



Student Housing Brief

July 2021

Interviewer: ...if you could change one thing about your personal circumstances to help with your success what would it be...?

Student: Personal?

Interviewer: Mm-hmm. So if you take anything about your life, your personal stuff, to make it easier for you to reach your goals.

Student: A stable home.

- CSUEB Student Participant, Learning Framework Study

“Well, I mean this is my second incomplete, I got an incomplete in my first quarter. And that was because of the whole housing situation thing.”

- CSUEB Student Participant, Learning Framework Study¹

CSUEB Students Need Access to Safe, Affordable Housing

- Over 100 inquiries were submitted to HOPE & CARE regarding housing insecurity in 2020-2021. These represent only those students whose level of need and/or help-seeking brought them to the attention of our campus offices.
- CSUEB has emergency housing for just *eight* students at a time.
- Emergency housing on campus is *for two weeks only*, an insufficient amount of time for a student to find stable housing while focusing on their studies.
- Students who are parenting or caregiving cannot access the emergency housing on campus as only the enrolled student is eligible to use the support offered.

¹ The Learning Framework Study (PI Dr. Edward Inch; Faculty Lead/Co-Investigator Dr. Sarah Taylor), Stupski Foundation, 2017-2021. The purpose of the study was to identify and address barriers and facilitators of student success, including, but not limited to, basic needs challenges. In the first year of the study (2017-2018), a longitudinal, mixed methods needs assessment was conducted with 53 CSUEB students by a large, multidisciplinary team of faculty, staff, and student researchers. Students participated in four waves of interviews and surveys between January-June 2018. Students were [purposively sampled](#) to include those who were experiencing academic and/or financial challenges, and students who were seeking support services on campus. Recruitment materials were shared with students listed as being on academic probation, those waiting in the financial aid/registration line on the first day of the term, and students using Accessibility Services, the food pantry, the Student Center for Academic Achievement, Counseling Services, and more.

- Surveys of students on our campus in 2017 ([CSU Basic Needs Initiative](#)²; n=770) and 2018 ([Real College](#)³; n=483) found respectively that 18.3% and 17% of our students experienced an episode of homelessness⁴ one or more times in the previous 12 months. Our campus rate was higher than the CSU-wide rate of 10.9%, reflecting the unique housing challenges experienced by students in the SF Bay Area.
- Expanding beyond lack of housing to the broader category of housing insecurity, the Real College survey found that 60% of students on our campus experience housing insecurity (students-HI)³.
- The Basic Needs Initiative found that students on our campus who are unhoused (students-UH) have lower GPAs (3.11 for as compared to 3.28 for those in stable housing) and more academic concerns (3.21 vs. 2.82).² In the Learning Framework study, 59% of students selected housing as a challenge that impacts their academic progress.¹
- Students-UH experience more days of poor health per month (6.05 for students without housing as compared to 4.11 for students in housing) and more days of poor mental health (12.36 vs 8.7).²
- Research indicates that BIPOC and first gen students experience higher rates of housing insecurity than other students. For example, the CSU-Wide Basic Needs Initiative Survey found that Black, first gen students were more likely to have experienced one or more nights of homelessness (18% as compared to 10.9% for the overall sample).
- Based on campus case management experiences working with students-HI, many drop out of school due to lack of resources and the stress that it causes them, pushing their goals for long-term success even further away. Some move out of state to access housing, disconnecting them from our campus and existing support systems.
- Many students-HI do not qualify for off-campus housing programs because they are not considered “chronically homeless” and therefore have difficulty accessing housing services. (Staying with friends or couch surfing, for example, is not stable housing, but disqualifies someone as “homeless” under the US Housing and Urban Development definition, but does qualify for the Department of Education definition⁴).
- In the Learning Framework study¹, students reported experiencing substantial challenges related to their living situations, including concerns about safety, overcrowding, paying rent, lack of quiet space to study, and long commutes.
- Increasing access to safe, affordable housing will help CSUEB meet our GI 2025 graduation targets and close equity gaps.

² Crutchfield & Maguire. (2017). CSU Basic Needs Initiative - CSU East Bay campus basic needs report. Unpublished campus report provided to administration and Dr. Taylor as part of the Learning Framework Project.

³ Hope Center for College, Community, and Justice at Temple University. (2019). #Realcollege survey school report for California State University, East Bay. Unpublished campus report provided to Pioneers for HOPE.

⁴ The CSU Basic Needs study defined *homelessness* using criteria developed by both the U.S. Housing and Urban Development (HUD) and the U.S. Department of Education (DOE), using subsections of the McKinney-Vento Act as noted [in this report](#) (p. 12). As the term *homeless* is [often viewed as stigmatizing](#), the remainder of this brief uses the term *students who are unhoused*, abbreviated as *students-UH*, and the broader term *housing insecurity* to capture a wider variety of challenges related to unstable housing. *Housing insecurity* includes, but is not limited to, housing experiences that meet the HUD or DOE definitions for *homelessness*. We use the abbreviation *students-HI* for students who experience *housing insecurity*.

A Campus/Community Coalition Has Formed. We Have Ideas.

