

Board of Trustees Regular/Committee Meeting (IV.F)

Meeting	January 10, 2023
Agenda Item	Resources (IV.F)
Subject	Resources Committee Districtwide Student Housing Construction Applications Update
College/District	District
Funding	SB 169 Funding
Recommended Action	The Committee to review planning efforts for the districtwide student housing construction application to the State Chancellor's Office.

Background Narrative:

In July 1, 2022, the Department of Finance approved the district student housing planning grants in the total amount of \$1,600,000 as follows: \$540,000 for Moreno Valley College, \$590,000 for Norco College and \$470,000 for Riverside City College.

Facilities Planning and Development (FPD) worked with each college's administration and planning committees to develop competitive projects that align with college vision and strategic objectives for on-campus student housing, including the following:

- Engaged an architect to develop preliminary plans;
- Engaged a California Environmental Quality Act (CEQA) consultant;
- Engaged engineering services consultant to complete due-diligence activities for each site.

Concurrently, FPD and representatives from Riverside City College worked with University of California, Riverside (UCR) on an intersegmental student housing project with the goal of developing a SB169 construction application. This partnership will have a significant programmatic component that will integrate RCCD students into the UCR campus by strengthening transfer pathways for students to increase both degree attainment and serve the workforce needs of the community.

On November 30, 2022, the State Chancellor's Office provided guidelines on the application process for affordable student housing grants for FY 23/24, which includes a very detailed rubric system and specific requirements that are due to the State by January 25, 2025. The State Chancellor's Office has limited each district to the submission of only one construction application per district, including any intersegmental student housing projects.

Attached for the Board of Trustees' review is information regarding the planning efforts that have occurred for each student housing project including conceptual design, total project budget, and total cost of ownership.

Prepared By: Robin Steinback, President, Moreno Valley College
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Michael Collins, Vice President, Business Services, Norco College
Kristine Di Memmo, Vice President, Planning & Development, Riverside City College
Aaron S. Brown, Vice Chancellor, Business & Financial Services

Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development

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COLLEGE DISTRICT

MORENO
VALLEY
COLLEGE

NORCO
COLLEGE

RCC
RIVERSIDE CITY COLLEGE

Districtwide Student Housing Construction Application Update

BOARD OF TRUSTEES – JANUARY 10, 2023

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SB 169 Background

- Provides for affordable student housing grants over a three-year period
- **Total Funding = \$1 billion**
 - **FY 2022-23:**
 - Planning Grants = \$17.9 million (70 grants)
 - Construction Grants = \$546.7 million (12 grants)
 - **FY 2023-24:**
 - Construction Grants = \$435.4 million
 - **FY 2024-25 :**
 - TBD
- Ineligible construction grants for CCC FY 22/23 = \$861.2 million (11 grants)
- RCCD planning grants = \$1.6 million – MVC (\$540k); NC (\$590k); RCC (\$470k)

SB 169 Construction Grant Submission Guidelines Details

- **January 25, 2023:** Deadline for FY 2023-24 state budget
- **July 3, 2023:** Deadline for FY 2024-25 state budget
- **Only one application** can be submitted per district, **including** any intersegmental
- Applications will be scored using a **rubric**
- District Commitment (cannot change):
 - **Total project budget**
 - **Cost per bed**
 - **Rental fees**

CCCC'O Grant Application Rubric

(Issued November 30, 2022)

