

Student Housing Project Proposal

2024-25

Community College Construction Act of 1980
Capital Outlay Budget Change Proposal

Affordable Student Housing (Construction Grant)
Proposal Name

Santa Monica Community College District
Community College District

Santa Monica College
College or Center

July 3, 2023
Date

A _____ P X W X C X E X

2.1 Student Housing Application Checklist

District:	Santa Monica Community College District		
College/Center:	Santa Monica College		
Project:	Affordable Student Housing (Construction Grant)		
Prepared by:	ALMA Strategies	Date:	5/12/23

Section	Description	Status	Date
1.1	Title Page	<u>Complete</u>	<u>5/12/23</u>
2.1	Student Housing Application Checklist	<u>Complete</u>	<u>5/12/23</u>
3.1	Approval Page – Student Housing Proposal	<u>Complete</u>	<u>5/12/23</u>
4.1	DF-151 Capital Outlay Budget Change Proposal	<u>Complete</u>	<u>5/12/23</u>
5.1	Higher Education Housing Grant Program Supplemental Application form	<u>Complete</u>	<u>5/12/23</u>
6.1	JCAF 31 – Analysis of Building Space Use	<u>Complete</u>	<u>5/12/23</u>
7.1	Quantities and Unit Costs supporting JCAF 32	<u>Complete</u>	<u>5/12/23</u>
8.1	JCAF 32 – Cost Estimate Summary	<u>Complete</u>	<u>5/12/23</u>
9.1	JCAF 33 – Group 2 Equipment Cost Estimates	<u>Complete</u>	<u>5/12/23</u>
10.1	Board of Governors Energy and Sustainability Policy	<u>Complete</u>	<u>5/12/23</u>
11.1	Pre-schematic Plans – Campus plot, site, and floor plans and exterior elevations	<u>Complete</u>	<u>5/12/23</u>
12.1	CEQA – California Environmental Quality Act	<u>Complete</u>	<u>5/12/23</u>
12.2	Provide documentation to demonstrate that the project will meet the requirements of SB 886 (2022) for CEQA exemption	<u>Complete</u>	<u>5/12/23</u>
13.1	Justification of Additional Costs (as needed)	<u>N/A</u>	<u>5/12/23</u>
14.1	Provide an exhibit that demonstrates that the district has assessed the total cost of ownership of developing and maintaining affordable student housing facilities as well as developing and operating the program for students. (Recommended)	<u>Complete</u>	<u>5/12/23</u>

3.1 APPROVAL PAGE
Student Housing Proposal

Budget Year 2024-25

District: Santa Monica Community College District

Project Location: Santa Monica College

Project: Affordable Student Housing (Construction Grant)

The district proposes funds for inclusion in the state student housing budget (check items):
preliminary plans ☒, working drawings ☒, construction ☒, equipment ☒

District Certification

Contact Person: Charlie Yen **Telephone:** (310) 434-3002
(Director of Facilities Planning)

E-Mail Address: yen_charlie@smc.edu **Fax:** N/A

Approved for submission: _____ **Date:** _____
(Chancellor/President/Superintendent Signature)

District Board of Trustees Certification

The Governing Board of the District approves the submission of this application to the Board of Governors of the California Community Colleges and promises to fulfill the succeeding list of Project Terms and Conditions.

(President of the Board of Trustees Signature/Date)

(Secretary of the Board of Trustees Signature and Date)

Attach a copy of the Board Resolution that substantiates approval of the application and promises to fulfill the Project Terms and Conditions.

Submit proposal to:
studenthousing@cccco.edu
Facilities Planning and Utilization
Chancellor's Office
California Community Colleges
1102 Q Street, 4th Floor (Ste. 6549)
Sacramento, CA 95811-6549

Chancellor's Office Certification

Reviewed by _____

Date Completed _____

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Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
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Modified for the CCC Affordable Student Housing Program

SANTA MONICA COLLEGE
 FY 2024-25

FISCAL YEAR	BUSINESS UNIT	DEPARTMENT	PRIORITY NO.
2024-25	6870	Board of Governors, California Community Colleges	1
PROJECT-TITLE		CCCI 8823	
Affordable Student Housing Project		CCI 8823 / EPI 5455	
TOTAL REQUEST (IN THOUSANDS)	Phase(s) to be Funded	TOTAL PROJECT COST (IN THOUSANDS)	
Midpoint JCAF 32 – Total State Request	P, W, C, E	Midpoint JCAF 32 – Total Project Cost	
\$ \$51,092 (IN THOUSANDS)		\$ \$67,808 (IN THOUSANDS)	

Budget Request Summary:

The proposed project will construct a new affordable student housing complex on Santa Monica College's (SMC) Bundy Campus. The new student housing complex will have the capacity to house 291 low-income students and will be approximately 45,754 Assignable Square Feet (ASF) / 68,433 Gross Square Feet (GSF). The complex is expected to be located on SMC's Bundy Campus located 1.9 miles from the main SMC campus. The Bundy Campus comprises a single building (West Building) and modular classrooms. The new complex would be located east of the main building on an under-utilized parking lot adjacent to Bundy Drive. The proposed housing complex is anticipated to include two-buildings totaling 1 unit – Resident Director Apartment (950-Apartment), 57 units - single occupancy (910-Sleep/Study without Toilet/Bath), and 117 units - double occupancy (910-Sleep/Study without Toilet/Bath). Common areas are to include toilet/bath, along with the following six (6) ancillary/student support service spaces: mailboxes, laundry, lounge, shared kitchens, and tutorial workshop and study spaces specifically intended to support the basic needs and academic success of participating low-income students.

The primary goal of the proposed student housing project is to support student success by alleviating housing insecurities for students and meeting students' essential physiological needs. By providing low-cost student housing and ancillary/student support service spaces, the College is looking to increase enrollment, Full Time Equivalent Students (FTES) and retention rates. The College also aims to improve student engagement to cultivate diversity, inclusion and belonging on campus. Per the College's Equity Plan, "The SMC climate must be shaped by an equity framework that enables the campus to achieve optimal "inclusion" of diverse students." Closing the equity gap will not only provide a holistic approach to student learning for those students historically underserved but is also a priority for SMC.

Based on the California Department of Housing and Community Development's May 2022 Memorandum for State Income Limits for 2022, Los Angeles County's Area Median Income (AMI) for a single-room occupancy unit type was \$63,750. For this Affordable Student Housing Grant Program, the maximum per bed rental rate that SMC could charge for monthly rent would be \$797 per bed ($30\% \times 50\% \times \$63,750 = \$9,563$ annual rent / 12 months = \$797 monthly rent). The College plans to offer its traditional single occupancy units at \$717 per bed and traditional

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double occupancy units at \$680 per bed to low-income students. The 1 unit-Resident Director apartment will be included as employee compensation, and therefore, will not generate revenue. The College is committed to first offering housing to low-income students at a weighted average rental rate of \$687 per bed, which is approximately 14% below the \$797 monthly rent per bed maximum.

As of July 2023, SMC has defined strategic objectives and completed a student housing market and demand analysis, financial analysis, site evaluations and schematic building design efforts. Next steps for the proposed project will be to finish design documents, obtain Division of State Architect (DSA) approval, and start construction. Completing the design process is anticipated to start immediately using local bond funds and anticipated to take approximately 7 months and could be completed as early as January 2024. Following completion of construction documents, DSA review and approval of plans is anticipated to take approximately 8 months. Given the anticipated time schedule, the proposed project could be ready for construction groundbreaking as early as December 2024.

The College is committed to requiring low-income students renting the proposed housing facility to enroll in a minimum average of 12 degree-applicable units per semester-term (or quarterly-term equivalent) to facilitate timely degree completion. The minimum unit load requirement may be temporarily reduced if the College deems a student demonstrates an exceptional circumstance. Eligible low-income students renting the proposed facility will be permitted to live in the building for the full academic or calendar year, so long as the student remains enrolled at the College. Renewal of housing in the facility for subsequent academic or calendar years will require the student to demonstrate compliance with minimum average enrollment requirements.

The proposed affordable student housing complex at SMC is anticipated to have a total project cost of \$67,808,000 (escalated to midpoint of construction). The College is proposing 100% of this development for low-income students, and therefore, the entire complex is anticipated to be State-Supportable. The College proposes to contribute 25% of total project costs (\$16,716,000) from Measure SMC local bond funds that specifically apportions funds for student housing, while requesting 75% of total project cost (\$51,092,000) as state funding (escalated to midpoint of construction). Total project cost includes completion of design documents, DSA plan check fees, legal/specialty services, permits/fees, project management, and construction.

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PREPARED BY Click or tap here to enter text.	DATE Click or tap to enter a date.	REVIEWED BY Click or tap here to enter text.	DATE Click or tap to enter a date.
DEPARTMENT DIRECTOR Click or tap here to enter text.	DATE Click or tap to enter a date.	AGENCY SECRETARY Click or tap here to enter text.	DATE Click or tap to enter a date.
DEPARTMENT OF FINANCE USE ONLY			
PRINCIPAL PROGRAM BUDGET ANALYST Click or tap here to enter text.		DATE SUBMITTED TO THE LEGISLATURE Click or tap to enter a date.	

