

Higher Education Student Housing Grant Program
 Supplemental Application

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

A. Construction on the project could begin by December 31, 2022:

Yes No

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

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 2021 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 2021 area median income for evaluation purposes:

Alameda County - 30% of 50% of the area median income for a single-room occupancy unit type is \$1,099 per month.

As demonstrated in the table below in FY 2024-25 dollars, all rents are below this threshold and represent a nearly 34% savings from the rent typically charged for the unit type.

Unit Type / Occupancy	Number of Beds	Monthly Student Rent	Monthly Low Income Student Rent
Bed in Double-Occupancy bedroom	310	\$1,658	1,098
Total Beds:	310		

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: **The project's FY25 operating expenses are estimated at \$6,100,000, or \$5,500 per bed. The estimated itemized operating expenses are below:**

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Facilities Mgmt & Vending	\$2,538,000
Maintenance Trades and Grounds	\$1,715,000
Residential Life	\$449,000
Security Monitoring	\$293,000
Housing Mgmt	\$584,000
Overhead	\$310,000
Routine Maintenance	\$211,000
Total OpEx	\$6,100,000

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: **After operational expenses, maintenance and debt service we do not expect excess revenue.**

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

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.)

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: **Financial Aid will determine qualifying low-income students and Housing will place them in the predetermined housing stock that will be allocated to reflect the state's share of beds.**

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

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(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.)

Notwithstanding the statement above, students renting housing in the facilities may temporarily reduce their unit load below 12 degree-applicable units if they are able to demonstrate an exceptional circumstance necessitating a reduced unit load, which may include, but is not necessarily limited to, illness or injury, as determined by the Berkeley campus.

- 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: **The receipt of the Student Housing Grant would make feasible UC Berkeley's first housing exclusively available to low-income students at reduced rates. In addition, the grant funding would free up debt capacity that would otherwise have been used on this project. Increased debt capacity facilitated by the Student Housing Grant would allow the Berkeley campus to finance an additional 300-400 beds at a future project to help further meet our housing initiative goals and house additional California residents, among other students.**

The Student Housing Grant will help expedite the construction of this project and reduce the overall use of debt capacity for housing construction. This will, in turn, allow the Berkeley campus to use this additional debt capacity to move forward with constructing additional beds as part of our student housing initiative.

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: **Campus housing, and specifically student housing, provides critical support for the academic mission of UC Berkeley. Campus housing provides students with necessary academic and social support that facilitates their success. Students most desire affordable housing options, readily accessible to campus, that provide them with a safe community, and include the amenities that allow them to excel both within and outside the classroom. Currently, UC Berkeley is only able to offer housing guarantee for first year students. This project will allow us to make significant strides toward being able to offer a housing guarantee for second year students and other continuing students, especially those from marginalized groups who struggle with access to housing and thus full participation in campus life (due to the fact that they end up living further away from campus in more affordable locations). The project will guarantee fair treatment, access, opportunity, and advancement for undergraduate students in every stage of their UC Berkeley education and career development, while at**

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the same time striving to eliminate barriers that have prevented the full participation of marginalized groups.

- 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):

The total number of students in these categories for 2019-20 at UC Berkeley is 10,168 undergraduates, or approximately 32% of all enrolled undergraduate students (32,081), and 2,024 graduate students, or approximately 20% of all enrolled graduate students (9,958). The applicable beds made possible by the Student Housing Grant represent housing for 3% of undergraduates with need.

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:
N/A

- B. If project is a partnership with other campuses, provide additional narrative detail on the benefit being provided through this collaboration and the proposed number of units and beds available for each participating campus:
N/A

- C. If project proposes to include 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. Please also identify the fund source that will support operations for the planned ancillary services: **The project includes a revitalized public open space, a small 2,400 square foot 'grab and go' food market that will help support the food needs of the student residents of the building, and an academic center that will support the academic needs of student residents. Building revenues will support operations for the open space and the academic center. The grab and go market operations will be self-funding from the sale of grocery items and prepared foods.**

- D. 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 project has been in active development since Summer 2019. In the past two years, the campus and its selected design team have led a robust community outreach and engagement strategy that included small group meetings with dozens of stakeholder groups,**

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the site's neighbors, and the campus community. These small groups sessions were followed by three public open houses to share initial site planning concepts and designs. The project has now completed schematic design and has begun design development. In September 2021 the UC Board of Regents approved the project's design, environment entitlement, scope, and budget. As of mid-October, 2021, the project has expended approximately \$4,980,000 of campus funds.

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: **As a significant addition of student housing to the Berkeley campus, the project budget is \$312 million. The balance of funding (approximately \$212 million) would be funded through Limited Project Revenue Bonds, an auxiliary capital project funding debt tool administered by the University of California. Limited Project Revenue Bond funding for the project was approved by the UC Board of Regents in September 2021. The requested \$100 million Student Housing Grant will help defray the annual cost of debt service by reducing the amount of debt needed to finance the project.**
5. For a CCC Planning Grant, provide details on the estimated planning costs and any alternate funding source(s) that have been considered for this purpose: **N/A**