

scion



Ventura College

VENTURA, CALIFORNIA

Student Housing Market & Demand Analysis
REVISED

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Section 1: Introduction and Executive Summary

Introduction

Ventura College (VC) engaged The Scion Group LLC (Scion) to complete a Student Housing Market and Demand Analysis to determine if there is enough demand to further consider providing first-time student housing on or near the College's campus in Ventura, California. This document, the *Student Housing Market and Demand Analysis*, describes Scion's observations and recommendations regarding the potential for new student housing.

In preparing this report, research included administering an online student survey; conducting student focus group sessions; interviewing College stakeholders; examining the off-campus rental housing market; and examining peer institutions to understand their housing options.

The Scion Group appreciates the opportunity to continue to collaborate with Ventura College. Scion's work was enhanced by the thoughtful consideration and collegiality of Ventura College administration and the participation of VC students.

Executive Summary

Demand Analysis

Scion has determined that there is sufficient demand (greater than 300 beds) to potentially attract developer interest for student housing on or near the Ventura campus.

Based on current and projected student enrollment, Scion estimates the demand for students to be 222 to 489 beds, depending on unit type, at the Ventura campus by the 2020-21 academic year. Due to approvals, design, and construction processes, this is the earliest year student housing could be made available.

Development Recommendations

Based on an understanding of potential developer interests, projected student demand for unit types, and Scion's experience with similar institutions considering first-time housing, Scion recommends a student housing project for Ventura College include 106 total units (340 bedrooms) of two-bedroom, two-bathroom quad occupancy apartments (shared bedrooms), two-bedroom, two-bathroom double occupancy apartments (private bedrooms) and four-bedroom, two-bathroom quad occupancy apartments (private bedrooms). The project should be open primarily to full-time enrolled single VC students who do not live with children.

Rent should include a furnished unit with some utilities included – water, sewer, waste removal, electricity and Internet. The inclusion of these expenses factored within a new residential community on-campus provides a higher quality, affordable living experience for the students than what is currently offered. Therefore, it is recommended that the property lease by the bed with all-inclusive monthly rental rates per bed of \$1,150 for a shared bedroom in a two-bedroom apartment, \$1,375 for a private bedroom in a two-bedroom apartment and \$1,300 for a private bedroom in a four-bedroom apartment. Due to lack of student interest, cable or satellite TV service should be optional for residents to purchase at their own cost.

During our focus group sessions, Scion was made aware that some Ventura College students live in high density situations in an effort to minimize their housing financial burden. Recognizing the price sensitivity of VC students, Scion intends to test a mix of rental rates during the financial analysis.

Scion recommends that Ventura College proceed with the next steps in the implementation process and conduct a financial analysis and potential site evaluation, to inform approvals and a development solicitation process. This will empower VC to make the most informed decisions and be the strongest owner possible during approvals, developer selection, negotiations, and ongoing management.

Time is of the essence for the next steps, in order for a new residential facility to be open by the 2020-2021 academic year.

Enrollment

Between Fall 2010 and Fall 2016, total enrollment at the College experienced a 6% decrease. However, the Fall 2016 full-time enrollment shows an increase of about 3% from the Fall 2015 full-time enrollment. In Fall 2016, the College had a total enrollment of 12,996, with 4,447 full-time students and 8,549 part-time students.

By Fall 2020, the College projects a 2% increase in total full-time enrollment, which will increase full-time enrollment to 4,555 students. The College has a target of an annual 0.6% increase in total enrollment through academic year 2020.

In Fall 2016, approximately 66% of students are enrolled as part-time, while 34% are enrolled full-time. This percentage of part-time and full-time students has remained consistent between Fall 2010 and Fall 2016.

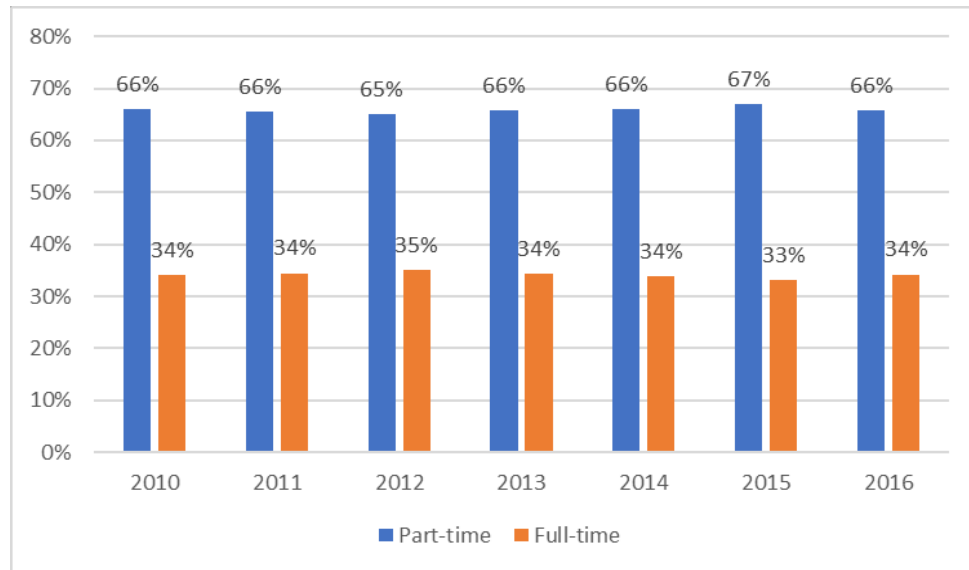


Figure 1: Historical Enrollment Projections, Full-time and Part-time, Fall 2010 - Fall 2016

Off-Campus Rental Market

Ventura rental housing inventory has modestly increased in the market. Between 2010 and 2016, the number of multi-family rental units in Ventura increased by 13%. Analysis of the rental market indicates that during this seven-year period, inventory has been modestly increasing in outlying areas – Oxnard, Camarillo and Santa Paula/Fillmore.

According to the Census Bureau, between Q1 and Q4 2016 the rental market vacancy rate in Ventura County, which includes Oxnard and Ventura, decreased from 3.9% to 3.2%. Vacancy rates in the market are below the national average of 5.5% and projected to remain so.

Low rental inventory and low vacancy rates resulted in upward pressure on rental rates. Since 2012, vacancy rates in the rental market have been low and steadily decreasing. In 2016, the rental market vacancy rate in the Ventura County declined from 3.9% to 3.2%. Vacancy rates are projected to increase slightly from 3.8% to 4.3% between 2018 and 2020. Scion found no planned or proposed rental housing developments in the market that are intended to attract Ventura students.

Rental rates are rising and will continue to do so for the foreseeable future. Between 2010 and Q1 2017, the City of Ventura experienced a 25% increase (approximately 4% annually) in average advertised rental rates. Scion estimates that rental rents in the market will continue to increase at the same rate of about 4% annually over the next three years.

There are a mix of conventional unit types available in the market. Approximately 95% of the units in the identified market are in one- and two-bedroom units with fewer opportunities to rent higher density three- and four-plus bedroom units and lower density studios. Most of the properties Scion identified are professionally managed and offer traditional lease terms (12 months).

Median per person off-campus adjusted rates are \$615 to \$1,662 per month.¹ The adjusted monthly per person rate for the four-plus bedroom units is \$615. One bedroom units had the highest adjusted monthly per person rates with a median of \$1,662 and a maximum of \$3,958.

Student Focus Group Sessions

Scion conducted focus group sessions on the VC campus; 22 students participated in the focus group sessions. Each session was intended to yield qualitative data reflecting housing preferences and concerns and to provide insights into students' thoughts regarding potential student housing at the College. As a result, Scion gained a greater understanding of students' perceptions, preferences and motivations. A summary of themes expressed in the sessions include:

- Students report that low cost and proximity to campus are both the best and worst aspects of where they currently live are, dependent upon their current living situation. Some students reported living within a convenient commuting distance of campus and with multiple roommates to create an inexpensive housing situation. While others desire lower cost housing options and would like to reduce their commute time to campus.
- Potential new student housing for Ventura College is attractive
- Most of the participants live with one or more persons, and some share bedrooms
- Students want new student housing to include features such as: a laundry facility, designated parking, green space and multipurpose spaces for studying and socializing
- Participants expressed a lack of interest in a dining facility and a fitness center in new student housing
- Students feel safe on the VC campus
- Cost is predominantly the main factor in students' housing decisions
- Participants generally reported finding housing in Ventura as difficult.

Student Survey Analysis

Scion conducted an on-line student survey to gather quantitative data to gauge demand and preferences for VC student housing. The survey was accessible to 11,784 students from May 9, 2017 to May 12, 2017. During that period, 689 non-duplicate responses were received. A summary of student survey responses follows.

- Just over one-quarter of respondents (28%) are satisfied with their current housing

¹ Adjusted rates include furniture, electric, Internet and cable television

- Nearly three-quarters of respondents (72%) found it somewhat difficult or very difficult to find housing
- Almost three-quarters of respondents (70%) commute 30 minutes or less to Ventura College
- Cost and safety/security of housing have the largest impact on housing decisions
- Approximately 73% of survey respondents expressed interest in new on-campus housing at Ventura College
- Two-bedroom apartments (shared room) and quad occupancy semi-suite (private bedroom) are the preferred unit types for full-time single students
- Most respondents (73%) prefer an annual (academic year plus Summer) contract to an academic year contract with a 5% to 10% monthly discount is given for the longer 12-month agreement.

Section 2: Recommendations

Scion determined that there is sufficient demand (greater than 300 beds) to potentially attract developer interest for student housing on or near the Ventura campus. Based on current and projected student enrollment, Scion estimates the demand for students of 222 to 489 beds at the Ventura campus by the 2020-21 academic year. Due to approvals, design, and construction processes, this is the earliest year student housing could be made available.

Scion recommends that Ventura College proceed with the next steps in the implementation process and conduct a financial analysis and potential site evaluation to inform approvals and a development solicitation process. This will empower VC to make the most informed decisions and be the strongest owner possible during approvals, developer selection, negotiations, and ongoing management.

Time is of the essence for next steps to be open by the 2020-2021 academic year.

Notably, the assessment of demand is based on current market conditions. Following one or two years of operation of student housing, Scion recommends VC reassess demand for student housing. By this time market conditions are likely to have changed and there will be greater awareness and acceptance of the availability of student housing. A second phase may be warranted.

Recommended Student Housing Program

Scion recommends a development program based on Scion's experience in similar markets, projected student demand, market conditions, student preferences and the desire for the College to have a private partner finance the project: the recommended program includes 340 beds in two-bedroom quad occupancy (shared bedroom) apartments, two-bedroom double occupancy (private bedroom) apartments and four-bedroom quad occupancy (private bedroom) apartments. Scion recommends the beds are allocated with 50% in two-bedroom quad apartments and the remaining 50% as a mix of two-bedroom double apartments and four-bedroom quad apartments.

Scion recommends that the project consist of 43 two-bedroom quad apartments, 42 two-bedroom double apartments and 21 four-bedroom quad apartments. These unit types and density best meet students' needs and preference for bedroom and bathroom privacy. Having available apartments will meet the desire for some students to cook for themselves and will allow the greatest opportunity for a private partner to finance the project, while also responding to students' preferences.

The availability and cost of housing is a significant factor for students. To this end, any new VC housing should carefully balance desired amenities and other design elements with a need to constrain costs.

Recommended Development Program					
Unit Type	Occupants Per Unit	Unit Mix			Recommended Monthly Rent Per Person
		Units	Beds	% Beds	
2-Bedroom Quad Apartment	4	43	172	50%	\$1,150
2-Bedroom Double Apartment	2	42	84	25%	\$1,375
4-Bedroom Quad Apartment	4	21	84	25%	\$1,300
Project Total/Average:		106	340	100%	\$1,243

Table 1: Scion's Recommended Development Program

Unit Types

Scion recommends a combination of quad occupancy two-bedroom, two-bathroom, four-bedroom, two-bathroom apartments and double occupancy two-bedroom, two-bathroom apartments. Shared and private rooms should be offered in the two-bedroom apartments and private rooms offered in the four-bedroom apartments. Offering a mix of single and double occupancy bedrooms balances a need to accommodate both price sensitivity and privacy among students.

Unit Type	Description
Two-Bedroom Apartment	Two or four students per apartment in two bedrooms, plus two shared bathrooms, a living room and kitchen
Four-Bedroom Apartment	Four students per apartment in four private bedrooms plus two shared bathrooms, a living room and kitchen

Table 2: Recommended Unit Types

Figure 2 and Figure 3 show general floorplans for the recommended unit types.



2 BEDROOM APARTMENT
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 CONSULTING
 GROUP
 SEPSTEIN
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Figure 2: Two-Bedroom Apartment



4 BEDROOM APARTMENT
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 ENGINEERING
 CONSULTING
 GROUP
 SEPSTEIN
 800 W. PULASKI ST. CHICAGO, IL 60607 • 312.424.9100

Figure 3: Four-Bedroom Apartment

Recommended Rental Rates

Based on current room rates at peer institutions on-campus and affiliated student housing, rental rates in the competitive market and Ventura College student preferences, Scion recommends a room rate of \$1,150 per person per month for a shared room in a two-bedroom apartment, \$1,375 per person per month for a private room in a two-bedroom apartment and \$1,300 per person per month for a private bedroom in a four-bedroom apartment. Included in the recommended rates are a premium for new construction and the contemplated project's location.

Recommended Apartments	Monthly Rental Rate Per Person	
	Private room	Shared room
Two-Bedroom, Two-Bathrooms	\$1,375	\$1,150
Four-Bedroom, Two-Bathrooms	\$1,300	-

Table 3: Recommended Apartment Rental Rates

Rent should include a furnished unit with some utilities included – water, sewer, waste removal, electricity and Internet. The inclusion of these expenses factored within a new residential community on-campus provides a higher quality, affordable living experience for the students than what is currently offered. Therefore, Scion's recommended rates for the contemplated project demonstrate as higher than the adjusted off-campus market median. The conventional off-campus market offerings do not provide a similar student living experience as what would be anticipated in a new purpose-built student housing community on or near campus. Some of the apartment communities around Ventura College are several decades old and lack the amenities typically associated with purpose-built student housing, such as on/or close to campus with onsite parking, only student residents, all-inclusive payments, resident events and programming tailored for the development of students, 24-hr live-in professional and resident staff, and spaces designated for student collaboration and study. These aspects of purpose-built student housing account for the difference in price between the market median and Scion's recommended rates.

	Apartment Type		
	2-Bedroom (private)	2-Bedroom (shared)	4-Bedroom (private)
Peer Institutions Median	\$1,363	\$1,023	\$1,337
Off-Campus Market Adjusted Median	\$1,225	-	\$775
Recommended Rental Rates	\$1,375	\$1,150	\$1,300
Variance (%)			
Peer Institutions Median	1%	12%	-3%
Off-Campus Market Adjusted Median	12%	-	68%

Table 4: Recommended Rental Rates vs. Peers and Off-Campus Rental Rates

Lease Terms

Scion recommends VC offer students both an academic-year only and a summer semester housing agreement, with a 10% monthly savings for selecting concurrent academic year and Summer agreements. Offering academic year only and Summer semester housing agreements is aligned with the current options available at most institutional on-campus housing facilities. Utilities, including electricity, gas and high-speed Internet, as well as an appliance and furniture package, should be included in room rates. Basic satellite/cable television should be optional in-unit for residents; however, it should be included in common lounges. To the extent possible, students who desire to remain in the student housing through the summer should be housed together (by unit and by floor) – while allowing appropriate cohorts to live together –to increase operating efficiencies.

Amenities

The overall design focus should integrate technology use within the community, security and life-safety features, and attractive but durable building components, “green” features (e.g., recycling program and water bottle filling stations).

The location and design of common area spaces such as lounges and laundry facilities should be arranged to promote student engagement. Design elements such as the use of glass, co-locating laundry and lounges near high traffic access points such as elevators and lobbies support effective use of those spaces. Allowing students to “see and be seen” when using study rooms, social lounges and even laundry rooms encourages students to participate in the community life of the building, leading to greater engagement. Student engagement is a significant indicator for student success outcomes such as retention and strong study habits.

Community lounges should include leisure and study space. Indoor community space should include 24-hour building access control with lobby, small and group study space, mail delivery, mail lockers, and laundry rooms.

In Scion’s experience, balancing the need for efficiency and availability of laundry machines has resulted in a wide-range of laundry machine sets per resident; a ratio of one laundry machine set to every 20 to 25 students is recommended. However, Scion has observed very efficient laundry rooms (with positive feedback from residents) with as many as one laundry machine set to 35 students. The number of available and reliable machines is only part of satisfying student needs as the space itself, and its location, will also play a large role. Increasingly, student housing laundry rooms are being designed as part of multi-purpose spaces that allow for students to watch their laundry through one window/wall, while continuing their studies, exercising, gaming or watching television in an adjacent space.

Outdoor spaces should include programmable green spaces and an outdoor dining area, if feasible given site, and zoning and financial constraints.

Units should include furnishings carefully selected to consider attractiveness, comfort, durability, and flexibility, as well as to enhance functionality of the space.

Student Life on campus

The 24-hour presence of students on campus increases the need for dining and fitness options. Scion recommends that the College conduct further analysis for expanding dining operations beyond current food trucks and vending machine options. Should it be determined that additional dining options are necessary, Scion recommends VC considers exploring partnerships with local vendors, grab-n-go retail and additional vending options to better meet student needs. Furthermore, Scion believes that the operational hours for any dining facility or options allow students reasonable access to food, including during the weekends, especially for a new facility.

In addition, VC should explore its options for offering expanding operational hours and access to the current fitness facility on campus, located in the Athletic Event Center (AEC).

Future Assessment and Analysis

Based on Scion's experience, the availability of new, quality campus housing has the potential to increase demand for housing beyond current assumptions once students see and experience the facility as a resident or guest. Should new student housing be introduced, it is advisable to reevaluate demand after it has been open for one or two academic years.

Section 3: Overview of Current Conditions

Community Colleges

There are 112 community colleges throughout the state of California, with ten-percent (11 community colleges) offering student housing. While nationally, 26% (over 100 community colleges) offer student housing. Over the last decade, public two-year colleges have seen a gradual growth of on-campus student housing. Between 2000 and 2010, 43 community colleges established new student housing. Despite this increase in community college student housing, only one-percent of two-year college students live on campus, compared to 14% of all undergraduates across the country.

Currently, more community college campuses are planning student housing as they are no longer legislatively restricted from using Public Private Partnership (PPP) for development. Community colleges in more urban areas such as Los Angeles Community College District (LACCD) and Orange Coast College (OCC) in Costa Mesa are pursuing student housing.

Ventura College

Ventura College is a two-year higher education institution. It was established in 1925, as the first college in Ventura County, California and is located approximately 60 miles north of Los Angeles. Ventura College along with Moorpark College and Oxnard College form the Ventura County Community College District.



The College offers Associate of Arts and Associate of Sciences Degrees in 33 majors. Students can also earn an associate of arts degree in general studies. VC offers certificates of achievement in thirty-five career and technical education fields, and proficiency awards in twenty-six fields.

Enrollment

For the Fall 2016 semester, Ventura College had 4,447 total full-time students. *Table 5* shows the breakdown by student status.

Student Status	Full-Time Students
Continuing Student	2,474
First-Time Student	1,436
First-Time Transfer Student	247
Returning Student	290
Total Full-Time Students	4,447

Table 5: Full-Time Enrollment, Fall 2016

The College's historical enrollment demonstrates an approximate 6% decline in overall total enrollment from 2010-2016, as shown in *Table 6*. However, the Fall 2016 full-time enrollment shows an increase of about 3% from the Fall 2015 full-time enrollment.

Ventura College Historical Enrollment								
Enrollment Status	2010	2011	2012	2013	2014	2015	2016	% Change 2010-2016
Full-Time	4,718	4,741	4,578	4,446	4,410	4,327	4,447	-6%
Part-Time	9,122	9,022	8,489	8,533	8,579	8,758	8,549	-7%
Total	13,840	13,763	13,067	12,979	12,989	13,085	12,996	-6%

Table 6: Total Enrollment, Historical and Projected

The enrollment data provided by the College also shows that between Fall 2010 and Fall 2016 approximately 66% of students are enrolled as part-time, while 34% are enrolled full-time. The percentage of part-time and full-time students has remained stable during this time-period, as shown in *Figure 4*.

