %	11.61 %	74.12 %	1395	
Proximity to my workplace	0.14 %	2.65 %	4.59 %	3.73 %	4.09 %	3.23 %	6.45 %	16.63 %	22.65 %	15.91 %	8.75 %	5.59 %	2.15 %	2.29 %	1.15 %	1395	

**Please select only one as preferred. Mark as acceptable any unit plan you would live in if your preferred choice were not available. Mark all others as would not live there.**

Question	Preferred		Acceptable		Would not live there		Total
4 BEDROOM, 4 BATHROOM SUITE 4 students, 4 bedrooms, each with their own bathroom, common living area and kitchen Single-occupancy rent = \$900 per person per month	31.35%	405	37.85%	489	30.80%	398	1292
4 BEDROOM, 3 BATHROOM SUITE 6 students, 2 shared bedrooms and 2 private bedrooms with 3 shared bathrooms, common living area and kitchen. Double-occupancy rent = \$575 per person per month Single-occupancy rent = \$850 per person per month	12.22%	153	40.02%	501	47.76%	598	1252
4 BEDROOM, 2 BATHROOM SUITE 4 students, 4 bedrooms with 2 shared bathrooms, common living area and kitchen. Single-occupancy rent = \$850 per person, per month	13.24%	165	45.83%	571	40.93%	510	1246
4 BEDROOM, 4 BATHROOM SUITE 8 students, 4 shared bedrooms, each with its own bathroom, common living area, and	14.80%	185	29.52%	369	55.68%	696	1250

kitchen. Double-occupancy rent = \$575 per person per month							
2 BEDROOM, 2 BATHROOM SUITE 4 students, 2 in each bedroom, 2 shared bathrooms, a common area, and kitchen. Double-occupancy rent = \$675 per person per month	18.06%	227	42.08%	529	39.86%	501	1257
2 SINGLE BEDROOM, 2 BATHROOM SUITE 2 students, 2 single bedrooms, each with its own bathroom, a common area, and a kitchen. Single-occupancy rent = \$1,000 per person per month	35.42%	464	32.75%	429	31.83%	417	1310

**Which of the following statements do you agree with most?**

	Answer	%	Count
It is more important to me that I have a private bedroom (price is not a determining factor for privacy)		40.42%	502
It is more important to me that I have the least expensive option, I am willing to share a bedroom and bathroom for a reduced rate		13.69%	170
Depending on the unit type, either a private bedroom or a less expensive option could be more important to me		45.89%	570
	Total	100%	1242

**Please rate how important you think it is to have the following features in a student housing residential common space.**

Question	Very Important		Moderately Important		Not Important		Total
In-suite common kitchen facilities	69.80%	964	26.86%	371	3.33%	46	1381
Space for studying (with desks/tables and chairs)	67.53%	934	26.54%	367	5.93%	82	1383
Common computers and printers	46.31%	633	35.70%	488	18.00%	246	1367
Food for sale (e.g., vending machines, grab 'n' go)	33.55%	462	39.72%	547	26.72%	368	1377
Fitness center	32.83%	453	46.23%	638	20.94%	289	1380

**Would you prefer a furnished or unfurnished unit?**

Answer	%	Count
Furnished	48.33%	637
Unfurnished	14.87%	196
No preference	36.80%	485
Total	100%	1318

**If you were to live in RCC housing, which housing contract length would you prefer, assuming the monthly cost is the same for all contracts?**

Answer	%	Count
Annual contract (12 months)	42.11%	584
Academic year (9 months)	41.67%	578
No preference	16.22%	225
Total	100%	1387

**Please think back to when you were selecting the housing you live in now. If your preferred housing had been within walking distance to the main campus (less than a mile), adjacent to the Culinary Art Academy and Coil Schools of the Arts, City Library, high quality public transportation, health care, arts, entertainment and restaurants and a downtown job market at the estimated rent and with your preferred features, would you have lived in the proposed housing?**

Answer	%	Count
I definitely would have lived there	49.46%	685
I might have lived there (50/50 chance)	43.61%	604
I probably would not have lived there (less than 50/50 chance)	5.27%	73
I would not have lived there	1.66%	23
Total	100%	1385

**Why are you not interested in living in the proposed housing?**

Answer	%	Count
I prefer my existing housing	8.83%	109
I already own a home	2.35%	29
I am not interested in college housing	1.54%	19
I do not like any of the sample floor plans	3.16%	39
Proposed housing is too expensive	22.43%	277
I will continue to live with my parents/guardians	15.63%	193
I live with my spouse and/or children	18.46%	228
I have a pet	15.71%	194
Some other reason (Please specify)	11.90%	147
Total	100%	1235

Some other reason (Please specify)

I only have one more semester left but I would've if RCC offered it at the time

Not safe enough. Homelessness and crime is too high.

i do like it

i only wouldnt want to share a room

I live with my adult son who is also in college

I want to live with my spouse

I would love to live in campus for ever

Transferring

I feel it will help me pursue my education more.

Student housing is not reliably up to date, furnished well, or clean. It also is only good for as long as you are RCC, a community college that is typically only a 2-3 year endeavor. I will be done at RCC next semester as well.

I don't have a job right now and I would be worried about if I were to move I wouldn't have a job.

The entertainment surrounding RCC is lacking, if I was younger I wouldnt want to live downtown

Take care of mother

I don't feel comfortable sharing a room

I live with my partner and I have pets

I live with and take care of my ill/disabled father, and I also have pets

Family housing is not a given option. If you have family housing I would definitely live there.

I live with my spouse who is not a student so then we can't live together.

Will be graduating soon so it seems pointless to live in student housing when I'd only be there for such a short time. If this was available my first year though I would've liked to live there

I live with my partner

N/a

N/A

I don't think that the question has been phrased properly because as an international student there is no reason for me to not be interested in living in the proposed housing.

I don't own a home but I live with my husband and 2 children if there was a possibility for me to have student housing and live close to campus it would be better.

I am interested in living there

I am interested but I have three kids

None

My parents won't let me move out of the house :(

Proposed housing may be more expensive in this scenario. And I have a pet.

I'm moving to Hawaii in the Fall but if I wasn't I'd want to live there

n/a

Its cheaper for me to live in inspire than your guys housing, if i had financial support then i would jump to moving in.

I have a child.

too expensive

Spouse and too expensive

I would like to live alone with no roomates.

I will be leaving rcc soon. So I will no be eligible for the housing. Along with the fact that I live with my partner.

im interested

I would have liked student housing

Would prefer individual apt

My reasons are that my mom which I live currently with is moving to Nevada later this year, the rent is the house is cheap and I'm saving money for a car. I have a pet, a guinea pig. My parents don't pay anything for my college nor my expenses. Lastly, my best friend, her boyfriend, and my boyfriend want to be roommates in the house after my mom moves and I'm thinking is that the best option for me. Im considering student housing and im interesting in it.

I am interested but would like a unit for myself and kids.

I'm transferring

I would be interested

where would I live when I am not in school.

I plan on moving and transferring

na

Awaiting Acceptance to rn program

I'm married with kids and need a family unit option

Na

N/A

Minor Dependents

I'm transferring before it would be able to happen.

I believe it would be better to lower the prices and make rooms for those who are already with someone such as a single bedroom. Maybe \$1000 for a person would be reasonable with a very stable job but in college you really only have a minimum wage job and have to pay for everything if you warrant part of the promise program. I believe taking into consideration about how low students get payed would be beneficial to deciding the prices for a room. It should also be taken into consideration about what a students home life is like maybe they have an abusive family and are desperate to get out and the price may be too high.

I don't have a job!

I'd like my own place with my children

i am interested

single bedroom 1 student option

I am interested

I don't plan to attend RCC long

similar price, not worth hassle of move

My dad recently passed and I'm scared to leave my mom and siblings alone

I can't afford to move at this time. :(

N/A

I am absolutely interested in housing with RCC

Too expensive for what is offered

i'm staying with my parents till i graduate

I have a child. I would prefer my own unit and would pay for that. Please consider us single parents with not the best living situation!

