



**ELECTRIC RULE NO. 28**  
**MOBILEHOME PARK UTILITY CONVERSION PROGRAM**

Sheet 1

- A. **PURPOSE:** Pursuant to the California Public Utilities Commission’s (CPUC or Commission) Decision (D.)14-03-021, Resolution E-4878, Resolution E-4958 and as updated by (D.) 20-04-004. PG&E is offering the Mobilehome Park Utility Conversion Program (“MHP Program”) as a voluntary program to convert eligible master-metered electric service to direct service for Mobilehome Parks or Manufactured Housing Communities (MHP) spaces within PG&E’s service territory. The MHP Program will conclude the earlier date of December 31, 2030 or the issuance of a Commission Decision modifying the program. Subject to the requirements set forth in this Rule and the program extension limitations set forth in Ordering Paragraph 1 and 3 of (D.) 20-04-004, all eligible spaces (including both “To-the-Meter” and “Beyond-the-Meter”), and eligible common use services within the entire MHP will be converted from master-metered electric distribution service to direct PG&E distribution and service (Distribution System).
- B. **APPLICABILITY:** The MHP Program is available to all eligible MHPs within PG&E’s service territory as defined in Section 6. Within the eligible MHPs, the only eligible Mobilehome spaces are those permitted by the California Department of Housing and Community Development (HCD) or its designated agency. Recreational vehicle parks and spaces are not eligible for the MHP Program.
- C. **PROGRAM ELIGIBILITY:**
  - 1. MHPs must meet all of the following criteria to be eligible for the MHP Program. Program eligibility does not guarantee acceptance into the program, nor does it guarantee conversion to direct service from PG&E.
    - a. Receives electricity through a utility owned master-meter, owns and operates the electric distribution system and furnishes electricity to residents. In cases where only one service is sub-metered or non-sub metered the sub-metered service must be served by an Investor Owned Utility participating in the MHP Program.
    - b. Take electric service under: (T)
      - Electric Schedule ET (T)
    - c. Operate under a current and valid license from the governmental entity with relevant authority.
    - d. If operated on leased real property, the land lease agreement must continue for a minimum of 20 years from the time that the MHP Agreement is executed by PG&E.
    - e. Not be subject to an enforceable condemnation order and/or to a pending condemnation proceeding.

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C. PROGRAM ELIGIBILITY: (Cont'd)

2. MHP Owner/Operators who elect to participate in the MHP Program must comply with all general rules, rights and obligations as set forth in this Rule. In addition, MHP Program participants must complete and/or execute the following documents:

- The CPUC's "Application for Conversion of Master Meter Service at Mobilehome Park or Manufactured Housing Community to Direct Service from Electric or Gas Corporation" ["CPUC's Form of Intent"]; and
- The "Mobilehome Park Utility Conversion Program Application" ["MHP Application"] (Form 79-1164); and (T)
- The "Mobilehome Park Utility Conversion Program Agreement" ["MHP Agreement"] (Form 79-1165). (T)

D. MHP PROGRAM COMPONENTS:

1. CPUC's Form of Intent

CPUC's Form of Intent will be accepted January 1, 2021, through March 30, 2021 (90-day period). The MHP Owner/Operator must complete and submit the CPUC's Form of Intent concurrently to both the Safety Enforcement Division (SED) of the CPUC and PG&E. CPUC's Form of Intent received after the 90-day period will be placed on a waiting list. (T)

a. Prioritization of CPUC's Form of Intent

- 1) CPUC's Form of Intent will be reviewed and prioritized as follows: (1) SED will prioritize MHPs that are gas only or dual system (gas and electric service), and (2) for prioritization of electric-only systems, the utilities must coordinate with SED, the California Department of Housing and Community Development or its local agency designee. MHPs whose CPUC's Form of Intent are accepted and prioritized by SED and HCD will be considered pre-qualified. (T)
- 2) PG&E will receive a list of pre-qualified MHP Initial Applications from SED and HCD. PG&E will then contact the MHPs with the highest priority to participate in the MHP program until the program goal is achieved. PG&E will undertake its best efforts to communicate and coordinate with other utilities, municipal entities, and/or water and telecommunications providers to maximize efficiencies where possible. (T)
- 3) If a new MHP that is not currently on PG&E's list of MHPs is accepted into another participating utility's MHP Program, PG&E will allow this MHP to move to the next stage of PG&E's MHP Program, so long as PG&E's MHP Program is still substantially underway. (T)

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<i>Advice</i>	5840-E-B	<i>Issued by</i>	<i>Submitted</i>	September 18, 2020
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		<i>Vice President, Regulatory Affairs</i>	<i>Resolution</i>	



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D. MHP PROGRAM COMPONENTS: (Cont'd.)