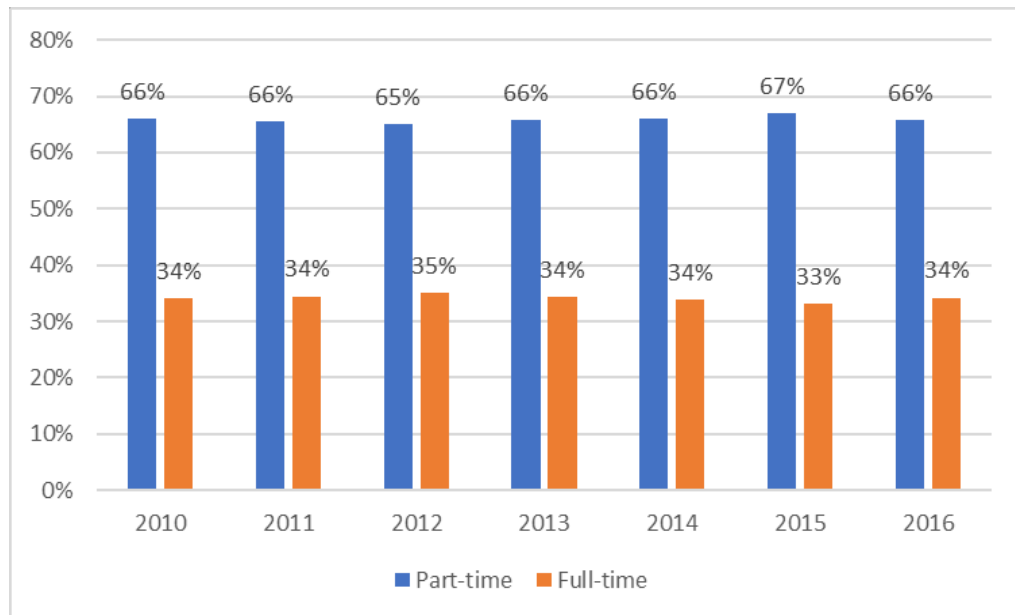


Figure 4: Historical Enrollment Percentages, Full-time and Part-time, Fall 2010 - Fall 2016

Enrollment Projections

In addition to historical enrollment information, the College provided their targeted annual enrollment growth for the next several years. Scion developed a projection of total enrollment based on an annual enrollment growth of 0.6% through academic year 2020. Based on this information, the College anticipates an increase in total enrollment of approximately 2% between Fall 2016 and Fall 2020, as shown in *Table 7*.

	2010	2011	2012	2013	2014	2015	2016	Projected Enrollment			
								2017	2018	2019	2020
Total Fall Enrollment	13,840	13,763	13,067	12,979	12,989	13,085	12,996	13,074	13,152	13,231	13,311

Table 7: Total Fall Enrollment, Historical and Projected

Scion developed a projection of full-time enrollment based on the College’s targeted annual total enrollment growth of approximately 0.6% through 2020. *Table 8* shows projected full-time Fall enrollment at Ventura College.

	2010	2011	2012	2013	2014	2015	2016	Projected Enrollment			
								2017	2018	2019	2020
Full-Time Fall Enrollment	4,718	4,741	4,578	4,446	4,410	4,327	4,447	4,474	4,501	4,528	4,555

Table 8: Full-Time Fall Enrollment, Historical and Projected

Site Location

While the College is considering new on-campus student housing they do not currently offer any housing. According to the College, possible locations for new student housing include: the Southeast corner of Telegraph Road and Day Road, a large lot on the south side of Telegraph Road between Day Road and Estates Avenue, and the Northeast corner of Telegraph Road and Ashwood Avenue.

Housing and Dining

Currently, Ventura College does not offer a campus dining program. The College contracts with food trucks and vending providers. The College is considering the return of a campus dining program via outside contractors.

Section 4: Demand Analysis

The following analysis determines the demand for Ventura College campus housing among full-time single students. Single students are defined as those who do not live with a spouse, partner, child or dependent. Students enrolled part-time are not included in the assessment of demand because they are generally less interested in student housing and their living choices and priorities are often found to be incompatible with maintaining an effective residence life program.

Current Living Conditions

Based on Scion’s observation of other similar campuses, demand among full-time single students currently (2016-17 academic year) living in rental properties is separately analyzed from those living in their parents’ or relatives’ home. Those living in rental housing have already made the choice to pay some amount for a residential unit that allows them to access the College’s academic programs. Conversely, those choosing to live in their parents’ or relatives’ home are typically unlikely to be paying more than a nominal amount for their residence. Students living in a property they own are not included in this analysis as they are highly unlikely to reside anywhere else.

Full-Time Single Student Enrollment

To ascertain student demand, Scion reviewed historical and projected enrollment and the results of an online survey accessible to all Ventura College students. First, Scion used full-time student enrollment data provided by the College to determine the number of full-time single students – assuming two-thirds of full-time students are single based on student survey responses. This analysis indicates that there were 2,981 full-time single students enrolled in the 2016-17 academic year.

Next, Scion calculated the number of students in each of the three living condition cohorts for analysis, based on the percentage of student survey respondents indicating they live in a rental property or in their parents’ or relatives’ home, as shown in *Table 9*.

Cohort	#	%	
Full-time students	4,447	-	
Full-time single students	2,981	67%	of full-time students
Living off-campus	2,981	100%	of full-time single students
Rental property	534	18%	of those living off-campus ²
Parents’ / Relatives’ home	2,427	81%	
Own	209	7%	

Table 9: Full-time Single Students by Living Condition, Spring 2017

² Based on student survey response data.

Students Living in a Rental Property

To calculate demand among this cohort, Scion applied student survey response data from a series of questions which asks, “If housing exclusively for students were built on campus, would you consider living there?” and follows with four specific unit options. The first question in this series establishes general interest through a “yes,” “no,” or “maybe” response; the following questions establish interest in six (6) potential unit options at certain rental price points. By including those respondents who answered “yes” or “maybe” in the first question, Scion has determined that there are 535 full-time, single Ventura College students who currently pay to live in their dwelling and have general interest in living in new Ventura College student housing. By further examining the number of those students indicating general interest who went on to select at least one unit type, Scion has established the range of demand among those full-time single students living in a rental property to be 109 to 297 beds. This analysis is summarized in *Table 10*.

Cohort	FT Single Enrollment	General Interest		Unit Interest		Demand	
		%	#	Min	Max	Min	Max
Living in Rental Property	535	98%	525	21%	57%	<u>109</u>	<u>297</u>

Table 10: Full-Time Single Student Demand among Students Living in a Rental Property, Spring 2017

Students Living in Their Parents’ or Relatives’ Home

To calculate demand among this living condition cohort, Scion applied student survey response data from the six specific unit options presented to an assumed level of interest. Based on student survey response data, Scion has determined that there are 2,427 full-time, single Ventura College students who currently live at a parents’ or relatives’ home have general interest in living in new Ventura College student housing.

Student survey response data indicates that 91% of students who currently live at a parents’ or relatives’ home have general interest in living in new Ventura College student housing. Based on observations of student housing absorption and performance at other similar college campuses, Scion has adjusted general interest in new Ventura College student housing for those currently living in their parents’ or relatives’ home to 10%.

By further examining the number of those survey respondents in this cohort who select at least one unit type, and accounting for the adjustment to general interest of full-time single students, Scion has calculated the range of adjusted demand among those full-time single students living in their parents’ or relatives’ home to be 107 to 177 beds. This analysis is summarized in *Table 11*.

Cohort	FT Single Enrollment	General Interest		Unit Interest		Demand		Adjusted Demand	
		%	#	Min	Max	Min	Max	Min	Max
Living in Parents' or Relatives' Home	2,427	91%	2,209	44%	73%	971	1,614	<u>107</u>	<u>177</u>

Table 11: Full-Time Single Student Demand among Students Living in Their Parents' or Relatives' Home, Spring 2017

Unit Type Preference

Of the six (6) unit type options examined in the survey, the two-bedroom quad occupancy apartment unit had the greatest interest among students currently living in a rental property and those students living with their parents/relatives. There was also demand for two-bedroom double occupancy and four-bedroom quad occupancy apartment units among students currently living in a rental property and also those students living with their parents/relatives. Based on this analysis and the likelihood that VC will be required to seek a private partner to finance new student housing, Scion recommends the contemplated facility include two-bedroom quad occupancy, two-bedroom double occupancy and four-bedroom quad occupancy apartment units. These unit types and density will allow the greatest opportunity to finance the project while also responding to students' preferences.

Scion has therefore examined the demand for these unit types assuming they were the only units available on-campus. By examining unit interest response data from the online survey and adjusting for general interest among students living with parents or relatives, Scion has determined that there is demand for 474 beds in two-bedroom quad occupancy apartments, 290 beds in two-bedroom double occupancy apartments and 323 beds in four-bedroom quad occupancy apartments. While this analysis does not account for replacement value (*i.e.*, some of those who indicate interest in a suite unit would choose an apartment unit if both were available – and vice versa), it does indicate the extent to which new Ventura College student housing might be occupied.

Cohort	2-Bedroom Quad Occupancy Apt. Interest	2-Bedroom Double Occupancy Apt. Interest	4-Bedroom Quad Occupancy Apt. Interest
Rental property	297	158	188
Parents' / Relatives' home	177	132	135
Total	474	290	323

Table 12: Demand for Unit Types in New Student Housing, Spring 2017

Projected Demand

Applying the methodologies described in the foregoing analysis to enrollment projections provided by Ventura College as well as the qualitative analysis, Scion has projected that demand for new two-bedroom quad occupancy apartments to rise from 474 to 489 beds, two-bedroom double occupancy apartments to rise from 290 to 299 beds and the four-bedroom quad occupancy apartments to rise from 323 to 333 beds, by the 2020-2021 academic year.

Academic Year	Full-Time Enrollment		Living Condition		Unit Type Interest		
	Total	Single	Off-Campus Rental	Parents/Relatives Home	2-Bedroom Quad Occupancy Apt.	2-Bedroom Double Occupancy Apt.	4-Bedroom Quad Occupancy Apt.
2016-17	4,447	2,981	535	2,427	474	290	323
2017-18	4,474	2,999	542	2,457	481	294	327
2018-19	4,501	3,017	545	2,472	483	296	329
2019-20	4,528	3,035	548	2,487	486	297	331
2020-21	4,555	3,053	551	2,502	489	299	333

Table 13: Full-Time Single Student Projected Student Housing Demand

While replacement value has not been considered (*i.e.*, some of those with interest in a suite unit would choose an apartment unit if both were available – and vice versa), the projected demand indicates the extent to which Ventura College could attract students to live on campus (and potentially to matriculate to Ventura) were new student housing in two-bedroom quad occupancy units, double occupancy semi-suite units and quad occupancy suite units available. Of course, simply building new student housing will not alone cause the projected demand to be achieved. Scion’s observation is that successful campus housing relies on the right combination of physical, aesthetic, operating and programmatic elements to meet student and College expectations.

Section 5: Implementation Plan

Actionable Plan

Scion prides itself on crafting “actionable” implementation strategies as evidenced in our work with other higher education institutions that has resulted in over \$4 billion of new and renovated student housing.

Through our findings to date, Scion recommends a development program of 340 beds at Ventura College (VC). Typically, in California and nationwide, community colleges are implementing their student housing initiatives through a uniquely tailored public-private partnership that is owned by a Foundation and is specific to the College’s strategic objectives. Bond programs typically do not include funding for student housing facilities. Based on typical developer requirements, this demand number has the potential to attract interest from the development community.

The following process with associated key milestone dates is intended to serve as a guide to ensure that Ventura College makes the strongest decisions possible to maximize its investment and minimize risk for first-time student housing. While the below schedule highlights the immediate and long-term next steps, it is also essential for VC to refer to the recommendations provided in this *Student Housing Market and Demand Analysis* document.

If Ventura College desires, Scion would continue to provide its student housing expertise to empower VC to make the most informed decisions and be the strongest owner possible to achieve the strategic objectives.

New Student Housing Development

The below schedule is slightly accelerated to achieve an aggressive 2020 academic year opening date.

July – August 2017

Financial Analysis and Planning / Site Evaluation

Business Planning

Create a business plan encompassing the program, financing, phasing and ownership structure for recommended new student housing. Using data and recommendations from the market and demand analysis as well as industry trends and research, explore the financial performance of specific contemplated building and delivery options.

- Determine the recommended project(s), including project program and calculation of anticipated construction cost estimates (hard and soft), rental revenue and operating expenses, including staffing

- Formulate a cash flow analysis of project economics. The analysis will encompass broad estimates of horizontal infrastructure development and project marketing costs based on the proposed program. This high-level cash flow analysis will be used to assess the risk and return based on ownership structuring opportunities
- Examine and evaluate potential transactional structures for financing, ownership, delivery and management, including balancing risk, control, flexibility and credit impact that are aligned with the objectives of all parties
- Determine recommendations and options for space utilization, phasing and cost-saving alternatives
- Facilitate discussion about the recommendations and considerations and address any questions from appropriate stakeholders.

This approach determines how much a developer(s) can afford to pay for the land or ground lease and the level of owner's participation required to achieve a satisfactory return on investment.

- Based on the agreed upon conceptual development plan for the property, prepare a preliminary development budget highlighting major land development costs associated with the respective plan
- Generate a cashflow analysis for the conceptual plan that includes construction costs, leasing and operational assumptions. Incorporate the interaction of all development parameters, including a developer's return requirement and cashflow analysis to yield a net present value for the property
- Based on the net present value of the property, evaluate the feasibility of a long-term ground lease.

Analysis of Deal Structure

Perform cost/benefit analysis of various P3 deal structures utilizing an interactive matrix that highlights the risk level of each development approach and corresponding results that each alternative would provide in the context of the University's balance sheet, bonding capacity, and rating agency reactions.

The matrix should consider several factors, such as:

- VC's short and long-term goals for development
- VC's risk thresholds
- VC's return expectations
- Level of control VC desires to maintain

Successful development may depend upon Ventura College's involvement and long-term interest (if any) for sharing ownership in light of calculated risk/reward trade-offs. The risk/reward analysis that will aid in determining the most appropriate development & financing strategy and ultimate ownership structure for VC. The risk profile will be tailored to ensure it accurately reflects the goals and objectives of VC, and it will illustrate the relationship between the level of risk and the monetary benefit that will accrue to the College as a result of the transaction and ultimately, of the new development.

Site Analysis

Assess potential suitable sites for the new student housing. The analysis should identify site characteristics including:

- Preliminary program requirements: size and functional requirements
- Connection to the campus
- Transportation including parking requirements; pedestrian and vehicular circulation and accessibility (this work will be preliminary in nature)
- Community impacts
- Phasing potential
- Others as identified

Utilizing a Site Evaluation Matrix that incorporates factors unique to VC and nationwide industry trends, determine the optimal site location.

August 2017

Commence CEQA process and develop community outreach plan

August 2017 – December 2017

Solicitation for Master Developers

Create a Master Developer procurement strategy that will accomplish established project and VC objectives and will yield the greatest number of qualified responses from potential developers.

- Identify high target prospects
- Provide a succinct summary of the opportunity
- Eliminate unknowns (provide comprehensive due diligence materials)
- Identify appropriate distribution channels (i.e. remote, personal, third party)
- Result in the selection of the Developer Partner that provides the Best Value to the College

Prepare a Master Developer RFQ/P that will specify the level and type of development requested which would meet VC's goals. It should include specific evaluation criteria to enable an accurate measurement of the strengths and weaknesses of each response relative to VC's strategic objectives. The solicitation will incorporate the technical documents associated with the preparation and development of the RFQ/P, including:

- Existing Conditions Assessment
- Student housing demand – current and projected
- Proposed deal structure/business terms outlining the development structure(s) suitable to the College

Define a Selection Process that provides for a structured assessment of developer responses that is consistent with the project vision and objectives. Evaluation criteria might include, but is not limited to, the following elements:

- Developer past performance in projects similar in nature, size and scale
- Client references
- Proposed funding sources
- Proposed design
- Feasibility of proposed development program
- Compatibility of the proposed development program with the other student housing/campus
- Financial benefit to the University and other entities from the proposed development program
- Risk to the University

Upon selection of a short list of the most qualified Developer Partners perform the following steps.

- Notify the short-listed firms
- Distribute RFP to short listed firms
- Using a matrix that integrates the evaluation criteria with the required information, prepare an initial evaluation of the relative strengths and weaknesses of each response
- Potentially conduct a pre-proposal meeting or call.

Evaluation of RFP responses

Upon receipt of the written responses to the RFP, investigate their responsiveness to the selection criteria established and approved by VC as well as their overall ability to execute the contemplated development structure. The bidders' ability to outline and support a financing/P3 strategy will be an important consideration, as will the developers' past performance and client references.

Development Transaction Negotiations

Create the necessary developer agreements with a selected Master Developer through finalization of deal terms. Associated activities will include a review of terms and conditions and identification of approaches to enhance value for VC Negotiate and finalize a business agreement that sets the framework for a successful long-term arrangement, but also maximizes the immediate benefits for the College.

Timeline from Master Developer Partner Selection to opening date. (Please note that State approvals are not included in this timeline.)

Dates	Action
January 2018 – February, 2018	Finalize Development Agreement; Determine Foundation ownership
February 2018 – July 2018	Schematic Design
July 1 – October 31, 2018	Design Development
October 31, 2018 – April 30, 2019	Construction Documents
May 1, 2019	Groundbreaking
September 2019	Marketing and Leasing
July 1, 2020	Furniture installation
August 2020	Move-in

Section 6. Peer Institutions Review

Ventura College has identified four peer institutions; that is, those institutions with which the College competes for student enrollment. These institutions include:

- Santa Barbara City College (SBCC)
- Moorpark College
- Oxnard College
- California State University, Channel Islands

Information about each of these institutions and summary tables follow. The information was obtained from the National Center for Education Statistics (NCES), the Association of College and University Housing Officers – International (ACUHO-I), the institutions’ and institution websites. The data is based on the 2016 – 2017 academic year. Housing capacity is calculated using the full-time population that is eligible for housing on each campus.

Table 14 compares enrollment, owned and operated applicable housing capacity at Ventura College to SBCC, Moorpark College, Oxnard College and California State Channel Islands.

Institution	Location	Full-time Undergraduate Enrollment	Housing Capacity		Housing Type
			#	%	
Ventura College	Ventura, California	4,447	N/A	N/A	N/A
Santa Barbara City College	Santa Barbara, California	7,526	N/A	N/A	N/A
Moorpark College	Moorpark, California	4,634 ³	N/A	N/A	N/A
Oxnard College	Oxnard, California	1,903 ⁴	N/A	N/A	N/A
California State, Channel Islands	Camarillo, California	5,545	1,542	24%	Traditional, Semi-Suite, Suite, Apartment

Table 14: Peer Institutions – Enrollment and Housing Capacity

Only one of the identified peer institutions, California State - Channel Islands offers student housing. There are currently 11 Community Colleges in California that have student housing in the form of traditional to apartment style units: Columbia College, Cerro Coso Community College - Mammoth Campus, Feather River College, Lassen College, College of the Redwoods, Reedley College, Shasta College, Sierra College, College of the Siskiyous, Taft College and West Hills College Coalinga.

³ <http://www.moorparkcollege.edu/college-information/about-moorpark-college>

⁴ http://www.oxnardcollege.edu/sites/default/files/files/departments/administrative/institutional-research/oc_enrl_fall_2016_5yr.pdf

There are four primary housing types: traditional, semi-suite, suite, and apartment. Most campus student housing fits into one of these four categories. While there is variation in the individual design, the following examples represent typical configurations.



Figure 5: Traditional – Double Occupancy

The traditional student room (Figure 5) is found at Cal State Channel Islands. Traditional, double occupancy rooms make up a significant portion of student housing across country. Traditional rooms typically share community baths, lounges, kitchens, study rooms, laundry, and other amenities. The traditional double room is used extensively for housing first-year students. While traditional double rooms afford students less privacy they provide significant opportunity for building a stronger sense of community.

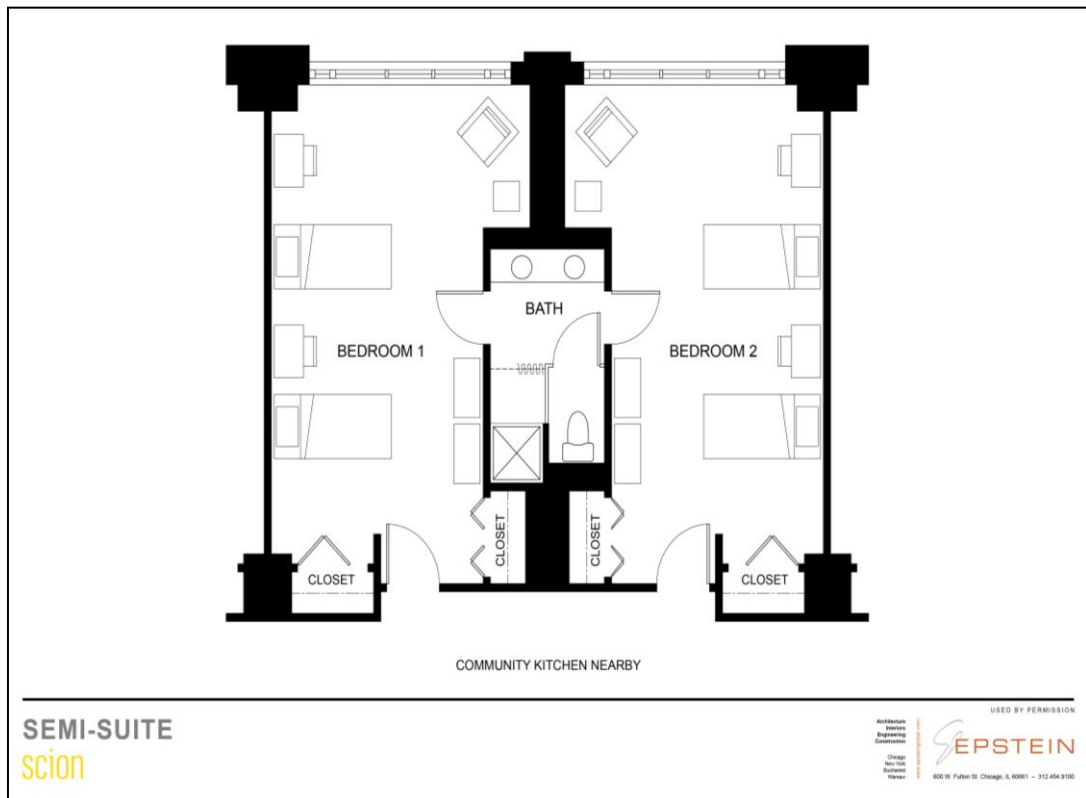


Figure 6: Semi-Suite – Double Occupancy

The semi-suite (*Figure 6*) is found on many campuses across the country. It typically consists of two traditional double rooms sharing a connected bathroom. Semi-suites are often available to second-year students and enable a transition to a more private student housing accommodation. Like residence halls made up of traditional rooms, the semi-suite typically shares community access to lounges, kitchens, study rooms, laundry, and other amenities.

