



Housing Issues and Higher Education

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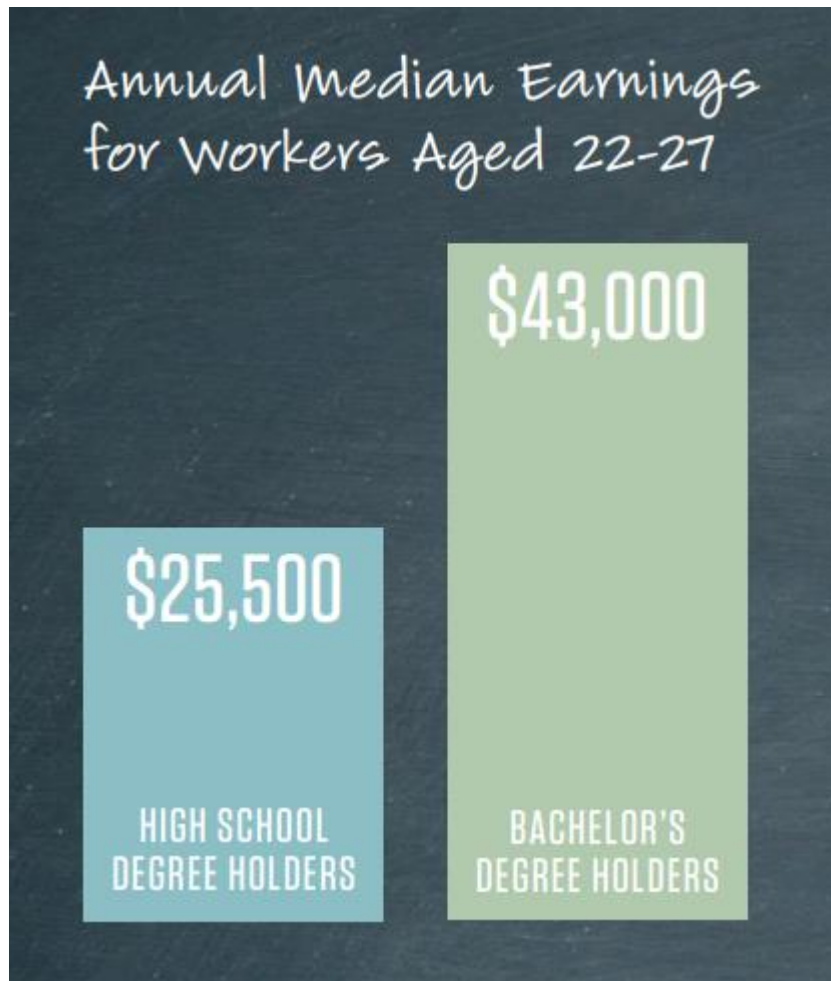


