
SENATE COMMITTEE ON EDUCATION

Senator Sasha Renée Pérez, Chair

2025 - 2026 Regular

Bill No:	AB 2176	Hearing Date:	June 17, 2026
Author:	Fong		
Version:	June 8, 2026		
Urgency:	No	Fiscal:	Yes
Consultant:	Olgalilia Ramirez		

Subject: Student housing: intersegmental working group.

SUMMARY

This bill requires, by July 2027, the California State University (CSU) Chancellor to convene a working group that includes participation from representatives of the California Community Colleges (CCC) and the University of California (UC) for the purposes of developing recommendations for assessing unmet student housing demand, identifying opportunities for intersegmental student housing development, and supporting the sharing of information related to intersegmental student housing projects.

BACKGROUND

Existing law:

- 1) Establishes the CSU, under the administration of the Trustees of the CSU, the UC, under the administration of the Regents of the UC, the CCC, under the administration of the Board of Governors of the CCC, three public segments of postsecondary education in the state. (Education Code (EC) § 66010.4, et seq.)
- 2) Requires the CSU Chancellor's Office, and requests the UC Office of the President to do both of the following:
 - a) Conduct a needs assessment to determine the projected student housing needs, by campus, for the 2022–23 fiscal year to the 2026–27 fiscal year, inclusive, taking into account the projected enrollment growth and the goal of closing the degree gap; and,
 - b) Create a student housing plan, with a focus on affordable student housing, that outlines how they will meet the projected student housing needs, by campus, identified pursuant to (a) above. The student housing plan must include the specific actions to be taken for the 2022–23 fiscal year to the 2026–27 fiscal year, inclusive.

Stipulates that three years after July 1, 2022, the CSU Chancellor's Office must, and the UC Office of the President may, review and update the student housing plan described in (b) above and include the specific actions to be taken in the next five fiscal years. (EC § 66220)

Although the CCC has the largest number of students (over 2 million), existing law precludes the CCC from the provisions contained in EC Section 66220.

ANALYSIS

This bill:

- 1) Requires, by July 1, 2027, the CSU Chancellor to convene a working group to develop recommendations for assessing unmet student housing demand, identify opportunities for intersegmental student housing development, and support the sharing of best practices and technical expertise related to intersegmental student housing projects.
- 2) Requires the working group to include representatives designated by each of the following:
 - a) CSU Chancellor.
 - b) CCC Chancellor.
 - c) UC President, if they elect to participate.
 - d) The CSU statewide student organization.
 - e) The CCC statewide student organization.
 - f) The UC statewide student organization, if UC elects to participate.
- 3) Requests UC to participate in the working group and designate representatives.
- 4) Requires the working group to consult with representatives from campuses that have pursued intersegmental student housing projects and representatives from campus and system-level offices responsible for housing operations, capital planning, facilities development, and basic needs programs.
- 5) Authorizes the working group to consult with other stakeholders, including, but not limited to, local governments, housing developers, researchers, and subject matter experts.
- 6) Requires that the working group submit a report to the Legislature and the Governor by July 1, 2028, and requires that the report include all of the following:
 - a) Recommendations regarding metrics, data sources, and reporting practices that may be used to assess and determine unmet student housing demand across the state's public postsecondary educational institutions, including a framework of common indicators that may improve the consistency and comparability of assessments across segments and campuses.
 - b) An analysis of completed and proposed intersegmental student housing

projects, including factors associated with successful project delivery and factors that impeded or prevented project completion.

- c) An assessment of structural barriers to the development of intersegmental student housing, including, but not limited to, financing, governance, land use authority, and transportation access.
 - d) Identification of regions and campuses where future intersegmental student housing opportunities may exist based on enrollment trends, housing demand, geographic proximity, and other relevant factors.
 - e) Recommended best practices and implementation supports for campuses interested in pursuing intersegmental student housing development, including, as applicable, but not limited to, practices related to project planning, financing, governance structures, student eligibility, project operations, intersegmental partnerships, technical assistance needs, information-sharing mechanisms, and related state policy considerations.
- 7) States that it is the intent of the Legislature to establish an intersegmental student housing working group to coordinate efforts on developing student housing across the public higher education segments, as recommended by the specified California State Auditor report.
- 8) Sunsets the bill's provisions on January 1, 2029.

STAFF COMMENTS

- 1) **Need for the bill.** 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.

"AB 2176 codifies 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."

- 2) **Student housing planning efforts.** Current law requires the CSU and requests the UC to conduct student housing needs assessments and develop student housing plans that identify projected housing needs and actions necessary to meet those needs. Existing law requires those plans to be reviewed and updated every three years. These efforts focus on housing planning with individual segments. This bill seeks to identify opportunities for collaboration across the public higher education segments and develop recommendations that may inform future state housing policy, housing development decisions, and financing decisions.
- 3) **Housing needs across segments.** According to the CSU Housing Plan, CSU has expanded student housing capacity in recent years, adding approximately 2,319 beds since 2022 and currently constructing an additional 3,638 beds, largely supported through the Higher Education Student Housing Grant Program. Despite these investments, CSU projects that by Fall 2030, approximately 38,800 students will still need housing assistance. CSU estimates that roughly 14,700 housing insecure students may require subsidized affordable housing, while another 8,800 low-income students could benefit from affordable housing to improve persistence and graduation outcomes, CSU expects unmet need to decline as additional state-funded housing projects come online.

According to the UC's 2025 *Basic Needs* report, UC reports that housing affordability remains a significant challenge despite ongoing investments in basic needs programs and state support. Rising housing costs have outpaced wage growth, and campus emergency aid programs continue to face demand that exceeds available resources. UC notes that existing state basic needs funding is insufficient to address systemwide housing insecurity and that campuses often must prioritize emergency assistances while making difficult tradeoffs among basic needs programs. UC further reports that many students' receiving basic needs assistance are unable to absorb even modest unexpected expenses, underscoring the financial vulnerability of a portion of the student population.

For community college students, housing affordability remains a significant challenge. *The 2025 Real College California Basic Needs Survey* found that 58 percent of community college students experience housing insecurity and 20 percent experienced homelessness during the prior year. The CCC Chancellor's Office also publishes annual reports on student housing projects and housing stock, including projects supported through the Higher Education Student Housing Grant program.

- 4) **California State Auditor report on student housing needs.** In October 2025, the California State Auditor released its report, *California Colleges: California's Systems of Public Higher Education Could Better Address Student Housing Needs*. The audit examined how the CCC, CSU, and UC assessed student housing needs and planned for their development. The audit found that CSU, UC, and CCCs could strengthen their oversight and planning efforts to better assess unmet student housing demand and address student housing needs. Among its recommendations, the audit suggested that the Legislature consider clarifying the role of the segments' system offices in housing planning and requiring the segments to develop and implement processes to periodically

assess unmet demand for campus housing. The bill attempts to respond to issues identified in the audit by establishing a working group to develop recommendations regarding unmet demand assessments and intersegmental housing opportunities.

SUPPORT

University of California Student Association (sponsor)
Power California Action
Student Senate for California Community Colleges

OPPOSITION

None received

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