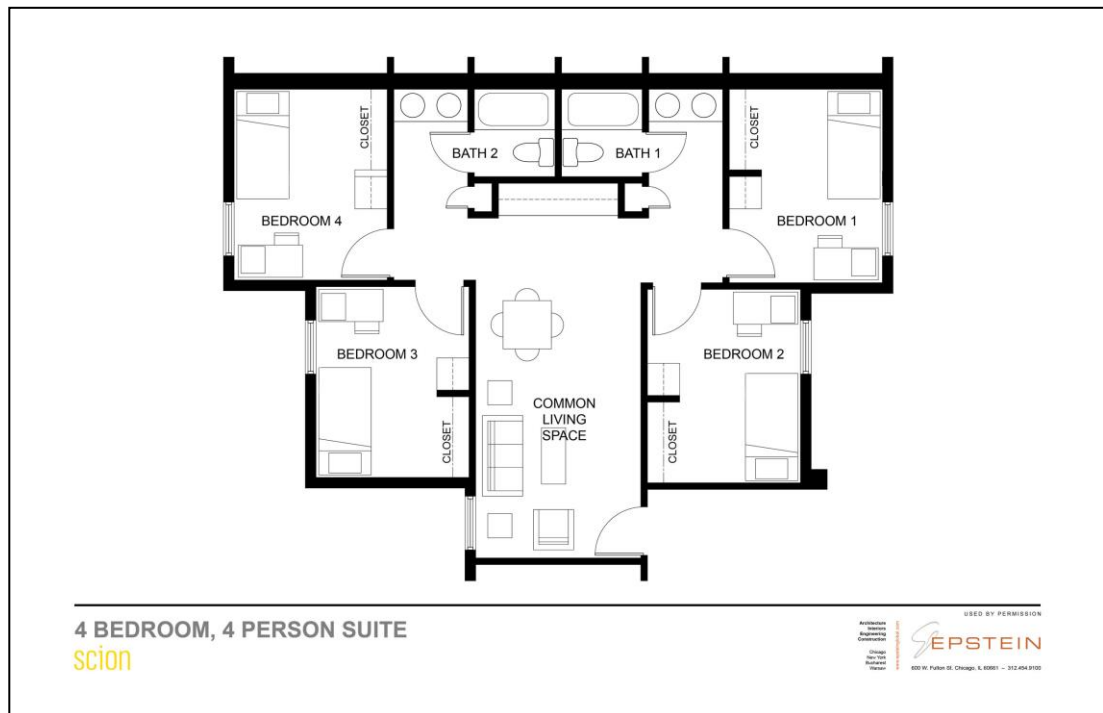


Figure 7: Suite – Single Occupancy

Suite style (Figure 7) student housing is typically designed with a cluster of double or single rooms around a shared bathroom and living room. This accommodation is different from apartments because it does not have a full kitchen although it may have a kitchenette. Suites are often viewed as a natural step from first-year housing in traditional or semi-suite rooms to a more private and independent living environment. They allow students to identify a group of closer friends to live with for the second or third year of their undergraduate experience. Suites are not as isolating as apartments and enable community development through shared amenities such as kitchens, study rooms, laundry and other amenities. Suite style housing is typically focused on accommodating second and third year students.



Figure 8: Apartment Style

Apartment style housing (*Figure 8*) offers students a truly independent living style and can be configured with a significant range of options including multiple bathrooms, studio, double and single bedrooms and various kitchen amenities.

Santa Barbara City College

Santa Barbara City College (SBCC) is in Santa Barbara, California. The college does not currently own or operate any student housing. Instead, the college maintains online resources for students to rent resident hall style, apartment style, or a house with roommates housing on their own⁵.



⁵ http://www.sbccc.edu/housing/Finding_Housing.php

The resident hall style housing listed by the college consists of Orchid House, Tropicana Gardens and Tropicana Villas. These opportunities include programming and meal plan options. *Table 15* below describes the resident hall options for students at Santa Barbara City College.

Name	Type	Amenities	Rates Per Month
Orchid House	Suite	Furnished, Gated, Meal Plans, Gym Membership, WiFi and Cable, Onsite Dining	\$1,540 - \$1,650
Tropicana Gardens	Suite	Furnished, Pool, Cardio Room, Community Kitchenette, Laundry Room, Recreation Room, Study Lounges	\$1,269 - \$2,362
Tropicana Villas	Suite	Furnished, Pool, Recreation Room, On-site laundry, Study Lounges, Fitness Center, Movie Theatre, Meal Plan, Tanning Booth	\$714 - \$816

Table 15: SBCC Resident Hall Style Options

Dining Options

Residents at the resident hall style housing are offered meal plans. Orchid Gardens residents have access to breakfast and dinner which are included in their rates. Residents at Tropicana Gardens and Tropicana Villas can purchase meal plans at the Trop Café. *Table 16* explains the meal plans at the Trop Café.

Plans	Costs per Semester
1 Meal	\$13
10 Meal Card	\$100
20 Meal Card	\$190
Unlimited	\$4,000

Table 16: Trop Café Meal Plans

Moorpark College

Moorpark College (Moorpark) is located in Moorpark, California. Like Ventura College, Moorpark College is a member of the Ventura County Community College District. Moorpark does not offer on-campus housing for students. The college does offer online resources for students to rent apartments in the area, posts roommate listings and rooms for rent. Moorpark also lists “Homestay” organizations such as; Student Link International, Global Student Services, USA, Inc. and Universal Student Housing.



MOORPARK COLLEGE

Oxnard College

Oxnard College (Oxnard) is located in Oxnard, California. Oxnard is also a member of the Ventura Community College District. Oxnard does not currently have on-campus housing. In addition, the college does not host any online resources for students to find housing. It is likely that that the College relies on flyers for announcements and places the responsibility of finding housing completely on the students.



Cal State Channel Islands

Cal State Channel Islands (Channel Islands) is located in Camarillo, California. Channel Islands is a 4-year public university and is the newest campus to the California State University System.



Channel Islands
CALIFORNIA STATE UNIVERSITY

Channel Islands offers on-campus student housing in five different villages. Each village offers a different style of housing options. Santa Rosa Village is a traditional style resident hall that is home to 600 residents. Santa Crus Village houses 460 residents in semi-suite style units. Anacapa Village is a quad occupancy apartment-style residence hall with 348 residents. University Glen Town Center offers home to studio apartments, quad occupancy two-bedroom apartment, double occupancy two-bedroom apartment and single occupancy two-bedroom apartment.

Many residence halls offer a variety of amenities depending on type and population served. Amenities and programmable common spaces are important aspects to maintain occupancy and community. *Table 17* displays the capacity and amenities of the residence halls at Cal State Channel Islands.

Hall	Unit Types	Capacity	Community Amenities	Room Amenities
Santa Rosa	Traditional	600	Community kitchen, Computers, Recreation Room, Laundry Room, Outdoor Space	Twin XL bed, Mattress, Drawers, Desk Bookshelf, Chair, File Cabinet, Ceiling fan, Mini- Fridge
Santa Cruz	Semi-suite	460	Game Room, Exercise Room, Ballet and Art Studio, Sound Resistant Music Room, Study Room, TV Lounge, Computer Lounge	Twin XL bed, Mattress, Drawers, Desk Bookshelf, Chair, File Cabinet, Ceiling fan, Mini- Fridge,
Anacapa Village	Apartment	348	Study Rooms, Computer Labs, Presentation Rooms, Surfboard Storage, Outdoor BBQ, Swimming Pool, Hot Tub	Living Room Furniture, Kitchen Table and Chairs, Twin XL bed, Mattress, Desk, Chair, Closet
University Glen Town Village	Apartment	100	Meeting Space, Lounge Area, Computer Area	In Unit Washer/Dryer, Desk, Bookshelf, Chair, Full Kitchen, Balcony, Living Room Furniture, Twin, XL Bed, Mattress

Table 17: Cal State Channel Islands Residence Hall Capacities and Amenities

Table 18 shows the unit type and rates for the Cal State Channel Islands residence hall options.

Hall	Unit Type/Occupancy	Rates per Academic Year
Santa Rosa	Single	\$10,820
	Double	\$9,740
Santa Cruz	Quad Occupancy Two-Bedroom	\$10,570
	Double Occupancy One-Bedroom	\$11,060
	Single Occupancy	\$11,660
Anacapa Village	Single	\$12,670
University Glen Town Village	Quad Occupancy Two-Bedroom	\$11,660
	Double Occupancy One-Bedroom	\$11,820
	Double Occupancy Two Bedroom	\$12,920
	Single Studio	\$14,070

Table 18: Cal State Channel Islands Residence Hall Unit Type/Occupancy Rates

Dining Options

All residents are required to purchase an on-campus dining plan. Dining Services at Cal State Channel Islands are the University Auxiliary Services. Residents can use their block plan at the Islands Café for an all up can eat option. Residents can also use flex cash at locations on campus such as Pizza 3.14, Town Center Market, Freudian Sip, Lighthouse Café and, Sea Store. *Table 19* explains the meal plan options and rates for at Cal State Channel Islands.

Hall	Dining Plan	Meals per Semester	Flex Cash per Semester	Weekly Meal Average	Total Cost Per Year
Santa Rosa Village	Basic 160	160	\$300	10	\$3,630
	Enhanced 224	224	\$200	14	\$4,500
	Premier 304	304	\$50	19	\$4,920
Santa Cruz Village	Basic 160	160	\$300	10	\$3,830
	Enhanced 224	224	\$200	14	\$4,748
	Premier 304	304	\$50	19	\$5,191
Anacapa Village	Basic 60	60	\$125	3.8	\$1,410
	Enhanced 75	75	\$125	4.7	\$1,680
	Premier 90	90	\$125	5.6	\$1,960
University Glen Town Center	Basic 30	30	\$392.50	1.9	\$1,400

Table 19: Cal State Channel Islands Meal Plan Rates

Section 7: Off-Campus Student Rental Market Analysis

Overview

The off-campus market analysis serves as a tool to understand the characteristics and conditions of the off-campus housing rental market that is available to students. By understanding the local housing market, Ventura College can more accurately plan for future housing needs. This will expand the college's ability to attract out-of-state and international students who require local housing options, as well as enhance in-state enrollment.

Based on our experience in the market, feedback from students, and local commuting patterns, Scion identified the student rental market to include Ventura, Oxnard, Camarillo, Santa Paula and Fillmore. During focus group sessions, students indicated that they live or would consider living within a 45-minute commute. Most students reside in the communities immediately around the college, specifically Ventura and Oxnard. The rental units examined were on average 5.5 miles from the Ventura College campus.

Scion conducted an analysis of Ventura College's off-campus housing market by identifying rental rates and other housing costs that impact students housing choices. Properties were selected based on their proximity to the college as student focus group participants indicated location is an important factor in housing choices.

Scion's research included interviews with real estate professionals, city planners, property owners and managers and Internet research. As part of the process, Scion surveyed properties with a total of 2,649 apartments and 22 single family homes for rent in the market. Rental rates, amenities, and other fees were provided by leasing agents and online rental websites from March to June 2017.

The rental market data below was obtained through online research, feedback from students, visiting select properties and other communication with rental properties leasing and management staff.

Characteristics of the off-campus rental market include:

- All the units surveyed are leased by the unit
- Water/sewer, trash and heat are typically included in monthly rent; electricity, cable television and Internet access are not typically included
- Most units are unfurnished; only one unit comes furnished
- Annual leases options are typical; 3-month, 6-month and academic year lease and flexible lease lengths are available in the market
- An application fee and a security deposit are typically required
- Some of the units are pet friendly and require a pet deposit and/or monthly pet fee

- Units usually come with in-unit or on-site laundry, central air conditioning, a dishwasher, and assigned parking.

Student Rental Market Inventory

Scion identified 10,903 units in the student rental market.⁶ More than three-quarters (77.5%) of the identified inventory is in Ventura and Oxnard, which is as close as one-mile and as far away as 12-miles from the Ventura College campus, within an approximately 25-minute drive. Scion identified the least amount of housing inventory in the Santa Paula/Fillmore markets, which are located the farthest from the campus.

Market Areas	Number of Units	% of Units
Ventura	2,739	25.1%
Oxnard	5,723	52.5%
Camarillo	1,968	18%
Santa Paula/Fillmore	473	4.3%
Total	10,903	100%

Table 20: Student Rental Market Inventory by Location, Spring 2017

Analysis of the student rental market indicates that inventory is modestly increasing in Ventura, Oxnard and Camarillo, but primarily in luxury units at the higher end of the rental market. There is also limited inventory increase in Santa Paula and Fillmore due to limited permissible sites.

⁶ The estimated total number of apartment units was derived from several sources including the State of California, Economic Forecast for Ventura County 2016-2050; County of Ventura Economic Forecast, 2016; Governing Data – Ventura County, Metro Areas Housing Components 2016; various commercial brokerage firms including Marcus & Millichap, CBRE, California Oaks Inc. and the Ventura County Association- Realtors.

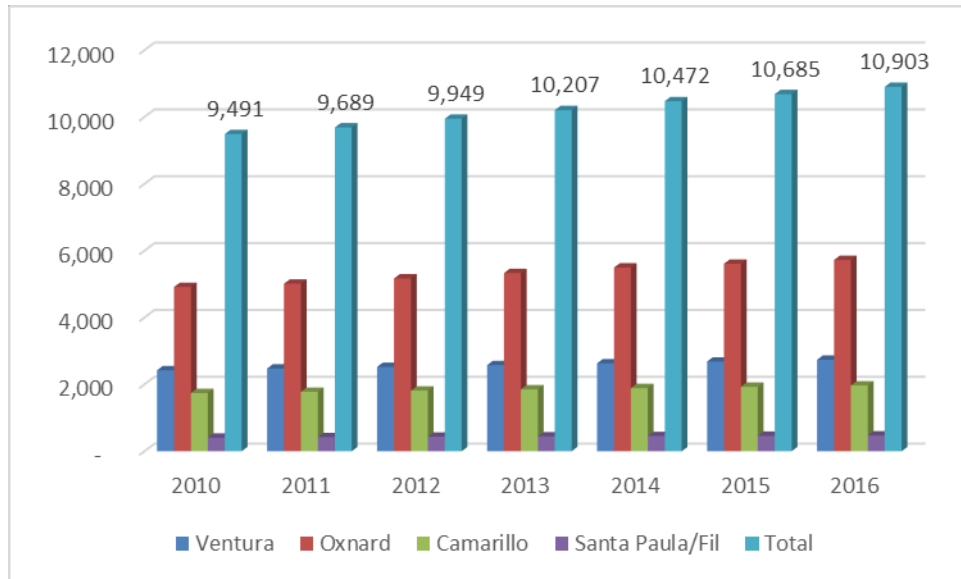


Figure 9: Estimated Student Rental Market Inventory, 2010 - 2016

Unit size, e.g., one-, two-, and three-bedrooms, is often important to students. Larger units offer the opportunity to increase density and thus a more affordable living option for students, due to shared living costs among more people. Scion found that the majority (95%) of the apartment communities in the student rental market are comprised of one- and two-bedroom units. Studio, three-bedroom and other larger unit types are limited in the market. At the time of our analysis, Scion’s research located only one four-bedroom unit and one five-bedroom unit available in the market. Both units were single family homes, one in Ventura and one in Fillmore.

Unit Types	Number of Units in the Market	% of Units in the Market
Studio	327	3%
One-Bedroom	5,124	47%
Two-Bedroom	5,233	48%
Three-Bedroom	218	2%
Total	10,903	100%

Table 21: Student Rental Market Inventory by Unit Type - 2016

Student Rental Market Vacancy Rates

Since 2012, vacancy rates in the targeted rental market have been low and steadily decreasing. According to the Census Bureau, in Q4 2016 the rental market vacancy rate in Ventura County, which includes Oxnard and Ventura, decreased from 3.9% to 3.2% since the beginning of 2016. Vacancy rates in the market are below the national average of 5.5% and projected to remain so.

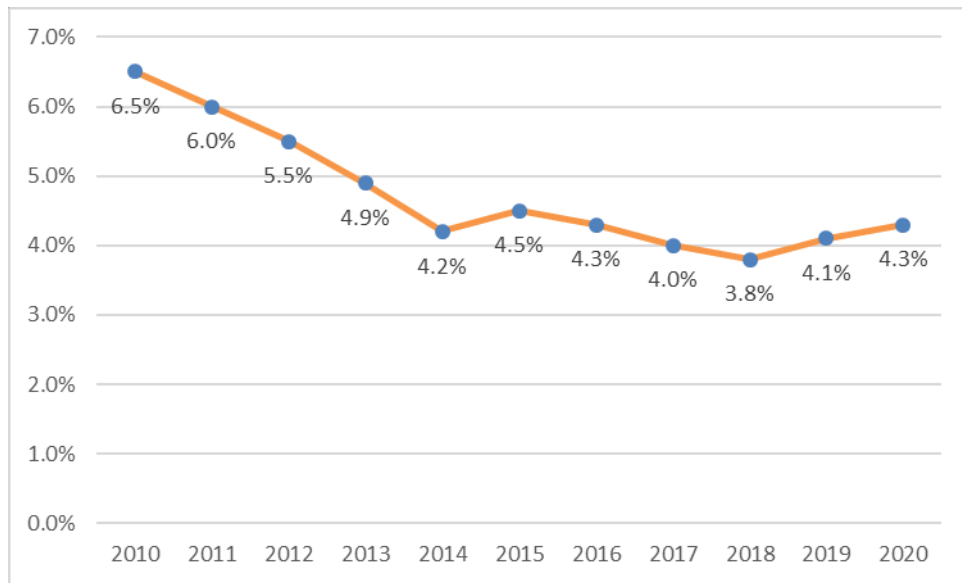


Figure 10: Student Rental Market Vacancy Rates (Ventura County), Historical & Projected

Between 2010 and 2014 vacancy rates in the market declined steadily from 6.5% to 4.2%. The market experienced a temporary increase in vacancy rates in 2015 to 4.5%. Projections indicate the housing vacancy rates will be in the 3.8% to 4.3% from 2018-2020.

Student Rental Market Rental Rates

The tightening rental market is exacerbated by only moderate new multi-family housing development and rapidly increasing rents. The cost of renting in Ventura County market is increasing and will continue to do so for the foreseeable future, though at somewhat lower rates than in the adjacent Los Angeles metro area. It should be noted that apartment rental rates in outlying communities such as Fillmore and Santa Paula, which are more than 20 miles away from campus, are 10-20% lower than rates in the identified student rental market. As previously noted, most students often prefer to rent in the areas they consider within a reasonable commuting distance from campus and will trade commuting distance with rental rate levels.

At the time of analysis, the median per person adjusted monthly rental rates in the market ranged from \$775 for a four-bedroom unit to \$1,662 for a one-bedroom unit.⁷

⁷ Advertised rental rates have been adjusted to include furniture, electric, heat, water, cable television and Internet, which tend to be students' greatest additional expenses when renting an apartment or off-campus house. A full listing of properties with advertised and adjusted rental rates is included in the appendix of this report.

Unit Type	Per Person Adjusted Monthly Rates		
	Median	Minimum	Maximum
Studio	\$1,620	\$1,280	\$2,714
One-Bedroom	\$1,662	\$1,045	\$3,958
Two-Bedrooms	\$1,061	\$715	\$2,284
Three-Bedrooms	\$982	\$702	\$1,127
Four-Bedrooms ⁸	\$775	\$588	\$1,038

Table 22: Off-Campus Student Rental Market Per Person Adjusted Monthly Rates

To make an accurate calculation of the full cost of off-campus rental rates, Scion adjusted the advertised by-the-unit rental rates in the market to by-the-bed equivalent rates. To accomplish this, it was assumed that students who rent off-campus do not share bedrooms and split costs evenly among all residents regardless of possible differences in bedroom sizes or features. Rental rates were adjusted to include furniture, electric, heat, water, cable television and Internet, which tend to be students' greatest additional expenses when renting off-campus. The utility, cable television, Internet and furniture adjustments used in *Table 22* follow:

Unit Type	Electric	Furniture	Internet ⁹	Cable TV
Studio / One Bedroom	\$40	\$75	\$40	\$40
Two-Bedrooms	\$75	\$95	\$40	\$40
Three-Bedrooms	\$100	\$115	\$40	\$40
Four-Bedrooms	\$120	\$135	\$40	\$40

Table 23: Rent Adjustments

It is worth noting that the off-campus rates in *Table 22* have not been adjusted to account for amenities that are typically included in on-campus housing and have some value for most students. These features often include:

- Shared academic and social spaces
- Option for an academic-year lease term
- Monitored and hard-wired life safety alarms
- Guidance and support offered by live-in residential life staff
- Proximity or transportation to classes and other campus functions

The apartment unit types available off-campus are not mirrored on-campus as Ventura College currently has no housing. Therefore, a one-for-one comparison in costs could not be made.

⁸ Does not include the only five-bedroom unit identified as available in the Fillmore market.

⁹ Internet and cable television costs are independent of occupancy/rooms.

Between 2010 and Q1 2017, rates in the student rental market have steadily increased.

