



# **Mendocino College Student Housing Feasibility Study**

March 2018



# PROJECT BACKGROUND

---

The leadership for Mendocino College has had a concern regarding the lack of adequate housing for their students. As such, the College engaged DCA in August 2017 with the goal of producing a Student Housing Market and Financial Feasibility Study to help drive a future solution to the student housing problem.

To ensure a thorough and well-developed Feasibility Study, some highlights of our efforts are as follows:

- Engaged the College leadership and stakeholders to ensure campus and student interests were well understood and taken into consideration
- Conducted an on-line student survey to explore and quantify student housing needs and interests
- Researched other community colleges with on campus housing operations
- Researched employment and housing growth trends in the Mendocino-Lake Community College District area
- Forecasted demand for student housing at the campus to ensure the feasibility program was well grounded
- Prepared pro-forma financial projections for a student housing development, including both capital construction as well as ongoing operations.
- Present findings and recommendations to the College

# OUTLINE OF PRESENTATION

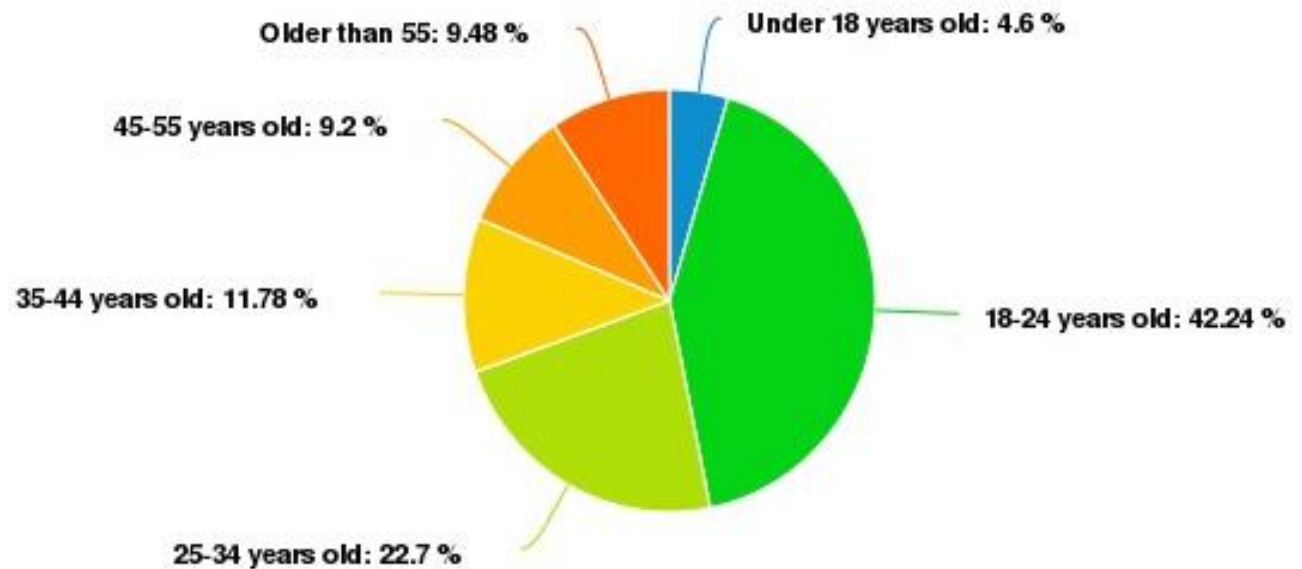
---

- Student Housing Survey
- Other California Community Colleges with On-Campus Housing
- Ukiah Valley Housing Supply v Demand
- Recommended Development Program

# STUDENT HOUSING SURVEY

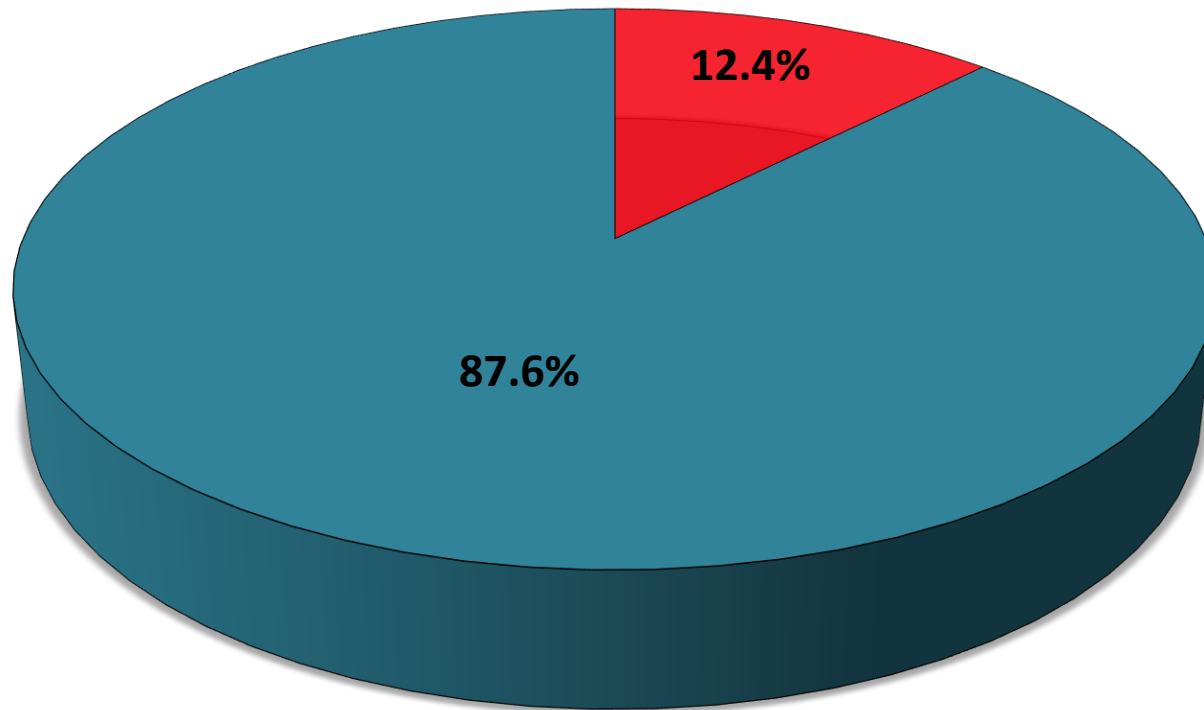
## Age Group of Respondents

- Survey sent to entire student body – 6,900 students
- Initiated on December 6, 2017
- Ran for two weeks
- Received 348 completed responses
- Confidence level of 95%



