



Mobilehome Park Utility Upgrade An Overview for MHP Owners

Program Overview and Selection

The Mobilehome Park Utility Upgrade Program is a voluntary, three-year pilot program approved by the California Public Utilities Commission (CPUC) that allows mobilehome park (MHP) and manufactured housing communities the opportunity to replace privately owned, master-metered/submetered electric and gas distribution systems with direct service for MHP residents. The pilot program began in 2015 and will continue through 2017.

In May 2015, the CPUC selected the initial MHP communities to participate in the pilot program. The CPUC Safety Enforcement Division (SED) prioritized the list of participants based on a gas safety risk assessment in addition to other safety factors. Some parks not selected to participate in the initial pilot were placed on a waiting list and may move up to the eligible selection list if selected MHPs choose not to participate and sufficient time allows for it. SCE and the gas utility notified the MHPs accepted to participate in the pilot and those placed on the waiting list.

After Selection — Completing the Application

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

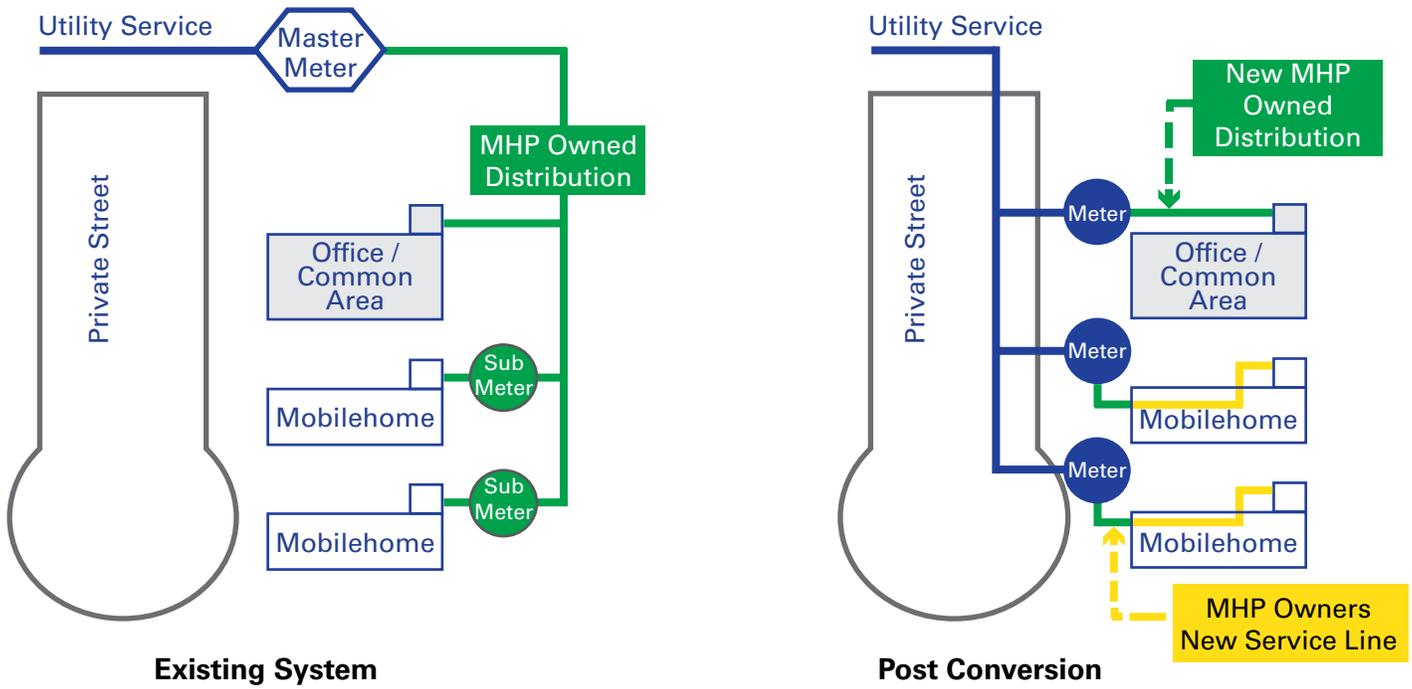
- Completing the detailed application and answering questions about construction, costs and other items
- Executing an agreement with SCE to complete the project
- Coordinating construction planning
- Conducting onsite informational meetings with residents
- Acquiring general construction permitting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

Benefits for MHP Owners

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

- **Enhanced safety and reliability** — MHP owners will get new, professionally installed utility systems that will enhance safety and reliability.
- **Peace of mind** — MHP owners will no longer have to maintain or be liable for privately owned, submetered utility systems.
- **Saves time and less hassle** — MHP owners 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.
- **Majority of costs paid by the utilities** — The program covers costs for installing new utility service up to individual resident meters, as well as to each mobilehome (beyond the meter).

