



ELECTRIC VEHICLE READY CODE PROJECT

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THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

EV Ready Code Presentation Overview

- State Mandates
- EV Ready Code proposal
- Background Information
- Summary of proposal




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Background – Portland City Council Direction

- Climate Emergency Work Plan (2022)
- Climate Emergency Declaration (2020)
- 2017 EV Strategy
- Portland 2035 Transportation System Plan
- 2035 Comprehensive Plan


**We are living in a climate emergency.
It's time for Portland to act like it.**



The City of Portland's 2022-2025
Climate Emergency Workplan
July 2022 Exhibit A



**2017 CITY OF PORTLAND
ELECTRIC VEHICLE STRATEGY**



INTRODUCTION

Portland's Climate Action Plan strives to reduce carbon emissions 40 percent by 2030 and 80 percent by 2050. Land use planning and transportation policies and investments are among the most important opportunities to address climate change. In Portland, the transportation of goods and people accounts for nearly 40 percent of local carbon emissions. Shifting from gasoline and diesel to lower-carbon transportation fuels, like electricity, is a key strategy to achieving Portland's climate action goals.

Portland's approach to personal mobility prioritizes safety, health, affordability and environmental quality. The City of Portland (COP) is working to create a healthy connected city that enables safe and convenient walking, biking and transit use, see Figure 1. This Electric Vehicle Strategy focuses on converting the remaining vehicles on the road to electric vehicles, which is one of many strategies the City is taking to reduce carbon emissions from the transportation sector. This strategy also seeks to maximize the benefits of air quality and affordability to low-income residents and parts of Portland that are the most dependent on private vehicles.

Portland's transportation hierarchy for people movement.




Figure 1. Portland prioritizes transportation options that reduce congestion and carbon emissions.

NOVEMBER 2016 – DRAFT www.portlandoregon.gov/hps



Climate Emergency Declaration
One-Year Progress Report (Resolution No. 37494)
July 29, 2021



Summary of State requirements

House Bill 2180

- 20% of parking spaces in new commercial, mixed-use and residential buildings with five or more residential units provide EV-ready spaces.
- Allows local municipalities to exceed the 20% requirement.

Building Code Division (BCD) Rulemaking

- Defined what “EV-ready” means - provide conduit and space on site for electrical capacity to support at least a Level 2 EV charger.

Climate-Friendly and Equitable Communities Rulemaking

- Increases the required percentage of EV-ready parking spaces for mixed-use/multi-dwelling development with at least five units to 40%.



Project Key Proposals



1. Require developments with five or more new dwelling units to provide electric vehicle-ready infrastructure as follows:
 - 50% of parking space when more than six spaces are provided; or
 - 100% of parking spaces when six or fewer spaces are provided;

Note: Commercial buildings (without dwelling units) will stay at 20% threshold.

