



March 23, 2026

The Honorable Esmeralda Soria, Chair
Assembly Agriculture Committee
1020 N Street, Room 583
Sacramento, CA 95814

AB 1674 (Ahrens) – OPPOSE

Dear Chair Soria:

The California Building Industry Association (CBIA) and the California Apartment Association write to update the Committee on its position regarding AB 1674 (Ahrens).

While CBIA previously engaged with the author’s office and offered amendments intended to make the bill workable, it is our understanding that the measure’s key proponents are unwilling to address these concerns.

AB 1674, among other provisions, requires local governments to condition approval of new housing on whether a project preserves “site capacity” for a future large grocery store in a food desert or in areas at risk of becoming food deserts. As drafted, the bill would result in denial if a housing creator cannot demonstrate such preservation or is unable to complete onerous and uncertain mitigation requirements.

Compounding these concerns, the bill does not define “areas at risk of becoming food deserts.” This lack of clarity grants broad discretion to local governments, creating the potential for inconsistent application and misuse. In practice, this ambiguity may be used to delay or impede much-needed housing production, particularly in communities already struggling with affordability, thereby unintentionally reinforcing no-growth policies that often have a disproportionate impact on individuals and families of color.

Given the Legislature’s ongoing and substantial efforts to address California’s housing crisis, it is critical to avoid advancing policies that introduce additional barriers, costs, and uncertainty into the housing approval process.

We appreciate the author’s continued leadership on housing issues. However, we are concerned by the current trajectory of the bill and the unwillingness of its proponents to consider reasonable amendments that would better balance food access goals with the urgent need for housing.

(continued)

For these reasons, we respectfully request a "NO" vote on AB 1674.



Karim Drissi
SVP of Legislative Affairs
California Building Industry Association



Debra Carlton
EVP of State Public Affairs
California Apartment Association

cc: The Honorable Patrick Ahrens
Members, Assembly Agriculture Committee
Consultants