

West Valley-Mission Community College District

Preparation of SB 169 Application for Student Housing

District Council Meeting

February 13, 2023

Agenda

- Strategic Objectives & Summary of Work to Date
- SB169 Program & Application Overview
- Site Considerations
- Timeline & Next Steps
- Questions & Discussion

Strategic Objectives & Summary of Work to Date

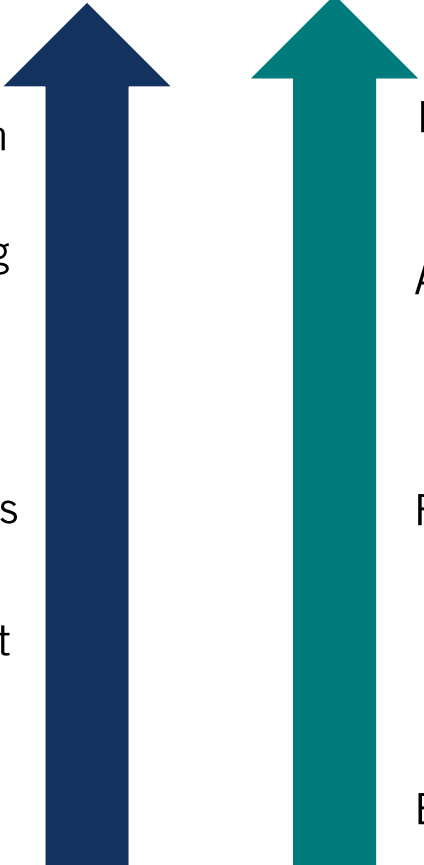
Summary of Actions to Date

- Spring 2022 – Scion completes market demand and feasibility analysis for both campuses.
- Fall 2022 – Scion completes financial feasibility analysis for a hypothetical project on one of the campuses.
- December 2022 – Scion presents findings to District Board of Trustees.
- January 2023 – District issues request for proposal for architectural services.
- February 2023 – District prepared to execute the contract with LPAS Architecture & Design to engage in conceptual design and program development for SB 169 application, due in July 2023.

Strategic Objectives



Most Important



Least Important

- Increase student retention
- Provide cost-effective housing
- Foster diverse and inclusive communities
- Address basic needs concerns
- Enhance student recruitment

- Provide cost-effective housing
- Address basic needs concerns
- Foster diverse and inclusive communities
- Enhance student recruitment

The objectives were identified during a virtual Strategic Objectives Alignment workshop with stakeholders in the West Valley Executive Cabinet on October 5, 2021 and in the Mission President's Cabinet on October 12, 2021.

SB169 Program & Application Overview

Higher Education Student Housing Program (SB169) Requirements

The January 2023 application only allowed one college from any multi-college district to apply for funding.



Must first offer housing to low-income students. Eligible if they receive either a Pell Grant, Cal Grant, or California Promise fee waiver or are a Dream Act recipient.



Students required to take a minimum average of 12 units per semester.



Students shall be permitted to live in facilities for the full academic/calendar year as long as they remain enrolled.



Annual rent for single occupancy shall not exceed 30 percent of 50 percent of the area median income. 2022 Santa Clara County = \$1,474/month.



Annual rent escalations limited to the lesser of the area median income calculation or the percentage change in annual average value of CPI.



The District/College are responsible for securing funds for any costs that exceed the awarded amount.

SB169 Application Outline

1. Title Page
2. Student Housing Checklist
3. Approval Page – Student Housing Proposal
4. DF-151 Capital Outlay Budget Change Proposal
 - a. Project description and scope
 - b. Justification
5. Higher Education Housing Grant Program Supplemental Application Form
6. Project costs set at California Construction Cost Index (CCCI) 8903 and Equipment Price Index (EPI) 4671
7. JCAF 31 or similarly formatted document – Analysis of Building Space Use
8. Quantities and Unit Costs (architect’s project costs)
9. JCAF 32 or similarly formatted document – Cost Summary
10. JCAF 33 or similarly formatted document – Equipment Cost
11. Board of Governors Energy and Sustainability Policy
12. Pre-schematic Plans – Campus plot, site, and floor plans and exterior elevations
13. CEQA – California Environmental Quality Act
 - Provide documentation to demonstrate that the project will meet the requirements of SB 886 (2022) for CEQA exemption
14. Justification of Additional Costs exceeding Guidelines (as needed)
15. Provide an exhibit demonstrating that the district has assessed the total cost of ownership of developing and maintaining affordable student housing facilities and developing and operating the program for students. (Recommended)

January 2023 (Round 2)

SB169 Scoring Rubric

Prescribed Metric	Maximum Score
SB 169 Funds per Student Housed ¹	15
% of Avg. Rent of Ceiling	10
Construction Start Date by 12/31/23	10
Geographic Location ¹	10
Reapplication	5
County Vacancy Rate ²	15
Sub-Total	65

Administrative Metric	Maximum Score
Intersegmental	10
Local Contribution	10
Ancillary Student Services Spaces	5
Regions of Highest Need	5
Cost of Living	5
Sub-Total	35
Grand Total	100

¹ Dependent on other submissions within Workforce Region.

