

April 1, 2025

The Honorable Lori Wilson
California State Assembly
1021 O Street, Suite 8110
Sacramento, CA 95814

**RE: AB 1026 (Wilson) – Planning and zoning: housing development projects:
postentitlement phase permits - SUPPORT**

Dear Assemblymember Wilson:

MidPen Housing is pleased to write to you in support of your bill AB 1026, which seeks to streamline housing development by bringing parity to the application review timelines for investor-owned utility companies.

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 139 communities and over 10,000 homes for low-income families, seniors and those with supportive housing needs throughout Northern California.

California is in the midst of a housing crisis which has only been worsened by recent devastating natural disasters. As we rebuild our communities, 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 leads to delay that add to a development's overall cost. Utility connection delays can be caused by inconsistent work order submission procedures and a lack of reliability in project queues. These delays make development projects much harder to finance, leaving the developer on the hook for incomplete services with an indeterminate timeline, and delaying the speed at which units can be occupied.

AB 1026 seeks to address this issue by requiring 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 specified application lists and coordinating with local agencies to ensure materials needed from the utility company are clear at the time of application. This bill will bring parity to the post-entitlement permitting process, incentivize faster timelines in the energization process, and allow units to be occupied more quickly.

For these reasons, we are pleased to support AB 1026. Thank you for your consideration and please feel free to contact Nevada V. Merriman, Vice President of Policy & Advocacy, at 650-477-6195 or nmerriman@midpen-housing.org

Best Regards,



Matthew O. Franklin
President and CEO

CC: Nevada V. Merriman, Vice President of Policy & Advocacy, MidPen Housing