

Mobilehome Park Utility Upgrade Program

A new opportunity for mobilehome communities ...

PLEASE NOTE: Information reflects current advice letter filed with but not yet approved by the CPUC



Commission Approves Pilot Program

On March 14, 2014, the California Public Utility Commission approved a three-year pilot program offering mobilehome park owners the opportunity to voluntarily convert their privately owned, master-meter/sub-meter distribution system to a direct utility system.

Mobilehome park residents will be able to receive the delivery of natural gas and/or electric services directly from utility companies.

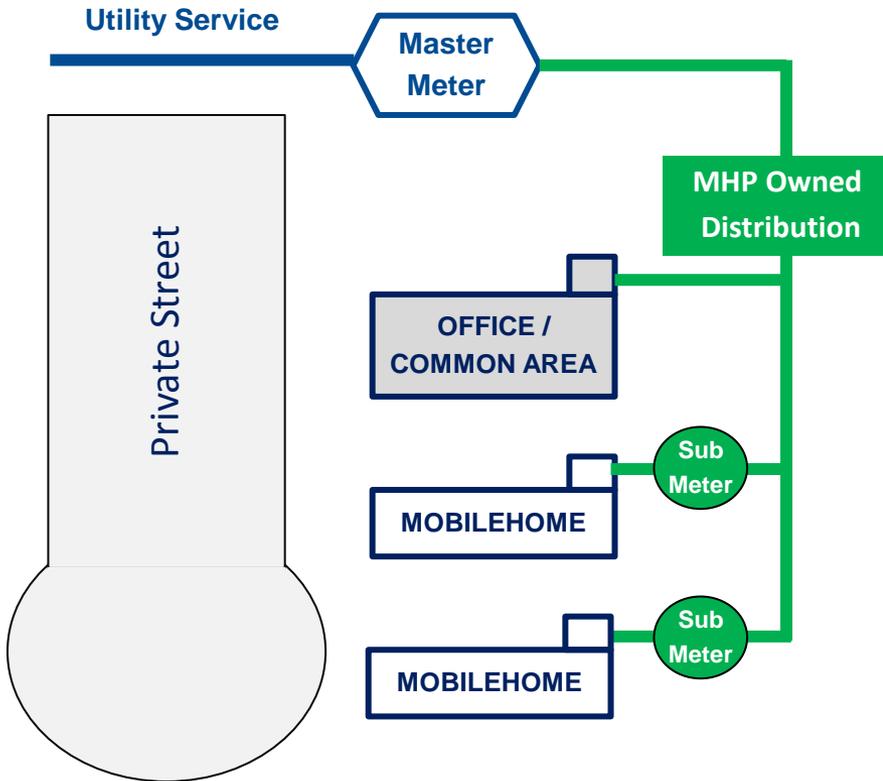


About the program ...

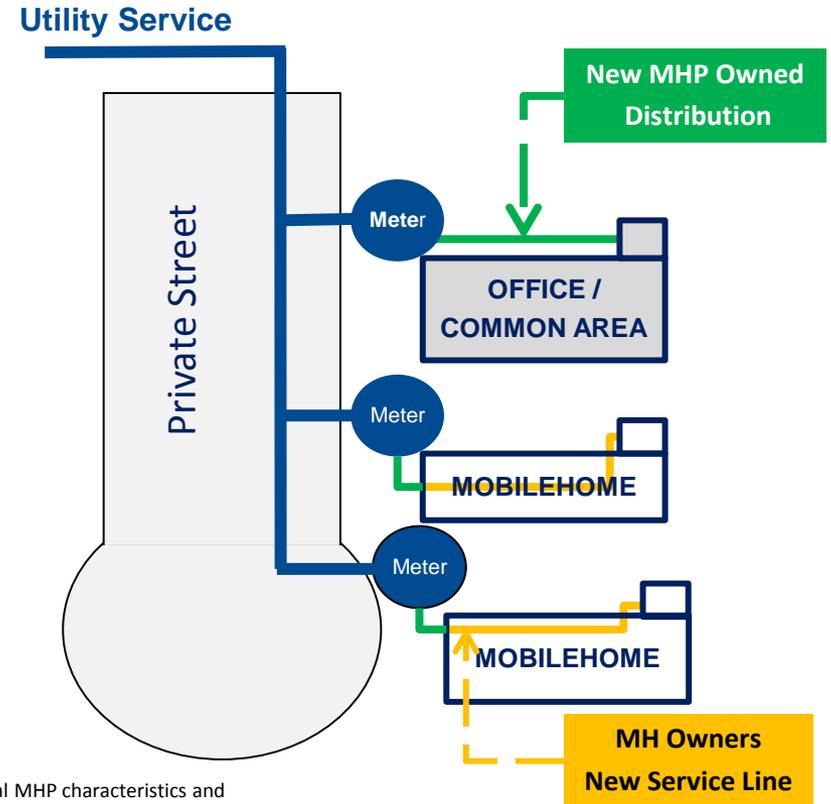
- Statewide initiative to enhance public safety and service reliability by replacing aging mobilehome energy systems.
- Program goal is to convert approximately 10% of the mobilehome spaces within each California gas and/or electric corporation's service territory to direct utility service during the three-year pilot period.
- CPUC will accept "Form of Intent" submittals starting on January 1 through March 31, 2015.