N/A

I am transferring now.

I am transferring in the fall

I take care of my mom who has cancer

I live with my boyfriend and would want to keep it that way, it is also really expensive



Not enough privacy in the downtown area there are too many distractions. Would prefer somewhere more remote with shuttle services provided for students and staff.

I'll be having a baby in June. So I'd only be able to live there if children could live there too.

I am disabled as well

I am interested in this type of housing.

I need a place more for my family not just me

Having Roommates

not fond of random roommates

About to move out with my partner

Have many pets and need large yard.

Am not 100% sure i would be able to afford rent there

Needs to be affordable

Privacy

I dont know if i would be able to afford it.

Afraid too much money will be spent on non-essentials like a "study place" when the city library is down the street, or computers and printers, once again, the library is down the street and if we really want to, a small printer can be purchased. Also pre-furnished suites aren't necessary considering students can easily purchase furniture online or bring furniture of their own for cost saving.

I would have lived in the proposed housing.

I would

I might transfer to a university.

No source of income as of yet

Too expensive. My apartment is private with same privileges for 750.

I have children

People should have their own apartment cause of COVID

N/A

I am interested.

worried about noise level

I am interested

I am interested as long as my spouse and 2 kids can live with me

I have a child that would need to live with me

Too expensive for private room

I'm thinking of the cost. It would depend on the rent. Ultimately, the rent.

I would like to live alone the floor plans are cool but sometimes having your own space where you can be yourself and not have to worry about someone judging you by the way you are. I also am pregnant and I don't think some people would want to be around a baby that's why I would also prefer to live alone

I want to have a room alone.

I have a cat, a 3m old son, and the housing is too expensive

Will be transferring out of RCC this semester

I would prefer a single room option. No roommate other than significant other.

No reason why I wouldn't want to live in a pro housing. posed

I am interested

I'm transferring out of area

Please have application process as rigorous as scholarship award to live here. This could result in Distractions, this is community college not full college. Maybe for RCC its helps to get more money, but I feel the students who would need this space and living area would not get it. Spoiled, party-drinking having, computer access student would fill this place before underprivileged people would. First generation students, foreign students, out of state. Unless you need to qualify to live here, actual need, show irs, annual earning. Please dont make this a spot for like 100 people and thats it. Please have strict qualifications and scholarship process application to live here. It should be competitive for students who want to learn and advance their life but dont have the money to. Possibly get FAFSA to cover their living arrangements for their AA, possibly a RCC Contract to earn a associates for transfer. If you live this close to campus it should be high 95% people accepted to live this close will transfer & or get an AA in 2 years. That would be the measure on which we judge who ever is responsible. More degrees & less dropouts. We could work on percentile since some people still dropout, wrong major. But get an AA or meet igetc to transfer

i would

Need studio because I'm a father of two kids that I have for 50/50 visitation time

Too expensive and I have a pet

from the pictures, it seems more about partying than for academic purposes.

I have a pet and I'm fine with where I'm at

I am all the way interested in living in RCC housing!

I'd rather not live somewhere where parties are the norm of the business

transferring in fall

Graduating

I do not want to share a room.

I will be living with my sister and niece

Looks expensive, for that same price of 600\$ per person I can rent a apartment woth another person. I was expecting something affordable. Someone doing full time students will barely be able to pay this with a part time job.

I never said I wasn't interested.

I would prefer to live alone

Would not feel comfortable living with strangers. I have a pet.

I would live here as I already live off campus in apartments

NA

n/a

Shared living (roommates)

Live with family members due to covid

I have children

**If this student housing community was available, what is your preferred dining option?**

Answer	%	Count
In-suite kitchen	78.83%	1091
Cafeteria meal plan	13.58%	188
Community kitchen per floor	7.59%	105
Total	100%	1384

**Would you enroll as a full-time student if this student housing community was available?**

#	Answer	%	Count
1	Yes, if housing were available on or close to campus	67.08%	927
2	No, the availability of housing would not impact my enrollment status	32.92%	455
	Total	100%	1382

**How important do you think offering student housing options will be for attracting students to RCC in the future?**

Answer	%	Count
Very Important	77.00%	1068
Moderately Important	21.49%	298
Not Important	1.51%	21
Total	100%	1387

**How important do you think offering student housing options will be for retaining students at RCC in the future?**

Answer	%	Count
Very Important	68.85%	955
Moderately Important	27.76%	385
Not Important	3.39%	47
Total	100%	1387

**Thank you! Thank you for taking the time to complete this survey. If you wish to enter the drawing for the incentive prizes, please fill out the contact information below.**

**Please add any additional comments you wish to make here. Also, check to make sure that you did not accidentally miss a question.**

Please add any additional comments you wish to make here. Also, check to make sure that you did not accidentally miss a question.

Student housing is not for everyone but it is a great option to have for many students

Thank you for the great opportunity

400.00 a month seems more reasonable for college age students/housing assistance

I think student housing is a great idea. I think that the safety/crime and homelessness issue must be solved before implementing student housing. I was raised in Riverside so I know where to go and where not to go. After a certain time, places in downtown riverside become less safe. Attracting students from out of town may be dangerous because they are not familiar with the area. Also, young students will be more prone to danger since they want a "college experience" and may be out late at night in downtown riverside. Again, the issue here is safety.

If I could rent an entire apartment for my partner and I then this would be possible. As well as bring our pets.

For my ranking choices, it auto selected all of them on accident. I really enjoyed the in-depth survey that covers all possible nuances (student circumstances) and we could actually see floor plans!

Student housing is often not considerate of the storage space a person needs when they aren't using a parent's house as a storage container and summer housing. Many students need more space for storage if they are not still technically living with family.

I think having these facilities would be good for international students.

I put my correct Information.

Allowing pets would be a good idea as long as they keep things clean. Mentioning that the bus could also be taken for free to school would be another plus to add. Maybe also mention more of the activities and such that are around the campus to attract students, like there is mount Rubidox and parks near the area.

I'm not in need of housing but I think community colleges should have rental properties, there are alot of homeless college students that need a place to that is secure to live and be able to learn in a good enviornment. This should not even be a question everyone deserves housing.

This plan sounds awesome! I've never heard of housing for community college before, and now that this idea is proposed, it seems so innovative and realistic.

I wild live on campus for ever , I do have money to live in a wonderful place, rccd is my home

Pricing for housing is unrealistic for those with a part-time and/or minimum wage job

Having a part time job would barely allow you to afford some of the housing proposed. Unless loans are given (which poses a separate issue) students will be forced to work an additional job to cover costs. However, having to deal with the rental market and knowing I'll have to start looking for a place come July, having an option like this would be amazing. Please allow some units to be pet friendly. There should also be an option to choose who you would like to live with.

Make housing for families as community college needs to help us too straight from high school they have options of many kinds in the area

Housing should be for any student even if they have dependents, there should be secure housing for them

I currently live in Hesperia, and do the commute to RCC which is well worth it do the amazing resources and programs RCC has to offer opposed to my local community college, but if there was housing, that would help so much and attract so many people to RCC! It's a great school, some people just don't consider it as an option due to the proximity to home or the commute, but if housing was offered things would definitely change!

The plans for the new student housing look very appealing. I am sure many students will benefit from this wonderful idea.

Thank you for thinking of us again.

You should add a Full size Theater on the Apartment Lobby .

I think student housing specifically for RCC students is a great idea! As an international student, it is often tricky for us to find affordable housing options that is within walking distance to the RCC campus as most of us do not own/ do not plan to own a car during our stay here. I'm excited to see how this project develops in the future!

