# Electric Vehicle Charging Capacity in Multifamily Properties

**Non-binding petition to increase access to electric vehicle charging for residents of multi-family housing**

Whereas the December 2021 Climate Action Plan Blueprint included five related strategies to increase adoption of Electric Vehicles (EVs) in Acton, and Town Meeting seeks to support these strategies and prioritize Town policies to address the barriers to EV charging access for residents of multi-family buildings.

Whereas the EV strategies listed in the Climate Action Plan Blueprint include:

- M5 Promote electric vehicle adoption.

- M6 Create an incentive program to help provide increased access to EVs for low-income residents in Acton, including "seek[Ing] opportunities to provide financial resources and information to meet the demand for additional charging infrastructure (e.g., at multi-unit buildings)".

- M10 Adopt EV-ready and/or installation requirements for new residential and commercial buildings or major rehab.

- M11 Explore policies and incentives to enable multi-family housing residents to expand electric vehicle charging options, including "provide[Ing] resources and support to pilot an EV charging solution in a multifamily housing complex in an effort to scale these solutions… [and] coordinating with landlord, property management, and homeowner associations (HOA) to find ways to address network integrations, installations, payment schemes and long-term management and maintenance."

**Therefore, be it resolved** that the town should pursue all available strategies to encourage electric vehicle adoption by residents of Acton by increasing electric vehicle charging capacity in both existing multifamily properties and new multifamily construction.

**Part One**: Resolved that the Town of Acton Planning Board and staff should work to develop a zoning amendment that will require the inclusion of electric vehicle charging infrastructure for new multifamily developments and for multifamily buildings that are undergoing significant renovation (s) subject to the zoning amendment defining significant renovation(s)  defining significant renovations, for example, as a cost for

renovation or rehabilitation greater than 25% of the existing assessment for the property)  for adoption at the 2023 spring town meeting.

**Part Two**: Resolved that The Town of Acton should encourage the creation of EV charging stations in all existing multifamily buildings by pursuing available and applicable resources from state and federal agencies, MassSave and Eversource. If resources allow, the town should create a matching grant program for owners of multifamily properties to encourage EV charging station adoption and should explore best practices in encouraging EV charging infrastructure in existing properties. The Town should prioritize installation of EV charging stations in multifamily properties as part of the Climate Action Plan implementation.

**Reasoning**: The Town of Acton has adopted the goal of Action generating net zero carbon emissions by 2030. An estimated 47% of carbon emissions in the Town of Acton are from passenger vehicles. Over twenty five percent of Acton households reside in multifamily dwellings and most of those households do not have access to electric vehicle charging at their homes, making purchase or lease of an EV for those residents a difficult choice.

Although the Town of Acton is working to increase Acton's active transportation and public transportation infrastructure, a substantial percentage of the mobility needs of Acton residents will continue to be met by automobile passenger vehicles for the foreseeable future. Expanding access to EV charging stations is a readily achievable and feasible strategy for promoting cleaner passenger vehicle use and carbon emissions reduction goals of the Town of Acton.

Therefore, encouraging the use of electric vehicles by individual  households who reside in multifamily buildings is an important part of decarbonizing Acton and contributing to a climate solution.