

ASSEMBLY THIRD READING  
AB 2176 (Fong)  
As Introduced February 19, 2026  
Majority vote

## SUMMARY

Establishes an intersegmental working group to analyze student housing needs and develop a statewide plan for collaboration across public higher education segments.

### Major Provisions

- 1) Requires the California State University (CSU) Chancellor's Office and the California Community Colleges (CCC) Chancellor's Office (CCCCO), and requests the University of California (UC) Office of the President (UCOP), to establish an intersegmental student housing working group.
- 2) Requires the working group, pursuant to (1) above, to include representatives from:
  - a) The CSU Chancellor's Office;
  - b) The CCCCCO;
  - c) The UCOP (should the UCOP decide to participate in the working group);
  - d) Faculty; and,
  - e) Students.
- 3) Requires the working group to use existing assessments of unmet student housing demand developed by CSU, CCC, and UC (if participating) to:
  - a) Analyze systemwide student housing needs;
  - b) Analyze regional student housing needs; and,
  - c) Analyze campus-specific student housing needs.
- 4) Requires the working group to develop a statewide plan that:
  - a) Identifies opportunities for intersegmental collaboration to build campus housing; and,
  - b) Informs future state funding considerations related to student housing.

## COMMENTS

*Housing needs across the segments.* Pursuant to the author, "according to a 2023 survey conducted by the California Student Aid Commission (CSAC), 53% of college students applying for financial aid experienced housing insecurity, including the inability to pay rent or utilities, a dramatic increase from 2019, when only 36% of respondents were identified as housing insecure." Additionally, the author states that, "in 2025, the California State Auditor released an audit showing significant unmet need for campus-provided student housing. Systemwide data

cited in the report found 17,500 students on housing waitlists across the three segments, likely a significant undercount of the actual unmet demand.”

Pursuant to existing law, the 2025 CSU Housing Plan provided the following update since the 2022 plan was published:

- 1) An additional ~2,319 student housing beds were delivered to:
  - a) CSU Fullerton - Student Housing Phase 4;
  - b) CSU, San Marcos - The QUAD Apartments (affiliated P3);
  - c) San Francisco State University - West Campus Green Affordable Student Housing Village; and,
  - d) San José State University - Spartan Village on the Paseo.
- 2) The CSU System has another 3,638 beds currently under construction, largely due to funding awarded through the State of California Higher Education Student Housing Grant Program (HESHGP). The grant amounts totaled nearly \$660 million and were matched by an additional \$664.5 million in CSU funding.
- 3) Unmet need:
  - a) The CSU estimates that in Fall 2030, there will be approximately 38,800 students needing housing assistance (to be addressed with financial aid or housing grants, student services and support programs, along with construction of additional bed spaces);
  - b) Of this unmet need, 15,370 beds could be supported by market demand and campuses are likely able to construct these projects over time;
  - c) CSU estimates approximately 14,670 housing-insecure students who potentially need subsidized housing, and this represents the most critical need for affordable housing.
  - d) Finally, CSU conservatively estimates an additional 8,760 low-income students who are not graduating within six years could benefit from a subsidized affordable housing bed.
  - e) The CSU is estimating reduced need in the housing insecure and low-income student categories based new beds delivered. CSU expects that figure to continue to go down based on the delivery of additional affordable beds through the HESHGP.
- 4) According to UC’s Basic Needs 2025 Annual Report:
  - a) UC has invested millions of dollars into supporting its students’ basic needs, and the State provides \$19.5 million yearly for basic needs and rapid rehousing.
  - b) Of the 2,760 students who received emergency basic needs grants last year, approximately half were funded by University aid and half by the State.
  - c) This funding is inadequate to eliminate either food or housing insecurity systemwide. California has long been a high-cost state, with living costs increasing since the

pandemic. Rent increased by over 35% statewide since 2020, while wages increased by 22%. It would take twice the State's median income to purchase a mid-tier home and 1.5 times the median income to purchase a bottom-tier home.

