

Charge Up Fairfax: Expanding Access to Electric Vehicle Charging in Common-Interest Communities

AOI Number 7a - No Home Charging: Multi-Family Housing (MFH) Innovative Demonstrations,
Technical Assistance and Best Practices

Funding Opportunity Announcement Number: DE-FOA-0002611

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Team Member Organizations (Expected):	<p>Northern Virginia Soil and Water Conservation District Reston Association Virginia Clean Cities</p> <p><i>*The OEEC is in the process of engaging at least one architectural and engineering firm as a partner, with specific firm(s) likely to be determined before the full application deadline.</i></p>

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Technical Description and Impacts

Background

Introduction: Fairfax County's Office of Environmental and Energy Coordination (OEEC) is seeking support for Charge Up Fairfax, a new program it is developing that aims to facilitate electric vehicle (EV) charging by residents of common-interest communities, particularly homeowner associations and condominium associations. The program is intended to address the unique challenges these residents face with respect to at-home charging. Funding for this program will directly support the implementation of Fairfax County's climate and equity goals. It also will ensure that the county is positioned to develop a successful, replicable program that can serve as a model for other jurisdictions, ultimately helping to advance transit electrification efforts on a larger scale.

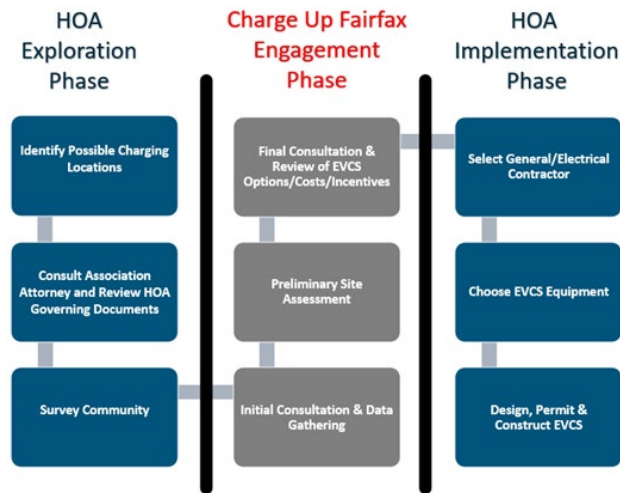
Emissions Reduction Goals: The OEEC leads Fairfax County's development and implementation of environmental and energy policies, goals, and programs, including the [Community-wide Energy and Climate Action Plan](#) (CECAP). Finalized in September 2021, CECAP is a community-developed plan with numerous strategies and actions to reach carbon neutrality by 2050. With transportation accounting for nearly 45 percent of the county's greenhouse gas emissions (GHG), strategies and actions targeting the transportation sector are a major focus of CECAP planning and implementation.

CECAP includes a goal to increase plug-in hybrid electric vehicles and battery electric vehicles to 15 percent of all light-duty vehicle registrations by 2030. Additionally, in developing CECAP, the community expressed its support for equitable vehicle electrification efforts, recognizing that residents in multi-family housing face greater barriers to EV adoption than residents who occupy single-family housing. Charge Up Fairfax intends to advance transit electrification goals by directly addressing these at-home charging barriers. The program will engage common interest communities to help them find the technical and financial support they need to install on-site EV chargers. As Fairfax County is home to a diverse community of 1.17 million, OEEC will be working closely with the community on Charge Up Fairfax and ensuring that work is conducted using the lens of [One Fairfax](#), the county's racial and social equity policy.

Program Overview and Proposed Approach

With over 1,500 HOAs and condominium associations in the county, there is no 'one size fits all' approach that can adequately address barriers to EV charging in common-interest communities in Fairfax County. Charge Up Fairfax therefore intends to engage with homeowner and condominium associations (hereinafter HOAs) one-on-one to help them identify and overcome challenges, both technical and financial, to on-site EV charging for residents and visitors.

Charge Up Fairfax envisions a three-phase approach to the installation of EV supply equipment (EVSE) in HOAs.



