



**BEFORE THE PUBLIC UTILITIES COMMISSION  
OF THE STATE OF CALIFORNIA**

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Order Instituting Rulemaking to Establish  
Energization Timelines.

Rulemaking 24-01-018

**COMMENTS OF  
THE BAY AREA HOUSING ADVOCACY COALITION, dba HOUSING  
ACTION COALITION ON ASSIGNED COMMISSIONER'S AMENDED  
PHASE 2 SCOPING MEMO AND RULING**

April 30, 2024  
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In accordance with Assigned Commissioner’s Amended Scoping Memo as modified by the April 10, 2026 E-Mail Ruling of the Assigned Administrative Law Judge, the Housing Action Coalition submits these opening comments on scoped issues.

**I. INTRODUCTION AND OUTSTANDING CONCERNS WITH IOU COMPLIANCE  
AND COMMUNICATION TO CUSTOMERS WITH REGARD TO ENERGIZATION  
TIMELINES**

The Housing Action coalition is grateful for the opportunity to participate in the dialogue around these very important and time-sensitive energization issues facing our state. Our participation in this proceeding has centered on the need to make energization efforts on housing developments across our state streamlined and predictable. This is an important issue as timely and predictable energization is a real-world financing and delivery issue and housing development projects, particularly affordable developments, rely on defined timelines tied to tax credit equity, construction loans, rate locks, multi-agency leasing processes, and regulatory deadlines. When energization dates are unclear or continue to shift, projects face increased carrying costs, delayed closings, and in some cases the risk of losing financing altogether, even when construction is otherwise complete.

Despite the establishment of energization targets under SB 410 and AB 50, developers continue to experience significant uncertainty regarding when service will be energized, how dates are determined, and how to approach missed target timelines. This lack of transparency undermines the ability of project sponsors, lenders, and public funders to manage risk and coordinate schedules. With SB 254 being incorporated into the proceeding, it is all the more

important that the Legislature’s intent behind this bill of ensuring accountability, enforceability, and remedial action for energization delays affecting critical public interest projects is upheld.

Accordingly, clarification within the scope of this proceeding is necessary to ensure that energization timelines are not only adopted at a system level, but are communicated to customers in a clear, project specific manner, with defined dates, reasonable timeframes, and enforceable remedial actions where timelines are not met. Without this clarity, enforcement and monitoring of compliance are inherently incomplete, and development delays will persist despite statutory reforms. To that end, the Housing Action Coalition offers responses to the questions posed by the Commission as they pertain to the intersection of energization and housing development.

## **II. RESPONSES TO ISSUES ADDED TO SCOPE**

### **A. Energization Timeline Compliance, Remedial Actions, and Enforcement Policy**

1. *How should the Commission determine whether to order utilities to take remedial actions necessary to achieve their energization timeline targets?*
  - The Commission should consider whether defined remedial actions should be triggered when an IOU fails to meet a communicated energization target date for a project.
  - The Commission should consider what remedial actions are appropriate where missed energization dates result in material project delays, including impacts to affordable housing and other public interest developments.
  - The Commission should consider how compliance with remedial actions tied to missed energization dates should be monitored and enforced.
2. *If the Commission determines that it must order remedial action, what remedial actions should the Commission order?*
  - The Commission should consider whether to require IOUs to provide customers with clear, project-specific energization target dates, including identification of key milestones leading to energization.
  - The Commission should consider what standards are necessary to ensure that energization dates are reasonable, predictable, and tied to identifiable scope and readiness criteria.
  - The Commission should consider what information IOUs should be required to provide when energization dates change, including explanation of delay causes and updated timelines.

### **D. Improvements to Energization Process**

1. *Should the Commission take any actions to further standardize energization processes across utilities? If so, what actions should the Commission take, and why?*

- The Commission should consider whether additional requirements are needed to improve project level predictability of energization, including standardized customer facing timelines, milestone tracking, and defined consequences for failure to achieve stated energization dates.

Dated: April 30, 2026

Respectfully submitted,

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