

Viewpoints

Legislators Introduce AB 1021 to Address the Housing Crisis for California's Educators



On February 20, 2025, assemblymembers Buffy Wicks and Al Muratsuchi introduced AB 1021. The proposed legislation aims to enhance housing access for California's education workforce by streamlining the process for local educational agencies (LEAs) to develop affordable housing on school district property. Sponsored by organizations including the California School Boards Association, this bill addresses critical issues in teacher recruitment and retention amid the ongoing housing crisis.

AB 1021 allows housing developments on LEA properties, requiring at least 10 units, primarily for local educational employees and lower-income households. The bill extends the Housing Accountability Act's procedural requirements to these projects and enables density bonuses, while also exempting qualifying developments from certain California Environmental Quality Act (CEQA) requirements.

By facilitating the use of underutilized school properties, AB 1021 aims to combat high turnover rates in schools by improving housing stability for educators in underserved communities. The legislation also provides property tax exemptions for rental housing developed specifically for public school employees.

Overall, AB 1021 represents a strategic effort to leverage existing assets in public education to address housing needs, benefiting both educators and students while bolstering community stability and academic excellence in California.

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