



EMPOWER YOUR TENANTS WITH EV CHARGING: FAQs

GREEN ENERGY CONSUMERS ALLIANCE

You're a property manager in MA or RI interested in learning more about installing electric vehicle (EV) charging for your tenants. Congratulations on taking a big step to making your property EV-friendly!

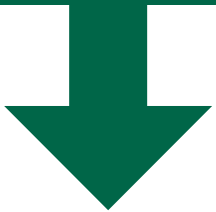
You should know:

- You can install EV charging at little to no cost by taking advantage of state and utility incentives.
- There's no one-size-fits-all plan for EV charging. Installation should be tailored to the specifics of your property to minimize costs and maximize utilization.
- A qualified vendor can help design your charging site to reduce overall costs and meet your building's needs.

[National Grid Qualified Vendor List](#)

[Eversource Preferred Vendor List](#)

These FAQs will help you learn more about your next steps...



EV CHARGING INSTALLATION. WHAT DOES THE PROCESS LOOK LIKE?

A typical EV charging installation involves: planning what you need; getting project approval; installing the EV chargers; enacting plans and policies to manage your chargers; and operating the chargers.

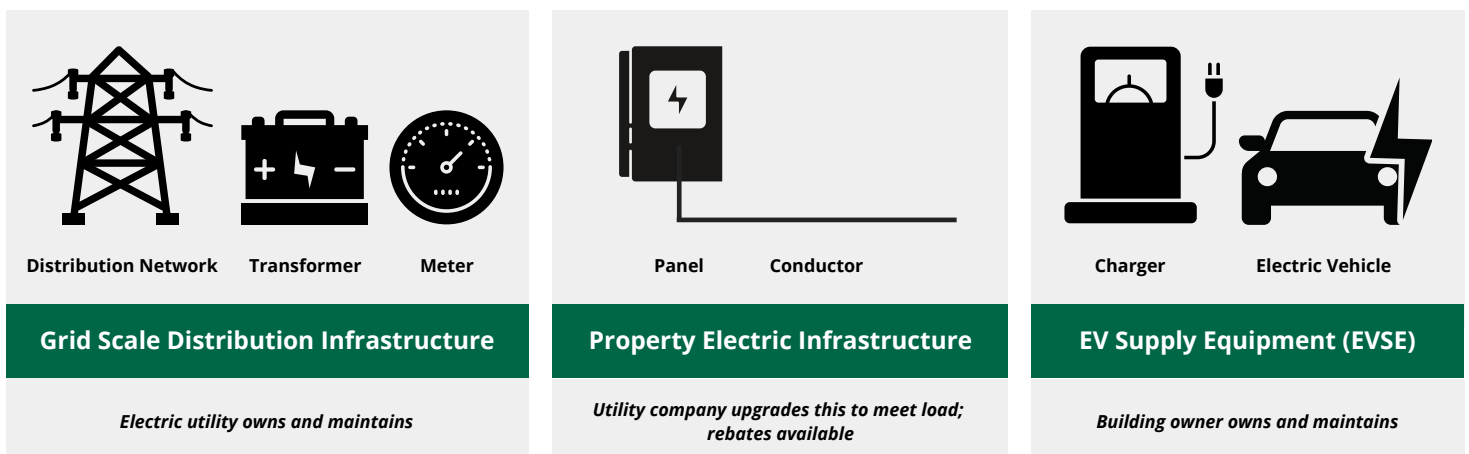
Planning will be affected by:

- Building size (number of units or parking spaces) and layout (e.g., garden style, high-rise)
- Existing electric service and available capacity
- Parking type: assigned/deeded vs shared parking; parking garage vs surface lot
- Building management authority: Property manager, Condo board, etc.
- Operating model: Costs recovered through rent or condo/HOA fees, charger usage fees, or the electricity usage is billed directly to the tenant

A qualified vendor will help you find an electric vehicle charging solution that accommodates the unique characteristics of your site.

HOW MUCH WILL INSTALLATION COST?

Installation costs vary according to the specifics of your property, but costs generally fall into two buckets: infrastructure and equipment.



The total average cost of a plug (without incentives) can be between \$500 and \$6,500. To get a sense of where you might be in this range, there are some things you need to know about your property and some decisions you need to make.

Less Expensive

More Expensive

EV Supply Equipment Purchase

Level 1 (120 V)

Non-Networked Level 2 (240 V)

Networked Level 2

Non-networked stations don't connect to the internet

Networked stations are "smart"—Wifi-enabled and programmable.