Proposed Solution:

We feel that having a Tiny Homes village in Hayward for CSUEB college students who are unhoused is the most ideal and practical solution. We have seen a great model that was designed by Seth Wachtel and his students for the [YSA](#) project that launched this year in East Oakland. Last month, Seth's students presented their [designs](#) of what a Tiny Homes village can look like in Hayward for our CSUEB students. A tiny home village can be built relatively quickly and at a much lower cost than a traditional housing development (for example, \$300/sq foot and completed within 6 months). Our partners have experience working closely with the community through all aspects of the project, from design to construction. A housing project like this would engage donors and volunteers, and demonstrate that CSUEB is committed to working collaboratively and innovatively to meet student needs.

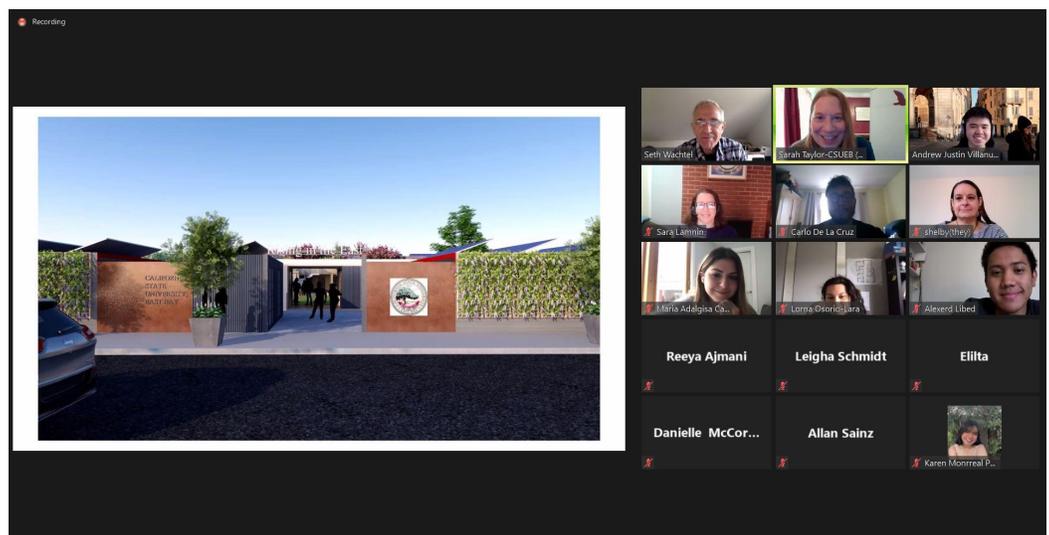
A few locations in Hayward⁵ have been considered for our project & designs. They have been created by USF architecture students led by Professor Seth

Wachtel. Of course, a one acre location on campus could decrease the need for daily transportation and increase access to campus resources and activities for students.

The City of Hayward just completed a [Homelessness Reduction Strategic Plan, Let's House Hayward!](#), this month. The City is interested in partnering with our university to support students who are unhoused. The plan specifically states (p. 27): "Formalize partnership between the City Manager's Office and local community colleges including California State University (CSU) East Bay and Chabot College to address youth homelessness." The City anticipates releasing a Request for Proposals this fall to begin developing some of their vacant properties.

Partnerships:

- Seth Wachtel - Program Director & Associate Professor at USF | Architecture & Community Design
- Sara Lamnin - Hayward City Council Member, Chair of the Task Force to End Hunger and Homelessness in Hayward – 2013-present and CSUEB alum (MS HCA 2006)
- Shelby Bergeron - CSUEB Alum (BA Sociology 2020)



⁵ 24311, 24321, 24331, Mission (.98 acre) and 850 Sycamore Ave/24491 Mission Blvd (.41 acre).

- Sally Hindman - Executive Director at Youth Spirit Artworks
- Rolf Bell - CEO Green Living Builders | YSA Tiny House Empowerment Village Construction Director
- Sarah Taylor - Professor & Chair | Department of Social Work
- Eliita Tewelde - Case Manager | Student Support Services

A Vision for Stability:

As noted above, the USF students created a sample project that, while based on vacant property at and near Mission and Sycamore, could be adapted to a site on or near campus. The units are similar to shipping containers, but built new and manufactured with windows and doors. In this design, hygiene and cooking facilities are central and would be accessible to multiple units. Estimated cost per unit is \$30,000. More designs and details are available.



Village Overview



USF
Architecture and Community Design

Project: USF East Bay Community
24571, 24521, 24515, Mission Street @ 85th Street
East Bay Community
Neighborhood Council of Director and
CS Home Fund Bay

Project Team:
Principal: Sarah Taylor
Architect: Sarah Taylor
Landscape Architect: Sarah Taylor
Interior Designer: Sarah Taylor
Architectural Photographer: Sarah Taylor

Designer:
Sarah Taylor

AKCD 348
International Projects
Spring 2021

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This brief was co-authored by Sarah Taylor, Professor and Chair, Department of Social Work, and Eliita Tewelde, CARE Case Manager, with input from Councilmember Sara Lamnin and other collaborative partners. Please direct comments and questions to sarah.taylor@csueastbay.edu.