

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
Electric Vehicle Charging Stations Frequently Asked Questions (FAQ)

What kind of research did the Meadows' EV Task Force do?

Since the Task Force's inception in November 2021, it has:

- Discussed with Fairlington's lawyer the issues related to personal chargers in non-deeded spaces.
- Defined the focus of the task force community-based charger solutions.
- Surveyed Meadows residents.
- Researched multiple charging providers to compare service levels and costs.
- Researched and received quotes from two electrical contractors for infrastructure work.
- Communicated with Fairlington Villages and Commons to learn more about those communities' experiences with EV chargers.
- Presented updates at two board meetings and a special meeting in April and taken questions from residents.

Q: What does Virginia law say about EV chargers in condo associations?

A: *Virginia statute 55.1-1962.1. Electric vehicle charging stations permitted*, is the statute pertaining to EV charging stations. After consulting with the Meadows lawyer, the Task Force determined that the Meadows could prohibit the installation of individually-installed EV charging stations, because Meadows parking spots are not deeded. The Task Force feels it would be better overall for the Meadows to install community EV stations based on Meadows criteria, instead of ending up with an assortment of individually-owned charging stations.

Q: What criteria did the Task Force use for selecting the proposed charging stations locations?

- Use of Unassigned parking spots.
- Proximity to existing Fairlington Meadows electric service.
- Parking spots be located on Meadow's property (not aligned along county sidewalks).
- No impact to sidewalks.
- Locations convenient to residents (not concentrated in one location).

The Task Force's ideal would be to create minimal disruption to the court parking and that no user would have to walk too far back to their home. Courts 3 and 15 have the most unassigned parking; both are on S. Stafford Street. A third site in Court 10 which was proposed for a future site to round out the availability on the S. Utah Street side of the Meadows has been removed from the proposal based on community feedback.

Q: What is the Task Force recommendation?

Based on community feedback, the EV Task Force has an updated proposal. The updated proposal's focus on the 2-location option, which had been discussed previously, reflects the feedback from residents in surveys and board communication that supports a community-based EV charging facility while taking into account some residents' concerns over cost, scale and location. A slide deck with more information is posted on the Meadows website: <https://fairlingtonmeadows.com/issues/>

The Task Force recommends:

- Contracting with PSE for the electrical work
- Contracting with Blink for the Pedestals
- Electrical Modernization in two courts, Courts 3 and 15
- Leasing One Dual Charging Pedestal (the ability to charge 2 vehicles at once) initially, and the second dual charger based on demand in 2023.
- We are recommending a decision at the May Board Mtg so the Association can begin the process with Dominion (which can take 4-6 months)

Q: What costs would be associated with the proposal?

- Electric upgrade and infrastructure costs would be \$30,283 for two locations
- 1 Dual Blink chargers on the “Blink As a Service” agreement would be \$2,604 per year for 5 years
- 100% of net revenue from the stations would be remitted back to the Meadows association by Blink every 30 days via ACH deposit.
- The electric update and infrastructure costs would come from Meadows association’s capital reserve funds.
- The task force figures that about a dozen regular users will cover the cost of the EV charger equipment.

Q: What is the plan for recouping the costs of the infrastructure?

A: The costs for the electrical work and charging pads would come from the Meadows capital reserves budget. This capital investment would not require a special assessment; it would come out of capital reserves. Dominion Energy and the State of Virginia have a program offering rebates for multi-family residences that invest in EV charging stations. The Federal Government has a program for tax rebates of 30% for EV charging station installation. However, neither rebate nor tax incentive program has been funded for 2022. Arlington County is researching a cooperative effort with HOA/Condominium Associations to install EV charging stations. This is covered in the current proposed Capital Improvements Plan for Arlington County. No further details are available at this time on this effort.

Q: The Task Force has high confidence that it will pay for itself. Is there a revenue generating possibility?

A: The Task Force’s first priority was to ensure the cost of running the charging stations would offset the cost of the electricity. We are confident we could price charging station usage appropriately. Depending on the rates charged to use the charging station, yes, there’s a possibility that the Meadows could charge a level that would actually generate revenue for the Association (recouping the electrical installation cost).

Q: Won’t the EV installation be a capital improvement that benefits a small group of people, i.e., EV car owners? As one Meadows resident stated, “It doesn’t cost me \$20,000 to use the pool or tennis courts.”

A: The EV stations would be a capital investment, similar to the investments made in the swimming pool and tennis courts. Not everyone uses those, yet they are part of the community. For scale, the Board approved pool maintenance costs of approximately \$26,000 for the 2022 pool season. The update to the playground cost over \$100,000; the refreshing of the tennis courts cost over \$100,000 and have a recurring \$20,000+ resealing cost every 5 years. The number of users of the tennis/pickleball courts appears to be comparable to the near term number of EV owners in the Meadows.

Q: Technology changes rapidly. What is the lifespan of these charging stations before they need to be upgraded or replaced? Since a Blink lease is 5 years, what’s the transition plan after 5 years?

A: In 5 years, before lease is up, the Meadows Board would review Blink performance and other options. The charging stations are leased, not purchased; they are bolted to the concrete pads and can be swapped out with newer technology or a different company. The electrical proposal accounts for future electrical capabilities of chargers to allow for the fastest charging possible for type 2 chargers.

Q: How will the chargers affect the quality of life of people in the courts where the chargers are located?

A: Based on the experience of the Fairlington Commons, nothing indicates that the Court residents’ quality of life would be impacted. These charging stations would be private to the Meadows, so the only people using them would be fellow Meadows residents. In fact, the alternative of allowing private ownership of charging stations would allow for much more variability. Also, charging an EV takes a few hours. An EV charging station is not like a gas station where there is a carousel of cars coming in and circulating every 5 minutes.

Q: What does the charging station look like?

A: See the Task Force presentation on the Meadows website under “Issues” for a picture:
<https://fairlingtonmeadows.com/issues/>

Q: What have our neighbors in Fairlington Villages (North Fairlington) and Fairlington Commons shared about their experiences with their installed EV stations? Are there any issues we should be mindful of?

A: Both communities have had pretty good usage and are covering their costs. The exact amount of time the chargers are used is unknown. Fairlington Villages has 17 vehicles using their EVs. The Commons has 7 vehicles that use it. The Commons are already looking to installing another charger.

Q: What percent of Meadows residents responded to the EV survey?

A: Meadows residents have been surveyed twice about the EV project. In the January Meadows survey, there were 172 responses out of 342 units, a 50% response rate. To address knowledge gaps identified during the April special meeting, a second survey was sent in April, in which 134 Meadows residents participated (39% response rate). Those surveys can be found at <https://fairlingtonmeadows.com/ev-survey/>.

Q: How many EVs are owned in the Meadows?

A: According to the April 2022 survey, five residents responded to own EV in the Meadows. Independently walking through all the Meadows parking lots at night, 9 EV were counted. 59 respondents indicated that they plan to purchase a vehicle in the next few years, with several expecting them to be delivered in early 2023. Several responses mentioned waiting for the Meadows to have EV charging stations available before taking delivery of their vehicle.

Q: Were any realtors consulted to determine how EV chargers would impact Meadows real estate value?

A: No realtors were consulted in drafting this plan. According to Realtor.com, homes closest to EV charging stations have a 1.5% greater resale price than other homes in the same neighborhood not close to EV charging stations.

Q: What are the Board’s next steps?

A: The original plan was for the Meadows Board to vote on whether to install any charging points at the April 20 board meeting. That decision has been postponed for the May Board meeting.

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