Prescribed Ranking System for Student Housing Grant Program

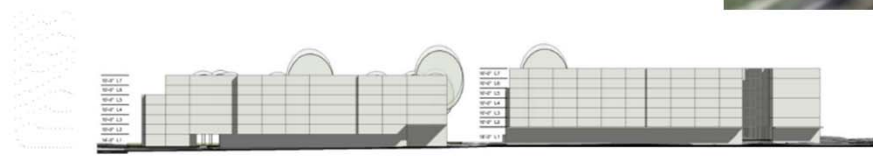
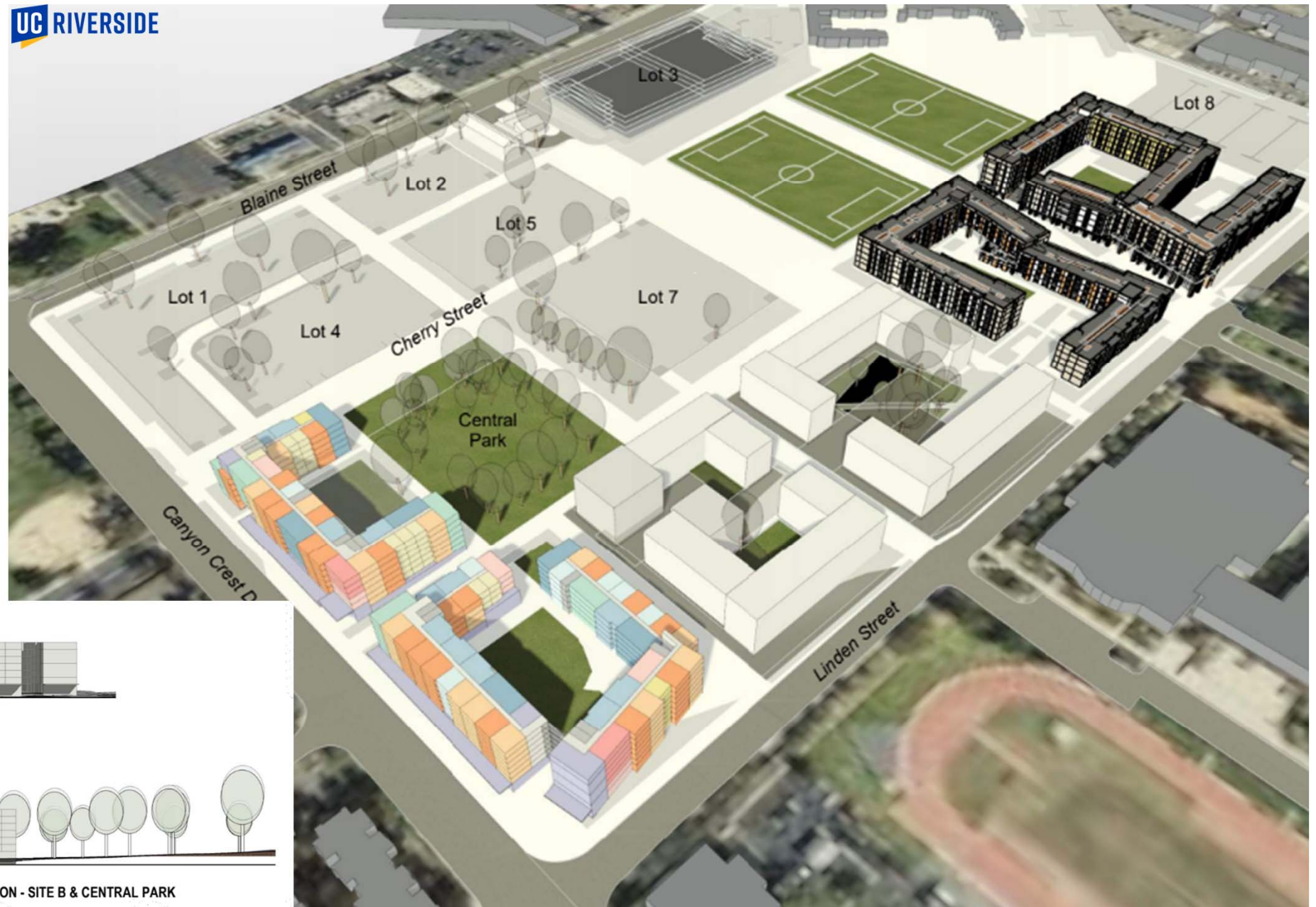
#	Scoring Metric	Proposed Points
1	State funding per bed for low-income students.	15
2	Rental fees for low-income students that is lower than the rental computation provided in California Education Code §17201(f)(2)(A).	10
3	Prepared to begin project construction by December 31 in the year the grant is awarded, or earliest possible date thereafter in the subsequent calendar year.	10
4	Geographic location	10
5	Reapplication with a project proposal that was previously deemed ineligible. (5 Points to go away after Year 2 and be redistributed to current #6)	5
6	Unmet demand for housing as determined by number of students waitlisted for student housing <u>OR</u> unmet demand for housing as determined by county rental vacancy rates.	15
Score Subtotal, Ranking Metrics		65

