



VELOZ WEBINAR FACT SHEET

Apartments and Condos: Creating Accessible Charging

Wednesday, June 8, 2022 | 10:00 – 11:15 am (PT) | Virtual

To meet California's 100% electric vehicle (EV) sales goals and deliver the benefits of pollution-free, gas-free car ownership to more people, we need to find more ways to plug-in at condos, townhouses and apartments. However, bringing charging infrastructure to multifamily dwellings is one of the biggest hurdles to achieving 100% electric vehicles on the road.

There are two main issues that must be overcome to make charging at multifamily dwellings easier:

1. **Cost:** Building new charging infrastructure comes with high costs, especially in existing buildings where wires might need to be bored through a wall or under an existing building.
2. **Capacity:** Retrofitting older buildings that simply don't have the electrical capacity or space for additional equipment.

ADDRESSING COST

[A typical non-networked Level 2 charging unit runs between \\$500 – \\$2,000 and installation can cost \\$3,500 to \\$5,000 each.](#) This means that a 10-unit building can spend as much as \$70,000 installing chargers to service just one EV per unit. Networked chargers, complex installations and buildings that require retrofitting can greatly increase installation costs.

Many electric utilities and cities provide rebates for chargers and their installation. For example:

- Sacramento Municipal Utility District offers a \$6,500 rebate to install charging stations through [CALeVIP](#).
- [LADWP Charge Up LA](#) offers a \$1,250 rebate on EV chargers and installations.
- [Electrify Santa Monica](#) offers a \$2,000 rebate.

More public funding is on the way. The \$5 billion from the Bipartisan Infrastructure Law will be distributed to states over a five-year period with California receiving nearly [\\$384 million in total funding](#). California Governor Gavin Newsom has already asked that at least [\\$10 billion be dedicated to vehicle electrification](#), with a large percentage going toward charging infrastructure. The California Energy Commission and Air Resources Board will have an open process for how to allocate these funds. Veloz members EVgo and Electrify America are taking advantage of other funding sources to ensure more public charging is available in more neighborhoods across the U.S.

ADDRESSING CAPACITY

The difficulties around installing multifamily charging infrastructure can include everything from the type of charger to installation logistics to charger location. When it comes to how and where multifamily chargers are located, there are several potential scenarios:

1. **Installing chargers in each parking spot at a building or complex.**
2. **Installing a charging station plaza near the building.**



KEY CONSIDERATIONS

Questions to consider when determining the best course of action for how and where to add multifamily charging include:

- **What are the needs of your residents?** Consider surveying current residents or renters in the vicinity about their desire for charging, what those charging needs might be, how they'd prefer to pay and where they'd want the chargers installed.
- **What types of chargers should you install: Level 1, Level 2 or DC fast chargers?** Depending on how you're providing charging, one or more charger types may fit resident's requirements, but the charging level likely needs to be balanced with installation costs.
- **How old is the building?** With older wiring and panels, or hard to access parking areas, the age of the building can increase the cost of installation. If it's a new build, many communities are already implementing building codes to ensure all future multifamily buildings are either electric vehicle-capable, meaning the power and pathways needed are available; electric vehicle-ready, meaning the pathways, wiring and panels are all ready for charging station installation; or electric vehicle-installed, meaning the charger is there and ready for use.
- **How will residents be billed for charging?** There are three types of metering options:
 - Dedicated metering: resident usage is tracked with a dedicated meter
 - Group metering: a single meter that tracks usage of an entire building
 - Common area metering: a meter that measures the electricity usage in common areas, such as parking lots, laundry rooms, pool areas, etc.
- **Is space available for a charging plaza?** If there's no available space on-site, creating a charging plaza could require partnership with other property owners and/or local municipalities.
- **How will you retain charging reliability?** Making sure the chargers are serviced when broken and are available when needed ensures that residents have reliable access and that the presence of EV charging remains a selling point for new residents.

URGENT ACTION IS NEEDED

Renters who already own EVs are already [frustrated](#) with the cost and red tape associated with trying to get charging stations installed at their residences. Even as automakers make more models, EVs become more affordable — especially in the face of sky-high gas prices — and a growing used EV market emerges, renters are still forced to stay in gas-powered cars due to the lack of charging options where they live.

RESOURCES

Resources for Multifamily Housing Owners:

- [CALeVIP - Planning Your Installation](#)
- [Plug-in Electric Vehicle Charging Infrastructure Guidelines for Multi-unit Dwellings \(PDF\)](#)
- [PEV Charging Guide for Property Owners, Managers and Homeowner Associations \(PDF\)](#)
- [Ready-made templates to survey residents' current and future interest in EVs](#)
- [MuD How-to Guide for EV readiness \(PDF\)](#)



- [Charging Infrastructure Development](#)
- [MuD Electric Vehicle Charging \(PDF\)](#)

Resources for Multifamily Housing Residents:

- [Plug-in Electric Vehicle Charging Guide for Residents of Multi-unit Dwellings \(PDF\)](#)
- California's EV charging station law, [Civil Code 1947.6](#) requires that landlords accept a tenant's written request to install an EV charger if they meet certain criteria.

Multifamily Housing Case Studies:

- [San Diego Prepares for Electric Vehicles in Multi-Unit Dwelling Communities](#)
- [Multi-Unit Dwelling Procurement Case Study: Green Rock Apartments](#)
- [San Diego condominium invests in individual billing \(PDF\)](#)
- [Smart Columbus Case Study: Multifamily Housing Charging Infrastructure \(PDF\)](#)
- [Luxury High-rise Case Study: The Towers at Costa Verde \(PDF\)](#)
- [Muir Commons: A Case Study in MUD EV Infrastructure](#)