

STATE OF CALIFORNIA  
 COBCP - Narrative  
 DF-151 (REV 07/21)

<b>Fiscal Year</b> 2021-22	<b>Business Unit</b> 6440	<b>Department</b> University of California Berkeley	<b>Priority No.</b> 6
-------------------------------	------------------------------	-----------------------------------------------------------	--------------------------

<b>Budget Request Name</b> Click or tap here to enter text.	<b>Capital Outlay Program ID</b> Click or tap here to enter text.	<b>Capital Outlay Project ID</b> Click or tap here to enter text.
----------------------------------------------------------------	----------------------------------------------------------------------	----------------------------------------------------------------------

**Project Title**  
 Student Housing Grant NC

**Project Status and Type**

Status:  New  Continuing Type:  Major  Minor

**Project Category (Select one)**

- |                                                           |                                                               |                                                                  |                                                        |
|-----------------------------------------------------------|---------------------------------------------------------------|------------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> CRI<br>{Critical Infrastructure} | <input type="checkbox"/> WSD<br>{Workload Space Deficiencies} | <input type="checkbox"/> ECP<br>{Enrollment Caseload Population} | <input type="checkbox"/> SM<br>{Seismic}               |
| <input type="checkbox"/> FLS<br>{Fire Life Safety}        | <input type="checkbox"/> FM<br>{Facility Modernization}       | <input type="checkbox"/> PAR<br>{Public Access Recreation}       | <input type="checkbox"/> RC<br>{Resource Conservation} |

<b>Total Request (in thousands)</b> \$ 100,000	<b>Phase(s) to be Funded</b> C.	<b>Total Project Cost (in thousands)</b> \$ 312,014
---------------------------------------------------	------------------------------------	--------------------------------------------------------

**Budget Request Summary**

This Student Housing Grant request is for the People's Park Student Housing Project. This is an approximately 1,100-bed, 148-unit student housing apartment development targeted towards upperclassmen. The project will be implemented by the campus and includes amenity spaces for project residents, a community- and resident-serving open space, and a grab and go food market. These amenities will be delivered integrated within the construction of the student housing project as one phase. State funding, along with non-state resources, will be used to fund the entirety of the construction project.

The project was approved by the UC Board of Regents in September 2021, and the project will begin construction in Summer 2022 with occupancy anticipated in Fall 2024

The requested funding will allow the creation of dedicated low-rent units that will house a minimum of 310 students. The rental rates for applicable units will be no more than 30% of 50% of the Area Median Income for Alameda County in the year of project occupancy. The applicable units would be subject to a recorded affordability restriction for the life of the facility.

Additional information on how the project meets subdivision (f) of Education Code Section 17201 may be found in the Supplemental Application.

<b>Requires Legislation</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Code Section(s) to be Added/Amended/Repealed</b> Click or tap here to enter text.	<b>CCCI</b> 8618
-----------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------	---------------------

<b>Requires Provisional Language</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Budget Package Status</b> <input type="checkbox"/> Needed <input type="checkbox"/> Not Needed <input type="checkbox"/> Existing
--------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------

<b>Impact on Support Budget</b>	Swing Space Needed <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>One-Time Costs</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	Generate Surplus Property <input type="checkbox"/> Yes <input type="checkbox"/> No
Future Savings <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Future Costs</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	

If proposal affects another department, does other department concur with proposal?  Yes  No  
 Attach comments of affected department, signed and dated by the department director or designee.

<b>Prepared By</b> John Arvin Associate Vice Chancellor	<b>Date</b> 10/29/2021	<b>Reviewed By</b> <i>David Phillips</i> David Phillips	<b>Date</b> 10/29/2021
---------------------------------------------------------------	---------------------------	---------------------------------------------------------------	---------------------------

<b>Department Director</b> Click or tap here to enter text.	<b>Date</b> Click or tap to enter a date.	<b>Associate Vice President</b> <b>Agency Secretary</b> Click or tap here to enter text.	<b>Date</b> Click or tap to enter a date.
<b>Department of Finance Use Only</b>			
<b>Principal Program Budget Analyst</b> Click or tap here to enter text.		<b>Date submitted to the Legislature</b> Click or tap to enter a date.	

**A. ~~COBCP Abstract:~~**

~~Design Bid Build projects: (COBCP Title — [\$xxx,000 for Phase or Phases in request (Preliminary Plans, Working Drawings, and Construction)] or [\$xxx,000 for Reappropriation of Phase or Phases in request (Preliminary Plans, Working Drawings, and Construction)]. The project includes [description of project]. Total project costs are estimated at \$x,xxx,000, including Preliminary Plans (\$xxx,000), Working Drawings (\$xxx,000), and Construction (\$x,xxx,000). The construction amount includes \$x,xxx,000 for the construction contract, \$xxx,000 for contingency, \$xxx,000 for architectural and engineering services, \$xxx,000 for agency retained items, and \$xxx,000 for other project costs. The [current project schedule estimates] Preliminary Plans [(will begin) or (began)] in Month 20xx and [(will be) or (were)] completed in Month 20xx. The Working Drawings [(are estimated to begin) or (began)] in Month 20xx and [(will be) or (were)] approved in Month 20xx. Construction [(is scheduled to begin) or (began)] in Month 20xx and will be completed in Month 20xx.)~~

