



CHARGE READY

CASE STUDY: SILVER SPUR COURT CONDOS

How Silver Spur Court Condominium Residents and SCE Worked Together to Provide Electric Vehicle Charging to Entire Property



Robert Wills

HOA President,
Silver Spur Court

- 18-unit condominium property
- Rolling Hills Estates, CA
- 27 charging ports

Silver Spur Court HOA president explores electric vehicle charging

Silver Spur Court homeowner association president Robert Wills began looking at the feasibility of charging stations at his property because of interest from two residents who owned electric vehicles. As he gathered input from other residents and learned about EV charging, he soon realized that the property would need a transformer and other expensive electrical infrastructure upgrades that seemed well beyond what the association could afford.

Wills felt fortunate to find a potential solution when he came across Southern California Edison's Charge Ready program on the utility's website. The program provides financial incentives and technical assistance to install charging stations for multifamily condo properties like his. He contacted SCE's account management team to schedule a site evaluation for his property and discovered it would initially qualify for 10 ports. Having found a way to pay for the necessary infrastructure upgrades, he and his fellow residents could move forward to plan their EV charging station project.

Silver Spur Court residents work together to set a vision and develop a creative solution

After several meetings, the residents decided to add EV charging in two phases. Phase one would include the installation of 10 ports on the first level of parking and phase two would include an additional 17 ports on the second level. The finished project would add a total of 21 charge ports for residents and six ports for visitors.

Since the HOA couldn't reassign parking—stalls are deeded to the owners—it was critical for everyone to work together to make their project a success. Thus, EV owners who got charging stations in the first phase volunteered to share their parking spaces with others who had to wait for the second phase to be built.

HOA residents also lowered their overall individual cost by strategically positioning the two-port charging stations. Because each charging cable is long enough to serve two parking spaces, they were able to cut in half the number of charging stations they needed to install.





SCE provides electrical infrastructure and assistance to make the vision a reality

Once the HOA had a plan for the charging stations, SCE helped with the initial site design and worked with them to execute their plan. Through its Charge Ready program, the utility made necessary upgrades to the infrastructure, including the installation of a free transformer. Wills said installation was fast and easy with minimal disruption to residents. Once fully completed, owners will have each paid a small fraction of the project cost. Without SCE's Charge Ready program, Wills is certain the project would have been too expensive.

Silver Spur Court residents accelerate EV transition and future proof their property

Since the installation of the first phase of charging stations, the residents have been extremely happy about the project. Once phase two is complete at the end of 2019, the property will have 100% EV charging-accessible parking spaces. With a reliable place to charge, five residents decided to go electric, and 11 of 18 total units now have electric cars. Not only are residents helping the environment and enjoying the thrill of driving electric, Wills also firmly believes the condos have increased in value because they added this important amenity.

"I think the property value of these condos is greater because there will be a lot of people with electric cars"

Robert Wills
Silver Spur Court HOA
President



Key takeaways

- Wills recommends other HOAs understand residents' needs and meet regularly during the project. He also recommends bringing SCE into the planning process as early as possible.
- SCE can work with your property to develop a collaborative solution for EV charging.
- SCE can remove financial and technical barriers to a condo EV charging project. The Charge Ready program provides for the procurement and installation of make-ready EV charging infrastructure including transformers, panels and conduit.
- SCE's Charge Ready program can help increase EV adoption and future-proof a property.

We're here as your trusted energy provider

Feel free to **contact us** to discuss how we can help your multifamily property make EV charging a reality.

For more information visit sce.com/chargeready or email chargeready@sce.com