# CURRENT HOUSING SITUATION OF RESPONDENTS

---

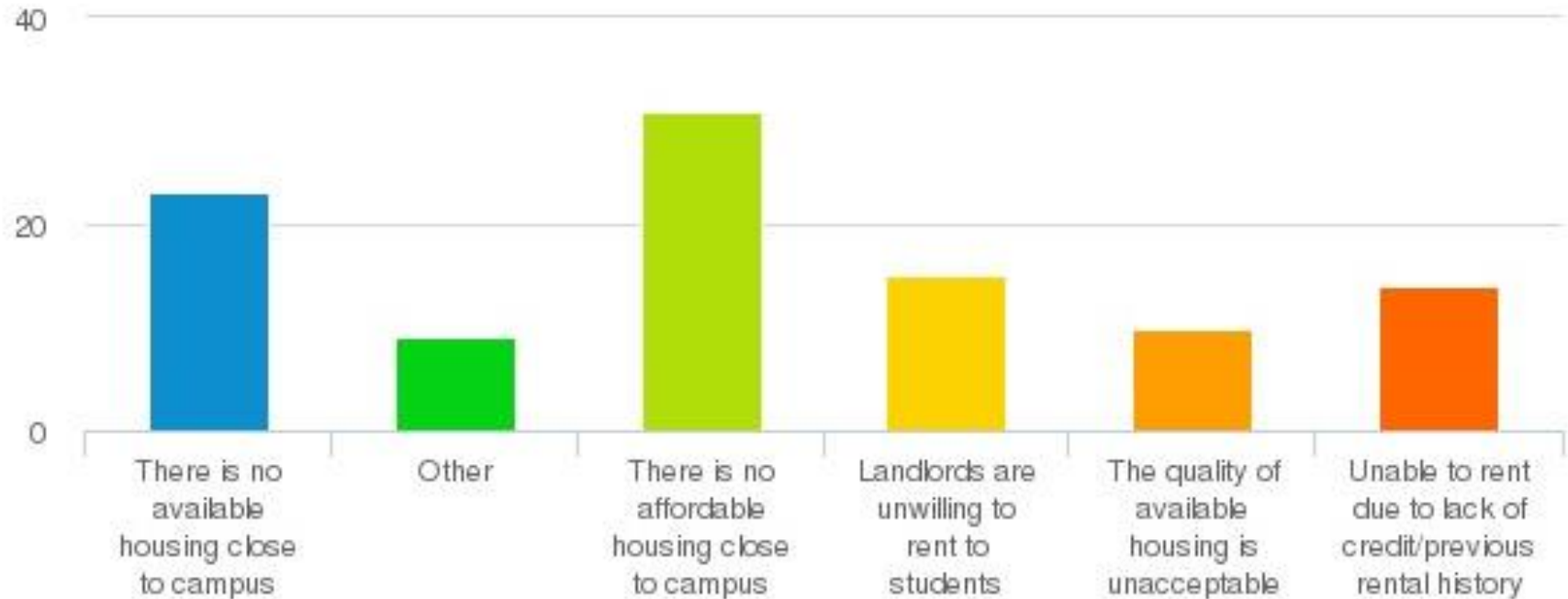


■ I have no housing

■ I have housing

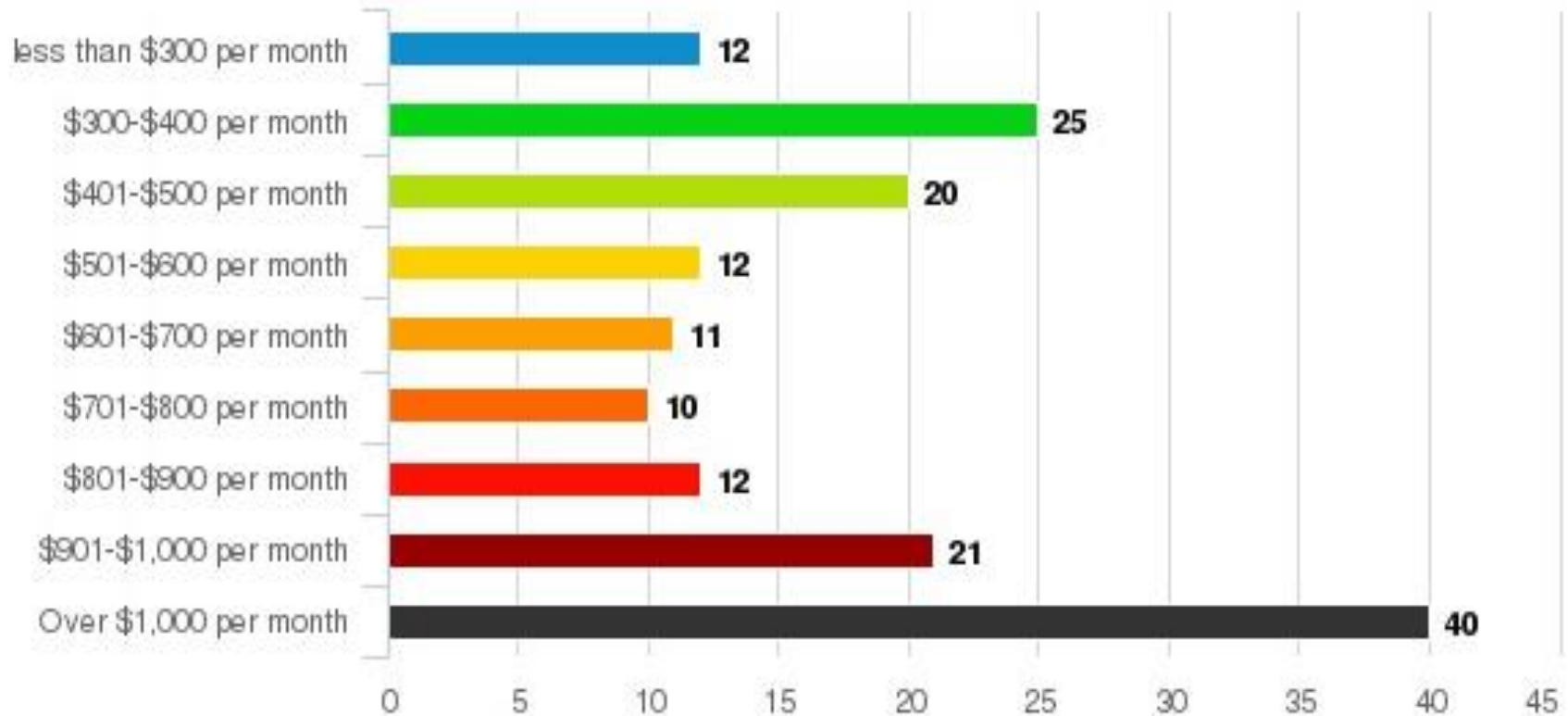