2. MHP Application

a. After an MHP has been preliminarily contacted by PG&E to participate in the MHP Program, the MHP Owner/Operator will be provided with the MHP Application. The MHP Application requests additional information that the MHP Owner/Operator should provide to enable PG&E to commence the planning and engineering process for the new MHP distribution system. (T)

b. Upon receipt of a completed MHP Application and necessary documentation from the MHP Owner/Operator, PG&E will commence the planning and engineering a new MHP distribution system. (T)

3. MHP Agreement

a. After PG&E has engineered and planned the new MHP distribution system and PG&E has received the name of the MHP's Contractor meeting qualifications and the reasonable cost for the "Beyond-the-Meter" work, PG&E will prepare the MHP Agreement for signature. (T)  
(T)

b. The conversion project will commence upon 1) the satisfactory resolution of any environmental, endangered species and/or cultural issues, 2) procurement of all required permits, and 3) payment for any applicable costs not covered by the MHP Program including planning, engineering and construction for re-arrangements/relocation of facilities or addition of new electric facilities "Beyond-the-Meter" by the MHP Owner/Operator, 4) the execution of the MHP Agreement. (T)  
(T)

4. Construction

a. PG&E will perform or select a qualified, licensed contractor to perform all necessary "To-the-Meter" construction, and/or electric work as set forth in this Rule, and the MHP Agreement.

b. Common area conversations will be at the discretion of the SED. Consistent with existing requirements for PG&E to safely and efficiently connect its service facilities with its electric distribution facilities, PG&E will terminate its service facilities at a location as close as possible to the exterior of the building/structure nearest to PG&E's main distribution facilities. The selected location shall be as close as practicable to the existing service delivery point(s); however, some flexibility in the construction approach is necessary to address various situations that exist in current installations. (T)

c. The MHP Owner/Operator selected Contractor will perform all necessary "Beyond-the-Meter" construction and/or electrical work as set forth in this Rule, and the MHP Agreement.

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D. MHP PROGRAM COMPONENTS: (Cont'd.)

5. Cutover of Service

- a. Cutover to direct service from PG&E will occur only after the inspection and approval of the "Beyond-the-Meter" facilities by the appropriate jurisdictional authorities.
- b. The MHP Owner/Operator's MHP master-meter sub-metered discount will continue in full and will only cease at complete cutover of the entire system to direct service from PG&E. (T)
- c. MHP residents (tenants or owners of the Mobilehome) will become customers of PG&E and served in accordance with all applicable rates, rules and conditions set forth in PG&E's existing Tariffs, except as otherwise noted in this Rule.

6. Ownership of Facilities After Conversion

- a. Upon cutover to direct service, PG&E will own, operate, and maintain all of the "To-the-Meter" electric distribution and service systems within the MHP in accordance with all applicable rates, rules and conditions set forth in PG&E existing Tariffs.
- b. The MHP Owner/Operator or mobilehome owner (MH Owner) shall own, operate and maintain all "Beyond-the-Meter" facilities in accordance with State and local jurisdictional codes and ordinances. (T)
- c. PG&E shall have no liability for the MHP owned and operated distribution system (referred to as legacy systems), or the "Beyond-the-Meter" infrastructure installed during conversion. The MHP Owner/Operator will hold harmless, defend and indemnify the Utility from all causes of action or claims arising from or related to these systems. (T)

7. Safety

The MHP Owner/Operator and its Contractor participating in the MHP Program recognize and agree that safety is of paramount importance in the performance of the MHP Program and are solely responsible for performing the "Beyond-the-Meter" work in a safe manner and in accordance with the National Electric Code, Universal Plumbing Code and the Safety Section of the MHP Agreement.

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D. MHP PROGRAM COMPONENTS: (Cont'd.)

8. Reimbursement to MHP Owner/Operator

PG&E will reimburse the MHP Owner/Operator for reasonable and prudently incurred expenses for "Beyond-the-Meter" construction covered by the MHP Program. This shall include reasonable costs for converting to direct PG&E service buildings/structures and/or locations that serve as common areas for the MHP's residents and which currently receive utility service from the MHP's master-metered system.

