



March 31, 2026

TO: The Honorable Matt Haney
Chair, Assembly Housing and Community Development Committee
1020 N Street, Room 156
Sacramento, CA 95814

FR California Business Properties Association NAIOP California

RE: AB1674 (Ahrens) – Food Affordability Act – OPPOSE, UNLESS AMENDED

Dear Assemblymember Haney,

The above organizations regrettably write to inform you of our **Oppose, Unless Amended** position on **AB 1674 (Ahrens)**.

We appreciate the author's intent and share the goal of supporting vibrant communities and ensuring residents have reliable access to grocery stores and essential services. We also thank Assemblymember Ahrens and his staff for their engagement with stakeholders and their willingness to continue working collaboratively on this issue.

However, as currently drafted, AB 1674 represents a significant state-level intrusion into commercial land use decisions. The bill would condition certain housing development approvals on preserving the capacity for a large grocery store or otherwise providing mitigation, effectively creating a new entitlement requirement that operates independently of local zoning and planning frameworks.

While we support efforts to address food access challenges, we believe these issues can be incorporated into discussions around residential development without imposing new mitigation requirements or penalties on property owners and developers. We are also concerned that, as currently drafted, the measure could unintentionally disincentivize recently enacted policies aimed at increasing housing production.

For these reasons, we must respectfully oppose AB 1674 unless amended and welcome the opportunity to continue working with the author and stakeholders on a more balanced approach.

For additional information regarding our position, please contact Skyler Wonnacott, California Business Properties Association, 916-960-3951 or swonnacott@cbpa.com

CC: Members, Assembly Committee on Housing and Community Development
Committee Staff
Assemblymember Patrick Ahrens