School of Business



Center for
Real Estate
Entrepreneurship

Higher Education: A Path to Increase Skills and Income to Afford Housing



3.5x


LOWER POVERTY RATE
FOR BACHELOR'S DEGREE
HOLDERS VERSUS THOSE
WITH ONLY A HIGH
SCHOOL DEGREE

From Association of Public and Land
Grant Universities

BACHELOR'S DEGREE HOLDERS ARE

47%

MORE LIKELY TO HAVE HEALTH INSURANCE
THROUGH THEIR JOBS THAN THOSE
HOLDING HIGH SCHOOL DEGREES

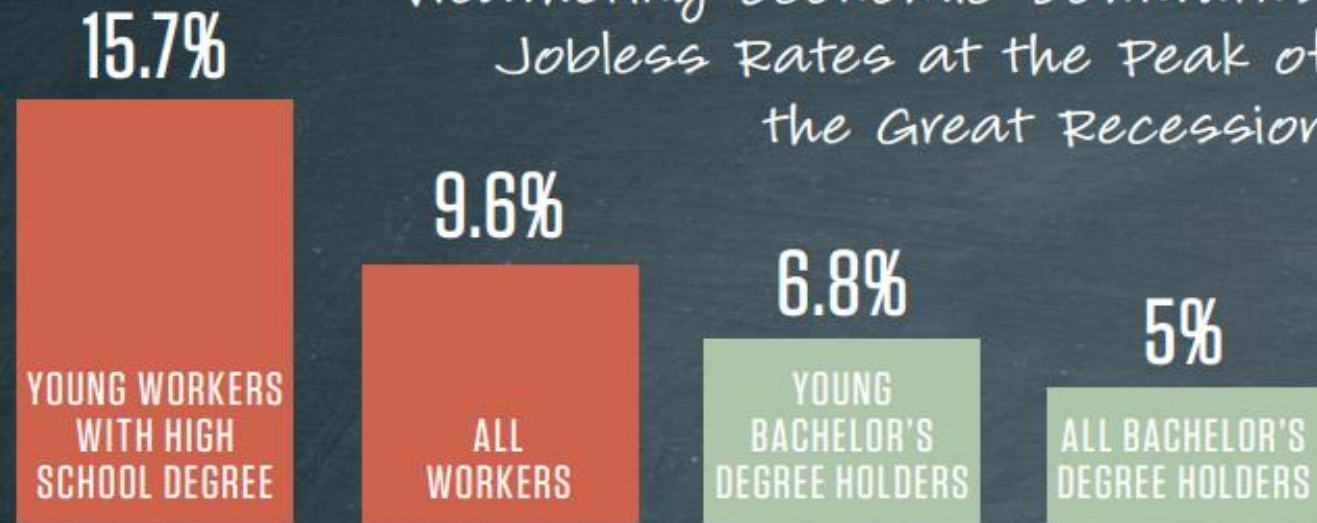


AND THEIR EMPLOYERS CONTRIBUTE

74%

MORE TO THEIR HEALTH COVERAGE.

*Weathering Economic Downturns:
Jobless Rates at the Peak of
the Great Recession*



