

June 15, 2023

The Honorable Jim Wood
California State Assembly
Capitol Office, 1020 N Street, Suite 390
Sacramento, CA 95814

RE: Assembly Bill (AB) 50 - Support

Dear Assemblymember Wood,

MidPen Housing is proud to support your bill, AB 50, which would improve interconnectivity timelines for new and existing electric customers, promote more efficient distribution planning, and increase communication between large electric corporations, local governments, and the state government.

MidPen Housing is one of the nation's leading nonprofit developers, owners, and managers of high-quality, affordable housing and onsite resident services. Since MidPen was founded in 1970, we have developed over 125 communities and 8,500 homes for low-income families, seniors, and those with supportive housing needs throughout Northern California.

Research by the Corporation for Supportive Housing shows that California has a shortfall of over 60,000 beds for those that suffer from homelessness that need supportive housing. Supportive housing is crucial in getting people out of homelessness because it pairs housing with services to help heal and train people.

Interconnectivity delays are increasingly becoming a severe impediment to affordable housing production across California. Existing customers requesting system upgrades to meet increased demand and customers seeking new connections to developments are seeing significant spikes in their wait-times for interconnectivity. Large electric corporations are issuing written commitments to serve – also known as “will-serve letters” – only to later inform developers after they have paid the corporation that it may be several months or even years before interconnectivity will be completed. And these delays do not discriminate by sector: residential, commercial, industrial, agricultural customers have all been impacted. These timelines pose a serious obstacle to development and threaten our state's ability to reach its housing and climate change goals.

AB 50 will address this complex issue by promoting transparency and accountability in the process of applying for electric interconnectivity. This bill directs large electric corporations to



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reevaluate and update as necessary their planning processes. Lastly, AB 50 requires electric corporations to communicate with local governments and the state government regarding capacity constraints for purposes of more efficient planning.

Thank you for your leadership on this important issue.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew O. Franklin".

Matthew O. Franklin
President and CEO
MidPen Housing Corporation