

Warehouse Artist Lofts - Sacramento

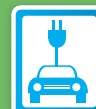


Warehouse Artist Lofts includes 116 rental apartments as part of a mixed-use, mixed-income community in downtown Sacramento's Historic R Street District. The development includes the adaptive re-use of the 100-year-old Lawrence Warehouse, which is listed on the National Register of Historic Buildings. The building uses many energy features that exceed California Title 24 energy standards and seeks to create an affordable space for Sacramento-area artists to live, create and collaborate. The building includes performance space, a dance studio and rooftop deck with picnic area, community garden, and children's playground. Approximately 12,000 square feet of ground floor retail space helps further activate the neighborhood with local businesses, and the transit-oriented development is located just one block from Sacramento's Light Rail line. The two-level parking garage is designed for residential use only.

CHARGING SNAPSHOT

- No. of living units: **116**
- No. of parking spaces: **116**
- No. of residents currently driving PEVs: **Pending**
- Number of charging stations and types: **Level 2 - 3 Schneider Electric/EVLink**

CHARGING STORY



Charging setting

This inventive multi-use building rehabilitation project was made possible by a creative mix of Low Income Housing Tax Credits, Historic Tax Credits, as well as infrastructure funds from the California Department of Housing and Community Development. The charging stations for this community were made possible via a pilot project conducted by the Sacramento Municipal Utility District (SMUD).



Decision-making process

In keeping with the overall objectives for the facility, management was looking for a cost-effective alternative that would provide their residents and business occupants with an opportunity to use vehicle charging in their residential/commercial garage space. The opportunity offered by SMUD's incentive program allowed them the pathway to implement this vision.



Charging implementation and management

Three charging units were installed at a cost of \$8680 including a \$4500 incentive grant from SMUD. The utility made this incentive available to other multi-unit dwellings at a rate of \$1500 per charging unit.



Charging costs

The three charging units are wired to Warehouse Artist Lofts' commercial customer account with SMUD, so that property management may track the cost of electricity and then allocate those costs to the users through an assessment fee.



Multi-unit Dwelling charging challenges

Warehouse Artist Lofts' property managers found it challenging to find the appropriate method for tracking charging costs and establishing an equitable fee structure for both residential and commercial occupants. The fee structure for this location continues to evolve as the property managers learn more about the use of these chargers.

Contact information

<https://www.rstreetwal.com/living-at-wal>

“ Our goal was to create an affordable, transit-oriented community for Sacramento artists. In addition, we wanted to build a high-performance building that would be environmentally sustainable and could adapt to the changing consumer preferences of our tenants. That is one of the reasons why we wanted to incorporate EV charging stations in our garage; the first time that we have done that in one of our properties. ”

Ali Youssefi, CFY Development, Inc.