



Solano Community College District

## **MEASURE Q BOND STEERING COMMITTEE MEETING**

### **Zoom Meeting**

**Wednesday, April 5, 2023**

**4:00 PM – 5:00 PM**

### **AGENDA**

- 1. Introductions** – none needed.
- 2. Comments from the Public on Non-Agenda Items** – none.
- 3. Project Updates**
  - a. Housing** – Lucky introduced the status and presentation; Scion and HPI reviewed images; answered and addressed questions/comments and received feedback. Focus was on the new information since March 1<sup>st</sup> meeting/presentation. Much of the discussion centered around siting and access issues. Liked changes made since last review.
- 4. Agenda Items for the Next Meeting and Next Meeting Date** – none; next meeting date was not discussed.
- 5. Adjournment**

#### **Attendees:**

Lucky Lofton  
Quinten Voyce  
Celia Esposito-Noy  
A Marie Young  
Amanda Lopez-Lara  
Carolyn Moore  
Peter (Tony) Zitko  
Brandon Carrera  
Priscilla Meckley-Archuleta

#### **Guests:**

Ellen Ulf - Scion  
Chelsea Bennett - Scion  
Larry Frapwell - HPI  
Ritinha Fernandes – HPI  
Henry - HPI



# Solano Community College District Campus Housing Project and SB169 Update



# Project Status



PLEASE NOTE: This slide has been revised/updated since the March 1, 2023 presentation to the Measure Q Bond Steering Committee (4/4/23 - Priscilla Meckley-Archuleta)

## Summary of Actions to Date

Summer 2022	Phase 1: Needs Analysis completed
Fall 2022	Phase 2: Financial Feasibility Analysis completed Begin Phase 3: SB169 Advisory and Partner Procurement
December 2022	HPI Architects engaged
February 2023	Site selection
March 2023	Conceptual design, program development and financial modeling for SB169 housing
April 2023	Board update



# SB169 Program & Application Update



# Higher Education Student Housing Program (SB169) Requirements

The January 2023 application only allowed one college from any multi-college district to apply for funding.

PLEASE NOTE: The only change to this slide from the March 1, 2023 Measure Q Bond Steering Committee presentation was the removal of the above note. (4/4/23 - Priscilla Meckley-Archuleta)



Must first offer housing to low-income students. Eligible if they receive either a Pell Grant, Cal Grant, or California Promise fee waiver or are a Dream Act recipient.



Students required to take a minimum average of 12 units per semester.



Students shall be permitted to live in facilities for the full academic/calendar year as long as they remain enrolled.



Annual rent for single occupancy shall not exceed 30 percent of 50 percent of the area median income. 2022 Solano County = \$951/month.



Annual rent escalations limited to the lesser of the area median income calculation or the percentage change in annual average value of CPI.



The District/College are responsible for securing funds for any costs that exceed the awarded amount.

## SB169 Grant Funding to Date

PLEASE NOTE: The only change to this image is the 3rd bullet under "Round Two" was changed. The previous 3rd bullet read "1st of July 2023 the amount budgeted for Round Two will be announced."

- Round One (October 2021)
  - \$542,118,000 awarded for CCC planning and construction grants
  - 8 projects recommended by DOF for funding
  - 11 projects ultimately funded by the CA Legislature
- Round Two (January 2023)
  - \$750,000,000 Original Total
  - \$500,000,000 Proposed Total January 2023 Revised Budget
  - 21 applications submitted by CCCs
  - Rankings published in mid-March; awards have not been announced
- Round Three (July 2023)
  - \$250,000,000 Proposed Total



PLEASE NOTE: Prior to this image in the March 1, 2023 presentation, there was a slide that showed an outline of the SB169 Application contents. That image is no longer in the presentation. (4/4/23 - Priscilla Meckley-Archuleta)

# Scoring Rubric

## Round Two

Italicized metrics are items on which the College has no influence or impact.

Per conversations with the Chancellor's Office, Scion expects slight changes to the rubric for Round Three, due July 2023.

Prescribed Metric	Maximum Score
SB 169 Funds per Student Housed <sup>1</sup>	15
% of Avg. Rent of Ceiling	10
Construction Start Date by 12/31/23	10
<i>Geographic Location<sup>1</sup></i>	10
<i>Reapplication</i>	5
<i>County Vacancy Rate<sup>2</sup></i>	15
<b>Sub-Total</b>	<b>65</b>

Administrative Metric	Maximum Score
Intersegmental	10
Local Contribution	10
Ancillary Student Services Spaces <sup>3</sup>	5
Regions of Highest Need	5
Cost of Living	5
<b>Sub-Total</b>	<b>35</b>
<b>Grand Total</b>	<b>100</b>

PLEASE NOTE: This group of notes was added since the March 1, 2023 presentation, all else is the same. (4/4/23 - Priscilla Meckley-Archuleta)

<sup>1</sup> Dependent on other submissions within Workforce Region.

