

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
 DF-151 (REV 07/21)

Fiscal Year 2021-22	Business Unit 6870	Department De Anza College / Foothill College	Priority No. 1
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Budget Request Name Click or tap here to enter text.	Capital Outlay Program ID Click or tap here to enter text.	Capital Outlay Project ID Click or tap here to enter text.
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Project Title
 CCC Planning Grant

Project Status and Type
 Status: New Continuing Type: Major Minor

Project Category (Select one)

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

Total Request (in thousands) \$ 2158	Phase(s) to be Funded 1) FEASIBILITY/DEMAND STUDY, 2) DESIGN/WORKING DRAWINGS AND ENGINEERING STUDIES, 3) ENTITLEMENTS/EIR/DSA AND FIRE/LIFE/SAFETY/ACCESS COMPLIANCE	Total Project Cost (in thousands) \$ 2158
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Budget Request Summary

Foothill – De Anza Community College District requests \$2,157,710 to explore the feasibility of building student housing on the De Anza College campus and Foothill College campus, and potentially begin the planning process for construction. This project would address the serious lack of affordable housing in the Silicon Valley region, and would promote more equitable outcomes for our disproportionately impacted populations. The cost for feasibility studies on both campuses is estimated at \$139,710. Assuming the district elects to go forward with both projects, planning costs allowed under this grant are estimated at \$2,018,000.

Section 17201 (f) assurances:

If the district elects to pursue SB 169 construction funding based on the feasibility assessment, we assure that:

- We could begin construction by July 31, 2024. The feasibility study will help identify a reasonable time frame.
- The rent charged will not exceed 30% of 50% of area median income for a single-room occupancy unit type. The Department of Housing and Community Development identifies the 2021 single unit area median income for Santa Clara County as \$105,900 per year. Based on the formula, the rent charged would not exceed \$1323.75 per month if housing were in place this year. We still feel this is an onerous amount for a college student, and we hope that the feasibility study will reveal that a lower rent is sustainable. The units shall be subject to a recorded affordability restriction for the life of the facility.
- This housing will be first offered to low income students, using the criteria identified in section 17200 (d)
- We will require students renting housing to take a minimum average 12 degree-applicable units per quarter, with exceptions as outlined in 17201 (f)(4).
- This project will produce a tangible public benefit. The population-weighted average rent in the district's service area is approximately \$2990. Based on a rent cap of \$1323.75 per month, the average student will save at least \$19,995 per year in housing costs. Again, we hope to find that a lower rent is sustainable, saving our students even more. This would allow the colleges to serve more low-income students. Additionally, since our disproportionately impacted students represent a disproportionate share of those eligible for affordable housing, this project will help the colleges make progress on equity metrics including:

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- Persistence
- Success
- Completion / Transfer
- Time to Completion / Transfer

Requires Legislation <input type="checkbox"/> Yes <input type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed Click or tap here to enter text.	CCCI Click or tap here to enter text.	
Requires Provisional Language <input type="checkbox"/> Yes <input type="checkbox"/> No		Budget Package Status <input type="checkbox"/> Needed <input type="checkbox"/> Not Needed <input type="checkbox"/> Existing	
Impact on Support Budget One-Time Costs <input type="checkbox"/> Yes <input type="checkbox"/> No Future Savings <input type="checkbox"/> Yes <input type="checkbox"/> No Future Costs <input type="checkbox"/> Yes <input type="checkbox"/> No Swing Space Needed <input type="checkbox"/> Yes <input type="checkbox"/> No Generate Surplus Property <input type="checkbox"/> Yes <input type="checkbox"/> No			
If proposal affects another department, does other department concur with proposal? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Attach comments of affected department, signed and dated by the department director or designee.</i>			
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. ~~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)

We envision on-campus housing as a way to address the critical housing affordability issue in our district, and to remove barriers to enrolling, persisting, succeeding and completing, especially for our disproportionately impacted students.

Affordable Housing Deficit in Santa Clara County

The statewide housing problem is exacerbated in our region, where strong competition for housing has pushed rents far beyond the reach of students.

In De Anza's home city of Cupertino, the average rent for an apartment is \$3020, and 96% of available units rent for over \$2000. Cupertino, along with all cities in our service area, has been identified as not making sufficient SB 35 progress toward affordable housing units at the low and very low income level (Source: [HCD](#)). From 2015 – 2019, Cupertino has only permitted nineteen very low-income units and zero low-income units. These nineteen units greatly missed the Regional Housing Needs Allocation (RHNA) obligation of 544 units during this period. (Source: [RHNA Data for Santa Clara County Jurisdictions](#)).

Foothill College is located in the small town of Los Altos Hills, with very few rentals and an average rent of \$3750. In the neighboring larger city of Los Altos, average rent is \$2750 (source: RentCafe, Zumper). From 2015 to 2019, only two units of affordable housing were permitted in Los Altos at the "Very Low Income" level, and twenty-eight units at the "Low Income" level, out of 460 total permitted units. Place these thirty units in contrast to Los Altos' RHNA obligation of 238 units for the same period.

