



BACKGROUND

In recent years the Legislature has taken significant actions to both fund and stimulate student housing construction on UC, CSU, and CC campuses, including onetime budget asks and streamlining for university permitting. While these on-campus investments are welcome, the vast majority of students continue to live in a dwindling number of private off-campus apartments.

The Legislature has attempted to incentivize private student housing construction through the passage of SB 1227 in 2018, granting a student housing density bonus under certain conditions, however, the law has remained underutilized. Issues persist with jurisdictions frequently restricting the allowed density and height in neighborhoods directly adjacent to universities, affecting both the amount of housing available to students and the proximity of private student-oriented housing to campuses.

ISSUE

Data from 150,000 college students across the CSU, UC, and CCC shows that 35% of all college students face housing insecurity.¹ This situation reflects the dire cost pressures of housing on college students in CA. As of 2019, housing represents roughly half the cost for those at CSUs and UCs.² Given the scale of this problem, constructing more student housing is an urgent priority. However, efforts to expand university constructed and private student housing have faced major obstacles.

There is a significant need for off-campus private housing for students, especially for Community Colleges and CSUs unable to fund on-campus housing construction, but there are significant zoning and permitting barriers in a large majority of communities surrounding university campuses. Even directly adjacent to universities, single-family

zoning and other forms of density control limit students' ability to live within proximity to their classes, forcing long commutes or homelessness. As the entitlements for housing projects take 12-18 months to acquire depending on size,³ with CEQA litigation extending that timeline even further, housing demand outpaces construction speed. This delay and lack of construction cause students to experience increased rent pressures, forcing them to live further away from campus and frequently face housing insecurity.

BILL SUMMARY

AB 1630 would hereby grant ministerial approval and an expanded density/height bonus to off-campus student housing within 1000 ft. of public university campuses, provided they meet certain development standards.

- Projects can be built up to 35 ft. in height. No parking minimums.
- 20% of units are to be kept deed-restricted affordable to low income students, staff, or faculty with the remaining units being leased through a tiered process reserving the right of first refusal to students and faculty for a period of at least two weeks before it becomes available to the general public.
- This bill will not apply in certain zones or areas with sensitive conditions.

SUPPORT

Generation Up (cosponsor)
UC Student Association (cosponsor)
Student Housing Coalition (cosponsor)
Student HOMES Coalition (cosponsor)

For More Information:

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¹ California Student Aid Commission: 2018-19 [Student Expenses and Resources Survey: An Initial Look at the Obstacles Students face Affording Higher Education](#)

² Public Policy Institute California: [Higher Education in California: Making College Affordable](#)

³ Terner Center for Housing Innovation at UC Berkeley: [Modeling New Housing Supply in Los Angeles: Simulations from the Terner Housing Policy Dashboard](#)