

Application for Federal Assistance SF-424		
* 1. Type of Submission: Preapplication <input checked="" type="checkbox"/> Application Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New Continuation Revision * If Revision, select appropriate letter(s): * Other (Specify):
* 3. Date Received:	4. Applicant Identifier:	
5a. Federal Entity Identifier: B-24-CP-CA-0290		5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State:	7. State Application Identifier:	
8. APPLICANT INFORMATION:		
* a. Legal Name: Cabrillo Community College District		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 770385111		* c. Organizational DUNS: HMNLH55DMM97
d. Address:		
* Street1: 6500 Soquel Drive Street2: * City: Aptos County/Parish: * State: CA Province: * Country: USA: UNITED STATES * Zip / Postal Code: 95003		
e. Organizational Unit:		
Department Name:		Division Name:
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mrs * First Name: Carrie Middle Name: Lynn * Last Name: Mulcaire Suffix:		
Title: Grant Development Director		
Organizational Affiliation:		
Telephone Number: 831-477-3566		Fax Number:
* Email: camulcai@cabrillo.edu		

Application for Federal Assistance SF-424
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <p>Non Profit</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>* Other (specify):</p>
<p>* 10. Name of Federal Agency:</p> <p>US Department of Housing & Urban Development</p>
<p>11. Catalog of Federal Domestic Assistance Number:</p> <p>14.251</p> <p>CFDA Title:</p> <p>Economic Development Initiative, Community Project Funding, and Miscellaneous Grants</p>
<p>* 12. Funding Opportunity Number:</p> <p>FY2024</p> <p>* Title:</p> <p>CPF</p>
<p>13. Competition Identification Number:</p> <p>Title:</p>
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <p>6500 Soquel Drive, Aptos, CA 95003</p>
<p>* 15. Descriptive Title of Applicant's Project:</p> <p>PROJECT NAME: Cabrillo Child Care Center (B-24-CP-CA-0290) PROJECT ADDRESS/LOCATION: 6500 Soquel Drive, Aptos, CA 95003 (Approximate Latitude Longitude: 36.984778, -121.926694) PROJECT PURPOSE: Cabrillo College will construct a new 5,800 square foot (SF) child care center for up to 64 child care spots (ages infants to 5 years old) to serve the early childcare needs of student parents who are economically disadvantaged and who are registered at either Cabrillo College or the University of California at Santa Cruz (UCSC). PROJECT SCOPE: The FY2024 Community Project Funding (CPF) grant will be used to help fund soft costs, a grant project manager, and a portion of the buildout (tenant improvement) of a 5,800 SF child care center as part of a proposed four-story, 624-bed state-funded affordable student housing facility project. This project's first phase includes the soft costs associated with the design and planning for the new child care center, environmental review, design and engineering, financial modeling, and senior advisory work to identify and procure a third-party operator for the new child care center. 1. These soft costs include: - Child Care Center Consultant - Architectural Design and Engineering fees - Cabrillo Administrative personnel - 5% FTE of Cabrillo's Director of Housing and Child Care Center & 5% FTE of fiscal support staff - Project Management Costs of child care center build-out by contractor - Potential NEPA Environmental Review - Permitting - Travel for Cabrillo staff to attend conference and professional development 2. The hard costs include: - Interior General Construction of Child Care Center - Security Equipment 3. Indirect Cost rate @ 26.9% (with a Modified Total Direct Costs (MTDC) base) Cabrillo College is not engaged in lobbying activities. Yes, the CPF-funded project is part of a larger project to construct an approximately 624-bed state-funded low-income student housing project in partnership with the University of California, Santa Cruz (UCSC). This intersegmental housing project would co-locate Cabrillo's community college students and UCSC students in a residential facility with traditional residence hall operations and programming, student support services, and child care services. The facility will be located on land owned by Cabrillo College and conveyed via a ground lease with a Public Private Partnership (P3) where the developer will design, build, finance, operate, and maintain the property. Yes, the project has already started and is currently in the planning and design phases. While the project does include construction costs, construction phases have not</p>

commenced. The college has hired a firm to complete pre-development tasks, including site selection, a feasibility study for housing, and to develop a budget & proformas. Cabrillo College has established a steering committee with the UCSC housing team, and together, they have secured a \$111.78 million state grant to construct the student housing facility. The project team has also developed the structure and has established a public-private partnership (P3) to build the housing facility. An RFP was developed to identify a Developer for the design, build, and operations of the student housing project and a Developer was selected. Design for the housing development began last November 2024. Cabrillo College will not use a subrecipient to implement any part of the project.