<sup>2</sup> Per data received from the Chancellor's Office.

<sup>3</sup> Student services and ancillary services may include but are not limited to, academic and student support services, student healthcare and mental health center, veteran services, basic needs centers, and dining services.

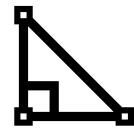


PLEASE NOTE: The only change to this image from the March 1, 2023 presentation is the addition of the highlighted note below. (4/4/23 - Priscilla Meckley-Archuleta)

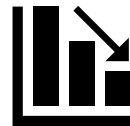
## Proposed Housing Program



Limited available funding expected in Round Three requires a small housing program to increase the competitiveness of the application.



SB169 Evaluation Rubric limits flexibility of the design; encourages by-the-bed housing (single students), small units, *modern* community-style bathrooms, and other efficiency-maximizing elements.



Initial Solano housing program modeled was based on demand and totaled approximately 300 beds; revised to 100+ beds.



Revised program is well below demand. Anticipate unmet demand to be addressed through subsequent phases.

# Site Options & Considerations





# Campus Map





## Sites under Consideration



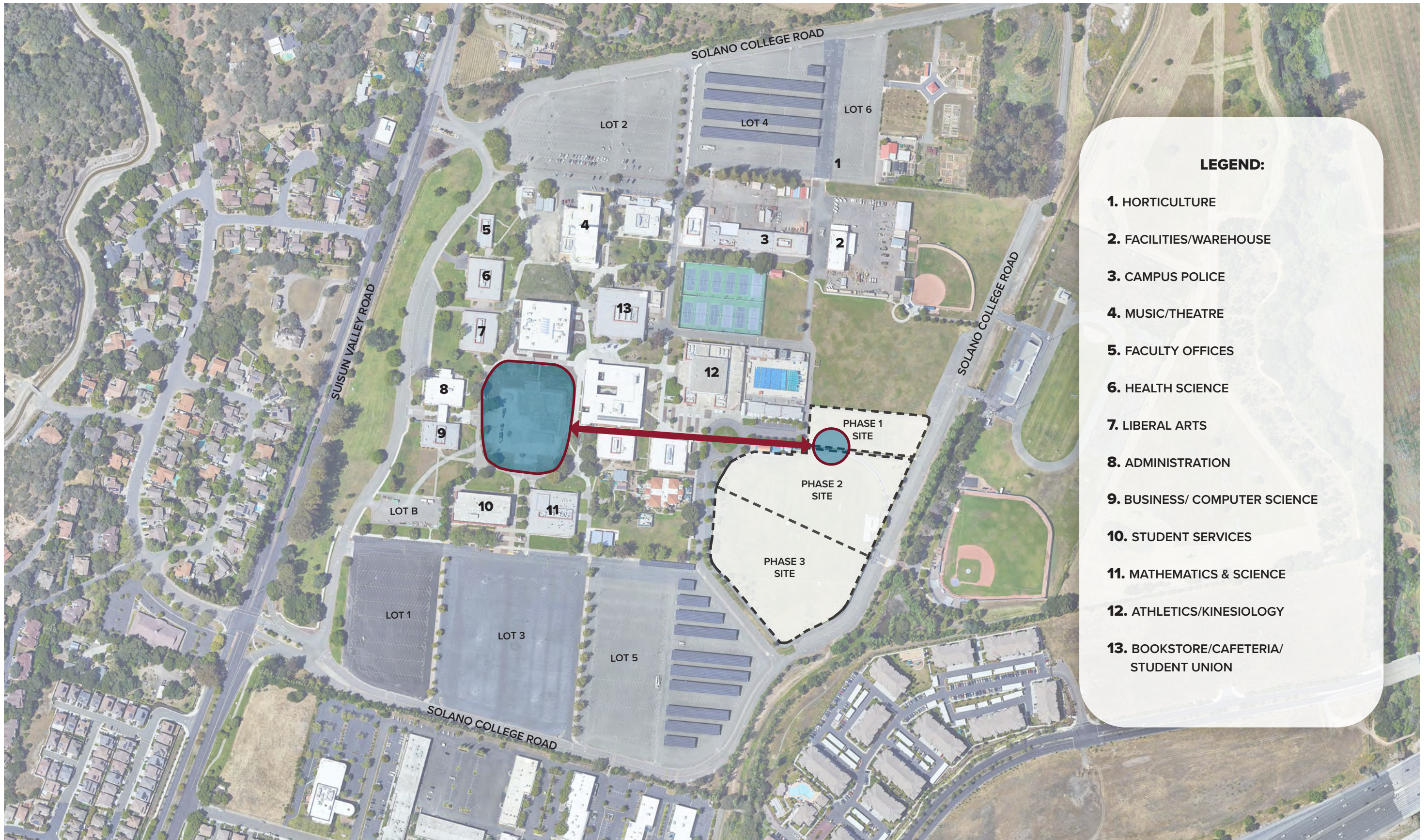


## Sites under Consideration

PLEASE NOTE: After this image the presentation is new/different from the March 1, 2023 presentation. The following new images are revised/updated to reflect the work of the project team since the end of February. The Measure Q Bond Steering Committee presentation on March 5th will focus on the balance of this presentation deck. (4/4/23 - Priscilla Meckley-Archuleta)







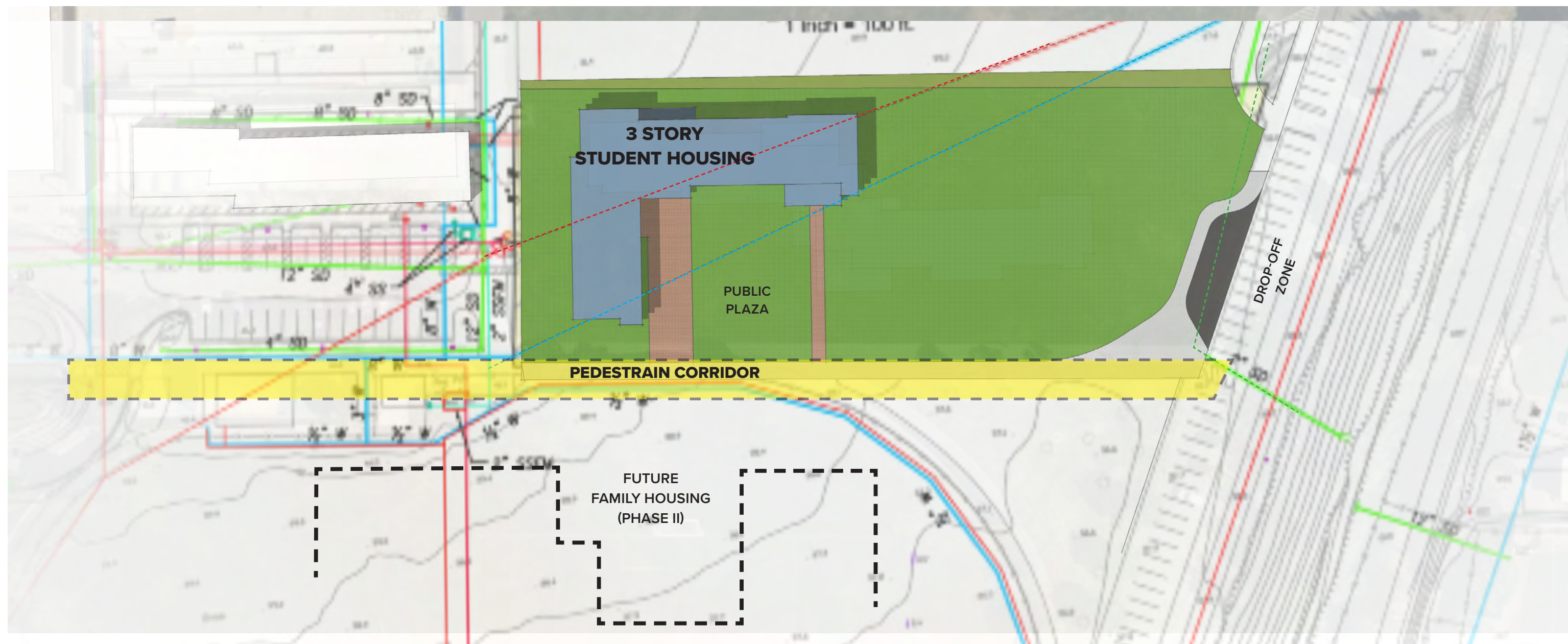
**LEGEND:**

- 1. HORTICULTURE**
- 2. FACILITIES/WAREHOUSE**
- 3. CAMPUS POLICE**
- 4. MUSIC/THEATRE**
- 5. FACULTY OFFICES**
- 6. HEALTH SCIENCE**
- 7. LIBERAL ARTS**
- 8. ADMINISTRATION**
- 9. BUSINESS/ COMPUTER SCIENCE**
- 10. STUDENT SERVICES**
- 11. MATHEMATICS & SCIENCE**
- 12. ATHLETICS/KINESIOLOGY**
- 13. BOOKSTORE/CAFETERIA/  
STUDENT UNION**



