



October 22, 2021

State of California
Department of Finance
915 L Street
Sacramento, CA 95814

Re: Higher Education Student Housing Grant Program

The Kern Community College District (KCCD) is eager to apply to the Higher Education Student Housing Grant Program for all three of our college campuses. The shortage of regional housing inventory, rising rents post-pandemic, low vacancy rates, and a lack of on-campus student housing options negatively impact KCCD student success rates.

Bakersfield College had identified a housing need five years ago, which triggered a needs assessment that identified a significant need for affordable housing to support low income students. The college worked with various support organizations to provide wrap around services in developing a small housing project with 44 units. Since then, the project has expanded to include 150 beds in 82 units. We are very fortunate that Governor Newsome signed SB169 to fund, for the first time, housing for community college students.

As such, KCCD requests SB169 funding for both: 1) a shovel-ready 150+ bed construction project at Bakersfield College; and 2) planning grants to expedite the construction of 200+ units of on-campus affordable student housing serving low-income students at Cerro Coso Community and Porterville colleges per SB169 rent requirements.

We are committed to the success of these student housing projects which are supported by our:

- ability to begin our Bakersfield College construction project in-line with the December 31, 2022 deadline;
- strategy to increase the stock of affordable units to support low-income students and facilitate their access to higher education;
- alignment with a great unmet demand for student housing for our campuses and service areas;
- representation of a large geographical region of the state; and
- support of transfer pathways between community colleges and four-year public postsecondary institutions

Please don't hesitate to contact us if any further information or clarification is needed.

Sincerely,

Sonya Christian
Chancellor

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

Fiscal Year 2021-2022	Business Unit 6870	Department CCC Porterville 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
 Porterville College 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) \$ 3,120,000	Phase(s) to be Funded ENGINEERING STUDIES, FINANCING STUDY, ENVIRONMENTAL IMPACT STUDY, ARCHITECTURAL PLANS, APPLICATION FEES, PERMITTING COSTS, LEGAL SERVICES	Total Project Cost (in thousands) \$ Unknown at this time
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Budget Request Summary

Porterville College is requesting a CCC Higher Education Student Housing Planning Grant to conduct Engineering, Financing and Environmental Impact studies, architectural plans, as well as permitting and application fees. This process will be undertaken in order to inform the college on the appropriate number of beds to include in the Student Housing Construction Grant application that is planned for submission in the second year of the program. The total amount of this planning request is \$3.1M. Porterville College understands that the requirements described in subdivision (f) of Education Code Section 17201 will apply to any potential future project.

Budget Request for Porterville College Planning Grant	
Architect and Engineering Budget Through DSA	\$ 2,152,000
Estimated DSA Application Fee	\$ 270,000
Project Management Budget	\$ 359,000
Preliminary Tests (Soils, hazardous materials)	\$ 179,000
Environmental Documents and Special Consultants	\$ 135,000
Printing, Advertising and Legal Fees	\$ 25,000
Total	\$ 3,120,000

A shortage of regional housing inventory, rising rents (esp. post-pandemic), low vacancy rates and a lack of on-campus student housing options negatively impact Porterville College student success rates. As part of its commitment to providing support services and meeting the basic needs of its students, Porterville College is requesting planning funding for the construction of an 111 unit, on-campus student housing structure to serve low-income students (per AB/SB 169 rent requirements).

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 NA
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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
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Impact on Support Budget

STATE OF CALIFORNIA

Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet

DF-151 (REV 07/21)

One-Time Costs Yes No
Future Savings Yes No
Future Costs Yes No

Swing Space Needed Yes No
Generate Surplus Property Yes 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.~~

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)

Porterville College is located in the San Joaquin Valley in Tulare County, in the eastern part of California's Central Valley. Porterville College provides academic services to approximately 6,167 students annually (2019-20 data) and offers a wide range of educational programs that lead to Associate degrees, certificates, or transfer opportunities.

A shortage of regional housing inventory, rising rents (esp. post-pandemic), low vacancy rates and a lack of on-campus student housing options negatively impact Porterville College student success rates. As part of its commitment to providing support services and meeting the basic needs of its students, Porterville College is requesting planning funding for the construction of an 111 unit, on-campus student housing structure to serve low-income students (per SB 169 rent requirements).

Recent rental market trends and enrollment growth have emphasized the need to provide student housing for students moving forward. Further, Porterville anticipates increased enrollment applications in 2024 and beyond; as a direct result of providing affordable housing to low-income students.

Porterville College is thus requesting a CCC Higher Education Student Housing Planning Grant to conduct Engineering, Financing and Environmental Impact studies, architectural plans, as well as permitting and application fees. This process will be undertaken in order to inform the college on the appropriate number of beds to include in the Student Housing Construction Grant application that is planned for submission in the second year of the program. The total amount of this planning request is \$3.1M. Porterville College understands that the requirements described in subdivision (f) of Education Code Section 17201 will apply to any potential future project.

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 California Community Colleges are exempt from the specific provisions of this Government Code Section.

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

The California Community Colleges are exempt from the specific provisions of this Government Code Section.

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 California Community Colleges are exempt from the specific provisions of this Government Code Section.

**Higher Education Student Housing Grant Program
Supplemental Application for Porterville College**

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: This is a Planning Grant request. The construction schedule will be provided when the Housing Grant is submitted in year two.

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:

This is a Planning Grant request. The rent schedule will be provided when the Student Housing Grant is submitted in year two.

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:

This is a Planning Grant request. The annual operations costs will be provided when the Student Housing Grant is submitted in year two.

c. Does estimated annual revenue from student rents exceed the estimated operational and maintenance expenses associated with the proposed project? Yes No

This item is not applicable since this is a Planning Grant request.

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

This item is not applicable since this is a Planning Grant request

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:

Approval of this project will result in a true public benefit, as many low-income students served by Porterville College will be provided with affordable on-campus housing, much more affordable than current housing costs in the Porterville College service area. This housing will allow these students to remain on-campus in a secure environment, which will in turn increase their likelihood of success in: gaining a college education through Porterville program certifications and degrees, transferring to area 4-year higher education institutions, and ultimately becoming productive members of society in a specific career path.

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:

Not Applicable since this is a Planning Grant request.

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 2020-2021 academic year, Porterville College had 3,298 low-income students enrolled, while the overall student headcount was 4,585. This equates to 71.9% of the entire student population being considered low-income. If the assumption that 111 low-income students are served by the project is validated, that would be 3.4% of the low-income student population.

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 since this is a Planning Grant request.

- 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 since this is a Planning Grant request.

- 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:

Not Applicable since this is a Planning Grant request.

- 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):

Not Applicable since this is a Planning Grant request.

- 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:**

Not Applicable since this is a Planning Grant request.

- 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:**

The estimated planning costs requested for this grant total **\$3,120,000**. These funds will be used to conduct Engineering, Financing and Environmental Impact studies, architectural plans, as well as permitting and application fees. This process will be undertaken in order to inform the college on the appropriate number of beds to include in the future Student Housing Construction Grant. This will enable the project to be "shovel ready" for the second year of the grant program. No alternative funding sources have been identified for this purpose.

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