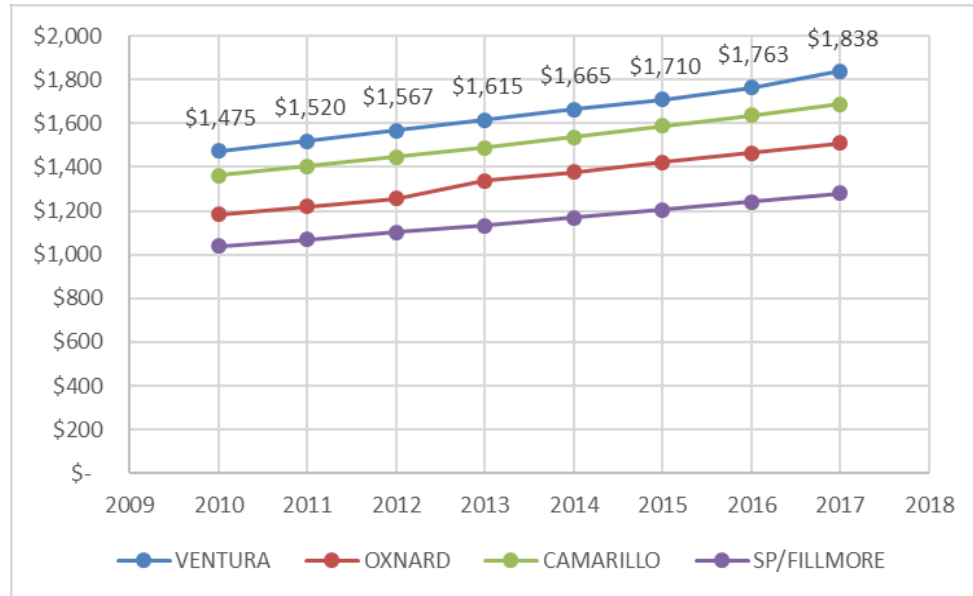


Figure 11: Average Student Rental Market Rates, 2010 – Q1 2017

Scion estimates that rents in the market will continue to increase at a rate of approximately 4% annually over the next three years, which is in line with rental rate increases experienced in the last seven years.¹⁰

¹⁰ Based upon projections in the State of California Economic Forecast 2016-2050, Ventura County; Case-Shiller Housing Index 2016, Ventura County Association- Realtors, Institute of Real Estate Management, Los Angeles Office, CBRE Ventura, SB and SLO Regional Areas

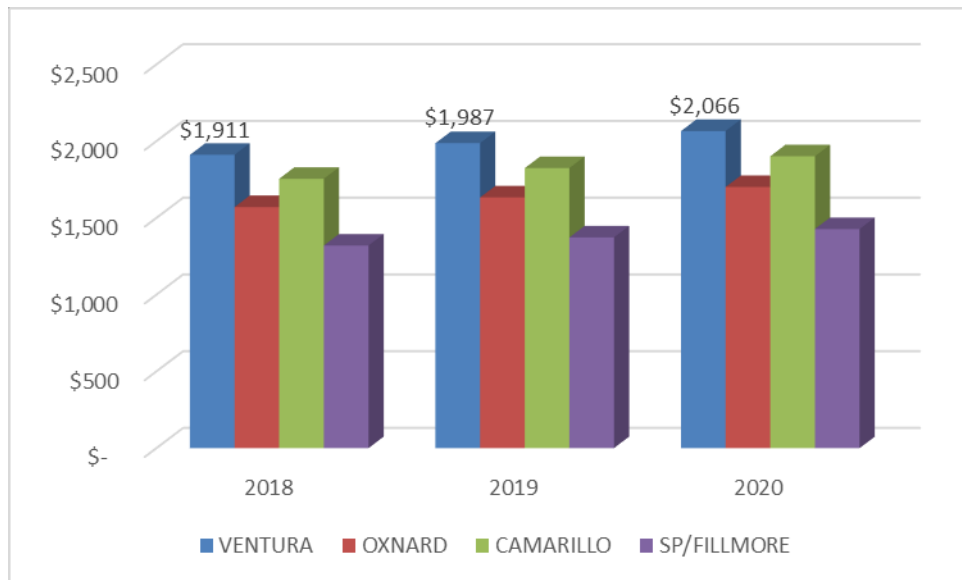


Figure 12: Projected Student Rental Market Average Rates, 2018 - 2020

Available land zoned for apartment construction is in short supply in the student rental market. Ventura County has several slow-growth/no growth/preserve agricultural land zoning laws that often require an 18-month permitting process for new multi-family developments. This is expected to result in less future new multi-family construction than which occurred between 2010 and 2016, which will put upward pressure on rental rates. Adding to rising rental rates are rising home prices. According to the Ventura County Economic Development Corporation, currently only 32% of the population can afford a median priced single-family home in the market. Therefore, people who previously would have purchased starter homes will remain in the apartment rental market due to limited options.

Future Rental Housing Developments

Scion did not identify any planned or proposed purpose-built student housing or new rental housing developments that would attract Ventura College students. In addition, a review of the city of Ventura’s master plan cites a shortage of available developable land. Furthermore, per the City of Ventura Planning Department, over the past 15 years the conversion of existing apartment units into condominiums have reduced total available units in the Ventura market. Typically, these conversions occur with higher level apartment rentals in prime locations. Based on conversations with city planners in Ventura, it is their hope to achieve a greater number of owner-occupied units. Considering the high demand for housing in the market, shown through the low vacancy rates and the modest inventory increases, market rental rates are likely to increase in the future.

Section 8: Student Survey Analysis

To ascertain student demand and preferences, Scion conducted an online survey accessible to Ventura College students from May 9, 2017 to May 15, 2017. Approximately 11,784 students were invited to take the survey. During that period, 689 non-duplicate responses were received, 449 from full-time students. The margin of error for students is +/- 3.6%, which is inside the target margin of error of +/- 5.0%.

Demographics of the 689 student respondents are as follows:

- 65% are full-time students; 35% are part-time students
- Gender identification: 64% female; 40% male; 0.1% transgender female; 0.3% transgender male; 0.6% gender variant / non-conforming; 1.5% prefer not to answer
- 21% are under 19 years old; 37% are 20 – 22; 15% are 23 – 25; 10% are 26 – 30; 17% are over 30 years old
- Approximately 5% are Veterans
- Among students: 33% have been enrolled for one-two semesters, 22% have been enrolled for two to three semesters, 45% have been enrolled in four or more semesters
- 92% are U.S. citizens; 5% are permanent residents; 3% are non-U.S. citizens¹¹

Scion's analysis focuses on full-time, single students. There may be some demand from single part-time students, particularly if costs are equal to or less than the local area off-campus rental market. Students enrolled part-time and family students (those living with a spouse, partner or dependent child) are not included in the assessment of demand because their living choices and priorities are generally incompatible with a purpose-built student housing community. There were 449 responses from full-time students, 301 of which indicated that they are single. The margin of error percentage for full-time students is +/- 3.25%, which is inside the target margin of error of +/- 5.0%. Going forward, full-time, single students will be referred to as students, unless otherwise noted.

The following sections report responses from full-time, single students.

- Time of enrollment
- Current Housing Situation
- Future housing preferences
- Unity Preference and Interest
- Additional comments ("free response" question) summary

¹¹ Percentages sum to greater than 100% due to rounding.

Enrollment Semester Standing and Housing Satisfaction

Scion asked students how long they have been enrolled at Ventura College (*Figure 13*). Greater than half of respondents (55%) have been enrolled between one to three semesters.

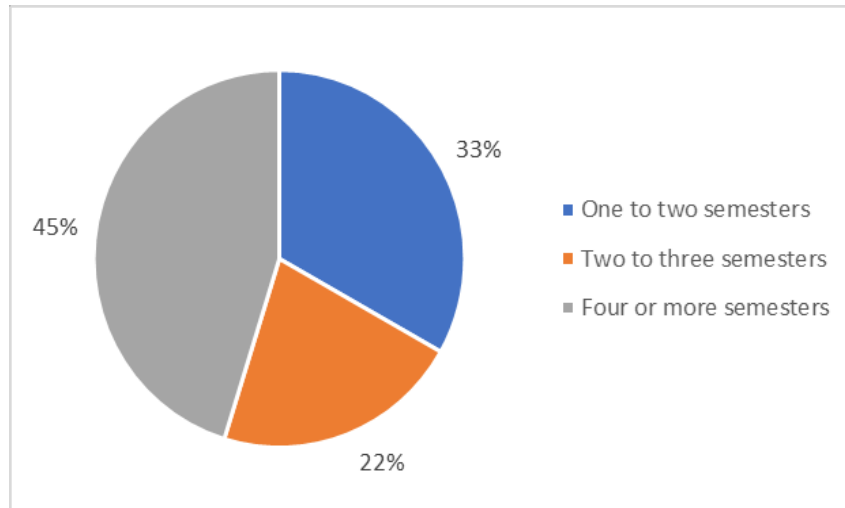


Figure 13: Time of Enrollment

Scion asked students how satisfied or dissatisfied they were with their current housing (*Figure 14*). Most respondents (41%) are neither satisfied nor dissatisfied with their current housing. Nearly one-third of respondents (31%) are dissatisfied with their current housing and 28% of respondents reported being satisfied with their current housing.

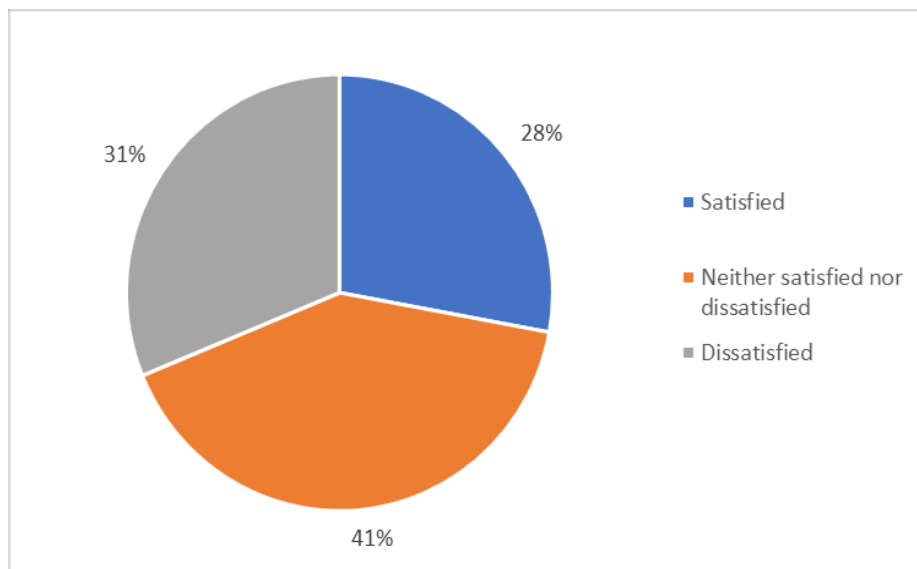


Figure 14: Satisfaction with Housing

Current Housing Situation

Scion asked students to identify their current housing situation. The overwhelming majority of respondents (81%) live at a parents' or relatives' home, while only 18% are in a rental property (Figure 15).

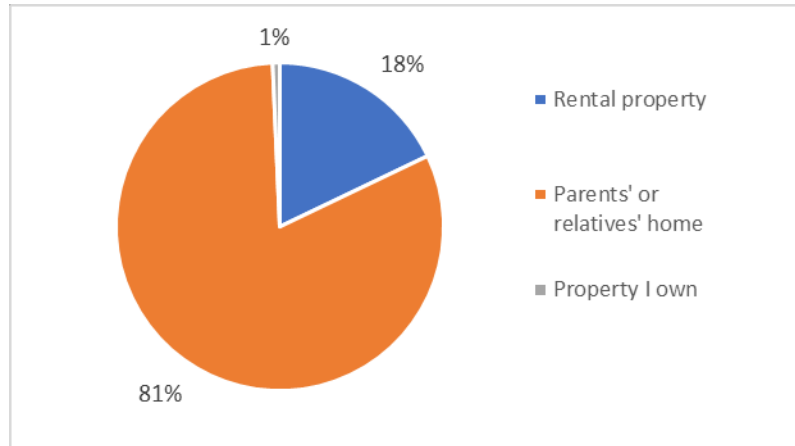


Figure 15: Current Housing Situation

The vast majority (89%) of respondents who have been enrolled at Ventura College for one to two semesters indicated that they live with parents or relatives. Those enrolled for two to three semesters were slightly less likely to live with parents or relatives (75%), with a larger proportion of these students living in rental properties (25%). There were no respondents enrolled one to two semesters or two to three semesters who indicated they lived in a property they own. Among those who have been enrolled four or more semesters, living in a rental property was also most common (79%). Only 2% of respondents enrolled for four or more semesters reported to live in a property they owned (Table 24).

Response	Enrolled for one to two semesters	Enrolled for two to three semesters	Enrolled for four or more semesters
Rental property	11%	25%	20%
Parents' or relatives' home	89%	75%	79%
Property I own	0%	0%	2%

Table 24: Current Housing Situation by Cohort

Respondents who indicated they live in a rental property were asked how many people they are currently living with, as shown in Table 25. The largest number of full-time single students indicated that they live with three additional people, at 28%. The next options from most to least popular were one additional person, and four or more additional people. Among full-time single students, the least common living arrangement was living with two additional people and living alone at 13%.

Response	Percent
Two additional people	13%
One additional person	24%
Three additional people	28%
None, I live alone	13%
Four or more additional people	22%

Table 25: Number of People in Current Residence

Students living in a rental property were asked if anyone else living with them was a student (*Table 26*). Among the full-time single students who responded, not living with another Ventura student was the most common answer (46%), while fewer lived with another Ventura student (32%), and the remaining lived with another university/college student (11%).

Response	Percent
Yes, a Ventura student	32%
Yes, a student at another university/college	11%
No	46%

Table 26: Respondents Living with Other Students

Scion asked survey respondents who indicated they live in a rental property how many bedrooms are in their residence. Overall, most respondents (35%) live in two-bedroom units, with 46% of those respondents enrolled for one to two semesters and 44% of those enrolled for two to three semesters living in this unit type. The next most popular unit type overall was the three bedrooms and for or more bedrooms. A fifth (20%) of all full-time single students surveyed, as well as 18% of those enrolled for one to two semesters, and 30% of those enrolled for four or more semesters reported living in a four-bedroom unit. Among those enrolled for two to three semesters, the most popular unit type was a three-bedroom, with over one-third (31%) reporting they lived in this type of unit, followed by (13%) living in one-bedroom, and equal number of respondents (6%) living in a studio/efficiency and a four or more-bedroom unit type (*Figure 16*).

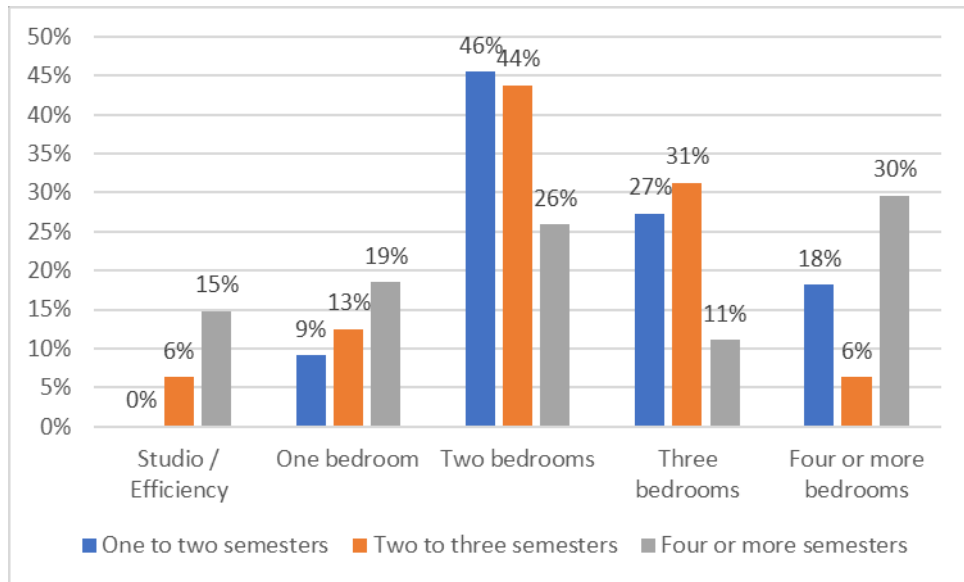


Figure 16: Number of Bedrooms in Current Residence by Enrollment Semesters

Scion asked those who rented units to indicate how many bathrooms were in each unity type (Figure 17). Among those who responded, almost half (48%) said they had one bathrooms and over a third (33%) had two bathrooms. Respondents indicated that almost a fifth (19%) had three bathrooms and none had 4 or more bathrooms.

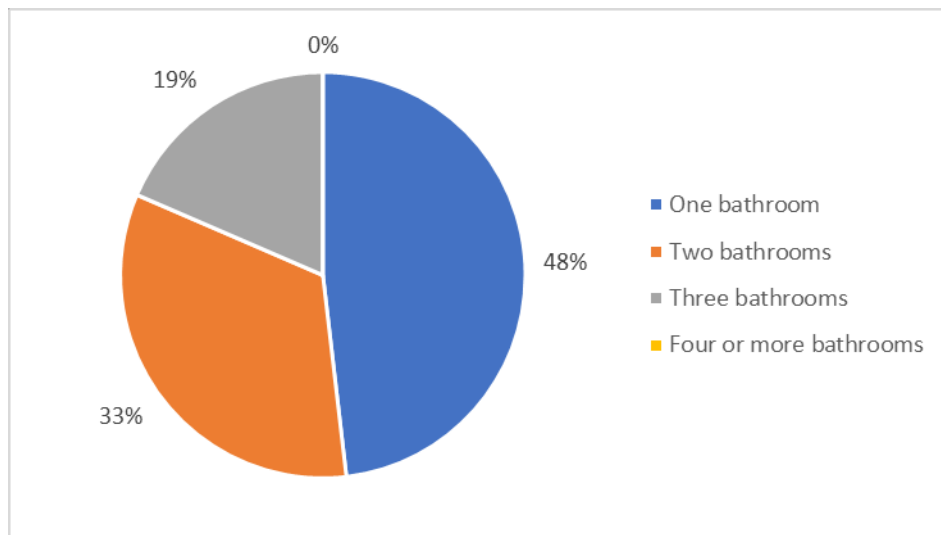


Figure 17: Number of Bathrooms in Current Residence

Survey respondents who indicated they currently live in a market rental property were asked to provide their zip code. A total of 29 different zip codes were reported with 90% of respondents living within the twelve zip codes highlighted in *Table 27*. The two zip codes with the largest number of respondents were 93004 and 93003, with 11% and 17% respectively. Zip codes 93003 and 93004 are in Ventura. The majority of respondents that live in a rental property are not traveling far to get to campus. However, some respondents are traveling from as far as Santa Barbara, CA, approximately 35 miles from the Ventura College campus.

Zip Code	%	Zip Code	%
93023	3%	93030	8%
93015	3%	93001	8%
93041	4%	93060	8%
93010	4%	93036	10%
93035	6%	93004	11%
93033	7%	93003	17%

Table 27: Student Renters' Zip Codes

To better quantify current housing conditions, respondents who indicated they live in a rental property were asked to estimate their monthly payments for rent and utilities (*Table 28*). Students have identified that their median cost for rent was \$767. In addition to rent, the median monthly utilities including parking, paid amounted to \$132, resulting in a total monthly housing cost of \$899.

Rent	Gas/ Heating	Electricity	Water/ Sewer	Internet	Satellite/ Cable TV	Parking	Total
\$767	\$18	\$29	\$33	\$29	\$20	\$3	\$899

Table 28: Current Median Housing Costs

Commuting to Campus

Students were asked about their daily to commute to and from campus. *Figure 18* describes the commute time in minutes of student respondents. Greater than one-quarter of students (30%) travel more than 30 minutes to campus to attend classes.

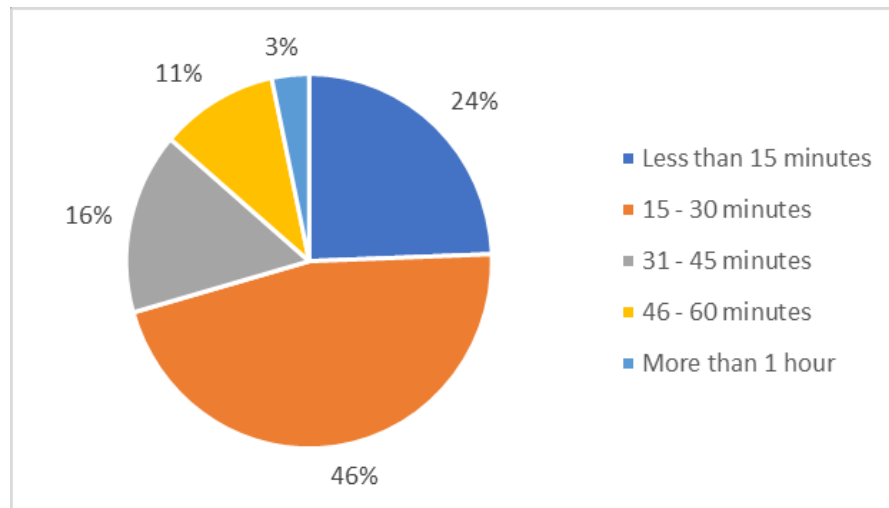


Figure 18: Student Renters' Commute Time

Students were also asked their primary means of transportation (Figure 19). Only 1% of student respondents either walk or ride a bicycle to the Ventura campus. Almost three-quarters (73%) drive their personal vehicle to campus. Nearly one-fifth (17%) use public transportation, while 8% carpool to campus.

