



LORI D. WILSON
Assemblywoman, District 11

FACT SHEET

AB 1026

SUMMARY

AB 1026 seeks to streamline housing development by bringing parity to the application review timelines for investor-owned utility companies.

BACKGROUND

As California continues to find ways to address its statewide housing shortage, a crisis made even worse by recent unprecedented natural disasters, it is essential to remove barriers that unnecessarily delay production. Housing development projects in the post-entitlement phase often find themselves facing long wait times in the permitting and review process, which can lead to delays that add to a development's overall cost. Though the average accepted wait time for utility connection following application approval is expected to vary depending on project size and other circumstances (i.e., natural disasters), developers have reported delays far exceeding an acceptable timeline – making their projects much harder to finance and delaying the speed at which units can be occupied.

PROBLEM

There are several parts of the development process that may contribute to the delay of construction of new housing. In the context of the utility connection process, delays can be caused by fragmented work order submittal procedures that require information often irrelevant to the project master plan, and the declining reliability of project queues, which includes effectively relaying if and when a project may be connected, and what else might need to be provided.

California is facing a significant housing crisis exacerbated by recent natural disasters and

looming budget cuts. It is crucial that we incentivize faster timelines in the energization process while ensuring developers are not on the hook for an incomplete service with an indeterminate timeline.

SOLUTION

In an effort to streamline the utility connection process and facilitate housing production, AB 1026 will require investor-owned utility companies to comply with post-entitlement application review provisions found in the Housing Accountability Act (Government Code Section 65913.3), including:

- Preparing post-entitlement application lists specifying required application materials.
- Requiring coordination with local agencies to ensure materials needed from the IOU are clear at the time of application, including:
 - Design standards
 - Transformer size
 - Size of needed facility for transformer based on building size
 - Standardized clearances for equipment for both installations and operations
- Returning a determination on an application within 15 days of receipt, otherwise the application shall be deemed complete; and
- Completing review and/or asking for revisions to an application within 30 days for development projects with 25 or fewer units, or 60 days for development projects with 26 or more units.



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SUPPORT

Housing Action Coalition (HAC) - Sponsor