



FACT SHEET
AB 893 (Mike Fong)
As Introduced February 19, 2025

SUMMARY

AB 893 builds on AB 2011 (Wicks, 2022) to streamline mixed-income housing development on certain commercially zoned properties within a one mile radius of colleges and universities.

BACKGROUND

Housing costs represent the largest financial barrier to higher education in California. A recent report from the Public Policy Institute of California (PPIC) shows that students spend more on housing than tuition at UCs and CSUs. While public colleges have made significant efforts to increase on-campus housing supply in recent years, the vast majority of California's college students, faculty, and staff still rely on a limited number of unaffordable and inaccessible off-campus housing units. Due to high housing costs, a majority of California college students experience housing insecurity. Moreover, 24% of CCC, 11% of CSU, and 8% of UC students experience homelessness in a given year, according to the California Legislative Analyst's Office (LAO).

NEED FOR THE BILL

Despite the fact that most college students, faculty, and staff in California rely on off-campus housing, new housing projects near colleges can be difficult to develop due to restrictive local zoning policies. Previous attempts by the Legislature to advance housing development like AB 2011 have opened up a number of new parcels around college campuses, but fall short of achieving the scale needed to address the student housing crisis. Additionally, existing streamlining laws include requirements that limit student eligibility for deed-restricted affordable units.

SOLUTION

This bill would create a streamlined, ministerial review process for mixed-income housing development in "campus development zones," or the area within a one mile radius of a campus of the University of California, California State University, California Community Colleges, or a private higher education institution. To be eligible, land in these zones must also be zoned for commercial use, drawing on a similar framework created by AB 2011 (Wicks, 2022).

A housing development using this bill must also set 15% of its units at affordable rents for tenants making 80% of the area median income, including college students, faculty, and staff. Students will be able to qualify for deed-restricted units based on Cal Grant, Promise Grant, and Pell Grant eligibility. Housing developments can also qualify by setting five percent of the base units for extremely low income households and eight percent for very low income households, with eligibility expanded to students experiencing homelessness. This bill will remove hurdles to developing new affordable and accessible housing for students, faculty, and staff, making a significant step towards addressing the ongoing housing crisis in California.

SUPPORT

Student Homes Coalition (Sponsor)
UCSA (Co-Sponsor)

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