

MOTION BY SUPERVISOR LINDSEY P. HORVATH

June 17, 2025

**Support for Assembly Bill 648 (Zbur): Tackling Student Housing Insecurity at California Community Colleges**

California’s housing crisis affects every segment of society. Community college students are particularly affected, having fewer housing options than their counterparts enrolled in 4-year colleges or universities. According to the Legislative Analyst’s Office (LAO), roughly 60% of California’s community college students have faced housing insecurity and almost 25% have experienced homelessness.<sup>1</sup> Researchers have found that around 20% of California community college students experience homelessness at some point over the course of a year, and many more struggle to pay rent. Community colleges were designed for students who live at home and commute, but as demographics have changed in the state, fewer 18 to 22 year olds are enrolling in community college and those that do live on their own.<sup>2</sup>

<sup>1</sup> Legislative Analyst’s Office. *Update on Student Housing Assistance*. 7 May 2024, [lao.ca.gov/Publications/Report/4898](https://lao.ca.gov/Publications/Report/4898). Accessed 21 May 2025.

<sup>2</sup> Echelman, Adam. “California’s Fund to Build Student Housing Runs Dry — Leaving Community

**MOTION**

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Housing insecurity and homelessness significantly impact California college students, affecting their academic performance, mental and physical health, and overall well-being. Students facing these challenges often experience lower GPAs, higher dropout rates, and decreased access to nutritious food and other essential resources. Assembly Bill (AB) 648 seeks to combat housing insecurity and homelessness at California Community Colleges (CCC) by streamlining the development of student and staff housing. Sponsored by Santa Monica College, the bill ensures that CCC districts have the authority to build housing on property they own or lease—just as they do for educational facilities—while eliminating barriers that slow or prevent construction.

The CSU and UC systems have long had the authority to build student and staff housing regardless of zoning, but CCCs do not have the same authority, leading to difficulty moving forward with much needed community college housing projects. Under AB 648, community colleges will still be required to comply with other local regulations and consult with their local planning department, and locally elected community college governing boards will still be responsible for making the final approval of proposed student housing projects for their districts. This measure seeks to provide parity to the CCCs with the UC and CSU systems.

AB 648 will help address the housing shortage and reduce barriers to student success and ensure a future for California where everyone can thrive.

**I, THEREFORE, MOVE** that the Board of Supervisors direct the Chief Executive Office-Legislative Affairs and Intergovernmental Relations to take all appropriate

legislative advocacy actions to support Assembly Bill 648 (Zbur), which would streamline the construction of student housing at California Community Colleges by exempting new student and staff housing projects from local zoning regulations if the project is constructed on property owned or leased by a California Community College District, and located within a half mile radius of a main campus or a satellite campus that existed before July 1, 2025.

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