A. Purpose of the Project:

Background/History

Santa Monica Community College District is a single college District located in western Los Angeles County and has been committed to achieving equity in educational outcomes for all students for many years. The College prides itself in serving a “globally” diverse student population that is increasingly diverse in race/ethnicity, life experiences, and academic preparedness. SMC officially reached the “Hispanic” enrollment threshold of 25% in 2005, qualifying it as a Hispanic Serving Institution (HIS) by the US Department of Education.

SMC has transferred more students to UC campuses than any other college in the country for 32 consecutive years, and a top feeder west of the Mississippi to the Ivy League Columbia University. SMC is ranked first in transfer rate to UC, UCLA, USC, and LMU. SMC is also known for their great Cosmetology, Registered Nursing (NCLEX), and Respiratory Therapy (RBA) license exam rates.

According to the California Community College Chancellor Office’s Datamart, SMC enrolled approximately 37,693 students and generated approximately 19,396 Full-Time Equivalent Students (FTES) during the 2021-22 academic year. During the same academic year, approximately 42% of students at SMC received either a California College Promise Grant, Fee Waiver, Pell Grant, CalWORKs Grant, or other financial aid grant source (15,758 students), representing students of lower income households. These low-income students may benefit from a low-income student housing complex that offers rents below market rates.

In 2023, the College embarked upon initial planning studies to determine the feasibility of affordable student housing on campus. To date, the College has completed a market demand analysis, financial analysis, and preliminary design efforts that included site evaluations, implementation planning, preliminary cost estimates, and pre-schematic floor plans.

Problem Statement

Housing in the Los Angeles area continues to be an impediment not only for educational attainment, but overall well-being. SMC does not currently offer student housing; therefore, this affordable student housing complex can fill a critical need for low-income or housing insecure student populations. With 42% of SMC’s students considered low-income and receiving financial aid in the 2021-22 academic year, there is sufficient evidence to support the demand for affordable

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student housing. According to stakeholder feedback, persistence and completion is a challenge for students facing housing insecurity, and on-campus affordable student housing could allow these students to focus more on their studies.

Based on the California Community College Chancellor Office's Datamart, approximately 35% of SMC students were considered Full-Time (12.0+ unit load) in Fall 2022. For many community college students, being a full-time student is difficult with high cost of living expenses and needing to work 40-hours to support themselves. According to the online student survey, approximately 52% of respondents were not full-time students, but stated that they would increase their semester units to full-time if offered low-income campus housing. On-campus student housing for low-income students would not only provide housing opportunities for the community but the College would be able to better serve historically underserved students and unmet student demands.

The College offers numerous vocational education programs and other specialized programs that are not readily in the area. These types of Career-Technical Educational (CTE) and vocational education programs typically require in-person instruction and a full-time curriculum with extended in-person hours. The proposed project would allow historically disenfranchised students the opportunity to enroll in these types of programs and engage in other campus support services/programs.

Housing Need/Demand

Los Angeles County spans a large geographical area (approximately 4,058 square miles) and is densely populated with approximately 2,468 persons per square mile. According to the US Census, approximately 48% of housing units are single unit family homes and 47% are owner-occupied. These units are unsuitable for a single student and represent almost half of the Los Angeles County housing market. Additional preliminary market research via US Census also shows median rent of \$1,711 with approximately 62% of renters paying over \$1,500 in monthly rent. These high monthly housing rents are not ideal for full-time students seeking to further their education while living safely and independently. Students receiving financial aid and qualifying as low-income would benefit from on-campus low-income student housing that charges lower than average monthly rental rates.

The most recent data available from the US Census (E5_County_State_2022) shows California's rental vacancy rate at 6.7% while Los Angeles County has a rental vacancy rate of 5.3%. A low rental vacancy rate indicates a low stock of rental units exacerbating competition and rising prices. In addition, approximately 50% of residents renting in Los Angeles County pay 35% percent or more of their gross monthly income in rent. Ideally, a renter's level of income to housing expenditure should be approximately 33% or less of their gross monthly income. With half of Los Angeles County renters paying more than the ideal housing expenditure ratio, affordable housing is an on-going concern.

In December 2022, an online student survey as part of a Market and Demand Analysis completed by Volz Company was conducted to determine the demand for affordable student housing at SMC. Per the online student survey, 82% of survey respondents are SB-169 eligible, 59% currently contribute to rent, and 13% identified as housing insecure. Based on responses from student

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renters, 72% currently live in an apartment complex, 70% found it difficult to find housing within their budget, and only 26% are satisfied with their current living conditions. Additionally, 86% of student respondents identified cost/affordability as the most important factor when deciding where to live.

Based on feedback from the Student Focus Groups and supported by the online student survey, average commute time for students is approximately 50-minutes. Longer than optimal commute times is largely due to traffic congestion. Per the online student survey, 50% of respondents had a 41-minute or longer commute time one-way and 35% use either the bus system or other public transportation. On-campus affordable student housing would increase student accessibility, especially for those regions of the community that have been historically underserved.

Potential rents for a low-income student unit would be significantly lower than off-campus market rates and may offer varying unit styles, occupancy options, along with the added value of living on campus. Area Median Income (AMI) for each California county are updated annually by the California Department of Housing and Community Development (HCD). Based on May 2022 HCD data, Los Angeles County AMI for a single-room occupancy unit type was \$63,750. For the purposes of this Affordable Student Housing Grant Program, the maximum rental rate that SMC could charge monthly would be \$797 per bed ($30\% \times 50\% \times \$63,750 = \$9,563$ annual rent / 12 months = \$797 monthly rent). The College is committed to first offering housing to low-income students.

Project Description & Goals

The proposed project will construct a new student housing complex comprised of two buildings that have the capacity to house approximately 291 students. The new student housing complex will be approximately 45,754 Assignable Square Feet (ASF) / 68,433 Gross Square Feet (GSF) and feature traditional residence hall single (one-person) and double (two-person) units. The complex is anticipated to be located east of the Bundy Campus' West Building adjacent to Bundy Drive on an underutilized parking lot. This is an ideal location due to its proximity to the main SMC campus, freeway access, along with quieter and less congested traffic and surroundings compared to the main campus.

The proposed building design is to include fully furnished single occupancy and double occupancy units. Within the complex there will be a total of 1 unit – Resident Director Apartment (950-Apartment), 57 units - single occupancy (910-Sleep/Study without Toilet/Bath), and 117 units - double occupancy (910-Sleep/Study without Toilet/Bath). Common areas are to include toilet/bath, along with the following six (6) ancillary/student support service spaces: mailboxes, laundry, lounges, shared kitchens, and tutorial workshops and study spaces specifically intended to support the basic needs and academic success of participating low-income students. The College plans to offer its traditional single occupancy units at \$717 per bed and traditional double occupancy units at \$680 per bed to low-income students. The 1 unit-Resident Director apartment will be included in employee compensation, and therefore will not generate revenue. The College is committed to first offering housing to low-income students at a weighted average rental rate of \$687 per bed, which is 14% below the \$797 monthly rent per bed maximum.

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The primary goals of the proposed student housing project will be to provide low-income student housing on campus and design housing facilities to function as living-learning communities to promote student success. By meeting students' essential physiological needs and by providing dedicated studies and other student support spaces, the College is looking to increase enrollment, Full Time Equivalent Students (FTES), retention, and engagement; along with cultivate diversity, inclusion and belonging on campus. Alleviating housing insecurities for students, faculty/staff, and the community will help close the equity gap and provide a holistic approach to student learning. The College aims to increase its ability to serve a larger number of historically unserved communities and students.

As of July 2023, SMC has completed a student housing market and demand analysis, financial analysis, site evaluations and schematic building design efforts. Next steps for the proposed project will be to finish design documents, obtain Division of State Architect (DSA) approval, and start construction. Completing the design process is anticipated to start immediately using local bond funds and anticipated to take approximately 7 months and could be completed as early as January 2024. Following completion of construction documents, DSA review and approval of plans is anticipated to take approximately 8 months. Given the anticipated time schedule, the proposed project could be ready for construction groundbreaking as early as December 2024.

The proposed project is requesting Affordable Student Housing Grant funding to complete design, DSA plan check fees, legal/specialty services, permits/fees, project management, construction, and group II equipment. The College is proposing 100% of the development for low-income students, and therefore, the entire complex is anticipated to be State-Supportable. The proposed affordable student housing complex is anticipated to have a total project cost of \$67,808,000 (escalated to midpoint of construction) and the College proposes to contribute 25% of total project costs (\$16,716,000) from Measure SMC local bond funds that specifically apportions funds for student housing, while requesting 75% of total project cost (\$51,092,000) as state funding. Proposed state funded and district funded activities and funding amounts are represented by the following categories/costs:

Activity	Proposed State Funded	Proposed District Funded
<i>Preliminary Plans & Working Drawings</i>	<i>\$3,578,000</i>	<i>\$1,192,000</i>
Hard Construction	\$39,859,000	\$12,973,000
Soft Construction	\$6,187,000	\$2,062,000
<i>Total Construction</i>	<i>\$46,046,000</i>	<i>\$15,035,000</i>
<i>Equipment (Group II)</i>	<i>\$1,468,000</i>	<i>\$489,000</i>
TOTAL STATE/DISTRICT FUNDING REQUEST (CCI 8823 / EPI 5455 - ESCALATED TO MP)	\$51,092,000	\$16,716,000

There are 291 state supportable low-income beds within the proposed project. The state funded cost per bed is approximately \$175,570 (escalated to midpoint of construction). The College is committed to constructing the proposed project within the resource needs identified in this proposal.