² Per data received from the Chancellor's Office.

Site Considerations

Site Considerations



Which site is most ready for development (grading, food services, proximity to utilities services, access to parking, access to public transportation and retail, etc.)?



Which site can best serve students from both campuses?



Which site will garner the most external and internal support?



WEST VALLEY COLLEGE

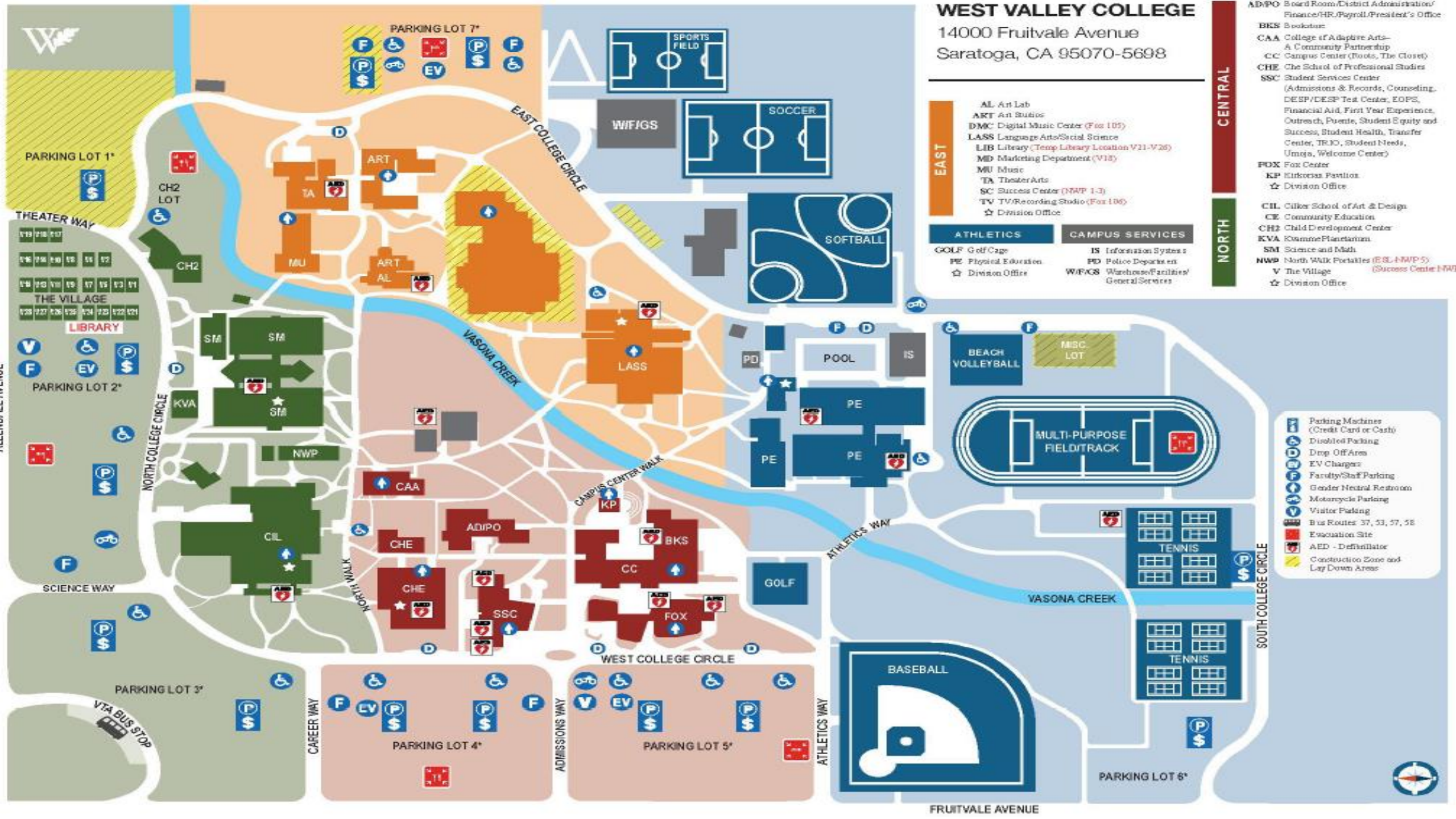
14000 Fruitvale Avenue
Saratoga, CA 95070-5698

