

**DOCKETED**

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|-------------------------|---|
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| <b>Project Title:</b>   | Electricity and Gas Demand Forecast       |
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| <b>Description:</b>     | 5.E Corey Smith, Housing Action Coalition |
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**HOUSING  
ACTION  
COALITION**

# HAC's Unique Perspective

## Home-Building Industry

- Share timely updates and intel
- Advocate for housing projects
- Facilitate cross-sector networking

As a grass-tops leader, HAC uniquely connects all three stakeholders

## Voters/General Public

- Organize + activate pro-housing neighbors
- Convene educational forums
- Connect constituents with decision-makers

## Government

- Inform and influence policies
- Incentivize pro-housing votes
- Provide political cover

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# How we got involved in this issue

- IOUs/Utility Companies cause delays “on every single project” in Northern California and on a significant number of projects outside PG&E territory.
- Areas of delay:
  - Preparation of plans
  - Conflicting facilities
  - Review process
  - Disconnecting power and gas
  - Temporary power
  - Dirt work
  - Final Interconnection, last step and focus of Senate Bill 83 (Wiener)

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## Interconnection delays

- Due to a number of factors, mainly lack of bandwidth for the IOUs.
  - There is work the IOUs were previously outsourcing to other unions but have recently stopped that practice.
- Work is 'fee for service', meaning projects are paying for this work to be completed in a timely fashion.
- Has always been bad, and started getting even worse 10 years ago.

# Data - Queue Feb. 2023

Table 1 - Green Tagged New Construction Project Queue Summary

| IOU                | Building Type  | Days to Construct |       |       |     | Total |
|--------------------|--|-------------------|-------|-------|-----|-------|
|                    |  | 0-30              | 31-60 | 61-90 | >90 |       |
| PG&E <sup>1</sup>  | Commercial   | 91                | 46    | 32    | 70  | 239   |
|                    | Multi-Family   | 33                | 15    | 7     | 25  | 80    |
|                    | Total  | 124               | 61    | 39    | 95  | 319   |
| SCE <sup>2</sup>   | Commercial   | 67                | 12    | 0     | 0   | 79    |
|                    | Multi-Family   | 27                | 5     | 0     | 0   | 32    |
|                    | Total  | 94                | 17    | 0     | 0   | 111   |
| SDG&E <sup>3</sup> | With few exceptions, primarily related to supply chain issues on certain transformer types, SDG&E is able to energize within 30 days once all project requirements are met and have received final sign-off from inspection. |                   |       |       |     |       |

Table 2a - PG&E Green Tagged Multi-family New Construction Project Locations

| County                          | PG&E      |
|---------------------------------|-----------|
| Santa Clara                     | 18        |
| San Francisco                   | 13        |
| San Mateo                       | 9         |
| Alameda                         | 7         |
| Yolo                            | 4         |
| Fresno                          | 3         |
| Santa Cruz                      | 3         |
| Stanislaus                      | 3         |
| All Other Counties <sup>4</sup> | 20        |
| <b>Total</b>                    | <b>80</b> |

# Historical Data from IOUs

Table 4 – SCE Average and Median Wait Times to Energize Multi-Family (Business Days)

| Year         | # Projects   | Average Time to Energize | Median Time to Energize |
|--------------|--------------|--------------------------|-------------------------|
| 2018         | 714          | 7.9                      | 5                       |
| 2019         | 872          | 8.2                      | 6                       |
| 2020         | 1,027        | 7.4                      | 6                       |
| 2021         | 864          | 7                        | 4                       |
| 2022         | 714          | 9                        | 6                       |
| <b>Total</b> | <b>4,191</b> | <b>7.9</b>               | <b>6</b>                |

Table 3 - PG&E Average and Median Wait Times to Energize (Calendar Days)

| Year Construction Complete | Number of Custom Projects | Average "Wait Time" | Median "Wait Time" |
|----------------------------|---------------------------|---------------------|--------------------|
| 2018                       | 2,315                     | 65                  | 36                 |
| 2019                       | 1,978                     | 65                  | 36                 |
| 2020                       | 2,138                     | 65                  | 36                 |
| 2021                       | 1,968                     | 65                  | 36                 |
| 2022                       | 1,811                     | 65                  | 36                 |
| <b>Total</b>               | <b>10,210</b>             | <b>65</b>           | <b>36</b>          |

Table 5 – SDG&E Median Wait Times to Energize (Work Days)

| Year         | Median Wait Time |
|--------------|------------------|
| 2017         | 45               |
| 2018         | 68               |
| 2019         | 57               |
| 2020         | 33               |
| 2021         | 25               |
| <b>Total</b> | <b>45</b>        |

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## Recent press coverage

### POLITICS

# Big holdup for new Northern California housing? PG&E

Dustin Gardiner, Julie Johnson

March 10, 2023 | Updated: March 10, 2023 11:57 a.m.


### OPINION // EDITORIALS

# If PG&E can't turn the lights on for new housing, California needs to step in

California is tasked with building 2.5 million homes in the next eight years. Unnecessary delays from PG&E are slowing us down.

Chronicle Editorial Board

April 23, 2023 | Updated: April 24, 2023 9:27 a.m.

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### NEWS

# How PG&E Adds Months-Long Delays, Costs to New Housing

By Adhiti Bandlamudi  Mar 10  Save Article





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## Current Legislation

- Senate Bill 83 (Wiener) - CPUC sets the timeline for interconnection by September 30, 2024. Includes \$.25 carrying costs per sq ft per day.
- Senate Bill 410 (Becker) - more comprehensive, also has a 9/20/24 CPUC deadline for determining interconnection timelines.
- Handful of others bills, lots of focus on this issue.

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## Recommendations

- Create firm, predictable timelines for each part of the process, including interconnections.
- Create financial carrots and sticks to incentivize improvement.
- If necessary, outsource work to qualified third parties if delay exceeds realistic timelines.

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