I would love to live in school housing

The Students at RCC are a good crop of students, if the plan is to have in suite kitchens then please give them high quality kitchens. If it is a meal plan situation then please give them options and good quality food. Not just grab and go. Stuffing students in rooms like sardines isnt enjoyable and makes school life miserable. These are people are paying to learn so make it easy on them and treat them with

respect. Whatever student housing is built let the gathering of students be allowed so that they can blow off steam do not be too strict. Create an environment where the students feel comfortable not like they're in jail. Do not overcharge them with unnecessary fees for parking and do not tow these kids cars if they have visitors overnight they need their cars for their life they don't have extra money like that. Give students an in unit washer and do not leave students hanging out to dry when they need help. Treat your black and brown residents with respect!!!!!!!!!!!!

Student housing would be amazing, but a lot of young college students also have children so family housing would be a nice option as well

I think the top concern for me would be pricing to rent.

I believe building house is not going to attract students to RCC People still would drive 30- to an hour for school

When would the project be finished/completed?

although i own my own home. if this would have been an option a few years ago, it would be something i would consider

Individual homes for late in life students would be amazing.

For typical college age students I think housing is a good idea, I personally would not use it, but I can see the benefits for others.

My concern would be the availability of financial aid for both students who receive and those who do not.

I like the new housing project having everything closed to college

If housing becomes not only available for students but the people we take care of (depends like disabled parents, etc.) I'd definitely consider doing student housing

Unit pricing could be a bit lower

thank you!

you should offer additional cost for habing a spouse live with you in the housing

I think this is a great idea

Love this new addition and consideration, i feel this will help many stay in school.

I don't think there's any reason for multiple kitchens per floor.

None

I believe the housing proposal should be far more realistic about the reason students may want housing - We are in the midst of a housing crisis & can't afford to live anywhere. I myself have gone apartment hunting & have found nothing in my pay range when I was working a \$15 an hour job. Most places demanded rent at over \$1000. I believe the floor plans that are up to \$900 a month are frankly insulting & any proposed housing should consider the needs of the students & Not the profit motive of developers.

Housing is a very important aspect of an international student's life. For RCC, having a student housing would help attract more international student. For international students, having a student housing is a convenience for the students and a relief for the parents—especially in the case of female students and their parents.

great idea!!!!

Do to COVID I lost my job with the school and will be getting evicted from my apartment because I can not pay rent. Current cost of living is extremely high for college students with children; I have two. If RCC offered housing like UCR I could go to school full time and complete my degree faster.

The price is the biggest concern for me. It seems like it doesn't help the student much. However, it's one of the better option I've seen for the downtown area. I just know you guys can do better.

I find that the proposed housing idea to be interesting. I think a lot of students would like to have that type of experience as UCs and CSUs.

Have housing for students and dependents

Allow pets (dogs, cats)

I think that RCC is overwhelmed with the student population and doesn't offer enough classes. They have a nursing program yet only offered like four anatomy and physiology classes. I had to take anatomy at another school. The fact that they want to build student housing off campus to ATTRACT even more students is crazy. Also, say I lived there and need to keep 12 units to be a full time student, what if I don't get the classes I need (which happens every semester) will I be kicked out? I also can't imagine the wait list to live there. I imagine it would be a hot mess and probably just easier to rent a room off campus.

I wish RCC had this sooner, it was a pain to drive an hour everyday to go to school.

None

affordability would definitely attract me to participate in student housing

I think the possibility of near campus housing is a great idea and would attract more students to RCC.

Keep up the great surveys in expanding housing for students

I believe that you must consider people who are married. They go to the school and should not, not have the same options as someone who is single. You should have options for students who are either couples or married. It's harder for me specifically to find a college that offers housing because I would rather pay to have our private space and be close to my college. It's discriminating that not a lot of colleges have that option. I'm sorry but I should Be able to consider applying to school housing without my husband having to live with any other person than myself.

is there a fico score check to qualify for a space? and is this housing going to be shared with UCR?

I attended school during the winter session that count for this semester as units.

I think it's a good idea but I have a family that I would need to have live with me so campus housing really isn't an option.

I think student housing is a fantastic idea. Go RCC!!!

Housing is a great idea for RCC students

I was homeless for at least 3 months while attending RCC. Because of this I've had to drop out a few times. I wish this was available sooner.

free college tuition and housing would be awesome !

If student housing is available for me to live alone with my dependents and no roommates, I would consider moving there.

The complex looks amazing and if I was younger, not married and with no children. This would be a wonderful place to live.

I think it is a very attractive idea. I congratulate you.

I would like to see some sort of family housing. That would be amazing because I am a single mom trying to get into nursing school to better my children's lives.

This housing proposal sounds like a good idea.

I think student housing would be a good idea for those student's that are in need of housing

n/a

You should have an option for students with families

Would support animals be allowed?

none at this time

I would love affordable housing because I am a low income first gen college student but I am married with 3 kids and I have a dog. Colleges fail to take family members like us into consideration when coming up with affordable student housing. Not all students are single :)

No comments

N/a

Thank you!

I think that providing on-campus or near-campus housing is the future when it comes to a successful community college. It would be a great option for student athletes that live further away from campus and need to get there early for morning workouts and would provide a home close to school where students would be able to go to more on-campus activities. I think that a meal plan for on campus dining should be provided or a payment option for living close to campus with this also providing cheaper grocery options. California housing is expensive and it would be important to provide a cheaper option for those wanting to move out and closer to campus. Furnished apartments are a must. I attended a four year university and lived on campus and I feel as though living close to school, especially with roommates would've increased my satisfaction with going to RCC as a whole. It allows a sense of community and provides solutions to decreased parking options especially at the beginning of school and would probably increase attendance as students wouldn't have to wake up early and commute to school.

I started when I was 15, passed with my 1st B. After a long life, learning the importance of education, being latch key, learning emperically is always to my thought pattern the noblest from of wisdom. Now, I know how to succeed, all I need is the balance of the fiscal help to bridge the divide. Between me and a secure future being a well educated, unseen mixed female of this generation.

I will soon be taking classes full time when I am admitted into the nursing program. I would like to live closer to the school and have less expensive rent at that time.

All good!



Please do asap. :)

Great Job! I Love the idea. I just wish it was around during my full-time status at RCC.

Proposed housing looks interesting, and all the student input will likely help make it even better.

not applicable

Have a bus that is just to take students from the apartments to the school and from the school to the apartments.

pet will be allowed ? I want more information

This looks like a very good plan and is in the perfect spot. I just suggest that possibly there be rooms for students who just want a single bedroom and apartment just for themselves instead of sharing it with 2+ people.

Most importantly, student housing should be affordable and comfortable for the target demographic.

I think that student housing is a fantastic idea, and it's a shame that I'll probably graduate before it gets implemented.

Thank you for the survey

I think this is a great idea for other students who are young or need help with a place to live

The housing options are expensive

I lived on campus at Pratt Institute in NYC, my answers are based on my experience there.

I am interested in the housing plans and would like any news once pricing is available.

I would totally live in housing if that was an option.

I am really interested in living in the in student housing I really need it

Thank you for using your funds to help others.

There should definitely be some sort of payment plan to help those affected by COVID or any other situations that they may need extra help to ensure their safe living.

This project looks like a great opportunity for students who can benefit from this.

If dogs are allowed with a pet fee, unless they are service animals

Hello, I like the ideas so far however, I do not think that trying to cram up to 8 students inside of one dorm is such a good idea. We ar wall growing up into adults and we should all even have our OWN bathroom. Which is what I am sure all of us would prefer. Or at least one additional one. Such as 8 students, a bigger square footage. 4 bedrooms (2 people per room) and 5 bathroom or 6. The more the better. Also, NO CO-ED housing options please. As a female, this would make me feel uncomfortable and not safe in my own environment. Thank you :)

I think that it is too expensive as my sister and I both attend rcc and are both take 12+ Units while not working, so to pay an extra 1200 a month while our parents have a mortgage too is A LOT to ask of them.

