

**Mobilehome Park Utility
Conversion Program**

AN OVERVIEW FOR MHP OWNERS/OPERATORS



Program Overview and Selection

The Mobilehome Park (MHP) Conversion Program is a voluntary 10-year program approved by the California Public Utilities Commission (CPUC) that allows MHP and manufactured housing communities the opportunity to replace privately owned, master-metered/submetered or non-submetered electric and gas distribution systems with direct service for MHP residents. The program will begin in 2021 and continue through 2030.

The CPUC Safety Enforcement Division (SED) will prioritize the list of participants based on a gas safety risk assessment in addition to other safety factors. The parks not selected to participate will be placed on a waiting list. Wait listed parks may be selected by the CPUC to participate at a later date.

After Selection — Completing the Application

After an MHP has been selected to participate in the program, a representative from SCE and the gas utility will contact the park owner/operators and assist with the following:

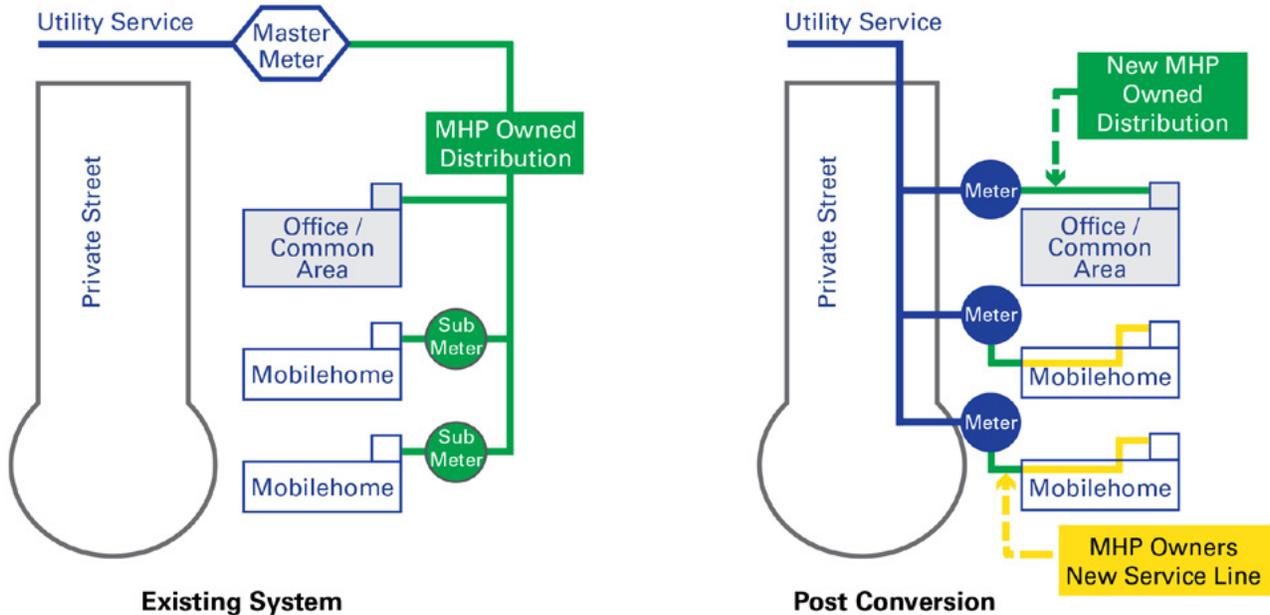
- Completing the detailed application and answering questions about construction, costs and other items
- Executing an agreement with SCE to complete the project
- Coordinating construction planning
- Conducting onsite informational meetings with residents
- Acquiring general construction permitting
- Perform construction project management

Benefits for MHP Owners/Operators

For participating MHP owners, the benefits of converting to direct utility service for electricity and natural gas utility service may include:

- **Enhanced safety and reliability** — MHP owners will get new, professionally installed utility systems that may enhance safety and reliability.
- **Peace of mind** — MHP owners will no longer have to maintain or be liable for park owned, submetered utility systems after those systems are replaced.
- **Saves time and less hassle** — MHP owners/operators will no longer have to read utility meters, bill their residents or respond to utility service and program questions. These services will be provided by the utilities.
- **Improved resident relationships** — Resident service complaints will no longer be directed to MHP owners/managers.
- **Certain costs paid by the utilities** — The program covers costs for installing new utility service up to individual resident meters, as well as certain reasonable costs to each mobilehome (beyond the meter).