Administrative Entity Scoring Metrics

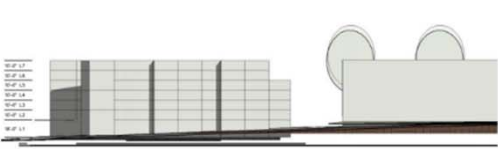
#	Scoring Metric	Proposed Points
1	Has indicated that the project will be implemented in partnership with another California public postsecondary institution.	10
2	Local contribution to construct affordable student housing.	10
3	Student services and ancillary services included with the affordable student housing project.	5
4	Regions of High Need	5
5	Cost of living (Rent)	5
Score Subtotal, Administrative Entity Metrics		35
Total Possible Composite Score		100

RCCD & UCR Intersegmental

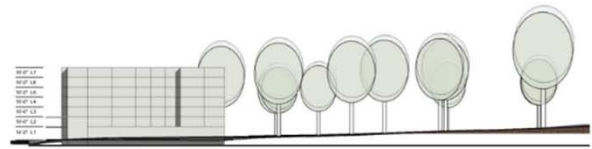
UC RIVERSIDE



NORTH-SOUTH ELEVATION - SITE A & B - CANYON CREST



EAST-WEST ELEVATION - SITE A - LINDEN STREET

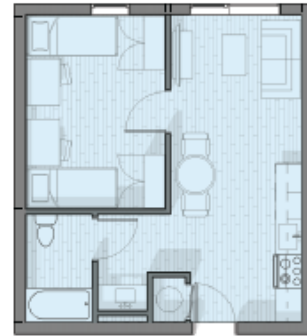


EAST-WEST ELEVATION - SITE B & CENTRAL PARK

RCCD/UCR Design & Unit Type



MICRO
1 BED
300 ASF
42 Units



1BD / 1BA
2 BED
480 ASF
35 Units



1BD / 1BA
1 BED
360 ASF
12 Units



2BD / 1BA
4 BED
600 ASF
190 Units



2BD / 1BA
4 BED
730 ASF
67 Units



3BD / 2BA
3 BED
770 ASF
29 Units



3BD / 2BA
6 BED
1085 ASF
31 Units



4BD / 2BA
4 BED
900 ASF
28 Units

RCCD & UCR

Intersegmental

- **Term:** 30 years
- **Ownership Structure:**
 - UC owns the land and will be the jurisdictional authority
 - RCCD will have a real property ownership interest in the state funded housing units
- **Governance Committee:** provides UCR and RCCD with shared oversight for planning, design, construction and operational management of the student housing facility
- **Waterfall:** allows RCCD to release their beds to UCR in any given year & vice versa
- **Lease Terms:** for academic calendar or year-round student agreements
- **Operation & Maintenance:** UCR in-house and ancillary services

