

# City of Phoenix Draft Climate Action Plan



## Business and Climate

### Workshop

June 16, 2021



C4O  
CITIES

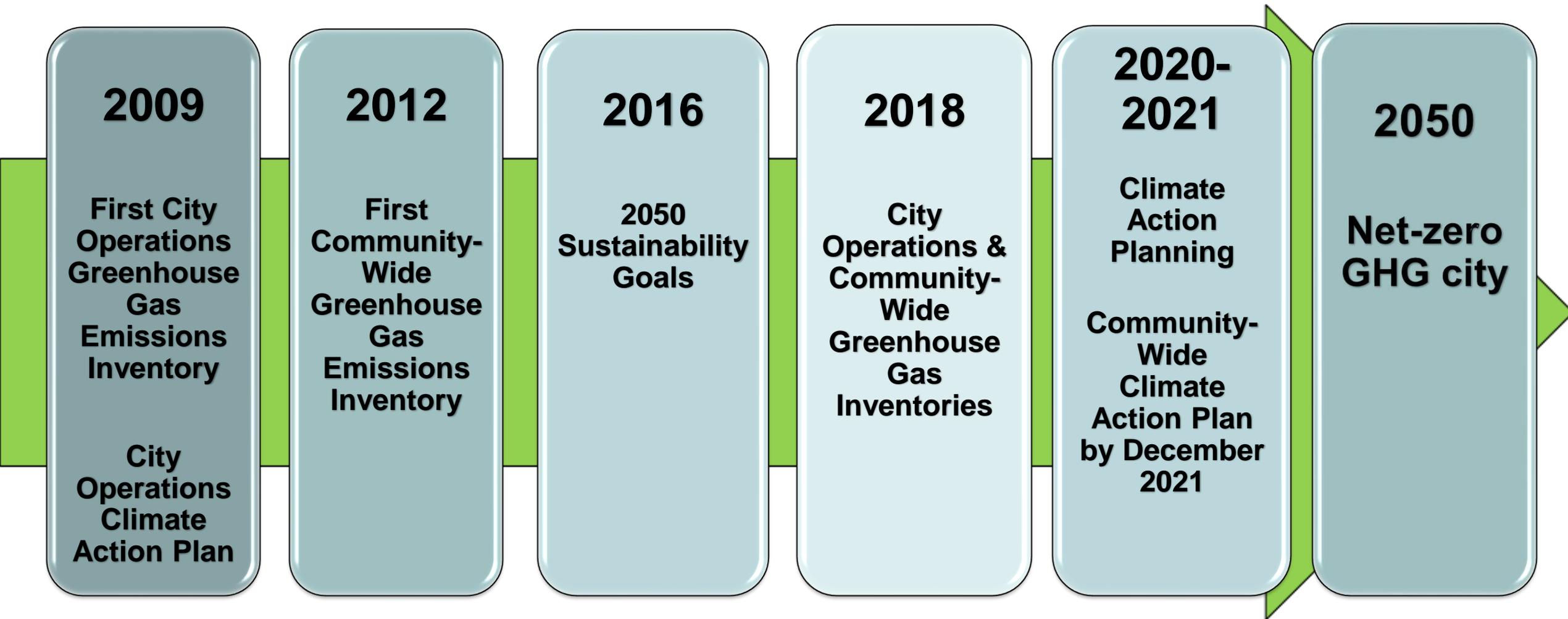
# Introduction - C40 Cities



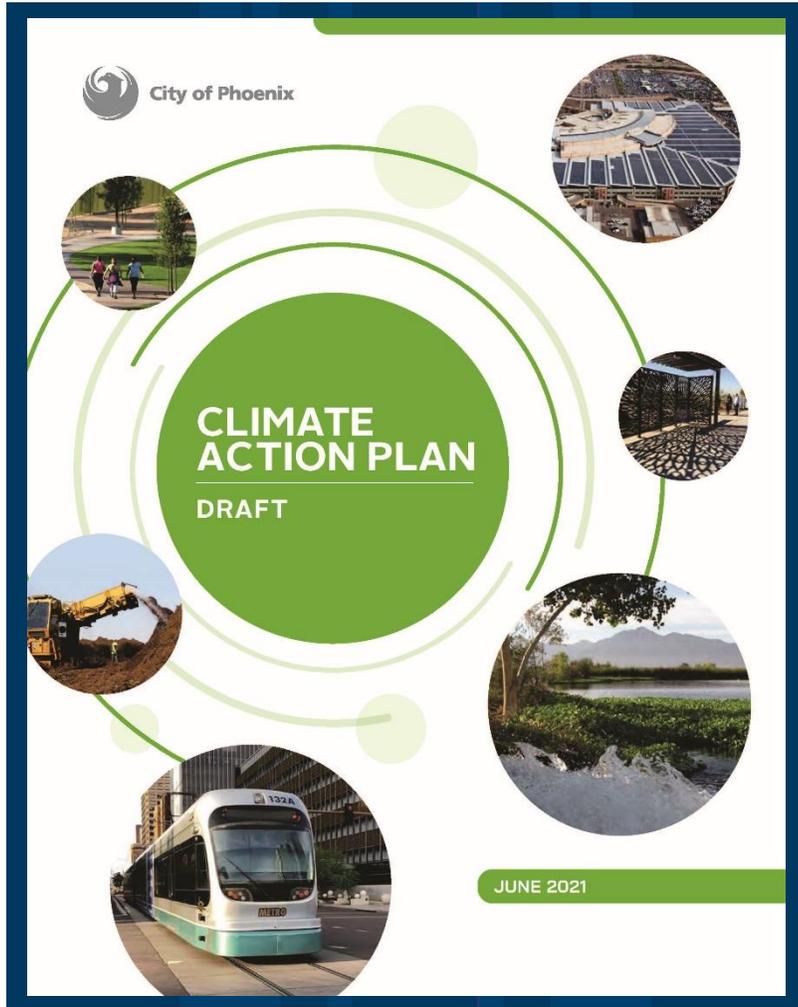
- Mayor Kate Gallego affirmed Phoenix commitment to the Paris Climate Accord – reduce GHG emissions by 2050
- Phoenix joined C40 Cities in Feb. 2020
- C40-compliant Climate Action Plan by Dec 2021
- **Deadline 2020** – 67% Reduction in GHG Emissions by 2030.



# Introduction - Ongoing Efforts



# Climate Action Plan Draft



## GHG Emissions Reduction Goals

**Stationary Energy Sector**  
**Transportation Sector**  
**Waste Sector**

## Resiliency Goals

**Air Quality**  
**Local Food Systems**  
**Heat**  
**Water**

# Climate Action Plan Draft 2050 Goals



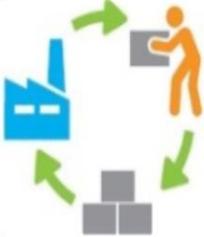
## GHG Emissions Reduction Goals



New buildings are **Net Positive** in energy & materials



**40%** of commutes by walking, biking, transit & car-share



**Zero Waste** through participation in the circular economy

## Resiliency Goals



**Clean Air**  
Out-performing federal standards



A thriving vibrant **Food System**



**25%** Tree and shade canopy



**100-Year** Clean & reliable supply of water

# Next Steps



**Draft Plan Public Comment Period**

**June 2021**

**Public Engagement**  
Virtual Workshops & Survey

**June 2021**

**Final Plan to City Council**

**Fall 2021**

# Share your Opinions and Ideas

## Climate Page, Survey, Future Workshop Information

[www.phoenix.gov/climate](http://www.phoenix.gov/climate)

Submit questions to  
[climate@phoenix.gov](mailto:climate@phoenix.gov)



[@phxenvironment](https://twitter.com/phxenvironment)

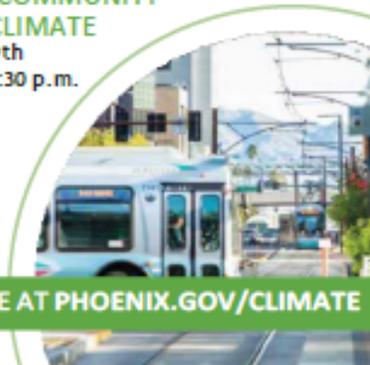


## THE FUTURE OF PHOENIX DRAFT CLIMATE ACTION PLAN

Join the City of Phoenix and provide your input on addressing climate change. Share your concerns, needs, and ideas to co-create solutions. Your collaboration is needed to help the City determine priorities, needs, and opportunities to address climate change.

### VIRTUAL WORKSHOP SERIES:

- |  |  |
|--|--|
| <b>BUSINESS AND CLIMATE</b><br>June 16th<br>11:30 - 1:00PM | <b>COUNCIL D7 AND D8</b><br>June 26th<br>10:00 - 11:30AM           |
| <b>WATER AND CLIMATE</b><br>June 17th<br>5:00 - 6:30PM     | <b>YOUTH CLIMATE</b><br>June 26th<br>3:00 - 4:30PM                 |
| <b>HEAT AND CLIMATE</b><br>June 22nd<br>11:00 - 12:30PM    | <b>YOUR COMMUNITY AND CLIMATE</b><br>June 29th<br>5:00 - 6:30 p.m. |



Help plan the Future of Phoenix

REGISTER ONLINE AT [PHOENIX.GOV/CLIMATE](http://PHOENIX.GOV/CLIMATE)

# Business and Climate



- Christine Mackay, Director, City of Phoenix Community and Economic Development

# Climate Action Plan

## *Business & Climate*

*The Future of Phoenix*

Jason Blakley, Assistant Director

Stephen Dudley, Building Official



PLANNING & DEVELOPMENT

**PRESERVE  
SHAPE  
BUILD**

# Zoning Measures/ Text Amendments

- Update Phoenix's Walkable Urban Core to include additional heat mitigation actions
- PDD's Landscape Ordinance Text Amendment will enhance the care and protection of trees and add enforcement of the ordinance to ensure trees planted as part of new development will be maintained and retained in perpetuity.



# Current Building Code/ Permit Measures

- Adoption of the 2018 International Energy Conservation Code
- Adoption of the 2012 International Green Construction Code (voluntary basis)
- Remote Inspections Program to save inspector vehicle trips



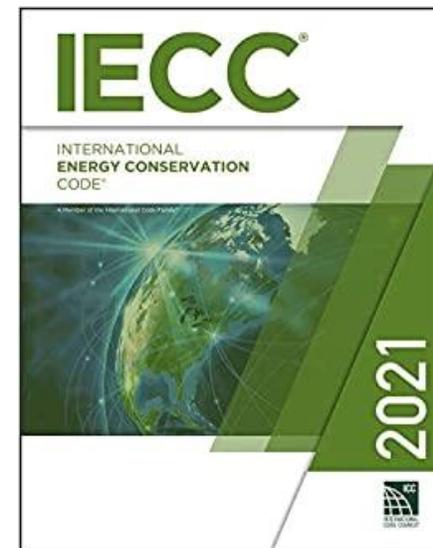
# Future Building Code/ Permit Steps

- Develop EV-Ready zoning ordinances and building code amendments
  - Working with Mark Hartman, Chief Sustainability Officer and Karen Apple, Electric Vehicle Program Manager and representatives from APS and SRP
- Acceptance of Solar Photovoltaic software code compliance reports in lieu of plan review to streamline solar PV permitting process
  - SolarAPP software developed by the National Renewable Energy Laboratory (NREL), a laboratory division of the U.S. Dept. of Energy



# Future Building Code/ Permit Steps

- Hire additional inspectors dedicated to Solar PV installations as a “Permit By Inspection” process
- Possible adoption of the 2021 International Energy Conservation Code: stricter standards
- Possible adoption of portions of the 2021 International Plumbing Code to incorporate newer water conservation technologies
- Possible adoption of the 2021 International Green Construction Code: need to incentivize



