

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE LOS ANGELES COMMUNITY COLLEGE DISTRICT REAFFIRMING SUPPORT FOR ADDRESSING THE HOUSING NEEDS FOR STUDENTS, FACULTY, AND STAFF, AND DIRECTING STAFF TO CONTINUE THE PREPARATION OF A DISTRICTWIDE HOUSING PLAN, INCLUDING A HOUSING ELEMENT FOR EACH CAMPUS, AND TO ESTABLISH A PREQUALIFICATION LIST FOR HOUSING PROJECT DEVELOPMENT AND OPERATION**

WHEREAS, the Los Angeles Community College District (“LACCD” or “District”) recognizes that California faces an unprecedented housing shortage. Particularly burdened have been California’s community colleges. In many community college districts, the high cost of living and lack of affordable housing options present the highest barrier for both the student body and the community college’s workforce.

WHEREAS, fifty-five percent of LACCD students currently experience housing insecurity, and nineteen percent may experience homelessness at some point during the year.

WHEREAS, the lack of access to housing precludes many from higher education and stable employment.

WHEREAS, LACCD recognizes and affirms that housing availability for students, staff, and faculty is a matter of vital District-wide importance, and that housing insecurity may inhibit the District’s broader institutional goals as identified in the Strategic Plan.

WHEREAS, LACCD recognizes and affirms that its core mission is to foster student success for all individuals seeking advancement by providing equitable and supportive learning environments at the District’s nine campuses.

WHEREAS, in order to maintain competitiveness and a path of excellence, the District aims to address and alleviate housing insecurity among students, staff, and faculty.

WHEREAS, to achieve these housing goals for District students, staff and faculty, LACCD has, in collaboration with key stakeholders, consultants, and industry professionals identified six pillars as fundamental to the success of the District and its students, staff, and faculty:

1. Innovation: The District will pursue best in class approaches tested and proven in the marketplace to expand housing availability and affordability for students, staff, and faculty.
2. Partnerships: The District will leverage experts and established partnerships to address and alleviate housing insecurity among students, staff, and faculty.
3. Community: The District will connect housing support opportunities to the overall campus life by integrating other services and support resources, including but not limited

to, services focused on mental health and wellness, food security, mentorship and interpersonal development, financial literacy and planning, and job-readiness.

4. Piloting: The District will test and learn from early initiatives through program implementation and monitoring.
5. Funding: The District will develop integrated financial models to assess the feasibility of any proposed new housing developments.
6. Metrics for Success: The District will develop metrics to assess and measure the successful delivery of housing, including key considerations for prioritization of housing.

**NOW THEREFORE, THE BOARD OF TRUSTEES OF THE LOS ANGELES COMMUNITY COLLEGE DISTRICT DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:**

RESOLVED that LACCD Board of Trustees reaffirms its full endorsement and commitment to addressing the housing needs for students, faculty, and staff, including strategic use of the District's real estate and facilities, other partnerships and innovations for addressing these needs and commits to supporting the preparation of a districtwide Housing Plan, including the adoption of a Housing Element for each campus; and be it further

RESOLVED that LACCD is committed to serving impacted populations such as foster youth, LGBTQ students experiencing displacement, homeless or formerly homeless students, student parents, and other basic needs challenged student populations, and low to moderate-income LACCD workforce; and be it further

RESOLVED that LACCD will pursue best in class approaches to expand housing availability and affordability for students, staff, and faculty, including (i) endeavoring to diversify housing supply on and near its campuses and maintain a healthy and diverse housing supply by increasing the affordable options available to the population and ensuring that they remain as affordable as possible; (ii) utilizing resources to construct, purchase, lease, or otherwise invest in housing resources for students, staff, and faculty through innovative acquisitions and partnerships; (iii) pursuing data-driven approaches to address this need and partnering with leading professions in the field; (iv) commissioning a Campus Portfolio Optimization Study to critically evaluate underutilized structures and their viability for repurposing as housing, flex space, and mixed-use educational spaces; (v) conducting an off-campus market analysis to understand local housing, retail, hotel, and conference center markets; and (vi) creating a financial analyses of potential projects to assess direct and indirect elements of the improvements, including construction, operations and maintenance, balanced with affordable rents within housing projects; and be it further

RESOLVED, that LACCD shall continue to leverage experts and established partnerships to address and alleviate housing insecurity among students, staff, and faculty, including (i) investigating potential partnership opportunities within the market; (ii) continuing outreach and consultation efforts for campus community engagement and focused on the future

of the campus, with particular emphasis upon alleviating housing insecurity among students, staff, and faculty; (iii) utilizing existing partnerships to provide housing and supportive services; (iv) utilizing a range of delivery methods for developing housing, including development and reuse of District-owned real estate, public-private partnerships, long-term leasing and licensing, and other funding initiatives; (v) investigating alternative funding structures, exploring opportunities for partnership, supporting funding-related legislation, and addressing the District's facility maintenance and improvement projects; and (vi) utilizing existing partnerships to develop a data-driven response, made possible by the collaboration of subject matter experts, including professions in data collection and analysis, polling, property valuation, real estate, and planning; and be it further

RESOLVED, that LACCD shall test and learn from early initiatives through program implementation and monitoring, including (i) assessing demand for on-campus housing and potential college-affiliated developments which would enhance the academic and student life experience, (ii) amplifying existing programs and partnerships by scaling to meet campus-specific needs, utilizing strategies to capitalize on statutes such as SB 330, (iii) developing integrated financial models to assess the feasibility of any proposed new housing developments to create and maintain affordable housing, and (iv) prioritizing opportunities that offer immediate implementation, including evaluation of off-campus sites for potential redevelopment for housing; and be it further

RESOLVED, that LACCD shall develop integrated financial models to assess the feasibility of any proposed new housing developments, including (i) preserving relevance and competitiveness in requesting and receiving funds from local, state and federal housing legislation; (ii) pursuing financially sound models of delivery by leveraging government funding initiatives for student and workforce housing and private sector partners that complement the District's contribution to the project, whether it be through bond proceeds or District real estate; (iii) exploring the use of joint occupancy structures that reduce or provide for a nominal cost of a ground lease of a District's real property to a private developer which will provide more affordable housing options for workforce and students, and (iv) monitoring pending legislation designed to facilitate affordable student and workforce housing to capture and maximize funding opportunities for the District; (v) seeking guidance on enrollment and affordability requirements similar, but not limited to, State Chancellor guidance for SB/AB169, and be it further

RESOLVED, that LACCD shall proceed to issue an RFI/RFQ in order to establish a prequalification list, consisting of housing developers and operators with the appropriate expertise and track record to support the District's needs.

**ADOPTED, SIGNED and APPROVED** this \_\_\_\_\_ day of May, 2023.

BOARD OF TRUSTEES OF THE LOS ANGELES  
COMMUNITY COLLEGE DISTRICT

By: \_\_\_\_\_  
David Vela, President

By: \_\_\_\_\_  
Steven Veres, Trustee

By: \_\_\_\_\_  
Sara Hernandez, Trustee

By: \_\_\_\_\_  
Secretary of the Board of Trustees