



AB 1732 - The Student & Faculty Housing Opportunity Act

Bill Summary

AB 1732 will expand the AB 1449 (Alvarez, 2023) affordable housing CEQA exemption to include student housing projects.

Background

Enacted in 1970, the California Environmental Quality Act (CEQA) requires public agencies to study, disclose, and mitigate the environmental impacts of development projects that require governmental approval.

While well-intentioned, CEQA can easily be weaponized by anti-housing individuals to block critical projects, including affordable, transit-oriented, and student housing projects. From 2018 to 2023, seven UC housing projects were stalled due to CEQA lawsuits.

According to the Legislative Analyst's Office, 7% of UC students, 11% of CSU students and 24% of students enrolled in CCC's experience housing instability on an annual basis.

In light of this statewide housing crisis, the Legislature has taken steps to promote development by exempting environmentally-friendly housing projects from CEQA. Specifically, AB 130, the 2025 housing budget trailer bill, exempts qualifying infill housing projects from CEQA, promoting dense housing near existing transit and amenities.

Problem

To be eligible for the new exemption, projects must be consistent with the applicable local general plan and zoning ordinances.

Since UCs, CSUs, and CCCs are exempt from local zoning and instead follow their public higher education land use plans (also known as long range development

plans), they cannot meet AB 130's general plan compliance requirement.

As a result, student and workforce housing projects built by public campuses do not enjoy the same benefits as housing units built by private entities.

Solution

AB 1732 closes that gap by allowing qualifying public campus housing projects to access the AB 1449 CEQA exemption.

Projects must meet the following requirements:

- Located in an existing urban area OR located near at least 6 amenities.
- The project meets labor requirements, as specified.
- The development proponent conducts a tribal consultation process, as specified.
- For projects where housing is not a permitted use, the following requirements must be met.
 - The project is not in a very high fire severity zone
 - The project is not within 500ft of a freeway
 - The project is not within 3200 ft of an oil refinery

For More Information

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Support

- Student Homes Coalition (Sponsor)
- UC Student Association (Co-Sponsor)
- California School Employees Association
- University of California
- Youthbridge Housing
- Circulate Planning & Policy
- CA YIMBY
- Bay Area Council
- San Diego Housing Commission
- City of Culver City
- Councilmember Ricci, City of Modesto
- Councilmember Hilton, City of Gilroy
- GenerationUP
- City of Monterey Park
- Santa Monica Community College
- SPUR
- The Two Hundred for Homeownership
- 21st Century Alliance
- Abundant Housing LA
- California Apartment Association
- California College Democrats