



# West Valley-Mission Community College District

Mission College and West Valley College Housing Initiatives

Project Summary

January 2023

# Strategic Objectives

The distance between each Strategic Objective reflects the differences between the relative scores.



Most 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

Least Important

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

# Market Study Findings



At both Colleges, demand for housing for single students and students with families at a range of price points is **sufficient** to test **financial feasibility**.



The survey tested only apartment-style student housing to ensure adequate access to kitchens for food preparation.



**Mission College** demand starts at **~550 beds/units** and increases to **~1,760 beds/units** as rates decrease.

**West Valley College** demand starts at **~540 beds/units** and increases to **~1,960 beds/units** as rates decrease.

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## Programs Modeled

Based on the identified Strategic Objectives and results of the Market Study, these housing programs (Options #1-3) are starting points for further refinement.

Options	Bed Count	Unit Types	Populations Served	Size (GSF)	Cost (2026)	Rent Per Person, Per Month (Includes furniture, utilities, & internet)
#1	300 beds	2BR & 4BR apartments	Single students	101,000	\$94M	\$737 - \$885
#2	500 beds	2BR & 4BR apartments	Single students	176,000	\$161M	\$737 - \$1,032
#3	200 units	Studios, 1BR & 2BR apartments	Students with families	166,000	\$153M	\$1,032 - \$1,327

***All results & assumptions are subject to change.***

# Preliminary Program for WVMCCD

Option #1 provided the best combination of economics and size for SB 169 purposes, plus provided students with in-unit kitchens.

Space	Area
50 2BR Apartments Double Occupancy at 849 NSF/Unit	42,450 NSF
25 4BR Apartments Single Occupancy at 904 NSF/Unit	22,600 NSF
Programming Area	5,000 NSF
Building Support	2,000 NSF
Circulation/Core Area	28,820 NSF
<b>Total Building Area</b>	<b>100,870 GSF</b>

*All results & assumptions are subject to change.*

# Preliminary Funding Sources and Uses

District has committed and budgeted to contribute locally sourced bond revenue to the project to help amplify the impact of state housing funding and increase affordability for students. The current figure of \$25M is subject to change.

SB 169 & Local Contribution	
Sources & Uses	Amount in \$2026
<b>Sources</b>	
SB 169 Funds	\$68,845,511
District Contribution	\$25,000,000
<b>Total Sources</b>	<b>\$93,845,511</b>
<b>Uses</b>	
Hard Costs	\$75,681,864
Soft Costs	\$18,163,647
<b>Total Uses</b>	<b>\$93,845,511</b>

*All results and assumptions are subject to change.*

# Initial Estimated Rents

The average rent of \$786 per bed, per month, is 53% of \$1,474, the maximum annual rent for Santa Clara County as determined by Chancellor’s Office formula for any SB 169-funded project.

Unit Type	FY 2023 Rents
2BR Apartment Double	\$737
4BR Apartment Single	\$885

Rents are per month, per person and include all utilities, internet and furniture.

*All results and assumptions are subject to change.*

# Proposed Schedule to July 2023 Submission

	2022	2023						
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Project Initiation								
Program Refinement								
Procure Architect / CEQA Consultant / Cost Estimator								
Site Selection & Characterization								
CEQA Process								
Project Concept Development								
Program & Proforma Refinement								
Total Cost of Ownership Analysis								
Prepare Draft Application & Submit to Trustees								
Application Review & Finalization								
Application Submission								



## State Grant Overview

In 2021, the Postsecondary Education Trailer Bill, SB 169 established the Higher Education Student Housing and Capacity Expansion Grant Program.

Known as the Affordable Student Housing Grant Program, or informally referred to as SB 169.

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The program provides California Community Colleges the opportunity to apply for student housing grants over three-year period with three rounds of grant awards.

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The first round of grant applications were submitted by districts to the Department of Finance in October 2021; 12 construction grants and 70 planning grants were selected.

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The selected grants were awarded through the 2022 Higher Education Trailer Bill, AB 183. California Community Colleges received a total of \$560 million for affordable student housing grants, \$542.1 million was awarded for construction grants and \$17.9 million for planning grants.

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AB 183 transferred the administration of the Affordable Student Housing Grant Program from the DOF to the Chancellor's Office. All future applications must be submitted to the Chancellor's Office newly formed Affordable Student Housing Unit for review.

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# SB 169 Timeline & Requirements

## Application & Award Timeline

### 2023-24 Funding

Application Due: Jan. 25, 2023

Awarded: Summer 2023

### 2024 – 2025 Funding

Application Due: Jul. 3, 2023

Awarded: Summer 2024

Application must include “reliable project cost estimates”, which requires:

- Completion of California Environmental Quality Act (CEQA)
- Establishing the minimum # of beds
- Developing the pre-schematic design, siting, and floor plan

Students must:

- Qualify for one or more of the following: Pell Grant, Cal Grant, Dream Act, California Promise fee waiver
- Take 12 units each semester on average (i.e., full-time)
- Be allowed to stay in space for 12 months

District must:

- Agree to cover any overages above State grant amount
- Document the total cost of ownership of the project

## SB 169 Rubric & Scoring

The State Chancellor's Office will rank eligible applications using a composite score, as illustrated in this rubric for January 2023 applications.

Prescribed Scoring Metrics	Proposed Points
State funding per bed	15
Rental fees for low-income	10
Prepared to begin construction by Dec. 31, 2023	10
Geographic location	10
Reapplication (2022 ineligible)	5
Unmet demand <i>or</i> County rental vacancy rates	20
Sub-Total	65

Administrative Scoring Metrics	Proposed Points
Intersegmental partnership	10
Augments the cost of construction	10
Ancillary services included	5
Regions of high need	5
Cost of living (Rent)	5
Sub-Total	35
Grand Total	100

**Please refer to this website for updates.**