

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: *The regular rate would be \$1,350 per month, however \$100M of State funding would allow the campus to offer a discounted rate of \$832/month for 9-12 months to 1,100 students¹.*

San Diego County - 30% of 50% of the area median income for a single-room occupancy unit type is \$832 per month.

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

Unit Type / Occupancy	Number of Beds	Monthly Student Rent	Monthly Low Income Student Rent
Single	1,100		\$832
Single	208	\$1,350	
Total Beds:	1,308		

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,

¹ Based on a \$100M grant. Any different amount would result in a prorated number of beneficiaries.

academic and student support services spaces, basic needs centers, and student healthcare centers: The O&M cost is \$418 per month/per bed over a 12-month term.

Operations and Maintenance	FY2024-25
Utilities	\$621,002
Custodial Expense	\$2,432,673
Facilities Expense	\$1,968,687
Cable TV and IT Services	\$698,173
Landscaping	\$117,824
Security	\$242,718
Residential Support (live-in) Staff	\$440,578
Total Operations	\$6,521,655

- 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: _____

- 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: Plan will include partnering with the Office of Financial Aid to identify students eligible through the UC Blue & Gold Program, as well as students who have zero expected family

contributions (EFC). Undergraduate students are housed throughout the portfolio based on their college of registration.

- 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.)

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 San Diego 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: While the project is specifically dedicated to transfer and upper division undergraduate students, the campus is looking at leveraging the state investment across a wider student base. Assuming a State funding contribution of \$100M, UC San Diego would save \$5M in annual financing costs which would be directed to students by offering a monthly rate of \$832/month or 35% reduction in housing rates to close to 1,100 students representing 9% of the resident undergraduate population. This reduction would be in addition to the 20% below market rates already in place. This would represent a direct reduction in housing cost for the identified low-income students. The additional 35% housing rate reduction would not be possible without the grant. In the event the grant amount is lower than \$100M, the respective annual finance cost savings would be applied to a smaller number of students.

Added benefits include a reduced commute time and transportation costs for students living on campus which is in support of climate action goals. The project is a transit-oriented sustainable development along the new light rail transit line with no parking due to its adjacency to the campus trolley stop.

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: Recipients of the Blue & Gold Program represent California residents

with a total family incoming of less than \$80,000 who qualify for need based aid. The UC San Diego Hope Scholars program provides support for former foster youth, homeless youth, formerly incarcerated, and other disconnected youth who have no expected family support. First-generation students would also be identified in partnership with Admissions for this additional support.

- 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 San Diego is 12,894 undergraduates, or approximately 41% of all enrolled undergraduate students (31,391), and 796 graduate students, or approximately 11% of all enrolled graduate students (7,291). The applicable 1,100 beds made possible by the Student Housing Grant represent housing for 8% of students 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:
Not Applicable
- 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:
Not Applicable
- 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 will include outdoor spaces for informal recreation and a small amount of retail. The fund source for operation of retail space would be the responsibility of third-party tenants of the space. The outdoor landscaped spaces would be maintained with funding from core campus funds.
- 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): In March 2019, the UC Regents approved preliminary plans funding for the Pepper Canyon West Upper Division Undergraduate Student Housing project. The total approved preliminary plans

budget is \$20 million and was funded with \$1 million from the UCOP Housing Assistance program (FY2017-18 and FY2018-19) and \$19 million from auxiliary student housing reserves. The San Diego campus has selected a pre-qualified design-build team via a competitive process; refined the program and scope; and completed schematic design and a project cost estimate. To date, approximately \$18 million has been spent.

- 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:** The state funding of \$100M would allow the campus to proceed with a \$365M project to deliver 1,308 beds and offer a 35% discount to 1,100 students, across the entire undergraduate resident population. Proceeding with the proposed project is the most efficient solution because it would maximize capacity of the site and would also address the high demand for affordable student housing. A summary of fund sources would be as follows:

External Financing (Housing Bond)	\$257,500,000
External Financing (Campus Bond) or Campus Funds	\$6,500,000
State Housing Grant – Discounted Rate for 1,100 Students	\$100,000,000
UCOP Housing Assistance Program (FY2017-18 & FY2018-19)	\$1,000,000
TOTAL BUDGET	\$365,000,000

- 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:** Not Applicable