# FACTORS THAT CONTRIBUTE TO THE LACK OF HOUSING

(Respondents with No Housing)



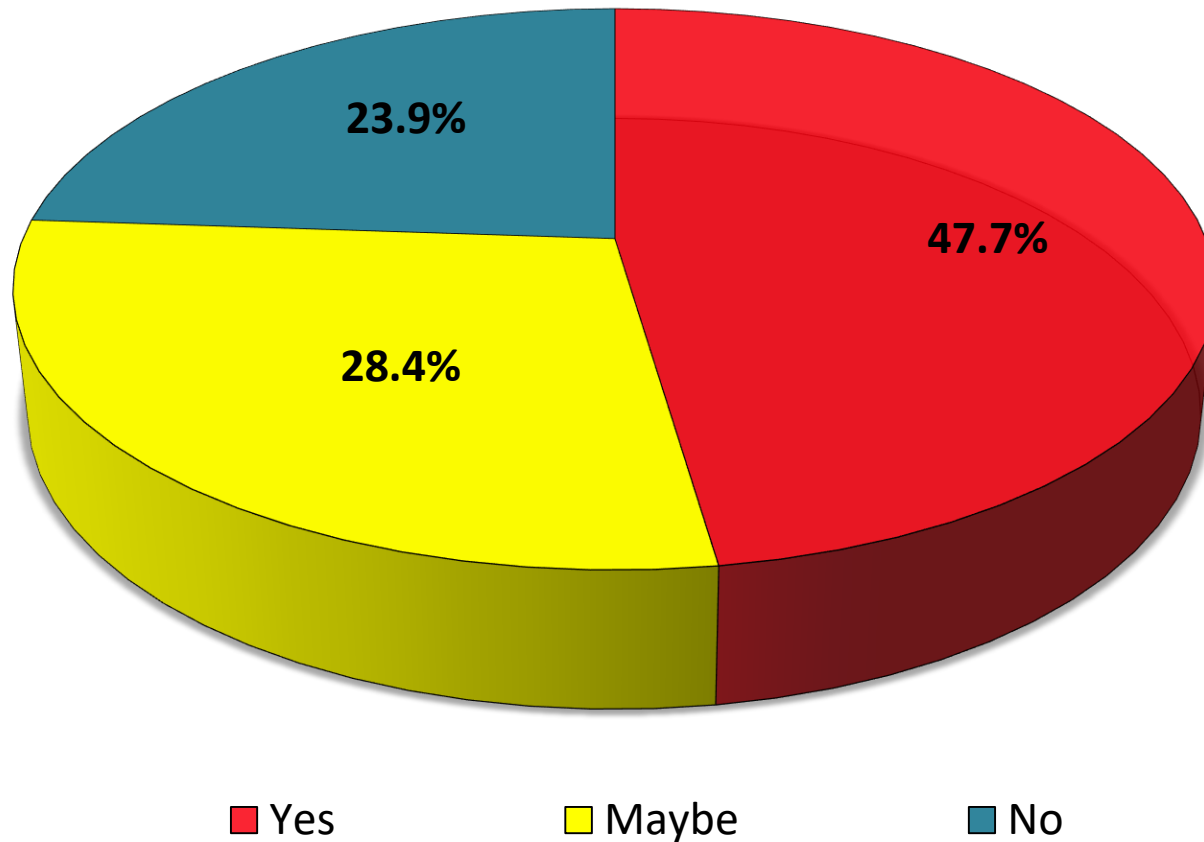
# MONTHLY RENT PAYMENTS

(Respondents with Rent Payments)



