



Transfer of Master-Meter/Submeter Systems at Mobilehome Parks and Manufactured Housing Communities to Electric and Gas Corporations

Proposal of Southwest Gas Corporation

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Southwest Gas' Current Process

Total Number of MHPs served:	57
Northern California	13
Southern California	44
Total Number of spaces in MHPs:	3308
Range Number of spaces in MHPs:	4 - 282
Average Number of spaces per park:	58.0



Mobilehome Park System Replacement Program (MHPSRP)

- MHP owner participation is voluntary
- Fully replace mains and service lines with no up-front costs to MHP
- Facility replacement mirrors Southwest Gas' current transfer/replacement process
- MHP replacements prioritized as necessary



Program Cost

- Fully replace all 57 MHP systems - \$6M
- Estimated annual impacts per \$1M:

Territory	Revenue Requirement	Rate Impact Per Therm
Northern California	\$200,000	\$0.00807
South Lake Tahoe, California	\$200,000	\$0.00880
Southern California	\$180,000	\$0.00180



Monthly Residential Bill Impact

Territory	Amount
Northern California	\$0.53
South Lake Tahoe, California	\$0.63
Southern California	\$0.08



MHPSRP Cost Recovery Account

- Defer
 - Return on investment (rate base x authorized return)
 - Depreciation expense
 - Property tax
 - Incremental customer-related expenses
- Annual surcharge for each rate jurisdiction



Benefits

- Addresses concerns of MHP owners and utilities
- Completely replaces facilities
- Safe, reliable service from Commission-regulated utilities
- Multiple customer service components
- Eases burden on the Commission in terms of MHP inspections and oversight



Legislative Policy Option

- Tenant Surcharge
 - Nevada Revised Statute 704.940
- MHP Discount
 - California Pub. Util. Code 739.5



Tenant Service Surcharge Fund

- Interest-Bearing Account (maintained by MHP owner)
- Specific use
- Withdrawals are Commission-approved
 - Spending accountability
 - Tenant notification
- Compliance filing
- Records are kept “up front”