~~Design Build/Progressive Design Build projects: (COBCP Title — [\$xxx,000 for Phase or Phases in request (Performance Criteria and Design-Build)] or [\$xxx,000 for Reappropriation of Phase or Phases in request (Performance Criteria and Design-Build)]. The project includes [description of project]. Total project costs are estimated at \$x,xxx,000, including Performance Criteria (\$xxx,000) and Design-Build (\$x,xxx,000). The design-build amount includes \$x,xxx,000 for the construction contract, \$xxx,000 for contingency, \$xxx,000 for architectural and engineering services, \$xxx,000 for agency retained items, and \$xxx,000 for other project costs. The [current project schedule estimates] Performance Criteria [(will begin) or (began)] in Month 20xx and [(will be) or (were)] approved in Month 20xx. Design-Build [(is scheduled to begin) or (began)] in Month 20xx and will be completed in Month 20xx.)~~

**B. Purpose of the Project:** (Background, problem, program need, infrastructure deficiency. If reappropriation request, include explanation/justification for request)

Lack of housing for our students is UC Berkeley's major barrier to expanding enrollment. The Berkeley campus currently provides student housing to the lowest proportion of undergraduate and graduate students compared with other UC campuses, housing approximately 23 percent of its student body overall, 30 percent of its undergraduate students, and eight percent of its graduate students. In the context of the San Francisco Bay Area's high-cost housing, market access to housing for UC Berkeley students is a matter of urgent concern. The lack of campus housing capacity adversely affects the overall student experience, challenges the campus's ability to recruit faculty, graduate students, and postdoctoral scholars, and has an impact on the local residential housing market. Forty percent of undergraduates are not able to live in Berkeley due to the low supply of housing and high market prices. In fall semester 2021 alone, over 5,000 students on the campus housing waitlist were turned down due to a lack of available space.

In 2017, UC Berkeley's Housing Task Force documented the urgency of our student housing crisis, and set the stage for an initiative to address it. Our goal is to provide campus housing availability for 2 years to incoming freshmen, 1 year for transfer students, and 1 year for graduate students. Four years ago, this required more than 8,000 new beds, essentially doubling existing campus housing capacity. Maintaining this goal over time requires additional beds to accommodate enrollment increases. Accordingly, our recently approved 2021 LRDP includes a housing program to develop 11,730 new beds within the plan's 2036-37 horizon year. The People's Park Student Housing project will help address this urgent student housing crisis by delivering approximately 10% of our overall housing

need. As a key project in meeting our goals, the People's Park Student Housing project will allow UC Berkeley to get closer to expanding California resident enrollment. Today, the People's Park Student Housing project is nearing design completion, has had environmental, design, and financing approved by the UC Board of Regents, and is set to begin construction in Summer, 2024.

The housing project will be operated and maintained, like all other campus-owned housing facilities at the Berkeley campus, by UC Berkeley Resident Services and Support Programs (RSSP) staff. RSSP fosters living/learning communities that create healthy and supportive living experiences that leads to a sense of belonging and academic success. RSSP helps retain all students, regardless of their academic preparation, resources, or background, by providing a safe, functional, engaging, and diverse environment. The project will participate in the campus's capital renewal program to account for long-term capital maintenance needs of the project.

Beyond our immediate housing needs, the current project site is highly underutilized. The project will revitalize the site by incorporating an open space, in addition to housing, that is safe and welcoming to all.

Additional information on how the project meets subdivision (c) of Education Code Section 17201 and itemization of operating and maintenance costs may be found in the Supplemental Application.

~~C. Relationship to the Strategic Plan: (relevance of problem/need to mission and goals)~~

~~Click or tap here to enter text.~~

~~D. Alternatives: (for each, describe the proposed alternative and provide a brief summary of scope, cost, funding source, program benefits, facility management benefits, and impact on support budget)~~

~~Click or tap here to enter text.~~

~~E. Recommended Solution:~~

~~1. Which alternative and why?~~

~~Click or tap here to enter text.~~

~~2. Detailed scope description.~~

~~Click or tap here to enter text.~~

~~3. Basis for cost information.~~

~~Click or tap here to enter text.~~

~~4. Factors/benefits for recommended solution other than the least expensive alternative.~~

~~Click or tap here to enter text.~~

~~5. Complete description of impact on support budget.~~

~~Click or tap here to enter text.~~

~~6. Identify and explain any project risks.~~

~~Click or tap here to enter text.~~

~~7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).~~

~~Click or tap here to enter text.~~

**F. Consistency with Government Code Section 65041.1:**

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

**The project is an infill project that rehabilitates and activates a University-owned open space in a highly residential neighborhood in Berkeley's Southside neighborhood. The project's student housing and related open space component will rehabilitate an underutilized site and make it welcoming to the campus and the City of Berkeley community.**

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

**As an urban infill project, the site does not remove any agricultural resources. The project indirectly protects environmental resources as a LEED™ Gold building design, adheres to the UC Sustainability Policy, and incorporates 0.83 acres of permeable area as part of the project to effectively manage and treat on-site stormwater runoff in the sensitive San Francisco Bay watershed.**

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 project includes highly efficient high-rise construction of the student housing building that maximizes density. The program also incorporates a 1.7 acre revitalized open space, made possible by the high-rise construction. The project's massing and programming allow for significantly increased density, at 1,855 beds per acre. The project's site is three blocks from the main campus and integrally connected to the existing network of pedestrian and bicycling routes connecting Berkeley's Southside neighborhood. The project does not include any resident parking to maximize delivery of housing and encourage transportation alternatives.**