PROJECT TIMELINE AND PROJECT STATUS Cabrillo College has been operating a child care center connected with its Early Childhood Education (ECE) Department, which doesn't address the capacity to meet the complete child care needs of Cabrillo's student parents, Cabrillo employees, and the community. The 2023 Real College California Study on Community College Students' Basic Needs indicates almost a quarter (22%, 2,413) of Cabrillo's enrolled students (10,967, Spring 2023) are student parents. With the majority of students being economically disadvantaged (57%), there is pent-up demand for subsidized child care to enable student parents to attend college full-time. Countywide child care supply and demand data further illustrate the need for subsidized child care. According to Santa Cruz County's Early Care & Education Strategic Plan (2023-28), there is a shortage of 2,971 infant/toddler (birth up to 2 years old) spaces in the county, with only 26% of demand currently met. Furthermore, for preschool (ages 2 to 4 years old), there is a shortage of 1,382 spaces, with 78% of demand being met).

GOALS, OUTCOMES, AND OBJECTIVES To address changing community and campus needs for affordable child care, the college needs to create a new child care facility to address our student parents' child care needs. The following are the clearly stated project goals and objectives that directly connect to the project's success:

- 1) Complete architectural design and engineering work of the new child care facility to enable the provision of a space for high-quality childcare that meets the needs of student families and their children, and other community child care recipients.
- 2) Hire a housing/child care center director to help manage these funds and begin work on policies and procedures related to student family housing and child care to provide affordable, high-quality early child care.
- 3) Complete all NEPA environmental review work. Identify a third-party operator for the child care center and meet on a monthly basis;
- 4) Begin construction on the interior buildout of a new 5,800-square-foot affordable child care facility as part of a new family student housing building, and complete at least 40% of the total construction costs with this CPF FY24 funding.

The child care center project's anticipated outcomes at the time that the facility is completed and opens to serve intended recipients include:

- Provide access to affordable, high-quality early childhood education for up to 64 children ages infants to five years old.
- Provide workforce development training for early childhood education teachers;
- Support student parents' childcare needs so they can return to school full-time;
- Support the community at large in terms of affordable childcare, including faculty/staff;
- Student parental learning about effective parenting techniques through exposure to high-quality early childhood education;
- Increased benefits of the child's development through early exposure to high-quality education (reducing the need for remedial education).

SECTION 3: PERFORMANCE MEASURES It has been determined that Section 3 (a provision of the HUD Act of 1968) may apply to the new child care center project since there will be construction costs that exceed \$200,000 associated with this project.

BABA METRICS & BAP GENERAL WAIVER The Build America, Buy America Act (BABA) requires all iron, steel, manufactured products, and construction materials used for federally funded infrastructure projects to be produced in the United States. While the construction costs for the new child care center exceed \$200,000, the total project costs of the tenant improvements for the new child care facility on this FY24 CPF grant is less than 1% of the total project's construction costs to construct the student housing and the child care center facilities. The remaining project funding comes from a large state grant and private sector funding. There are no other federal grant sources. Cabrillo College is seeking a 'De Minimis and Small Grants' general waiver under the Buy America Preference (BAP) for this FY2024 CPF grant.

NEPA ENVIRONMENTAL REVIEW Cabrillo is initiating the NEPA environmental review as required by HUD, which complies with Section 3. Cabrillo has engaged Environmental Science Associates (ESA) to conduct the NEPA review as required by the Responsible Entity, the Santa Cruz County Housing Department.

