



**MISSION COLLEGE ACADEMIC SENATE**  
**Minutes**  
**October 7, 2021**  
**2:20 P.M. - 4:15 P.M.**  
**Location: Zoom**

Senators	A	P	Senators	A	P
AS President - <b>Aram Shepherd</b>		x	Instruction - <b>Elaine Wong</b>		x
Associate Faculty - <b>Alla Petrosyan</b>		x	Language Arts - <b>Lora Glaser</b>		x
Associate Faculty - <b>Samir Magid</b>		x	Language Arts - <b>Christine Ritz</b>		x
Bus., Tech. & Kin.- <b>Wenlei Shan</b>		x	Math, Science & Engineering - <b>Neil Viernes</b>		x
Bus., Tech. & Kin.- <b>Brenna Wundram</b>		x	Math, Science & Engineering - <b>Max Sklar</b>		x
Career-Tech. Education - <b>Daniel Arias</b>		x	Student Services - <b>Alejandro Zavala</b>		x
Health Occupations - <b>Marsha Oliver</b>		x	Student Services - <b>Theresa Lawhead</b>		x
Hum Soc Sci & Fine Arts - <b>Joanna Sobala (Vice President)</b>		x	ASG Representative- <b>Vacant</b>		
Hum Soc Sci & Fine Arts - <b>Matthew Johnston</b>		x			
Administrative Assistant: Liz Bogatin-Starr					
Additional Attendees: Richard Alfaro, Dean of Student Support Services; Manny Cappello, Associate Vice Chancellor, Gov't Relations and Public Communications; Kate Disney, President of Faculty Union; Valerie Jensen, Dean of Instruction; Chelsea Metivier, Scion; Michael Oliphant, Scion; Lorrie Ranck, Vice President of Instruction; Aaron Tolbert, Dean of Language Arts					

**1.0 Call to Order & Roll Call**

Quorum met 2:22pm.

**2.0 Order of Agenda**

Agenda approved as written.

**3.0 Approval of Meeting Minutes (A)**

3.1 September 30, 2021 Minutes  
 Minutes approved as written.

**4.0 Oral Communication from the Public (3 minutes/person) (I)**

*This portion of the meeting is reserved for persons desiring to address the Senate on any matter not on the agenda. No action will be taken.*

No communication from the public

**5.0 Information & Announcements (College & District) (5 minutes) (I)**

*This portion of the meeting is reserved for College and District announcements. Items should be limited to one minute per person. Topics requiring additional time may be put on the agenda for a future meeting.*

No Information and Announcements

**6.0 Unfinished Business**

No unfinished business

**7.0 New Business**

7.01 Discussion of Student and Faculty/Staff Housing – 75 Minutes– Consultants Chelsea Metivier and Michael Oliphant, Scion; Manny Cappello, AVC Gov't Relations and Communications (I)

Chelsea Metivier: Scion Group's single focus since 1999 has been campus housing. We're interdisciplinary advisors with experience in on-campus housing, finance and economics, planning, research, and owner's representation. Scion has grown to be one of the largest owners and operators of privatized student housing in the country. Scion is not a developer and does not build housing.

Our goal here is to collect the data, provide analyses, and ultimately empower you and your district leadership with the data, resources, and information to determine what the appropriate next steps may or may not be.

From what we've heard so far, concerns are about:

- \* Affordability
- \* Basic needs
- \* Housing access
- \* Food insecurity

Scion has worked with many California Community Colleges. Each district and each college in a district may have different as well as similar challenges and populations vary.

*Process:*

- \* Gather data: Qualitative data from conversations with students and employees  
Quantitative data, largely based on online surveys from students and employees

*Assess:*

- \* Off-campus market
- \* What peers are doing across the state
- \* Calculate demand from students' and all employees' perspectives: substantial initial demand from either students or employees would lead to charting pros and cons.
- \* Price point of demand. What's doable in terms of cost: financial analysis of resident perspective and performance of housing building to ensure it can be managed and break even to be able to provide the lowest point rents while still being operationally sustainable.
- \* Make recommendations based on data either to go forward or reasons not to, and give guidance to make decisions.

*Support for housing program*

- \* Provide support for campus with 24-hour residential experience: support selection of developer or partner manager, designer, engineering, implementation, and execution of a residential life program up until opening day.

Senate Discussion:

Scion: Is this a worthwhile exploration for students and/or employees? What are initial reactions when thinking about college housing?

Questions raised by public, faculty at this week's Board of Trustees meeting:

- How do you manage something so valuable like housing in Silicon Valley, and make it fair?
- Are people coming for housing and not a program, or if housing is the main incentive to stay in a job or courses, how are people moved through the system?
- Are we working out all the details and policies, and resolving fairness and equity issues, what's it going to look like and be managed, before deciding whether to GO/NOT GO on housing?
- A construction site can be a big distraction from all the other things the college has to do.
- Faculty would rather try and bridge their housing problem by having cash to go buy and secure their own housing, and that housing not be tied to a job.

- How could faculty benefit from dormitories or SROs but not as a principal residence: some faculty are renting near the campus a few days weekly or occasionally sleeping in their office.

