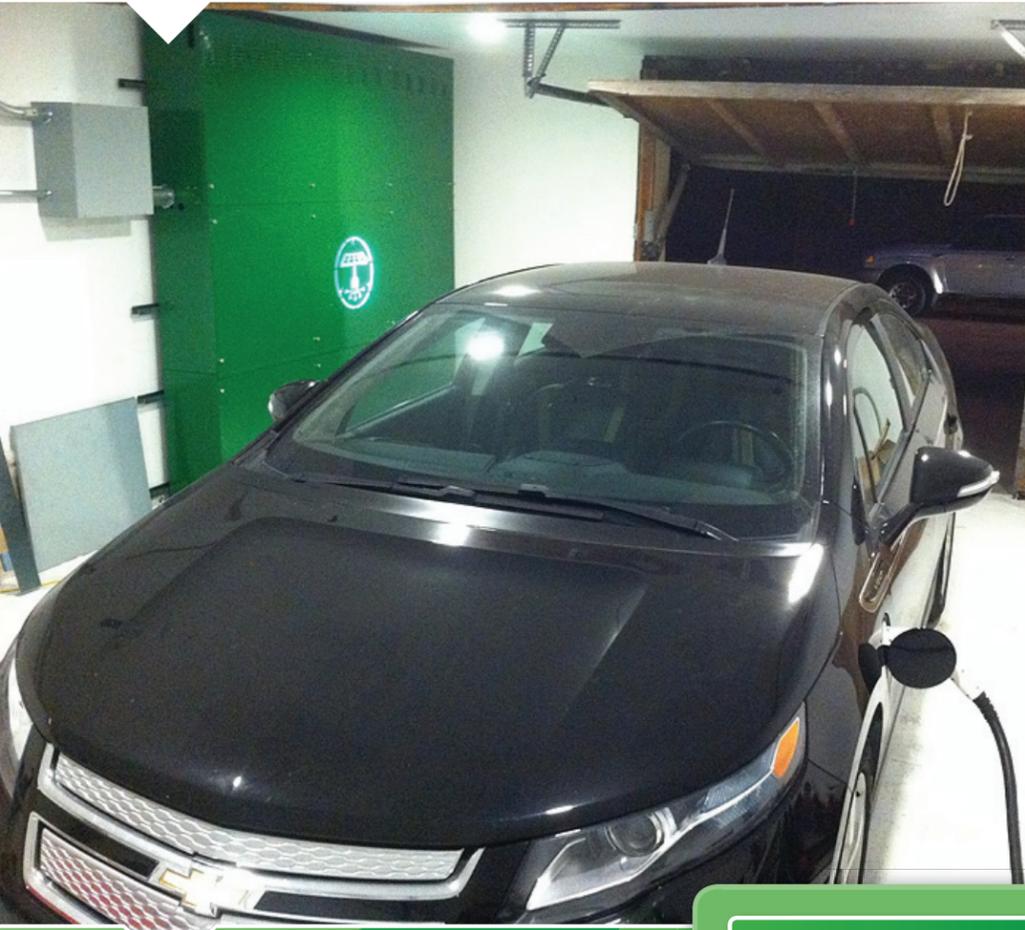


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361 - 14th Street



361- 14th Street

is a 13-unit mid-income level apartment complex built in 1925 and subject to rent control. The building is located several blocks from the Market Street Trolley line in the Mission District. Parking is limited to two on site spaces, available street parking and 15 adjacent garage spaces that are available for rent to residents and non-residents. Residential units are within a complex consisting of varying floorlevels.

CHARGING STORY



Charging setting

Powertree secured a 20 year rental agreement for two of the 14 rental

garages (one on each side of the residential property) for installation of a 20 kW (80A) level 2 charging unit in each. The Powertree model establishes secured access electric vehicle (EV) charging, solar installation, battery back-up for their services and a high-speed internet subscription to the residents of the associated complex. Residents and non-residents alike may purchase a subscription to the vehicle charging services. Property owners/management can also share in some of the fees associated with vehicle charging.

CHARGING SNAPSHOT

No. of residential units: 13

No. of parking spaces: 2 unassigned resident spaces

No. of residents currently driving PEVs: Two at present

Number of charging stations and types: 2 high power 20kW (80 A) **Level 2** chargers in two separate secure access garages available to any subscribers of Powertree business model.



Decision-making process

The property was identified and chosen by Powertree after being reviewed for demographics, parking and electrical power suitability for these installations. An agreement with management was then negotiated for the menu of services and installations for this site.

Property managers have many benefits when they use Powertree for EV charging. They receive regular rent from Powertree for the parking space and a solar installation, along with a guaranteed 10 percent lower electricity rate than offered by the utility. They also receive a share of the charging and parking fees, and get a high speed internet subscription service available to residents. Finally, they get battery back-up for the building emergency systems and for vehicle charging services.



Charging implementation and management

The building has a 400 Amp service connection that was supplemented with a **patented battery boost system** provided by Powertree via a 48 kW storage/42kW discharge battery service

and integrated solar installation on the property. Each Tenant apartment has Opt-In access to Solar savings via supplemental rental agreement to receive a share of the rooftop solar production capacity via Powertree's patented Multi-Tenant Allocator technology. Each garage charging space is equipped with battery backed up internal/external cameras, automatic door opener integrated with license plate recognition and vehicle presence sensor, and external keypad access to garage charging space. Building owners can also obtain auxiliary power support from the battery & solar for their security, common lights and an elevator making their property safer and more attractive to tenants.



Charging costs

Charging services are offered to subscribers based on the type of vehicle they own and its battery size. The service allows unlimited charging sessions and provides the fastest speed of charging for the subscriber's registered vehicle. Once a vehicle is finished charging, a notification is sent via phone to the driver. The driver then has 15 minutes to move their vehicle before a parking fee is initiated that increases each period.



Multi-unit Dwelling charging challenges

hour the car remains in the parking space for a maximum of 4 hours. If the vehicle is still connected or the charging session ends after midnight there is a flat fee to stay in the space until 7 a.m. when the vehicle must be moved.

Prohibitive Utility upgrade fees and delays for the Solar Allocation were avoided using zero backfeed technology. Charger installation and all other services were coordinated and integrated by Powertree to provide minimal disruption and inconvenience to the property owner/manager. Sale of services to residents (charging subscription, electricity and internet pricing) was also coordinated by Powertree. All incomes apply to the building NOI thereby increasing building Equity value while reducing Tenant living costs.

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“Installing the Powertree EV and solar charging system has been very popular with our tenants and neighbors, with some tenants and one neighbor purchasing EVs in anticipation of the system being operational.”

Frank Gobar, Owner