PROJECT TIMELINES AND STATUS CURRENT STATUS Yes, the project has already started and is currently in the planning and design phases. While the project does include construction costs, construction phases have not commenced. The college has hired a firm to complete pre-development tasks, including site selection, a feasibility study for housing, and to develop a budget & proformas. Cabrillo College has established a steering committee with the UCSC housing team, and together, they have secured a \$111.78 million state grant to construct the student housing facility. The project team has also developed the structure and has established a public-private partnership (P3) to build the housing facility. An RFP was developed to identify a Developer for the design, build, and operations of the student housing project and a Developer was selected. Design for the housing development began last November 2024.

Below are additional updates to the current project status in terms of board approval of project activity on November 4th, 2024:

- Cabrillo's Board of Trustees approved a resolution to adopt an Addendum to the 1999 Master Plan Environmental Impact Report (EIR) prepared for the Cabrillo College Student Housing Development to satisfy the requirements of CEQA.
- Cabrillo's Board of Trustees has approved to engage a 501.c3 non-profit, Collegiate Housing Foundation (CHF), to act as the Project Owner.
- Cabrillo's Board of Trustees has authorized the college president to enter into Negotiations with the selected Developer on a Pre-Development Agreement.
- Cabrillo's Board of Trustees has authorized the college to provide access to the selected developer to the campus to begin site due diligence and design work.

PROPOSED TIMELINE Regarding the child care center portion of the student housing project, the following are grant activities with a noted timeline. The estimated start date for the Cabrillo Child Care Center is the summer of 2024, and the project's end date is December 31, 2027. The timeline of planning, designing, and constructing a new child care facility is as follows:

- 1) Cabrillo has contracted with a project manager, Jones Lang LaSalle, to ensure that all project components for the student housing and the child care facility project progress effectively and efficiently.
- 2) The Developer of the Student Housing & Child Care Center project will construct a warm-lit shell space of approximately 5,800 square feet for a future child care facility, which is anticipated to be completed by Fall 2027. Cabrillo College will be responsible for the tenant improvement (build-out) of the child care facility and for engaging a third-party child care operator to manage the child care services.

2a. Cabrillo hired a childcare consultant in November 2024 to advise on programming & design elements for the child care center's interior and exterior space requirements, to develop the RFP for a third-party child care operator, and to perform financial modeling for child care operations.

2b. Cabrillo started on the design and engineering phases of the new child care facility in early 2025 and will continue to work on finalizing the design in Spring 2025.

2c. This RFP for a third-party child care operator was released in January 2025. A number of third-party operators provided proposal submissions and the college selected a non-profit provider with the most competitive proposal submission. Cabrillo's board of trustees will approve the selection of this third-party child care operator at their April 2025 board meeting.

2d. A new Director of Oversight - Student Housing & Child Care Services will be hired by the end of Spring / early Summer 2025 to serve as a college district representative and to oversee third-party operators of the new student housing and child care center facility.

3) Cabrillo has raised \$2.7 million of the total project cost of \$4.9 million for this Tenant Improvement (TI) for the child care facility. The college is also in the process of securing another \$2.2 million in private and public project funding targeted at the child care center buildout. Completion of these development activities are expected to be completed before the start of construction in Spring 2026.

ENVIRONMENTAL REVIEW STATUS - NEPA Cabrillo College is initiating the National Environmental Policy Act (NEPA) environmental review as HUD requires, which will comply with Section 3. Cabrillo has engaged Environmental Science Associates (ESA) to conduct the NEPA review as required by the Responsible Entity, the Santa Cruz County Housing Department.

SUBRECIPIENTS Cabrillo College will not use a subrecipient to implement any part of the project.

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant Panetta	* b. Program/Project CA-19
Attach an additional list of Program/Project Congressional Districts if needed.	
N/A	
17. Proposed Project:	
* a. Start Date: 08/13/2024	* b. End Date: 08/31/2032
18. Estimated Funding (\$):	
* a. Federal	\$1,666,279.00
* b. Applicant	\$.00
* c. State	\$380,000.00
* d. Local	\$500,000.00
* e. Other	\$.00
* f. Program Income	\$.00
* g. TOTAL	\$2,546,279.00
19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on 3/27/2025.	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix:	* First Name:
Middle	
Name:	
* Last Name:	
Suffix:	
* Title:	
* Telephone Number:	Fax Number:
* Email:	
* Signature of Authorized Representative:	* Date Signed: