EV Charging in New Multi-family Housing

Presented by:
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● Co-lead, EV Charging for All Coalition
How California Is Keeping Electric Vehicles Out Of Reach For Apartment-Dwellers

Even in the nation’s most EV-friendly state, inertia and business interests are delaying the energy transition and leaving the working class behind.

By Alexander C. Kaufman

There's No Place Like Home: Residential Parking, Electrical Access, and Implications for the Future of Electric Vehicle Charging Infrastructure

Yanbo Ge, Christina Simeone, Andrew Duvall, and Eric Wood

National Renewable Energy Laboratory

Without access to charging stations, Black and Hispanic communities may be left behind in the era of electric vehicles

By Will Englund

December 9, 2021 at 7:00 a.m. EST

How charging in buildings can power up the electric-vehicle industry

January 6, 2021 | Article
“Higher purchase prices and lack of access to home charging can cause many consumers to shy away from EVs.”

– Consumer Reports
Is public charging the solution?

- More expensive (unregulated prices vs. TOU rates)
- Not available on-demand (shared)
- Not reliable (~25% not functioning)
- Not always safe (especially with children or at night)
- Not easy to use (have to move your car when done)
There’s no place like home!

the most affordable, reliable, safe, and accessible place to charge
There’s no time like now!

Cost per Parking Space: New Construction vs. Retrofit

- New Construction
- Retrofit (Estimate)
- Retrofit (Actual-PG&E)

$18,000

$4,443

$1,410

60 unit Multi-family
Let’s build right in the first place!

2015-2025 New CA Single-Family Homes: 570,000

2015-2025 New CA Multi-Family Homes: 584,000
(498,000 will require retrofitting: $9B)
Advocating for equitable EV charging via equitable building codes
Our coalition

Mailing list: 1200

Slack team: 130

Organizations: 101

People who have signed at least one letter: 1,070

State legislators who have signed on: 23
Our Mission

To ensure **affordable, safe, always-available** EV charging at home (or at work) for all California residents.
Our Vision

We envision a world where everyone can access affordable electrified transportation at home (or at work) especially in multi-family housing and in communities burdened by air pollution.
Our Theory of Change

By organizing a diverse coalition representing multiple stakeholders, we can strengthen state building codes, programs and policies to ensure 100% access to affordable and convenient EV charging for all
Yesterday’s cold water flat...

is today’s housing complex parking lot.
Building codes drive access to charging
3 guiding principles

1. **Maximize access** to charging, so all new multi-family units with parking have access to **EV Ready** charging.

2. **Minimize cost and hassle** (for installation and charging) for residents.

1. **Minimize cost and complexity** (for installation and management) for builders, apartment managers & HOAs.
**CALGreen, Multi-Family Housing, New Construction:**

Every multi-family housing unit (not parking space) that has access to parking should have access to power for EV charging

1. Low-Power Level 2 (208/240v, 20a) terminating in a receptacle;

2. Highly-visible “EV Ready” signage at the parking space

3. Equitable electricity cost: Wired to the unit’s meter or other solution
New 100-unit Apartment Complex with 175 parking spaces
There ought to be a bill!

SB 1482 (Ben Allen)

bit.ly/support-sb1482
Urge Governor Newsom to support!

Send this email to the Governor: bit.ly/NewsomEVequity
Let’s stay in touch!

- Join our *EV Charging for All Coalition* mailing list: https://www.acterra.org/subscribe
- Contact us at: evchargingaccess@gmail.com
- Get involved: bit.ly/EVaccess