

# ***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.

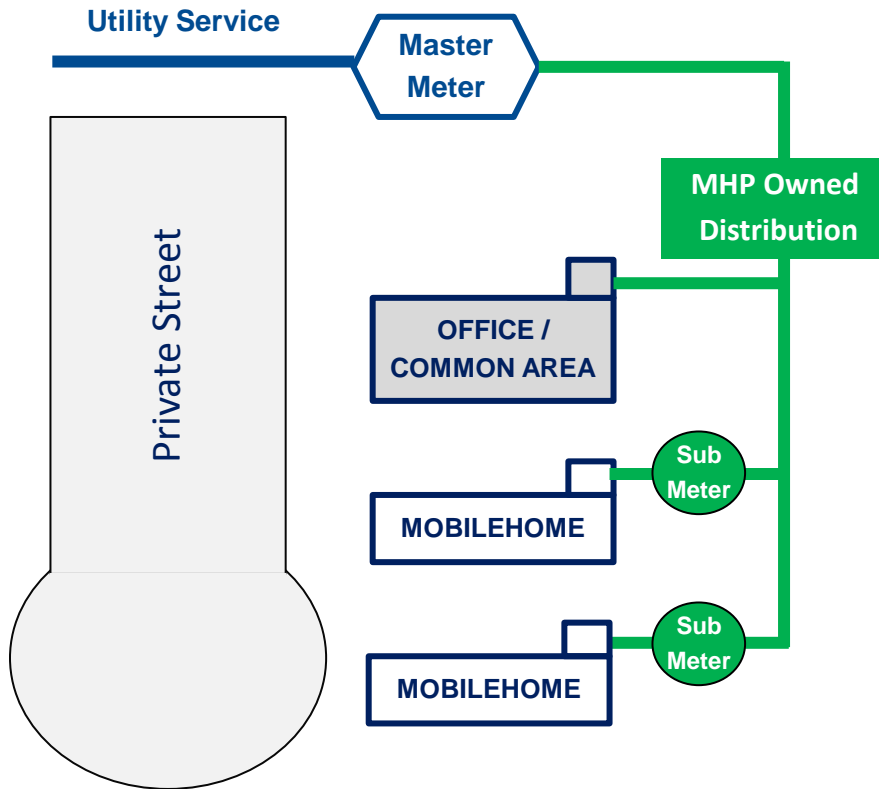


# About the program ...

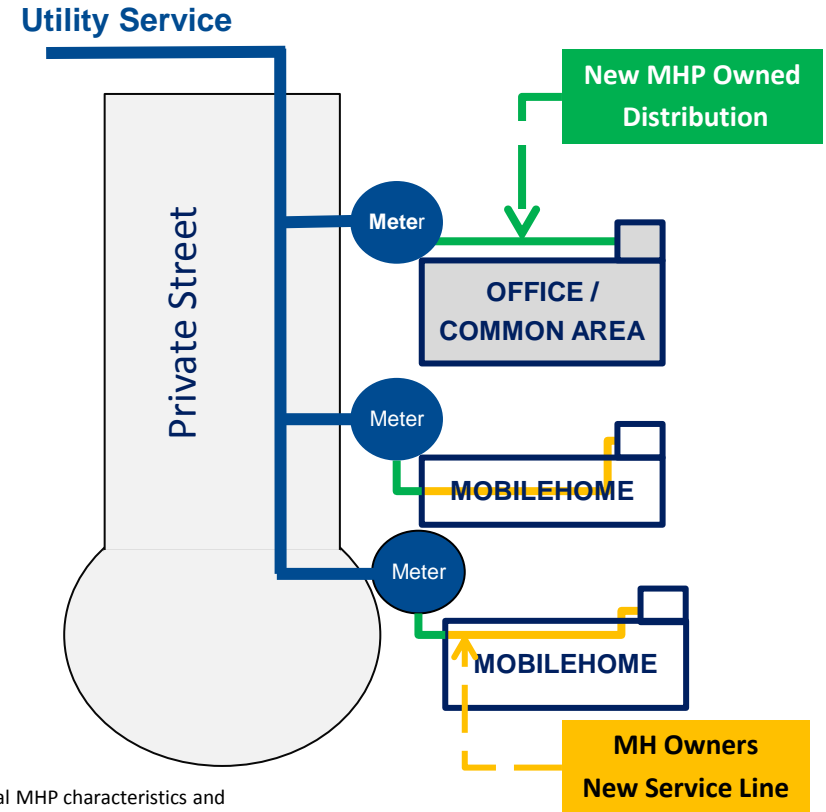
- Statewide initiative to enhance public safety and service reliability by replacing aging mobilehome energy systems.
- Program goal is to convert approximately 10% of the mobilehome spaces within each California gas and/or electric corporation's service territory to direct utility service during the 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