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Operation/Maintenance Model

The College would set student housing rates and other grant constraints according to state requirements, while the collection of fees and daily operations/maintenance is anticipated to be outsourced. Residential life and/or other programs within the building to enhance student development will more than likely be operated and maintained by SMC. The proposed project would likely be operated and maintained by outsourcing to a property management company under SMC. Furthermore, the College may enter into a project management agreement with an entity who is responsible for the delivery of the project during construction.

The College anticipates annual costs for operating/maintaining the facility to be approximately \$2,159,779 in the first year with expense escalation of 3.0% thereafter. When removing student services programs and student housing support expenses, the annual operating and maintenance costs are approximately \$1,930,647. Any net revenue that may be generated by the proposed facility could be used by the College to support equipment needs within the facility, on-going or one-time maintenance needs, temporary reduction in low-income student rental rates, institutional support services (including strengthening transfer pathways with 4-year institutions), or other community benefit.

Cost Element	Annual Cost
Property Management Expenses - Personnel	\$1,180,659
Repairs & Maintenance	\$60,592
General Administrative, Amenities & Marketing	\$90,069
Utilities, Management Fees & Insurance	\$468,318
Turnover Expenses	\$65,505
Capital Repairs	\$65,505
TOTAL WITHOUT STUDENT SVCS/SUPPORT	\$1,930,647
Student Services Programs	\$113,634
Student Housing Support Services	\$115,498
TOTAL WITH STUDENT SVCS/SUPPORT	\$2,159,779

(See section 14.1 of this project proposal for Total Cost of Ownership exhibits and further operational and maintenance reports.)

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B. Consistency with Government Code Section 65041.1:

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The California Community Colleges are exempt from the specific provisions of the Government Code Section.

The proposed project is a new construction, and the facilities are anticipated to be constructed on an existing parking lot at the east end of the Bundy Campus. Per site evaluation efforts this on-campus location was identified as the ideal location. This project is anticipated to include connection to the existing Bundy Campus sewer, water, and electrical infrastructure and does include site preparation of District property.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The California Community Colleges are exempt from the specific provisions of the Government Code Section.

The proposed project will limit site work to the area of campus already in use by an existing parking lot and areas not heavily surrounded by forest land, mature trees, or wildlife habitats. The proposed project will be included in the College's updated Facilities Master Plan and accompanying Environmental Impact Report (EIR) documents. Appropriate environmental mitigation measures and monitoring plan will be implemented during construction of the project.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.

The California Community Colleges are exempt from the specific provisions of the Government Code Section.

The proposed project will use land available for development on campus efficiently; is planned to be constructed adjacent to an existing campus building that encourage a synergy between students housed on campus and instruction; is located on-campus in an area currently in use by an existing lot that is readily available for re-purpose; is consistent with goals within the College's Facilities Master Plan; is served by adequate transportation and other essential utilities/services; and minimizes ongoing costs to taxpayers.

**Higher Education Student Housing Grant Program
Supplemental Application**

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1. Project requirements in accordance with Education Code Section 17201:

A. Construction on the project could begin by December 31, 2024:

☒ Yes ☐ No

If no, please describe the anticipated date when construction on the project could begin:

Completing the design process is anticipated to be completed January 2024. Following completion of construction documents, California Environmental Quality Act (CEQA) due diligence, DSA review and approval of plans is anticipated to take approximately 8 months. Given the anticipated time schedule, the proposed project could be ready for construction groundbreaking as early as December 2024. The proposed new affordable student housing complex is anticipated to be occupied by May 2026.

B. Rent provided in the applicable units of the development for low-income students shall be calculated at 30 percent of 50 percent of the area median income for a single-room occupancy unit type, with area median income thresholds established by the California Department of Housing and Community Development. The most recent data on area median income for 2022 can be found [here](#). Please refer to Student Housing Grant Program FAQs for instructions and an example of this calculation.

- a. List the estimated monthly rent to be charged per student for each unit type (e.g. single, double, triple, quad, suite, apartment) included in the proposed project, using 2022 area median income for evaluation purposes:

$$\text{Maximum Low-Income Monthly Rental Rate per Bed} = (30\% \times 50\% \times \$63,750) / 12 = \$797$$

Low-Income Units (291 Total Beds) – Monthly Rent:

- Traditional Single Occupancy (57 Beds) = \$717/Bed (10% less than maximum)
- Traditional Double Occupancy (117 Beds) = \$680/Bed (15% less than maximum)

Weighted average bed rental rate per month = \$687/Bed (14% less than maximum)

- b. Itemize the estimated monthly or annual costs associated with operating and maintaining the facility, not including operational costs associated with any ancillary facilities that may be co-located, such as dining, academic and student support services spaces, basic needs centers, and student healthcare centers:

Annual itemized costs associated with operating and maintaining the facility (including ancillary facilities/services) are estimated to be approximately \$2,159,779 in the first year with expense escalation of 3.0% thereafter. When removing student services programs and student housing support expenses, the annual operating and maintenance costs in the first year are estimated to be approximately \$1,930,647.

**Higher Education Student Housing Grant Program
Supplemental Application**

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Cost Element	Annual Cost
Property Management Expenses - Personnel	\$1,180,659
Repairs & Maintenance	\$60,592
General Administrative, Amenities & Marketing	\$90,069
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Turnover Expenses	\$65,505
Capital Repairs	\$65,505
TOTAL WITHOUT STUDENT SVCS/SUPPORT	\$1,930,647
Student Services Programs	\$113,634
Student Housing Support Services	\$115,498
TOTAL WITH STUDENT SVCS/SUPPORT	\$2,159,779

The College has modeled a total cost of ownership for this project which is included within Section 14.1 of this project proposal.

- c. Does estimated annual revenue from student rents exceed the estimated operational and maintenance expenses associated with the proposed project?
☒ Yes ☐ No

If yes, please indicate the amount of the net revenue and describe the intended use of the net revenue:

It is the College's goal to generate just enough annual revenue to break-even in relation to operational and maintenance costs. According to the College's Total Cost of Ownership exhibits in section 14.1 of this project proposal, the anticipated annual revenues collected from the proposed project will be negligible in relation to operational and maintenance costs. In the first year, net operating income is anticipated to be \$104,530.

In years where there is positive net revenue generated from the proposed facility, the College intends to use these funds to support equipment needs, one-time maintenance needs, increased utility costs, temporary reduction in low-income student rental rates, institutional support services (including strengthening transfer pathways to 4-year institutions), or other community/public benefit.

- d. The units will be subject to a recorded affordability restriction for the life of the facility: ☒ Yes ☐ No

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Supplemental Application**

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- C. The applicant commits to constructing the proposed Student Housing Grant project within the resource needs identified in the proposal: ☒ Yes ☐ No
- D. The applicant commits to first offer the housing available from the facilities to low-income students, as defined in Education Code Section 17200: ☒ Yes ☐ No

(Note: In meeting this requirement, a campus may calculate the rental savings and number of low-income students that would be served by the student housing constructed pursuant to this section, and place the calculated number of students qualifying for the reduced rental rate throughout the campus's available housing.)

- a. Does the applicant intend to place low-income students who would be served by the proposed project in other student housing facilities for the campus(es)? ☐ Yes ☒ No

If yes, please describe the intended plan for placement of qualifying low-income students among the campus(es)' available housing stock:

SMC does not own or operate student housing. This proposed project will construct a new student housing complex that has the capacity to house approximately 291 students. Qualifying low-income students exceeding the 291-bed capacity will more than likely be put on a waitlist. A waitlist would suggest the need for additional student housing and could guide further discussions and planning.

- E. The applicant commits to require any students renting housing in the facilities to take a minimum average of 12 degree-applicable units per semester term, or the quarterly equivalent, to facilitate timely degree completion: ☒ Yes ☐ No

(Note: Eligible students renting housing in the facilities shall be permitted to live in the facilities for the full academic or calendar year so long as the student remains enrolled in the applicable campus, but renewal of housing in the facility in subsequent years requires the student to demonstrate compliance with unit requirements.)

