



SENATOR
MARIA ELENA DURAZO
LEGISLATIVE FACTSHEET

The 2021 Community College Joint Occupancy Housing Solutions Act

Senate Bill 330

Summary:

SB 330 eliminates statutory barriers concerning joint occupancy of a community college's property or buildings and facilitates private development and operation of on-campus affordable housing.

Background:

California faces an unprecedented housing shortage. Particularly hard struck have been California's community colleges. In many community college districts, the high cost of living and lack of affordable housing options present the highest barrier for both the student body and the community college's workforce. Fifty-five percent of Los Angeles Community College District students currently experience housing insecurity, and nineteen percent will experience homelessness at some point during the year. This lack of access to housing precludes many Californians from higher education and stable employment.

Despite this, some community colleges possess either unused real property, or facilities that have become too financially burdensome to operate. As of now, however, community college districts are extremely limited in their options to best utilize their surplus land or derelict facilities. These could be repurposed into affordable housing developments and provide much needed relief to both the students and workforce of the community colleges.

Problem:

Current Education Code provisions limit a district's flexibility to enter into a joint occupancy agreement

with a private entity for the purposes of developing and operating affordable housing for workforce or student use.

A joint occupancy structure that reduces or provides for a nominal cost of a ground lease of a District's real property to a private developer will provide more affordable housing options for workforce and students.

Solution:

SB 330 amends the Education Code sections concerning joint occupancy to provide more flexibility to community college districts to create affordable workforce and student housing.

This bill allows for long-term ground leasing of a community college's real property for up to 66 years, for the purposes of affordable housing development.

SB 330 also allows community college districts to engage with a private entity to develop the housing, and further allows a District to lease real property to a developer for less than "fair market value" to develop and operate affordable student and workforce housing.

Sponsor:

Los Angeles Community College District

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