CENTRAL
NORTH

- AL Art Lab
- ART Art Studios
- DMC Digital Music Center (Fox 105)
- LASS Language Arts/Social Science
- LIB Library (Temp Library Location V21-V26)
- MD Marketing Department (V18)
- MU Music
- TA Theater Arts
- SC Success Center (NWP 1-3)
- TV TV/Recording Studio (Fox 106)
- ☆ Division Office

- | ATHLETICS | CAMPUS SERVICES |
|-----------------------|---|
| GOLF Golf Cage | IS Information Systems |
| PE Physical Education | PD Police Department |
| ☆ Division Office | W/FKS Warehouse/Families/General Services |

- ADNPO Board Room/District Administration/Finance/HR/Payroll/President's Office
- BKS Bookstore
- CAA College of Adaptive Arts - A Community Partnership
- CC Campus Center (Floors, The Closet)
- CHE The School of Professional Studies
- SSC Student Services Center (Admissions & Records, Counseling, DESP/DESP Test Center, EOPS, Financial Aid, First Year Experience, Outreach, Parent, Student Equity and Success, Student Health, Transfer Center, TRIO, Student Needs, Umoja, Welcome Center)
- FOX Fox Center
- KP Kirkman Pavilion
- ☆ Division Office
- CIL Calkins School of Art & Design
- CE Community Education
- CH2 Child Development Center
- KVA Klamath Planetarium
- SM Science and Math
- NWP North Walk Postales (ESL-NWP 5) (Success Center-NWP)
- V The Village
- ☆ Division Office