Installation

Minimal electrical upgrades

Extensive electrical upgrades

Near existing service
Greenscape trenching

Wall-mounted
Indoors

Distant wiring runs
Hardscape trenching

Structural drilling
Outdoors

Operation & Maintenance

Low utilization & unmanaged

High utilization & managed

No networking costs & small business electricity rates (below 20 kW load)

Monthly networking fees & commercial electricity rates (with demand charges)



Data collection

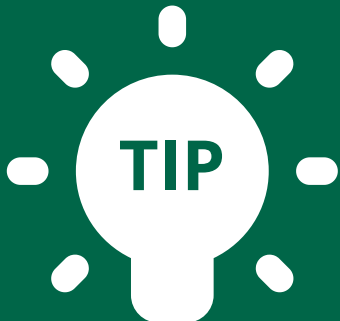


\$500 - \$1,000

\$1,200 - \$1,700

\$1,700 - \$2,700

\$3,000 - \$6,000



If you're planning on doing major construction, like resurfacing your parking lot or building a parking garage, installing charging will be less expensive if you integrate it into your construction plan.

WHAT INCENTIVES ARE AVAILABLE?

Last updated September 2021

Massachusetts:

MassEVIP Multi-unit Dwelling & Educational Campus Charging incentives -

Offered by the MA Department of Environmental Protection to cover 60% of hardware and installation costs to a maximum of \$50,000 per street address. Multi-unit dwellings with five or more residential units are eligible.

Learn more: mass.gov/how-to/apply-for-massevip-multi-unit-dwelling-educational-campus-charging-incentives

Utility Make Ready - Programs offered by electric utilities that cover 100% of the cost of infrastructure upgrades for charging station installation. Incentives are available for multi-unit dwellings, workplaces, publicly-accessible parking spots, public transit stations, and other sectors. Your property must be in a utility's service territory to be eligible.

National Grid: Learn more at nationalgridus.com/MA-Business/Energy-Saving-Programs/Electric-Vehicle-Charging-Station-Program

Eversource: Learn more at eversource.com/content/ema-c/residential/save-money-energy/explore-alternatives/electric-vehicles/charging-stations

Federal:

Alternative Fuel Infrastructure Tax Credit - Fueling equipment installed before December 31, 2021 is eligible for a tax credit of 30% of the cost, not to exceed \$30,000.

Learn more: <https://afdc.energy.gov/laws/10513>

Don't be discouraged if an incentive program is fully subscribed; more funding could be coming. Be sure to express your interest so that you may be placed on a waiting list. If you create a plan now, then you can spring into action when funding is available.

WHAT INCENTIVES ARE AVAILABLE?

Last updated September 2021

Rhode Island:

Electrify RI - Offered by the RI Office of Energy Resources to cover 100% of hardware costs for the installation of charging stations in workplaces, multi-unit dwellings, and publicly-accessible locations.

As of July 2021, the program is fully subscribed.

Learn more: <http://www.energy.ri.gov/electrifyri.php>

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HOW DO I CHOOSE CHARGING EQUIPMENT?

There are three speeds of EV charging: Level 1, Level 2, and DC fast charging. As a building owner, DC fast charging is probably not the best fit for you. Although it's the fastest (and most like refueling a gasoline vehicle), DC fast charging is best in locations where drivers don't linger very long. Since tenants generally leave their vehicles parked at home, you can take advantage of a slower (and less expensive) charging installation. So, for you, there are two types to consider:

What charging equipment is best for my property?

LEVEL 1

Best in parking spaces where vehicles dwell for 8+ hours. Recharges 4 miles of driving range per hour plugged in. Least expensive to install and operate.

- Budget-friendly
- Accessible anywhere there's an outlet
- Good for buildings with assigned parking spots

LEVEL 2

Best where vehicles dwell for 1-8+ hours. Recharges 11-24 miles of driving range per hour plugged in, depending on the vehicle model. Best "bang for your buck" in terms of enabling EV adoption at moderate cost.

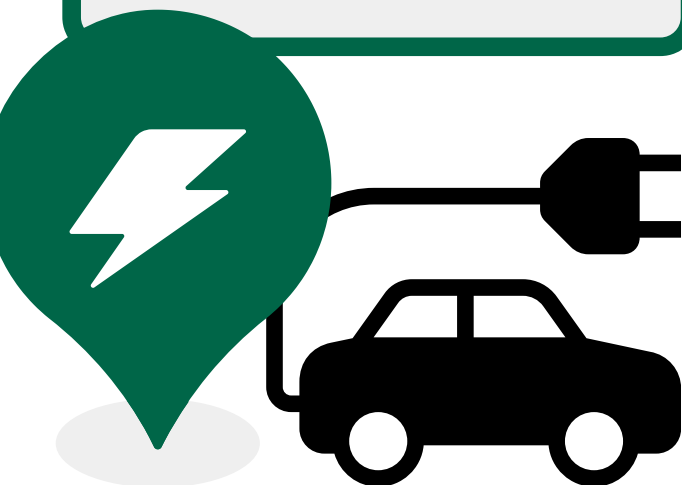
- More attractive to tenants
- Faster charging speed allows more sharing capability
- Good for large buildings with many tenants charging

Non-Networked

- Cheaper equipment
- No advanced features (cannot support billing)
- Good for smaller buildings with limited charging demand

Networked

- Needs wi-fi connection
- Enables advanced management (data collection, billing)
- Can scale up to support more usage in a community with many tenants



Although networked Level 2 stations are more expensive to install and operate, they can make it easier for you to bill drivers for the electricity they consume and manage charging behavior. Certain incentives may require you to choose a Level 2 station. Eversource and National Grid have a list of recommended charging station models for you to select based on your needs.