Safety on dorms is key! Downtown Riverside is a bit sketchy to me at night so please consider having the dorms be gated to avoid interactions with the homeless population currently residing in that area!

I love this idea! I think is amazing. It will benefit many future students. I think the location is perfect! I would love to live there if I was a young kid starting RCC.

To me personally, the in-suite kitchen is the most important aspect because of my own dietary needs/restrictions

Just a heads up, i'm transferring out after 2 years this spring. Would've been nice though to experience housing at RCC

Providing housing for student would help those who need to commute and also benefit by being around other students.

Pleased to find the proposed location for this student housing plan is across from COIL on University & Magnolia, where the RTA terminal used to be. Excellent location!

Does this plant affect housing that is currently in the area?

I think it's important to have a student vetting process so that people don't end up rooming with cereal killers or other sketchy persons

I really like the new project of housing the way is going to connect with campus, and the new Riverside Library.

Would there be financial aid for the housing to assist with expenses?

Would the housing be available if we already transferred or only for RCC students?

&lt;3

N/A

Thank you for helping us in housing.

I would prefer you guys not just focus on students without children. There's plenty of single parents like myself that would benefit and thrive if we had housing options like this and it would attract more single parents to attend school as housing is always a common factor for us not being successful in education.

Affordability is the most important the stress of not affording housing on top of academics could be mentally draining for some student's.

Thank you for asking us students for our input

Covid 19 has made it really hard for everybody, grades are going down and lots of kids are homeless, I pray for the greater good these days and thank you for your kind help.

As far as housing goes I would also prefer somewhere that has a nice night time atmosphere or that is an available and safe spot for late night activities.

I think the Rcc housing would be very beneficial for those that are just coming out of highschool

I think It will be great for younger students

I think this will be an excellent program/development

I would like to win symptom

Great ideas!

This new housing plan sounds great!

Most students drop because of homelessness, even if it was the cheapest, most crowded option, student housing will make a massive difference, especially for LGTBQA+ students or those disowned from their abusive families such as myself. Having a combination of both the higher end apartments and community ones will help people tremendously and eventually boost Riverside's economy from their hard work in their chosen fields.

RCC has a lot of potential to grow as big as Mt. SAC, i think having good student housing would be a good competitive edge against them. I think the priority should be on increasing degree/certificate diversity first, then housing as a second priority. Best of luck! hope this helps :)

You should allow animals and make them like quadplexes or duplexes with a little yard part or large patios

Thanks

This is all a very exciting venture, my only concern is that by putting the proposed student housing in the heart of downtown Riverside wouldn't that contribute to gentrification? Driving up the property values and possibly pushing out local businesses that have been in place for decades. Also placing the housing downtown doesn't offer much privacy nor room for students to hold social events, student activities, or study spaces. It would likely make students reliant on the less recreational outlets for entertainment. Also consider that that could possibly be conflicts between locals, RCC Students, and CBU students all vying for the same spaces and resources. I honestly think a different location should be proposed and in turn provide shuttle services that go to and from campus, to local grocery stores, and downtown on a flexible schedule, like a miniature specialized RTA bus route; allowing the school to add private shuttle services to their payroll/services offered will increase the value for both domestic and International students alike. In addition, by having a specialized RTA shuttle will greatly reduce overburdening the #1 Bus Route that many Riverside Natives rely on to commute to and from work. Thank you for your time and consideration.

N/A

na

After being homeless, housing is extremely important and still needing a safe place to reside.

I think it's a cool idea to try and have housing for RCC students and could possibly help future students, but as of now for me it wouldn't be ideal because of the fact that all classes are online and although I do have to drive, it's not too far and it is very do-able for me.

Please consider me for these plans!

Student housing is good but options need to be had for different lifestyles and cost need to be very affordable most rcc students come from nothing with nothing and minimum wage is barely 15 an hr Since my current living situation is not in need of these services, I think it is a great idea for other students who do not have a home near campus or possibly out of state student to benefot for this housing opportunity. If I was in that position, back when I was out of high school, I would have chosen to live in this type of environment.

Privacy. People need privacy, somewhere to unwind on their own.

It would be great if pets were allowed to live in the complex.

Ok

I think this would be a great opportunity for currently enrolled students and students to come.

Offering housing is Perfect for students to get the chance to afford housing and school at the da,e time, which in this time very rare. Thank you for this assistance , it would be life changing for this world .

Housing should be available for part time student too.

This seems like a great idea. I only wish they had thought of this sooner.

It was a great survey, and hopefully it does happen, it would be epic.

I know for a fact that if I did not have any kids and or spouse. I would love to live close to school, where exercising would not be a problem (walking a mile to get to school). Downtown has many different job opportunities that a lot of students can take advantage of. In that way they save money on traveling expenses to school and work.

I wish there was housing available for students with a spouse and child.

Do you have lower income units for like 200 a month?

Is there any assistance for the deaf person to live there such as disability devices needing

My phone number is 646-715-7647.

Thank you for giving me a chance to have input.

This is a benefit many will need and make the difference in attending college

Thank you for the survey.

OCC opened housing last year for students. My daughter is currently there. The housing can't decide if it is going to be run as apts or dorms. It is a difficult transformation for college kids, then to have little guidance?? Several fatal overdoses have occurred there. If you provide housing, also have security or something in place for our children to be safe. Please don't run it like OCC. My child is locked into a lease in a beautiful but deadly complex.

Affordable housing is important to provide students the ability to go to school, work, sense of community and safety.

Pet Friendly Housing please with large yard/patio and balcony!

I think it would be nice to have available units for people with families, where students could rent out the other bedrooms in the unit if they didn't mind living with children. Also, in this economy the proposed prices are way too high. Students are already struggling as it is.

Have pets living in the dorms. Pets are friends and family members.

No comments, thank you

I only put my income since assumed questions pertained to me.

Pet friendly with sufficient security is a must have!!

I have children, but if there was an option for a family unit, I would be interested.

Is there a preference given to students with disabilities?

affordable housing for students

I think it would be great if you guys offered a few single suites too for students who wants to live independently.

Safe, clean housing would take a lot of pressure off of students to work 2-3 jobs to make sure they have enough money to cover rent. Rent in Riverside is continuing to rise, so much so that I am considering looking to transfer out of the Inland Empire college system.

You are welcome. Good luck to the Amazon gift card winners. Hopefully your survey is very popular.

If its student housing it should be much less expensive especially considering you are asking about student homelessness and expensive luxury apartments aren't going to help students experiencing housing insecurity like i have.

will financial assistance take a play in the student housing ?

if i were young i would love to live there

I would suggest specific units/prices for married students and married students with kid(s).

Lots of students at rcc aren't/can't be full-time students, they should have the option to live in the dorms as well. (Don't limit it to only full-time students)

This proposal is very attractive! I look forward to seeing if this could be made a reality!

You should have a family unit option.

you need lower income, disabled access floor plans too.

Great survey, thanks!

I think it's great that the City is trying to make that area nicer, but I would never let my kids live in the proposed area. It's full of homeless and every time I go downtown I see more and more graffiti and needles & trash laying around. Please consider a better area.

This seems like an excellent project, I hope to be able to witness it before transferring!

Additional email address: ainusalvatore@gmail.com

My concern is for transient students. Would there be a reduced payment option for students who do not have anywhere else to go?

I would like living on my own. But i kids it would be good for.

Housing for students with families is a must now a days

thank you i hope i win 100 dollars lol oh also i hope they build the dorms that would be great definite yes joining fulltime if our school had affordable housing

One Bedroom and One Bath housing option

I've worked in real estate, there's no reason to charge students \$900 a Month in rent just so they can have their own space in a 4 bed 4 bath apartment. Especially if they are already paying tuition costs. You make more than enough off of us with tuition costs to provide housing within the average student's pay range.

