



**Student
HOMES**
COALITION

The Student HOMES Coalition is a student-led collective of higher education advocacy organizations fighting for affordable, accessible, and abundant student Housing Opportunities for Maximizing Educational Success (HOMES).

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The Student Housing Crisis Act (AB 1630) FAQ

Why do we need off-campus student housing? Shouldn't we focus on school-provided housing?

Currently, over 2.3 million students in UC, CSU, and Community Colleges across California live in private off-campus housing. While in recent years there have been significant efforts by the legislature to build more on-campus housing, many California higher education institutions, especially Community Colleges and CSUs, lack the funds to build housing for all of their students. Additionally, the housing provided by colleges and universities is often more expensive than off-campus options. With state funding for student housing highly dependent on the health of the budget, as we've seen with the hold on student housing funding this year, students cannot reliably depend on state dollars to meet their housing needs. The vast majority of college students live off-campus and, by removing unnecessary and unfair restrictions on student housing in the areas directly adjacent to campuses, we can tackle this crisis now.

Will this bill make a difference?

Yes. Across the state, cities and counties have restricted student housing near campuses. Neighbors prejudiced against students abuse local permitting processes to block housing construction. This bill would streamline student housing permitting and allow student housing on land adjacent to campuses while ensuring compliance with health and safety standards. No unnecessary restrictions and delays mean more and faster construction, which will help alleviate the student housing crisis that has left tens of thousands of California students homeless.

Why not require all units under the bill to be affordable? Why 20%?

Developers cannot use traditional affordable housing financing mechanisms for student housing projects as most affordable housing programs do not allow student tenants. This includes the Low-Income Housing Tax Credit and Section 8 Vouchers. The result is that there are currently no student options for off-campus affordable housing as constructing affordable housing for students is financially infeasible. 20% is the standard requirement for mixed affordable and market-rate development. It ensures that new construction will contain affordable units without preventing that construction from happening at all. AB 1630 creates an innovative tool for off-campus affordable student housing construction, reducing demand for capacity-constrained





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on-campus affordable housing and providing affordable housing to the over 2.3 million students currently living off campus, and in the vast majority of cases, paying market rents.

How will this bill impact gentrification and displacement concerns surrounding campuses?

AB 1630 will not contribute to the gentrification and displacement impacts of college campuses on surrounding communities. Allowing more housing dedicated to students means that they will not be competing with long-time residents for the limited number of existing homes. This will help keep rent down and prevent gentrification and displacement. Additionally, the bill specifies that projects cannot demolish any existing deed-restricted affordable units, or rent-controlled units in high-poverty areas, ensuring that low-income communities near campuses will be protected from any negative impacts of new development. Any units built using AB 1630 must be leased out for at least a month, preventing them from being used for luxury short term rentals.

How is this bill different from prior student housing legislation?

Last year, SB 886 exempted on-campus student housing from CEQA. AB 1630 removes restrictions on off-campus student housing, enabling us to meet student housing needs even when money is tight for the state. In 2019 the legislature enacted SB 1227, creating a student housing density bonus. AB 1630 goes beyond SB 1227 by providing ministerial approval for an entire project rather than just the density bonus incentives themselves. Moreover, the bill would avoid having to rezone the land next to college campuses for housing development, thus making campus-adjacent property the most feasible location for student housing.

How will this bill protect the environment?

AB 1630 does not allow construction on sensitive environmental areas. This includes prime farmlands, very high fire zones, earthquake faults, wetlands, flood hazard areas, hazardous waste sites, and endangered species habitats.

How will this bill help us meet statewide and campus climate goals?

AB 1630 allows for the construction of student housing within a less than 4-minute walk of campus, giving students and faculty that currently commute long distances by car the option to live where they study and work. Building dense housing in already developed areas reduces housing sprawl and creates communities that emit significantly fewer carbon emissions per capita. Furthermore, college and university campuses are often extremely well served by transit and infrastructure, reducing the environmental burden of expansion.





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How will this bill ensure that off-campus housing is affordable for students, faculty, and staff?

AB 1630 requires that 20% of the units in every development using its provisions are required to be affordable. This ensures that housing projects include units already set aside for students or faculty at an affordable rate, allowing joint housing projects that benefit both the community and students seeking affordable, local housing. For faculty and staff, affordability is defined by rent that is less than 30% of 65% of the Area Median Income. For students, affordability is defined by rent that is less than 30% of the income eligibility threshold for a Cal Grant A or Cal Grant B award.

How will this bill ensure that off-campus housing is reserved for students, faculty, and staff?

AB 1630 requires that all buildings using its provisions contain covenants, or deed restrictions, guaranteeing all of the following provisions. Developers must first offer the units to college/university students, faculty, and staff for at least 20 business days before making them available to the general public. This includes units that become available after initial opening. To ensure that students know the units are available, developers must list them online, with any housing locator services the nearby college or university may have, and must notify the housing or basic needs office of the adjacent school. 20% of the units must be rented by students or university employees. This allows for some flexibility while also ensuring that students, faculty, and staff have first priority in renting the units near campus.

Will this bill impact the People's Park or Munger Hall developments?

No. AB 1630 only applies to the development activity of private entities, not the University of California or any other Public Entity. People's Park and Munger Hall developments are being developed by the University of California.

How will this bill prevent housing being located near hazardous land uses?

AB 1630 will not apply to sites zoned for industrial, sites within 1,320 ft of active oil wells, or sites within 500 ft of freeways.

