



June 9, 2025

Via: Electronic Submittal: <https://calegislation.lc.ca.gov/Advocates/>

The Honorable Sasha Renée Pérez, Chair
Senate Education Committee
1021 O Street, Room 674
Sacramento, CA 95814

Re: AB 648 (Zbur), As Amended on May 5, 2025

POSITION: Support

Dear Senator Pérez,

On behalf of the Association of California Community College Administrators (ACCCA), I am writing to express our strong support for Assembly Bill (AB) 648 (Zbur), which is scheduled to be heard in the Senate Education Committee on Wednesday, June 18, 2025.

AB 648 would exempt the construction of faculty and staff housing projects, student housing projects, and university housing development projects from local zoning regulations of any city, county, or city and county when constructed on property owned or leased by a community college district (CCD) if specific requirements are met.

A significant number of community college students face housing challenges. According to a 2024 report by the California Legislative Analyst's Office, approximately 60% of community college students experienced housing insecurity, and nearly 25% faced homelessness. These conditions adversely affect student retention and academic performance. AB 648 seeks to mitigate these issues by facilitating the construction of affordable housing on community college properties.

Currently, community colleges encounter delays in building housing due to local zoning regulations. AB 648 proposes to exempt student and staff housing projects from these local zoning laws when constructed on property owned or leased by a CCD. This change would align community colleges with the University of California (UC) and California State University (CSU) systems, which already possess similar exemptions, thereby expediting the development process.

AB 648 presents a viable path toward resolving housing challenges within the community college system, thereby promoting student success and institutional effectiveness. The bill also puts CCDs in parity with the UC and CSU who are already able to utilize these local zoning regulations when building student housing and university housing projects.

For these reasons, ACCCA supports AB 648 and respectfully asks for an "aye" vote on this measure.

Sincerely,

Susan K. Bray
Executive Director

cc: Members, Senate Education Committee
The Honorable Rick Chavez Zbur
Michelle McKay Underwood, Legislative Advocate, School Services of California Inc.
Kyle Hyland, Legislative Advocate, School Services of California Inc.