I would definitely consider making one bedroom or studio for people that prefer to live on their own

I hope current Riverside residents will get priority

I feel as if single bedrooms should be more available all though I understand it would be more expensive but a lot of people of social anxiety I think that that should be considered when you want some people to share rooms or share housing

Is RCC is gonna offer student housing they should look into options for students who are married with children as well.

its better for me if I had a room of my own. im really looking for a place where I can stay alone and I hope able to find that here.

I would like to see housing options for students with kids.

I am a single mother of 2 on a fixed income and in order to move to a student complex I would need an affordable unit for myself and my 2 children

If it were me, I would find a way to make this cheaper. It's hard to make it out here, especially if you don't have outside financial support. I can't focus on school if I'm consumed with financial hardship.

I think college housing is important because a student can concentrate more on their academic work and expand more from being close to the campus. For example getting help from a professor or going to workshops or getting help from students on campus.

I didn't see too much for returning students with families.

When this housing is finished I would just like to know if pets will be acceptable to live in the units?

Super interesting quiz, I appreciate it.

If housing were to be available, I'd definitely would want to me there.

If this had been offered 10 years ago I definitely would have taken advantage of the opportunity. I do believe that it will greatly help students in the future.

Thank you

Discounted rates for those who receive financial aid and low income families would be good for those like myself who live paycheck to paycheck.

Please ensure there are gender neutral bathroom available in any common/community spaces.

Please have application process as rigorous as scholarship award to live here. This could result in Distractions, this is community college not full college. Maybe for RCC its helps to get more money, but I feel the students who would need this space and living area would not get it. Spoiled, party-drinking having, computer access student would fill this place before underprivileged people would. First generation students, foregin students, out of state. Unless you need to qualify to live here, actual need, show irs, annual earning. Please dont make this a spot for like 100 people and thats it. Please have strict qualifications and scholarship process application to live here. It should be competitive for students who want to learn and advance their life but dont have the money to. Possibly get FAFSA to cover their living arrangements for their AA, possibly a RCC Contract to earn a associates for transfer. If you live this close to campus it should be high 95% people accepted to live this close will transfer & or get an AA in 2 years. That would be the measure on which we judge who ever is responsible. More degrees & less dropouts. We could work on percentile since some people still dropout,wrong major. But get an AA or meet igetc to transfer

Great survey! Thank you

Is there studios

I think this is a great proposal!

In case I missed it, I would prefer for the housing to have more academic support programs than more leisure activities.

Good luck!

This is a great opportunity for new students!! I wish this had existed when I was a freshman, I think a lot of people would not have to worry about a lot of stressors because of transportation and other problems :)

it would be nice for students with a child to come here and live

this is a great idea, unfortunately i am almost done with my time at RCC so i don't really think i would participate in this. But if this would have been proposed soon, i would have loved to dorm. and this is a great opportunity for upcoming students.

The question about the amount spent to attend classes could have been more specific? Since most of the classes are online I'm spending less in transportation right now than I did when the campus was fully open.

I am excited to see what is offered for future students looking into housing plans

I would be interested in in suite kitchen AND cafeteria meal plan. I live an hour away from campus on a good day and on site housing would help a lot.

There are a few options but if there was an option that is affordable, doesn't matter if small, but I get privacy (own room) with low cost that would definitely be my top motive to want/need to live there

A pool would be nice as well if space allows it.

Family housing is very important, Especially for single mothers and fathers

Would there be family housing available for students with dependents?

Being downtown maybe a special shuttle just for residents to rcc would be good

I think this is a valuable option to give students, especially those who need it! I don't know many city colleges that offer their own housing so I think this would also make RCC a unique option for students.

This is a great idea and I wish that I would be able to take advantage of it in the future but I have a 6 year old child and student housing might be too unstable for those that are displaced homemakers or are unemployed.

Majority of the people going to RCC are lower income so providing a less expensive living situation would be ideal.

no thank you.

Great idea. Will encourage more high schoolers to seriously consider community college.

Excellent project!

I am currently pregnant with twins so that is also another factor for students.

There should be a low income price aswell. Most students looking for housing are coming from low income families and chose community college. Even with a 32 hours a week work schedule this would leave nearly no money left over for the student to afford daily things.

It'd be better if it could also allow pets. Being closer to school is awesome but i cant leave my 3 huskies anywhere else. So renting a house would just be better with a group of friends and cheaper.

None

I think this would be a really good idea, it'll help students want to be more independent.

Thank you for the oportunity for the gift card :)

Studio apartments for those who wish to live in private

Housing is essential as there are several homeless students

This rcc housing sounds amazing!

Housing has been in difficult situation for me my whole adult life. Pricing, size and credit issues for single parent with 2+ children, in turn has caused more problems holding a job, staying in school and finishing my degree. If an affordable housing option were available to help single, student parents with dependents I would be the first one to apply and take advantage of finishing my college career.

Great day

The pricing is pretty high, nearly similar to living in University off campus living. And nearly, if not more, expensive than living outside of campus (ie: rental housing/apartment) I have found housing for significantly cheaper off campus through both house and apartment (living in single room by myself/single apartment by myself)

Personally I wouldn't feel comfortable sharing a space with strangers. I understand how housing spaces work, perhaps adding singles for those who don't want to share.

I currently live off site at university village towers. Moved here because I live 50 min away from RCC and I'm a student athlete so the commute was to long to do everyday. I know a lot of students athletes who moved off campus for the same reason and some are from out of state so it would really benefit a lot of us.

Im currently living in Texas with my parents due to covid, and student housing would be very helpful to me when classes are in person again.

As someone who participated in sports at RCC, I know the struggles a lot of athletes go through to find housing. A lot of those athletes are from out of state or out of country areas and find it hard to find affordable or decent housing in the area. The proposed idea is one that I have always thought would make sense for a growing college with an extremely diverse community.

I have a family so housing would only be possible if families were allowed.

Would make being a student easier if it was this close and A fordable

i think that this is a fantastic idea and can really help with the student homelessness issue we have.

Suggestion: When asking, " Do you belong to any of the following groups? (Please select all that apply)" you should add the option "current and former foster youth" this group often faces housing insecurities more so than an average student.

This is a great idea



Personally, being in the nursing program has allowed me almost no time to work. It is an intense program and housing would have been a great option but, financial aid would be a concern regarding student housing.

If Families Could Live Together While Going To College That Would Be Great!!!!

Please add any additional comments you wish to make here. Also, check to make sure that you did not accidentally miss a question.

Student housing is not for everyone but it is a great option to have for many students

Thank you for the great opportunity

400.00 a month seems more reasonable for college age students/housing assistance

I think student housing is a great idea. I think that the safety/crime and homelessness issue must be solved before implementing student housing. I was raised in Riverside so I know where to go and where not to go. After a certain time, places in downtown riverside become less safe. Attracting students from out of town may be dangerous because they are not familiar with the area. Also, young students will be more prone to danger since they want a "college experience" and may be out late at night in downtown riverside. Again, the issue here is safety.

If I could rent an entire apartment for my partner and I then this would be possible. As well as bring our pets.

For my ranking choices, it auto selected all of them on accident. I really enjoyed the in-depth survey that covers all possible nuances (student circumstances) and we could actually see floor plans!

Student housing is often not considerate of the storage space a person needs when they aren't using a parent's house as a storage container and summer housing. Many students need more space for storage if they are not still technically living with family.

I think having these facilities would be good for international students.

I put my correct information.

Allowing pets would be a good idea as long as they keep things clean. Mentioning that the bus could also be taken for free to school would be another plus to add. Maybe also mention more of the activities and such that are around the campus to attract students, like there is mount Rubidox and parks near the area.

I'm not in need of housing but I think community colleges should have rental properties, there are alot of homeless college students that need a place to that is secure to live and be able to learn in a good enviorment. This should not even be a question everyone deserves housing.