# INTEREST OF STUDENT RESPONDENTS IN STUDENT HOUSING

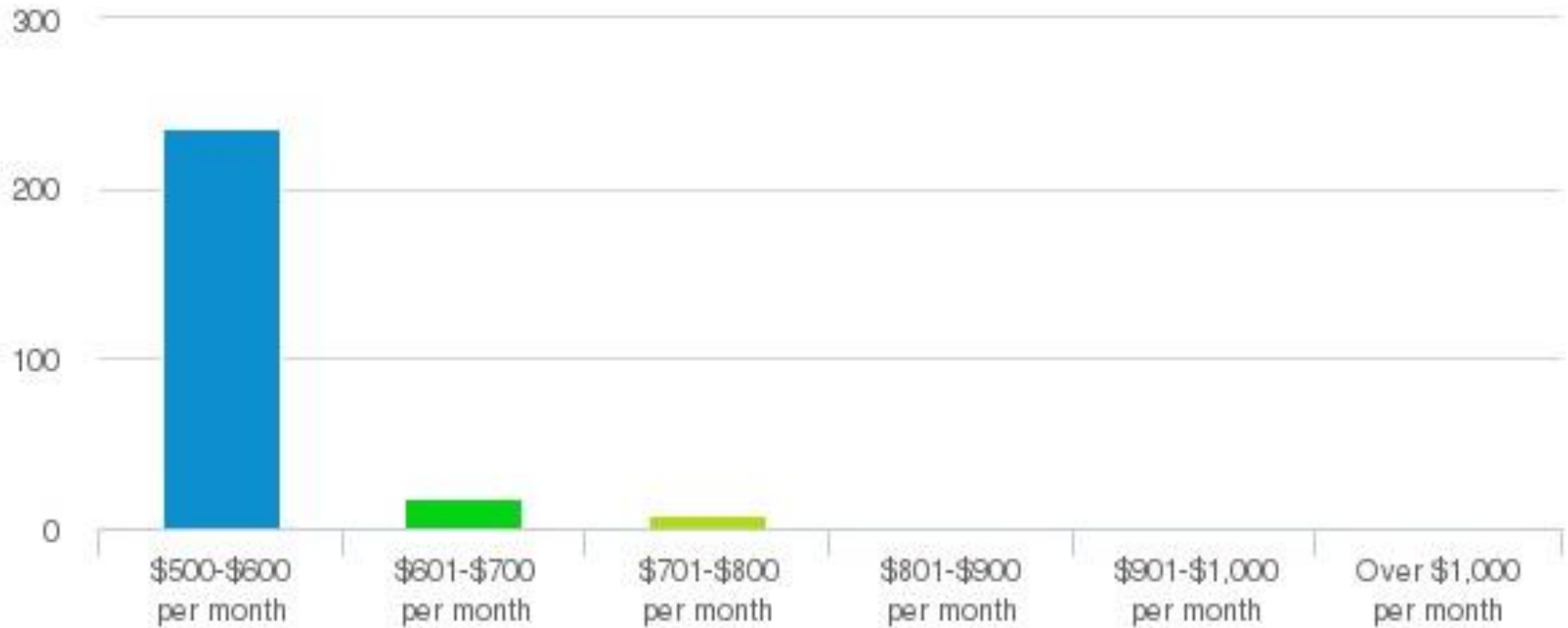
---





# WILLINGNESS TO PAY FOR SHARED ROOM

(Respondents Interested in Student Housing)



# WILLINGNESS TO PAY ADDITIONAL AMOUNT FOR PRIVATE ROOM

(Respondents Interested in Student Housing)



# CASE STUDIES OF OTHER COMMUNITY COLLEGES

---

- **Cerro Coso** – Mammoth Lakes
- **Columbia College** – Sonora
- **Feather River** – Quincy
- **Lassen** – Susanville
- **College of the Redwoods** - Eureka
- **Reedley College** – Reedley
- **Sierra College** – Rocklin
- **College of the Siskiyous** – Weed
- **Taft College** - Taft

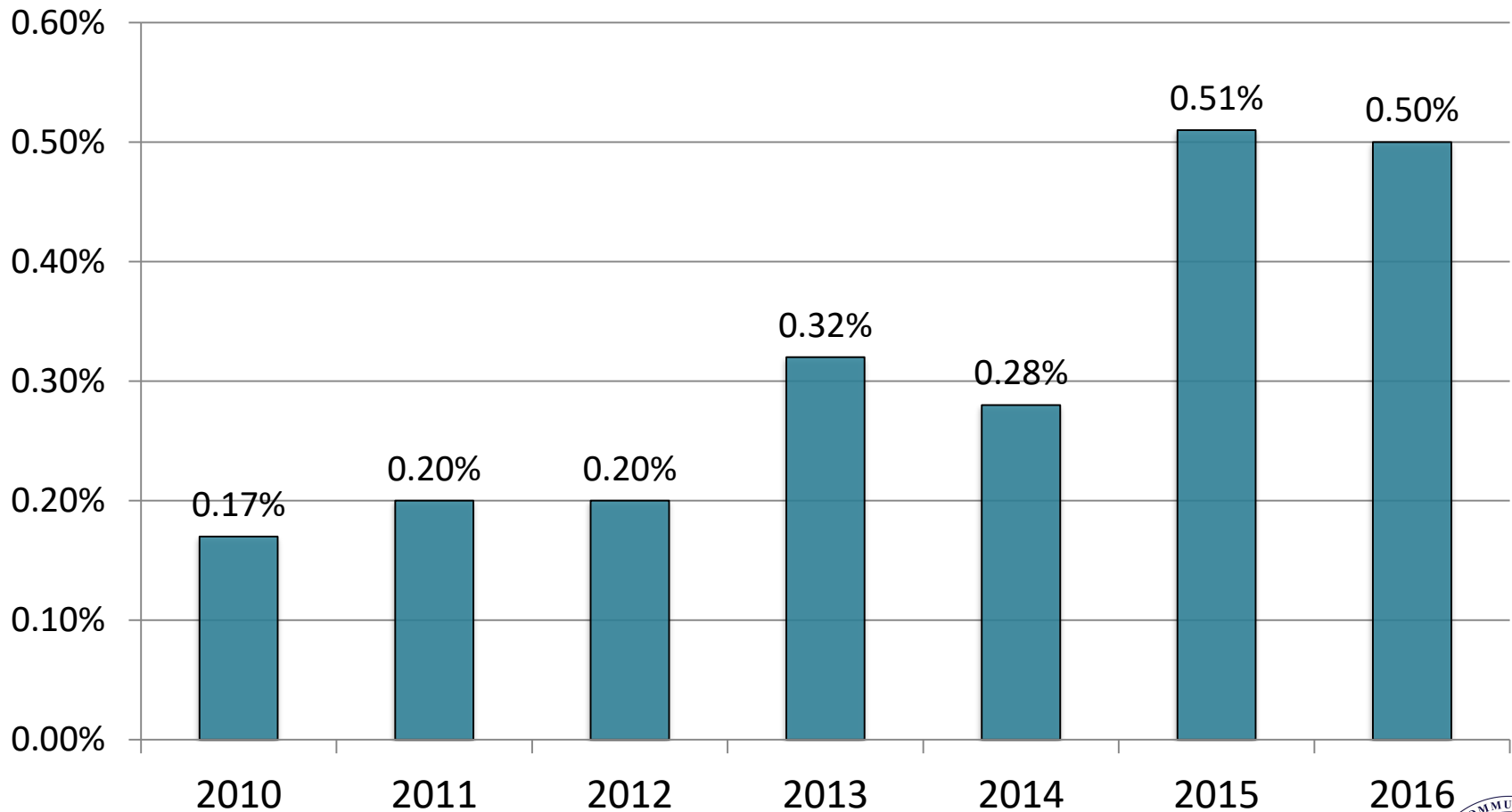
# COMMUNITY COLLEGES WITH ON-CAMPUS HOUSING

## (Summary of Key Characteristics)

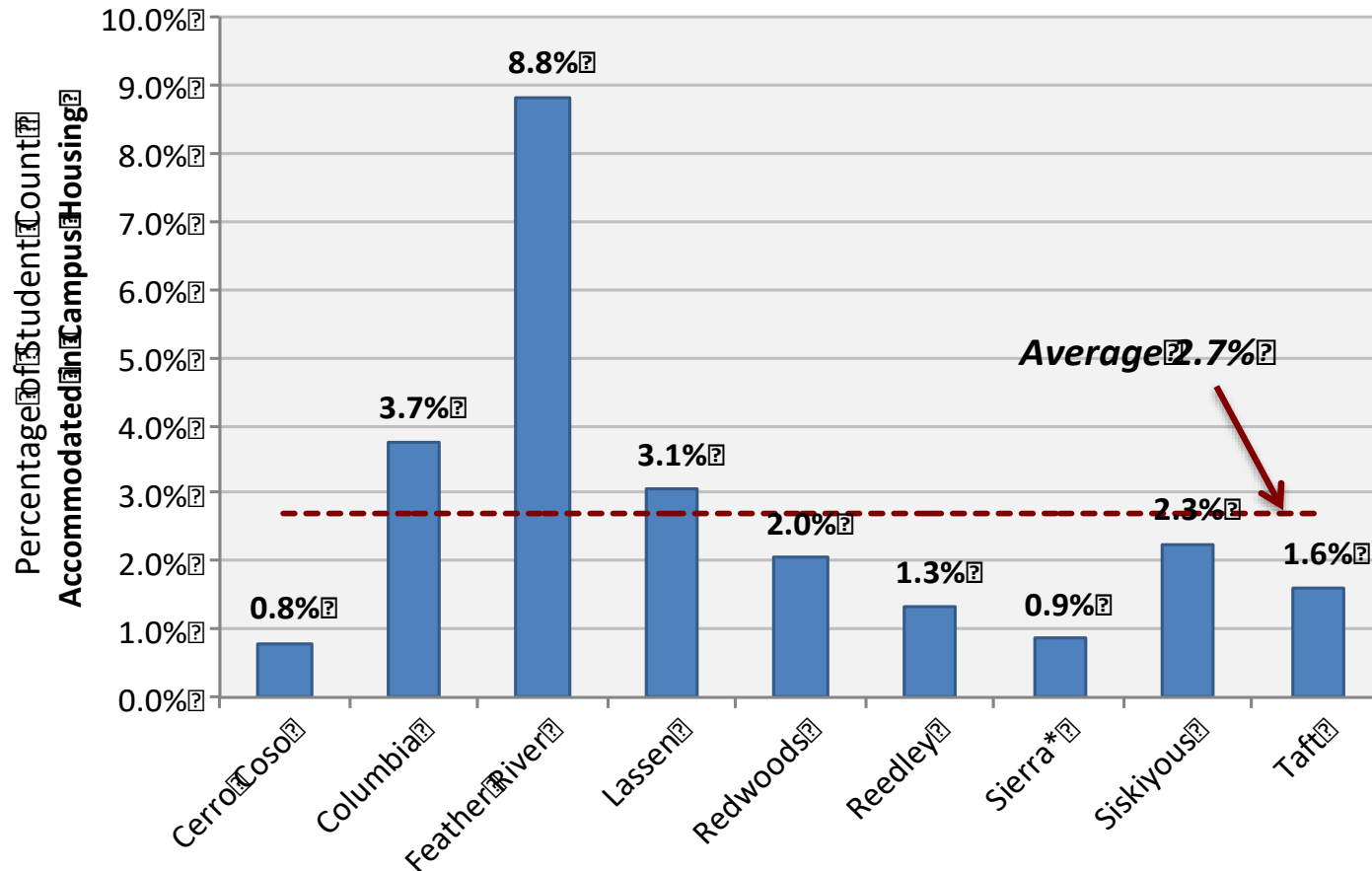
College	Student Count (2016-17)	Student Housing (Beds)	Percentage Housed	Monthly Rent Per Bed		Summer available?	Estimated Annual Rent Per Bed*		Style (Dormitory or Apartment)	Meal Plan (Annual Cost)	Year Built
				Shared Room	Private Room		Shared Room	Private Room			
Cerro Coso	7,477	60	0.80%	\$650	\$1,000	No	\$6,500	\$10,000	Apartment	N/A	2008
Columbia	4,002	150	3.70%	\$412	\$700	No	\$4,120	\$7,000	Apartment	N/A	
Feather River	2,661	235	8.80%	\$470	N/A	No	\$4,700	-	Apartment	N/A	
Lassen	3,803	116	3.10%	\$300	\$600	Yes	\$3,300	\$6,600	Dormitory	Optional; \$2,000	
College of the Redwoods	7,592	155	2.00%	\$808	N/A	Yes	\$8,888	-	Apartment and Dormitory	Mandatory; \$3,452	
Reedley	15,075	200	1.30%	\$368	N/A	No	\$3,680	-	Dormitory	Mandatory; \$1,950 to \$2,800 (ad valorem)	
Sierra	24,526	120	0.90%	\$740	N/A	No	\$7,400	-	Dormitory	Mandatory; \$2,600 included;	
Siskiyou	6,380	144	2.30%	\$700-800	\$1,150-1,250	No	\$7,500	\$12,000	Dormitory	Mandatory; \$3,000- 4,000 (ad valorem)	1966
Taft	9,547	154	1.60%	\$190	N/A	No	\$1,900	-	Dormitory	Mandatory; \$3,052	1983; 1978

