WMA Coffee Talk: EV Chargers

Jonathan's EV Checklist, September 2023

Monitor Demand

- Engage residents and be vigilant for EV vehicles like Tesla and Ford F150. Encourage early adopters to provide feedback on their charging needs and preferences.
- Utilize chargefinder.com or similar websites to assess the types of charging stations in demand within your community.
- Conduct annual resident surveys to gauge EV interest and charging requirements, also take the
 opportunity to educate residents about allowable (Level 1) and non-allowable (Level 2) charging.
- Stay updated on EV sales trends through trade communications (e.g., Inside EV, AutoWeek, etc.).

Homesite - Residents - Electricians

- Clearly communicate the park's charging policy, emphasizing Level 1 chargers only.
- Engage local electricians, ensuring they are informed about park policies and requirements related to high voltage, high amperage, and interconnection topics (e.g., AC, Generators, Solar, Batteries, etc.).
- o Establish a waitlist system for L2 installations with park approval if considering this option.
- Educate residents about the advantages of Level 1 charging and how it can meet most of their needs.
- Explain the reasons behind restricting to Level 1 chargers, such as electrical infrastructure limitations at the home panel or interconnected homes if applicable.
- Offer alternatives, such as promoting the use of Level 2 charging stations in nearby city buildings or the park's willingness to consider additional Level 2 or Level 3 charging stations in common areas.
- o Review lease and rules and regulations with your park attorney.
- Organize workshops or information sessions to educate residents about electrical load issues at homesites, potentially as part of broader electricity discussions or themed events like emergency planning.
- Maintain transparency in decision-making processes regarding charging infrastructure and policy changes.
- Regularly monitor compliance with the established policy.

Park Infrastructure – Management

- Ensure the onsite team understands the electrical infrastructure and panel service at homesites.
 Add a prominent sticker inside and/or outside the panel instructing electricians to contact the office and refrain from modifying the service.
- Stay informed about local, state, and federal regulations related to EV charging infrastructure, including monitoring the impact or influence of AB 2075 and AB 1738. Also, keep an eye on HCD workshop results and their influence on permitting standards.
- Monitor demand and interest closely.
- Familiarize yourself with EV installers experienced in our industry. Thoroughly research and select reputable contractors and equipment suppliers.
- Determine zoning and permitting requirements for installing charging stations.
- Assess the capacity of existing electrical infrastructure to support fast chargers. Identify any necessary upgrades or modifications to accommodate increased electrical load.

- Identify suitable charging station locations, considering proximity to mobile homes, parking spaces, and accessibility for EV owners while also respecting constraints on other non-electric vehicles.
- Select the type and number of fast charging stations based on anticipated demand, incentives, and budgets. Options may include Level 2 chargers, DC fast chargers, or a combination of both.
- Decide on the power supply source for the charging stations, whether it's from the grid or a solar connection.
- Estimate the total installation cost, covering equipment, infrastructure, and labor. Develop a budget and secure financing if necessary.
- Determine the pricing structure for EV charging, exploring various revenue models like pay-peruse, subscriptions, or flat fees.
- Create a detailed project timeline with clear milestones and deadlines. Ensure any vendor has a
 dedicated project manager or coordinator overseeing the installation.
- Maintain comprehensive records of all agreements, permits, maintenance schedules, and financial transactions related to the project.
- o Consult legal counsel to draft contracts, agreements, and liability waivers as needed.
- Establish a plan for regular maintenance and upkeep of the charging stations, including responsibilities for monitoring and servicing the equipment.
- Consider user-friendly features, such as smartphone apps for locating and paying for charging, clear signage, and adequate lighting.
- o Ensure charging stations are accessible to all, including those with disabilities.
- o Implement robust safety measures to protect users, maintenance staff, and the equipment.
- o Address security concerns, such as vandalism and unauthorized access.

NOTEC

- o Develop a user experience demo to promote the availability of EV charging to residents.
- Consider adding information about EV charging to your website or other tenant marketing materials as a community amenity.
- Plan for future expansion of charging infrastructure as EV demand continues to grow, ensuring your park remains "future-proof."

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