The first phase is **HOA Exploration**, in which an HOA interested in installing on-site EVSE will have an initial consultation with Charge Up Fairfax representatives to identify possible charging locations, review governing documents and local and state regulations to assess restrictions, if any, and survey residents to determine overall need. An HOA that decides to proceed will move to the second phase, **Charge Up Fairfax Engagement**. In this second phase, Charge Up Fairfax program managers will walk the HOA through technical and financial

challenges related to the installation of EVSE. In this phase, on-site assessments conducted by county-vetted architectural and engineering firms will analyze existing site conditions and constraints, review existing infrastructure to determine the need for any electrical upgrades, and develop cost estimates to design, permit, construct and install EV charging equipment. A final consultation during the engagement phase between the HOA and Charge Up Fairfax representatives would include a review of the site assessment results and discussion of options, costs, and incentives to install EV charging equipment. An HOA that wants to pursue EVSE installation will enter the third phase, **HOA Implementation**, during which the HOA will work with one or more contractors to perform necessary electrical upgrades or other site preparation, choose the charging equipment and design, and arrange for permitting, equipment installation and final inspection.

With respect to incentives, county staff is considering an EV Installation Reimbursement Grant to be funded by Fairfax County and likely administered by the Northern Virginia Soil and Water Conservation District (NVSWCD). As currently envisioned, depending on eligibility, an HOA could apply for up to two grants to help cover equipment and installation costs of Level II EVSE. So long as equipment is installed on common area property and is publicly accessible, HOAs may apply for reimbursement for up to one-third of its eligible costs, with reimbursement costs not to exceed \$5,000 per grant. Charge Up Fairfax representatives will help HOAs identify state and federal funding opportunities that may be available and applicable.

Initially, OEEC plans to work with the Reston Association (RA) to pilot Charge Up Fairfax. RA is one of the largest community associations in the county, serving over 21,000 residential units. Launching the program with RA will allow OEEC to develop best practices which it can then use to expand Charge Up Fairfax to other HOAs in the county. Best practices, which will document stakeholder engagement, specific barriers to implementation, how those barriers were overcome, and program results, will be shared broadly via OEEC’s social media channels and with local and regional partners, including the Virginia Clean Cities network and the Northern Virginia Regional Commission. As the Charge Up Fairfax program is expanded, the OEEC will use

the county's [Vulnerability Index](#) and other tools to identify and work with those HOAs that appear most in need of technical and financial support.

Funding Needs

The OEEC is seeking up to \$2 million in funding to support Charge Up Fairfax. No funding allocated from the Fiscal Year 2022 Vehicle Technologies Office Program Wide Funding Opportunity Announcement (VTO FOA) would be used for the purchase or installation of EVSE. Rather, the OEEC is seeking funding for program administration and the onsite assessments to be conducted by an architectural and engineering firm in specific HOAs. Depending on levels provided, funding provided pursuant to the VTO FOA may allow for the program to be expanded on an accelerated basis. Funding also may allow OEEC to more directly engage HOAs in the exploration phase, allowing for the development of outreach materials and approaches to target those HOAs in the county with the most need of technical and financial assistance.

Project Team

Charge Up Fairfax is being developed by Fairfax County's OEEC. Established in 2019, the office develops and implements cross-organizational environmental and energy policies and programs and is currently supported by 16 full-time employees. Charge Up Fairfax is being overseen by the Director of OEEC, who has a doctorate in engineering and is a registered professional engineer in Virginia and who, prior to the establishment of OEEC, served for over 20 years as Fairfax County's Environmental and Energy Coordinator. Joining him on Charge Up Fairfax are two OEEC Division Managers and their support staff, who specialize in community planning and programs and innovation and sustainability. The office is also supported by a Public Information Officer and, as of September 2022, an outreach specialist.

The OEEC anticipates engaging with [Reston Association](#) (RA) and will initially be working with an HOA within this greater community association on Charge Up Fairfax. RA is one of the largest community associations in the U.S. This nonprofit organization serves over 60,000 individuals and 21,000 residential units. It is governed by a nine-member Board of Directors, managed by a Chief Executive Officer, and supported by a staff of over 90 full-time employees.

The OEEC anticipates working with the [Northern Virginia Soil and Water Conservation District](#) (NVSWCD) on the grant administration component of the program. NVSWCD is governed by a five-member Board of Directors and supported by a staff of about 10. For Charge Up Fairfax, NVSWCD plans to leverage its experience implementing its Conservation Assistance Programs, urban cost-share programs that provide financial and technical assistance to residents, HOAs and places of worship in Northern Virginia on both energy efficiency and stormwater issues.

Finally, the OEEC is in the process of engaging at least one architectural and engineering firm as a project partner to conduct the onsite preliminary assessment of HOA properties for EV charging equipment. OEEC expects to be able to provide more specific information on the firm(s) with which it will be working by the full application deadline.