Cities within the Foothill-De Anza service area (excluding portions of San Jose for which separate data is not available) had a total RHNA obligation to permit 5508 low and very low income units during this five year period, but permitted only 614. This large deficit in new housing means that there is even more pressure on the available inventory. In order to alleviate this pressure, we need to build more housing,

Effect on Students

In a spring 2021 survey of 239 De Anza College students conducted by the office of Institutional Research, more than one-third of African-American, Filipinx, Vietnamese and Latinx students reported that housing insecurity or an unstable living environment were factors impeding their success at De Anza (Source: [Spring 2021 BIPOC Survey](#)). In a similar survey of LGBTQ students, 42% of students cited housing insecurity has having some effect or great effect on their ability to succeed, and 24% cited homelessness (Source: [Fall 2020 LGBTQ Survey](#)). In a survey of the general student population with 698 responding, 40% reported that they had experienced housing insecurity in the prior year, and 12% reported homelessness. 52% reported some form of basic needs insecurity (Source: [Spring 2020 Basic Needs Survey](#)).

Based on the 2108 #REALCOLLEGE survey conducted by the Hope Center for College, Community and Justice at Temple University, 49% of Foothill students reporting being housing insecure within the prior year, and 19% reported being homeless at some time in the prior year. Additionally, 33% were food insecure within the prior 30 days. Overall 58% reported some type of basic needs insecurity. Every non-white ethnic subgroup showed a higher prevalence of food and housing insecurity than white students. Among African American students, 60% reported food insecurity and 65% reported housing insecurity. Among Hispanic or Latinx students, 41% reported food insecurity and 64% reported housing insecurity. LGBTQ students also show a higher rate of food and housing insecurity than the general population (Source: 2018 #REALCOLLEGE Survey). A 2019 burden survey by Foothill College student interns backs up the Temple University findings. Of 290 respondents, 53% reported that they would benefit from affordable and/or on-campus housing, with two students reporting that they sleep on campus.

In an external survey conducted to support the Facilities Master Plan, De Anza students ranked affordable housing as their second highest priority issue after safety & security. When asked for additional comments, Foothill Students mentioned Housing & Basic Needs more than any other topic (Source: Gensler Facilities Planning).

Financial Aid data shows that the affordability issue disproportionately affects Hispanic and African American students. Both groups are disproportionately impacted for completion and transfer. On the other hand, because SB 169 prioritizes students based on eligibility for certain forms of financial aid, any housing built with SB 169 funds will strengthen our efforts to support these students and close the equity gap (Source: CCCCCO)

	Overall FHDA Population	FHDA Pell Grant Recipients	FHDA Promise Grant Recipients
Hispanic	27.3%	36.1%	37.8%
African American	4.9%	7.5%	5.6%
Total	32.2%	43.6%	43.4%

Solution Seeking

Neither of our campuses offers any form of student housing, on or off campus, although we are committed to offer affordable student housing. In May 2021 the district formed a shared governance affordable housing task force that is actively engaged in developing affordable housing for all of our campus community members using grant and bond funds.

We propose to explore the feasibility of building affordable student housing on each campus. These infill projects will leverage existing infrastructure and provide greater housing density and affordability in Santa Clara county. They will reduce traffic in our neighborhoods by eliminating the need for student residents to travel by car to campus during peak times of the day.

Reducing the housing burden will create greater access by increasing our capacity to serve low income students. Housing insecurity is correlated with lower completion, persistence, and credit

attainment (Source: [2019 SEARS Survey](#)). By removing this obstacle, we look forward to an improvement in these metrics. Since the low-income population is disproportionately represented by Hispanic and African American students, we predict an equity gap improvement as well.

Currently many students report spending 30 to 120 minutes commuting each way to attend classes. On top of that, many students need to work in order to pay for housing. Living on campus with an affordable rent will allow students to devote more time to studying and engaging with the campus community. Additionally, students will have easy access to campus resources, like tutoring, when they need it. Many students report that their current home situation is either unsafe or not conducive to study. Living in a community purpose-built for college education will help these students have the opportunity they deserve to focus on their classes. Living on-campus will ensure that our students have consistent access to a quality internet connection and other technology needed.

We hope to co-locate existing services such as academic and financial aid counseling, tutoring, and food pantry services within the footprint of these residence facilities to make even greater progress toward success and equity. We will partner with outside agencies to provide financial health education and access to community basic needs resources. We will partner with student services and academic departments to create more opportunities for social and academic engagement.