From Association of Public and Land Grant Universities

*Return on Investment:
Lifetime Earnings
by Level of Education*

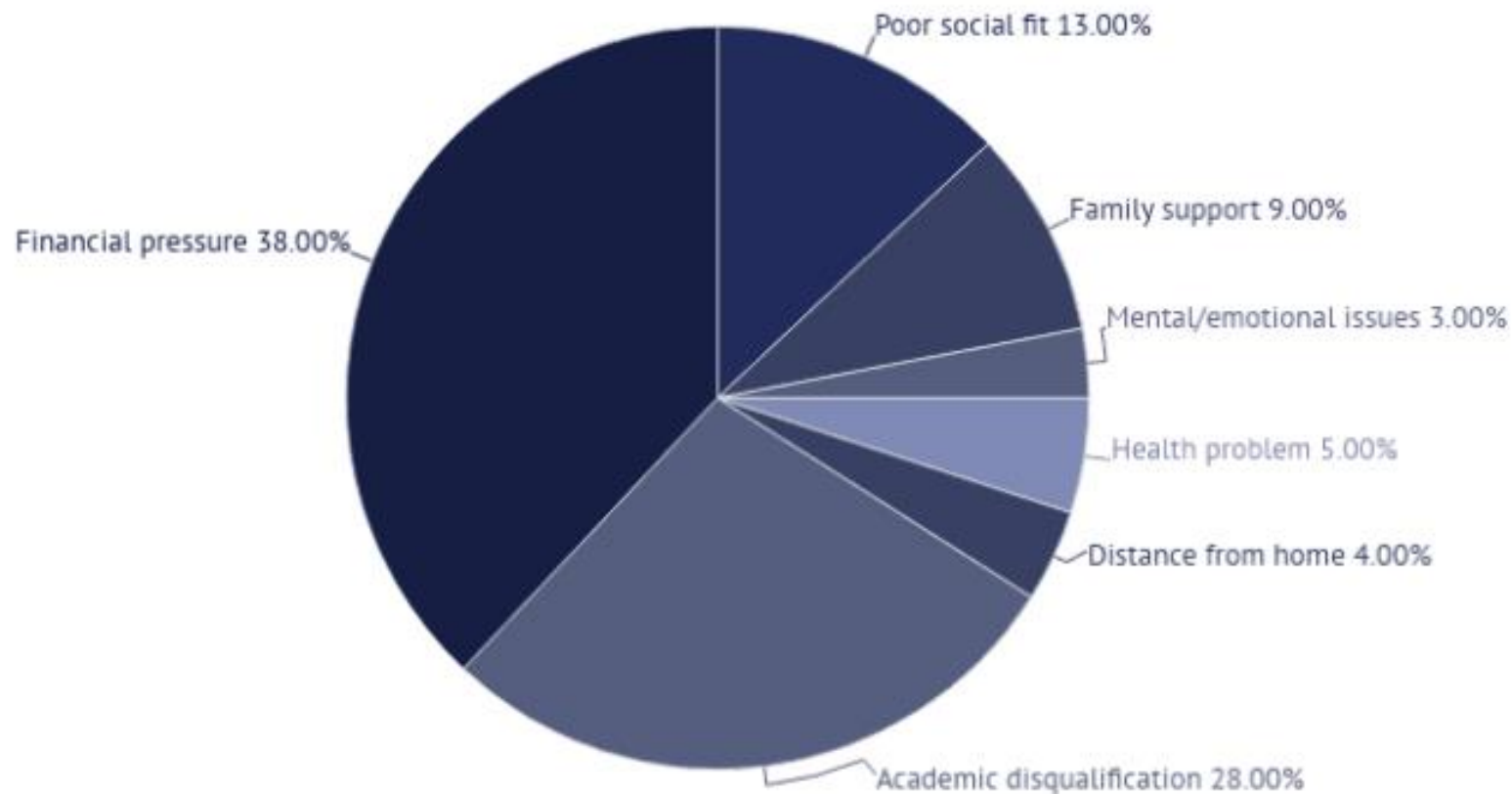


Source: Carnevale, Rose and Cheah, "The College Payoff," Georgetown University Center on Education and the Workforce.

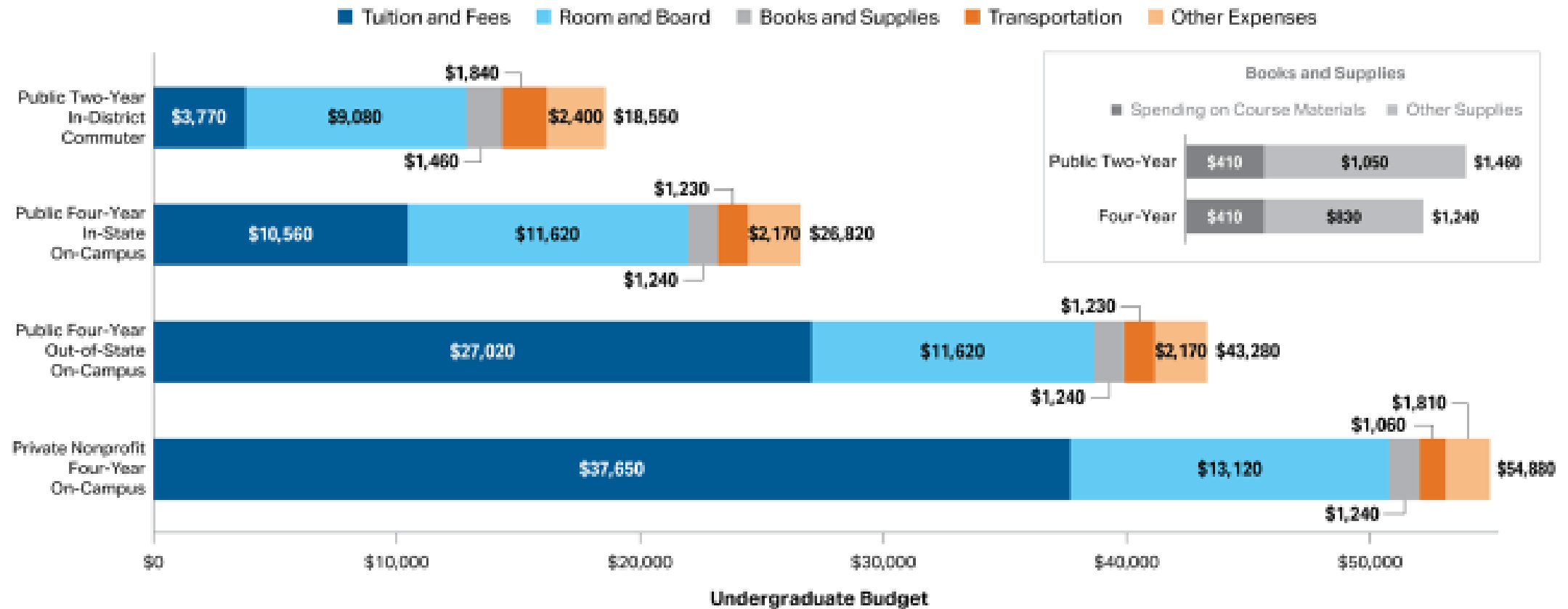
- In the United States, the overall dropout rate for undergraduate college students is **40%**, with approximately **30%** of college freshman dropping out before their sophomore year



Top Reasons for Dropping out of College



Average Estimated Full-Time Undergraduate Budgets (Enrollment-Weighted) by Sector, 2020-21



In a survey conducted by George Mason graduate student Yara Mowafy in the spring of 2015, half of the 300 participants indicated they knew someone who was currently experiencing or had experienced homelessness while attending George Mason.

