



# College of the Desert Indio Education Building

**45742 Oasis Street, Indio, California 92201**

## PROJECT DESCRIPTION

The Desert College Community District (DCCD) used NMTC allocation to finance the new construction of a 67,000 square foot state-of-the-art education facility and accompanying outdoor site upgrades at the College of the Desert's (COD) Campus in Indio, California.

The Project will encompass a variety of wraparound services, including a comprehensive student success center, public safety facilities, access to quality, broadband internet, a comprehensive campus-wide transportation system, and student health offices. These services will be incorporated for all students, aligning with COD's framework for ensuring student success. The new building will house new classrooms, science laboratories, lecture halls, computer laboratories, study space, and various collaborative social spaces.

Upon the Project's anticipated completion in July, 2024, COD anticipates an increase in the student capacity of its current educational facility, elevating enrollment from 4,000 students to 10,000 students annually. With this expanded capacity, COD will accommodate a more diverse and inclusive cohort, fostering a rich multicultural learning environment and extending its academic programs to a much larger student body than its existing facility can accommodate. The new facility will offer numerous associate degree programs, including Liberal Arts, Psychology, Early Childhood Education, Business Administration, and Criminal Justice.

The Project facility expects to have an annual enrollment of 10,000 students. In its totality, the Project will provide community goods and services to a total of 12,900 unique individuals each year. The Project will also create and retain 80 full-time equivalent (FTE) jobs and 618 temporary construction jobs. Of the 80 FTE jobs created and retained, it is anticipated that all will be considered as quality jobs, including a full suite of benefits, such as health insurance, paid time off, retirement contributions, and average wages of \$30.00/hour. All students are considered as low-income, and it is anticipated that 85% of the student body will be comprised of minority students.

## COMMUNITY ALIGNMENT

In order to ensure the Project's alignment with the objectives of the community, the City of Indio's Downtown Specific Plan was reviewed (the "Plan"). The Plan was prepared by the City of Indio, its City Council and Planning Commission, and its engaged community to set forth a comprehensive document outlining the goals, vision, and strategies necessary to meet its civic, cultural, social, and economic goals. The key initiatives outlined by the Plan to restore downtown Indio as the heart of the community are to increase quality of life for its residents and improve quality employment opportunities; leverage the educational opportunities and resources that exist in downtown Indio; and to equip the young, growing population of Indio with the resources necessary to succeed. The Project harmonizes with the Plan by not only addressing its key initiatives but also by enhancing the overall educational, economic, and community development goals as outlined. The Project's alignment with the plan ensures that the Project is not only a stand-alone development but an integral part of the broader vision for downtown Indio's revitalization and growth.

<b>TOTAL PROJECT COSTS</b>	\$70,340,000
<b>TOTAL NMTC ALLOCATION</b>	\$71,000,000
<b>PRESTAMOS ALLOCATION</b>	\$11,000,000
<b>CLOSING DATE</b>	3/5/2024

## DISTRESS CRITERIA

- 28% poverty rate
- 24% area median income
- 30.6% unemployment rate

## COMMUNITY IMPACTS

- 12,900 unique students served per year
- 80 fulltime jobs created and retained
- 618 construction jobs created

COD has a partnership in place with the FIND Food Bank that connects students to community organizations in Food, Housing, Transit, Cash Aid, and Rental Assistance.

Over 80% of alumni stay or return to live and work in the Coachella Valley, significantly contributing to the long-term prosperity and vitality of the local community.

Strong Support from Mayor Lupe Ramos Amith.

The Project will more than double the College of the Desert's current enrollment.