Project Key Proposals

2. Clarify development standards for EV chargers & equipment in parking lots
(and exempt from design overlay zone)

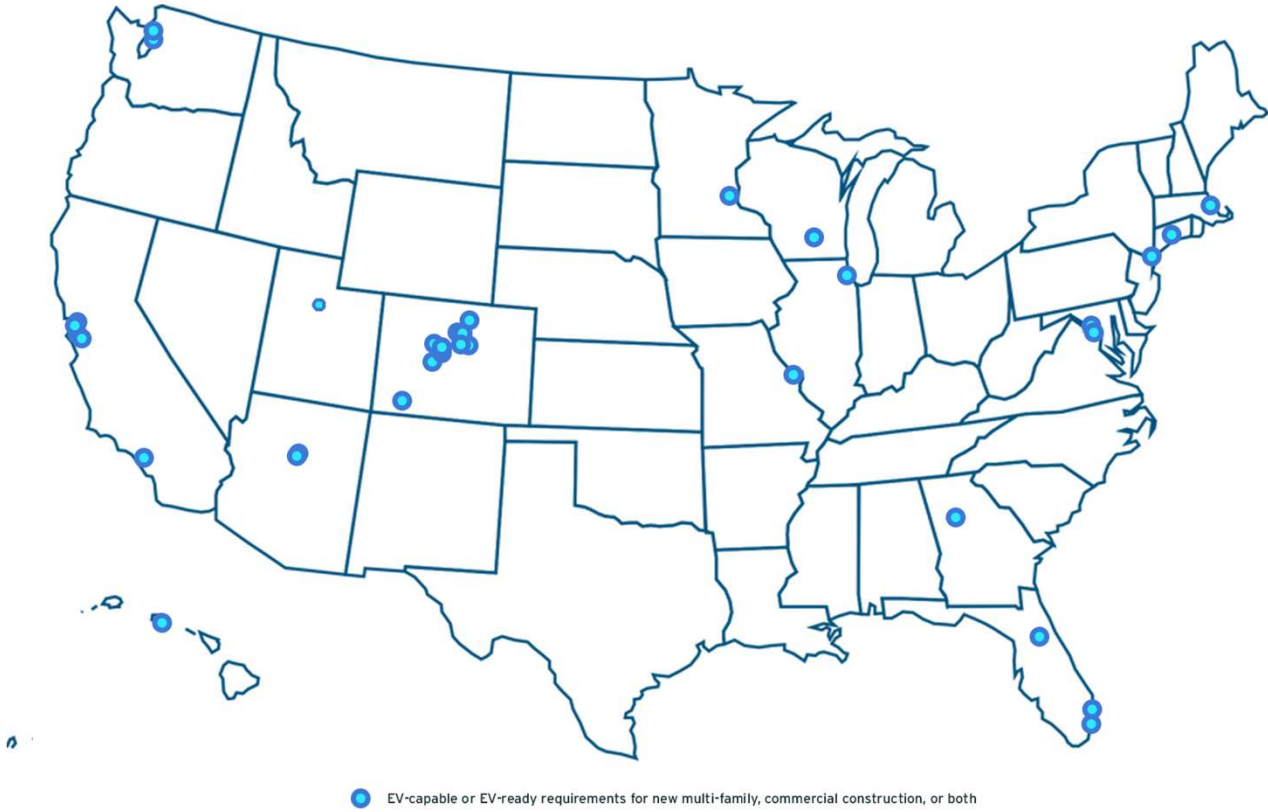


Costs Estimates/Utility Assistance for Affordable Housing Projects

- Conservative estimate: \$800-\$2500 per parking space
- Well under 0.50% of total project costs.
- Well under 1% impact on rents, if parking is provided
- PGE & Pacific Power funds will support initial affordable housing projects



U.S. Jurisdictions with EV-Ready Requirements



Examples of EV-Ready Code in Other Cities

City	Multifamily	Commercial	Policy as of this date:
Seattle	100% EV-Ready up to 6 spaces, 20% for parking lots with 7+ spaces	10% EV-Ready	May 2019
Vancouver, B.C.	100% EV-Ready with energy management system and "energized outlet".	45% EV-Ready (40% energy management systems, 5% dedicated L2), require an "energized outlet".	June 2022
Los Angeles	30% EV-Ready, 10% of spaces need to have EV chargers installed	30% EV-Ready, 10% of spaces need to have EV chargers installed	Dec. 2019

Community Engagement

- **Enabling Tenant Access to EV Charging Stakeholder Advisory Group (2020)**
- **EV Ready Code Project Technical Advisory Planning Series (2021)** – Staff hosted five meetings
- **EV Experience Interviews (2020)** - Interviews of BIPOC multi-dwelling residents who are EV owners
- **EV Ready Economic Analysis Developer Interviews (2021)** - Johnson Economics held interviews of local developers on behalf of the project
- **Discussion Draft Release & Review** – April/May 2022
- **PSC Hearings** - Sept.-Oct. 2022
- **City Council Hearings** - Jan 2023

Equity Considerations

- EVs are becoming more affordable:
 - Availability
 - Incentives
 - Maintenance
- Access to EV charging for low-income & BIPOC communities is necessary to ensure equitable access to EVs and the associated benefits of EVs.