Existing System



Post Conversion



For illustrative purposes only. Actual design will be dependent upon individual MHP characteristics and utility engineering standards, which could change degree of MH or MHP infrastructure ownership.



What costs are covered by the Program?...

To the Meter

- Utilities are responsible for performing/paying for all utility construction work from the master meter to and including individual resident meters.
- Majority of costs for replacing current master-meter/sub-meter systems to individual resident mobilehomes will be paid for by the utility.

Beyond the Meter

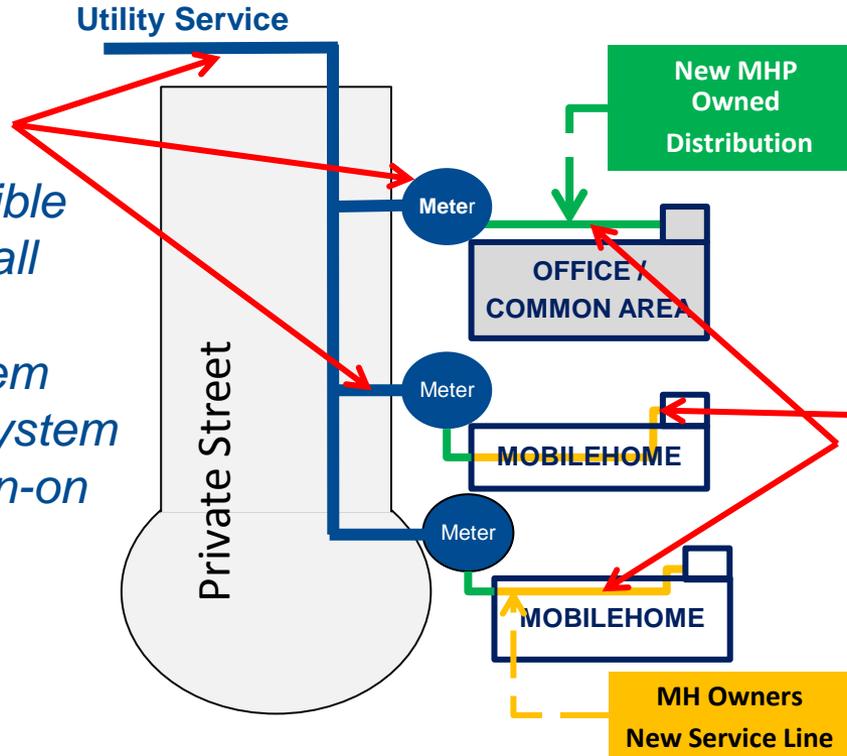
- Park owners, in consultation with the utilities, are responsible for selecting a contractor to perform the work from the resident meter to the mobilehome.
- Cost will be reimbursed by the utilities, however, it may require up-front funding by mobilehome park owners.



Explaining the differences between “To the Meter” and “Beyond the Meter”

“To the Meter”

- Utility responsible for cost to install
 - Civil work
 - Gas System
 - Electric System
 - Meter Turn-on