\*Estimated Annual Rent per bed based on 10-month academic year or 11 months if summer housing is available.

# PERCENTAGE OF STUDENT COUNT WITH FOREIGN STUDENT VISAS

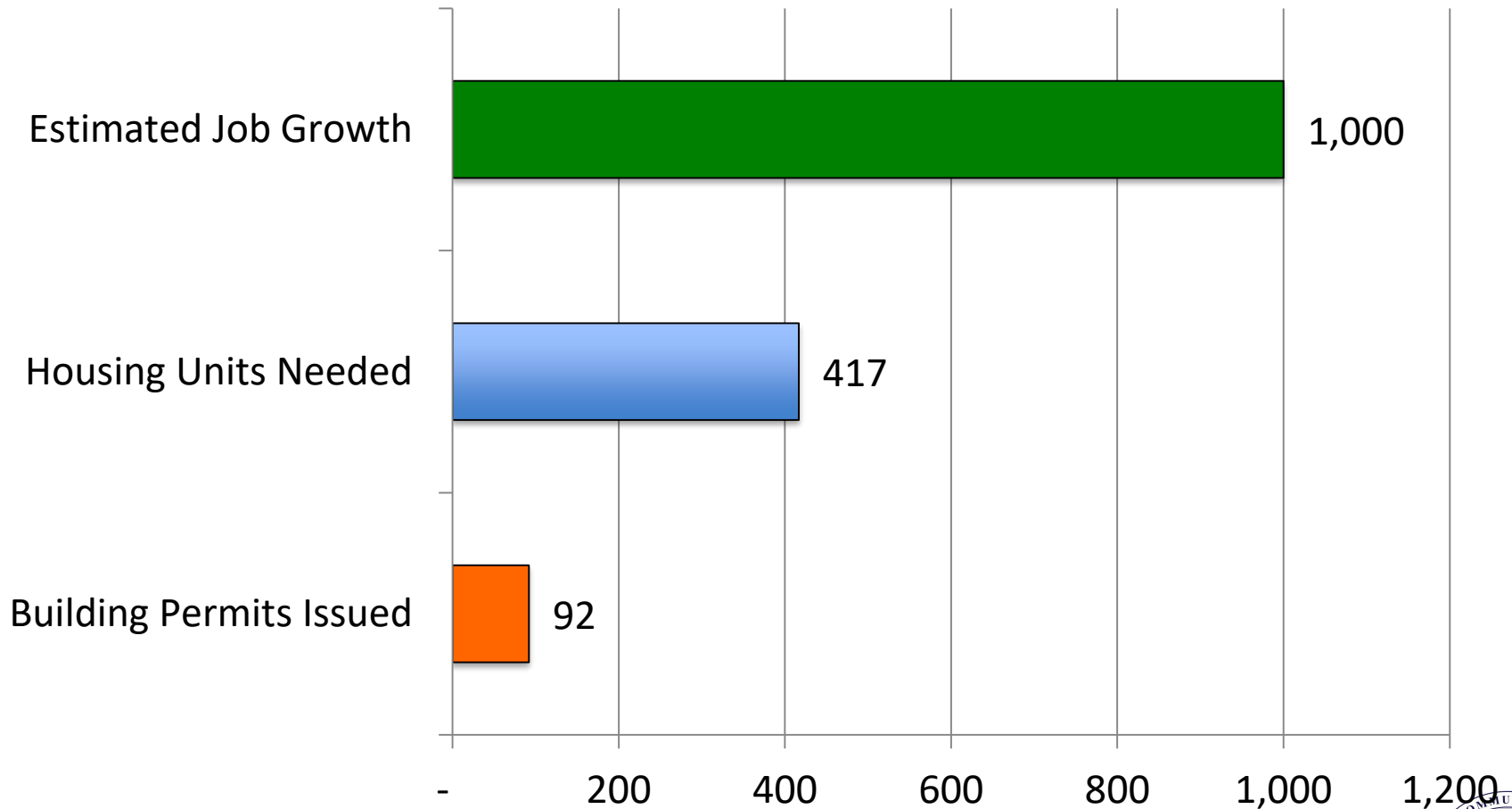


# PERCENTAGE OF STUDENTS ACCOMMODATED WITH STUDENT HOUSING



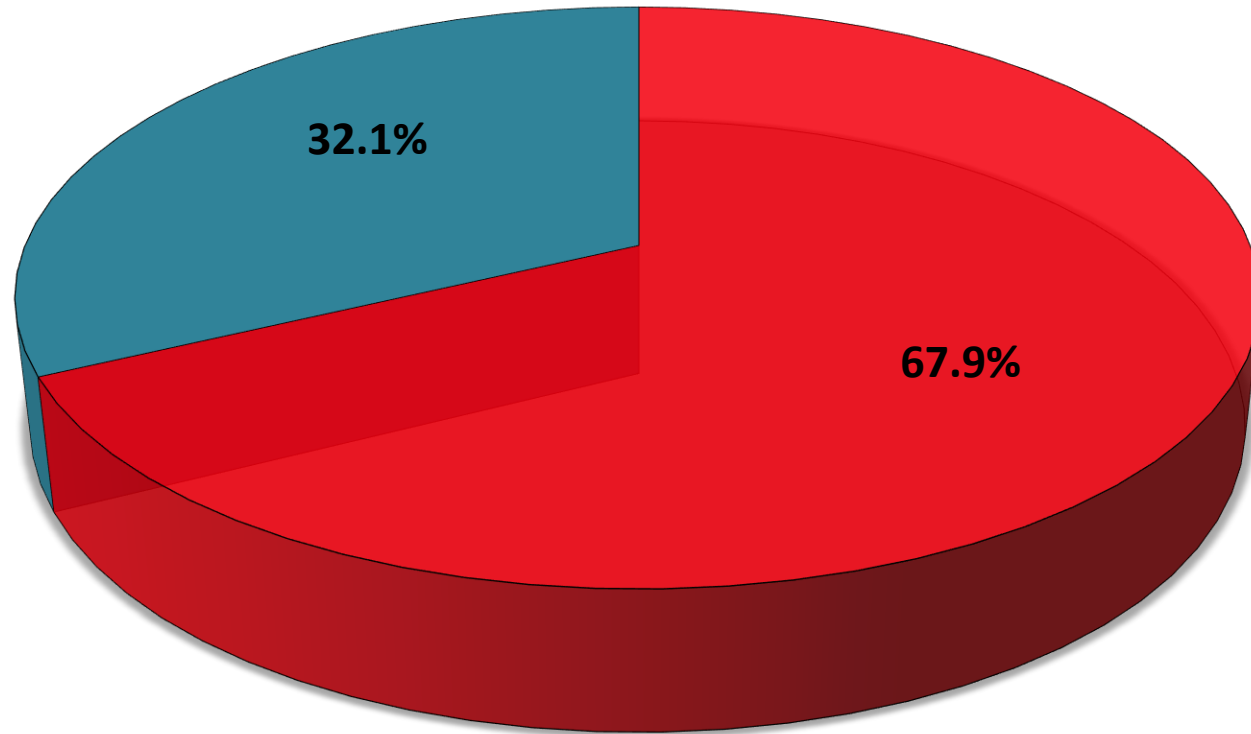
\*Percentage for Sierra based on student count at Rocklin campus