**March 2017 Survey – Association of Community College Trustees
33,000 students in 70 community colleges across 24 states**

Housing Insecurity (past 12 months)	
Any of the below items:	51%
- Didn't pay full amount of rent or mortgage	21%
- Didn't pay full amount of utilities	28%
- Moved 2 or more times per year	14%
- Doubled up	17%
- Moved in with other people due to financial problems	18%
Homelessness (past 12 months)	
Any of the below items:	14%
- Thrown out of home	6%
- Evicted from home	3%
- Stayed in a shelter	2%
- Stayed in an abandoned building, auto, or other place not meant as housing	4%
- Did not know where you were going to sleep, even for one night	8%
- Didn't have a home	2%

2019 Student RealCollege Survey:

167,000 students at 227 colleges

FIGURE 7. Housing Insecurity Among Survey Respondents by Sector

Two-Year		Four-Year
50%	Any item	35%
23%	Had a rent or mortgage increase that made it difficult to pay	15%
22%	Did not pay full amount of rent or mortgage	12%
22%	Did not pay full amount of utilities	9%
17%	Had an account default or go into collections	7%
17%	Moved in with people due to financial problems	11%
12%	Lived with others beyond the expected capacity of the housing	7%
7%	Left household because felt unsafe	6%
3%	Moved three or more times	4%
2%	Received a summons to appear in housing court	1%

Source: 2019 #RealCollege Survey

Affordable Housing for Students: Educational Outcomes

College Housing Assistance Program (CHAP) in Tacoma, Washington

Tacoma Community College partnered with the Tacoma Housing Authority in 2014 to provide students who are homeless/near homeless with housing assistance.

CWD Investments, the first developer to join, dedicated the 62-unit Highland Flats to both TCC students and low-income residents. A second complex was later added within walking distance of TCC.

In 2016, the University of Washington Tacoma (UWT) joined, working with Koz Development and THA to dedicate a 104 micro-unit apartment to homeless UWT students. Because most TCC transfer students transfer to UWT, the program allows TCC students to retain their housing assistance if they pursue a four-year degree.

60 percent of CHAP students graduated or remained enrolled, compared to 14 percent of unassisted homeless students. CHAP students achieved a 3.05 average GPA, higher than the school-wide average.

Affordable Off-Campus Development



In February 2020, Koz Development opened its second CHAP property, with 64 of 152 units for housing-challenged college students.

Affordable Off-Campus Development

The Village, just blocks away from Cerritos College in Norwalk, California, consists of seven 1,477 square foot townhouses, six of which are three-bedroom, three-bathroom units opened in June 2020.

The development will house up to 28 students from 18 to 25 years old.

Funding for the \$4 million housing development project came from the college budget and in partnership with Jovenes, Inc., a Los Angeles nonprofit that assists homeless and displaced young adults.



In 2019, 19% of students across California's 115 community colleges experienced homelessness during the past year.

Co-Locating Affordable Housing With College Facilities

Affordable Housing at Metro Center



University: Portland Community College

Partner: Home Forward

Project: redevelopment of the Portland Metro Workforce Training Center (PMWTC) in Northeast Portland, 3 acres with 30,000 sq. ft.



