



CALIFORNIA CONTRACT CITIES ASSOCIATION



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March 19, 2026

Assemblymember Matt Haney
Chair, Assembly Housing and Community Development Committee
1020 N Street, Room 156
Sacramento, CA 95814

RE: Assembly Bill 1751 - OPPOSE

Dear Assemblymember Haney,

The California Contract Cities Association (CCCA) writes to express our opposition to Assembly Bill 1751, which undermines local jurisdictions' authority over land-use decisions by requiring cities to ministerially approve townhome development projects if they meet specified criteria.

The housing shortage remains a pressing issue in California, and CCCA is eager to address it by supporting innovative, collaborative solutions that can reduce costs and spur development in affordable and workforce housing. Unfortunately, AB 1751 lacks such a collaborative framework, and instead establishes a mandate for cities to advance townhome projects without local input or oversight. This approach not only limits a city's ability to ensure that such projects align with general plans and community standards, but it also eliminates the opportunity to consider unanticipated planning issues that could arise and are specific to a city's unique characteristics. While we appreciate the intent behind this bill as a means of addressing California's housing crisis, we are concerned that the one-size-fits-all approach outlined in AB 1751 could create new issues for cities working to address housing challenges in their communities.

CCCA represents 80 cities throughout California. For more than 65 years, CCCA's mission has been to advance the benefits of the contracting model and strengthen local control. With collaborative governance as a focal point, CCCA has advanced its mission through education, advocacy, networking, and legislative access to protect and enhance the quality of life for more than 7.5 million residents. As a matter of policy, our organization supports and defends the rights of cities on policy issues pertinent to them. We thank you in advance for your consideration of our opposition to AB 1751.

Yours in service,

Marcel Rodarte, Executive Director

CC: Members of the Assembly Housing and Community Development Committee