# PHASE I

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3 STORY - 112 BEDS

	BEDROOMS	BATHROOMS	UNIT GSF	UNITS	BEDS/BDRM	BDRMS	BEDS	TOTAL UNIT GSF	
MICRO - UNITS (SINGLE)	1	0	143	42	1	42	42	6,006	38%
MICRO - SUITE (DOUBLE)	1	0	220	26	2	26	52	5,720	33%
SEMI - SUITE (SINGLE)	1	1	278	6	1	6	6	1,668	5%
SEMI - SUITE 2BDRM (DOUBLE)	2	2	680	3	2	6	12	2,040	11%
TOTALS:				77		80	112	15,434	*percentage of beds, not units

BUILDING GSF: 31,036  
SF/BED: 277

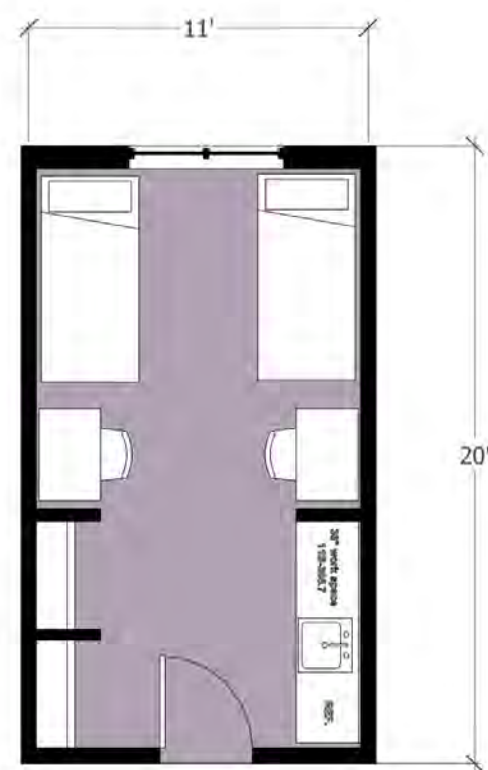
COMMON SPACE/ ADMIN:  
BUILDING SUPPORT SPACE:  
SITE ACRES: 5.2

	RECOMMENDED	PROVIDED	*FIXTURE CALCULATIONS EXCLUDE SEMI-SUITES
SINKS (1:3):	31.3	36	
TOILETS (1:4):	23.5	24	
SHOWERS (1:5):	18.8	24	





**MICRO-UNIT (SINGLE)**  
GSF: 145SF  
42 UNITS / 42 BEDS



**MICRO-UNIT (DOUBLE)**  
GSF: 220 SF  
26 UNITS / 52 BEDS



**SEMI-SUITE (SINGLE)**  
GSF: 278 SF  
6 UNITS / 6 BEDS



**SEMI-SUITE - 2 BED ROOM  
(DOUBLE)**  
GSF: 680 SF  
3 UNITS / 12 BEDS



**BATHROOM CORE (550SF)**

SINKS : 6

TOILETS : 4

SHOWERS : 4

\*1 CORE PER NEIGHBORHOOD. CORES DESIGNED  
TO SUPPORT 18-20 STUDENTS EACH



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

















# Next Steps



## Path to Solano Student Housing

Phase 1 SB169 Affordable Housing	Engage Solano stakeholders <ul style="list-style-type: none"><li>▪ April 5<sup>th</sup> – Bond Steering Committee update</li><li>▪ April 5<sup>th</sup> – Board presentation / update</li><li>▪ May 3<sup>rd</sup> – Board presentation / update</li></ul>
	April – June, 2023 <ul style="list-style-type: none"><li>▪ Procure CEQA consultant / begin CEQA process</li><li>▪ Retain cost estimator</li><li>▪ Design and pro forma refinement</li><li>▪ Prepare SB169 application<ul style="list-style-type: none"><li>✓ June - Board application approval</li><li>✓ July 3, 2023 submit construction grant application</li></ul></li></ul>
Phase 2 P3 Student Housing	Spring – Summer 2023 <ul style="list-style-type: none"><li>▪ Determine size of project, unit types and unit mix</li><li>▪ Pro forma refinement</li><li>▪ Partner procurement</li></ul>



# Thank you!