# Questions?



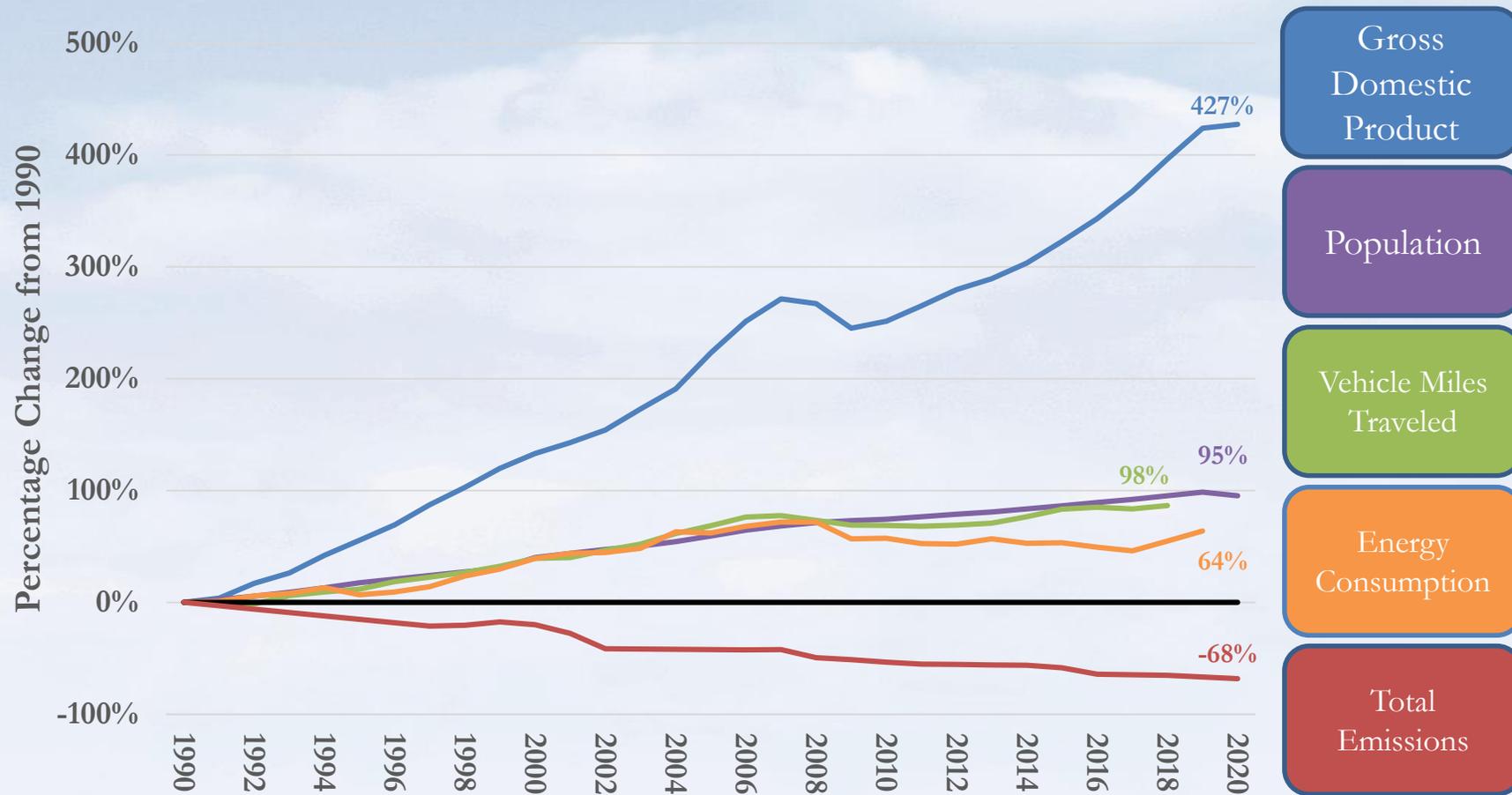


# Air Quality Update

Philip McNeely, Director

Date: 01/09/2017

# Comparison of Growth Factors with Emissions in Arizona, 1990-2020

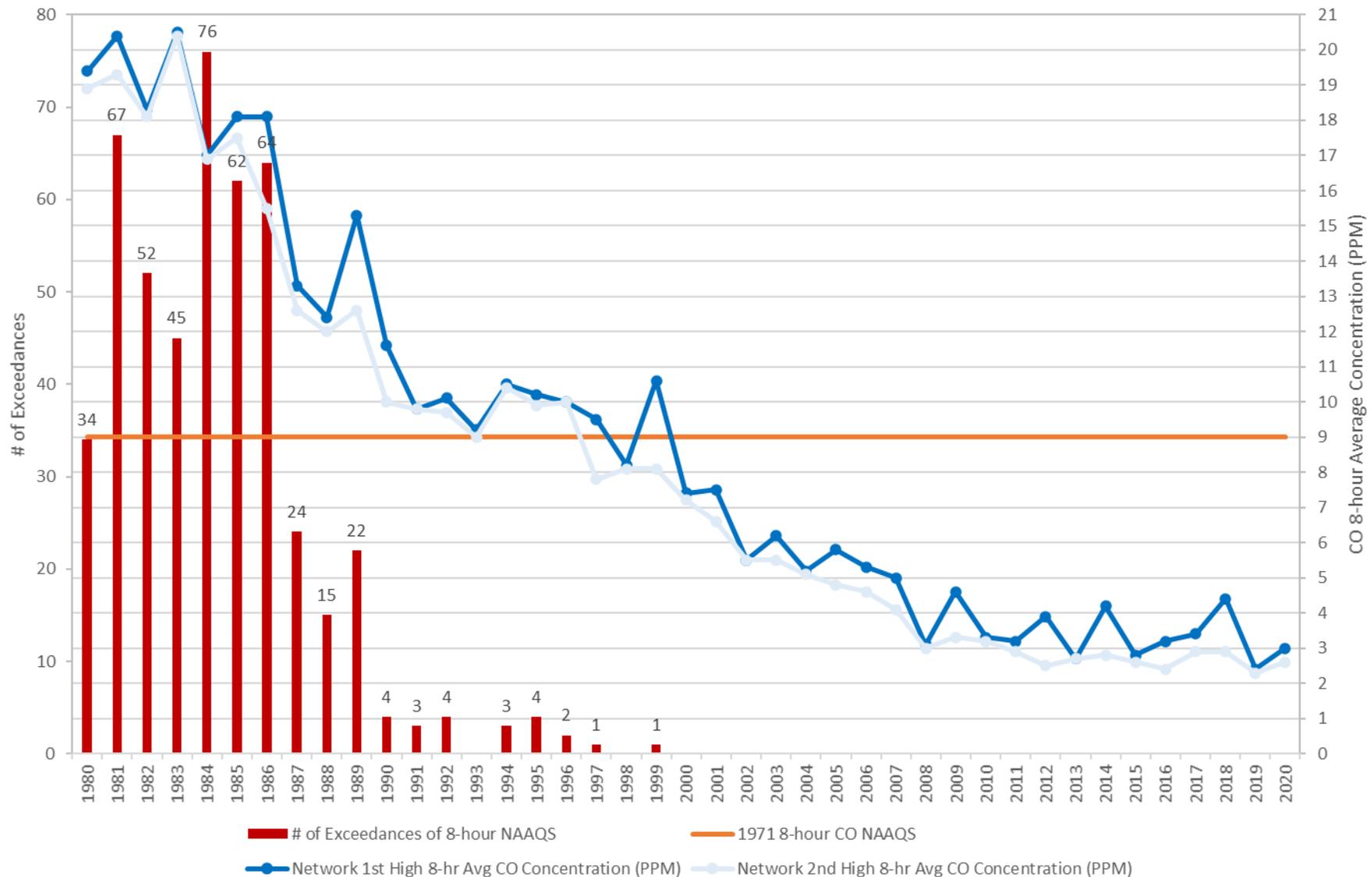


Sources

Gross Domestic Product for Arizona: U.S. Bureau of Economic Analysis  
 Vehicle Miles Traveled in Arizona: Arizona Department of Transportation  
 Population of Arizona: U.S. Census Bureau  
 Energy Consumption in Arizona: U.S. Energy Information Administration  
 National Emissions Inventory for Arizona: U.S. Environmental Protection Agency



# Carbon Monoxide Dynamics in Maricopa County since 1980 (8-Hour Average)



## Overview of CAA Ozone Planning & Control Requirements by Classification

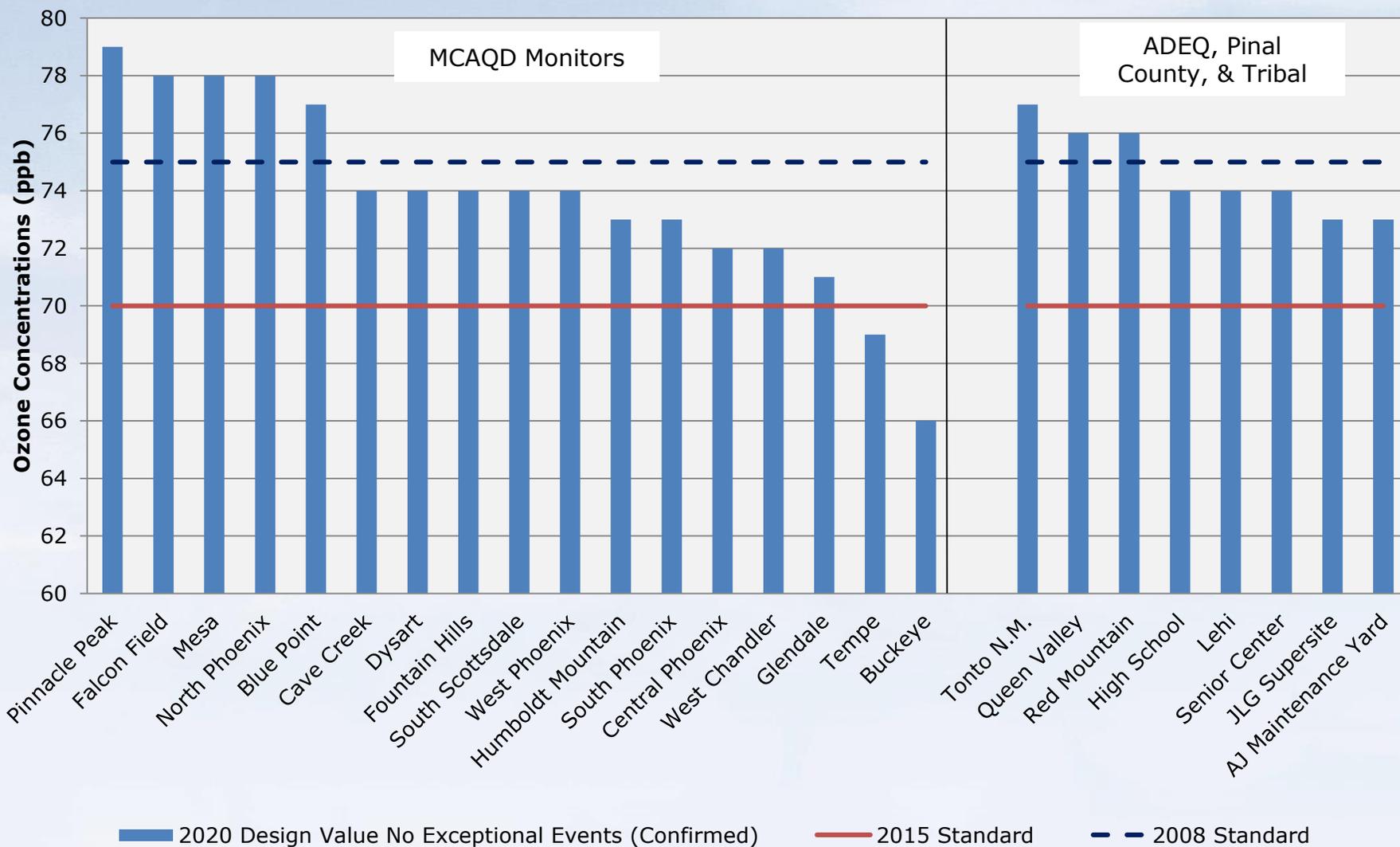
		NSR offset ratio	Major source threshold
<b>EXTREME</b> (20 years to attain)	TRAFFIC CONTROLS DURING CONGESTION	1.5 : 1 Extreme	10
	CLEAN FUELS REQUIREMENT FOR BOILERS		
<b>SEVERE</b> (15/17 years to attain)	PENALTY FEE PROGRAM FOR MAJOR SOURCES	1.3 : 1 Severe	25
	LOW VOC REFORMULATED GAS		
	VMT GROWTH OFFSET		
	VMT DEMONSTRATION (& TCMs IF NEEDED)		
<b>SERIOUS</b> (9 years to attain)	NSR REQUIREMENTS FOR EXISTING SOURCE MODS	1.2 : 1 Serious	50
	ENHANCED I/M		
	CLEAN FUELS PROGRAM (IF APPLICABLE)		
	MODELED DEMO OF ATTAINMENT		
	MILESTONE CONTINGENCY MEASURES FOR RFP		
	18% RFP OVER 6 YEARS		
<b>MODERATE</b> (6 years to attain)	ENHANCED MONITORING PLAN	1.15 : 1 Moderate	100
	STAGE II GASOLINE VAPOR RECOVERY		
	BASIC I/M		
	CONTINGENCY MEASURES FOR FAILURE TO ATTAIN		
<b>MARGINAL</b> (3 years to attain)	15% RFP OVER 6 YEARS	1.1 : 1 Marginal	100
	MAJOR SOURCE VOC/NOx RACT		
	ATTAINMENT DEMONSTRATION		
	TRANSPORTATION CONFORMITY DEMONSTRATION		
	NEW SOURCE REVIEW PROGRAM		
	MAJOR SOURCE EMISSION STATEMENTS		
	BASELINE EMISSION INVENTORY (EI)		
	PERIODIC EMISSION INVENTORY UPDATES		