This plan sounds awesome! I've never heard of housing for community college before, and now that this idea is proposed, it seems so innovative and realistic.

I wild live on campus for ever , I do have money to live in a wonderful place, rccd is my home

Pricing for housing is unrealistic for those with a part-time and/or minimum wage job

Having a part time job would barely allow you to afford some of the housing proposed. Unless loans are given (which poses a separate issue) students will be forced to work an additional job to cover costs. However, having to deal with the rental market and knowing I'll have to start looking for a place

come July, having an option like this would be amazing. Please allow some units to be pet friendly. There should also be an option to choose who you would like to live with.

Make housing for families as community college needs to help us too straight from high school they have options of many kinds in the area

Housing should be for any student even if they have dependents, there should be secure housing for them

I currently live in Hesperia, and do the commute to RCC which is well worth it do the amazing resources and programs RCC has to offer opposed to my local community college, but if there was housing, that would help so much and attract so many people to RCC! It's a great school, some people just don't consider it as an option due to the proximity to home or the commute, but if housing was offered things would definitely change!

The plans for the new student housing look very appealing. I am sure many students will benefit from this wonderful idea.

Thank you for thinking of us again.

You should add a Full size Theater on the Apartment Lobby .

I think student housing specifically for RCC students is a great idea! As an international student, it is often tricky for us to find affordable housing options that is within walking distance to the RCC campus as most of us do not own/ do not plan to own a car during our stay here. I'm excited to see how this project develops in the future!

I would love to live in school housing

The Students at RCC are a good crop of students, if the plan is to have in suite kitchens then please give them high quality kitchens. If it is a meal plan situation then please give them options and good quality food. Not just grab and go. Stuffing students in rooms like sardines isnt enjoyable and makes school life miserable. These are people are paying to learn so make it easy on them and treat them with respect. Whatever student housing is built let the gathering of students be allowed so that they can blow off steam do not be too strict. Create an environment where the students feel comfortable not like they're in jail. Do not overcharge them with unnecessary fees for parking and do not tow these kids cars if they have visitors overnight they need their cars for their life they don't have extra money like that. Give students an in unit washer and do not leave students hanging out to dry when they need help. Treat your black and brown residents with respect!!!!!!!!!!!!

Student housing would be amazing, but a lot of young college students also have children so family housing would be a nice option as well

I think the top concern for me would be pricing to rent.

I believe building house is not going to attract students to RCC People still would drive 30- to an hour for school

When would the project be finished/completed?

although i own my own home. if this would have been an option a few years ago, it would be something i would consider

Individual homes for late in life students would be amazing.

For typical college age students I think housing is a good idea, I personally would not use it, but I can see the benefits for others.

My concern would be the availability of financial aid for both students who receive and those who do not.

I like the new housing project having everything closed to college

If housing becomes not only available for students but the people we take care of (depends like disabled parents, etc.) I'd definitely consider doing student housing

Unit pricing could be a bit lower

thank you!

you should offer additional cost for habing a spouse live with you in the housing

I think this is a great idea

Love this new addition and consideration, i feel this will help many stay in school.

I don't think there's any reason for multiple kitchens per floor.

None

I believe the housing proposal should be far more realistic about the reason students may want housing - We are in the midst of a housing crisis & can't afford to live anywhere. I myself have gone apartment hunting & have found nothing in my pay range when I was working a \$15 an hour job. Most places demanded rent at over \$1000. I believe the floor plans that are up to \$900 a month are frankly insulting & any proposed housing should consider the needs of the students & Not the profit motive of developers.

Housing is a very important aspect of an international student's life. For RCC, having a student housing would help attract more international student. For international students, having a student housing is a convenience for the students and a relief for the parents—especially in the case of female students and their parents.

great idea!!!!

Do to COVID I lost my job with the school and will be getting evicted from my apartment because I can not pay rent. Current cost of living is extremely high for college students with children; I have two. If RCC offered housing like UCR I could go to school full time and complete my degree faster.

The price is the biggest concern for me. It seems like it doesn't help the student much. However, it's one of the better option I've seen for the downtown area. I just know you guys can do better.

I find that the proposed housing idea to be interesting. I think a lot of students would like to have that type of experience as UCs and CSUs.

Have housing for students and dependents

Allow pets (dogs, cats)

I think that RCC is overwhelmed with the student population and doesn't offer enough classes. They have a nursing program yet only offered like four anatomy and physiology classes. I had to take anatomy at another school. The fact that they want to build student housing off campus to ATTRACT even more students is crazy. Also, say I lived there and need to keep 12 units to be a full time student, what if I don't get the classes I need (which happens every semester) will I be kicked out? I also can't imagine the wait list to live there. I imagine it would be a hot mess and probably just easier to rent a room off campus.

I wish RCC had this sooner, it was a pain to drive an hour everyday to go to school.

None

affordability would definitely attract me to participate in student housing

I think the possibility of near campus housing is a great idea and would attract more students to RCC.

Keep up the great surveys in expanding housing for students

I believe that you must consider people who are married. They go to the school and should not, not have the same options as someone who is single. You should have options for students who are either couples or married. It's harder for me specifically to find a college that offers housing because I would rather pay to have our private space and be close to my college. It's discriminating that not a lot of colleges have that option. I'm sorry but I should Be able to consider applying to school housing without my husband having to live with any other person than myself.

is there a fico score check to qualify for a space? and is this housing going to be shared with UCR?

I attended school during the winter session that count for this semester as units.

I think it's a good idea but I have a family that I would need to have live with me so campus housing really isn't an option.

I think student housing is a fantastic idea. Go RCC!!!

Housing is a great idea for RCC students

I was homeless for at least 3 months while attending RCC. Because of this I've had to drop out a few times. I wish this was available sooner.

free college tuition and housing would be awesome !

If student housing is available for me to live alone with my dependents and no roommates, I would consider moving there.

The complex looks amazing and if I was younger, not married and with no children. This would be a wonderful place to live.

I think it is a very attractive idea. I congratulate you.

I would like to see some sort of family housing. That would be amazing because I am a single mom trying to get into nursing school to better my children's lives.

This housing proposal sounds like a good idea.

I think student housing would be a good idea for those student's that are in need of housing

n/a

You should have an option for students with families

Would support animals be allowed?

none at this time

I would love affordable housing because I am a low income first gen college student but I am married with 3 kids and I have a dog. Colleges fail to take family members like us into consideration when coming up with affordable student housing. Not all students are single :)

No comments

N/a

Thank you!

I think that providing on-campus or near-campus housing is the future when it comes to a successful community college. It would be a great option for student athletes that live further away from campus and need to get there early for morning workouts and would provide a home close to school where students would be able to go to more on-campus activities. I think that a meal plan for on campus dining should be provided or a payment option for living close to campus with this also providing cheaper grocery options. California housing is expensive and it would be important to provide a cheaper option for those wanting to move out and closer to campus. Furnished apartments are a must. I attended a four year university and lived on campus and I feel as though living close to school, especially with roommates would've increased my satisfaction with going to RCC as a whole. It allows a sense of community and provides solutions to decreased parking options especially at the beginning of school and would probably increase attendance as students wouldn't have to wake up early and commute to school.

I started when I was 15, passed with my 1st B. After a long life, learning the importance of education, being latch key, learning empirically is always to my thought pattern the noblest form of wisdom. Now, I know how to succeed, all I need is the balance of the fiscal help to bridge the divide. Between me and a secure future being a well educated, unseen mixed female of this generation.

I will soon be taking classes full time when I am admitted into the nursing program. I would like to live closer to the school and have less expensive rent at that time.

All good!

Please do asap. :)

Great Job! I Love the idea. I just wish it was around during my full-time status at RCC.

Proposed housing looks interesting, and all the student input will likely help make it even better.

not applicable

Have a bus that is just to take students from the apartments to the school and from the school to the apartments.

pet will be allowed ? I want more information

This looks like a very good plan and is in the perfect spot. I just suggest that possibly there be rooms for students who just want a single bedroom and apartment just for themselves instead of sharing it with 2+ people.