WHO WILL PAY FOR THE ELECTRICITY USED?

You can decide, depending on the charging equipment you select and the operating costs you incur. Here are some options:

- Pay for the cost of electricity as an amenity.
- Choose a networked charging station that monitors electricity consumption and bills users according to a price you set.
- Charge EV owners a monthly fee for access to the charger. This solution has the added benefit of not requiring a new meter or networked equipment.



WHO CAN USE THE CHARGERS?

You can decide, depending on your parking area and choice of charging equipment.

- If the parking area is only available to tenants, it's easy to limit charging to those who live in your building, regardless of what type of charger you choose.
- If the parking area is not limited just to tenants:
 - Non-networked stations (whether Level 1 or Level 2) could be accessible to anyone who pulls up and plugs in their car.
 - A networked station can be set up to only provide access to people who live in your building (via a special code) or to those who pay to charge.

MY PROPERTY HAS ASSIGNED PARKING. CAN I STILL INSTALL EV CHARGING?

Yes! Here are some options:

- Convert some “visitor” or unassigned parking spaces to charging spots.
- Install charging ports for each assigned spot or in between spots to allow sharing.
- Upgrade existing electrical infrastructure so that tenants or condo owners can easily choose to install their own charging port or use their own Level 1 charging cable.

Whatever you decide to do, make sure the solution is scalable to meet all future charging needs. You don't need to install charging equipment right away, but you should make sure that upgraded electrical capacity will be ready to meet the additional load in the future.



WHERE DO I GO FOR HELP?

Your electric company is your best resource to explore whether an EV charging installation is a good fit for your property. They can help you with:

- General inquiries
- Site assessments and cost estimation
- Referrals to qualified installers
- Recommendations for charging equipment

Email EVNationalGrid@nationalgrid.com or evcharging@eversource.com



If you decide a networked charging station best suits your needs, you can consult a charging network company to get advice on:

- Planning
- Repair, maintenance, and operation
- Station management
- Monitoring station utilization
- Administering fees to charge
- Establishing charging queues

Curious about EV charging, but not ready to reach out to your utility company or a vendor? Email DriveGreen@GreenEnergyConsumers.org for general questions on electric vehicles and charging.

HOW DO I SELECT AN EV VENDOR?

Key questions to consider asking an electric vehicle supply equipment (EVSE) manufacturer

Utility companies offer lists of vendors and installers to help you plan your EV charging installation. But how do you select one? This checklist will guide you to compare EV charging stations models and manufacturers to determine which solution is right for you.

[National Grid Qualified Vendor List](#)

[Eversource Preferred Vendor List](#)

Hardware:

- ☐ Output power: What is the maximum power deliverable to an electric vehicle? Given as a kW rating and as estimated miles of range added per hour of charging time.
- ☐ Dimensions: What are the overall height, length, width, and weight dimensions?
- ☐ Mounting: What time of mounting does the station require?
- ☐ Pedestal: Hard-wired to permanent pole or box. Typically mounted on a concrete base.
- ☐ Wall: Either hard-wired or temporarily wired to a wall. Typically includes a mounting plate.
- ☐ Network coverage: What type of cellular or data connectivity will I need?
- ☐ Hardware fees: What is the line item and total cost per station?
- ☐ Safety: Is the product tested for safety and UL-certified?

Management software:

- ☐ Remote management: Can charge station information and settings be accessed remotely?
- ☐ Price and policy configuration: How can the price and policy be set on the station? Can I determine who gets access to the stations?
- ☐ Energy management: Can the system manage energy usage and control costs?
- ☐ Data reporting: What type of reporting and analytics does the software offer?
- ☐ Mobile application: Does a mobile app exist for EV drivers to find and pay for sessions?
- ☐ Software fees: What are the software fees paid by station owner? What type of contract?

Installation:

- ☐ Process: What is the installation process like? Who is responsible for what? How long does the typical installation take?
- ☐ Site requirements: What does my site need to have in terms of infrastructure in order to install the station?
- ☐ Installation fees: What are the installation fees?

Service & Maintenance:

- ☐ Onboarding and training: How will people in my organization be set up and trained to manage the stations?
- ☐ Service request: What happens if there is a hardware or software service request? What is the service level agreements?
- ☐ Service fees: Who pays for the service?
- ☐ Theft/damage: What systems are available to prevent theft or vandalism? What happens if the station/cables are vandalized or stolen?

WHO IS GREEN ENERGY CONSUMERS ALLIANCE?

We're a nonprofit organization based in Massachusetts and Rhode Island. Our mission is to harness the power of energy consumers to speed the transition to a low-carbon future. You can learn more about our work advocating for electric vehicles at greenenergyconsumers.org/drivegreen

Need help? Email us at DriveGreen@GreenEnergyConsumers.org