27

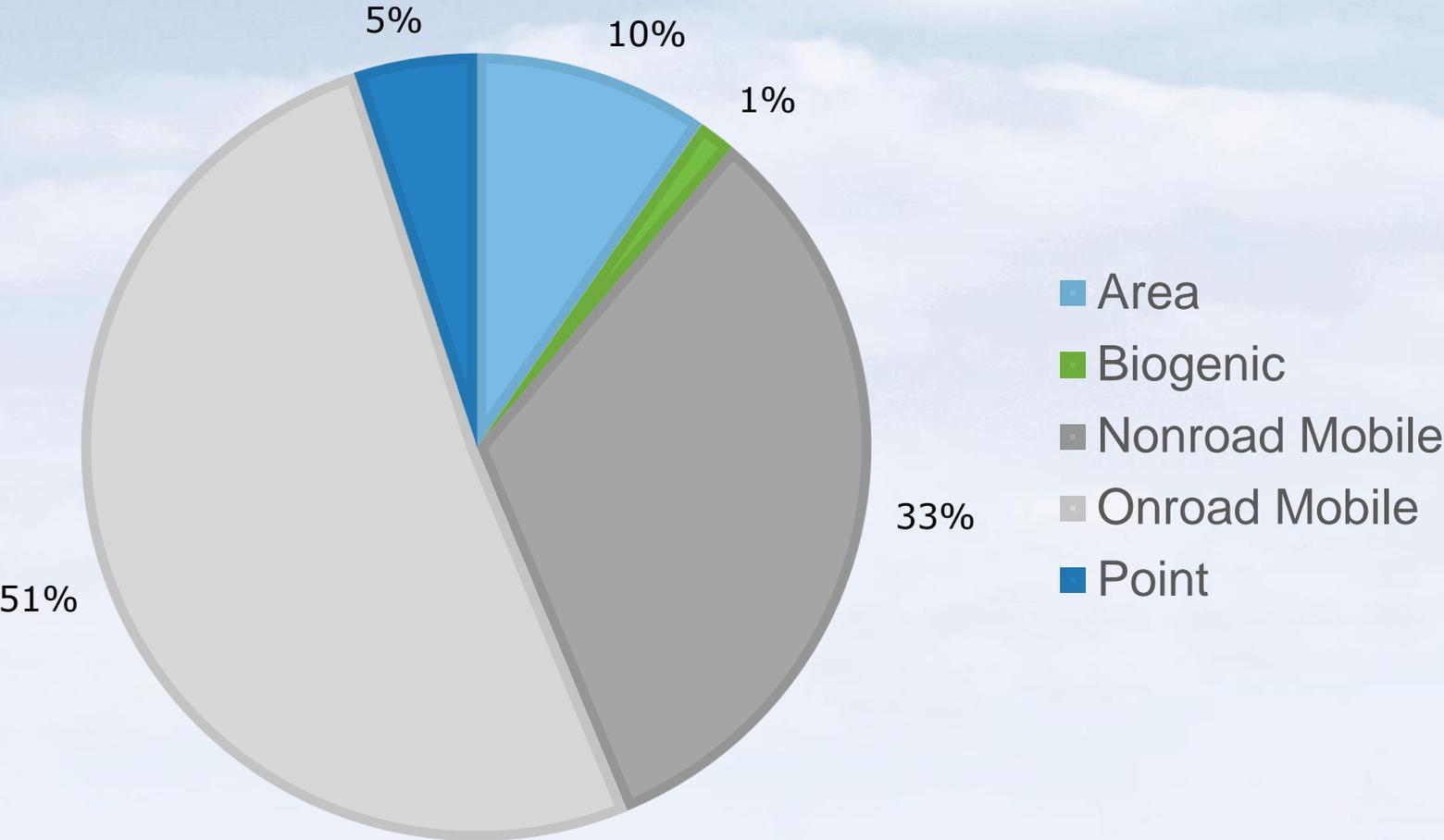
Courtesy of EPA

# 2020 Ozone Design Values

(Design value is based upon a 3-year average of the 4th highest 8-hour reading)



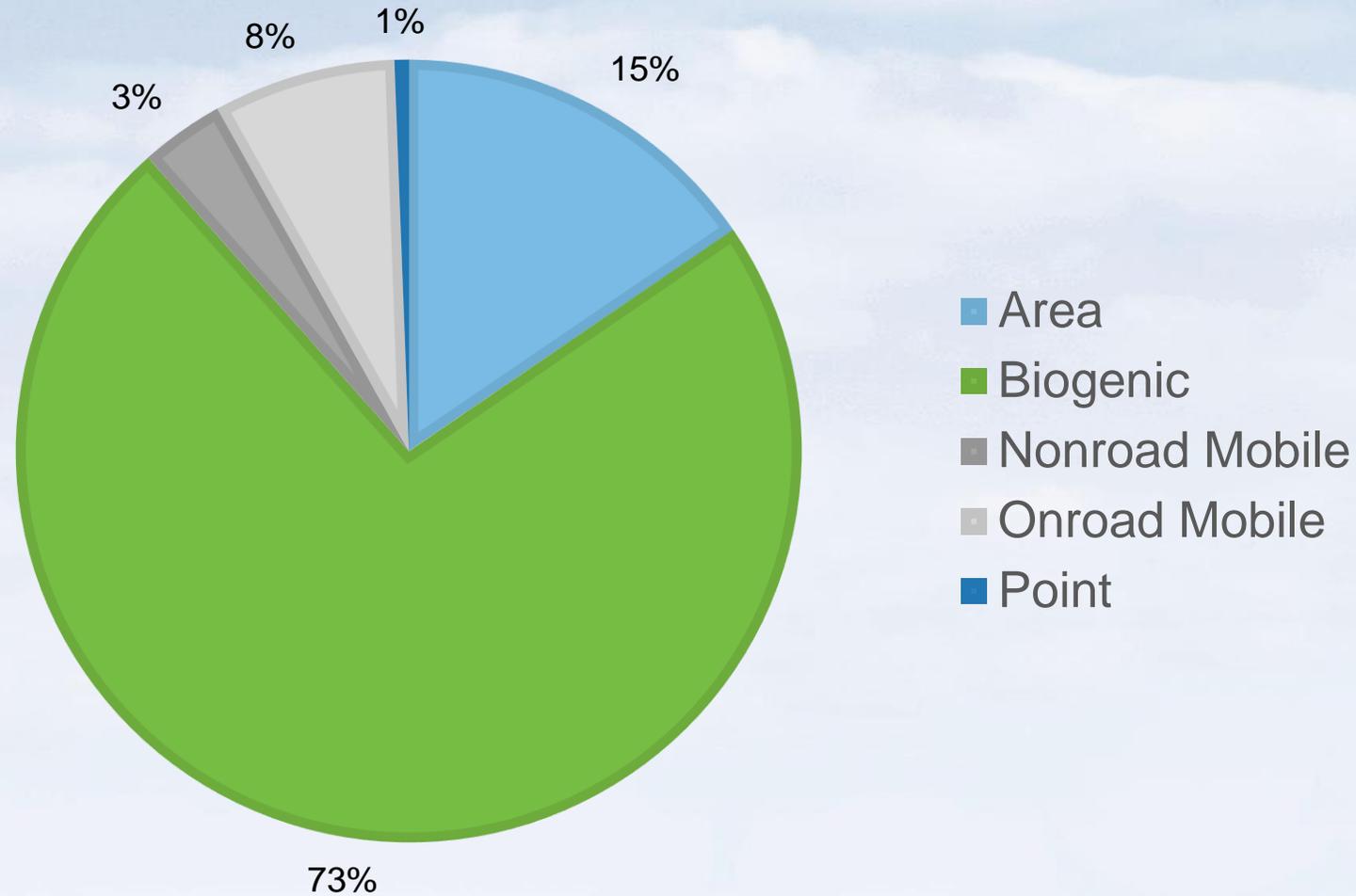
# 2017 NO<sub>x</sub> Emissions by Source Category



Source: 2017 Periodic Emissions Inventory Report

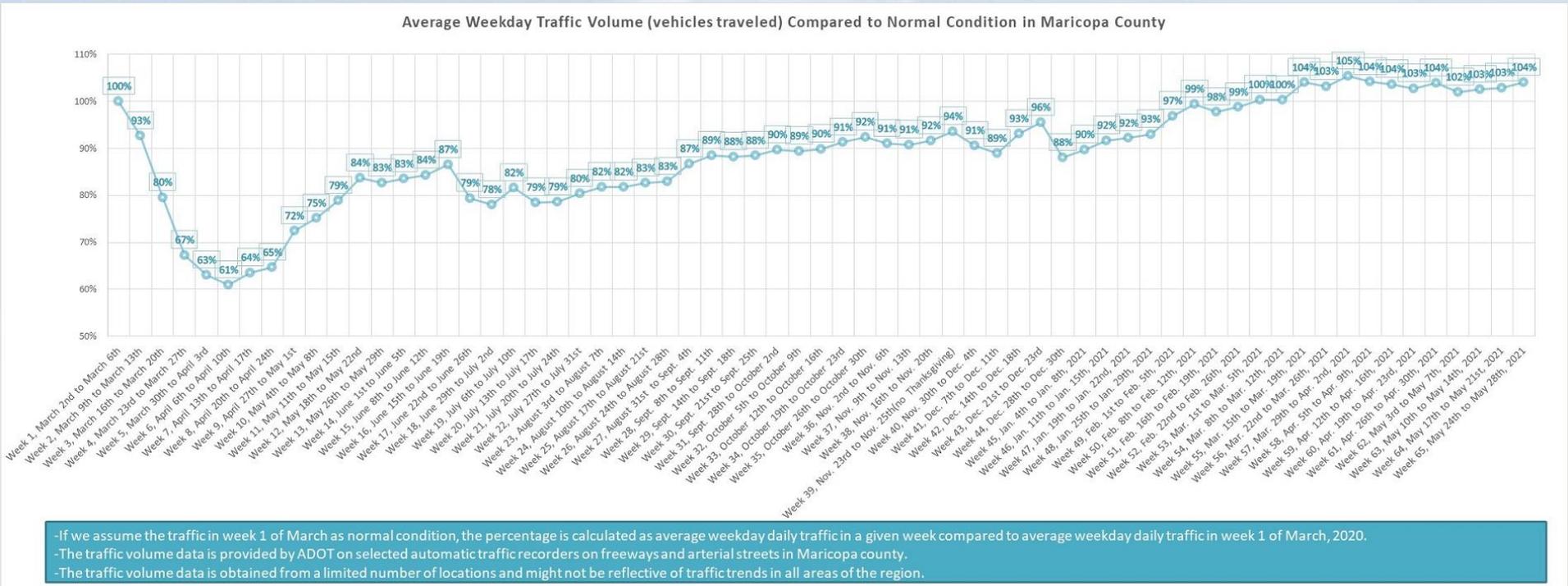


# 2017 VOC Emissions by Source Category

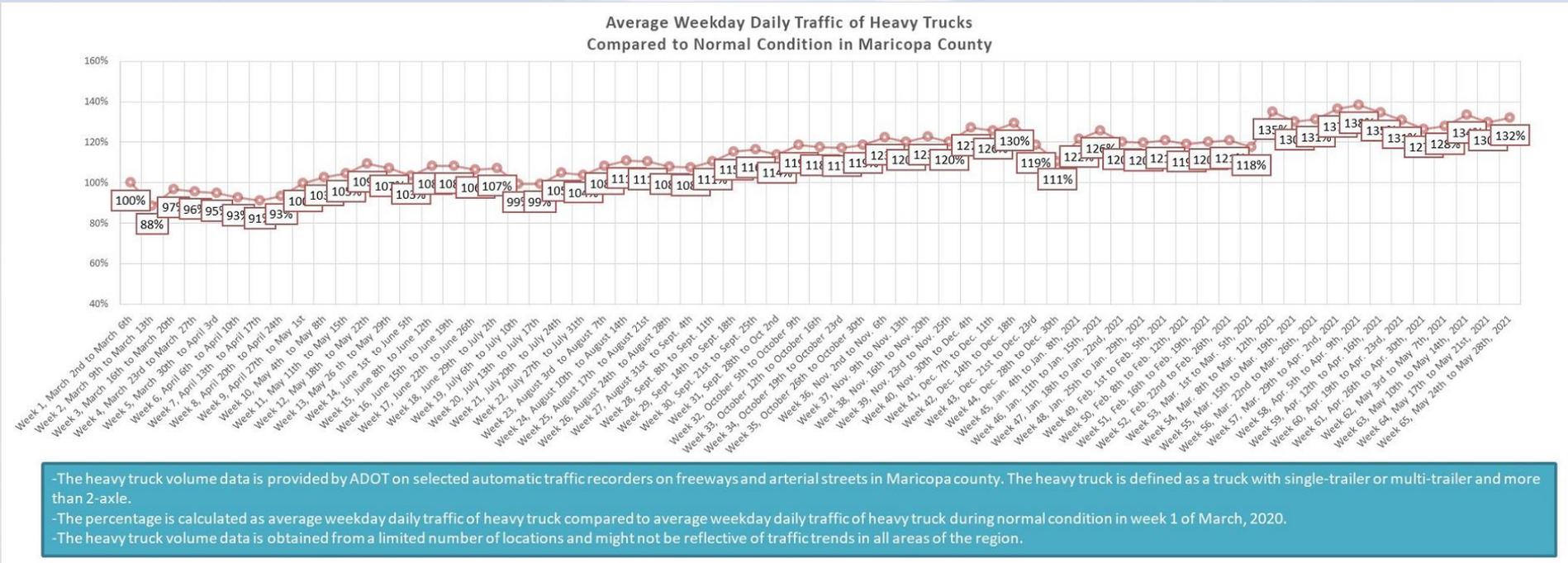


Source: 2017 Periodic Emissions Inventory Report

# March 2nd, 2020 through May 28th, 2021



# March 2nd, 2020 through May 28th, 2021



# Comparing 2020-2021 with 2019-2020

## Summary of Quarterly Averages for Entire Monitoring Network

NO<sub>2</sub>:

NO <sub>2</sub> Network	2020-2021 Average (ppb)	2019-2020 Average (ppb)	Change
Before Shutdown	17.7	18.6	-5%
1 <sup>st</sup> Quarter After Shutdown	12.2	13.5	-10%
2 <sup>nd</sup> Quarter After Shutdown	10.6	11.4	-7%
3 <sup>rd</sup> Quarter After Shutdown	19.7	17.2	+15%
4 <sup>th</sup> Quarter After Shutdown	21.2	18.7	+13%

Ozone:

Ozone Network	2020-2021 Average (ppb)	2019-2020 Average (ppb)	Change
Before Shutdown	24.9	26.3	-5%
1 <sup>st</sup> Quarter After Shutdown	38.3	40.9	-6%
2 <sup>nd</sup> Quarter After Shutdown	38.3	40.0	-4%
3 <sup>rd</sup> Quarter After Shutdown	32.0	31.7	+1%
4 <sup>th</sup> Quarter After Shutdown	23.8	22.4	+7%

PM10:

PM10 Network	2020 Average (µg/m <sup>3</sup> )	2019 Average (µg/m <sup>3</sup> )	Change
Before Shutdown	23.4	20.3	+15%
1 <sup>st</sup> Quarter After Shutdown	25.2	25.2	0%
2 <sup>nd</sup> Quarter After Shutdown	34.9	29.7	+18%
3 <sup>rd</sup> Quarter After Shutdown	45.4	31.8	+43%

PM2.5:

PM2.5 Network	2020 Average (µg/m <sup>3</sup> )	2019 Average (µg/m <sup>3</sup> )	Change
Before Shutdown	9.6	8.2	+16%
1 <sup>st</sup> Quarter After Shutdown	5.5	5.2	+6%
2 <sup>nd</sup> Quarter After Shutdown	6.9	5.5	+26%
3 <sup>rd</sup> Quarter After Shutdown	10.3	7.2	+42%

**Before Shutdown:**  
Jan 1-Mar 16

**1<sup>st</sup> Quarter After Shutdown:**  
Mar 17-Jun 8

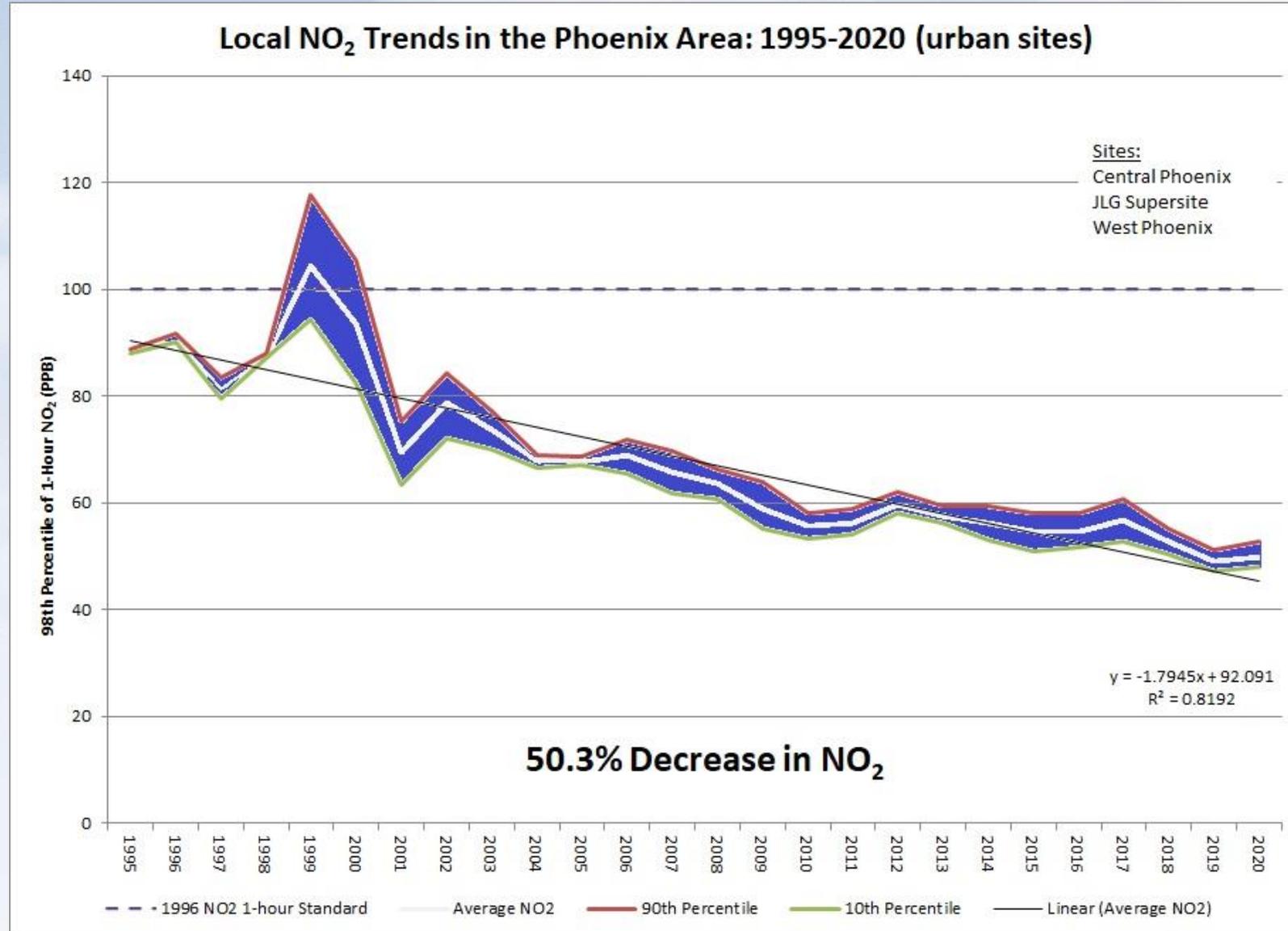
**2<sup>nd</sup> Quarter After Shutdown:**  
Jun 9-Aug 31

**3<sup>rd</sup> Quarter After Shutdown:**  
Sep 1-Nov 23

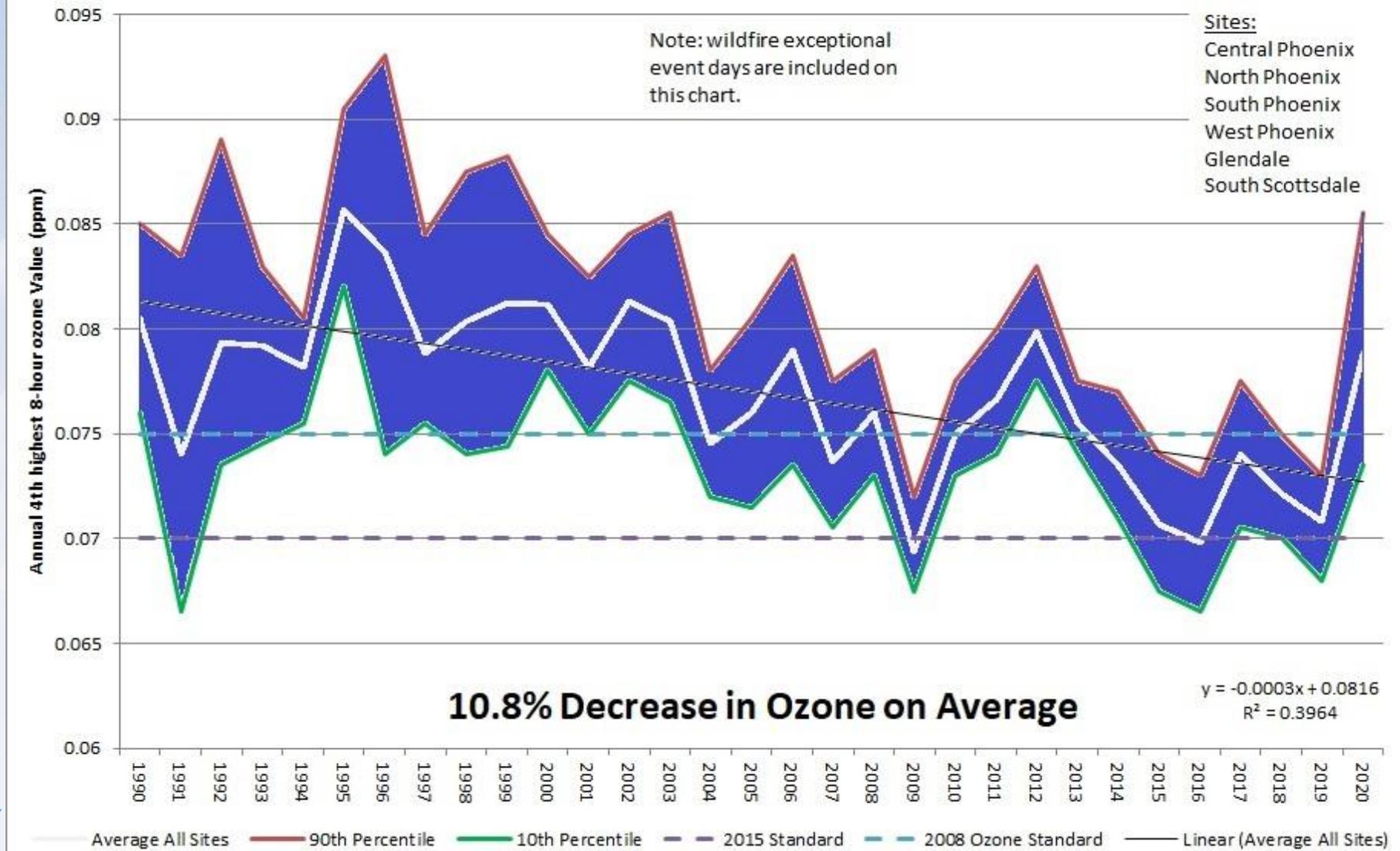
**4<sup>th</sup> Quarter After Shutdown:**  
Nov 24-Feb 15



# Local Trends



## Local Ozone Trends in the Phoenix Area from the Six Longest-Running Monitoring Sites: 1990-2020





**Thank you**



# ELECTRIC VEHICLES

Kathy Knoop, Energy  
Innovation Advisor Customer  
to Grid Solutions

[Kathy.Knoop@aps.com](mailto:Kathy.Knoop@aps.com)

# Typical Ranges of EVs – BEV and PHEV

## Battery Electric Vehicle (BEV)

- 100% electric motor and grid charged battery – no gasoline
- Range 80 to 350 miles



3.5 kWh = 10 miles  
of range on average



## Plug-in Hybrid Electric Vehicle (PHEV)

- Electric motor and grid charged battery + internal combustion engine
- Range 10 to 50 miles on battery + 300-800 miles on gasoline

# Three Basic EV Charging Levels



## Level 1

- 120 V, 1-Phase AC
- Less than 2 kW
- 2-5 miles of range per hour of charging



## Level 2

- 208/240V, 1-Phase AC
- 2-19.2 kW
- 10-20 miles of range per hour of charging



## Level 3 (DC Fast)

- 208/480V, 3-Phase
- 24 to 1000 kW
- 60-80 miles of range per 20 minutes of charging
- For passenger cars and commercial trucks

Charging stations = Electric Vehicle Service Equipment (EVSE)

Charging station company = Electric Vehicle Service Provider (EVSP)

# Commercial electric and fleet vehicle options also expanding

BUSINESS

## Amazon unveils prototype of Rivian-built electric delivery van

Robert Channick Chicago Tribune

Published 10:16 p.m. ET Oct. 9, 2020

[View Comments](#)



Your Amazon package may be arriving in a custom-built Rivian electric delivery vehicle by next year.

Amazon unveiled a prototype Thursday of one of three electric vehicles being developed in partnership with Plymouth-based EV truck manufacturer Rivian. The online retail giant expects to have 10,000 of the Rivian electric delivery vans on the road worldwide by 2022, ramping up to the full 100,000 order by 2030.



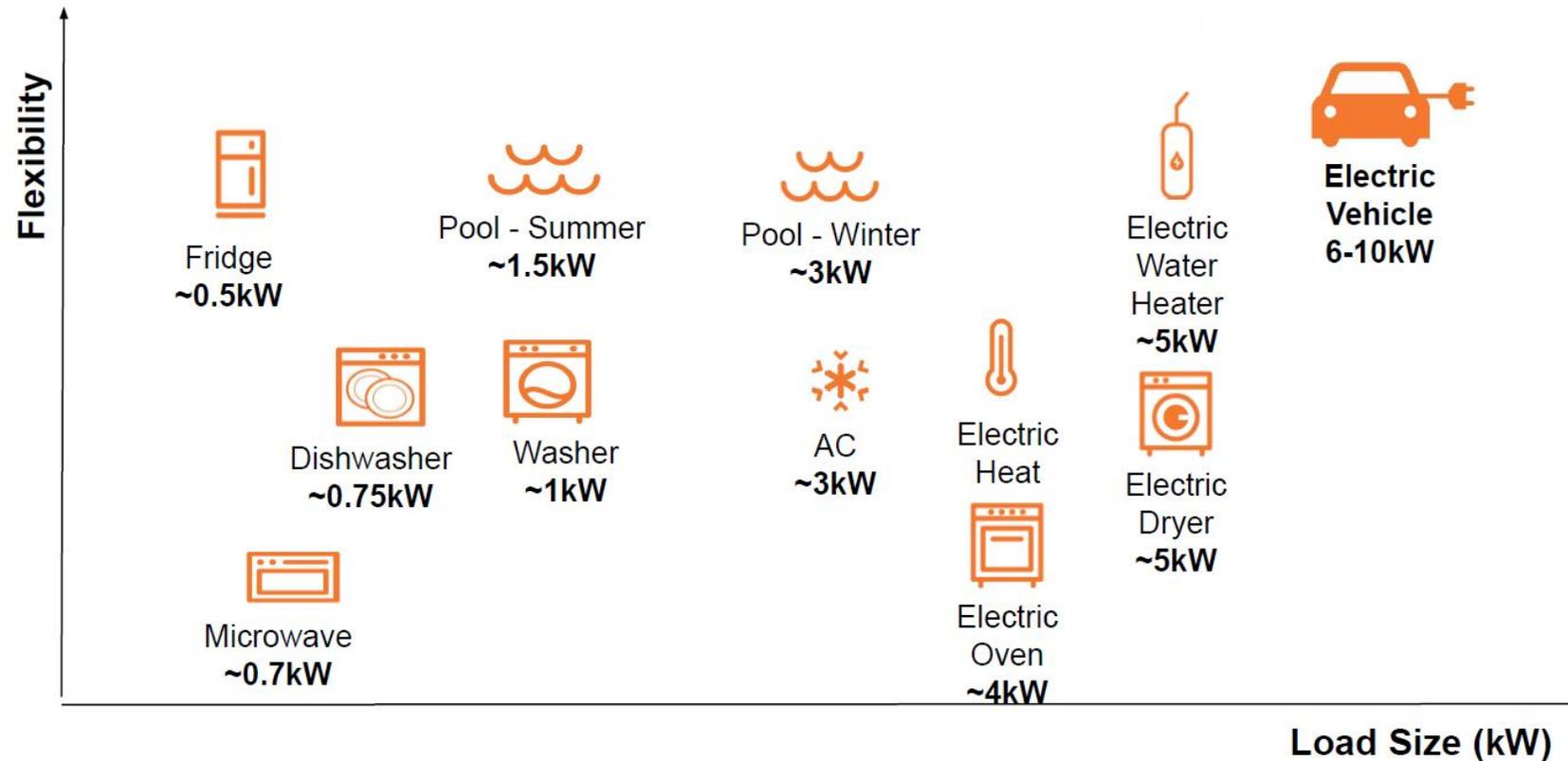
Electric vans made by Rivian are expected to be making deliveries for Amazon by next year. Amazon



# What do light duty EVs mean to the Grid?

## An EV on the grid

A Large & Highly Flexible Load



# Lessons learned charging infrastructure



The grid can handle  
EV charging



Tools include TOU  
rates, smart charging,  
integration into  
resource planning



Sufficient public  
infrastructure needed  
for a positive customer  
experience



Customer education is  
highly important



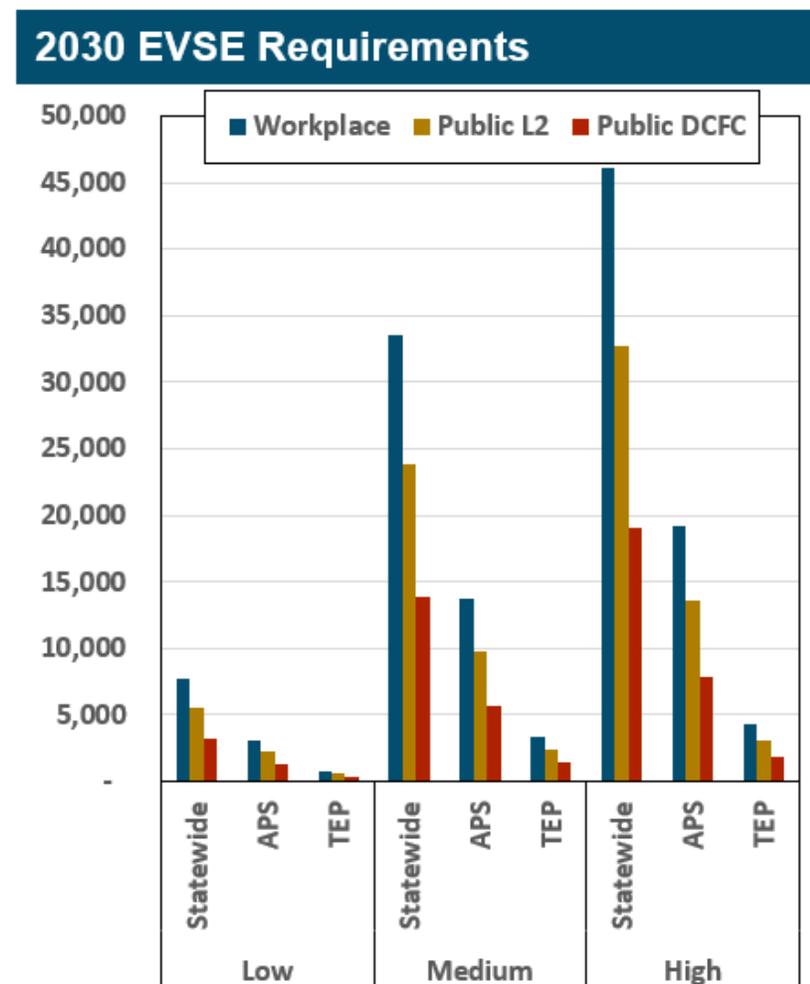
Serving multi-unit  
housing a challenge

Also: Interoperability, open standards, ease of use, customer-friendliness, price/billing, cybersecurity, onsite infrastructure and upgrade cost, host site arrangement, etc.

# What to plan for? 2030 Statewide target from TE Plan

Vehicle Segment	2030 EV Goal (Vehicles on the Road)		
	APS	TEP	State
Electric Light Duty Vehicles	450,000	95,000	1,076,000
Electric Medium Duty Parcel Delivery Trucks	1,450	545	3,830
Electric Transit Buses	290	110	785
Electric School Buses	525	200	1,425

	Low	Medium	High
Statewide eLDVs	249,771	1,076,000	1,479,422
<b>Statewide EVSE by Type</b>			
Residential	<249,771	<1,076,000	<1,479,422
Workplace	7,781	33,520	46,088
Public Level 2	5,526	23,805	32,731
Public DCFC	3,219	13,866	19,065



Source: [Statewide Transportation Electrification Plan March 2021](#)



# Benefits of Transportation Electrification For City of Phoenix

Caryn Potter, Utility Program Manger  
Southwest Energy Efficiency Project  
[cpotter@swenergy.org](mailto:cpotter@swenergy.org)

*Wednesday, June 16th, 2021*

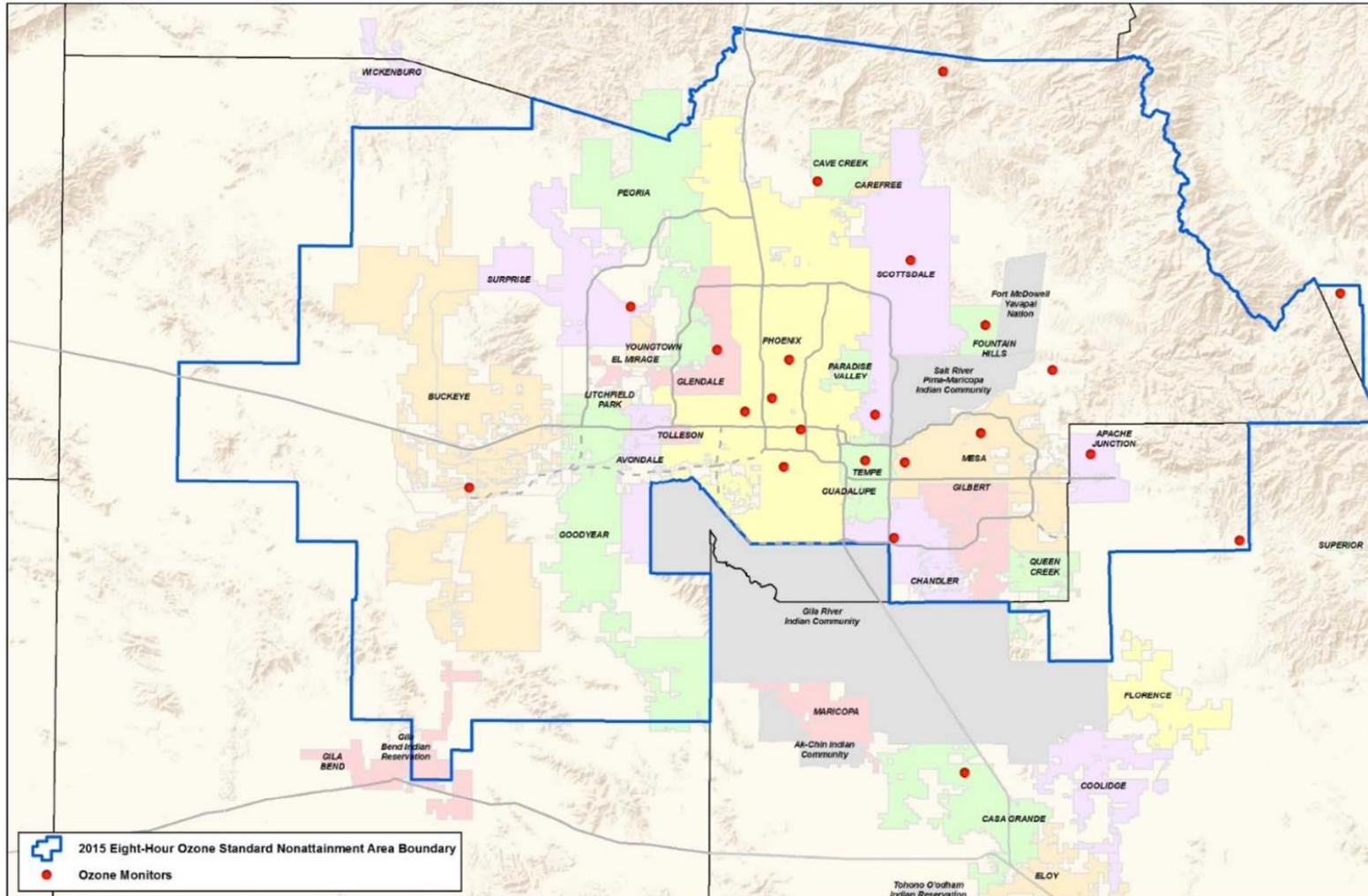


# Topics

1. **Climate Mitigation and Economic Development Opportunity of Electric Vehicles**
2. **Benefits of Electric Vehicles for City Operations and Residents**
3. **City Transportation Electrification Program Options**



# Failing To Meet Federal Regulations For Air Quality Could Have Consequences For Arizona's Economy

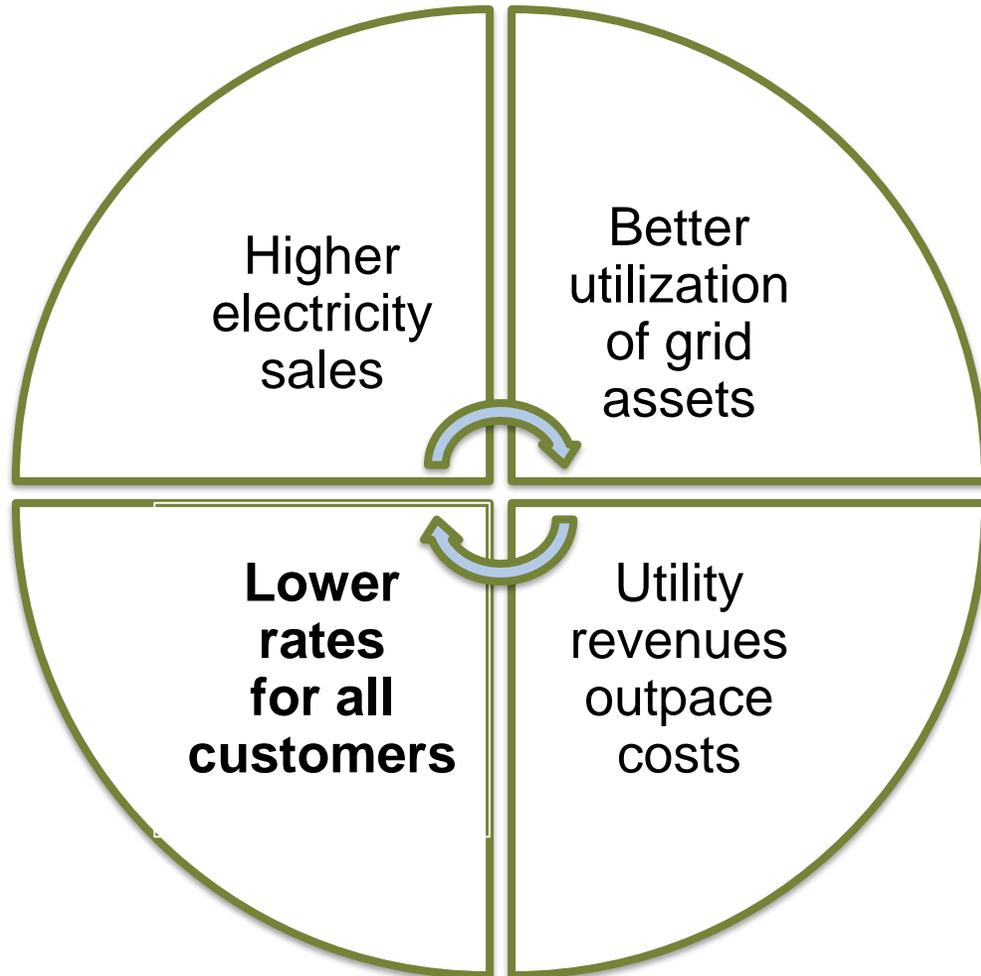


- On May 5, Tucson recorded its highest ozone reading since August of 2018. On May 6 in Phoenix, ozone concentrations reached their highest levels of the year so far: 84 parts per billion.
- The national standard, which is the threshold set in 2015 by the EPA to protect public health, is 70 parts per billion.

