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HEALTH AND SAFETY CODE - HSC

DIVISION 31. HOUSING AND HOME FINANCE [50000 - 54913] (Division 31 repealed and added by Stats. 1977, Ch. 610.)

PART 14.3. California State University Faculty and Employee Housing Act of 2024 [53610 - 53614] (Part 14.3 added by Stats. 2024, Ch. 558, Sec. 1.)

[53610.](#) This part may be cited as the California State University Faculty and Employee Housing Act of 2024.

(Added by Stats. 2024, Ch. 558, Sec. 1. (AB 2005) Effective January 1, 2025.)

[53611.](#) (a) The purpose of this part is to facilitate the acquisition, construction, rehabilitation, and preservation of affordable rental housing for faculty and California State University employees to allow them to access and maintain housing stability.

(b) A program established under this part shall be restricted to faculty or California State University employees, except that a California State University campus may allow local public employees or other members of the public to occupy housing created through this part, subject to applicable laws and regulations.

(c) A California State University campus may prioritize California State University employees over local public employees or other members of the public to occupy housing.

(Added by Stats. 2024, Ch. 558, Sec. 1. (AB 2005) Effective January 1, 2025.)

[53612.](#) As used in this part:

(a) "Affordable rental housing" means a rental housing development with a majority of its rents restricted to levels that are affordable to persons and families of low or moderate income.

(b) "Auxiliary organization" has the same meaning as defined in Section 89901 of the Education Code.

(c) "Faculty or California State University employee" means any person employed by a California State University campus, including, but not limited to, faculty and staff.

(d) "Local public employees" includes employees of a city, county, city and county, charter city, charter county, charter city and county, special district, or any combination thereof.

(e) "Persons and families of low or moderate income" has the same meaning as defined in Section 50093.

(f) "Rental housing development" means a structure or set of structures with common financing, ownership, and management with one or more dwelling units, including efficiency units. No more than one of the dwelling units may be occupied as a primary residence by a person or household who is the owner of the structure or structures.

(Added by Stats. 2024, Ch. 558, Sec. 1. (AB 2005) Effective January 1, 2025.)

[53613.](#) The California State University may establish and implement programs that address the housing needs of faculty or California State University employees who face challenges in securing affordable housing. To the extent feasible, a California State University campus may establish and implement programs that, among other things, do any of the following:

(a) Leverage federal, state, and local public, private, and nonprofit programs and fiscal resources available to housing developers.

(b) Promote public and private partnerships.

(c) Foster innovative financing opportunities.

(Added by Stats. 2024, Ch. 558, Sec. 1. (AB 2005) Effective January 1, 2025.)

[53614.](#) This part specifically creates a state policy supporting housing for faculty or California State University campus employees as described in Section 42(g)(9) of the Internal Revenue Code, and, further, permits the California State University and developers in

receipt of local or state funds or tax credits designated for affordable rental housing to restrict occupancy to faculty or California State University employees on land owned by the Trustees of the California State University or a California State University auxiliary organization, including permitting California State University campuses and developers in receipt of tax credits designated for affordable rental housing to retain the right to prioritize and restrict occupancy on land owned by the Trustees of the California State University or a California State University auxiliary organization to faculty or California State University employees of the California State University, so long as that housing does not violate any other applicable laws.

(Added by Stats. 2024, Ch. 558, Sec. 1. (AB 2005) Effective January 1, 2025.)