Build new 26,000 sq. foot PMWTC building plus housing on site

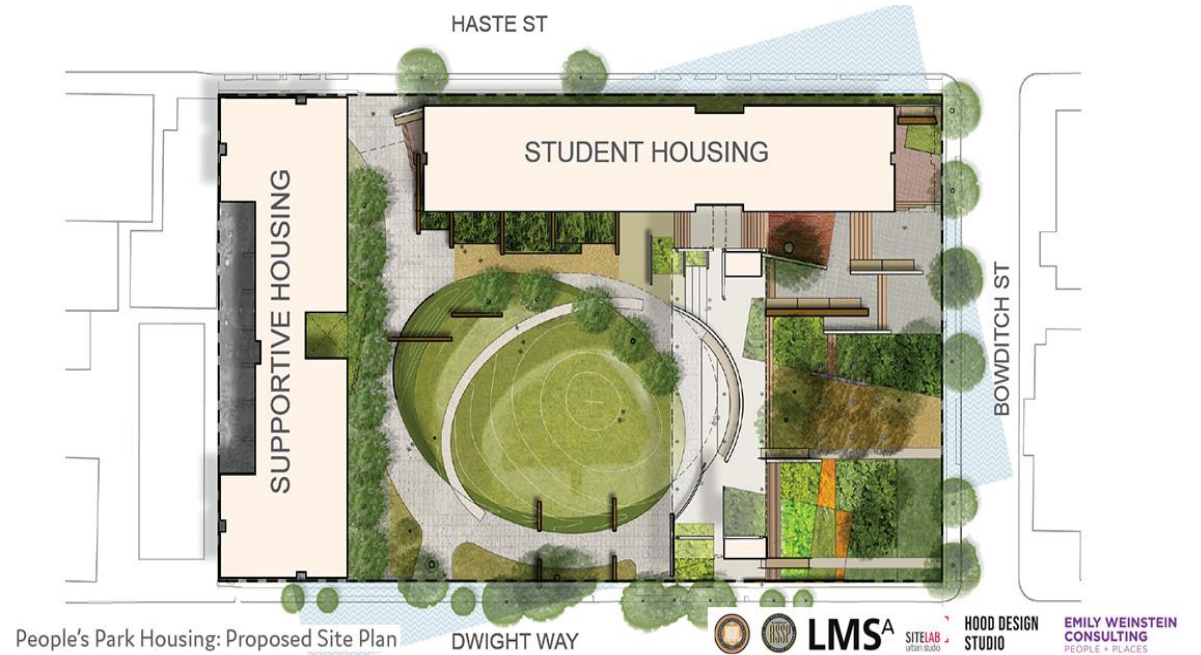
Housing: Early 2023 - 80 to 100 units ranging in size from studios to three-bedrooms for 60 percent of AMI

Co-Locating Affordable Housing

University of California - Berkeley

Proposed People's Park Housing project:

- 1) student housing (1,000 beds)
- 2) supportive housing with onsite services that help formerly homeless and lower-income persons and would be developed and managed by a non-profit partner under a ground lease with the University (45-50 currently in park)
- 3) open landscaped areas.



Proposed Anchor House Housing project:

- Prioritize transfer students, who are predominantly from California community colleges and are more likely to come from low-income families and communities of color. Due to low supply and high costs, they can be forced to live far from campus.
- Anchor House will house 772 students per year.

Affordable/Workforce Housing for Employees



In May 2020, University of Hawai‘i has entered into a public-private partnership (P3) with Greystar Real Estate Partners a \$110 million project to provide 388 affordable rental housing units along with a child-care facility for graduate students and faculty members.



Masonvale is an employer-assisted housing development built in 2010 with 157 rental units at below market rents on 27 acres on the George Mason University campus in Fairfax.

Affordable Housing for the Community

Howard University

Ground lease for 319-unit Trellis House with 36 units for affordable housing built in 2018

University of Virginia

The University of Virginia announced in March 2020 that it will develop 1,000 to 1,500 affordable housing units in the next 10 years on university land.

Stanford University

Seeks 2.275 million square feet of new academic space and 3,150 new units by 2035 :

Proposal to Santa Clara County: convert up to 200 apartments on campus to below-market-rate units (80% AMI), contribute \$14.3 million to the county housing funds, and contribute \$21.7 million to start a new private sector loan fund for affordable housing.



Universities: Research and Pilots with Housing Development



Penn State architecture and engineering faculty and students at delivery of Greenbuild duplexes in 2018, a collaborative project with the State College Community Land Trust (SCCLT) for the construction of affordable, energy-efficient homes for two families



The 2018 Affordable Housing Initiative within the University at Buffalo's School of Architecture and Planning: through coursework, research and participation in studios, students and faculty in architecture, real estate development and urban planning plan, design and ultimately build single-family or multi-family housing prototypes for underserved neighborhoods on Buffalo's East or West sides.