



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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AB 3116 Fact Sheet - Asm. Eduardo Garcia (AD 36)

Bill Summary

This bill would provide a new framework for the Student Housing Density Bonus (SHDB) that better accounts for the unique needs of student housing. AB 3116 will make key reforms to the SHDB by creating a sliding scale of density bonus relative to affordability, removing the master lease requirement, and providing additional incentives and concessions to student housing projects.

Background

SB 1227 (Skinner), passed in 2019, provided a 35% density bonus for projects where 20% of the units are used for lower income students, and where a developer enters into an agreement with an institution of higher education to that effect. SB 290 (Skinner), passed in 2021, built upon SB 1227 by requiring a city or county to grant one incentive or concession for a student housing development project that will include at least 20% of the total units for lower income students. While SB 1227 and SB 290 represented a substantial first step, no student housing has been developed using the student housing density bonus.

Problem

A recent report shows that a majority of California college students experience housing insecurity.¹ Housing costs are often the largest non-tuition cost of attendance for students at California colleges and universities, representing over half the cost of attending a UC or CSU in 2019.² The issue of housing cost is particularly prevalent at CCCs, where 3 in 5 students experience housing insecurity and 1 in 4 experience homelessness.³

While the UC, CSU, and CCC systems have made significant efforts to house students on campus in recent years, the vast majority of California's college students still rely on inadequate and increasingly costly off-campus private housing.⁴

Solution

Framework: Provides clear definitions and eligibility standards tailored to student housing.

Private Development: Permits the SHDB to be used for privately-developed affordable student housing that does not have a master-lease with a university.

Sliding Bonus Scale: Provides for a greater density bonus when projects offer more affordable student housing.

Incentives: Provides two incentives for projects that include 23% of units for students at an affordable rent.

Parking: Prohibits parking ratios for student housing developments using the SHDB

Contact Information

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Support

Student HOMES Coalition (Sponsor)
Generation Up (Co-Sponsor)
UC Student Association (Co-Sponsor)
Housing Action Coalition (Support)
California Competes (Support)
Our Time To Act United (Support)
Youthbridge Housing (Support)

¹ California Student Aid Commission: [Food and Housing Bais Needs Survey 2023](#)

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

³ Community College League of California: [Real College California: Basic Needs Access Among California Community College Students](#)

⁴ California Legislative Analyst's Office: [Overview of Student Housing](#)