(Left) *Maricopa Association of Governments, MAG Air Quality Technical Advisory Committee May 23rd Meeting*

(Right) *AZ Central <https://www.azcentral.com/story/news/local/arizona-environment/2020/06/12/despite-pandemic-traffic-reductions-ozone-still-issue/5248619002/>*

# With More EVs, Charging Off-Peak, The City & Taxpayers Can Realize Major Benefits



1. More EVs means more sales of electricity.
2. More sales of electricity during off-peak times means better utilization of grid assets.
3. Better utilization of grid assets (grid efficiency) means revenues outpace costs.
4. Higher utility revenues, outpacing utility costs, means lower rates for all ratepayers, even if they don't own an EV!

# 7.9 Million EVs On AZ Roads Could Bring \$31 Billion in Total Net Benefits of by 2050



## Environmental benefits

- Reduced NOx emissions – 2,900 tons
- Reduced CO<sub>2</sub> emissions – 26 million tons/yr (\$220 M in compliance costs; \$1.3B in avoided damages )

## Utility customer savings

- With strategic charging (\$176/year)
- “BAU” charging (\$50/year)

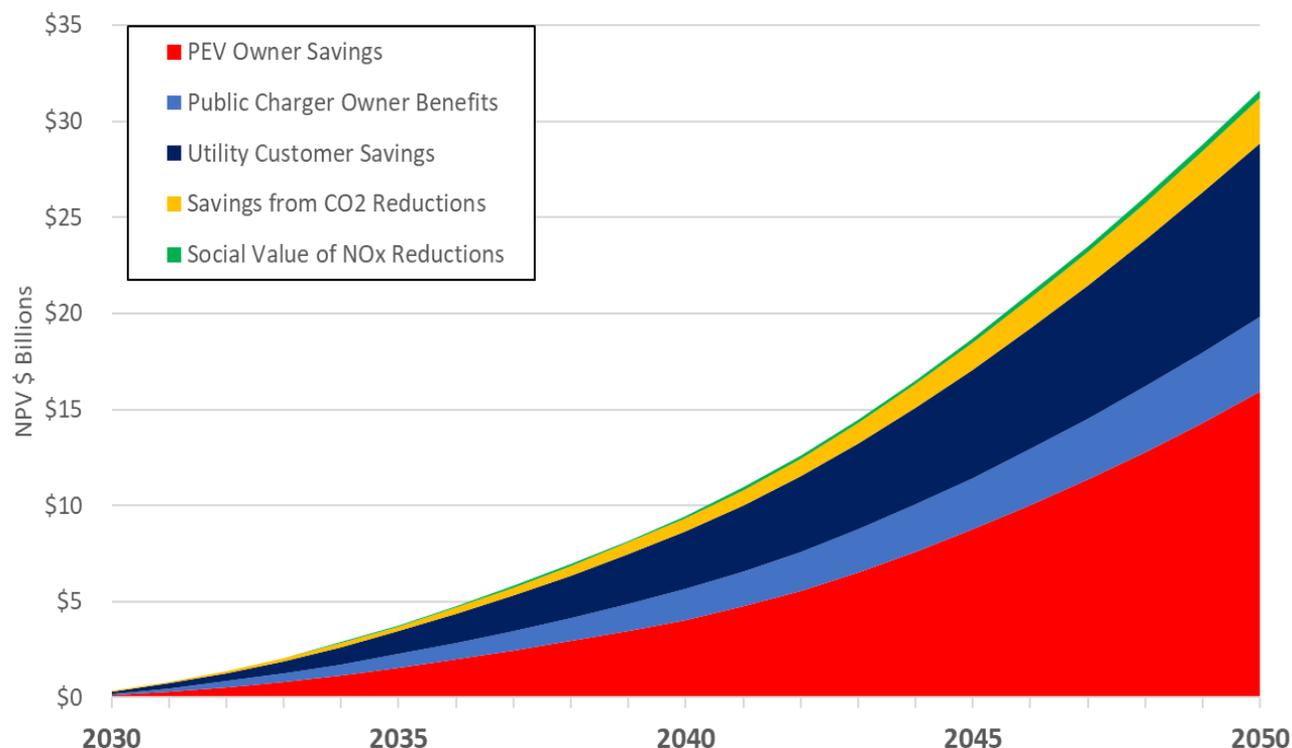
## Public charger owner benefits

- 440,000 L2 Chargers; 23,000 DCFC

## PEV driver savings (\$590/PEV)

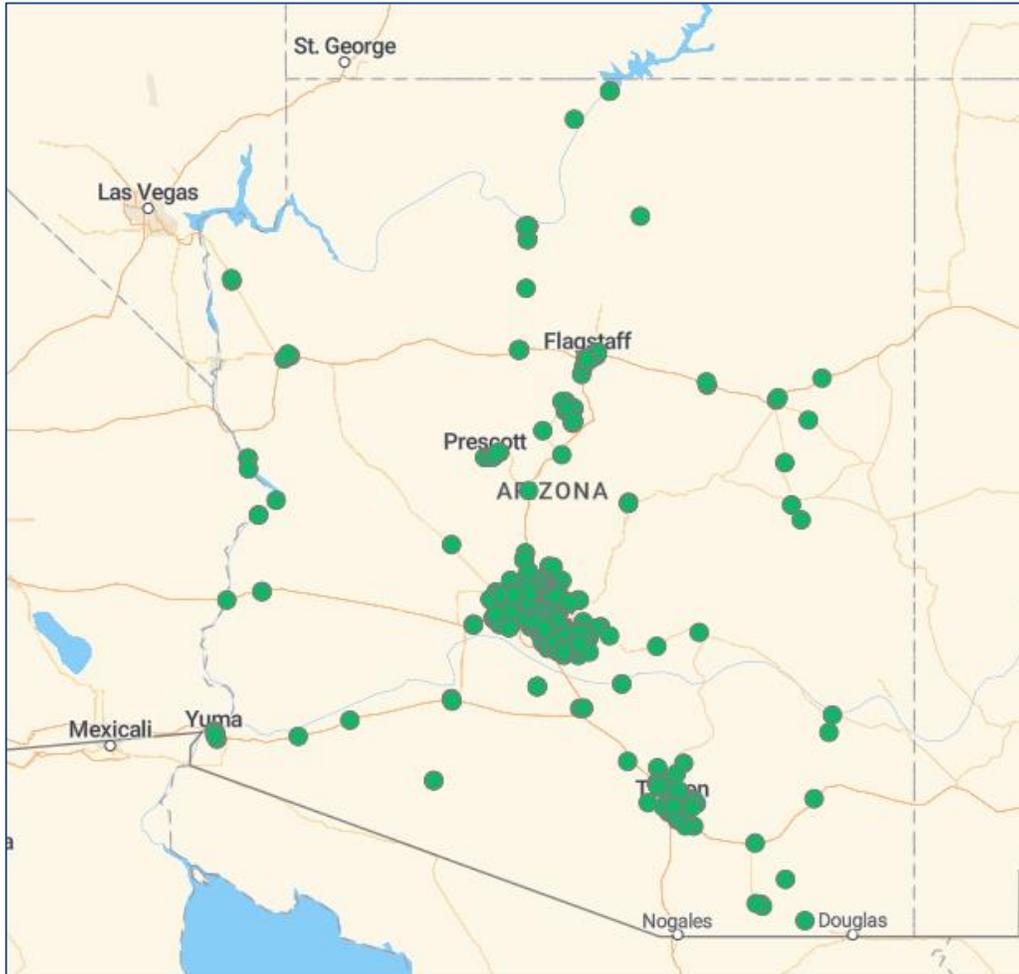
- Reduced maintenance costs
- Reduced fuel costs (cumulative savings of 370 million barrels of gasoline)

NPV Cumulative Net Benefits from Plug-in Vehicles in Arizona  
(High PEV Scenario- Managed Off-Peak Charging - Low Carbon Electricity)



NPV Cumulative Societal Net Benefits from AZ PEVs – High PEV scenario

# How can EV and Non-EV Drivers reap EV benefits? By Increasing access to charging stations.



Location of DC Fast Chargers statewide

- Range anxiety is a concern nationwide, but especially in Arizona.
- There are currently *410 public DCFC plugs in Arizona*. The majority of these chargers are Tesla Superchargers with proprietary plug types.
- In order to ease range anxiety concerns, significant investments in public, workplace and public level 2, and fast charging infrastructure must be made.

# Local Government Program Examples That Enable Transportation Electrification

## Fleet Targets For City Operations That Coincide Ambitious Statewide Goal

- **A public fleet target is a local government requirement for a certain percentage of new government vehicles purchased to be electric over a specified timeframe.**

## Low-Income EV Rideshare Programs

- **These programs make publicly-owned EV fleets available to qualifying low-income residents to rent on a per-mile basis. Parking is typically free for participants, and cars can be dropped off anywhere, making it easier to access transit hubs or make emergency trips.**

## Streetlight and Right-of-Way Charging

- **Space for EV charging stations can be limited in urban settings. Cities can incorporate EV charging into existing infrastructure like streetlights and sidewalks.**

## EV-Ready Building Codes

- **Retrofitting existing buildings to support EV charging can be difficult, time-consuming, and expensive, which prohibits widespread EV adoption. EV-ready building codes address these barriers by requiring new homes and multi-unit dwellings (MUDs) to be built with wiring ready for Level 2 (L2) charging.**

# Arizona Needs More EV Charging Stations To Support The Growing Market.

- **Lack of EV charging is one of the biggest barriers to purchasing an EV.**
- **“6 in 10 Americans are unlikely to buy an EV because there are not enough places to charge (58%) or they are concerned they will run out of charge while driving (57%).”**  
- AAA survey (2019)



# Summary

- Further adoption of EVs in the next ten years can deliver major benefits and cost savings for AZ ratepayers.
- These benefits include lower electric bills, better utilization of grid resources, improved air quality and reduced **greenhouse gas emissions**, and greater economic development.
- **The City of Phoenix has a role to play in enabling the growth of electric vehicles community-wide. The private market alone will not meet the charging infrastructure need.**

