

Student Housing Feasibility Analysis

FACILITIES COMMITTEE UPDATE

14 October 2020



Brailsford & Dunlavey



Project Understanding LONG BEACH COMMUNITY COLLEGE DISTRICT

Request for Proposal: Student Housing Feasibility Study

- 60% of California community college students surveyed by the Wisconsin HOPE Lab reported being housing insecure in the previous year.
- 2. A lack of available and affordable housing impacts community college students' ability to achieve academic success.
- **3**. LBCCD therefore is exploring housing options for students.



Project Understanding STUDENT HOUSING FEASIBILITY ANALYSIS OUTCOMES

- Confirm the drivers of the planning process
- Define the framework for the planning process in terms of scope, scale, and financial performance metrics
- Determine the ideal type of housing and number of beds/units
- Residential strategies and associated options
- Preferred locations for potential housing development
- Operations and financial performance expectations / pro forma
- Identified funding opportunities
- Preferred financial and ownership structure and potential P3 options
- Determine optimal costs and benefits between off-campus and on-campus development

Ô BRAILSFORD & DUNLAVEY 🖊 Student Housing Feasibility Analysis

Project Approach PROJECT DEFINITION



Project Approach PROJECT SCHEDULE

Task Categories	April	Мау	June	July	August	September	October	November	December
Contract Executed	\mathbf{x}								
A Objectives	A								
Project Initiation									
Document & Data Review									
Demographic Analysis									
Stakeholder Engagement	\bigstar	-	1						
Strategic Asset Value Work Session									
Decision Support & Documentation		\bigstar							
B Initiatives			•						
Off-Campus Rental Housing Analysis									
Preliminary Multi-Asset Analysis (Mixed Use Considerations)									
Student Housing Trends Analysis									
Student Focus Groups, Survey Analysis, and Survey Hosting						\overleftrightarrow			
Survey Online									
Demand Analysis and Projections									
Decision Support & Documentation							\mathbf{x}		
C Plans									
Site Analysis for Both Campuses			\bigstar	_					
Existing Facility Reuse Analysis									
Concept Development & Alignment with FMP				\bigstar					
Programming and Operations Planning / Indirect Cost Evaluation				X					
Financial Model Development					*				
Decision Support & Documentation D Strategy					×				
D Strategy Value for Money Analysis									
Financial & Ownership Plan									
Recommendations and Phasing Plan								*	
Decision Support & Documentation									\mathbf{x}
Project Milestones									
On-Campus Meetings		SAV, & der Mtgs			Financial Analysis	Student Focus Groups	Market A Presen		Final Deliverable Board Presentatio
Web Conference Meeting					Presentation	& Survey			Mid-December
Milestone								_	

Thank you.

VISIT BDCONNECT.COM FOR MORE INFORMATION.