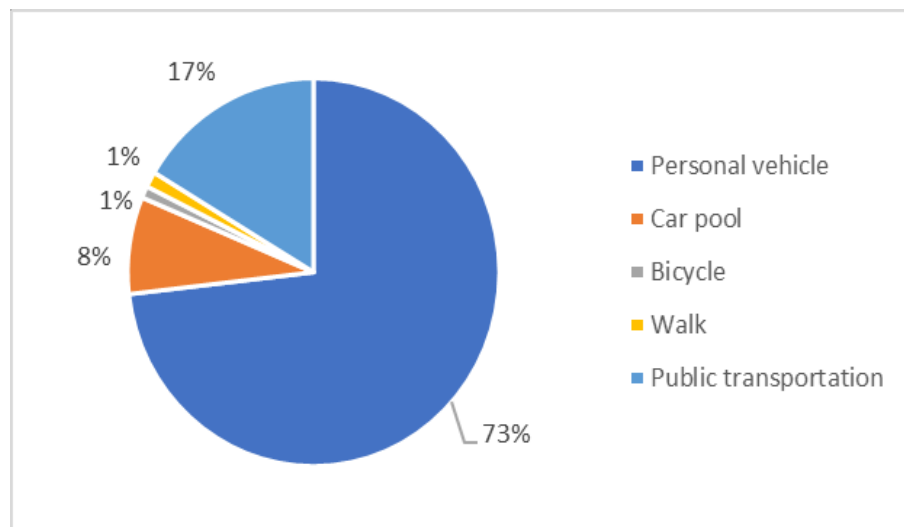


Figure 19: Mode of Transportation

Finding Housing

Students were asked about the difficulty of finding somewhere to live. One-quarter (25%) of students reported they did not look for rental housing. Almost three-quarters (72%) thought it was somewhat difficult or very difficult (Figure 20).

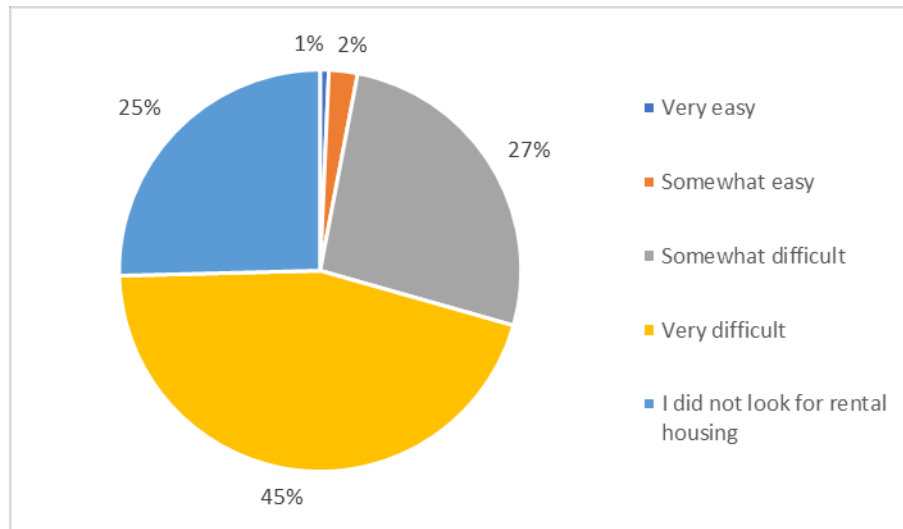


Figure 20: Difficulty Finding Rental Housing

Housing Decisions

Students were given a list of 13 different factors that may impact their housing decision, and asked to rank the importance of each in choosing their current housing (Table 29). The factor that the majority of respondents considered to be most important was 'Cost', with a combined 97% of students selecting this factor as "Extremely Important" or "Very Important". The next four factors students considered to be "Extremely Important" or "Very Important" were 'Safety/Security' with a combined 85%, 'Have adequate privacy' with 72%, followed by 'Physical condition of the building' at 69% and 'Have own bedroom' with 67%.

	Extremely Important	Very Important	Important	Not Very Important	Not Important at All
Ability to meet new friends	13%	12%	30%	30%	15%
Adequate size of living space	25%	33%	30%	9%	3%
Atmosphere/sense of community	30%	27%	30%	8%	4%
Availability of parking	36%	27%	25%	9%	3%
Cost	84%	13%	4%	0%	0%
Have adequate privacy	48%	24%	25%	3%	0%
Have own bedroom	47%	20%	22%	11%	0%
Location/proximity to campus	34%	29%	28%	9%	1%
Physical condition of housing	40%	29%	26%	4%	0%
Quiet environment	27%	24%	34%	14%	1%
Safety/Security	65%	20%	12%	2%	1%
Satisfy family's wishes	23%	14%	25%	23%	14%
Sharing a bathroom with more than one person	20%	13%	25%	32%	10%

Table 29: Factors of Housing Decisions

New Student Housing

Students indicated their interest in living in new student housing exclusively for Ventura College students (*Figure 21*). Approximately 73% of respondents indicated that they would be interested, while 19% were undecided and 8% would not consider living in new housing.

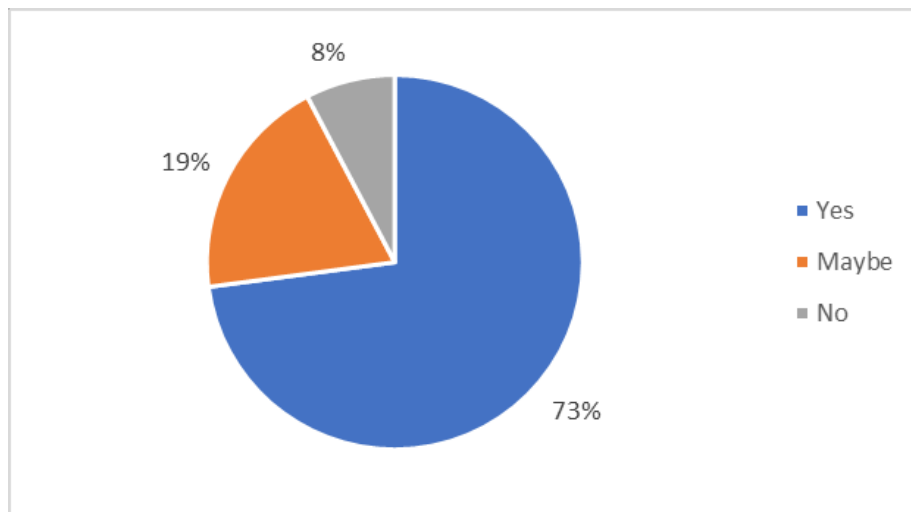


Figure 21: Interest in New Student Housing

Survey respondents that indicated interest in new student housing for Ventura College were asked to rank the four most important aspects (out of 12) of a community if new student housing were made available. Respondents indicated that the most important aspect was 'Private Bedrooms', followed by 'Laundry facilities in the building', 'Parking' and 'Proximity to campus', as shown in *Table 30*.

Rank	Relative Score
Most Important	
Private Bedrooms	100
Important	
Laundry facilities in the building	71
Parking	65
Moderately Important	
Proximity to campus	58
Least Important	
Private bathrooms	52
Quiet study rooms	32
Fitness center	32
Food for sale	29
Community meeting/social lounge	15
Availability of printers/printing station	11
Outdoor recreation and gathering space	9
Bike parking/storage	8

Table 30: Important Aspects of New Ventura College Student Housing

Respondents who indicated interest ('yes' or 'maybe') in living in new on-campus housing were asked their interest in six different unit types within specific monthly price ranges. Students were directed to assume that Internet, furniture and all utilities were included, but not a meal plan. Scion examined responses by the unit types presented and believes this is an indicator of perceived value (product as a factor of price). Survey respondents indicated the following interest in each unit type (Table 31). Students appear to place the most value on the two-bedroom (shared bedroom) apartment as it had the highest level of interest (70%) and the second highest percentage of students willing to pay above the minimum suggested amount (28%). The quad occupancy semi-suite (private bedroom) garnered the next highest level of interest (68%) and the highest percentage of respondents willing to pay more than the minimum (54%). Overall, respondents seem to favor lower cost options. The majority of students who expressed no interest in the unit types indicated it was because of cost.

Unit Type	Description	Respondents Interested	Respondents willing to pay more than the minimum price suggested
Quad Occupancy Semi-Suite (Shared Bedroom)	2 shared bedrooms, 1 shared bathroom	40%	5%
Quad Occupancy Semi-Suite (Private Bedroom)	2 private bedrooms, 1 shared bathroom	68%	54%
Quad Occupancy Suite (Private Bedroom)	4 private bedrooms, 2 shared bathrooms, a shared living room and kitchenette	56%	14%
4-Bedroom Apartment (Private Bedroom)	4 private bedrooms, 2 shared bathrooms, shared living room and shared full kitchen	52%	14%
2-Bedroom Apartment (Private Bedroom)	2 private bedrooms, 1 bathroom, shared living room and shared full kitchen	50%	13%
2-Bedroom Apartment (Shared Bedroom)	2 shared bedrooms, 1 bathroom, shared living room and shared full kitchen	70%	28%

Table 31: Unit Type Preference and Interest

Scion asked the survey respondents a series of questions to gauge their interest in varying forms of housing agreements for the new student housing (Figure 22). Scion asked respondents if they would prefer a 12-month contract or an academic year contract assuming the monthly cost would be the same for all contracts. Approximately 47% of those surveyed indicated that they would prefer a 12-month contract, while 39% preferred the academic year contract (fall and spring semesters). Only 14% had no preference.

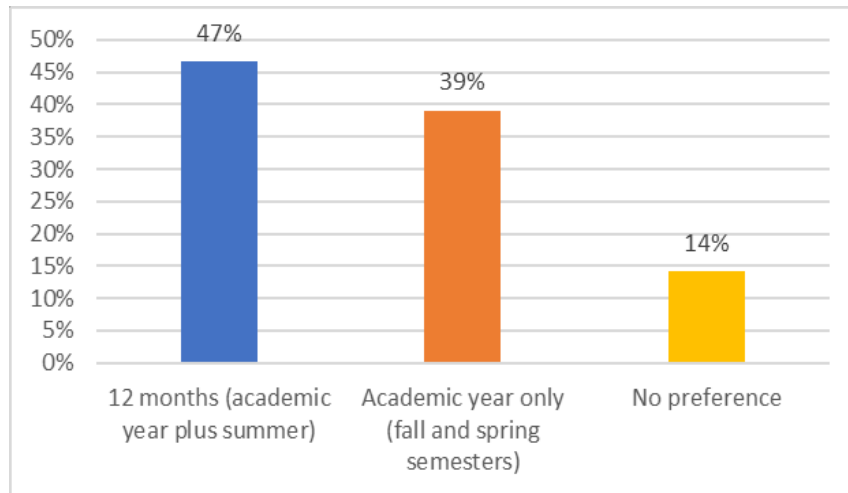


Figure 22: Lease Length Preference

Scion then asked survey participants if they preferred an academic year only contract or 12-month contract, this time in the event of a 5 - 10% discount for the longer 12-month contract (Figure 23). The 12-month contract was selected by 73% of respondents, while the percent of respondents choosing academic-year only agreements was reduced from 39% to 19%. This change in preference was seen across all cases and again speaks to the price sensitivity of Ventura College students.

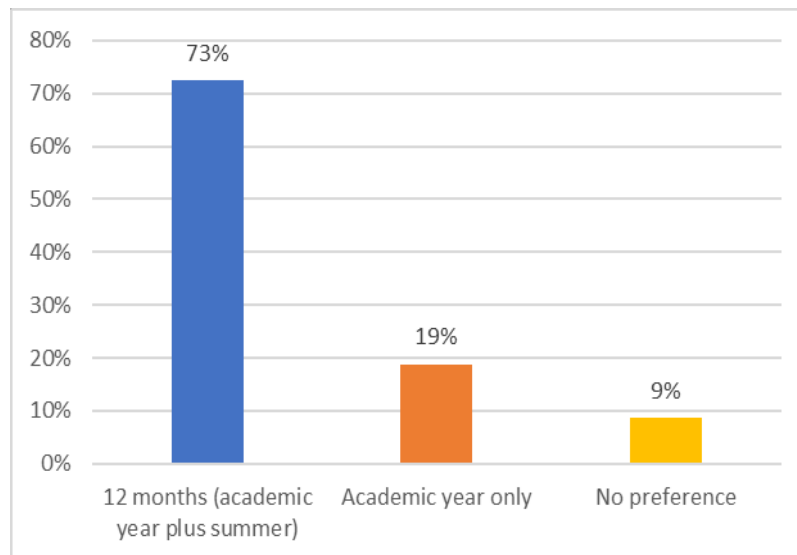


Figure 23: Lease Length Preference with 12-month Contract Discount

More than 83% of survey respondents believe that new College housing options will be important in attracting and retaining students in the future, as seen in *Figure 24*. Approximately 5% of respondents reported that new student housing options will be not important.

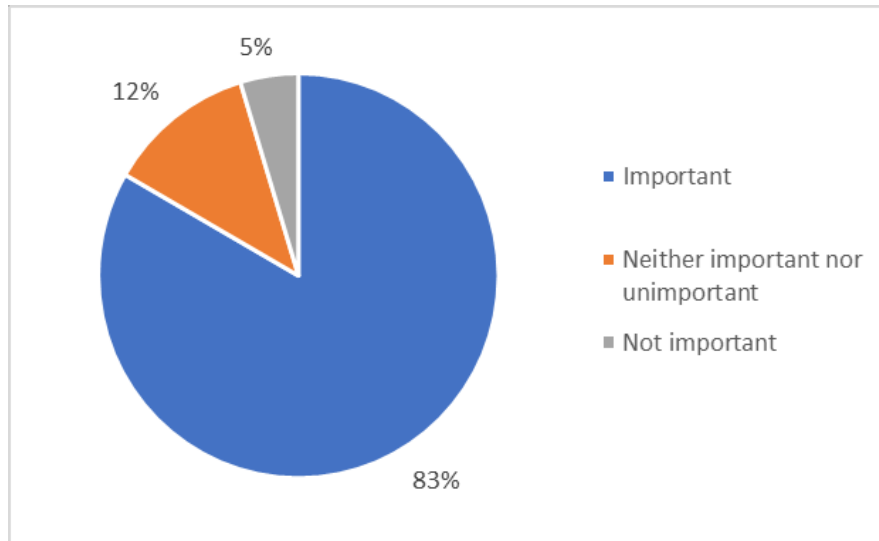


Figure 24: Importance of New Student Housing in the Future

Additional comments (“free response” question) summary

Students were given the opportunity to offer “additional thoughts or comments regarding housing at Ventura College.” Respondents were very forthcoming and commented on a range of themes related to housing. Comments in their whole are in *Appendix A*.

Students mostly were positive regarding the potential of new student housing and mentioned factors such as cost and current difficulty finding housing as very important to them. Students also commented on new student housing possibly lessening the burden of parking on or near campus.

Section 9: Summary of Qualitative Student Feedback

Through the focus group sessions Scion gained an enhanced understanding of students' experiences and concerns regarding student housing at Ventura College. Focus group sessions are intended to yield qualitative data and reveal hidden sensitivities of students. As a result, Scion gained a greater understanding of students' concerns, preferences and motivations. Further, Scion acquired information that was used to guide recommendations that respond to students' input.

Scion conducted three focus group sessions involving 22 students from Ventura College on April 13th and 14th, 2017. A demographic breakdown of the participants follows in the table below.

Group	Participants	Female / Male	Cohort	Current Living Situation
1	13	1 F 12 M	Student Athletes	Off-campus Rent (8) Host Family (5)
2	5	1 F 4 M	Veterans and International Students	Off-campus Rent (5)
3	4	4 F	Associated Students	Off-campus Rent (1) With Family (3)

Table 32: Student Focus Group Session - Participants

Students who attended the focus group sessions were eager to participate. In addition to collecting some basic information such as current residence, participants were asked open ended questions intended to facilitate discussion. Feedback from the student groups was very informative and several themes emerged as summarized below.

Overview

The majority of participants live in a rental property. Nearly two-thirds (64%) of students reported they live in an off-campus rental property. This is inconsistent with the observation that most students live with parents' or relatives', shared by Ventura staff and administrative stakeholders, as well as student survey respondents. Participants who reported living with a parent or relative chose to do so due to the cost of housing.

Participants highlighted low cost and proximity to campus as the best features of where they live.

Most students reported that they like living within a convenient commuting distance of campus. The idea of living with multiple roommates to create an inexpensive housing situation, thus limiting their financial burden was considered attractive. The closer students live to campus increases the likelihood they will spend time on-campus.

Students reported lack of social activities, cost and distance to campus as the worst features of where they live. Some participants stated, “there is not much to do” in the area of their current residence. In opposition to some student responses, the cost of housing and proximity to campus were seen as the most unattractive aspects of where they live. Some students desire lower cost housing options and would like to reduce their commute time to campus.

Most of the participants live with one or more persons. Some students reported having a roommate to lower their cost of living, while some live with parent's or relatives or have spouses, partners, significant others and/or children with whom they live.

Some off-campus renters share bedrooms. Some participants living in an off-campus rental property reported having knowledge of students or are themselves sharing a bedroom with one or two other students. This living situation is considered financially optimal.

Most students reported that housing was not a major factor in decision to enroll at Ventura College. Most participants indicated they asked about on-campus housing before enrolling, however academics was the most important factor in selecting Ventura.

The majority of participants expressed interest in new on-campus housing. Most students expressed a desire to see a modern facility with kitchen access provided in the housing community. Participants indicated that new student housing would be attractive, especially if units were financially affordable.

Participants reported new on-campus housing should include laundry, social lounges, study rooms, green space, parking and access to a kitchen. Participants indicated that the student housing requires enough laundry machines in common laundry rooms per floor or in the building. Participants desire large multipurpose lounges, and individual rooms available for projects and studying. Students want outdoor recreational space (*e.g.*, basketball court, volleyball court, BBQ area) and access to a kitchen, as they want the option to cook for themselves. A designated parking area for residents is also desirable.

The majority of students expressed a lack of interest in a fitness center or retail dining option inside a new residence hall. Participants reported that neither a fitness center nor retail dining area/cafeteria would be necessary within a residential facility. Students are price sensitive and correctly equate these options to increased costs for housing. Access to a kitchen and vending machines were suggested preferences to a retail dining option.

Participants desire to have water/sewer, trash, electricity, Internet and furniture included in the monthly rent. All participants indicated that these utilities should be included in rent for new student housing. The inclusion of cable/satellite television was considered unattractive and suggested to be only included as an option for residents.

Participants reported feeling safe on the Ventura College campus. Generally, students feel secure while on the campus.

Participants report that finding housing can be difficult. Most participants reported that finding housing in the Ventura area was difficult. Participants indicated that they found housing via talking with classmates, management companies and online sources like Google, Craigslist and Zillow.

Additionally, Scion asked focus group participants to share their thoughts on three housing unit floor plans; a two-bedroom, one-bathroom apartment, a four-bedroom, two-bathroom apartment and a four-bedroom, two-bathroom suite. Students were asked to place a red dot next to the floor plan they preferred the least and a green dot next to the floor plan they preferred the most.

Overwhelmingly, the most preferred unit floor plan was the four-bedroom, two-bathroom apartment. The four-bedroom, two-bathroom apartment floor plan received no red dots for least preferred, whereas the other two-unit floor plans received at least three red dots for least preferred. The second most preferred unit floor plan was the two-bedroom, one-bathroom apartment. Therefore, the four-bedroom, two-bathroom suite was the least preferred unit floor plan. Students typically reported that the four-bedroom, two-bathroom suite was least preferred due to the lack of a full-kitchen.

Appendix A: Sorted Survey Data

The data collected via the online survey are shown below. In order to allow patterns in students' opinions and preferences to emerge, the key survey responses are sorted according to various demographic traits. The charts below show data collected from full time students at Pepperdine University.

- Full-time Single Students
 - Survey Data Sorted by Class Standing
 - Rental Information
 - Rent Elasticity
- Essay Questions
 - Full-time Single Students

Survey data sorted by living situation includes students living in an off-campus rental and at their parents' or relatives' home, the most common categories for single students. Students in these living situations are a much more likely target market for campus housing than those students who already own a property.

In some instances, students were asked to rank preferences from a variety of options (for example, "What are the four most important factors in your decision if choosing to live in a student housing community?"). The responses from students are displayed along with a score out of 100 to represent their relative importance to the other possible responses, with the most popular response valued at 100.

Student comments in free response ("essay") questions have not been edited. Please note that survey questions have been shortened in the tables below in order to save space; the full version of the survey is available in *Appendix B*. Percentage responses do not always total to 100% due to rounding.