RCCD & UCR Intersegmental

UCR Student Housing Development North District 2

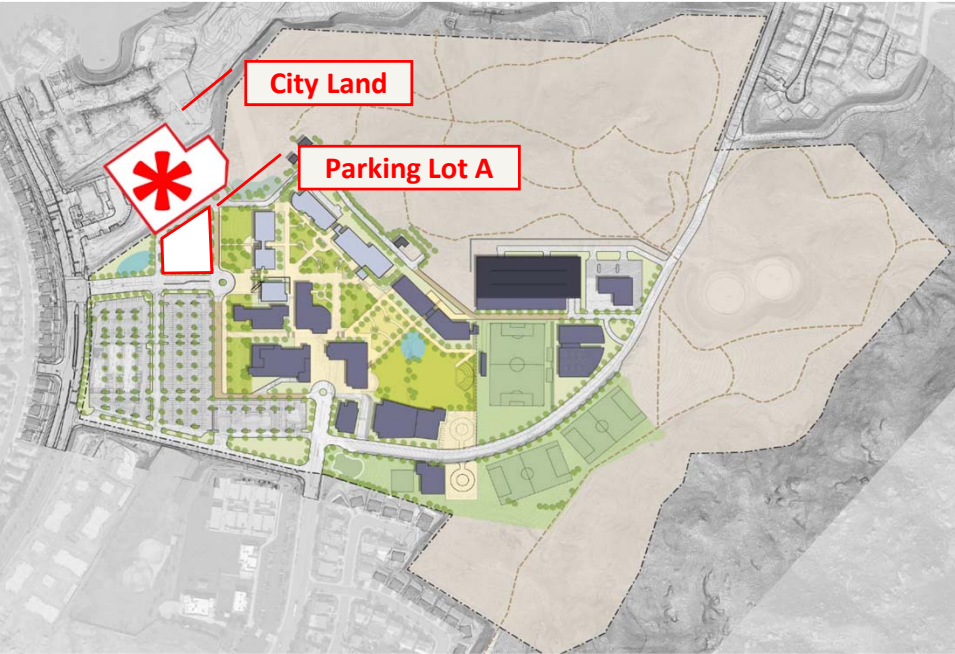
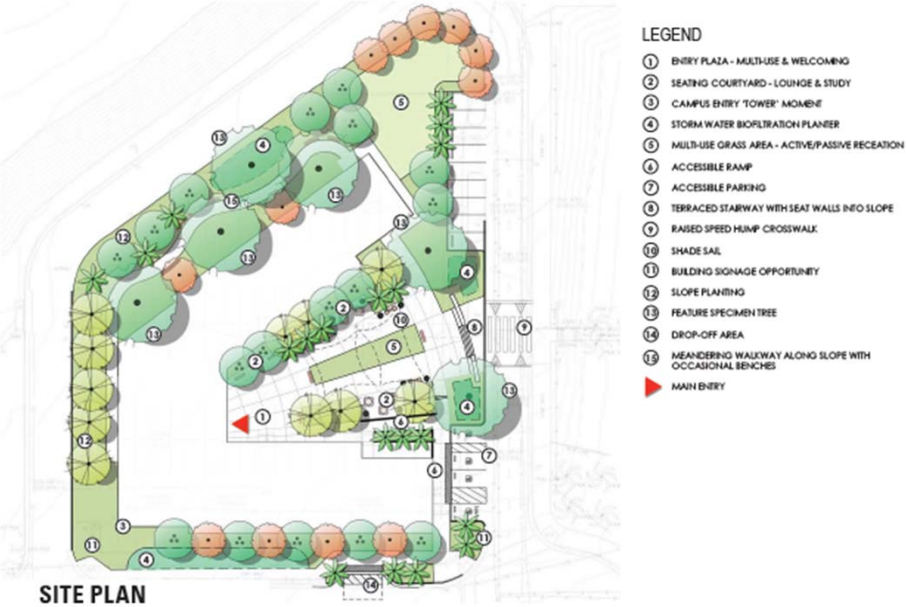


- Mix of suite-style housing (common area, bathroom, and small kitchenette).
- Predominant unit type is an Efficiency Suite – **2 bedroom and 1 bath.**
- RCCD/UCR students share the same facility and amenities

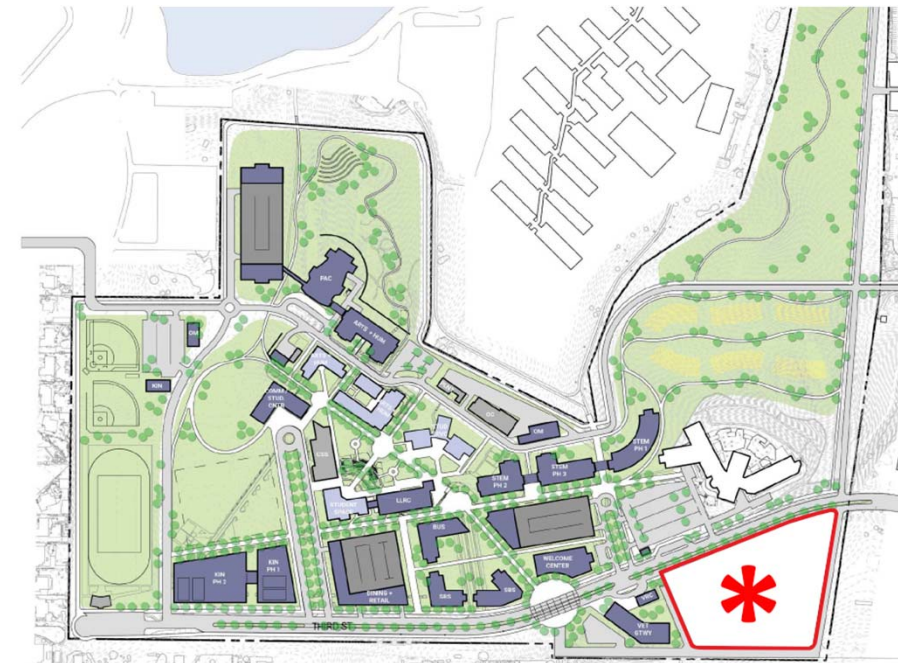
RCCD & UCR Intersegmental Project Proforma