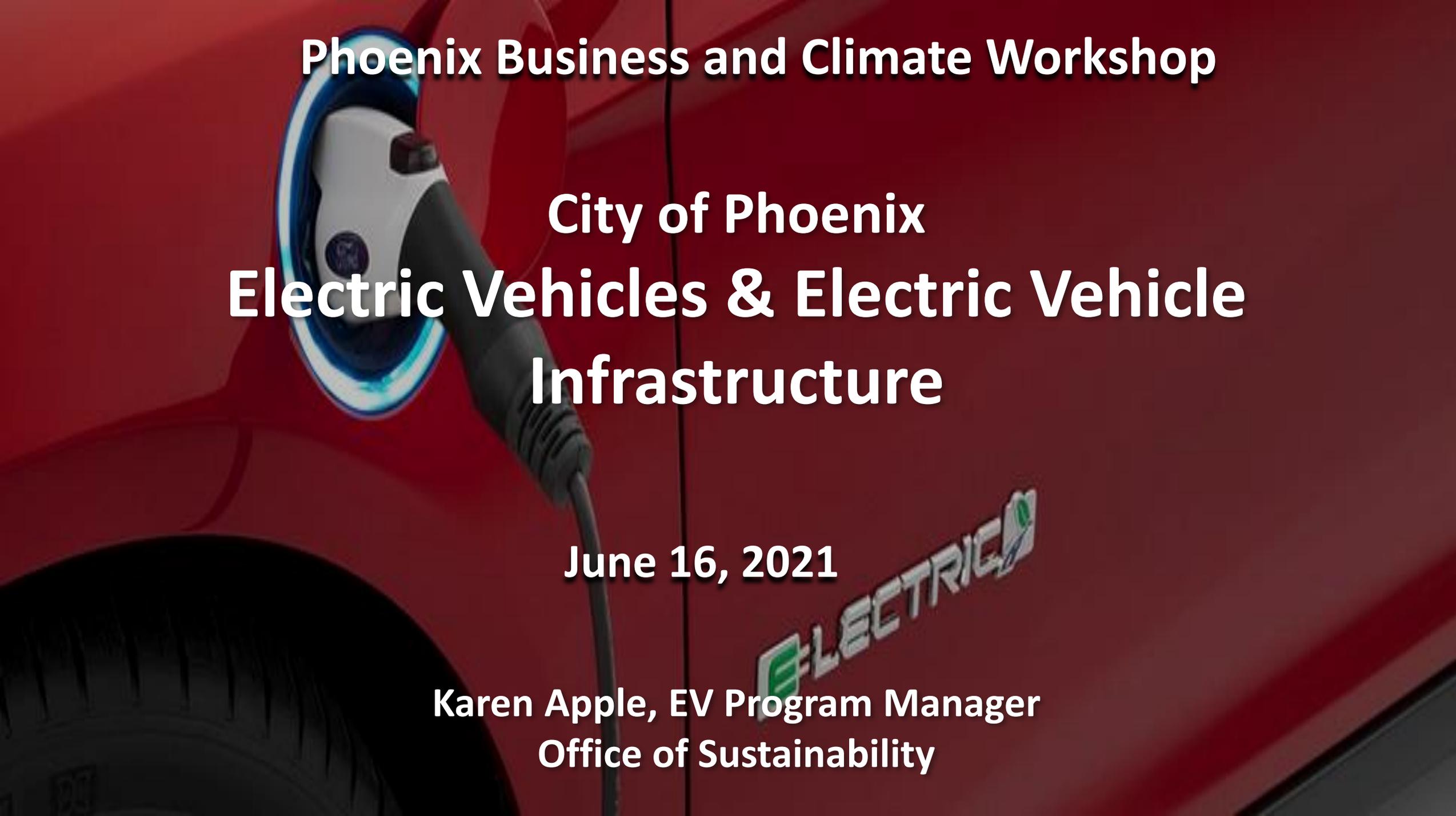


# THANK YOU!

**Caryn Potter, Utility Program Manger  
Southwest Energy Efficiency Project  
[cpotter@swenergy.org](mailto:cpotter@swenergy.org)**