FULL-TIME SINGLE STUDENTS

Survey Data Sorted by Living Situation

Question	Response Options	Rental Property	Parents' or Relatives' Home
Number of respondents		54	245
Age	Under 19	20%	34%
	20 - 22	35%	48%
	23 - 25	13%	9%
	26 - 30	13%	7%
	30 or older	19%	3%
Sex	Female	56%	61%
	Male	37%	36%
	Transgender Female	2%	0%
	Transgender Male	0%	1%
	Gender Variant/Non-Conforming	2%	0%
	Other	2%	0%
	Prefer Not to Answer	2%	2%
Citizenship Status	U.S. Citizen	93%	90%
	Permanent Resident	6%	5%
	Non-U.S. Citizen	2%	5%
Semesters Enrolled	One to two semesters	20%	37%
	Two to three semesters	30%	20%
	Four or more semesters	50%	44%
Satisfaction with Current Housing	Satisfied	19%	27%
	Neither satisfied nor dissatisfied	22%	41%
	Dissatisfied	41%	27%
How difficult or easy is it to rent?	Very easy	0%	1%
	Somewhat easy	6%	2%
	Somewhat difficult	32%	25%
	Very difficult	61%	42%
	I did not look for rental housing	2%	31%

Question	Response Options	Rental Property	Parents' or Relatives' Home
How do you commute to campus?	Personal vehicle	70%	74%
	Car pool	6%	9%
	Bicycle	0%	1%
	Walk	2%	1%
	Public transportation	22%	15%

Approximately how long is your commute to campus?	Less than 15 minutes	33%	22%
	15 – 30 minutes	39%	48%
	31- 45 minutes	11%	17%
	46 – 60 minutes	7%	11%
	More than 1 hour	9%	2%

Important Aspects of New Student Housing

Renting Property	
Private bedrooms	100
Laundry facilities in the building	69
Private bathrooms	51
Proximity to campus	49
Parking	47
Fitness center	24
Quiet study rooms (group or individual)	24
Food for sale (prepared food, convenience items, vending machines, etc.)	16
Availability of printers/printing station	9
Bike parking/storage	7
Community meeting room/social lounge	5
Outdoor recreation and gathering space	5

Important Aspects of New Student Housing

Parents' or Relatives' Home	
Private bedrooms	100
Laundry facilities in the building	71
Parking	70
Proximity to campus	61
Private bathrooms	52
Quiet study rooms (group or individual)	34
Fitness center	34
Food for sale (prepared food, convenience items, vending machines, etc.)	33
Community meeting room/social lounge	18
Availability of printers/printing station	12
Outdoor recreation and gathering space	10
Bike parking/storage	9

Question	Response Options	Rental Property	Parents' or Relatives' Home
Shared room in quad occupancy semi-suite?	\$1,050 monthly per person (\$10,500 per academic year)	19%	39%
	\$1,051 - \$1,075 monthly per person (\$10,500 - \$10,750 per academic year)	2%	2%
	\$1,076 - \$1,100 monthly per person (\$10,750 - \$11,000 per academic year)	0%	1%
	More than \$1,100 monthly per person (More than \$11,000 per academic year)	0%	2%
	Not interested because of unit type	30%	13%
	Not interested because of cost	49%	43%

Private room in quad occupancy semi-suite?	\$75 additional per month	21%	40%
	\$76 to \$100 additional per month	9%	21%
	\$101 to \$125 additional per month	19%	12%
	Not interested in a private bedroom regardless of additional cost	21%	15%
	Not interested because of unit type	30%	13%

Question	Response Options	Rental Property	Parents' or Relatives' Home
Private room in quad occupancy suite?	\$1,225 monthly per person (\$12,250 per academic year)	26%	45%
	\$1,226 - \$1,250 monthly per person (\$12,250 - \$12,500 per academic year)	4%	9%
	\$1,251 - \$1,275 monthly per person (\$12,500 - \$12,750 per academic year)	0%	5%
	More than \$1,275 monthly per person (More than \$12,750 per academic year)	4%	2%
	Not interested because of unit type	9%	5%

Private room in 4-bedroom apartment?	\$1,325 monthly per person (\$13,250 per academic year)	30%	40%
	\$1,326 - \$1,350 monthly per person (\$13,250 - \$13,500 per academic year)	4%	9%
	\$1,351 - \$1,375 monthly per person (\$13,500 - \$13,750 per academic year)	0%	4%
	More than \$1,375 monthly per person (More than \$13,750 per academic year)	2%	3%
	Not interested because of unit type	8%	6%

Question	Response Options	Rental Property	Parents' or Relatives' Home
Private room in 2-bedroom apartment?	\$1,375 monthly per person (\$13,750 per academic year)	23%	40%
	\$1,376 - \$1,400 monthly per person (\$13,750 - \$14,000 per academic year)	4%	9%
	\$1,401 - \$1,425 monthly per person (\$14,000 - \$14,250 per academic year)	4%	4%
	More than \$1,425 monthly per person (More than \$14,250 per academic year)	0%	2%
	Not interested because of unit type	11%	4%
	Not interested because of cost	59%	42%

Shared room in 2-bedroom apartment?	Interested only if savings are \$100 to \$125 per month	21%	19%
	Interested only if savings are \$126 to \$150 per month	2%	10%
	Interested only if savings are more than \$150 per month	34%	44%
	Not interested in a shared bedroom regardless of savings	23%	19%
	Not interested because of unit type	21%	8%

Question	Response Options	Rental Property	Parents' or Relatives' Home
Which lease term would you prefer?	12 months (academic year plus summer)	64%	43%
	Academic year only (fall and spring semesters)	30%	41%
	No preference	6%	16%

How important do you think new student housing will be in attracting and retaining Ventura students in the future?	Important	85%	83%
	Neither important nor unimportant	11%	12%
	Not important	4%	5%

Rental Information

Question	Response Options	Rental Property
With how many people do you live?	None, I live alone	13%
	One additional person	24%
	Two additional people	28%
	Three additional people	13%
	Four or more additional people	22%
Bedrooms in current residence?	Studio / Efficiency	9%
	One bedroom	15%
	Two bedrooms	35%
	Three bedrooms	20%
	Four or more bedrooms	20%
Bathrooms in current residence?	One bathroom	48%
	Two bathrooms	33%
	Three bathrooms	19%
	Four or more bathrooms	0%
Median	Rent	\$625
	Utilities & Parking	\$57
	Total	\$682

Rent Elasticity

The housing expenses (rent and utilities) for full-time, single students who currently live in a rental property compared to what they are willing to pay for the preferred unit style on campus as follows below:

	Renters	
Current rent plus utilities and parking (median)	Rent	\$625
	Utilities & Parking	\$57
	Total	\$682
Willing to pay some amount for preferred unit type	Two-Bedroom Apt. (shared bedroom) (57%)	
Willing to pay above the minimum suggested amount for preferred unit types	Two-Bedroom Apt. (shared bedroom) (23%)	
Amount per month for preferred unit type most interested students are willing to pay	Two-Bedroom Apt. (shared bedroom) (34%) \$1,225	
Increase or decrease in current rent and utilities to reach rent in preferred accommodations (% Difference)	Two-Bedroom Apt. (shared bedroom) + \$542 (80%)	

Of the single students living in a rental property, 57% are willing to pay some amount for a shared bedroom in a two-bedroom apartment on-campus and 23% are willing to pay some amount over the lowest suggested minimum of \$1,225 per month.

ESSAY QUESTION

Full-time Single Students

Please share any additional thoughts or comments you have regarding housing for students at VC.
I think that this is a great idea, and plans for housing should definitely be put in to action.
Campus housing would be great for the nursing students who spend 24/7 on campus
I strongly believe that this would be a great option for students, especially veterans using MGBI benefits.
While VC is a commuter college, safe and cost-effective housing would have increased my participation/involvement in the school during my time here.
Housing at Ventura College is extremely important, and should be available at the lowest possible costs for struggling students. If our college is to have housing, financial help of some kind should be available, because there are TOO MANY YOUNG PEOPLE IN OUR COUNTY NOT GOING TO COLLEGE BECAUSE THEIR RENT IS TOO HIGH AND THEY CANNOT AFFORD CREDIT HOURS IN PLACE OF SUSTAINING THEMSELVES!!!! THERE ARE TOO MANY COLLEGE STUDENTS NOT IN A FINANCIALLY STABLE LIVING SITUATION WHICH COULD DRIVE THEM TO HOMELESSNESS!!!! PLEASE KEEP THIS IN MIND!!!!!!
I think school housing would be awesome and beneficial to students
It'd be pretty cool
The VC student housing would be very convenient for VC students who live in Santa Paula. Bus transportation in

Please share any additional thoughts or comments you have regarding housing for students at VC.
Santa Paula is horrible and the bus are always running late.
Really expensive for someone with a part time job.
There is only one close per shared room.it perhaps there should be two. So there won't be misunderstanding.
This is such a great idea because it will allow the VC students to also have the "college" experience. There are alot of students at VC who would love to be out on their own and for outsiders (people from outside of the Ventura county) it was make things alot easier knowing there will be housing available for the school making B.C. more desirable. Also it should be more affordable for students with low income. Or something where they can work things out with prices for students with a low budget
Well for one, we need to increase parking. Housing would just be a plus.
Don't make a business out of it, help students out. \$1,000+ for a room is ridiculous.
Students can't afford this. This was a joke.
Private bath & private bedroom . Make it happen and the people will gladly pay.
I would love if vc offered cheaper housing to students with a lot financial need. Also for eops qualified students. Like in my case, I have to find a room to rent near vc and I'm moving to Ventura from Bakersfield which has made finding housing extremely difficult since craigslist isn't as safe as if the college would help and provide housing options for students.
No college student has 1,000-1,500 \$ extra a month. We're already broke & would NEVER pay that amount of money to live with someone. Rent for a 2 bedroom apartment for the entire thing is 1,200. Why would anyone pay 1400 for one room?
The only people who will benefit from this are people who live to far to commute which is why this is a bad idea. Why spend the communities money to benefit people other than those it intends to help
My living situation is comfortable at home with my parents but I'd love to live somewhere else. The money is the problem. I don't make enough to live comfortably and pay those amounts of rent.
I'm very interested in student housing. I would prefer my own bedroom over my own bathroom. I think that rent should be no more than 1,000 per month. When you look at the amount people pay for a 1 bedroom apartment here it's at least 1,250. Students can't afford that so school housing should be cheaper than that. You get a private room if even that and share everything else. People who want to room together should be allowed to.
Could you split the cost with the other student?
I think AFFORDABLE housing would be a benefit. It is expensive to find a place to live in Ventura County.
Most students are attending community colleges because they are saving money while being close to home. In my opinion, not many local students would be interested in campus housing because they are either living with their parents or living in the city where they attended high school. I think on-campus housing is important for out of state students because they are leaving their home to pursue a career.
Prices are expensive. I pay way more cheaper where I live and I don't have to pay bills other than the Internet.
Why didn't you think of this sooonerrrrrr?? I'm already graduating
Way too expensive for any community college student unless grants for housing were given out via financial aid. Students don't have that kind of money

Please share any additional thoughts or comments you have regarding housing for students at VC.
<p>This is extremely important. As a VC student who has formally gone to a different college, I know how important it is to live on your own. Also, I can name a few VC friends of mine who would kill to live in a student housing like this. A friend of mine has to rent a room and she isn't too pleased with the amount of space and she has to hold 2 jobs on top of academics while worrying about costs that will change. This would be a really important option for her. Also, I would wager that a lot of VC students would like to live in student housing not just because they have families, but also because of their parents. Especially, if their parents kick them out at 18. This would also make VC look good compared to other community colleges in my opinion. Here's a tip: if you do go through with student housing in the future, you should really consider a separate Quiet Dorm/Housing type of space. Some of my VC friends have young children and I can imagine a quiet dorm will make a huge difference if they are trying to keep a baby to sleep.</p>
<p>Your price range for a single bedroom and ESPECIALLY a shared bedroom is outrageous. Students who are attending a community college cannot afford 1000+ /month for rent.</p>
<p>It would be better if you could live by yourself instead of with people</p>
<p>I attended a 4-year university for 3 years and lived on campus, and I believe most of my success at that school can be attributed to local, private-room housing.</p>
<p>It has been very difficult to find housing near enough to the VC campus that has been inexpensive and I feel like price is the most important aspect to myself and my peers.</p>
<p>Too expensive. I could rent a room in Ventura near the campus with utilities for 500\$ a month. Includes internet and some cases furnished. This would be a rip off.</p>
<p>I think it's a great idea and will make VC more appealing as a whole, except personally I don't find it practical as I live just 5-10 minutes from VC and my brother already attended VC without housing problems.</p>
<p>I think it's a good idea for students that aren't from Ventura county originally or for the people who are starting to live in their own away from parents and or relatives.</p>
<p>If housing were to become available, I believe that we would have a lot more people wanting to become apart of our school from out of town.</p>
<p>Obviously I don't pay \$9999 for all my rent and utilities; I only chose that because "decline to state was not an option." The prices you listed were much too expensive. Lower each option by at least \$300 and it gets near the upper end of the affordable range. Additionally, if the housing does come into play, all applicants should fill out a questionnaire about their wake up/bedtime hours, as well as their preferred noise level and cleanliness level in order to be matched with roommates that best match that lifestyle. Finally, it is extremely important that, in addition to housing for those that prefer binary gender living situations, there must be adequate housing for transgender, nonbinary, and gender-nonconforming students, as well as simply for those who don't mind coed housing.</p>
<p>I don't think Ventura needs more housing in general</p>
<p>It will help get people with lots of extra money to give it to you for the convenience. I don't know if it will do anyone but the school's pockets very good. They should make parking free for students and put money towards better education and happier staff</p>
<p>I think something along the lines of student housing options would be an excellent idea for Ventura College to consider.</p>
<p> </p>

Please share any additional thoughts or comments you have regarding housing for students at VC.
There should be an academic standard for housing. The standard should be similar to financial aid. Good grades maintained show character in people and should be a policy for a community college's dormitory systems.
Students can barely afford tuition, im not sure they'd want to pay an extra \$1,200 for housing considering that's how much rent for a full apartment costs in Ventura County not just 1 bedroom or a shared room with 4 others. Might be a good plan if more students who aren't from town plan to attend but other than that probably won't be very effective.
Cost of housing should be low and not cost more than \$700 per person for a private room
My biggest concern is common area neatness with typical students. I have never had people who respect common area
Most people cannot afford to pay \$1000-1300 for student housing. I know you can get studios in Ventura for \$900. I rent a room for \$600 and someone else I know is renting one for \$450. A lot of us are in community college to save money and by the time you pay \$1300 rent plus food and gas and other personal expenses you could rent your own two bedroom house. Great idea but needs work!
The cost is way too much. I am receiving grants and work part time with no debt and can only affor \$500
Transferring to CI this Fall, but if Housing were offered when I was enrolling, I believe it would have been worth strong consideration. Home life has been the biggest struggle throughout my academic experience, but I cannot afford to move out
you need to get real with the pricing! A studio apartment with utilities in Ventura County is 1200-1360/month, and you want to have students in shared spaces pay the same? Yeah right! Also, still a community college, so Fed Grants arent going to pay that much...from the student perspective, Unless you are going Cal State size, way too much money.
Student housing will probably attract more students who seek the university experience. VC is cheaper and they still get that sense of independence and the "dorm" experience.
working-full time students should have more AFFORDABLE living options especially when sharing bathroom/kitchen space. the prices listed were way to high for Ventura area,bedrooms with shared spaces go for around \$500-\$700 per month in Ventura
For many of us, homelessness is a moment away!! Technically, I already am homeless!!!!
Where would these housing units fit on campus?
I believe that having available housing for students of VC is truly grand. The school will attract more students, build a better environment off campus, and have other residencies being payed. Also, jobs would be created and students would learn independence and maintain responsibility at a young age to get a feel of the real world.
The financial estimates given are about double what most students are able to pay out of pocket. With these shared arrangements, it is simply too expensive to end up with total strangers and also pay over \$1000 a month (Which ends up being about 60% of a typical yearly earning
There is a major need for student affordable housing!!!
I think this would be a wonderful opportunity for students who want to be more involved with their college, and for students who can't find homes in the area.

Please share any additional thoughts or comments you have regarding housing for students at VC.
<p>If you were to do this, it would be nice if you were able to match people up by compatibility. For example, the thought of animal product contamination and smells are extremely stressful for me, so I would only be able to live with people who were either vegan or at least agreed to no animal products within the apartment, and there may be others who prefer this too. I don't know how realistic this is, but it could also potentially increase safety for LGBTQ if you could form groups for people. Ideally a vegan apartment where it's agreed that no animal products are used, an LGBTQ apartment, and so on. Just a thought.</p>
<p>I love the idea a lot but I don't think I would ever be able to afford it. Regardless it would be a good addition to VC.</p>
<p>Too expensive</p>
<p>Many students either living at home , struggling with where they live, living out of their car or are homeless the prices are high given the fact that students would have to work full time in order to pay rent, considering that not everybody qualifies for financial aid, in other words this my be a housing project for rich students only.</p>
<p>Will our parking passes that we get for the school year allow us to park near our houses and should comply to the parking at the school for a one time charge each semester</p>
<p>Cost is everything. We are students and most can't afford more than \$600 a month for a shared room. Anything over that is crazy. That said, I would consider living in an apartment if it was cheaper.</p>
<p>the prices should be less. or hopefully there could be a program that help you pay for the students who doesn't have that much money to pay that.</p>
<p>It would be super awesome for students who are ready to move out but are attending a community college but can't get an apartment for lack of credit.</p>
<p>The prices your offering are way to high.Many students struggle to find and afford a room for 600.00-800.00. Unless you have a situation where the parents are dishing out the rent money,students struggle enough with the cost of living and working here.</p>
<p>A really nice idea but I think the youth might be more willing if you had some type of outdoor recreational area</p>
<p>Even though housing for students would be a major benefit to the students and the school, keep in mind that many of the students are full time and work part time. Meaning they won't be making enough to pay over 1,000\$ in rent even if it includes furniture utilities wifi and other such necessities. It would be smart to have them put in a certain amount for deposit which could pay for furniture and laundry as well as a refrigerator and microwave, then come up with an alternative price for monthly rent since most of your residence would be sharing an apartment. So prices should be under 1,000. Maybe even give help for low income students who can't afford over that as well take into consideration each students income.</p>
<p>I think student housing at VC is a very good idea!</p>
<p>2 bedroom apartment with private bathrooms</p>
<p>Extremely important. A lot of students could use housing, many of us are stuck at home, some like me still have to commute with parents. If I was close enough to walk my life would be so much easier, I'd consider staying at VC longer. VC really needs community. This would help. I know lots of student who wish we had housing.</p>



Appendix B: Student Survey Guide

Required Questions*Ventura College Student Housing Survey**housing-survey.com/ventura

Ventura College has partnered with The Scion Group, a real estate services firm specializing in higher education institutions, to assess interest in new student housing. **Your feedback matters!**

This survey is confidential. All data will be used in a form that will make it impossible to determine the identity of the individual respondents.

Thank you for completing this short survey and sharing your comments with us, even if you do not ever anticipate taking advantage of potential Ventura College housing opportunities.

Page break

*** 1) What is your current enrollment status at Ventura College?**

- Full-time student
- Part-time student

• Respondents who choose "Part-time student" (#1) jump to #26

*** 2) Do you live with a spouse/partner and/or have child(ren) or other dependents living with you?**

- Yes
- No

• Respondents who choose "Yes" (#2) jump to #26

*** 3) How many semesters have you been enrolled at Ventura College?**

- One to two semesters
- Two to three semesters
- Four or more semesters

*** 4) Where do you currently live?**

- Rental property
- Parents' or relatives' home
- Property I own

• Respondents who choose "Property I own" (#4) jump to #26

5) Overall, how satisfied are you with your current housing?

- Satisfied
- Neither satisfied nor dissatisfied
- Dissatisfied

6) How difficult or easy is it to find a place to rent within an acceptable distance from campus?

- Very easy
- Somewhat easy
- Somewhat difficult
- Very difficult
- I did not look for rental housing

Page break

*** 7) In which zip code do you currently live?**

8) How do you commute from your current residence to campus most days?

- Personal vehicle
- Car pool
- Bicycle
- Walk
- Public transportation

9) Approximately how long is your commute from your current residence to campus?

- Less than 15 minutes
- 15 - 30 minutes
- 31 - 45 minutes
- 46 - 60 minutes
- More than 1 hour

10) Which of the following factors are important in your decision when choosing where to live?

	Very Important	Important	Not Very Important	Not Important At All
Ability to meet new friends	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adequate size of living space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Atmosphere/sense of community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability of parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cost	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Have adequate privacy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Have own bedroom	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Location/proximity to campus	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Physical condition of housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quiet environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safety/security	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Satisfy family's wishes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sharing a bathroom with more than one person	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Additional comments:

-
- Respondents that chose "Rental property" (#4) continue to #11
 - Respondents that chose "Parents' or relatives' home" (#4) jump to #16
-

*** 11) Other than yourself with how many people do you currently live?**

- None, I live alone
- One additional person
- Two additional people
- Three additional people
- Four or more additional people

- Respondents that choose "None, I live alone" (#11) jump to #13
 - Respondents that did not choose "None, I live alone" (#11) continue to #12
-

12) Is anyone else that lives with you a student? (check all that apply)

- Yes, a Ventura College student
- Yes, a student at another university/college
- No

13) How many bedrooms are in your current residence?

- I live in a studio apartment
- One bedroom
- Two bedrooms
- Three bedrooms
- Four or more bedrooms

14) How many bathrooms are in your current residence?

