

**DOCKETED**

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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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# Corey Smith, Executive Director

925.360.5090

[corey@housingactioncoalition.org](mailto:corey@housingactioncoalition.org)