

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.).
- 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.
- 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.

- NOTES:

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