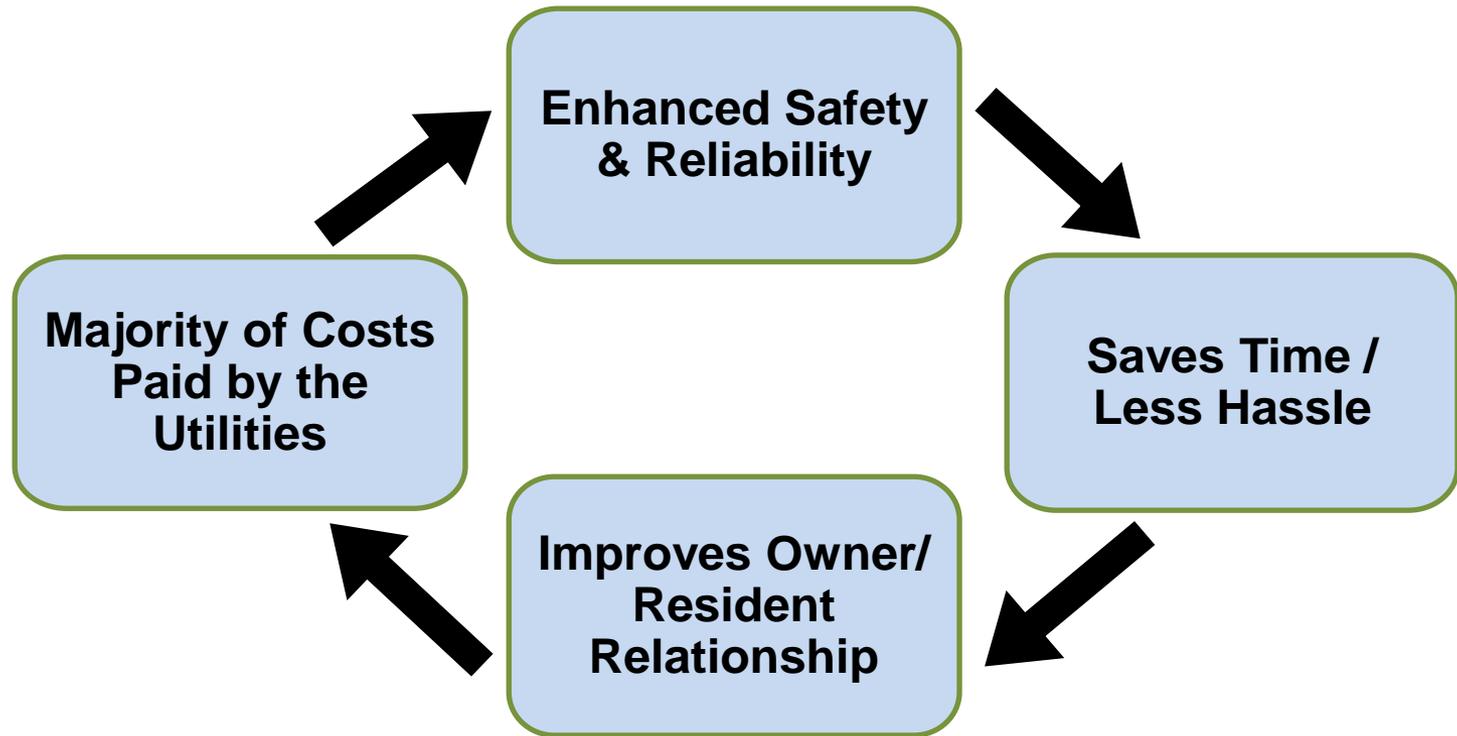


“Beyond the Meter”

- MHP Owner responsible for
 - Hiring a Qualified contractor
 - “Reasonable” costs are reimbursed by utilities for resident spaces



Program Benefits for MHP owners ...



Peace of mind



Program Phases...

Phase
1

- Outreach

Phase
2

- Program Enrollment Period /
Submit CPUC Form of Intent

Phase
3

- SED Prioritization/Utility Selection

Phase
4

- Application / Agreement

Phase
5

- Construction Cutover



Outreach and Form of Intent Timing ...

2014

2015

FORM OF INTENT - OPEN ENROLLMENT

OCT

NOV

DEC

JAN

FEB

MAR

UTILITY OUTREACH

Now – December 31

- Park Owners will receive the necessary information and documents by mail that they need to apply.
- The utilities will notify park owners about the program thru mobile home park trade associations, by mail, phone or in-person contact.

January 1 – March 31

- There will be a 90-day open enrollment period beginning January 1st for park owners to apply.
- Interested park owners will be required to submit a CPUC Form of Intent for each park.



Selection process ...

Apr – May 2015

- CPUC's Safety Enforcement Division (SED) will prioritize Form of Intent submittals based on a gas safety risk assessment as well as electrical system considerations recommended by HCD
- Owners will be notified of participation status by the CPUC and utilities



SED Selection Criteria includes for Gas...

Pipe Material

Bare Steel

Coated Steel

PVC

Pre-1970 PE

Post 1970 PE

Install Date

Prior to
July 1, 1971

After
July 1, 1971

CP Type Steel

No Cathodic
Protection

CP Installed

System Pressure

3 PSIG or
Over

Below 3
PSIG

Number of Spaces

Less than
50 spaces

Over
50 spaces

Leakage History

Non-
Excavation
related

Length of
Pipe



SED Selection Criteria also includes ...

Consideration related to the Electric System

Dual Systems

Gas & Electric from Same Utility

Gas & Electric from Different Utility

Single Utility

Current Service

30 Amps

50 Amps

Over 50 Amps

Park Location

High AC Demand

More Temperate Climate



After selection & project coordination ...

Once a park has been identified for program participation, a Utility Project Manager will be assigned to serve as the MHP's direct point of contact and may assist with:

- Completing the detailed Application and answering questions
- Executing MHP and Utility Agreement
- Coordinating construction planning
- Arranging onsite resident information meetings
- Performing construction project management
- Acquiring general construction permitting



What to expect during the construction phase ...

- Digging and open trenches
- Noise
- Staging areas for materials and tools
- Temporary closure of parts of the park while work is being performed
- Utilities will work with park owners to communicate with residents about construction
- Legacy systems



After conversion ...

- Mobilehome park residents become customers of the utilities and will be billed at current residential rates.
- MHP residents will be grandfathered into CARE and Medical Baseline programs and new customer credit checks, deposits and service establishment fees will be waived.



Additional considerations...

- For those not included within the pilot, P. U. Code §§ 2791-2799, *Transfer of Facilities in Master-Metered Mobilehome Parks and Manufactured Housing Communities to Gas or Electric Corporation Ownership*, remains an option
 - However, resources will be limited due to utility focus on the MHP Utility Upgrade program



Questions ...



Thank You



Common Area Electric Service “Beyond the Meter” concerns

Street Lighting

- Trench cannot be shared if street lighting is not utility owned
- Electric utility will evaluate on most feasible method to serve
- Costs not covered by Upgrade program