PARKING LOT 1*

THEATER WAY

THE VILLAGE LIBRARY

PARKING LOT 2*

NORTH COLLEGE CIRCLE

SCIENCE WAY

PARKING LOT 3*

VTA BUS STOP

PARKING LOT 7*

EAST COLLEGE CIRCLE

WILSON WALK

CAREER WAY

PARKING LOT 4*

ADMISSIONS WAY

PARKING LOT 5*

WEST COLLEGE CIRCLE

PARKING LOT 6*

SPORTS FIELD

WIFIGS

SOCCER

SOFTBALL

POOL

IS

PE

PE

GOLF

BASEBALL

MISC. LOT

BEACH VOLLEYBALL

MULTI-PURPOSE FIELD/TRACK

TENNIS

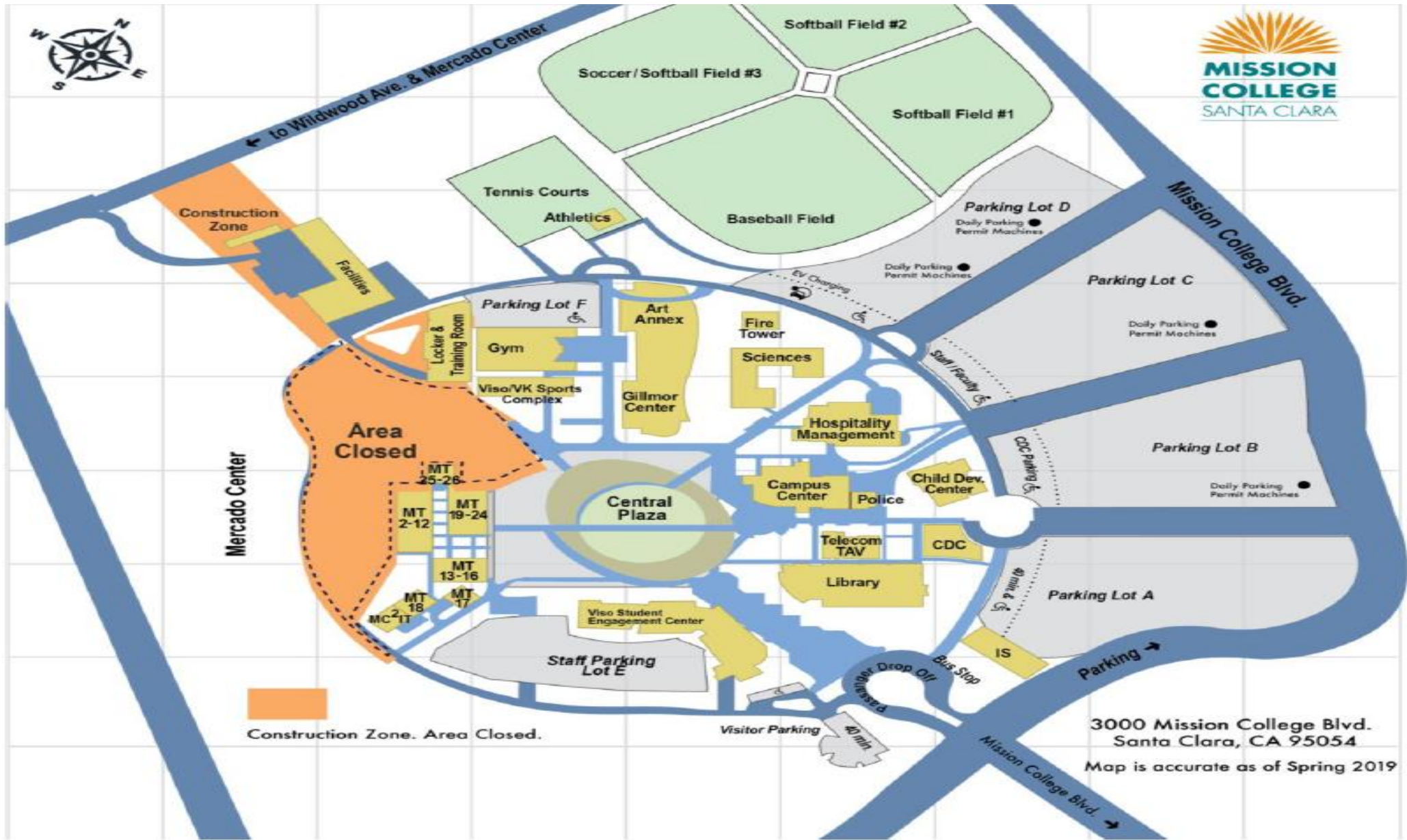
TENNIS

SOUTH COLLEGE CIRCLE

Fruitvale Avenue

- Parking Machines (Credit Card or Cash)
- Disabled Parking
- Drop Off Area
- EV Chargers
- Faculty/Staff Parking
- Gender Neutral Restroom
- Motorcycle Parking
- Visitor Parking
- Bus Routes: 37, 53, 57, 58
- Evacuation Site
- AED - Defibrillator
- Construction Zone and Lay Down Areas





Timeline & Next Steps

SB169 Schedule & Milestones

- March 6, 2023 – Site recommendations submitted to the District.
- March 21, 2023 – Board Approval to Proceed with Application for identified College.
- May 30, 2023 – Draft Grant completed, submitted to District Leadership for review.
- **June 6, 2023 – Grant Application submitted to WVMCCD Board of Trustees.**
- June 20, 2023 – Board of Trustees Meeting to approve Application.
- **July 3, 2023 – Deadline to submit Grant Application to the Chancellor's Office.**
- July 15, 2024 – Round 3 Grant Applications awarded in the 2024-2025 California budget.
- 2024 – 2025 – Design & Permitting
- 2025 – 2027 – Construction

Schedule to July 2023 Submission

WVMCCD - July 2023 Submission	2023																					
	February				March				April				May				June				July	
	6--10	13--17	20--24	27--3	6--10	13--17	20--24	27--31	3--7	10--14	17--21	24--28	1--5	8--12	15--19	22--26	29--2	5--9	12--16	19--23	26--30	3--7
Project Kick-Off w. Architect																						
<i>District Council Engagement</i>																						
Program Refinement & Site Evaluation																						
Site Recommendation																						
Procure CEQA Consultant (as needed)																						
Submit Board Documentation																						
<i>District Council Engagement</i>																						
<i>Board of Trustee Presentation & Site Approval</i>																						
CEQA (if needed)																						
Project Concept Development																						
<i>District Council Engagement</i>																						
Program and Pro Forma Refinement																						
Provide Program to Cost Estimator																						
Refine Total Cost of Ownership																						
<i>District Council Engagement</i>																						
Preparation of Draft Application																						
Submit Draft Application for District Review																						
Submit Application to Board of Trustees																						
<i>District Council Engagement</i>																						
<i>Board of Trustee Presentation & Approval</i>																						
Application Finalization																						
Submit Housing Grant Application																						

Questions & Thank You!