- F. Describe how the receipt of a grant will result in a public benefit, such as providing low-cost student housing and reduced rents, reducing students' total cost of attendance, serving more low-income students, or other tangible benefits that would not be practical without the grant for student housing:

Receipt of a grant for the proposed student housing project will result in the following public benefits:

- Increase supply of affordable housing within the community
- Provide needed low-cost, on-campus student housing
- Provide reduced rents for low-income students
- Increase the College's ability to service a larger number of low-income students by providing them with affordable housing
- Increased enrollment and FTES (full time equivalent students) for the College
- Support student success by meeting students' essential physiological needs for secure housing and by providing dedicated student study spaces

**Higher Education Student Housing Grant Program
Supplemental Application**

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2. For a Student Housing Grant, respond to the following:

- A. Describe how the proposed project will help the campus(es) meet established equity goals:

This project will increase the ability for the College to reduce equity gaps by increasing access, retention, transfer rates, and program completion rates for a segment of students traditionally underrepresented. Affordable student housing will allow these students the opportunity to access support services/programs, as well as be a part of campus community and academics. Inclusion of more students on campus can help foster a sense of belonging and provide learning and career opportunities for students historically underserved.

- B. Using the definition of low-income students described in subdivision (d) of Education Code Section 17200, submit available data on the number of low-income students proposed to be served by the campus(es), and as a percent of the campus'(es)' overall low-income student population(s):

During the 2021-22 academic year, 15,758 unduplicated students at SMC received financial aid through the Board of Governors Fee Waiver, California Promise Grant, or Pell Grant. To qualify for these grants a student must qualify as low-income. During the same academic year, the College enrolled 37,693 unduplicated students. Thus, approximately 42% of SMC students may be considered low-income during the 2021-22 academic year. However, the number and percentage of low-income students could be higher because some students may not have navigated the financial aid process correctly or applied for financial aid.

3. For a Student Housing Grant, provide more detail on any of the following scenarios if applicable to the proposal and not already addressed in the Capital Outlay Budget Change Proposal:

- A. If acquiring and/or renovating commercial property, provide additional narrative detail on the plan for acquiring and renovating the commercial space:

Not Applicable – Proposed project will be on College owned property.

- B. Is this a district level project? (District level projects are separate from campus level projects and require their own data sets to score.)

Note: Campus selected upon project creation will not impact a district level student housing project in any way.) ☐ Yes ☒ No

- C. Is this an intersegmental project with other higher educational institutions or other partnerships? ☐ Yes ☒ No

- a. Select the appropriate partnership option. If other, specify that partnership:

☐ CSU ☐ UC ☐ P3 ☐ Other Not applicable

- b. Please provide additional narrative detail on the name of the partner institution, the benefit being provided through this collaboration, and the proposed number of units and beds available for each participating campus:

The proposed project is planned to be for Santa Monica College students only.

**Higher Education Student Housing Grant Program
Supplemental Application**

**SANTA MONICA COLLEGE
FY 2024-25**

- D. Does this project propose to include integrated student support and ancillary services, including, but not limited to, dining, academic and student support services spaces, basic needs centers, and/or student healthcare centers, provide additional narrative detail on the proposed ancillary services? ☒ Yes ☐ No
- a. If yes, please enter how many student services and/or ancillary services the project will provide: **6**
 - b. Please list the student support and ancillary services as well as identify the fund source that will support operations for the planned services:

The proposed project will include spaces for ancillary/student support services such as mailrooms, laundry, lounges, shared kitchens, and tutorial workshops and study spaces. Funding for ancillary/student support service operations may come from local business partnerships, the College's operational budget, or other funding sources. Funds from this grant will not be used to support the operation of ancillary service space within the proposed facility.

- E. If project has already begun (which may include design phases of a project), please describe the activities taken to date, how much funding has been expended for this project, and the fund source(s):

The College received \$110,000 for planning activities related to the proposed project from SB-169 Affordable Student Housing - Round 1 Planning Phase Grant. The awarded planning grant funds have been exhausted and local funds were required to cover costs over the State's awarded amount. The Round 1 Planning Phase Grant funds and local funds were used to complete a student housing market and demand analysis, financial analysis, site evaluations, pre-schematic design efforts, Affordable Student Housing Grant application necessities, and start the environmental impact process. This table shows the breakdown of current expenditures associated with this affordable student housing project:

EXPENSE TYPE	SB-169 Funds	Local Funds
Feasibility studies	\$50,000	\$31,500
Financing studies	\$10,000	\$6,500
Environmental impact studies	\$50,000	\$156,600
Architectural plans	\$0	\$40,000
Site preparation	\$0	\$75,129
TOTAL EXPENSE AMOUNT	\$110,000	\$309,729

Higher Education Student Housing Grant Program Supplemental Application

SANTA MONICA COLLEGE FY 2024-25

4. For a Student Housing Grant, if proposing other fund sources to augment state funding for the project, describe the alternate fund sources, and capacity and features added to the project as a result of the alternate fund sources. Please separate the information on components of the project not proposed to be funded by this program from the rest of the application:

This project is anticipated to be 100% state-supportable, and the College proposes to contribute 25% of total project costs (\$16,716,000) from Measure SMC local bond funds while requesting 75% of total costs (\$51,092,000) to be state funded (escalated to the midpoint of construction).

Activity	Proposed State Funded	Proposed District Funded
<i>Preliminary Plans & Working Drawings</i>	<i>\$3,578,000</i>	<i>\$1,192,000</i>
Hard Construction	\$39,859,000	\$12,973,000
Soft Construction	\$6,187,000	\$2,062,000
Total Construction	\$46,046,000	\$15,035,000
<i>Equipment (Group II)</i>	<i>\$1,468,000</i>	<i>\$489,000</i>
TOTAL STATE/DISTRICT FUNDING REQUEST (CCI 8823 / EPI 5455 - ESCALATED TO MP)	\$51,092,000	\$16,716,000

5. If the district/campus has expended local funds, please list pre-housing grant costs:

The District has expended \$309,729 of local funds toward this affordable student housing project and \$110,000 of State SB-169 awarded funding. To-date the College has expended the following funds:

EXPENSE TYPE	SB-169 Funds	Local Funds
Feasibility studies	\$50,000	\$31,500
Financing studies	\$10,000	\$6,500
Environmental impact studies	\$50,000	\$156,600
Architectural plans	\$0	\$40,000
Site preparation	\$0	\$75,129
TOTAL EXPENSE AMOUNT	\$110,000	\$309,729

**Higher Education Student Housing Grant Program
Supplemental Application**

SANTA MONICA COLLEGE
FY 2024-25

Additional Student Housing Information:

- A. Number of low-income students beds: 291
- B. Number of non-low-income rent beds: 0
- C. Number of Total beds: 291
- D. Rents for low-income student single bed bedroom: \$717 / single bed bedroom
- E. Rents for non-low-income beds: Not applicable
- F. Annual Operating Costs: \$2,159,779 the first year, with a 3.0% escalation increase thereafter
- G. Annual Operating Revenue: \$2,264,309 the first year, with a 3.0% escalation increase thereafter
- H. Housing Occupancy Rates: 85%
- I. Does the district/campus currently have housing? ☐ Yes ☒ No
- J. Is housing on- or off-campus? ☒ On-campus ☐ Off-campus
- K. Is this application a resubmission that was previously deemed ineligible? ☐ Yes ☒ No
- L. Number of students on the annual housing waitlist: Not applicable, campus does not currently have student housing facilities.
- M. Percentage of students enrolled full-time (12+ units per semester): During the Fall 2022 term, approximately 35% of SMC students were enrolled full-time (8,877 students with 12+ unit load / 25,494 total student count).
- N. Why does your campus believe it can offer housing that is more affordable than what is available in the community? Based on US Census data, the median rent in Los Angeles County was \$1,711 per month. The low-income student housing beds within this project will be offered at a weighted average rental rate of \$687 per month, which is approximately 60% less than the median rent in Los Angeles County.
- O. Average community rental rate for a single bed: Based on the Housing and Urban Development – Fair Market Rent (FMR) in Los Angeles County, the FMR for 1-Bedroom is \$1,604.
- P. Rental vacancy rate in the community: Based on US Census data, the rental vacancy rate for Los Angeles County was 5.3% in 2022.
- Q. Percent of students reporting housing insecurity: Based on the student online survey, 13% of respondents identified as housing insecure.
- R. Percent of Students Pell Eligible: Per the College's Institutional Research Department as reported to the Department of Education in March 2023, the percentage of degree seeking students who were Pell Eligible is 28.8%.
- S. Percentage of students that are Pell Grant recipients: Based on CCCCCO Datamart, during the 2021-22 academic year, approximately 18% of SMC students received Pell Grant assistance (6,836 unduplicated students received Pell Grant assistance / 37,693 unduplicated students enrolled).
- T. Percentage of students using financial assistance (e.g. Pell, Promise grants): Based on CCCCCO Datamart, during the 2021-22 academic year, 42% of SMC students used financial assistance (15,758 unduplicated students received financial assistance / 37,693

**Higher Education Student Housing Grant Program
Supplemental Application**

**SANTA MONICA COLLEGE
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unduplicated students enrolled) through the Board of Governors Fee Waiver, California Promise Grant, and/or Pell Grant.