- d) A 2023 California Community Poll found that 40% of respondents considered moving out of the State due primarily to the high costs associated with housing, healthcare, and everyday expenses. (The average monthly mortgage for a two-bedroom home is over \$4,600, and the average rent is over \$2,700.)
- e) For low-resourced students, those costs are challenging, particularly when considering that the majority of students who used campus basic needs supports could not cover an unexpected emergency expense over \$100.
- f) Nearly one-quarter could not cover an emergency expense of any amount; and,
- g) The UC does not have the resources to absorb the full financial consequences of these widespread economic challenges.
- h) State basic needs allocations remain low compared with the need, as a result of flat funding formulas that do not account for rises in the cost of living or other inflationary factors. Budgetary language for UC basic needs is also significantly more restrictive than for CCC, specifying how UC campuses are to spend funds on food and housing supports. The restrictive nature of these requirements does not align with the modern lived experiences of college students.
- i) This leaves campus basic needs programs to triage emergency needs first for as many students as possible, making difficult spending trade-offs among its programs without the necessary resources to significantly lower food or housing insecurities.

### **According to the Author**

According to the author, "California's student housing crisis is affecting students across all three public higher education systems, undermining academic success and putting thousands of students at risk of housing insecurity. A recent audit by the California State Auditor found that more than half of students across the University of California, California State University, and California Community Colleges have experienced housing insecurity, and that current waitlists significantly underestimate the true level of unmet demand for student housing. Despite the scale of this challenge, the state's higher education segments largely assess housing needs and plan projects independently, limiting their ability to coordinate solutions or fully understand statewide demand."

The author states that, "AB 2176 adopts one of the recommendations from the State Auditor's report by establishing an intersegmental student housing working group to bring stakeholders across all three segments together to jointly assess housing needs and identify opportunities for collaboration. By developing a coordinated analysis of systemwide, regional, and campus-level housing demand, the working group will help inform future student housing investments and identify strategies for intersegmental housing projects that allow institutions to share resources and respond more flexibly to enrollment changes. Strengthening coordination across California's public higher education systems will help the state better address student housing insecurity and ensure more students have access to safe and affordable housing while pursuing their education."

**Arguments in Support**

According to PowerCA Action, "California's housing crisis is deeply impacting students across the state. Over half of students in California's public higher education systems have experienced housing insecurity, including unstable housing or homelessness, with community college students facing some of the highest rates. At the same time, thousands of students remain on housing waitlists, and existing systems lack the coordination needed to effectively assess or meet student housing demand."

Further, PowerCA Action states that, "AB 2176 takes a necessary step toward addressing this issue by creating a formal structure for coordination across the University of California, California State University, and California Community Colleges systems. By improving data collection and identifying opportunities for intersegmental housing development, this bill will help ensure that more students can access stable and affordable housing which is especially critical for transfer students, who often face gaps in housing access when moving between systems and campuses. Expanding access to student housing is critical to improving educational outcomes and ensuring that young Californians are able to complete their education without the burden of housing instability. AB 2176 helps lay the groundwork for a more coordinated and equitable approach to meeting student housing needs statewide."

**Arguments in Opposition**

None on file.

**FISCAL COMMENTS**

According to the Assembly Committee on Appropriations:

- 1) Minor and absorbable costs to the CSU to set up the workgroup.
- 2) One-time General Fund costs of an unknown amount but possibly in the tens of thousands of dollars to CCCCO to participate in the working group.
- 3) One-time General Fund costs in the low tens of thousands of dollars for the UCOP to participate in the working group.

**VOTES****ASM HIGHER EDUCATION: 10-0-0**

**YES:** Fong, DeMaio, Boerner, Macedo, Jackson, Muratsuchi, Patel, Ramos, Sharp-Collins, Tangipa

**ASM APPROPRIATIONS: 15-0-0**

**YES:** Wicks, Hoover, Aguiar-Curry, Calderon, Caloza, Dixon, Fong, Mark González, Krell, Pacheco, Pellerin, Sharp-Collins, Solache, Ta, Tangipa

**UPDATED**

VERSION: February 19, 2026

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FN: 0002832