Units	436
Beds	1,565
Start of construction	December 31, 2023
Project delivery	July 1, 2025
Anticipated Occupancy	Fall 2025
Rents/Month/Bed	<ul style="list-style-type: none">• SB169<ul style="list-style-type: none">• \$680 (Doubles) & \$760 (Singles)• UCR-Financed<ul style="list-style-type: none">• \$1,400 (Doubles) & \$1,700 (Singles)
Effective First Year Revenue (2026)	\$4,447,000 (occupancy rate 98%)
Total Operating Costs (2026):	\$3,120,000 (\$4,800/bed/year)
Net Operating Income/Reserves	\$1,327,000

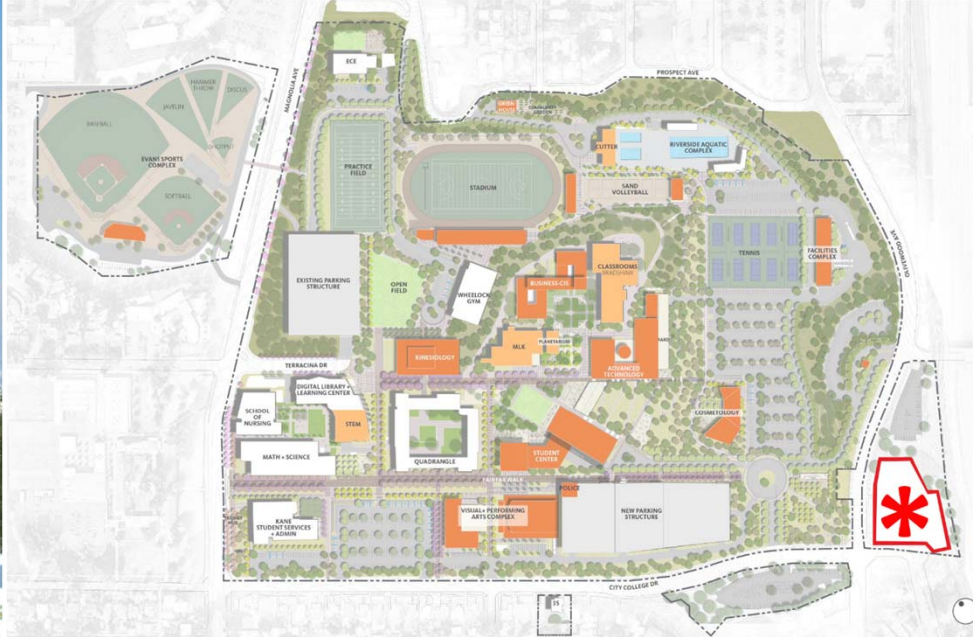
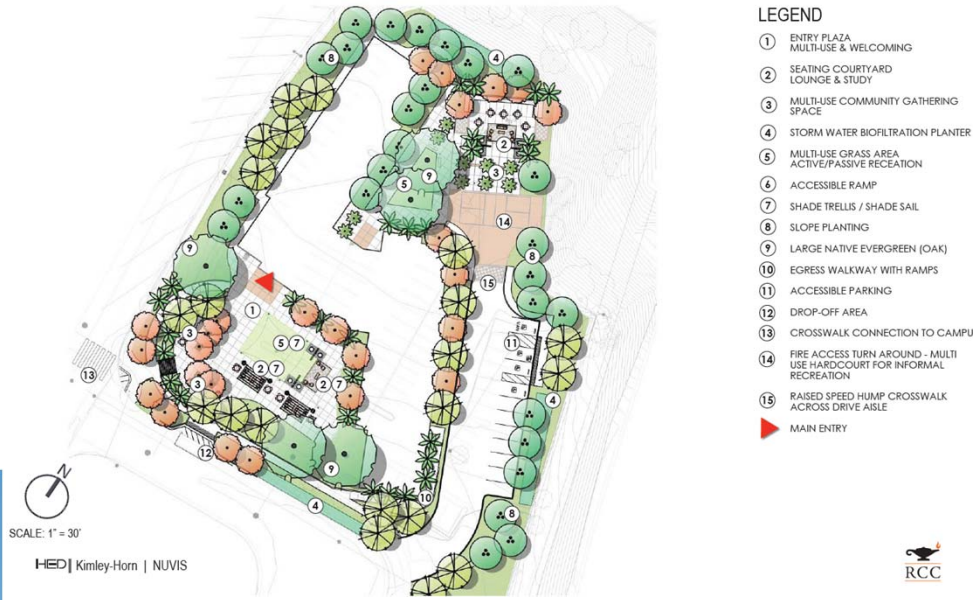
Moreno Valley College – On-Campus Housing