- U. Does the Affordable Student Housing program address food insecurity for its residents?
☒ Yes ☐ No The proposed project includes shared kitchen spaces which is to include a basic needs-food pantry to assist low-income residents with food insecurities.
- V. Number of individuals who are homeless in the community: Based on data from the National Alliance to End Homelessness, in 2020 Los Angeles County had approximately 63,706 homeless persons on a given night. Furthermore, the County had approximately 69 homeless persons per 10,000 people in the general population.

Santa Monica Community College District (780)

Santa Monica College (781)

Project: Affordable Student Housing Complex

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space
630	Food Facilities	6940	Food Services	2,028	0	2,028
650	Lounge	6970	Student Housing (Dormitories)	1,892	0	1,892
910	Sleep W/O Bath	6970	Student Housing (Dormitories)	30,936	0	30,936
919	Toilet/Bath	6970	Student Housing (Dormitories)	7,662	0	7,662
935	Sleep/Study Service	6970	Student Housing (Dormitories)	758	0	758
950	Apartment	6970	Student Housing (Dormitories)	861	0	861
980	(ASH) Office	6973	(ASH) - Counselor	194	0	194
980	(ASH) Office	6975	(ASH) - Reception Desk	195	0	195
990	(ASH) Reading/Study Room	6974	(ASH) - Student Services	888	0	888
990	(ASH) Reading/Study Room	6976	(ASH) - Reading/Study	340	0	340
TOTAL	-	-		45,754	0	45,754

FUSION

JCAF32 Cost Mid Point Summary QUC

DISTRICTSanta Monica Community College District			CAMPUS	Santa Monica College	
Project Name: Affordable Student Housing Complex		Date Prepared: 4/26/2023		Budget/Midpoint CCI: 8823	
Prepared By: bkhushal		Budget/Midpoint EPI: 5455		CFIS Ref. #:	
				Budget Ref. #:	
	Total Cost	State Funded	District Funded		
			Supportable	Non Supportable	
1. SITE ACQUISITION (CCI: 8823)	\$0	\$0	\$0	\$0	
1 - A. Site Acquisition	\$0				\$0
2. PRELIMINARY PLANS (CCI: 8823)	\$2,477,000	\$1,858,000	\$619,000		\$0
2 - A. Architectural Fees for Preliminary Plans	\$1,479,000				\$0
2 - B. Project Management for Preliminary Plans	\$528,000				\$0
2 - C. Division of the State Architect Plan Check Fee	\$0				\$0
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	\$221,000				\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$249,000				\$0
3. WORKING DRAWINGS (CCI: 8823)	\$2,293,000	\$1,720,000	\$573,000		\$0
3 - A. Architectural Fees for Working Drawings	\$1,691,000				\$0
3 - B. Project Management for Working Drawings	\$0				\$0
3 - C. Division of the State Architect Plan Check Fee	\$383,000				\$0
3 - D. Community Colleges Plan Check Fee	\$151,000				\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$68,000				\$0
(Total PW may not exceed 13% of construction)	\$0				\$0
4. CONSTRUCTION - HARD COSTS (CCI: 8823)	\$52,832,000	\$39,859,000	\$12,973,000		\$0
4 - A. Utility Service	\$1,941,000				\$0
4 - B. Site Development - Service	\$770,000				\$0
4 - C. Site Development - General	\$2,263,000				\$0
4 - D. Site Development - Other	\$0				\$0
4 - E. Reconstruction	\$0				\$0
4 - F. New Construction (Building) (w/Group 1 equip)	\$46,920,000				\$0
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$938,000				\$0
4 - H. Other	\$0				\$0
5. CONTINGENCY (CCI: 8823)	\$5,283,000	\$3,962,000	\$1,321,000		\$0
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 8823)	\$1,057,000	\$793,000	\$264,000		\$0
7. TESTS AND INSPECTIONS (CCI: 8823)	\$852,000	\$639,000	\$213,000		\$0
8. CONSTRUCTION MANAGEMENT (CCI: 8823)	\$1,057,000	\$793,000	\$264,000		\$0
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 8823)	\$61,081,000	\$46,046,000	\$15,035,000		\$0
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)	\$1,957,000	\$1,468,000	\$489,000		\$0
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	\$67,808,000	\$51,092,000	\$16,716,000		\$0
12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	68,433	45,754	67%	\$1,025.48	\$685.63
Reconstruction	0	0	0%	\$0.00	\$0.00
13. Anticipated Time Schedule					
Start Preliminary Plans	1/1/2023	Advertise Bid for Construction		10/1/2024	

FUSION

JCAF32 Cost Mid Point Summary QUC

Start Working Drawings	7/1/2023	Award Construction Contract		12/1/2024
Complete Working Drawings	1/1/2024	Advertise Bid for Equipment		12/1/2025
DSA Final Approval	8/1/2024	Complete Project and Notice of Completion		5/1/2026
14.	State Funded	District Funded		District Funded Total
		Supportable	Non Supportable	
Land Aquisition	\$0	\$0	\$0	\$0
Preliminary Plans	\$1,858,000	\$619,000	\$0	\$619,000
Working Drawings	\$1,720,000	\$573,000	\$0	\$573,000
Construction	\$46,046,000	\$15,035,000	\$0	\$15,035,000
Equipment	\$1,468,000	\$489,000	\$0	\$489,000
Total Costs	\$51,092,000	\$16,716,000	\$0	\$16,716,000
% of SS Costs	75.35%	24.65%	Project Total	\$67,808,000
Points % Calc	75.00%	25.00%	SS Total	\$67,808,000

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FUSION

JCAF32 Cost Mid Point Summary

DISTRICT Santa Monica Community College District			CAMPUS Santa Monica College		
Project Name: Affordable Student Housing Complex		Date Prepared: 4/26/2023		Budget/Midpoint CCI: 8823	
Prepared By: bkhushal		Budget/Midpoint EPI: 5455		CFIS Ref. #:	
				Budget Ref. #:	
	Total Cost	State Funded	District Funded		
			Supportable	Non Supportable	
1. SITE ACQUISITION (CCI: 8823)	\$0	\$0	\$0	\$0	\$0
1 - A. Site Acquisition	\$0				\$0
2. PRELIMINARY PLANS (CCI: 8823)	\$2,477,000	\$1,858,000	\$619,000		\$0
2 - A. Architectural Fees for Preliminary Plans	\$1,479,000				\$0
2 - B. Project Management for Preliminary Plans	\$528,000				\$0
2 - C. Division of the State Architect Plan Check Fee	\$0				\$0
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	\$221,000				\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$249,000				\$0
3. WORKING DRAWINGS (CCI: 8823)	\$2,293,000	\$1,720,000	\$573,000		\$0
3 - A. Architectural Fees for Working Drawings	\$1,691,000				\$0
3 - B. Project Management for Working Drawings	\$0				\$0
3 - C. Division of the State Architect Plan Check Fee	\$383,000				\$0
3 - D. Community Colleges Plan Check Fee	\$151,000				\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$68,000				\$0
(Total PW may not exceed 13% of construction)	\$0				\$0
4. CONSTRUCTION - HARD COSTS (CCI: 8823)	\$52,832,000	\$39,859,000	\$12,973,000		\$0
4 - A. Utility Service	\$1,941,000				\$0
4 - B. Site Development - Service	\$770,000				\$0
4 - C. Site Development - General	\$2,263,000				\$0
4 - D. Site Development - Other	\$0				\$0
4 - E. Reconstruction	\$0				\$0
4 - F. New Construction (Building) (w/Group 1 equip)	\$46,920,000				\$0
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$938,000				\$0
4 - H. Other	\$0				\$0
5. CONTINGENCY (CCI: 8823)	\$5,283,000	\$3,962,000	\$1,321,000		\$0
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 8823)	\$1,057,000	\$793,000	\$264,000		\$0
7. TESTS AND INSPECTIONS (CCI: 8823)	\$852,000	\$639,000	\$213,000		\$0
8. CONSTRUCTION MANAGEMENT (CCI: 8823)	\$1,057,000	\$793,000	\$264,000		\$0
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 8823)	\$61,081,000	\$46,046,000	\$15,035,000		\$0
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11. Total Project Costs (Items 1, 2, 3, 9, and 10)	\$67,808,000	\$51,092,000	\$16,716,000		\$0
12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	68,433	45,754	67%	\$1,025.48	\$685.63
Reconstruction	0	0	0%	\$0.00	\$0.00
13. Anticipated Time Schedule					
Start Preliminary Plans	1/1/2023	Advertise Bid for Construction	10/1/2024		
Start Working Drawings	7/1/2023	Award Construction Contract	12/1/2024		
Complete Working Drawings	1/1/2024	Advertise Bid for Equipment	12/1/2025		
DSA Final Approval	8/1/2024	Complete Project and Notice of Completion	5/1/2026		
14.	State Funded	District Funded		District Funded Total	
		Supportable	Non Supportable		
Land Aquisition	\$0	\$0	\$0	\$0	\$0
Preliminary Plans	\$1,858,000	\$619,000	\$0	\$619,000	\$619,000
Working Drawings	\$1,720,000	\$573,000	\$0	\$573,000	\$573,000
Construction	\$46,046,000	\$15,035,000	\$0	\$15,035,000	\$15,035,000
Equipment	\$1,468,000	\$489,000	\$0	\$489,000	\$489,000
Total Costs	\$51,092,000	\$16,716,000	\$0	\$16,716,000	\$16,716,000
% of SS Costs	75.35%	24.65%	Project Total		\$67,808,000
Points % Calc	75.00%	25.00%	SS Total		\$67,808,000