Most importantly, student housing should be affordable and comfortable for the target demographic.

I think that student housing is a fantastic idea, and it's a shame that I'll probably graduate before it gets implemented.

Thank you for the survey

I think this is a great idea for other students who are young or need help with a place to live

The housing options are expensive

I lived on campus at Pratt Institute in NYC, my answers are based on my experience there.

I am interested in the housing plans and would like any news once pricing is available.

I would totally live in housing if that was an option.

I am really interested in living in the in student housing I really need it

Thank you for using your funds to help others.

There should definitely be some sort of payment plan to help those affected by COVID or any other situations that they may need extra help to ensure their safe living.

This project looks like a great opportunity for students who can benefit from this.

If dogs are allowed with a pet fee, unless they are service animals

Hello, I like the ideas so far however, I do not think that trying to cram up to 8 students inside of one dorm is such a good idea. We ar wall growing up into adults and we should all even have our OWN bathroom. Which is what I am sure all of us would prefer. Or at least one additional one. Such as 8 students, a bigger square footage. 4 bedrooms (2 people per room) and 5 bathroom or 6. The more the better. Also, NO CO-ED housing options please. As a female, this would make me feel uncomfortable and not safe in my own environment. Thank you :)

I think that it is too expensive as my sister and I both attend rcc and are both take 12+ Units while not working, so to pay an extra 1200 a month while our parents have a mortgage too is A LOT to ask of them.

Safety on dorms is key! Downtown Riverside is a bit sketchy to me at night so please consider having the dorms be gated to avoid interactions with the homeless population currently residing in that area!

I love this idea! I think is amazing. It will benefit many future students. I think the location is perfect! I would love to live there if I was a young kid starting RCC.

To me personally, the in-suite kitchen is the most important aspect because of my own dietary needs/restrictions

Just a heads up, i'm transferring out after 2 years this spring. Would've been nice though to experience housing at RCC

Providing housing for student would help thouse who need to commute and also benefit by being around other students.

Pleased to find the proposed location for this student housing plan is across from COIL on University & Magnolia, where the RTA terminal used to be. Excellent location!

Does this plant affect housing that is currently in the area?

I think it's important to have a student vetting process so that people don't end up rooming with cereal killers or other sketchy persons

I really like the new project of housing the way is going to connect with campus, and the new Riverside Library.

Would there be financial aid for the housing to assist with expenses?

Would the housing be available if we already transferred or only for RCC students?

&lt;3

N/A

Thank you for helping us in housing.

I would prefer you guys not just focus on students without children. There's plenty of single parents like myself that would benefit and thrive if we had housing options like this and it would attract more single parents to attend school as housing is always a common factor for us not being successful in education.

Affordability is the most important the stress of not affording housing on top of academics could be mentally draining for some student's.

Thank you for asking us students for our input

Covid 19 has made it really hard for everybody, grades are going down and lots of kids are homeless, I pray for the greater good these days and thank you for your kind help.

As far as housing goes I would also prefer somewhere that has a nice night time atmosphere or that is an available and safe spot for late night activities.

I think the Rcc housing would be very beneficial for those that are just coming out of highschool

I think It will be great for younger students

I think this will be an excellent program/development

I would like to win symptom

Great ideas!

This new housing plan sounds great!

Most students drop because of homelessness, even if it was the cheapest, most crowded option, student housing will make a massive difference, especially for LGTBQA+ students or those disowned from their abusive families such as myself. Having a combination of both the higher end apartments and community ones will help people tremendously and eventually boost Riverside's economy from their hard work in their chosen fields.

RCC has a lot of potential to grow as big as Mt. SAC, i think having good student housing would be a good competitive edge against them. I think the priority should be on increasing degree/certificate diversity first, then housing as a second priority. Best of luck! hope this helps :)

You should allow animals and make them like quadplexes or duplexes with a little yard part or large patios

Thanks

This is all a very exciting venture, my only concern is that by putting the proposed student housing in the heart of downtown Riverside wouldn't that contribute to gentrification? Driving up the property values and possibly pushing out local businesses that have been in place for decades. Also placing the housing downtown doesn't offer much privacy nor room for students to hold social events, student activities, or study spaces. It would likely make students reliant on the less recreational outlets for entertainment. Also consider that that could possibly be conflicts between locals, RCC Students, and

CBU students all vying for the same spaces and resources. I honestly think a different location should be proposed and in turn provide shuttle services that go to and from campus, to local grocery stores, and downtown on a flexible schedule, like a miniature specialized RTA bus route; allowing the school to add private shuttle services to their payroll/services offered will increase the value for both domestic and International students alike. In addition, by having a specialized RTA shuttle will greatly reduce overburdening the #1 Bus Route that many Riverside Natives rely on to commute to and from work. Thank you for your time and consideration.

N/A

na

After being homeless, housing is extremely important and still needing a safe place to reside.

I think it's a cool idea to try and have housing for RCC students and could possibly help future students, but as of now for me it wouldn't be ideal because of the fact that all classes are online and although I do have to drive, it's not too far and it is very do-able for me.

Please consider me for these plans!

Student housing is good but options need to be had for different lifestyles and cost need to be very affordable most rcc students come from nothing with nothing and minimum wage is barely 15 an hr Since my current living situation is not in need of these services, I think it is a great idea for other students who do not have a home near campus or possibly out of state student to benefot for this housing opportunity. If I was in that position, back when I was out of high school, I would have chosen to live in this type of environment.

Privacy. People need privacy, somewhere to unwind on their own.

It would be great if pets were allowed to live in the complex.

Ok

I think this would be a great opportunity for currently enrolled students and students to come.

Offering housing is Perfect for students to get the chance to afford housing and school at the da,e time, which in this time very rare. Thank you for this assistance , it would be life changing for this world .

Housing should be available for part time student too.

This seems like a great idea. I only wish they had thought of this sooner.

It was a great survey, and hopefully it does happen, it would be epic.

I know for a fact that if I did not have any kids and or spouse. I would love to live close to school, where exercising would not be a problem (walking a mile to get to school). Downtown has many different job opportunities that a lot of students can take advantage of. In that way they save money on traveling expenses to school and work.

I wish there was housing available for students with a spouse and child.

Do you have lower income units for like 200 a month?

Is there any assistance for the deaf person to live there such as disability devices needing



My phone number is REDACTED

Thank you for giving me a chance to have input.

This is a benefit many will need and make the difference in attending college

Thank you for the survey.

OCC opened housing last year for students. My daughter is currently there. The housing can't decide if it is going to be run as apts or dorms. It is a difficult transformation for college kids, then to have little guidance?? Several fatal overdoses have occurred there. If you provide housing, also have security or something in place for our children to be safe. Please don't run it like OCC. My child is locked into a lease in a beautiful but deadly complex.

Affordable housing is important to provide students the ability to go to school, work, sense of community and safety.

Pet Friendly Housing please with large yard/patio and balcony!

I think it would be nice to have available units for people with families, where students could rent out the other bedrooms in the unit if they didn't mind living with children. Also, in this economy the proposed prices are way too high. Students are already struggling as it is.

Have pets living in the dorms. Pets are friends and family members.

No comments, thank you

I only put my income since assumed questions pertained to me.

Pet friendly with sufficient security is a must have!!

I have children, but if there was an option for a family unit, I would be interested.

Is there a preference given to students with disabilities?

affordable housing for students

I think it would be great if you guys offered a few single suites too for students who wants to live independently.

Safe, clean housing would take a lot of pressure off of students to work 2-3 jobs to make sure they have enough money to cover rent. Rent in Riverside is continuing to rise, so much so that I am considering looking to transfer out of the Inland Empire college system.