### **Faculty Housing**

Faculty supports student housing but for the most part does not support a faculty housing program.

- Cost of living in Silicon Valley is expensive. District could give a housing allowance to faculty rather than offering a dormitory to live in. Faculty have lived in dorms and no longer wish to.
- Santa Clara Unified School District provided faculty housing with the same thought of trying to attract new people and help them get their start here and in my opinion it did not work.
- PT Associate Faculty are most in need, getting back to some equity issues and concerns. Would Associate Faculty be considered? How would that work?
- What about temporary housing, or a room to stay in overnight?  
Some faculty live far away. A few days of housing for people who go home on weekends.
- Concern about faculty being gifted temporary homes they will never own, and somehow feeling we should be grateful for that. I'm also against the idea of all students knowing that here's where the faculty are living.

### **Student Housing: Faculty Support and Openness**

- How will students in need be able to afford these places and for the business to be successfully run? How are they paying for this with their financial aid?
- In Pennsylvania, a community college with on-campus housing saw an increase in local population, drew in students from outside of the area paying higher tuition, and the int'l student population increased quite a bit. With a working dorm, there's more work aid options.
- We do have many homeless students at Mission who might be interested in being able to find housing on campus. But how would students pay?
- Where would housing be built on one or both campuses, and what would each campus have to give up, if anything, to provide the space for housing?
- International students would be interested in such housing.
- How can housing be subsidized on a sustainable basis?
- Does the housing need to be on campus? Is on-campus housing the only option or could there be housing options close by? Is that something that's been considered as part of this?
- Students with family members are many if not the majority of students and probably have the greatest need. An off-campus option with more space seems more conducive for students. Could work with County to get low-income housing dedicated for students instead of building something on campus and would probably work better for families.

### **Scion's Research, Possible Housing Solutions**

- There are several ways to subsidize student housing through grant options and other subsidies and potentially support or minimize those costs. Sometimes students have the ability to pay something toward the determined housing rate.
- Access can be increased for campus housing through a limited application process that may not require credit checks, guarantors required by open market housing.
- Part of Scion's report is doing a peer analysis, looking at what other institutions are doing and how they've progressed.
- Student trends: Prevalence of Online from a Covid experience. Flip side is evidence of students' desire to be in a community and be together.
- Analyze how housing incorporates individual students and students with partners, children, caregivers. Look at populations and what needs may be.
- Community Colleges building campus housing: 28% Community Colleges nationwide offer

housing. 10% CA Community Colleges currently. 30% CA Community Colleges are at various stages of exploring adding housing. Colleges look at critical needs and cost of housing. Orange Coast College opened housing during pandemic Fall 20 and was fully filled Fall 21 when campus re-opened. Is utilized for students in need, campus jobs and housing, and is supported by grant dollars, financial aid, and students who can pay the housing full rate. A couple of other colleges are reaching closing. Absolutely a trend. Mostly first-time student housing.

- Housing programs generally need to average at least 400-450 beds to break-even although that depends on a lot of factors. Time frame for construction is 2.5 years from making decision, maybe more.

Senator Aram Shepherd: Scion will be sending an online survey to faculty and a second survey to students. Scion will report out in 60-90 days and will engage the college in more conversation. Senate will discuss further at that point. Scion will also send Senators a reading list of college housing resources.

#### 7.02 Update on AB705 Work – Valerie Jensen, Dean of Instruction and Richard Alfaro, Dean of Student Support Services – 15 Minutes– (I)

Valerie and Richard presented on the movement of Mission's AB705 work and a revitalized Task Force:

- A new Task Force wants to talk about what we can do to best help students be successful and complete transfer level Math and English. There's no agenda except we have to stay compliant with AB705.
- We also want students to be aware of their rights to be able to take these courses.

Valerie Jensen, Dean of Instruction: Richard and I are moving forward with the work we've done the last 2-3 years to be in compliance with AB705. We would like the Academic Senate to help us go in the direction we envision going in the next year or two. We want to help meet the ultimate goal of helping students successfully complete Math and English, ideally in the first year, and work towards completion of their degree or transfer goals. That's why we've seen a lot of the de-emphasis of developmental education. We want to reframe these conversations on successful completion of Math and English rather than on AB705.

Richard Alfaro, Dean of Student Support Services: Prior to Covid, the initial task force involved constituent groups of faculty, staff, administrators, and many other people to get the Placement Tool implemented. Now we're reestablishing the Task Force as a Math/English Success Task Force (Advisory/Think Tank Group) with deans from English, Math, ESL and faculty members from English, Math, ESL, Counseling, plus a faculty "at-large" from outside those areas who may want to provide their perspective. Would the Senate ask for a faculty member to be the at-large member? Other members of the Task Force are Articulation Officer and Director of Research. VP Instruction and VP Student Services are resources and provide guidance. Richard and Valerie will continue as Task Force leads. The Task Force begins discussions that move into decisions really from Depts, Academic Senate, and Curriculum.

For Compliance: *Students must have awareness that they have the ability to choose to take transferable level Math and English.* AB1805 state legislation wants colleges to communicate to students their rights to take transferable level Math and English courses.