Norco College – On-Campus Housing







Riverside City College – On-Campus Housing



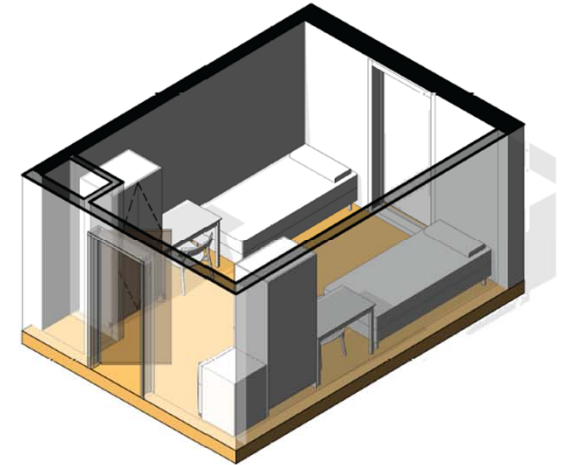
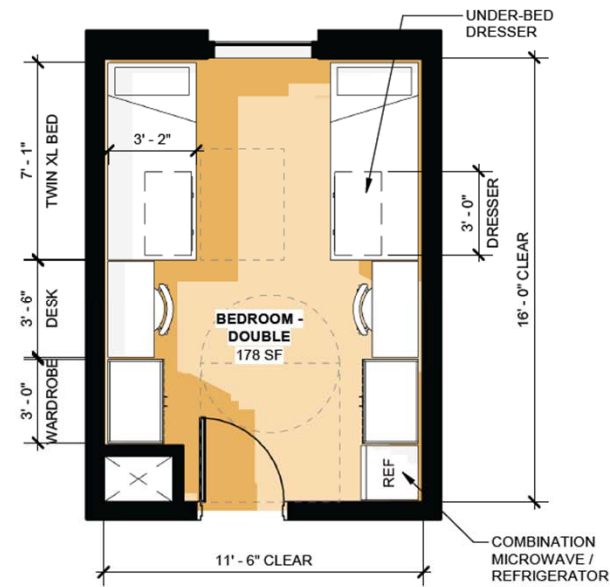
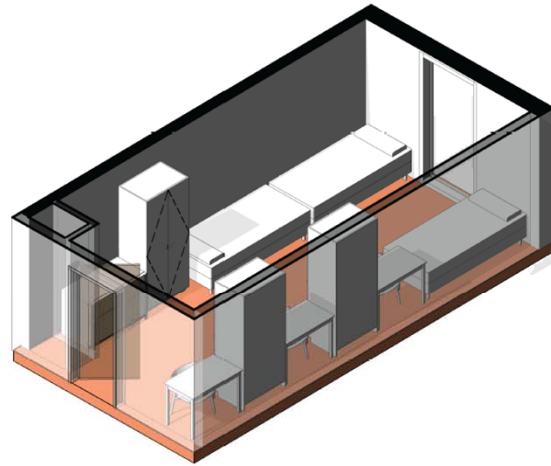
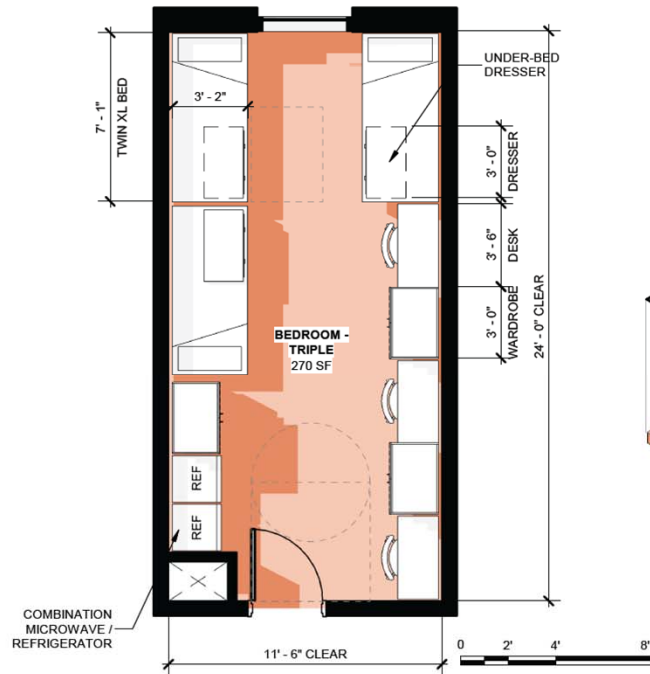
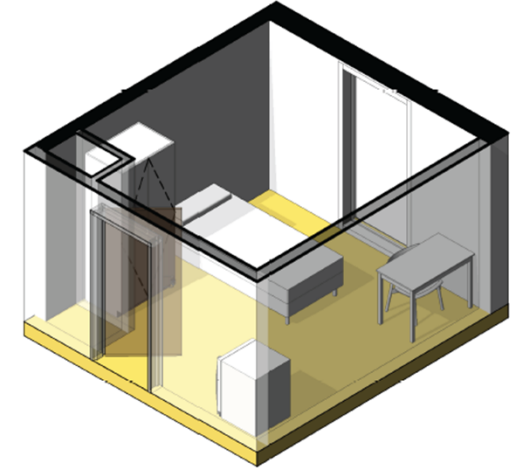
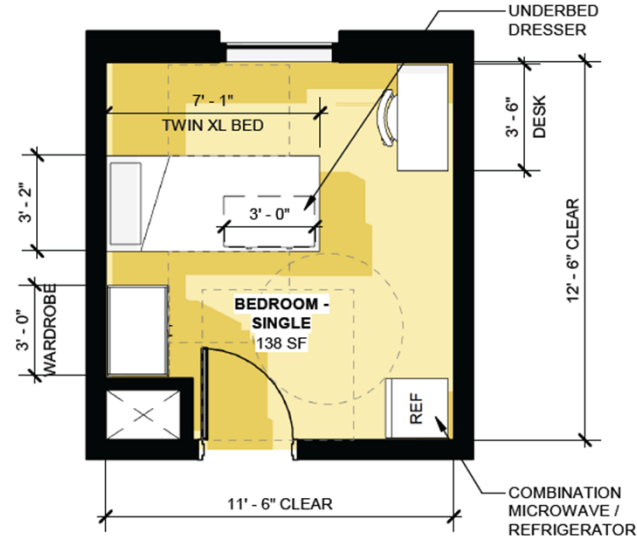
Districtwide On-Campus Projects