For common areas, that are approved at the discretion of the SED, consistent with existing requirements for PG&E to safely and efficiently connect its service facilities with its electric facilities, PG&E will terminate its service facilities at a location as close as possible to the exterior of the building/structure nearest to the PG&E mainline facilities. Moreover, the selected location shall be as close as practicable to the existing service delivery point(s); however, some flexibility in the construction approach is necessary to address various situations that exist in current installations.

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Beyond-the-Meter expenditures shall not include costs relating to any modification or retrofit of the Mobilehome, costs associated with service relocations, rearrangements, upgrades, or other service modification(s) by the MHP Owner/Operator and/or by the MHP residents beyond what is being provided by the MHP Program. For expenditures related to common areas, PG&E is not responsible for the installation, modification, and/or permitting of necessary MHP owned electric facilities, or other non-PG&E owned facilities necessary to accommodate electric installations. Moreover, PG&E is not responsible for any beyond-the-meter work necessary to connect the newly established service delivery points to existing delivery points whether such connections are external or internal to the building/structure. The amount eligible for reimbursement will be stated in the MHP Agreement.

9. Payment to PG&E

If applicable, any costs associated with planning, engineering and construction for service relocations, rearrangements and upgrades that are not covered by the MHP Program or in excess of what the MHP Program requires must be paid in full to PG&E prior to or included with the submittal of the MHP Agreement in order for the engineering phase to begin.

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10. Changes to the Mobilehome/Manufactured Home

Changes or modification to the individual mobilehome, including alternation to the utility connection that may be required to complete the conversion, must be authorized by the registered owner of the mobilehome prior to the alterations being made. Obtaining such authorization is the responsibility of the MHP Owner/Operator. Authorization from a resident who is not also the registered mobilehome owner is not sufficient.

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E. INTERACTION WITH OTHER TARIFFS:

1. MHP Residents

Upon conversion, MHP residents will be subject to PG&E's effective Tariffs, which can be found at [www.pge.com/tariffs](http://www.pge.com/tariffs), with the following exceptions:

- a. Electric Rules 7– Deposit: Existing MHP residents who become customers of PG&E through the MHP Program will be deemed “grandfathered” into their PG&E service accounts and on a one-time basis, fees associated with new customer credit checks and service deposits will be waived. This one-time waiver is authorized by D.14-03-021. MHP residents will still be subject to the service shut-off provisions under Electric Rules 11.
- b. CARE/FERA Program – Existing MHP residents who participate in the California Alternate Rates for Energy (CARE) and/or Family Electric Rate Assistance (FERA) programs through the MHP master-meter/submeter distribution system and become customers of PG&E through the MHP Program will be deemed “grandfathered” into the respective program without having to recertify or reapply as long as the name of the customer for the new service account matches that of the name of the participant in the CARE/FERA program. This will be a one-time exception to the respective CARE/FERA Rules at the time of the service conversion and will continue to be subject to the periodic recertification and/or post-enrollment verification requirements of the CARE/FERA program.
- c. Medical Baseline Allowance – Existing MHP residents who receive a medical baseline allowances through the MHP master-meter/submeter distribution system and become customers of PG&E through the MHP Program will be deemed “grandfathered” and will continue to receive the same medical baseline allowances without having to recertify or reapply as long as the participant who is receiving the medical baseline allowance still resides at the residence. This will be a one-time exception to the Medical Baseline Rules (Rule 19) at the time of the service conversion and will continue to be subject to the periodic recertification and/or post-enrollment verification requirements of the Medical Baseline Rule.

2. MHP Owner/Operator(s)

Utility service provided by PG&E to the MHP Owner/Operator(s) is subject to PG&E's effective Tariffs, which can be found at [www.pge.com/tariffs](http://www.pge.com/tariffs), with the following exceptions:

- a. Electric Rules 15 – Distribution Extension: Because PG&E will design and install the new Distribution Line/Main Extension, at no cost to the MHP Owner/Operator, sections in Electric Rules 15 that cover applicant responsibilities or options are not applicable to MHP Owner/Operator while participating in the MHP Program. This may include, but is not limited to applicants': responsibilities; allowances; contributions or advances; refunds; and design and installation options.