We're still using State default rules, but we do want to make the placement tool simpler and more efficient. The District IS team is making the placement tool available. The placement tool incorporates HS data, Cal-PASS data, has recommended placements, and an improved/updated guided self-placement for those students without HS data. Working with departments, the Task

Force will continuously revise the placement tool as needed. Also, there is ongoing analysis and possible revisions to ESL, and more guidance from the State on ESL within a year or more.

Valerie: Task Force is looking at

- Course curriculum and enrollment patterns.
- Current data shared during FLEX week: deep data analysis, draw conclusions, share data, and possibly make some recommendations.
- Would like faculty to join Task Force to look at data and enrollment patterns, make sure we're not seeing practices causing disproportionate impact in our enrollment patterns.
- What are success rates, and what are the throughput of students who still choose developmental courses.
- Analysis of appropriateness/need for developmental courses.
- Current curriculum, supports, and support courses departments have put into effect to be compliant with AB705. Are they working, are there other models we might want to consider?

To give examples of what the committee will be looking at, Valerie presented data on Transfer Level English and ENG 908, comparing F19 to SP20, F20, SP21, Success by Course and GPA Band.

Student Success and Movement going forward

- Data does not show impact on enrollment, but we know the effects of AB705 legislation is impacting enrollments in English and Math, with more impact on Math. Math students went through more developmental sequences.
- When we opened the doors of courses to all students, we have hundreds more students who complete the courses vs students being back in a developmental pipeline and not completing those developmental courses.
- ENG 1A and ENG 1B to graduate or transfer. Would like to see if ENG 1B are higher than have ever been, now that more students are eligible to take courses.
- We may not ever know if more students are going to college since AB705. Students wanted to come to college before AB705 and then may have unknowingly ended up in a developmental pipeline. Possibly, the State may look at the overall impact statewide of legislation.

ESL and Student Success

- AB705 addresses ESL as second language acquisition and is important to the Task Force/AB705 team. State finally recognized ESL as learning a foreign language, which is why ESL was given more time to bring students up to speed. Also, not all ESL students have the goal of going to transfer level classes, and you have to re-examine what success means for ESL students. Many students at Mission are enrolled in ESL to learn English. Students at the advanced level certainly have the goal of either getting a degree or certificate or transferring to a four-year college.

Aram: Thank you Valerie and Richard. We'll make sure to find an "at-large" Member for the Task Force. It will be fascinating to see where this data leads us and what we can do better.

## 8.0 Administrative Business/Actions/Appointments (I/A)

### 1. President's Report

#### Board of Trustees Meeting, October 5

- Presentation: Mission Fire Academy
  - Fire Tech is growing and serving essential community needs
  - Launched the Fire Academy this semester: filled 30 spots in 3 weeks
  - Using virtual reality for better training, something innovative
- Housing presentation by Scion
  - Scion is doing an initial assessment; this will include market analysis and needs assessment

- Meeting with District groups (Academic Senate, Classified Senate, ASG on both campuses) followed by student and faculty surveys
- They will present their findings in 60-90 days; after that, the District will be at the point of making a go/no go decision
- Covid Updates
  - Preparing for Nov. 1 vaccine mandate implementation
  - Testing is available on each campus twice a week with increased hours after Nov. 1 mandate date
  - Moving forward with approved administration of vaccinations through Student Health Centers; details and processes being worked out. Vaccinations are free.

District Goals Committee: October 5

- Recommended setting the efficiency goal for 2022-23 at 420; current is 430; both colleges are around 380-390.
- The District can raise the goal to 430.

College Council: October 6

- The meeting was devoted to housing with a presentation by Scion and discussion.

District Enrollment Management Committee meets Monday, October 11 and will set some enrollment goals.

Aram reminded Senators of the ASCCC Plenary, November 4-7, online. Funding is available. Please let Aram know if you'd like to register. Three Senators may be attending.

2. Report from the Vice President of Instruction, Lorrie Ranck

VPI Lorrie Ranck: Thank you to all working, contributing, and talking to Dept Chairs and Deans about Spring Schedule. Schedule is in auditing phase and moving forward. We have some changes that have to do with instructional method that we think will make it easier for students, and we are moving to in-person. At the next meeting, I can give more detail on how things are leveling out.

We got word from our ACCJC that all colleges need to look at online offerings for programs that are 51% or more online. This will require a substantive change submission to ACCJC. I'll put together a small team to start with, but we'll want to involve our CRC, DE, and possibly our Program Review committee. It is a requirement that we have this in place before doing any advertisement, recruiting or anything catalog-based announcing any online degrees or certificates. It does mean we have to investigate what we're doing in terms of our catalog. I look forward to further discussion with faculty on that.

Senator Neil Viernes: During the pandemic there were special accommodations made for transferability of lab classes to four-year schools. Are these schools still accepting online labs or has that ended and do all the Chem/Biology labs need to be face to face?

Lorrie - We need to talk to our articulation officer to make sure online labs are transferable and still in place. The online labs have been effective but may require assessment. I will follow up.

**Adjournment**

Adjourned, 4:17pm.