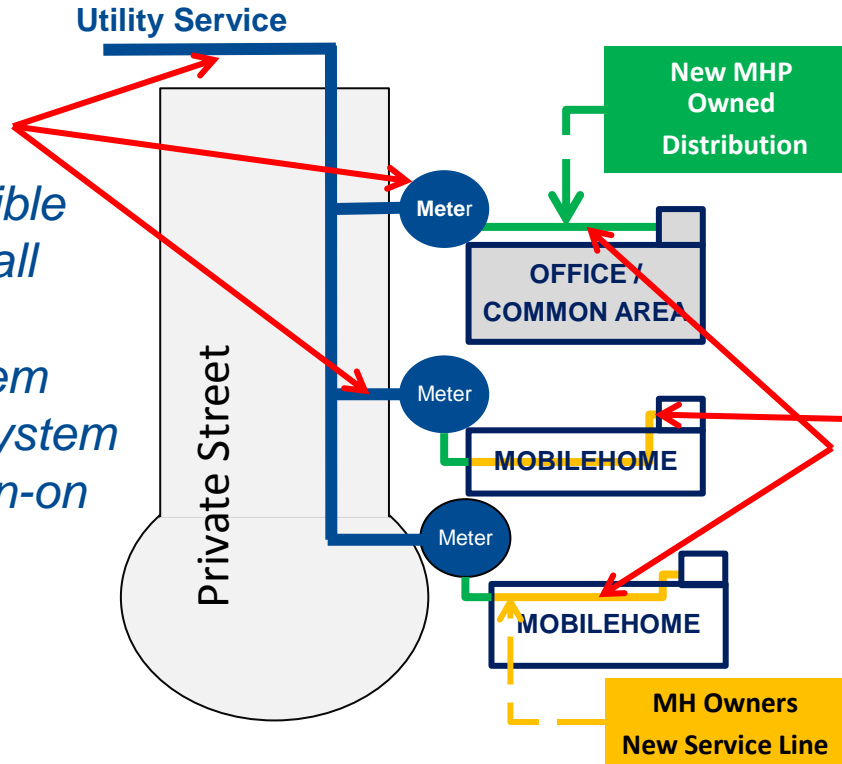
- Park owners, in consultation with the utilities, are responsible for selecting a contractor to perform the work from the resident meter to the mobilehome.
- Cost will be reimbursed by the utilities, however, it may require up-front funding by mobilehome park owners.



# 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

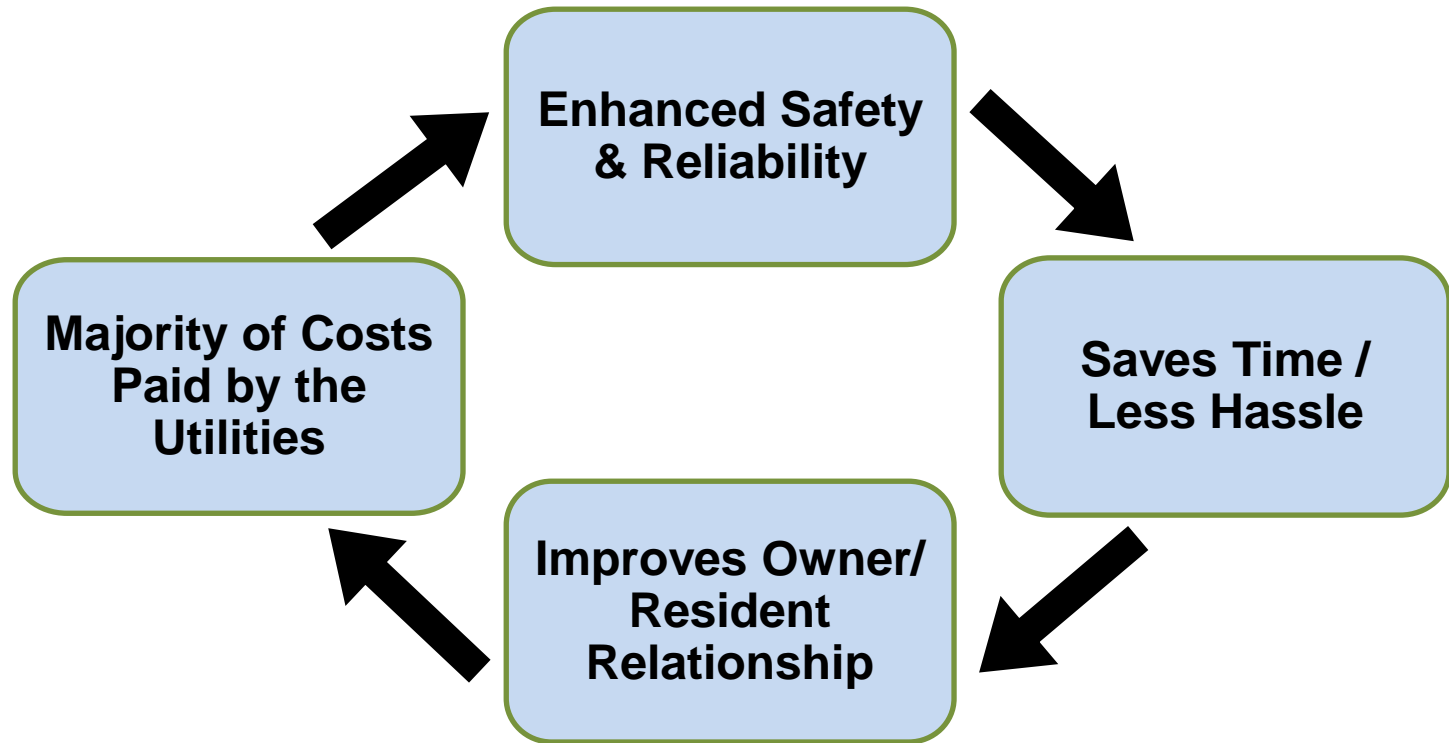


## “Beyond the Meter”

- 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 1<sup>st</sup> 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

