



CALIFORNIA STATE ASSEMBLY
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Fact Sheet

PROPOSED BILL

AB 1212 will enable the University of California (UC) campuses and their auxiliaries to utilize the Low Income Housing Tax Credit (LIHTC) for the purpose of developing affordable housing for UC faculty and staff on UC owned land.

BACKGROUND

One of the many ways the state funds affordable housing is via the Low-Income Housing Tax Credit (LIHTC). The LIHTC is used to develop affordable housing for income eligible households that make up to 80% of the area median income (AMI).

Given the rising costs of housing and lack of access for our educators, Assembly Bill (AB) 2005 Ward enabled the California State University (CSU) to utilize the LIHTC to develop affordable housing for CSU faculty and staff on CSU owned land. Further, AB 1719 (Chapter 640, Statutes of 2022), the Community College Faculty and Employee Housing Act of 2022 extended this flexibility to housing projects on community college owned land for community college faculty and staff to help provide much needed housing for those who work and study in their districts.

PROBLEM

In many areas of the state, affordable housing has become inaccessible to UC faculty and staff as well. According to the California Department of Housing and Community Development, only 16% of residents in California can afford to buy a home. California renters also have the nation's second highest rent burdens. Lack of access to affordable housing has led to greater difficulty in recruitment

and retention of diverse, quality staff who may be considering other career opportunities, or even leaving California.

To combat high housing costs, UC campuses need the authority to provide affordable housing to those that work to educate and prepare California's future leaders and are reflective of the communities they serve.

SOLUTION

AB 1212 would extend the flexibility afforded to K-12 school districts and community college districts under current law to UC campuses seeking to provide affordable housing options to their faculty and staff.

It will allow campuses with the appropriate existing land and resources to be active

SUPPORT

University of California

OPPOSITION

None

FOR MORE INFORMATION

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