



September 18, 2025

The Honorable Gavin Newsom
Governor of the State of California
1021 O Street, Suite 9000
Sacramento, CA 95814

Re: Request for Signature on AB 648 (Zbur)

Dear Governor Newsom:

On behalf of the Association of California Community College Administrators (ACCCA), the foremost member-supported professional organization for administrators and managers at California's Community Colleges, I respectfully urge your signature on Assembly Bill (AB) 648.

California's community college students face a severe housing crisis. According to a 2024 report by the Legislative Analyst's Office, nearly 60% of community college students experience housing insecurity, and almost one in four have faced homelessness. These conditions profoundly undermine student retention, success, and equity. Faculty and staff also struggle with high housing costs, further affecting the stability of our campuses.

AB 648 provides a practical and urgently needed solution. The bill exempts community college districts (CCDs) from local zoning ordinances for student, faculty, and staff housing projects built on property owned or leased by a CCD, under specific conditions. Importantly, it requires that a portion of faculty and staff units be offered at affordable rent levels to extremely low- and lower-income employees.

By removing unnecessary delays caused by local zoning regulations, AB 648 would put community colleges on equal footing with the University of California and California State University systems, both of which already benefit from similar exemptions. This parity will allow CCDs to build housing more quickly and efficiently that directly addresses affordability challenges and supports student success.

For these reasons, ACCCA strongly supports AB 648 and respectfully urges your signature on this measure. We stand ready to work with your Administration and our member districts to ensure its successful implementation and to advance our shared commitment to access, equity, and opportunity in higher education.

Sincerely,



Susan K. Bray
Executive Director

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