- One bathroom
- Two bathrooms
- Three bathrooms
- Four or more bathrooms

Page break

*** 15) Please provide an estimate of monthly payments for your portion of the following every month?**

Rent	\$ _____
Gas/Heating	\$ _____
Electricity	\$ _____
Water & Sewer	\$ _____
Internet	\$ _____
Satellite/Cable TV	\$ _____
Parking	\$ _____

Page break

*** 16) If new housing exclusively for Ventura College students were built on or near the campus, would you consider living there?**

- Yes
- Maybe
- No

- Respondents that choose "Yes" or "Maybe" (#16) continue to #17
 - Respondents that choose "No" (#16) jump to #26
-

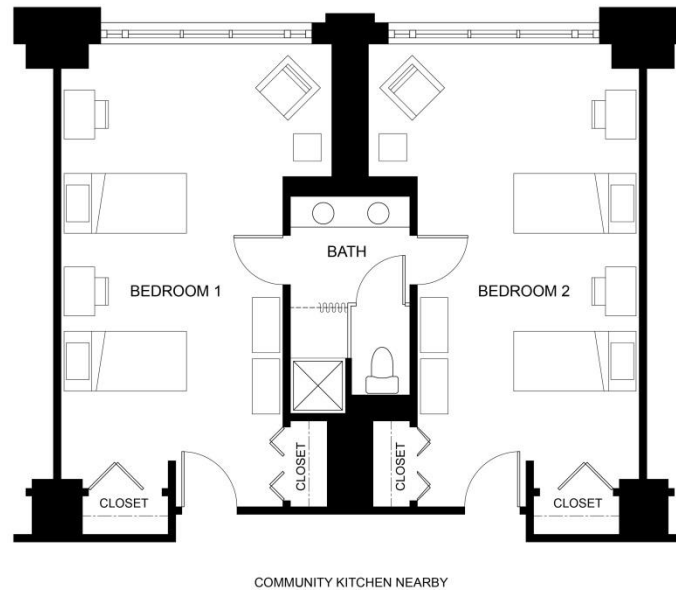
*** 17) If new Ventura College student housing were available, which of the following would you consider to be the most important aspects of such a community? Please rank four aspects in order of importance with 1 being the greatest importance.**

Availability of printers/printing station	_____
Bike parking/storage	_____
Community meeting room/social lounge	_____
Fitness center	_____
Food for sale (e.g., vending machines)	_____
Laundry facilities in the building	_____
Outdoor recreation and gathering space	_____
Parking	_____
Private bathrooms	_____
Private bedrooms	_____
Proximity to campus	_____
Quiet study rooms (group or individual)	_____

Page break

**** The following section will measure your interest in various types of housing. Please note that the floor plans presented below are for survey purposes ONLY. They do NOT necessarily represent the housing that may be offered at Ventura College. ****

*** 18) Please consider a Quad Occupancy Semi-Suite (four students per suite in two shared bedrooms with one shared bathroom) in a new building.**



SEMI-SUITE
scion

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Architects
Interior
Engineers
Contractors
Chicago
New York
Philadelphia
Waltham
SEPSTEIN
800 W. Fulton St. Chicago, IL 60611 - 312.454.9100

How much would you be willing to pay per month for a shared bedroom in a Quad Occupancy Semi-Suite in a new building? *Please assume Internet, furniture and all utilities are included in the rates shown below. A full community kitchen would be available, shared with residents from other suites.*

- \$1,050 monthly per person (\$10,500 per academic year)
- \$1,051 - \$1,075 monthly per person (\$10,500 - \$10,750 per academic year)
- \$1,076 - \$1,100 monthly per person (\$10,750 - \$11,000 per academic year)
- More than \$1,100 monthly per person (More than \$11,000 per academic year)
- Not interested because of unit type
- Not interested because of cost

*** 19) How much more would you be willing to pay for a private bedroom in a Quad Occupancy Semi-Suite?**

- \$75 additional per month
- \$76 to \$100 additional per month
- \$101 to \$125 additional per month
- Not interested in a private bedroom regardless of additional cost
- Not interested because of unit type

* 20) Please consider a **Quad Occupancy Suite** (four students per suite in four private bedrooms with two shared bathrooms and a shared living room) in a new building.



4 BEDROOM, 4 PERSON SUITE
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How much would you be willing to pay per month for a private bedroom in a Quad Occupancy Suite in a new building? *Please assume Internet, furniture and all utilities are included in the rates shown below. A kitchenette including a sink, microwave and refrigerator, would be available in the suite.*

- \$1,225 monthly per person (\$12,250 per academic year)
- \$1,226 - \$1,250 monthly per person (\$12,250 - \$12,500 per academic year)
- \$1,251 - \$1,275 monthly per person (\$12,500 - \$12,750 per academic year)
- More than \$1,275 monthly per person (More than \$12,750 per academic year)
- Not interested because of unit type
- Not interested because of cost

Page break

* 21) Please consider a **Four-Bedroom Apartment** (four students per apartment in four private bedrooms with two shared bathrooms, a shared living room and a full kitchen) in a new building.



4 BEDROOM, 4 PERSON APARTMENT
scion



How much would you be willing to pay per month for a private bedroom in a Four Bedroom Apartment in a new building? *Please assume Internet, furniture and all utilities are included in the rates shown below.*

- \$1,325 monthly per person (\$13,250 per academic year)
- \$1,326 - \$1,350 monthly per person (\$13,250 - \$13,500 per academic year)
- \$1,351 - \$1,375 monthly per person (\$13,500 - \$13,750 per academic year)
- More than \$1,375 monthly per person (More than \$13,750 per academic year)
- Not interested because of unit type
- Not interested because of cost

***22) Please consider a Two Bedroom Apartment (two students per apartment in two private bedrooms with one shared bathroom, a shared living room and a full kitchen) in a new building.**



2 BEDROOM APARTMENT
scion

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 Interior
 Engineering
 Construction
SEPSTEIN
Chicago
 New York
 Dallas
 Miami
 800 W. Park St. Chicago, IL 60607 • 312.854.9100

How much would you be willing to pay per month for a private bedroom in a Two Bedroom Apartment in a new building? *Please assume Internet, furniture and all utilities are included in the rates shown below.*

- \$1,375 monthly per person (\$13,750 per academic year)
- \$1,376 - \$1,400 monthly per person (\$13,750 - \$14,000 per academic year)
- \$1,401 - \$1,425 monthly per person (\$14,000 - \$14,250 per academic year)
- More than \$1,425 monthly per person (More than \$14,250 per academic year)
- Not interested because of unit type
- Not interested because of cost

*** 23) Would you be interested in a shared bedroom in a Two-Bedroom Apartment at some cost savings?**

- Interested only if savings are \$100 to \$125 per month
- Interested only if savings are \$126 to \$150 per month
- Interested only if savings are more than \$150 per month
- Not interested in a shared bedroom regardless of savings
- Not interested because of unit type

*** 24) If you were to live in new Ventura College student housing, which lease term would you prefer, assuming the monthly cost is the same for all contracts?**

- Annual lease (12 months)
- Academic-year lease (10 months)
- No preference

*** 25) If you were to live in new Ventura College housing and a 5-10% discount was available toward the monthly price for a 12-month contract (versus an academic year contract), which would you prefer?**

- Annual lease (12 months)
- Academic-year lease (10 months)
- No preference

Page break

*** 26) How important do you think new student housing options will be in attracting and retaining Ventura College students in the future?**

- Important
- Neither important nor unimportant
- Not important

27) Please share any additional thoughts or comments you have regarding housing for students at Ventura College.

Page break

*** 28) To which group do you belong? (check all that apply)**

- Student athlete
- Veteran
- International student
- None of the above

*** 29) To which gender do you most identify?**

- Female
- Male
- Transgender Female
- Transgender Male
- Gender Variant / Non-Conforming
- Other
- Prefer Not to Answer

*** 30) What is your age?**

- Under 19
- 20 - 22
- 23 - 25
- 26 - 29
- 30 or older

31) What is your citizenship status?

- U.S. Citizen
- Permanent Resident
- Non-U.S. Citizen

Once again, Thank you for completing this short survey and sharing your comments with us, even if you do not ever anticipate taking advantage of potential Ventura College housing opportunities.

Page break



Appendix C: Student Rental Market Listings



Off-Campus Rental Market	
Institution:	Ventura College
City/Town:	

Inputs	
Outputs	
Constants	

Summary: Off-Campus Rental Market						
Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

Off-Campus Rentals: Studios																				
Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other							
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit
Santa Clara Courts	72 W Santa Clara St	4.4	\$ 1,595	1	1	No	No	No	No	Unit	\$ 120	\$ 1,715	12 months	In-unit	Yes	Central	Yes	Assigned	\$ 200	\$30 App. Fee; \$300, \$500 Pet fee; \$50 Monthly Pet fee; \$200 Storage fee
The Bonaventure Gracious	10949 Telegraph Rd, Ventura, CA 93004	4.3	\$ 2,493	1	1	Yes	No	Yes	No	Unit	\$ 40	\$ 2,533	12 months	On-site	No	Central	No	Not Assigned		\$35 App. Fee; \$3,750 Amenity fee
The Bonaventure Gracious	10949 Telegraph Rd, Ventura, CA 93004	4.3	\$ 2,674	1	1	Yes	No	Yes	No	Unit	\$ 40	\$ 2,714	12 months	On-site	No	Central	No	Not Assigned		\$35 App. Fee; \$3,750 Amenity fee
Park Place Apartments	9600 Telephone Rd	4.5	\$ 1,295	1	1	No	No	No	No	Unit	\$ 120	\$ 1,415		On-site	No	Central	No	Assigned	\$ 500	\$35 App. Fee; \$500 Pet fee; \$15 - 20 Monthly Pet fee
Santa Clara Studios	1381 E Santa Clara St	1.0	\$ 1,200	1	1	Yes	No	No	No	Unit	\$ 80	\$ 1,280		On-site	No	Central	No	Assigned	\$ 1,250	\$30 App. Fee
Rosewood Apts Camarillo	555 Rosewood Ave	12.9	\$ 1,500	1	1	No	No	No	No	Unit	\$ 120	\$ 1,620	7-15 months	On-site	Yes	Central	Yes	Assigned	\$10/month	\$ 850 \$42 App Fee
Villa Campana Apts Camarillo	530 Calle La Roda	12.3	\$ 1,275	1	1	No	No	No	No	Unit	\$ 120	\$ 1,395	6-12 months	On-site	Yes	Central	Yes	Assigned	\$ 950	\$30 App Fee



Off-Campus Rental Market	
Institution:	Ventura College
City/Town:	

Inputs	
Outputs	
Constants	

Summary: Off-Campus Rental Market

Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

Off-Campus Rentals: One-Bedrooms

Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
Santa Clara Courts	72 W Santa Clara St	4.4	\$ 1,995	1	1	No	No	No	No	Unit	\$ 120	\$ 2,115	12 months	In-unit	Yes	Central	Yes	Assigned	\$ 200		\$30 App. Fee; \$300, \$500 Pet fee; \$50 Monthly Pet fee; \$200 Storage fee
The Bonaventure Gracious	10949 Telegraph Rd, Ventura, CA 93004	4.3	\$ 3,050	1	1	Yes	No	Yes	No	Unit	\$ 40	\$ 3,090	12 months	On-site	No	Central	No	Not Assigned			\$35 App. Fee; \$3,750 Amenity fee
Park Place Apartments	9600 Telephone Rd	4.5	\$ 1,375	1	1	No	No	No	No	Unit	\$ 120	\$ 1,495		On-site			No	Assigned	\$ 700		\$35 App. Fee; \$500 Pet fee; \$15 - 20 Monthly Pet fee
Capes at Ventura	760 S Hill Rd	2.1	\$ 1,320	1	1	No	No	No	No	Unit	\$ 120	\$ 1,440	6 or 9 months	On-site	Yes	Central	Yes	Not Assigned			\$46 App. Fee; \$250 Pet fee; \$25 - 50 Monthly Pet fee
Capes at Ventura	760 S Hill Rd	2.1	\$ 1,425	1	1	No	No	No	No	Unit	\$ 120	\$ 1,545	6 or 9 months	On-site	Yes	Central	Yes	Not Assigned			\$46 App. Fee; \$250 Pet fee; \$25 - 50 Monthly Pet fee



Off-Campus Rental Market	
Institution:	Ventura College
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Summary: Off-Campus Rental Market

Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

Off-Campus Rentals: One-Bedrooms (continued)

Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
Capes at Ventura	760 S Hill Rd	2.1	\$ 1,559	1	1	No	No	No	No	Unit	\$ 120	\$ 1,679	6 or 9 months	On-site	Yes	Central	Yes	Not Assigned			\$46 App. Fee; \$250 Pet fee; \$25 - 50 Monthly Pet fee
Capes at Ventura	760 S Hill Rd	2.1	\$ 3,838	1	1	No	No	No	No	Unit	\$ 120	\$ 3,958	6 or 9 months	On-site	Yes	Central	Yes	Not Assigned			\$46 App. Fee; \$250 Pet fee; \$25 - 50 Monthly Pet fee
Monte Vista Townhomes	10997 Del Norte St	4.7	\$ 1,525	1	1	No	No	No	No	Unit	\$ 120	\$ 1,645		On-site	Yes	No	No	Assigned			\$30 App. Fee; \$300 Cat fee
Via Ventura	930 Pacific Strand Ct	2.3	\$ 1,915	1	1	No	No	No	No	Unit	\$ 120	\$ 2,035	Flexible	In-unit	Yes	Central	Yes	Not Assigned			\$500 Pet fee; \$45 - 55 Monthly Pet fee
Via Ventura	930 Pacific Strand Ct	2.3	\$ 1,950	1	1	No	No	No	No	Unit	\$ 120	\$ 2,070	Flexible	In-unit	Yes	Central	Yes	Not Assigned			\$500 Pet fee; \$45 - 55 Monthly Pet fee
Via Ventura	930 Pacific Strand Ct	2.3	\$ 1,955	1	1	No	No	No	No	Unit	\$ 120	\$ 2,075	Flexible	In-unit	Yes	Central	Yes	Not Assigned			\$500 Pet fee; \$45 - 55 Monthly Pet fee



Off-Campus Rental Market	
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Summary: Off-Campus Rental Market						
Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

Off-Campus Rentals: One-Bedrooms (continued)																					
Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
Ventura -SFH	169 W Harrison Ave	4.7	\$ 1,350	1	1	No	No	No	No	Unit	\$ 120	\$ 1,470		On-site	No	Central	No	Assigned		\$ 1,400	
Ventura - SFH	68 E Ramona St	4.9	\$ 1,075	1	1	No	No	No	No	Unit	\$ 120	\$ 1,195			No	No	No	Assigned		\$ 1,125	
Ventura - SFH	68 E Ramona St	4.9	\$ 1,025	1	1	No	No	No	No	Unit	\$ 120	\$ 1,145			No	No	No	Assigned		\$ 1,075	
Ashwood Apts	99 Ashwood Ave	0.7	\$ 1,595	1	1	No	No	No	No	Unit	\$ 120	\$ 1,715	6-12 months	On-site	No	Window-box	Yes	Assigned		\$ 1,595	\$45 App. Fee
Armada Apts	3395 Armada Dr	2.5	\$ 1,395	1	1	No	No	No	No	Unit	\$ 120	\$ 1,515	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,395	\$45 App. Fee
Ventura del Sol Apts	6250 Telegraph Rd	1.3	\$ 1,495	1	1	No	No	No	No	Unit	\$ 120	\$ 1,615	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,495	\$45 App. Fee
Park Madera, Port H	2561 Madera Circle	9.8	\$ 1,300	1	1	No	No	No	No	Unit	\$ 120	\$ 1,420	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,300	\$40 App Fee
Parkwood Gardens Oxnard	1800 Gina Drive	6.8	\$ 1,495	1	1	No	No	No	No	Unit	\$ 120	\$ 1,615	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,495	\$40 App Fee
Mosaic Riverpark Oxnard	500 Riverpark Blvd	6.5	\$ 1,790	1	1	No	No	No	No	Unit	\$ 120	\$ 1,910	12 months	In-unit	Yes	Central	Yes	Assigned		\$ 1,250	\$50 App Fee
Rancho Solana Oxnard	2444 Alvarado St	6.7	\$ 1,190	1	1	No	No	No	No	Unit	\$ 120	\$ 1,310	12 months	On-site	Yes	Window-box	Yes	Assigned		\$ 600	\$30 App Fee
Westerly Shores Oxnard	4840 S. Rose Ave	11.7	\$ 1,255	1	1	No	No	No	No	Unit	\$ 120	\$ 1,375	12 months	On-site	Yes	Window-box	Yes	Assigned		\$ 750	\$35 App Fee



Off-Campus Rental Market	
Institution:	Ventura College
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Inputs	
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Summary: Off-Campus Rental Market

Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

Off-Campus Rentals: One-Bedrooms (continued)

Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
River Ridge Apts Fillmore	610 River St	21.5	\$ 1,175	1	1	No	No	No	No	Unit	\$ 120	\$ 1,295	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 600	\$35 App Fee
510 Central Apts Fillmore	510 Central Ave	28.0	\$ 1,400	1	1	No	No	No	No	Unit	\$ 120	\$ 1,520	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 800	\$30 App Fee
Steckel Dr Apts Santa Paula	346 S. Steckel Dr	10.5	\$ 925	1	1	No	No	No	No	Unit	\$ 120	\$ 1,045	12 months	On-site	Yes	Central	Yes	Assigned		\$ 650	\$25 App Fee
Rosewood Apts Camarillo	555 Rosewood Ave	12.9	\$ 1,559	1	1	No	No	No	No	Unit	\$ 120	\$ 1,679	7-15 months	On-site	Yes	Central	Yes	Assigned	\$10/month	\$ 1,200	\$42 App Fee
Villa Campana Apts Camarillo	530 Calle La Roda	12.3	\$ 1,575	1	1	No	No	No	No	Unit	\$ 120	\$ 1,695	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,450	\$30 App Fee
The Artisan at East Village Oxnard	2060 Zocolo St	8.5	\$ 1,953	1	1	No	No	No	No	Unit	\$ 120	\$ 2,073	6-12 months	In-unit	Yes	Central	Yes	Assigned		\$ 850	\$46 App Fee



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Summary: Off-Campus Rental Market

Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

Off-Campus Rentals: Two-bedrooms

Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
Santa Clara Courts	72 W Santa Clara St	4.4	\$ 2,295	2	2	No	No	No	No	Unit	\$ 155	\$ 1,225	12 months	In-unit	Yes	Central	Yes	Assigned	\$ 200		\$30 App. Fee; \$300,\$500 Pet fee; \$50 Monthly Pet fee; \$200 Storage fee
Santa Clara Courts	72 W Santa Clara St	4.4	\$ 2,850	2	2	No	No	No	No	Unit	\$ 155	\$ 1,503	12 months	In-unit	Yes	Central	Yes	Assigned	\$ 200		\$30 App. Fee; \$300,\$500 Pet fee; \$50 Monthly Pet fee; \$200 Storage fee
Santa Clara Courts	72 W Santa Clara St	4.4	\$ 2,600	2	2.5	No	No	No	No	Unit	\$ 155	\$ 1,378		In-unit	Yes	Central	Yes	Assigned	\$ 200		\$30 App. Fee; \$300,\$500 Pet fee; \$50 Monthly Pet fee; \$200 Storage fee



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Summary: Off-Campus Rental Market

Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

Off-Campus Rentals: Two-bedrooms (continued)

Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
Santa Clara Courts	72 W Santa Clara St	4.4	\$ 2,950	2	2.5	No	No	No	No	Unit	\$ 155	\$ 1,553	12 months	In-unit	Yes	Central	Yes	Assigned	\$ 200		\$30 App. Fee; \$300,\$500 Pet fee; \$50 Monthly Pet fee; \$200 Storage fee
Capes at Ventura	760 S Hill Rd	2.1	\$ 1,912	2	2	No	No	No	No	Unit	\$ 155	\$ 1,034	6 or 9 months	On-site	Yes	Central	Yes	Not Assigned			\$46 App. Fee; \$250 Pet fee; \$25 - 50 Monthly Pet fee
Capes at Ventura	760 S Hill Rd	2.1	\$ 4,413	2	2	No	No	No	No	Unit	\$ 155	\$ 2,284	6 or 9 months	On-site	Yes	Central	Yes	Not Assigned			\$46 App. Fee; \$250 Pet fee; \$25 - 50 Monthly Pet fee
Capes at Ventura	760 S Hill Rd	2.1	\$ 1,998	2	2	No	No	No	No	Unit	\$ 155	\$ 1,077	6 or 9 months	On-site	Yes	Central	Yes	Not Assigned			\$46 App. Fee; \$250 Pet fee; \$25 - 50 Monthly Pet fee
Capes at Ventura	760 S Hill Rd	2.1	\$ 2,244	2	2	No	No	No	No	Unit	\$ 155	\$ 1,200	6 or 9 months	On-site	Yes	Central	Yes	Not Assigned			\$46 App. Fee; \$250 Pet fee; \$25 - 50 Monthly Pet fee



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Summary: Off-Campus Rental Market						
Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

Off-Campus Rentals: Two-bedrooms (continued)																				
Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other							
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit
Monte Vista Townhomes	10997 Del Norte St	4.7	\$ 1,675	2	1	No	No	No	No	Unit	\$ 155	\$ 915		On-site	Yes	No	No	Assigned		\$30 App. Fee; \$300 Cat fee
Monte Vista Townhomes	10997 Del Norte St	4.7	\$ 1,775	2	1.5	No	No	No	No	Unit	\$ 155	\$ 965		On-site	Yes	No	No	Assigned		\$30 App. Fee; \$300 Cat fee
Via Ventura	930 Pacific Strand Ct	2.3	\$ 2,120	2	2	No	No	No	No	Unit	\$ 155	\$ 1,138	Flexible	In-unit	Yes	Central	Yes	Not Assigned		\$500 Pet fee; \$45 - 55 Monthly Pet fee
Via Ventura	930 Pacific Strand Ct	2.3	\$ 2,145	2	2	No	No	No	No	Unit	\$ 155	\$ 1,150	Flexible	In-unit	Yes	Central	Yes	Not Assigned		\$500 Pet fee; \$45 - 55 Monthly Pet fee
Via Ventura	930 Pacific Strand Ct	2.3	\$ 2,200	2	2	No	No	No	No	Unit	\$ 155	\$ 1,178	Flexible	In-unit	Yes	Central	Yes	Not Assigned		\$500 Pet fee; \$45 - 55 Monthly Pet fee
Via Ventura	930 Pacific Strand Ct	2.3	\$ 2,295	2	2	No	No	No	No	Unit	\$ 155	\$ 1,225	Flexible	In-unit	Yes	Central	Yes	Not Assigned		\$500 Pet fee; \$45 - 55 Monthly Pet fee
Via Ventura	930 Pacific Strand Ct	2.3	\$ 2,295	2	2	No	No	No	No	Unit	\$ 155	\$ 1,225	Flexible	In-unit	Yes	Central	Yes	Not Assigned		\$500 Pet fee; \$45 - 55 Monthly Pet fee