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BOARD OF GOVERNORS ENERGY AND SUSTAINABILITY POLICY

This project will be designed to exceed Title 24, Part 6 Energy Code by at least 15%, consistent with the Board of Governors Energy and Sustainability policy. The design should incorporate sustainable goals for site and energy efficiency, water use reduction, storm water management, occupant health as well as minimizing the buildings impact on the environment both by design and construction. Strategies may consider:

- Natural and native planting materials may be incorporated around the building to minimize, if not eliminate, the irrigation demand.
- Concrete walkways may be minimized to reduce stormwater runoff and promote natural filtration into the soil as well as a reduction in the heat island effect.
- Solar heat gain reduction measures may be used. Overhangs may be incorporated to shade glazing. Low E glazing may be incorporated to reduce heat gain. Roofing may incorporate cool roofing to reduce the heat island effect and heat gain.
- Heating and cooling may be provided by a highly energy efficient HVAC system with controls designed to maximize efficiency.
- Natural lighting may be incorporated into most spaces.
- Energy saving lighting may include automatic lighting controls and sensors.
- Interior materials may be low in volatile organic compounds, high in recycled content.
- Water efficient fixtures, faucets and devices may be incorporated.
- A strict recycling program may be required during construction.
- Requested participation in the local utility's energy incentive program, if available.
- Photovoltaic panels may be incorporated where appropriate.
- Durable systems and finishes with long life cycles that minimize maintenance and replacement.
- Optimization of indoor environmental quality for occupants with high efficiency industrial ventilation.
- Utilization of environmentally preferable products and processes, such as recycled content materials and recyclable materials.
- Procedures that monitor, trend and report operational performance as compared to the optimal design and operating parameters to the campus' central energy management system.
- Space may be provided throughout the building to support an active recycling program

PRE-SCHEMATIC PLANS – CAMPUS PLOT, SITE, FLOOR PLANS AND EXTERIOR ELEVATIONS

The following pre-schematic diagrams have been provided following this sheet: Campus Plot Plan, Site Plan, Floor Plans, and Exterior Elevations.

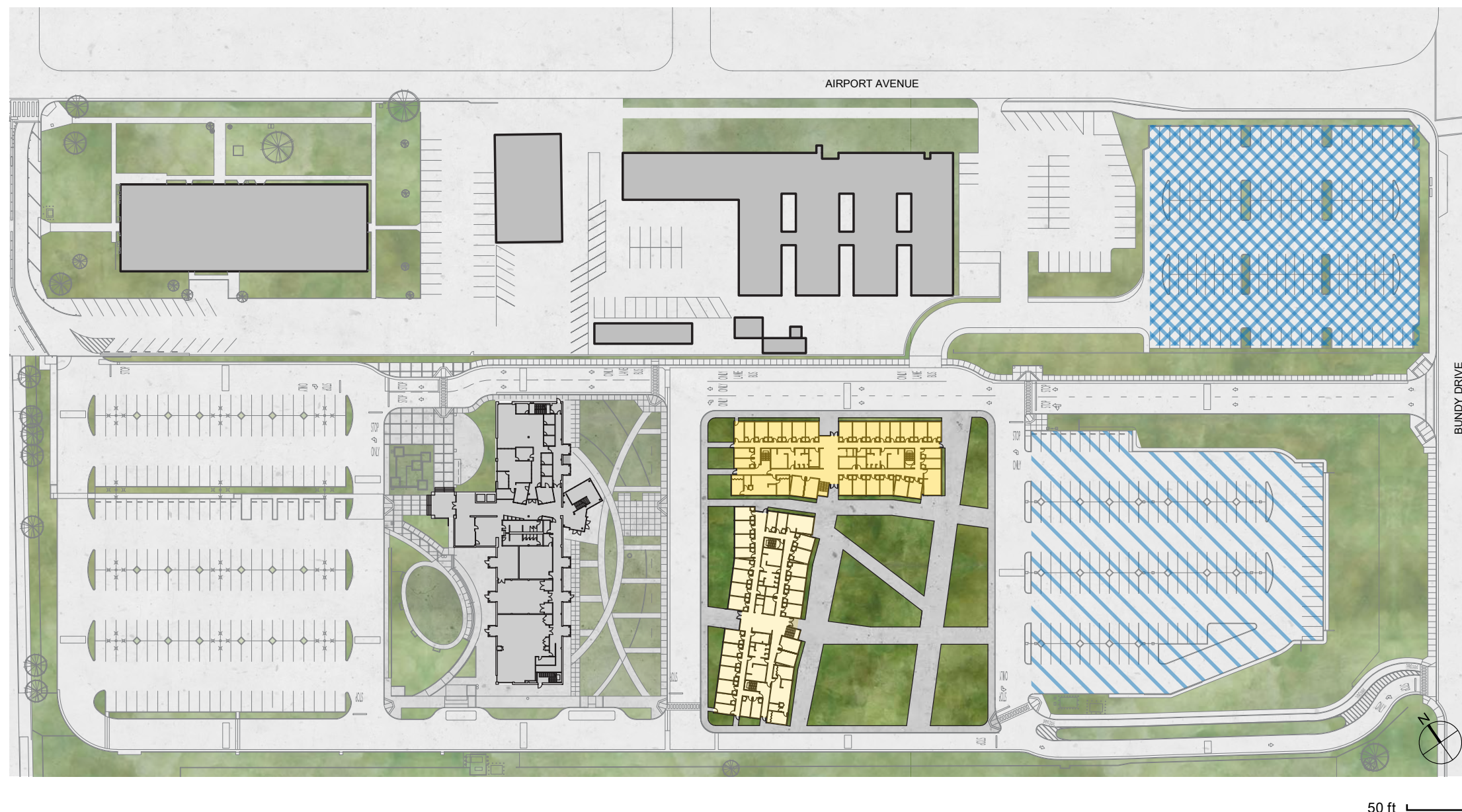


Residency Hall Buildings
Bundy Campus



■ Bundy Campus
■ Project Site

Project Location



Building A:
 (1) 3 Story 140 Bed traditional Residence Hall
 Style Building (Single and Double Occupancy
 Rooms, Mental Wellness Offices, RD
 Apartment)

Building B:
 (1) 3 Story 151 Bed traditional Residence Hall
 Style Building (Single and Double Occupancy
 Rooms)

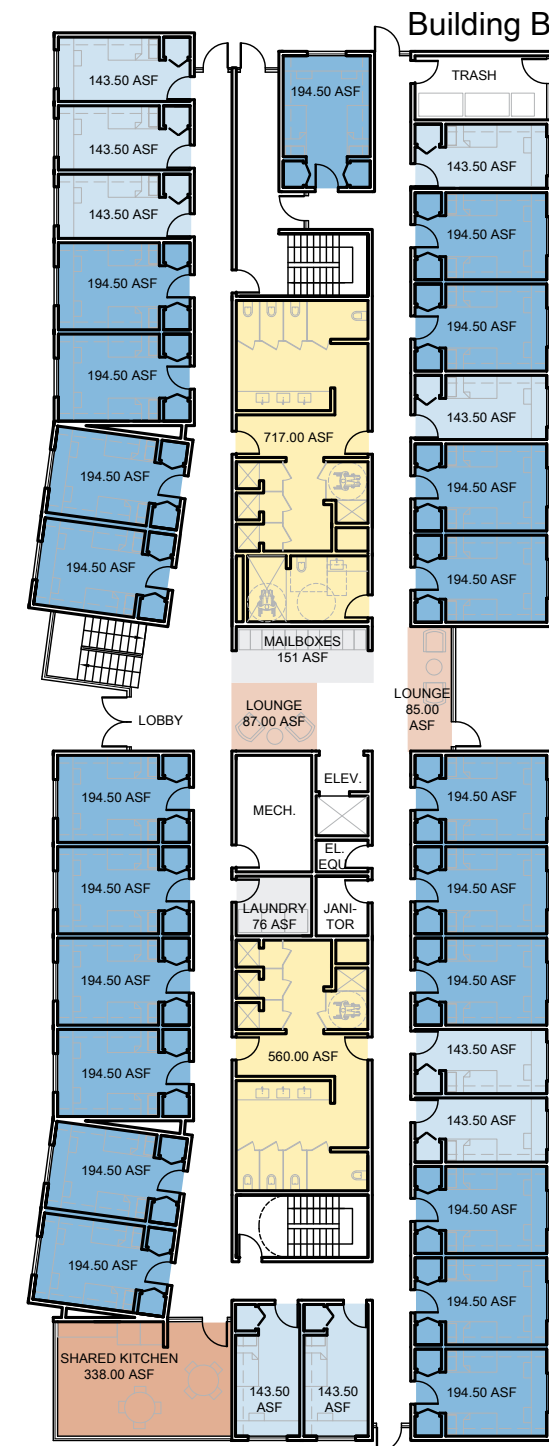
291 Beds in total, 0.99 Parking Spots/ Bed