Portland's strategy for reducing emissions

Lead with Climate Justice
Transportation Justice & Energy Justice

Plan and Build Sustainable Communities

2
Reduce VMT

1

3
Use Cleaner Energy

**Net Zero by
2050**



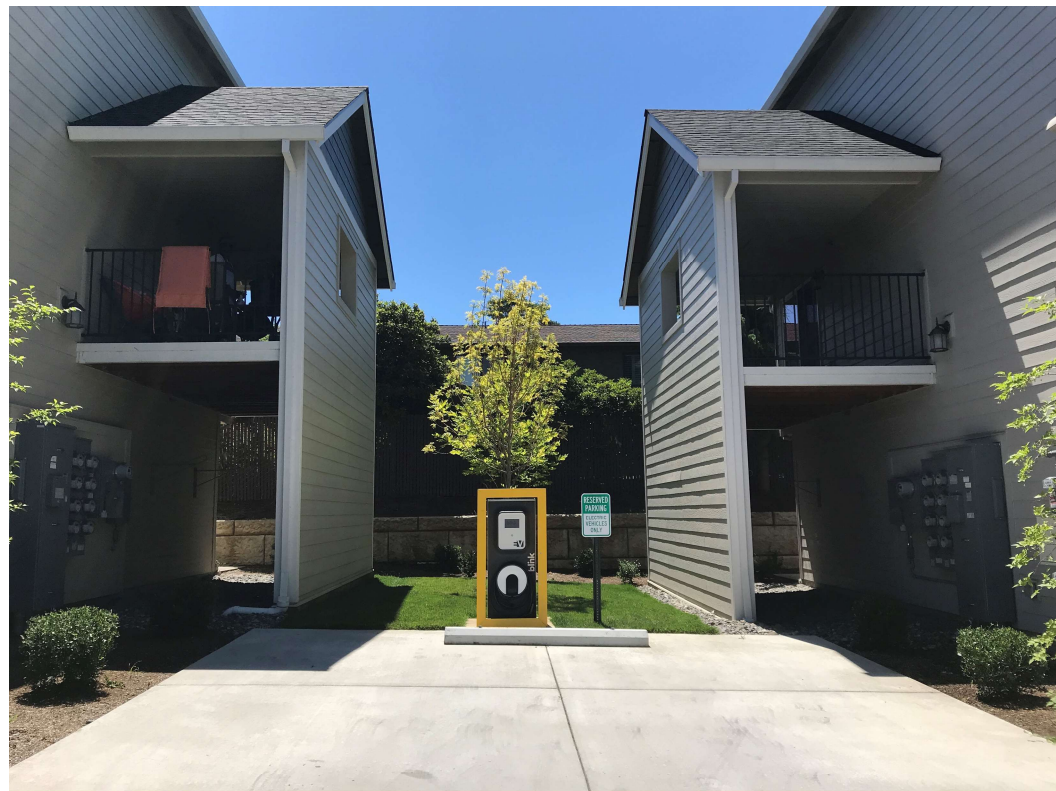
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Other EV Efforts

- Support Affordable and Convenient Access to EV Charging in Portland
 - **EV-Ready Code Project**
 - PBOT Permitting EV Charging in ROW
- Greening the City's Fleet/Leading by Example
- Portland Clean Energy Fund CIP & Grants that support EVs
- Decarbonizing Freight & Delivery Vehicles
- State, Utility & Transit Partnership and Advocacy Efforts
- EV Education and Outreach

Summary of Key Proposals

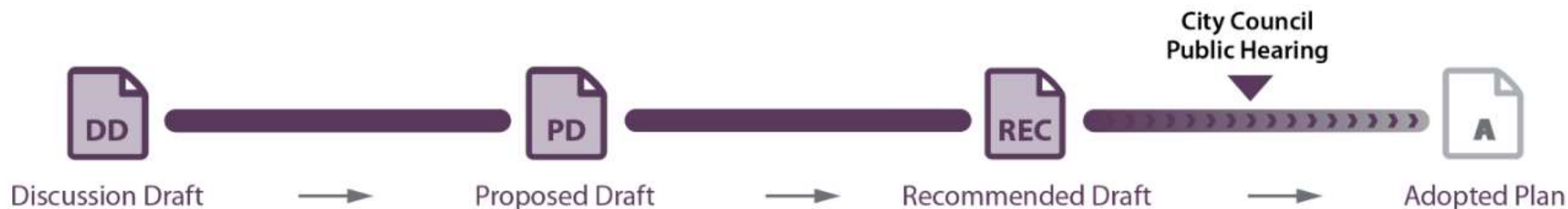


1. Require electrical conduit to support future EV charging in multi-family and mixed-use buildings with 5 or more dwelling units.
2. Establish development standards for EV chargers and equipment in parking lots.

What's the State's deadline?

Portland has until **March 31, 2023**, to adopt necessary changes into our zoning code.

Cities that do not meet the deadline must apply the State requirements directly.



Council Action

- Amend Title 33 Planning and Zoning in accordance with the EV–Ready Code Project Recommended Draft; to create regulations and standards for electric vehicle infrastructure. (amend Title 33)
- Adopt the provisions as shown in the ordinance and have an effective date of March 31st.



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