You are welcome. Good luck to the Amazon gift card winners. Hopefully your survey is very popular.

If its student housing it should be much less expensive especially considering you are asking about student homelessness and expensive luxury apartments aren't going to help students experiencing housing insecurity like i have.

will financial assistance take a play in the student housing ?

if i were young i would love to live there

I would suggest specific units/prices for married students and married students with kid(s).

Lots of students at rcc aren't/can't be full-time students, they should have the option to live in the dorms as well. (Don't limit it to only full-time students)

This proposal is very attractive! I look forward to seeing if this could be made a reality!

You should have a family unit option.

you need lower income, disabled access floor plans too.

Great survey, thanks!

I think it's great that the City is trying to make that area nicer, but I would never let my kids live in the proposed area. It's full of homeless and every time I go downtown I see more and more graffiti and needles & trash laying around. Please consider a better area.

This seems like an excellent project, I hope to be able to witness it before transferring!

Additional email address: REDACTED

My concern is for transient students. Would there be a reduced payment option for students who do not have anywhere else to go?

I would like living on my own. But i kids it would be good for.

Housing for students with families is a must now a days

thank you i hope i win 100 dollars lol oh also i hope they build the dorms that would be great definite yes joining fulltime if our school had affordable housing

One Bedroom and One Bath housing option

I've worked in real estate, there's no reason to charge students \$900 a Month in rent just so they can have their own space in a 4 bed 4 bath apartment. Especially if they are already paying tuition costs. You make more than enough off of us with tuition costs to provide housing within the average student's pay range.

I would definitely consider making one bedroom or studio for people that prefer to live on their own

I hope current Riverside residents will get priority

I feel as if single bedrooms should be more available all though I understand it would be more expensive but a lot of people of social anxiety I think that that should be considered when you want some people to share rooms or share housing

Is RCC is gonna offer student housing they should look into options for students who are married with children as well.

its better for me if I had a room of my own. im really looking for a place where I can stay alone and I hope able to find that here.

I would like to see housing options for students with kids.

I am a single mother of 2 on a fixed income and in order to move to a student complex I would need an affordable unit for myself and my 2 children

If it were me, I would find a way to make this cheaper. It's hard to make it out here, especially if you don't have outside financial support. I can't focus on school if I'm consumed with financial hardship.

I think college housing is important because a student can concentrate more on their academic work and expand more from being close to the campus. For example getting help from a professor or going to workshops or getting help from students on campus.

I didn't see too much for returning students with families.

When this housing is finished I would just like to know if pets will be acceptable to live in the units?

Super interesting quiz, I appreciate it.

If housing were to be available, I'd definitely would want to me there.

If this had been offered 10 years ago I definitely would have taken advantage of the opportunity. I do believe that it will greatly help students in the future.

Thank you

Discounted rates for those who receive financial aid and low income families would be good for those like myself who live paycheck to paycheck.

Please ensure there are gender neutral bathroom available in any common/community spaces.

Please have application process as rigorous as scholarship award to live here. This could result in Distractions, this is community college not full college. Maybe for RCC its helps to get more money, but I feel the students who would need this space and living area would not get it. Spoiled, party-drinking having, computer access student would fill this place before underprivileged people would. First generation students, foreign students, out of state. Unless you need to qualify to live here, actual need, show irs, annual earning. Please dont make this a spot for like 100 people and thats it. Please have strict qualifications and scholarship process application to live here. It should be competitive for students who want to learn and advance their life but dont have the money to. Possibly get FAFSA to cover their living arrangements for their AA, possibly a RCC Contract to earn a associates for transfer. If you live this close to campus it should be high 95% people accepted to live this close will transfer & or get an AA in 2 years. That would be the measure on which we judge who ever is responsible. More degrees & less dropouts. We could work on percentile since some people still dropout,wrong major. But get an AA or meet igetc to transfer

Great survey! Thank you

Is there studios

I think this is a great proposal!

In case I missed it, I would prefer for the housing to have more academic support programs than more leisure activities.

Good luck!

This is a great opportunity for new students!! I wish this had existed when I was a freshman, I think a lot of people would not have to worry about a lot of stressors because of transportation and other problems :)

it would be nice for students with a child to come here and live

this is a great idea, unfortunately i am almost done with my time at RCC so i don't really think i would participate in this. But if this would have been proposed soon, i would have loved to dorm. and this is a great opportunity for upcoming students.

The question about the amount spent to attend classes could have been more specific? Since most of the classes are online I'm spending less in transportation right now than I did when the campus was fully open.

I am excited to see what is offered for future students looking into housing plans

I would be interested in in suite kitchen AND cafeteria meal plan. I live an hour away from campus on a good day and on site housing would help a lot.

There are a few options but if there was an option that is affordable, doesn't matter if small, but I get privacy (own room) with low cost that would definitely be my top motive to want/need to live there

A pool would be nice as well if space allows it.

Family housing is very important, Especially for single mothers and fathers

Would there be family housing available for students with dependents?

Being downtown maybe a special shuttle just for residents to rcc would be good

I think this is a valuable option to give students, especially those who need it! I don't know many city colleges that offer their own housing so I think this would also make RCC a unique option for students. This is a great idea and I wish that I would be able to take advantage of it in the future but I have a 6 year old child and student housing might be too unstable for those that are displaced homemakers or are unemployed.

Majority of the people going to RCC are lower income so providing a less expensive living situation would be ideal.

no thank you.

Great idea. Will encourage more high schoolers to seriously consider community college.

Excellent project!

I am currently pregnant with twins so that is also another factor for students.

There should be a low income price aswell. Most students looking for housing are coming from low income families and chose community college. Even with a 32 hours a week work schedule this would leave nearly no money left over for the student to afford daily things.

It'd be better if it could also allow pets. Being closer to school is awesome but i cant leave my 3 huskies anywhere else. So renting a house would just be better with a group of friends and cheaper.

None

I think this would be a really good idea, it'll help students want to be more independent.

Thank you for the oportunity for the gift card :)

Studio apartments for those who wish to live in private

Housing is essential as there are several homeless students

This rcc housing sounds amazing!

Housing has been in difficult situation for me my whole adult life. Pricing, size and credit issues for single parent with 2+ children, in turn has caused more problems holding a job, staying in school and

finishing my degree. If an affordable housing option were available to help single, student parents with dependents I would be the first one to apply and take advantage of finishing my college career.

Great day

The pricing is pretty high, nearly similar to living in University off campus living. And nearly, if not more, expensive than living outside of campus (ie: rental housing/apartment) I have found housing for significantly cheaper off campus through both house and apartment (living in single room by myself/single apartment by myself)

Personally I wouldn't feel comfortable sharing a space with strangers. I understand how housing spaces work, perhaps adding singles for those who don't want to share.

I currently live off site at university village towers. Moved here because I live 50 min away from RCC and I'm a student athlete so the commute was too long to do everyday. I know a lot of student athletes who moved off campus for the same reason and some are from out of state so it would really benefit a lot of us.

Im currently living in Texas with my parents due to covid, and student housing would be very helpful to me when classes are in person again.

As someone who participated in sports at RCC, I know the struggles a lot of athletes go through to find housing. A lot of those athletes are from out of state or out of country areas and find it hard to find affordable or decent housing in the area. The proposed idea is one that I have always thought would make sense for a growing college with an extremely diverse community.

I have a family so housing would only be possible if families were allowed.

Would make being a student easier if it was this close and Affordable

i think that this is a fantastic idea and can really help with the student homelessness issue we have.

Suggestion: When asking, "Do you belong to any of the following groups? (Please select all that apply)" you should add the option "current and former foster youth" this group often faces housing insecurities more so than an average student.

This is a great idea

Personally, being in the nursing program has allowed me almost no time to work. It is an intense program and housing would have been a great option but, financial aid would be a concern regarding student housing.

If Families Could Live Together While Going To College That Would Be Great!!!!