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E. INTERACTION WITH OTHER TARIFFS: (Cont'd)

2. MHP Owner/Operator(s) (Cont'd)

- b. Electric Rules 16 – Service Extension: Because PG&E will design and install the new Service Extension, at no cost to the MHP Owner/Operator, sections in Electric Rules 16 that cover applicant responsibilities or options are not applicable to MHP Owner/Operators while participating in the MHP Program. This may include, but is not limited to applicants': installation options, allowances and payment.

Because space for metering equipment and its associated working space are very limited in MHPs, the requirements of the Meter Location provision of Electric Rule 16 may be waived by the utility during MHP Program participation. In consultation with the MHP Owner/Operator, all meters and associated metering equipment under the MHP Program shall be located at a protected location in the park as designated and approved by PG&E.

F. DEFINITIONS and ACRONYMS:

Certain specific terms used in this Rule are defined below. Additional definitions for more widely used terms in PG&E's tariffs are also found in Electric and Gas Rule 1

- 1. MHP AGREEMENT – The Mobilehome Park Utility Conversion Agreement (Form 79-1165). (T)
- 2. BEYOND-THE METER (Electric) – Electric “Beyond-the-Meter” facilities include the electric equipment to establish the Service Delivery Point as identified in the “Required Service Equipment” of Electric Rule 16, along with additional conductors, infrastructure and substructures necessary to complete the extension of facilities from the Service Delivery Point (e.g. Electric Metering Facility to the point of connection e.g. power supply cord or hard wire feeder assembly) for the mobile home. The Utility will not be responsible for any part of the “point of connection” as noted above, including labor, or any work that would require an alteration permit. Other than aspects related to reimbursement by utilities for the reasonable costs for their initial construction, Beyond-the-Meter facilities are solely the responsibility of the MHP Owner/Operator or the mobilehome owner. The power supply cord or hard wire feeder assembly will continue to be part of the mobilehome and be the responsibility of the mobilehome owner. (T)
- 3. COMMON USE AREA – Designated building(s), areas, or facilities within an MHP that is (are) intended to be used by all the park residents or the MHP Owner/Operator. Energy costs for servicing the common area are paid for by the MHP Owner/Operator.
- 4. CPUC's FORM OF INTENT – The CPUC's Application for Conversion of Master-Meter Service at Mobilehome Park or Manufactured Housing Community to Direct Service from Electric or Gas Corporation (Appendix D of Decision 20-04-004). (T)
- 5. HCD - California Department of Housing and Community Development –HCD administers and enforces uniform statewide standards which assure owners, residents and users of mobilehome parks protection from risks to their health and safety.

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F. DEFINITIONS and ACRONYMS: (Cont'd)

- 6. MANUFACTURED HOUSING COMMUNITY – Any area or tract of land where two or more manufactured home lots are rented or leased, held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, only to accommodate the use of manufactured homes constructed pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974.
- 7. MOBILEHOME – See Rule 1.
- 8. MOBILEHOME PARK – See Rule 1.
- 9. MOBILEHOME SPACE (MH-Space) – Designated area within a Mobilehome Park that is owned, rented, or held out for rent, to accommodate a mobilehome used for human habitation.
- 10. MOBILEHOME PARK OWNER/OPERATOR (MHP Owner/Operator) – The party that has legal obligation for the MHP.
- 11. MHP RESIDENT – A person who has tenancy in a Mobilehome Park under a rental agreement or who lawfully occupies a mobilehome.
- 12. SED – California Public Utilities Commission’s Safety and Enforcement Division: The SED has safety oversight of electric and communications facilities, natural gas and propane gas systems, railroads, light rail transit systems, and highway/rail crossings, licensing, consumer protection, and safety oversight of motor carriers of passengers, household goods, and water vessels, and regulatory oversight of hot air balloons and some air carriers.
- 13. SERVICE DELIVERY POINT (Electric) – Where PG&E’s Service Facilities are connected to either Applicant’s conductors or other service termination facility designated and approved by PG&E.
- 14. PG&E TO-THE-METER (Electric) – Electric “To-the-Meter” facilities include all electrical facilities (e.g. cable, connectors, poles, transformers, switches, and meters) including the conduit and substructures necessary to complete the electrical distribution line and service extensions to the Service Delivery Point, and will be owned, maintained and operated by PG&E.
- 15. MHP APPLICATION – The joint Utilities’ Mobilehome Park Utility Conversion Application (Form 79-1164). (T)