Available Surface Parking: 288 Parking Spots in total

154 regular Parking Spots

134 regular Parking Spots

Site Plan



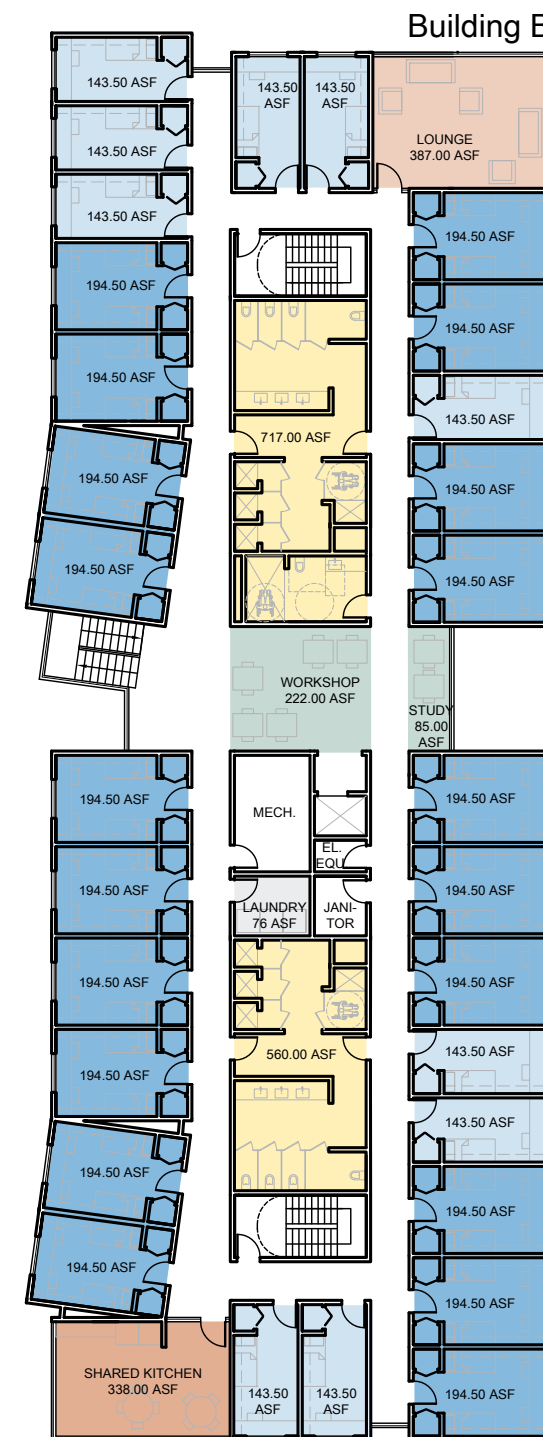
Description	Level 1 ASF	Level 2 ASF	Level 3 ASF	Total ASF
310 Leasing Office/ Mental Wellness Office	389.00	-	-	389.00
410 Tutoring/ Workshop/ Study Room	-	614.00	614.00	1,228.00
630 Shared Kitchen	676.00	676.00	676.00	2,028.00
650 Lounge	344.00	774.00	774.00	1,892.00
910 1 BR Suite Single - 1 Bed @ 143.50 ASF	2,439.50	2,870.00	2,870.00	8,179.50
910 1 BR Suite Double - 2 Beds @ 194.50 ASF	7,196.50	7,780.00	7,780.00	22,756.50
919 Shared Showers/ Restroom	2,554.00	2,554.00	2,554.00	7,662.00
935 Mail/ Shared Laundry	454.00	152.00	152.00	758.00
950 Apartment - 2 Beds each @ 861.00 ASF	861.00	-	-	861.00
Totals	14,914.00	15,420.00	15,420.00	45,754.00
				GSF 68,433.00

Scale: 1" = 25'-0"

0 12.5 FT 25 FT



Ground Floor



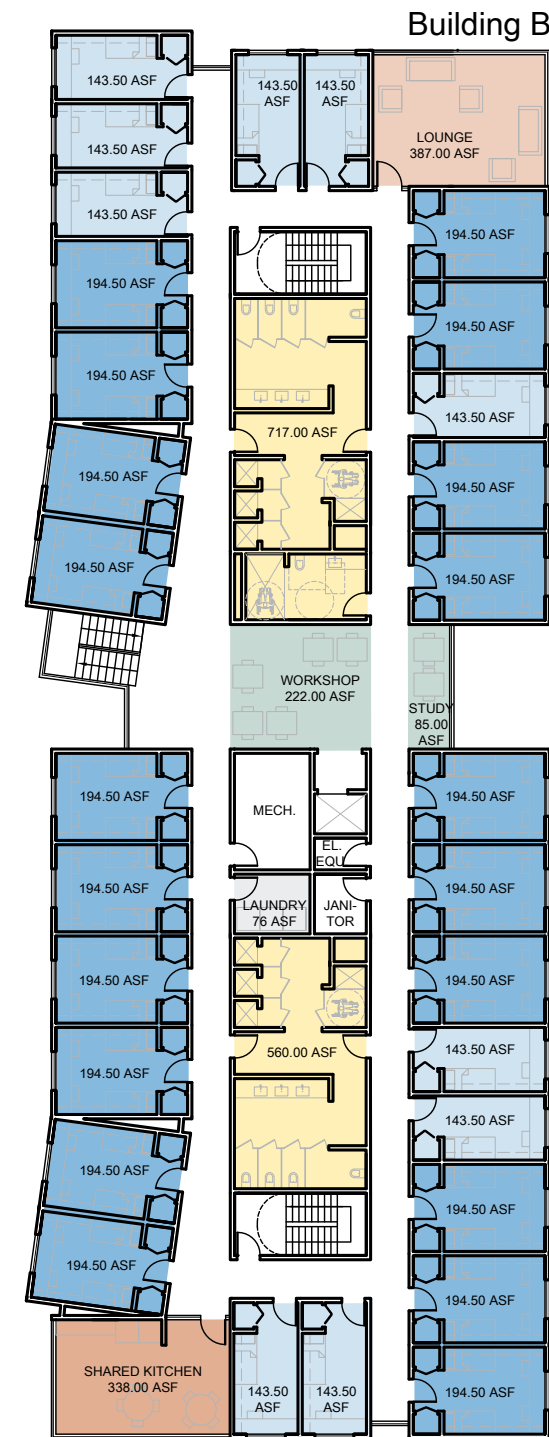
	Description	Level 1 ASF	Level 2 ASF	Level 3 ASF	Total ASF
310	Leasing Office/ Mental Wellness Office	389.00	-	-	389.00
410	Tutoring/ Workshop/ Study Room	-	614.00	614.00	1,228.00
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650	Lounge	344.00	774.00	774.00	1,892.00
910	1 BR Suite Single - 1 Bed @ 143.50 ASF	2,439.50	2,870.00	2,870.00	8,179.50
910	1 BR Suite Double - 2 Beds @ 194.50 ASF	7,196.50	7,780.00	7,780.00	22,756.50
919	Shared Showers/ Restroom	2,554.00	2,554.00	2,554.00	7,662.00
935	Mail/ Shared Laundry	454.00	152.00	152.00	758.00
950	Apartment - 2 Beds each @ 861.00 ASF	861.00	-	-	861.00
	Totals	14,914.00	15,420.00	15,420.00	45,754.00
					GSF 68,433.00

Scale: 1" = 25'-0"

0 12.5 FT 25 FT



Second Floor



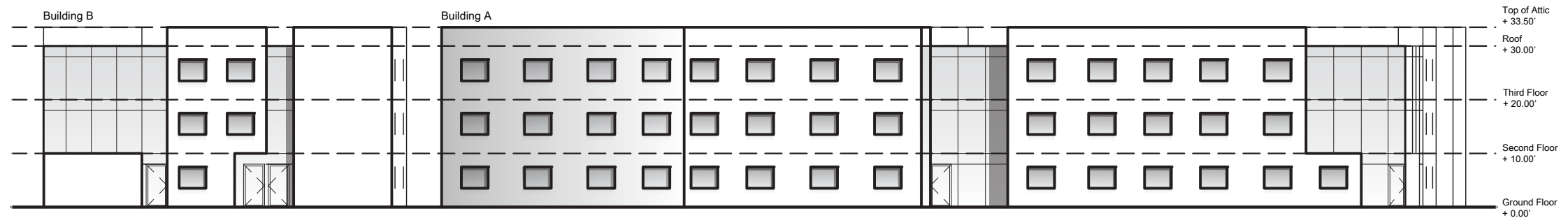
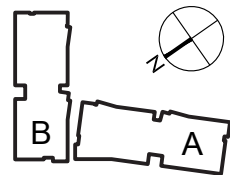
	Description	Level 1 ASF	Level 2 ASF	Level 3 ASF	Total ASF
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910	1 BR Suite Double - 2 Beds @ 194.50 ASF	7,196.50	7,780.00	7,780.00	22,756.50
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935	Mail/ Shared Laundry	454.00	152.00	152.00	758.00
950	Apartment - 2 Beds each @ 861.00 ASF	861.00	-	-	861.00
	Totals	14,914.00	15,420.00	15,420.00	45,754.00
					GSF 68,433.00