All Colleges

- Efficiency-Centered
- **280 Beds**
 - 21 x Single Occupancy
 - 77 x Double Occupancy
 - 35 x Triple Occupancy
- **Student engagement spaces:** study rooms, community kitchens, laundry facilities, outdoor spaces, etc.

		Type	Beds	ASF	QTY	Subtotal ASF	
 Residential		Bedroom - Single Occupancy	21	138	21	2,898	
		Bedroom - Double Occupancy	154	178	77	13,706	
		Bedroom - Triple Occupancy	105	270	35	9,450	
		RA - Single Occupancy (1 per block included in singles)	1	138	0	-	
	Total Beds 280 beds						26,054
 Residential "Block"	40	Common Programs					
		Bathroom Pod		600	14	8,400	
		Study - 1 per Block		200	7	1,400	
Subtotal						9,800	
 Residential Neighborhood	3.5	Common Programs					
		Community Living Room - 1 per floor		600	4	2,400	
		Community Kitchen - 1 per floor		200	4	800	
		Janitor Closet - 1 per floor		64	4	256	
		Trash - 1 per floor		100	3	300	
		Sub-IDF - 2 per floor		100	4	400	
		Sub-Electrical - 2 per floor		100	4	400	
Subtotal						4,556	
 Community	280 beds	Common Programs					
		Entry Lobby/Lounge/Office Print Center (includes 24 Hour Desk, All Gender Restrooms, Storage)		1500	1	1,500	
		Laundry - 1 per 407 students; 1:20 W/D Ratio		600	1	600	
		Communal Game Room		550	1	550	
		Storage		300	1	300	
		Office Suite - Admin Open Office		250	1	250	
		Office Lounge/Kitchenette		200	1	200	
		Mail/Package (includes 1 Mailbox/Bedroom Unit, Parcel Lockers, Storage)		600	1	600	
	Subtotal						4,000
		MEP/Service					
	Main Trash		400	1	400		
	Main MEP - IDF/Mech/Electrical		2300	1	2,300		
Subtotal						2,700	