Sample Pre and Post Construction Site Overview

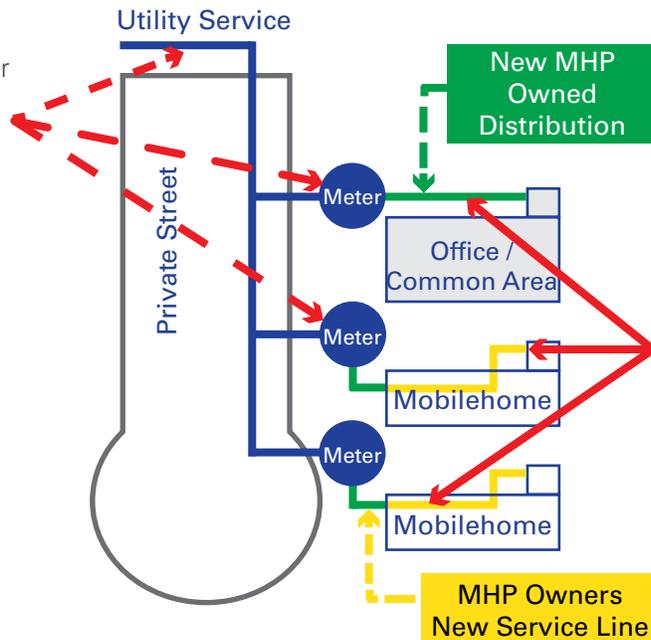


“To the Meter” versus “Beyond the Meter”

“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

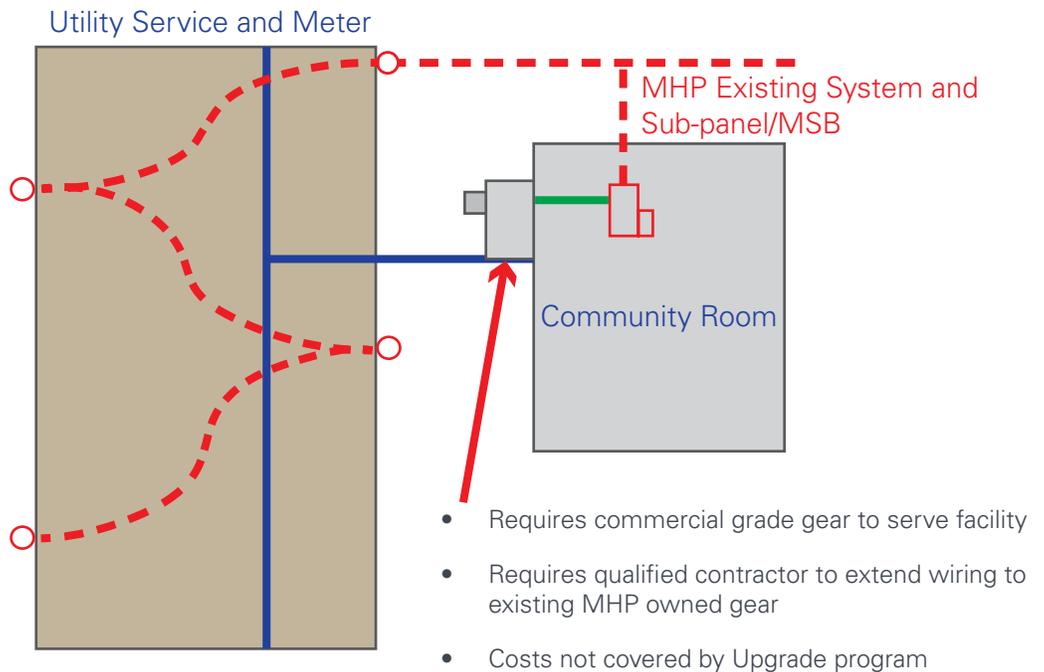
What Costs are Covered by this Program?

To the Meter	Beyond the Meter
Utilities are responsible for performing/paying for all 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.
Majority of costs for replacing current master-meter/sub-meter 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

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



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 MHPs to communicate with residents regarding construction.
- The utilities are not responsible for removal of the existing electric submeter 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

- Mobilehome park residents will become direct customers of SCE and the gas utility and will be billed at current residential rates.
- MHP residents already participating in CARE and Medical Baseline programs will be grandfathered.
- New customer credit checks, deposits and service establishment fees will be waived.

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 2015.

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 covered by the program, but 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 MHPs have to pay upfront for construction costs?

A Yes, MHPs will pay for construction costs for beyond the meter work and be reimbursed by both SCE and the gas utility.

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, 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, such as park offices and recreation rooms, covered under the pilot program?

A Costs for construction to serve common areas from the meter to the facilities are not covered under the pilot program. Commercial-grade equipment needed to serve these facilities is also not covered. MHP Owners will be responsible for hiring a qualified electrical contractor to do this work.

Q What about street lights? Are they covered under the pilot program?

A Street lights are not covered under the pilot 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 outside of the park. Other existing legacy equipment will not be removed during construction. The equipment will be made safe; however, the MHP Owner will be responsible for removal if necessary.

Q How can I find out more information?

A If you (MHPs) have any questions regarding your park’s prioritization or the selection process, please contact the CPUC SED directly at 1-800-755-1447 or MHPUtilityUpgradeProgram@cpuc.ca.gov.

Contact Us

Web: on.sce.com/mhputilityupgrade

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