# UKIAH VALLEY JOB GROWTH v HOUSING CONSTRUCTION 2010-2016



# CITY OF UKIAH HOUSING SATISFACTION SURVEY

(Are You Satisfied With Your Current Housing Options?)



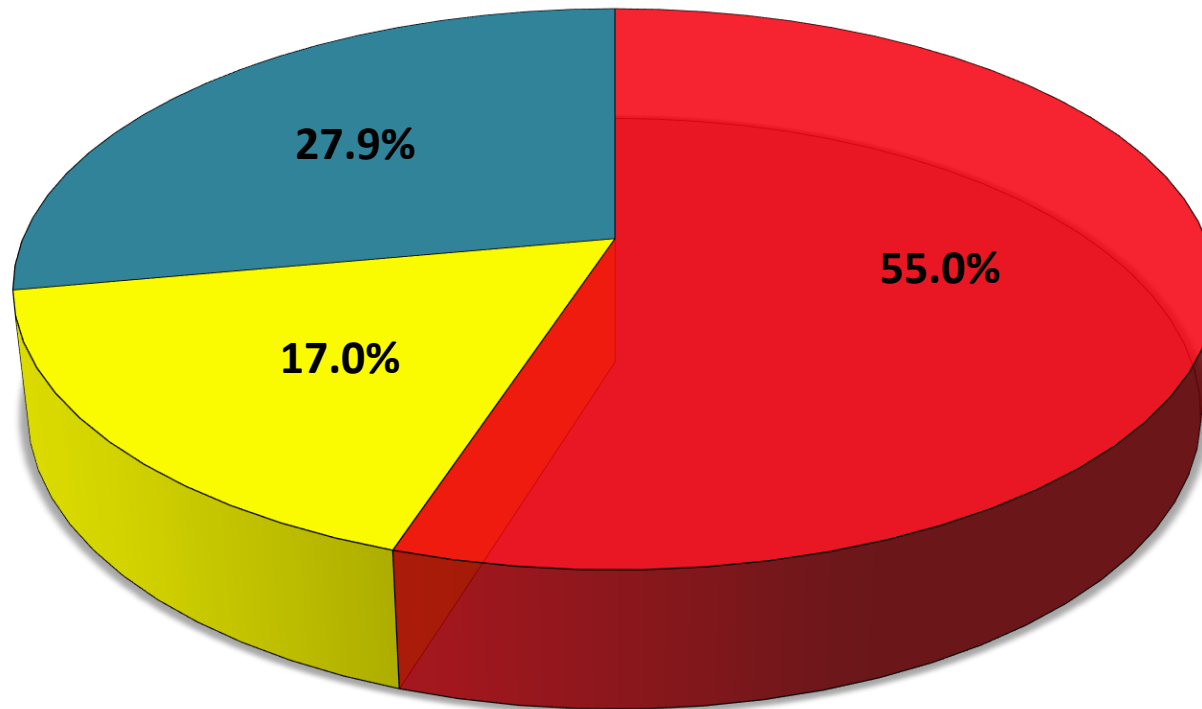
■ No

■ Yes



# CITY OF UKIAH HOUSING SATISFACTION SURVEY

(Number one issue with obtaining suitable housing?)



■ High Home Prices or Rents

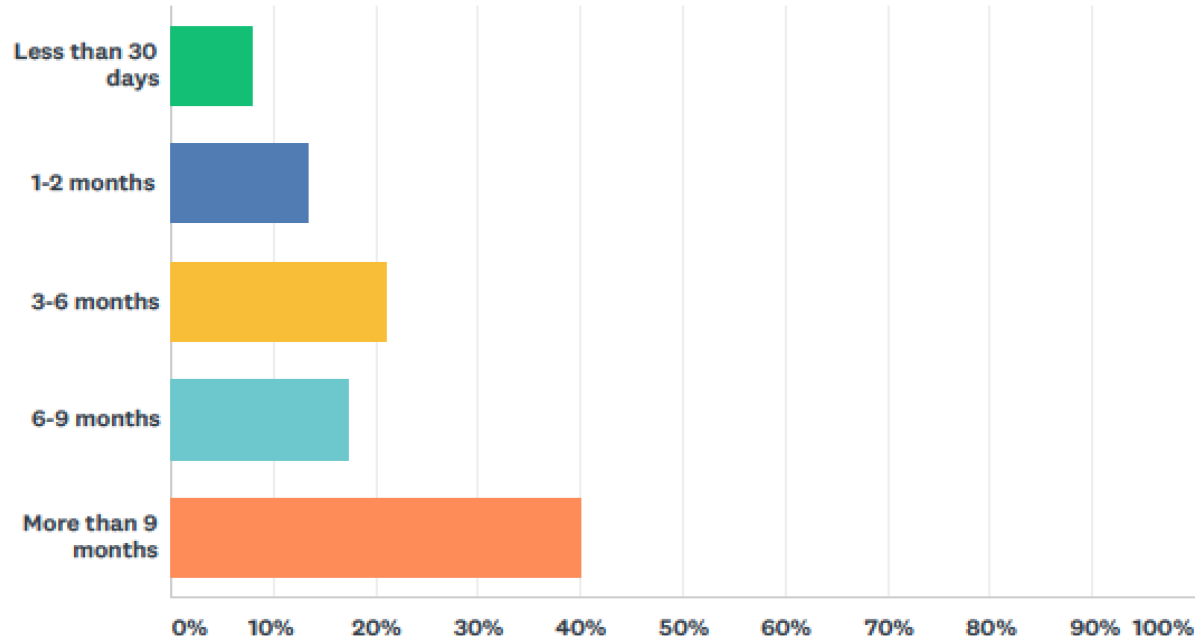
■ Lack of Availability

■ All Other Resons

# CITY OF UKIAH HOUSING SATISFACTION SURVEY

Q4 If you purchased a home or started renting a unit in Ukiah within the last year, how much time did it take you to find the housing unit in which you currently reside?

Answered: 275 Skipped: 101



# RECOMMENDATIONS

---

- Proceed with two-phased development program
- Phase One should be 200 to 220 beds targeting the youngest students
- Cost is key issue so likely dormitory style building
- Phase two should be an additional 100 to 150 beds
- Housing development over the next 5 years in the Ukiah Valley will influence the size of Phase Two
- May be apartment style targeting slightly older students
- Proximity to the campus core is very important
- On-campus housing could be used to increase international student enrollment

# STUDENT HOUSING CONSTRUCTION PRO FORMA

Mendocino College Student Housing Program Pro-Forma for Construction						
Project Specific Spaces	Larger Option			Smaller Option		
	#	SF	SF Total	#	SF	SF Total
Employee 1 Bedroom Apartment	2	500	1,000	2	500	1,000
Employee Studio Apartment	3	270	810	3	270	810
Student Double Bedroom (180sf)	222	90	19,980	148	90	13,320
Resident Assistant Units	6	120	720	4	120	480
Residence Hall Supervisor Apartment	1	600	600	1	600	600
Office Space (includes Security)	1	400	400	1	400	400
Subtotal			23,510			16,610
General Common Spaces						
Laundry/Vending	1	300	300	1	200	200
Lounges	3	600	1,800	2	600	1,200
Bathrooms & Shower Unit	12	400	4,800	8	400	3,200
As a percentage of project specific spaces		29%	6,900		28%	4,600
Total Specific and Common Spaces			30,410			21,210
ASF grossed up to GSF		15%	4,972		15%	24,392
Direct Construction Cost/SF		\$75	\$617,163		\$75	\$6,707,663
Furniture Fixtures & Equipment		\$15	\$456,150		\$15	\$318,150
Indirect Construction Cost (% soft costs)		20%	\$1,923,433		20%	\$1,341,533
Site Development			\$1,000,000			\$1,000,000
Total Cost of Project			\$1,996,745			\$3,367,345

# STUDENT HOUSING OPERATING PRO FORMA

Mendocino College Student Housing Program Pro-Forma for Annual Operations		
Annual Operating Revenues	Larger Option	Smaller Option
Student Beds Income for 2 Semesters	\$ 1,368,000	\$ 12,000
Lost Income Due to Vacancy	\$ (68,400)	\$ (45,600)
Discount for RA's	\$ (18,000)	\$ (12,000)
Employee 2 Two Bed Apartments for 12 month	\$ 28,800	\$ 28,800
Employee 2 Three Studio Apartments for 12 month	\$ 28,800	\$ 28,800
Student Bed Income over Summer	\$ 4,200	\$ 2,800
Athletic/Arts Summer Camps & Conference	\$ 10,000	\$ 10,000
<b>Total Annual Income</b>	<b>\$ 1,383,400</b>	<b>\$ 944,800</b>
Annual Operating Expenses		
Residence Hall Supervisor 2 in House	\$ 70,000	\$ 70,000
Maintenance & Utilities	\$ 49,715	\$ 43,915
Miscellaneous Expenses	\$ 30,000	\$ 20,000
Debt Service	\$ 46,449	\$ 50,877
Security Services 2 Cost Share	\$ 40,000	\$ 40,000
<b>Total Annual Expense</b>	<b>\$ 1,136,164</b>	<b>\$ 824,792</b>
<b>Annual Net Income (loss)</b>	<b>\$ 247,236</b>	<b>\$ 120,008</b>
<b>Net Income (loss) over term of 30 year bond</b>	<b>\$ 7,417,081</b>	<b>\$ 3,600,227</b>

---

# MENDOCINO COLLEGE STUDENT HOUSING FEASIBILITY STUDY

*THANK YOU!*