Sample Pre and Post Construction Site Overview

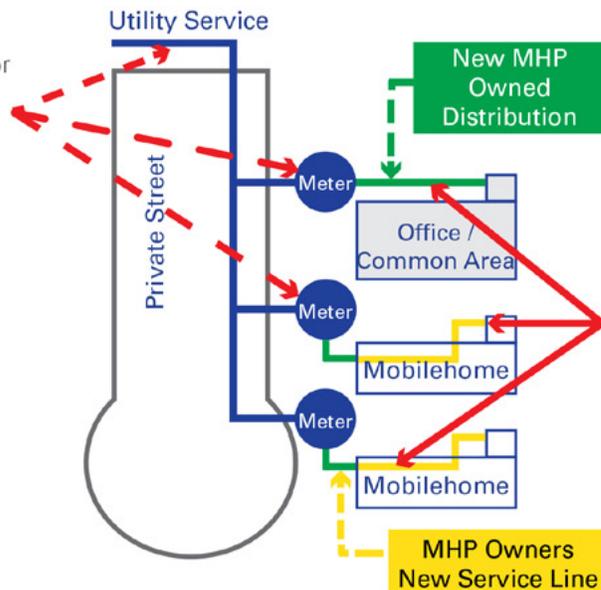


“To the Meter” versus “Beyond the Meter”

“To the Meter”

Utility responsible for cost to install:

- Civil work
- Gas system
- Electric system
- Meter turn-on



“Beyond the Meter”

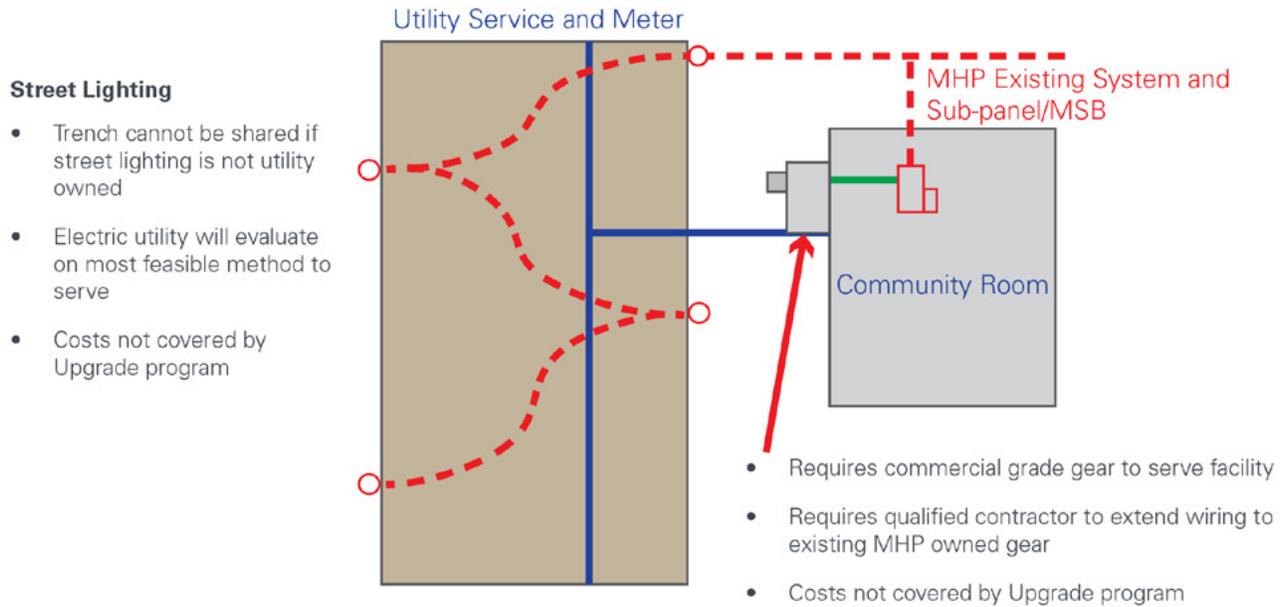
MHP owner responsible for:

- Hiring a qualified contractor
- Reasonable costs are reimbursed by utilities for resident spaces

What Costs are Covered by this Program?

To the Meter	Beyond the Meter
Utilities are responsible for performing/and paying for utility construction work from the master meter to and including individual resident meters.	MHP owners, in consultation with the utilities, are responsible for selecting a contractor to perform the work from the resident meter to the mobilehome.
Many costs for replacing current master-meter/submeter or non-submetered electric and gas distribution systems to individual resident mobilehomes will be paid for by the utility.	Reasonable costs will be reimbursed by the utilities. However, it may require up-front funding by mobilehome park owners.