Potential Obstacles

While we anticipate some resistance to this project from local residents, we also recognize that both Cupertino and Los Altos Hills have a significant deficit to their RHNA obligation. This project will allow these communities to make relatively painless headway toward fulfilling those obligations while developing a strong workforce. In fact, the town of Los Altos Hills has a identified "Support Foothill College in potential future development of affordable student, faculty, and employee housing on the College properties" as a path toward satisfying its remaining affordable housing needs (Source: [Town of Los Altos Hills staff report](#)). In the 2015 Final Element Report, Los Altos Hills identified the college as a "very optimal site for multi-family housing" with "20 acres of undeveloped space." (Source: [Town of Los Altos Hills General Plan Housing Element Update, 2015-2023](#))

Internally there are two primary concerns:

- Providing adequate safety and security for residents on-campus
- Ensuring that expenses of any residential facility will not impact the general fund

Both concerns will be explored by the feasibility study.

Alternative Projects

The district is exploring purchases and/or partnerships to develop affordable housing off-campus using general obligation bond funds. To date no opportunity has emerged as feasible, and the projects considered so far would not qualify for SB 169 funding.

~~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.

Housing on the De Anza and Foothill campuses will leverage existing transit, street, water and sewer infrastructure and will increase housing density in Santa Clara county without placing additional strain on infrastructure.

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

The proposed project will protect working landscapes, wetlands, watersheds, wildlife habitats or other wildlands, parks, trails, greenbelts and other valuable landscapes.

While the location of the project on either campus would be guided by the feasibility process and an environmental impact report, there are locations on each campus that are likely. Note that at this point neither of these locations are used for housing, as we have no housing on either campus.

- On the De Anza campus, either a replacement of currently underutilized structures or better utilization of current parking areas
- On the Foothill campus, use of land that currently houses portable buildings and a largely unused gravel parking area.

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.

On-campus projects at either De Anza or Foothill would be considered infill development.

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: July 2024

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: Single: \$1323.75, less if feasible.
- 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: Costs will be estimated through the feasibility study.
- 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: At this time net revenue is unknown
- 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: _____

- 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:

The population-weighted average rent in the district's service area is approximately \$2990. Based on a rent cap of \$1323.75 per month, the average student will save \$19,995 per year in housing costs. This will allow the colleges to serve more low-income students. Additionally, since our disproportionately impacted students represent a disproportionate share of those eligible for affordable housing, this project will help the colleges make progress on equity metrics including:

- **Persistence**
- **Success**
- **Completion / Transfer**
- **Time to Completion / Time to Transfer**

Sheltering students who are currently homeless, and providing resources to support their basic needs will significantly reduce the impact on local community resources.

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: **As detailed in the “Purpose” section of the COBCP, student groups that are disproportionately impacted for success metrics like persistence, completion and transfer are also disproportionately represented in the low-income population that would be served by affordable housing efforts on our campuses. Further, in the internal and external studies cited, these student groups report much higher rates of housing insecurity, food insecurity, and overall basic needs insecurity. By providing affordable housing for these students, we lower the burden of finance and housing. With a lower financial burden, students may not have to work as much. Living on campus will eliminate the long commute that many students face. Students will have ready access to food pantries, academic and personal counseling, tutoring and other campus services. Lifting the mental and emotional load of basic needs insecurities will allow for more productive focus on academics. The opportunity to engage readily on campus will also support their success. Taking all of these factors into account, it is very likely that on-campus affordable housing will have a strong positive impact on our progress toward equity.**
- 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): **In the 2020-21 academic year, we estimate that 12,393 students would be eligible for affordable housing based on the Education Code definition, out of a total headcount of 55,777. We cannot estimate either the demand for on-campus affordable housing among these students, nor the amount of housing we will be able to support, until a feasibility study is complete.**
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: **Firm plans for ancillary services will depend on the results of the feasibility study. However, we hope to co-locate**

services such as academic counseling, financial aid counseling, personal counseling, health services and tutoring within the residential footprint. We will seek to expand our partnership with organizations currently supporting our food pantries: The Assistance League of Los Altos, West Valley Community Services, and the Second Harvest Food Bank. As these are services we are already providing, we do not anticipate the need for additional funding. We hope to partner with community organizations to provide financial health education and to connect residents with basic needs resources. We plan to partner with student activities and academic departments to create more opportunities for residents to engage with the campus.

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): **N/A**

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: N/A.**
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:**

Feasibility Studies:

Feasibility Study – De Anza College	\$69,855
Feasibility Study – Foothill College	\$69,855
Total Feasibility Studies:	\$139,710

Project Costs:

De Anza College:

Engineering studies	\$25,000
Schematic	\$340,000
Preliminary Design	\$205,000
Construction Documents	\$500,000
Permitting costs	\$200,000

Foothill College:

Engineering studies	\$25,000
Schematic	\$180,000
Preliminary Design	\$110,000
Construction Documents	\$253,000
Permitting costs	\$105,000

Environmental impact studies (Both campuses)	\$75,000
Total Project Costs:	\$2,018,000
Total Estimated Planning Costs:	\$2,157,710

Feasibility study cost estimate based on a fixed bid from Brailsford and Dunlavey.

Project costs based on 300sf studio units, 100 at De Anza, 50 at Foothill. Actual size, number, and capacity of units on each campus will be determined based on the feasibility study.

Measure G general obligation bond funds could be an alternative or supplemental source of funding for planning and construction activities.