Districtwide Design & Unit Type



Districtwide On-Campus Projects Budgets

Campus/Site	Total Project Budget (State Supportable)	Building Size - GSF	Cost per GSF	Cost Per Bed (280 Bed/Site)	Secondary Effect (Non-State Supportable) – Locally Funded
MVC Option #1 (City Land)	\$54,384,916	64,112	\$878	\$194,232	\$2,500,000 ¹
MVC Option #2 (Parking Lot A)	\$49,999,458	64,560	\$775	\$178,569	\$6,730,000 ²
Norco College	\$51,398,521	64,760	\$794	\$183,566	\$2,660,000 ³
Riverside City College	\$53,686,062	65,436	\$820	\$191,736	\$1,500,000 ⁴

Key Secondary Effect for Project:

- ¹ Food services enhancement \$2.5M
- ² Food services enhancement \$2.5M+ construction of overflow parking \$4.23M
- ³ Additional Parking request \$1.16M+ 3rd Street Improvement \$1.5M
- ⁴ Olivewood Drive Improvement \$1.5M

Other Potential Operational Costs:

- 24/7 Campus-wide enhancement: security lighting, camera footage, etc.
- Extended hours of campus services: library, bookstore, food, gym, etc.

Note: Total project budgets are escalated to mid-point of construction

Districtwide On-Campus Project Proforma

Units	133
Beds	280
Start of construction	July 1, 2025
Project delivery	July 1, 2027
Anticipated Occupancy	Fall 2027
Rents/Month/Bed	<ul style="list-style-type: none">• \$581 for Triples occupancy• \$627 for Doubles occupancy• \$673 for Single occupancy
First Year Revenue (2028)	\$2.35 million (occupancy rate 98%)
Total Operating Costs (2028): ★	\$2.35 million

★ **Includes:**

- **FTE:** 4 total (Police, Title IX, Residence Director, Admin Assist)
- **Operating cost:** Third party property manager \$3,600/bed/year
- Maintenance, Capital Renewal and Reserves

Scoring Rubric

Tracking

Prescribed Ranking System for Student Housing Grant

State funding per bed for low-income students	15
Rental fees for low-income students	10
Begin project construction by December 31 of grant award	10
Geographic location	10
Reapplication with a project proposal from last year	5
Unmet demand for housing as determined by number of students waitlisted for student housing OR Unmet demand for housing by county rental vacancy rates	15
	65

Administrative Entity Scoring Metrics

Partnership with California public postsecondary institution	10
Local contribution to construct affordable student housing.	10
Student services and ancillary services provided	5
Regions of High Need	5
Cost of living (Rent)	5
	35

		MVC		NC		RCC		RCCD & UCR	
		Low	High	Low	High	Low	High	Low	High
		10	15	10	15	10	15	10	15
		10	10	10	10	10	10	10	10
		7	8	7	8	7	8	10	10
		10	10	10	10	10	10	10	10
		0	0	0	0	0	0	0	0
		10	15	10	15	10	15	10	15
		47	58	47	58	47	58	50	60
		0	0	0	0	0	0	10	10
		0	0	0	0	0	0	5	8
		5	5	5	5	5	5	3	5
		5	5	5	5	5	5	5	5
		3	3	3	3	3	3	3	3
		13	13	13	13	13	13	26	31
		60	71	60	71	60	71	76	91

RCCD

RIVERSIDE COMMUNITY
COLLEGE DISTRICT

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VALLEY
COLLEGE

NORCO
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RCC
RIVERSIDE CITY COLLEGE

Districtwide Student Housing Construction Application Update

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