Scale: 1" = 25'-0"

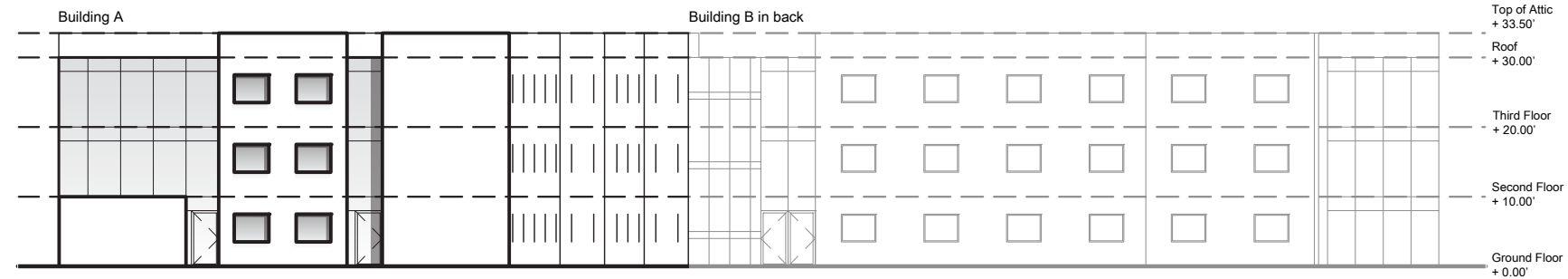
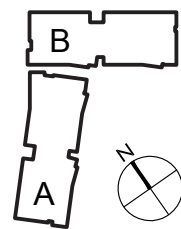
0 12.5 FT 25 FT



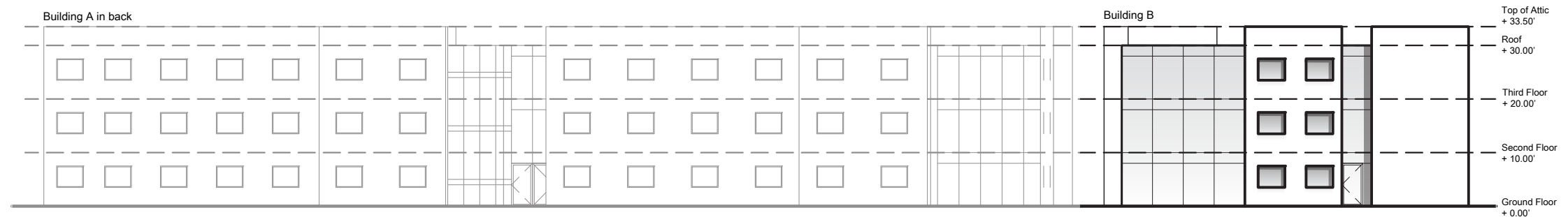
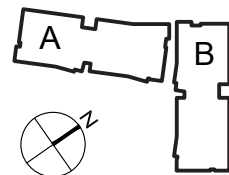
Third Floor



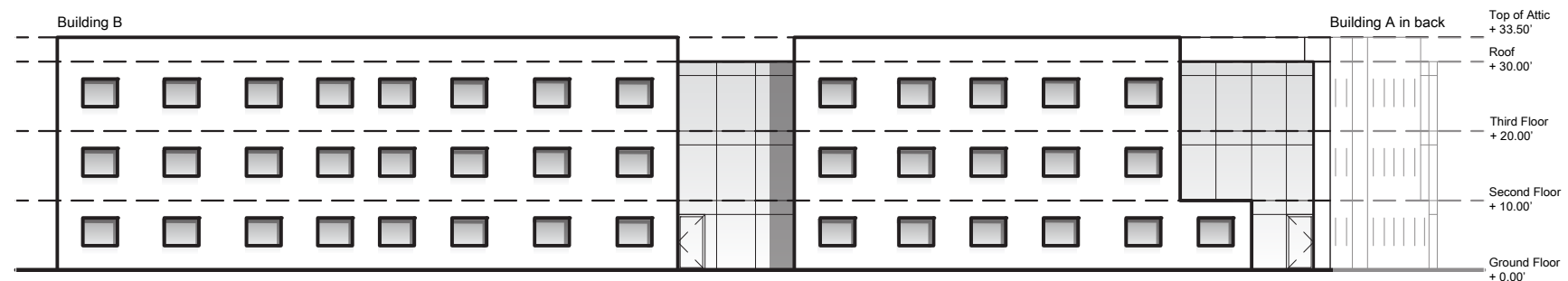
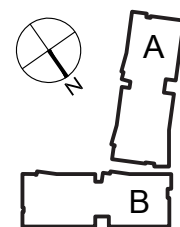
West Elevation



South Elevation



East Elevation



North Elevation



Elevations

CALIFORNIA ENVIRONMENTAL QUALITY ACT
(Reference: California Code of Regulations, Title 5 Section 57121)

The Santa Monica Community College District has engaged with a consultant to start the environmental review process pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code 21000-21178) and is currently working towards a full Environmental Impact Report (EIR). The District will have CEQA review requirements and all required documentation for filing completed prior to request for Preliminary Plans approval and/or request to proceed to bid.

SB 886 – CALIFORNIA ENVIRONMENTAL QUALITY ACT EXEMPTION

The proposed project is not seeking to be exempt from CEQA requirements under SB 886. The project will include elements of sustainable construction that would qualify it for Leadership in Energy and Environmental Design (LEED) Certification. However, the College may not achieve LEED platinum status or formally apply/pay for LEED Certification.

JUSTIFICATION FOR ADDITIONAL COSTS EXCEEDING GUIDELINES

☐ Construction (including Group I equipment), ☐ Equipment (Group II and Furniture)

District: Santa Monica Community College District **College:** Santa Monica College

Project: Affordable Student Housing (Construction Grant)

Please use this and additional pages or diagrams to explain and justify items of cost not easily explained on other forms. Examples of items needing justification: site improvements, unusual or high-cost construction methods, or items of equipment that exceed ASF cost guidelines. This form, when completed, supplements both the “Quantities and Unit Costs Supporting the JCAF 32” and the “Guidelines-based Group II Equipment Cost Estimate” forms.

Not Applicable

TOTAL COST OF OWNERSHIP (TCO) MODEL

100% SB 169 Funding – 291 Beds

4.19.2022

Project Program

PROGRAM

Residential Program

Unit	# of Units	# of Beds	Unit Beds
Residential Program			
Traditional Double	117	2	234
Traditional Single	57	1	57
Housing Director Apartment	1	2	-
Totals	175		291

Housing Director
Beds not Included
Purposefully.

100% SB 169 Funding – 291 Beds

4.19.2022

RENTAL SCHEDULE

95% = % of Rent Max for Traditional Double

100% = % of Rent Max for Traditional Double

\$717 Rent Cap at 10% less

\$797 Rent Cap

FY 2023 Rates

Unit Description	Units	Beds/Unit	Total Beds	Monthly Rent per Bed/Unit	Term (Months)	Annual Unit Revenue	Total FY Revenue
Single Student Program							
Traditional Double	117	2	234	\$680	12.00	\$16,320	\$1,909,440
Traditional Single	57	1	57	\$717	12.00	\$8,604	\$490,428
			-		12.00	\$0	\$0
Housing Director Apartment	1	2					
Academic Year Subtotal	175		291				\$2,399,868
Gross Revenue:				\$2,399,868			
Average FY 2024 Bed Rent per Mon				\$687			

On-Campus
100% SB 169 Funding – 291 Beds

4.19.23

Cash Flow Analysis		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Project Year		1	2	3	4	5
	Revenue Escalation	3.0%	3.0%	3.0%	3.0%	3.0%
	Expense Escalation	3.0%	3.0%	3.0%	3.0%	3.0%
Revenue						
	Gross Potential Rent	2,701,073	2,782,105	2,865,568	2,951,535	3,040,081
1.0%	Other Income	27,011	27,821	28,656	29,515	30,401
15.0%	Residential Vacancy	(409,212)	(421,489)	(434,134)	(447,158)	(460,572)
2.0%	RA Beds	(54,562)	(56,199)	(57,884)	(59,621)	(61,410)
Effective Gross Revenue		2,264,309	2,332,238	2,402,206	2,474,272	2,548,500
Operating Expenses						
\$5,895 per bed	Includes Capital Reserve Fund	(1,930,647)	(1,988,567)	(2,048,224)	(2,109,671)	(2,172,961)
\$0 Annual FTE Cost FY '23	Include (Yes or No)	-	-	-	-	-
Total Operating Expenses & Reserves		(1,930,647)	(1,988,567)	(2,048,224)	(2,109,671)	(2,172,961)
Net Operating Income		333,662	343,672	353,982	364,601	375,539