Electric Service for Common Areas



Construction — What to Expect

- SCE will work with the appropriate gas utility to schedule and perform construction during the same time period.
- Trenching will be done in MHP streets prior to installation of the new underground utilities. Expect noise and temporary closure of parts of the park while work is being performed.
- A staging area may be needed for materials and tools.
- SCE and the gas utility will work hand-in-hand with MHP Owners/Operators to communicate with residents regarding construction.
- The utilities are not responsible for removal of the existing park owned legacy electric system.
- Existing gas and electric service will not be interrupted during construction, except when the new services are connected. Residents will be notified in advance when this is scheduled.

After Conversion

- MHP residents will become direct customers of SCE and the gas utility and will be billed at current residential rates.
- MHP residents currently receiving California Alternate Rates for Energy (CARE)/ Family Electric Rate Assistance (FERA) and Medical Baseline (Med BSLN) discounts will continue to participate in these programs. Those not on these programs can apply directly with the utilities. CARE reduces energy bills for eligible customers by about 30%. FERA reduces energy bills for eligible customers by about 18%. Med BSLN provides an additional 16.5 kilowatthours (kWh) of electricity per day at the lowest baseline rate, which helps offset the cost of operating medical equipment.
- Upon transfer to direct electric service, SCE will verify customer identity, waive customer credit checks, service deposits and service establishment charges for mobilehome park residents.

Frequently Asked Questions

- Q** **When will construction at my park begin?**
- A** After the MHP Owner meets with SCE and the gas utility and signs an agreement to move forward with construction, the utilities will schedule the project during the three-year pilot program. SCE anticipates the earliest construction will begin will be during the fourth quarter of 2021.
- Q** **What costs will be paid for by the utilities under the pilot program?**
- A** All construction costs from the master meter to the new, individual resident meter will be paid for by the utility. This work is called “to the meter” work. Beyond the meter work is also partially covered by the program and certain reasonable costs will be reimbursed to the MHP Owner. The utilities do not cover beyond the meter work to common and/or recreational areas and facilities.
- Other costs not covered by the program include:*
- Environmental remediation
 - Street lighting systems
 - Removal of existing electric submeter system
 - Upgrades not covered by the program
- Q** **Will MHP Owners/Operator have to pay upfront for construction costs?**
- A** Yes, MHP Owners/Operators will pay for construction costs for beyond the meter work related to common and/or recreational areas and will not be reimbursed for those associated costs.
- Q** **Will MHP Owners/Operators have to pay for MHP residential spaces?**
- A** No and the following two reimbursement options are available to the park owner/operator:
- SCE directly reimburses the Behind the Meter (BTM) contractor
 - SCE reimburses the park owner/operator who pays the BTM contractor
- Q** **How will the contractor for the project be selected?**
- A** SCE will select a qualified vendor to perform construction work from the MHP master meter to the individual residential meter (including installing the resident meter). The MHP Owner/Operator, in consultation with SCE, is responsible for selecting a contractor to perform work from the resident meter to the resident’s mobilehome.

- Q** **Are common areas and/or recreational areas and facilities covered under the pilot program?**
- A** Costs for construction to serve common areas from the meter to the facilities are not covered under the program. Commercial-grade equipment needed to serve these facilities is not covered.
- Q** **What about street lights? Are they covered under the program?**
- A** A Street lights are not covered under the program. Trenches serving existing street lights cannot be used for the conversion project if they are not owned by the utility.
- Q** **Who is responsible for permits?**
- A** SCE and the gas utility will be responsible for obtaining permits necessary to provide utility service to the individual meters. Permits required for beyond the meter work will be the responsibility of the MHP’s contractor.
- Q** **Will SCE help the MHP communicate with park residents?**
- A** Yes. SCE will work with MHP park owners to explain the conversion program and educate park residents about their new service and available SCE products and services. An SCE representative will also obtain individual resident information needed to turn on service once the new electric meter is installed.
- Q** **What happens to existing legacy electrical and gas infrastructure?**
- A** SCE will remove the master meter. Other existing legacy equipment will not be removed during construction. The equipment will be made safe; however, the MHP Owner/Operator will be responsible for removal if necessary.
- Q** **How can I find out more information?**
- A** For additional questions regarding your park’s prioritization or the selection process, please contact the CPUC SED directly at **1-800-755-1447** or go to **www.cpuc.ca.gov/mhpupgrade**.

Contact Us

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Phone: 1-866-743-1648

Residents can also visit www.sce.com/welcome to learn more about SCE’s products and services for residential customers.