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Summary: Off-Campus Rental Market

Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

Off-Campus Rentals: Two-bedrooms (continued)

Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
Via Ventura	930 Pacific Strand Ct	2.3	\$ 2,305	2	2	No	No	No	No	Unit	\$ 155	\$ 1,230	Flexible	In-unit	Yes	Central	Yes	Not Assigned			\$500 Pet fee; \$45 - 55 Monthly Pet fee
Via Ventura	930 Pacific Strand Ct	2.3	\$ 2,330	2	2	No	No	No	No	Unit	\$ 155	\$ 1,243	Flexible	In-unit	Yes	Central	Yes	Not Assigned			\$500 Pet fee; \$45 - 55 Monthly Pet fee
Via Ventura	930 Pacific Strand Ct	2.3	\$ 2,370	2	2	No	No	No	No	Unit	\$ 155	\$ 1,263	Flexible	In-unit	Yes	Central	Yes	Not Assigned			\$500 Pet fee; \$45 - 55 Monthly Pet fee
Ocean View Townhomes	3074 Channel Dr	2.5	\$ 1,599	2	1	No	No	No	No	Unit	\$ 155	\$ 877		On-site	Yes	Central	No	Assigned			\$40 App. Fee; \$300,\$500 Pet fee
Ocean View Townhomes	3074 Channel Dr	2.5	\$ 1,624	2	1	No	No	No	No	Unit	\$ 155	\$ 890		On-site	Yes	Central	No	Assigned			\$40 App. Fee; \$300,\$500 Pet fee
Monte Vista Townhomes II	10990 Del Norte St	4.5	\$ 1,775	2	1	No	No	No	No	Unit	\$ 155	\$ 965		On-site	Yes	Central	No	Assigned			\$30 App. Fee; \$300 Cat fee
Colony Parc	848 Weber Cir	2.8	\$ 1,985	2	2	No	No	No	No	Unit	\$ 155	\$ 1,070	3 - 12 months	On-site	Yes	No	Yes	Assigned			\$45 App. Fee
Colony Parc	848 Weber Cir	2.8	\$ 2,170	2	2	No	No	No	No	Unit	\$ 155	\$ 1,163	3 - 12 months	On-site	Yes	No	Yes	Assigned			\$45 App. Fee



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Summary: Off-Campus Rental Market

Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

Off-Campus Rentals: Two-bedrooms (continued)

Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
Colony Parc	848 Weber Cir	2.8	\$ 2,520	2	2	No	No	No	No	Unit	\$ 155	\$ 1,338	3 - 12 months	On-site	Yes	No	Yes	Assigned			\$45 App. Fee
Colony Parc	848 Weber Cir	2.8	\$ 2,718	2	2	No	No	No	No	Unit	\$ 155	\$ 1,437	3 - 12 months	On-site	Yes	No	Yes	Assigned			\$45 App. Fee
Ventura - SFH	2511 Harbor Blvd	3.8	\$ 1,950	2	1	No	No	No	No	Unit	\$ 155	\$ 1,053		On-site	Yes	Central	No	Not Assigned			
Ventura - SFH	5900 Woodland St	1.2	\$ 1,650	2	1	No	No	No	No	Unit	\$ 155	\$ 903	12 months		No	Central	No	Assigned			
Ventura - SFH	8960 Nye Rd	14.7	\$ 1,395	2	1	No	No	No	No	Unit	\$ 155	\$ 775	12 months				No	Assigned		\$ 1,000	\$35 App. Fee
Ventura - SFH	677 County Square Dr	2.0	\$ 2,250	2	2.5	No	No	No	No	Unit	\$ 155	\$ 1,203	12 months	In-unit	Yes	Central	No	Assigned		\$ 2,300	
Ventura - SFH	249 N Brent St	1.9	\$ 2,300	2	1	Yes	No	No	No	Unit	\$ 80	\$ 1,190	12 months	On-site			No	Assigned		\$ 2,400	
Hacienda Villas	10829 Del Norte St	4.7	\$ 1,695	2	1.5	No	No	No	No	Unit	\$ 155	\$ 925		In-unit	Yes	Central	No	Assigned			\$10 App. Fee; \$300 Cat fee
Ashwood Apts	99 N. Ashwood Ave	0.7	\$ 1,825	2	2	No	No	No	No	Unit	\$ 155	\$ 990	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,825	\$45 Apt Fee
Armada Apts	3395 Armada Dr	2.5	\$ 1,595	2	2	No	No	No	No	Unit	\$ 155	\$ 875	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,595	\$45 App Fee
Ventura del Sol Apts	6250 Telegraph Rd	1.3	\$ 1,775	2	2	No	No	No	No	Unit	\$ 155	\$ 965	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,775	\$45 Apt Fee
Park Madera Port H	2561 Madera Circle	9.8	\$ 1,595	2	2	No	No	No	No	Unit	\$ 155	\$ 875	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,595	\$40 App Fee



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Constants	

Summary: Off-Campus Rental Market

Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

Off-Campus Rentals: Two-bedrooms (continued)

Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
Parkwood Gardens Oxnard	1800 Gina Drive	6.8	\$ 1,725	2	2	No	No	No	No	Unit	\$ 155	\$ 940	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,725	\$40 App Fee
Mosaic Riverpark Oxnard	500 Riverpark Blvd	6.5	\$ 1,790	2	2	No	No	No	No	Unit	\$ 155	\$ 973	12 months	In-unit	Yes	Central	Yes	Assigned		\$ 1,250	\$50 Apt Fee
Rancho Solana Oxnard	2444 Alvarado St	6.7	\$ 1,555	2	2	No	No	No	No	Unit	\$ 155	\$ 855	12 months	On-site	Yes	Window-bc	Yes	Assigned		\$ 500	\$30 Apt Fee
River Ridge Apts Filmore	610 River St	21.5	\$ 1,450	2	2	No	No	No	No	Unit	\$ 155	\$ 803	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 750	\$35 App. Fee
Steckel Dr Apts Santa Paula	346 S. Steckel Dr	10.5	\$ 1,275	2	2	No	No	No	No	Unit	\$ 155	\$ 715	12 months	On-site	Yes	Window-bc	Yes	Assigned		\$ 750	\$30 App Fee
Rosewood Apts Camarillo	555 Rosewood Ave	12.9	\$ 1,730	2	2	No	No	No	No	Unit	\$ 155	\$ 943	7-15 months	On-site	Yes	Central	Yes	Assigned	\$10/month	\$ 1,550	\$42 App Fee
Villa Campana Apts Camarillo	530 Calle La Roda	12.3	\$ 1,825	2	2	No	No	No	No	Unit	\$ 155	\$ 990	6-12 months	On-site	Yes	Central	Yes	Assigned		\$ 1,575	\$30 App Fee
The Artisan at East Village Oxnard	2060 Zocolo St	8.5	\$ 2,176	2	2	No	No	No	No	Unit	\$ 155	\$ 1,166	6-12 months	In-unit	Yes	Central	Yes	Assigned		\$ 1,250	\$46 App Fee
Westerly Shores Oxnard	4840 S. Rose Ave	11.7	\$ 1,695	2	2	No	No	No	No	Unit	\$ 155	\$ 925	12 months	On-site	Yes	Window-bc	Yes	Assigned		\$ 550	\$35 Apt Fee



Off-Campus Rental Market	
Institution:	Ventura College
City/Town:	

Inputs	
Outputs	
Constants	

Summary: Off-Campus Rental Market						
Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

Off-Campus Rentals: Three-bedrooms																				
Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other							
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit
Santa Clara Courts	72 W Santa Clara St	4.4	\$ 3,050	3	2.5	No	No	No	No	Unit	\$ 180	\$ 1,077		In-unit	Yes	Central	Yes	Assigned	\$ 200	\$30 App. Fee; \$300,\$500 Pet fee; \$50 Monthly Pet fee; \$200 Storage fee
Santa Clara Courts	72 W Santa Clara St	4.4	\$ 3,100	3	3	No	No	No	No	Unit	\$ 180	\$ 1,093		In-unit	Yes	Central	Yes	Assigned	\$ 200	\$30 App. Fee; \$300,\$500 Pet fee; \$50 Monthly Pet fee; \$200 Storage fee
Hacienda Villas	10829 Del Norte St	4.7	\$ 1,925	3	1.5	No	No	No	No	Unit	\$ 180	\$ 702		In-unit	Yes	Central	No	Assigned		\$10 App. Fee; \$300 Cat fee
Hacienda Villas	10829 Del Norte St	4.7	\$ 1,975	3	2	No	No	No	No	Unit	\$ 180	\$ 718		In-unit	Yes	Central	No	Assigned		\$10 App. Fee; \$300 Cat fee
Ventura - SFH	371 Mariposa Dr	3.8	\$ 3,200	3	3	No	No	No	No	Unit	\$ 180	\$ 1,127	12 months	In-unit	Yes	Central	No	Assigned	\$ 3,200	
Ventura - SFH	2408 Lexington Dr	2.2	\$ 2,700	3	1	No	No	No	No	Unit	\$ 180	\$ 960	12 months	In-unit	No	Central	No	Assigned	\$ 3,000	
Ventura - SFH	8264 Platinum St	3.6	\$ 2,800	3	2	No	No	No	No	Unit	\$ 180	\$ 993		In-unit		Central	No	Assigned	\$ 3,300	
Ventura - SFH	2747 Channel Dr	2.3	\$ 2,500	3	2	No	No	No	No	Unit	\$ 180	\$ 893		In-unit	Yes	Central	No	Assigned	\$ 2,500	\$20 App. Fee



Off-Campus Rental Market	
Institution:	Ventura College
City/Town:	

Inputs	
Outputs	
Constants	

Summary: Off-Campus Rental Market

Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

Off-Campus Rentals: Three-bedrooms (continued)

Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
Ventura - SFH	1517 Vista del Mar Dr	3.6	\$ 2,765	3	2	No	No	No	Yes	Unit	\$ 180	\$ 982	3 - 12 months	In-unit	Yes	Central	No	Assigned			
Ventura - SFH	450 Appian Way	1.3	\$ 2,995	3	2	No	No	No	No	Unit	\$ 180	\$ 1,058	12 months	In-unit	Yes	Central	No	Assigned	\$ 4,500	\$350 Pet fee	
Ventura - SFH	415 Arcade Dr	2.3	\$ 2,300	3	1	No	No	No	No	Unit	\$ 180	\$ 827	12 months	In-unit	No	Central	No	Assigned		\$ 2,300	\$250 Pet fee
Rosewood Apts Camarillo	555 Rosewood Ave	12.9	\$ 2,379	3	2	No	No	No	No	Unit	\$ 180	\$ 853	7-15 months	On-site	Yes	Central	Yes	Assigned	\$10/mon	\$ 2,250	\$42 App Fee
The Artisan at East Village Oxnard	2060 Zocolo St	8.5	\$ 2,788	3	2	No	No	No	No	Unit	\$ 180	\$ 989	6-13 months	In-unit	Yes	Central	Yes	Assigned		\$ 1,575	\$46 App Fee



Off-Campus Rental Market	
Institution:	Ventura College
City/Town:	

Inputs	
Outputs	
Constants	

Summary: Off-Campus Rental Market						
Unit Size	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Monthly Rate Per Person	Max Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	6.2	12.9	\$ 1,810	\$ 1,280	\$ 2,714	\$ 1,620
1 Bedroom	5.7	28.0	\$ 1,781	\$ 1,045	\$ 3,958	\$ 1,662
2 Bedrooms	4.9	21.5	\$ 1,104	\$ 715	\$ 2,284	\$ 1,061
3 Bedrooms	4.5	12.9	\$ 944	\$ 702	\$ 1,127	\$ 982
4+ Bedrooms	8.0	20.8	\$ 763	\$ 588	\$ 1,038	\$ 762

Off-Campus Rentals: Four-bedrooms+																					
Property Name	Address	Distance from Site (miles)	Monthly Advertised Rate	Bedrooms	Baths	Are utilities and furniture included?				Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Amenities/Other								
						Electricity	Internet	TV	Furniture				Lease Length	Washer/Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Security Deposit	Other Fees?
SFH - Ventura	1300 Saratoga Ave	2.5	\$ 2,150	4	2	No	No	No	No	Unit	\$ 200	\$ 588		On-site	Yes	Central	No	Assigned		\$ 2,200	
SFH - Ventura	7005 Bristol Rd	3.6	\$ 2,350	4	2	No	No	No	No	Unit	\$ 200	\$ 638			Yes	Central	No	Assigned		\$ 2,350	
SFH - Ventura	1852 Topaz Ave	4.5	\$ 2,425	4	2.5	No	No	No	No	Unit	\$ 200	\$ 656		In-unit	Yes	Central	No	Assigned		\$ 3,100	\$400 Pet Deposit
SFH - Ventura	2287 Johnson Dr	3.4	\$ 2,847	4	3	No	No	No	No	Unit	\$ 200	\$ 762	12 months		Yes	Central	No	Assigned			
SFH - Ventura	7841 Sonoma St	3.0	\$ 3,275	4	3	No	No	No	No	Unit	\$ 200	\$ 869	12 months		Yes	Central	No	Assigned			
SFH - Camarillo	942 Camino Vera Cruz	13.9	\$ 3,950	4	3	No	No	No	No	Unit	\$ 200	\$ 1,038	12 months		Yes	Central	No	Assigned			
SFH - Camarillo	1667 Bridgeport Ln	14.0	\$ 2,950	4	3	No	No	No	No	Unit	\$ 200	\$ 788	12 months		Yes	Central	No	Assigned		\$ 3,000	
SFH - Oxnard	937 Dunes St	8.3	\$ 2,345	4	2	No	No	No	No	Unit	\$ 200	\$ 636	12 months		Yes	Central	No	Assigned		\$ 3,100	
SFH - Oxnard	3420 N Oxnard Blvd	5.6	\$ 3,525	4	4	No	No	No	No	Unit	\$ 200	\$ 931	12 months	In-unit	Yes	Central	No	Assigned		\$ 5,000	
SFH - Oxnard	1121 Devonshire Dr	7.9	\$ 3,200	4	3	No	No	No	No	Unit	\$ 200	\$ 850	12 months		Yes	Central	No	Assigned		\$ 3,200	
SFH - Fillmore	68 Rio Grande St	20.8	\$ 3,000	5	3	No	No	No	No	Unit	\$ 215	\$ 643	12 months	In-unit	Yes	Central	No	Assigned		\$ 3,500	

Student Housing Market and Demand Analysis Addendum

Selected data tables and text from the 2017 Scion Group Student Housing Market and Demand Analysis were updated in October 2021 by the Ventura College Institutional Effectiveness Office.

Enrollment [Page 2 of Original Report]

Between Fall 2015 and Fall 2021, total enrollment at the College experienced a 16.8% decrease. This decline is due primarily to Covid, and is consistent with colleges across the state and country. In Fall 2021, the College had a total enrollment of 10,998, with 3,152 full-time students and 7,846 part-time students.

By Fall 2024, the College projects a 36% increase in total full-time enrollment, which will increase full-time enrollment to 4,308 students. This projection is based on pre-pandemic levels, as well as the addition of new high-demand programs.

In Fall 2021, approximately 71% of students are enrolled as part-time, while 29% are enrolled full-time. This percentage of part-time and full-time students remained consistent between Fall 2010 and Fall 2019. During the Covid-19 pandemic, fewer students enrolled in classes full time.

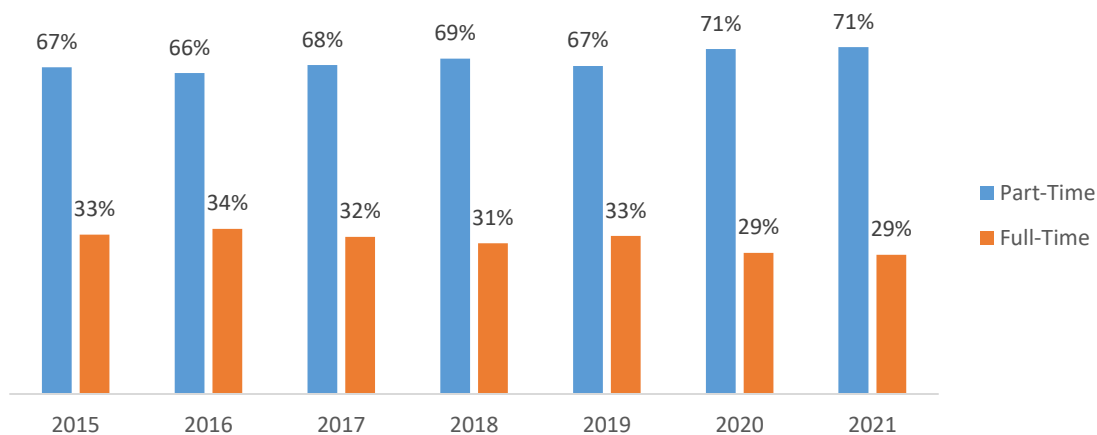


Figure 1: Historical Enrollment Projections, Full-Time and Part-Time, Fall 2015-Fall 2021
[Page 3 of Original Report]

Student Status	Full-Time Students
Continuing Student	1,581
First-Time Student	1,241
First-Time Transfer Student	80
Returning Student	250
Total Full-Time Students	3,152

Table 5: Full-Time Enrollment, Fall 2021
[Page 12 of Original Report]

Ventura College Historical Enrollment								
Enrollment Status	2015	2016	2017	2018	2019	2020	2021	% Change 2015-2021
Part-Time	8,882	8,653	9,068	9,335	8,715	8,525	7,846	-11.7%
Full-Time	4,332	4,453	4,335	4,196	4,198	3,489	3,152	-27.2%
Total	13,214	13,106	13,403	13,531	12,913	12,014	10,998	-16.8%

Table 6: Total Enrollment, Historical and Projected
[Page 13 of Original Report]

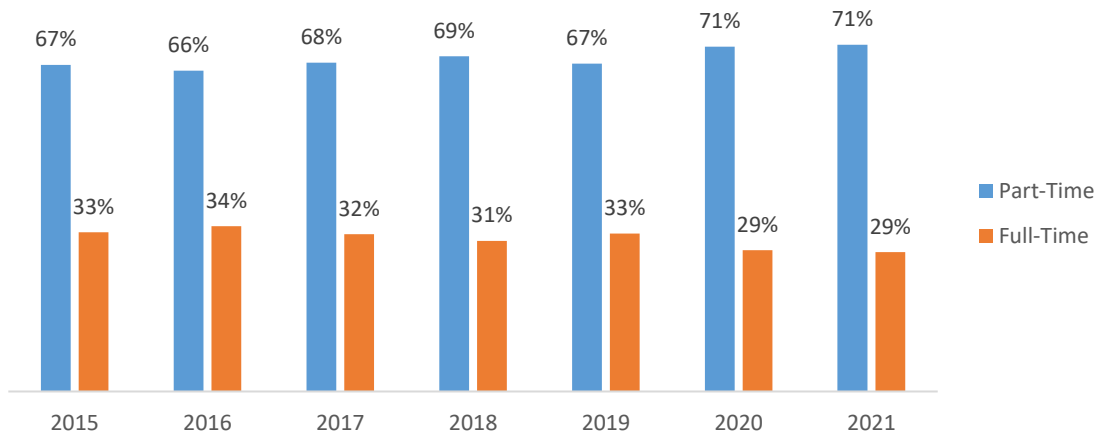


Figure 4. Historical Enrollment Percentages, Full-Time and Part-Time, Fall 2015 – Fall 2021
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	2015	2016	2017	2018	2019	2020	2021	Projected Enrollment		
								2022	2023	2024
Total Fall Enrollment	13,214	13,106	13,403	13,531	12,913	12,014	10,998	12,012	13,574	14,361

Table 7: Total Fall Enrollment, Historical and Projected

	2015	2016	2017	2018	2019	2020	2021	Projected Enrollment		
								2022	2023	2024
Full-Time Fall Enrollment	4,332	4,453	4,335	4,196	4,198	3,489	3,152	3,604	4,072	4,308

Table 8: Full-Time Fall Enrollment, Historical and Projected
[Page 13 of Original Report]

Institution	Location	Full-Time Undergraduate Enrollment	Housing Capacity		Housing Type
			#	%	
Ventura College	Ventura, California	3,152	N/A	N/A	N/A
Santa Barbara City College	Santa Barbara, California	4,736	N/A	N/A	N/A
Moorpark College	Moorpark, California	4,388	N/A	N/A	N/A
Oxnard College	Oxnard, California	1,553	N/A	N/A	N/A
California State, Channel Islands	Camarillo, California	5,545	1,660*	29.9%	Traditional, Semi-Suite, Suite, Apartment

Table 14: Peer Institutions - Enrollment and Housing Capacity

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