*Wednesday, June 16th, 2021*





**Phoenix Business and Climate Workshop**

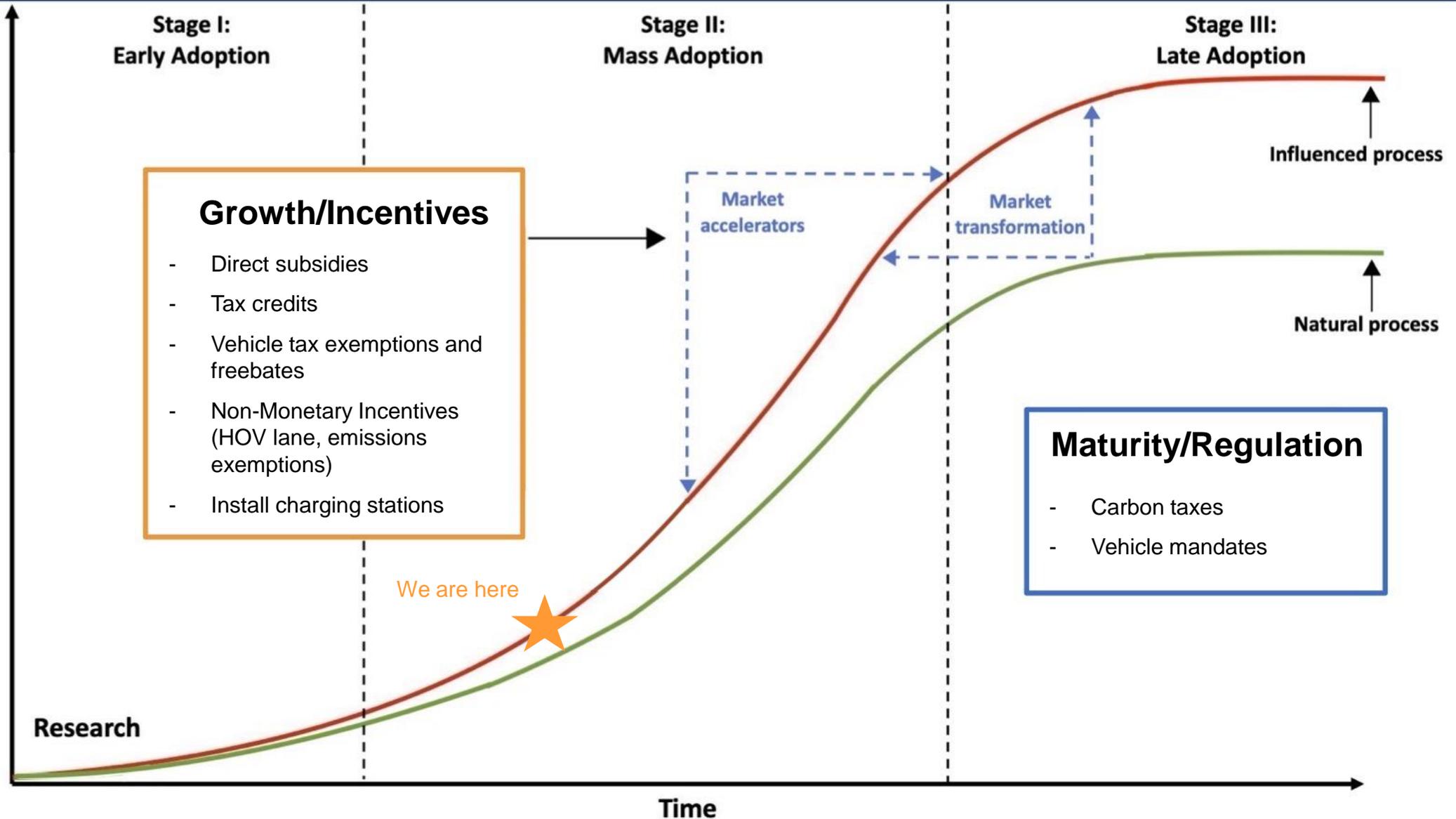
**City of Phoenix**

**Electric Vehicles & Electric Vehicle  
Infrastructure**

**June 16, 2021**

**Karen Apple, EV Program Manager  
Office of Sustainability**

# EV Market Transformation and Adoption Curve

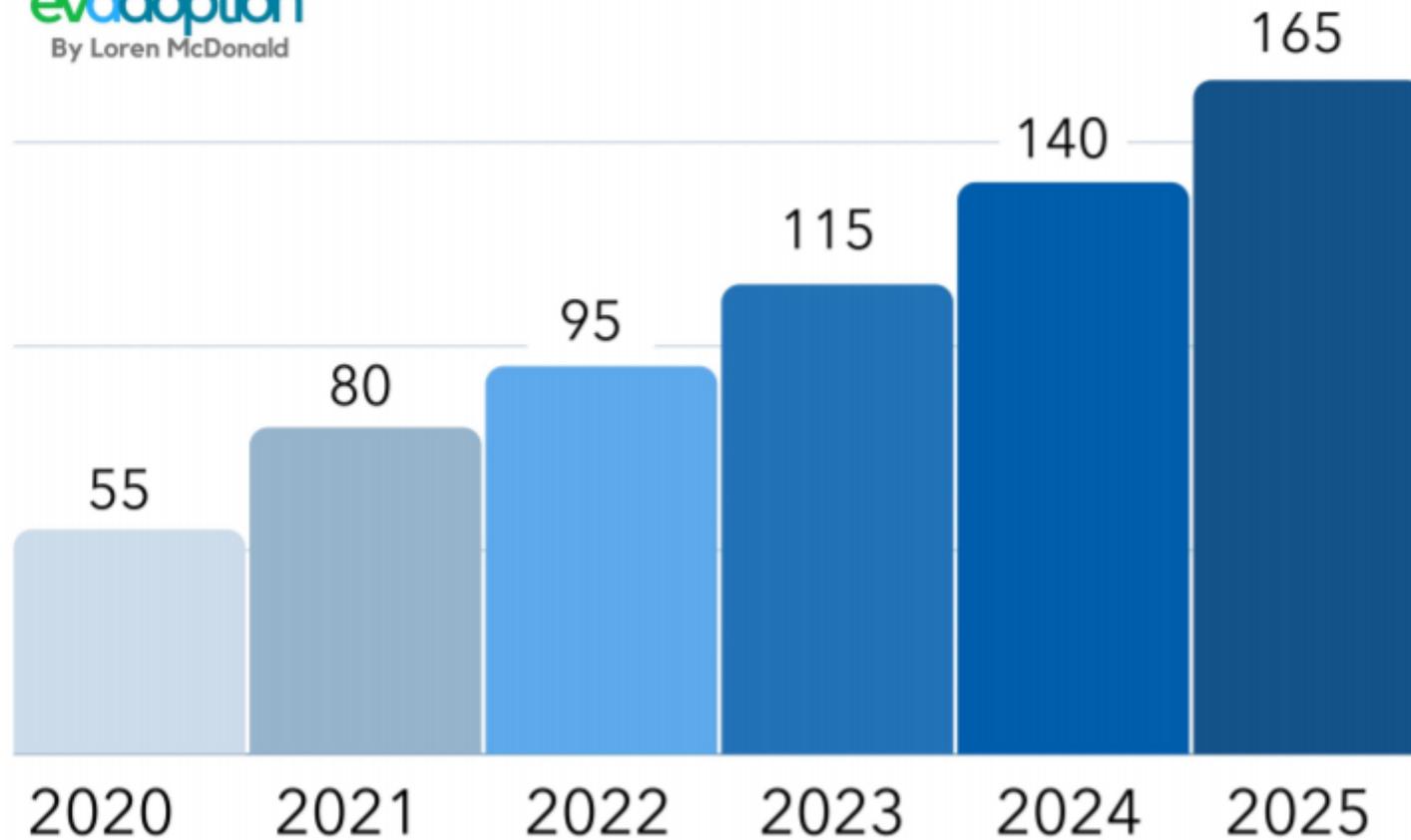


# EV Model Availability Growth

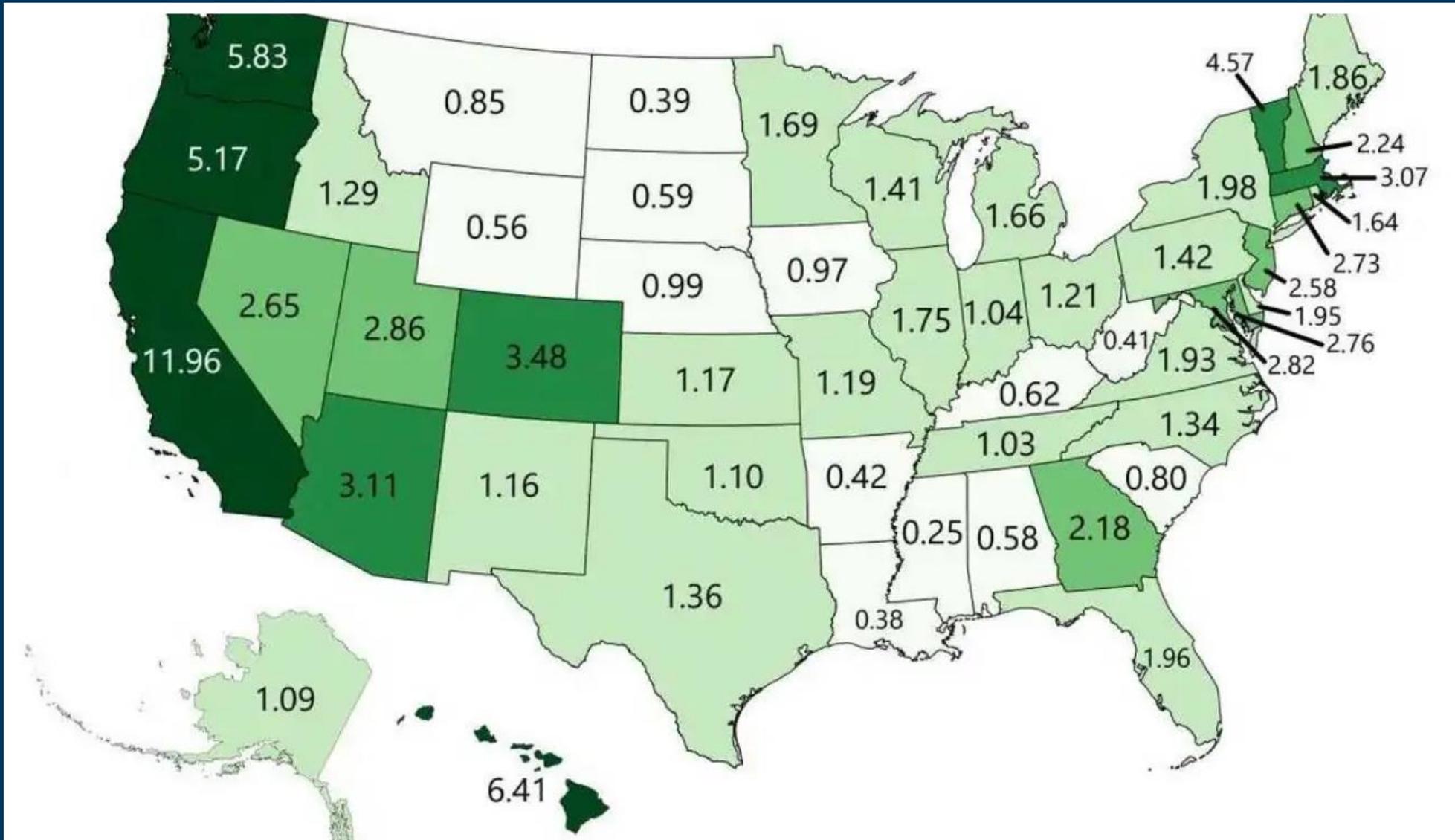


Number of EVs (BEV + PHEV)  
Available in the US by Year

evadoption  
By Loren McDonald



# EV Sales Share: February 2021

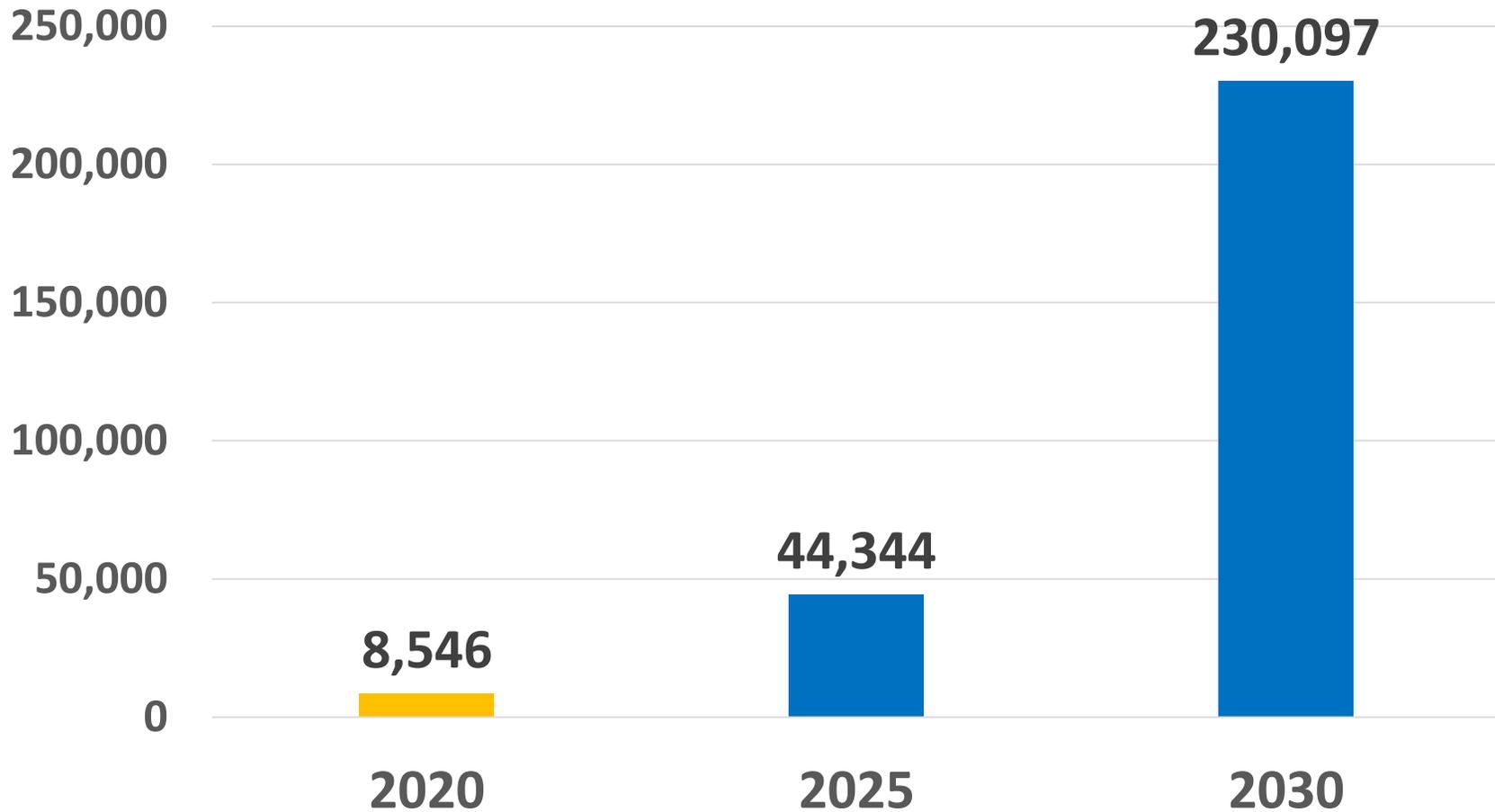


**AZ**  
ranked **6<sup>th</sup>**  
in EV  
Sales in  
Feb 2021

# Phoenix - EV Growth



### Phoenix EV Actuals and Forecast



### EV Chargers Needed by 2030

Level 2 – 3,031

DCFC - 359



# Overall Strategy and Vision



**Proposed** CAP Goal: Net-zero GHG Emissions by 2050

**Proposed** EV Goal: 100% Zero Carbon City Fleet by 2050

## EV Objectives

Increase EV Charging Infrastructure

Explore building code updates

Increase EV Chargers on City Property

Currently 106 EV City provided charging ports

Replace light duty City ICE fleet with EV's

**Target Action:** 200 new EV sedans by 2030

Develop Community Outreach and EV Engagement Campaign

Partner with utilities and stakeholders

Implement Equity Principals into EV Policies and Programs

Identify focus areas

Working with new City Council Ad Hoc EV Working Group led by Councilwoman Ansari



# City Projects – In Process and Planned



Fleet	EV Chargers	Education & Outreach	Building Codes
<b>In Process</b>	<b>In Process</b>	<b>In Process</b>	<b>In Process</b>
<ul style="list-style-type: none"><li>• Increase EV fleet transitions for 2030 Goal</li></ul>	<ul style="list-style-type: none"><li>• Installation of 35 Level 2 chargers</li></ul>	<ul style="list-style-type: none"><li>• Partner with APS/SRP and stakeholders</li></ul>	<ul style="list-style-type: none"><li>• Coordinate with builder associations</li></ul>
<b>Planned</b>	<b>Planned</b>	<b>Planned</b>	<b>Planned</b>
<ul style="list-style-type: none"><li>• Develop Green Sustainable Fleets Plan</li></ul>	<ul style="list-style-type: none"><li>• Develop City EV Charger Siting Study with MAG</li></ul>	<ul style="list-style-type: none"><li>• Develop events and EV Roadmap</li></ul>	<ul style="list-style-type: none"><li>• Exploring EV Ready building codes</li></ul>

A close-up photograph of a person's hand holding a white and black charging cable, about to plug it into the charging port of a white electric car. The car's body is highly reflective, showing the surrounding environment. The background is filled with out-of-focus, warm yellow and white lights, creating a bokeh effect. The overall scene is set at night or dusk.

# Thank You

**Karen Apple**  
**[Karen.Apple@Phoenix.gov](mailto:Karen.Apple@Phoenix.gov)**

# EV-Charging Infrastructure Needs Nationally

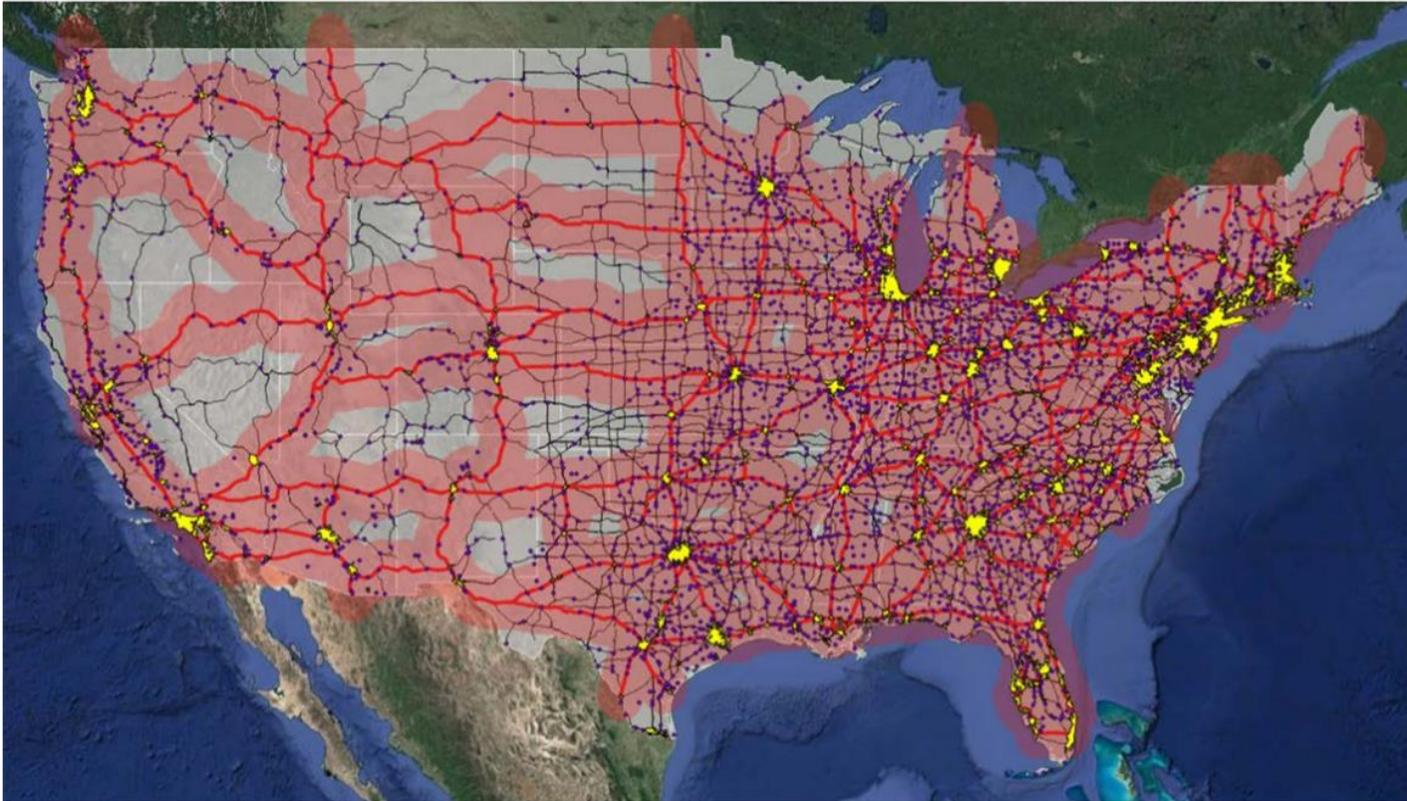


Figure ES-3. Approximate BEV driving coverage enabled by providing DCFC stations along the U.S. Interstate System.  
(Satellite imagery credit: © 2017 Google, Map Data © 2017 Tele Atlas)

- Range anxiety is a concern for Arizonans, especially those in rural counties
- Recent analysis from NREL shows that 400 highway corridors in the country require DC Fast Charging Stations.
- The areas in red show a 70-mile average spacing between charging stations.

# EV Charging Infrastructure: Building Code Definitions

## 1. “EV-Capable”

Electrical panel capacity + branch circuit + raceway

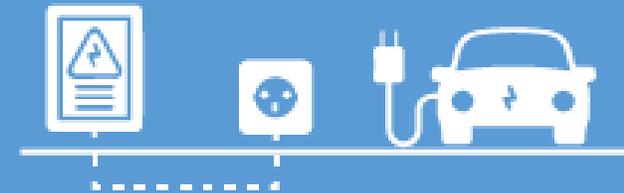
Atlanta, GA: 20% is EV-Capable (Ordinance)



## 2. “EV-Ready”

EV-Capable + 240-volt outlet

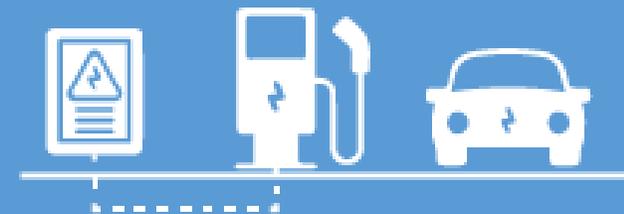
Denver, Boulder: (1) EV-Ready Space per dwelling for SFU



## 3. “EV-Installed”

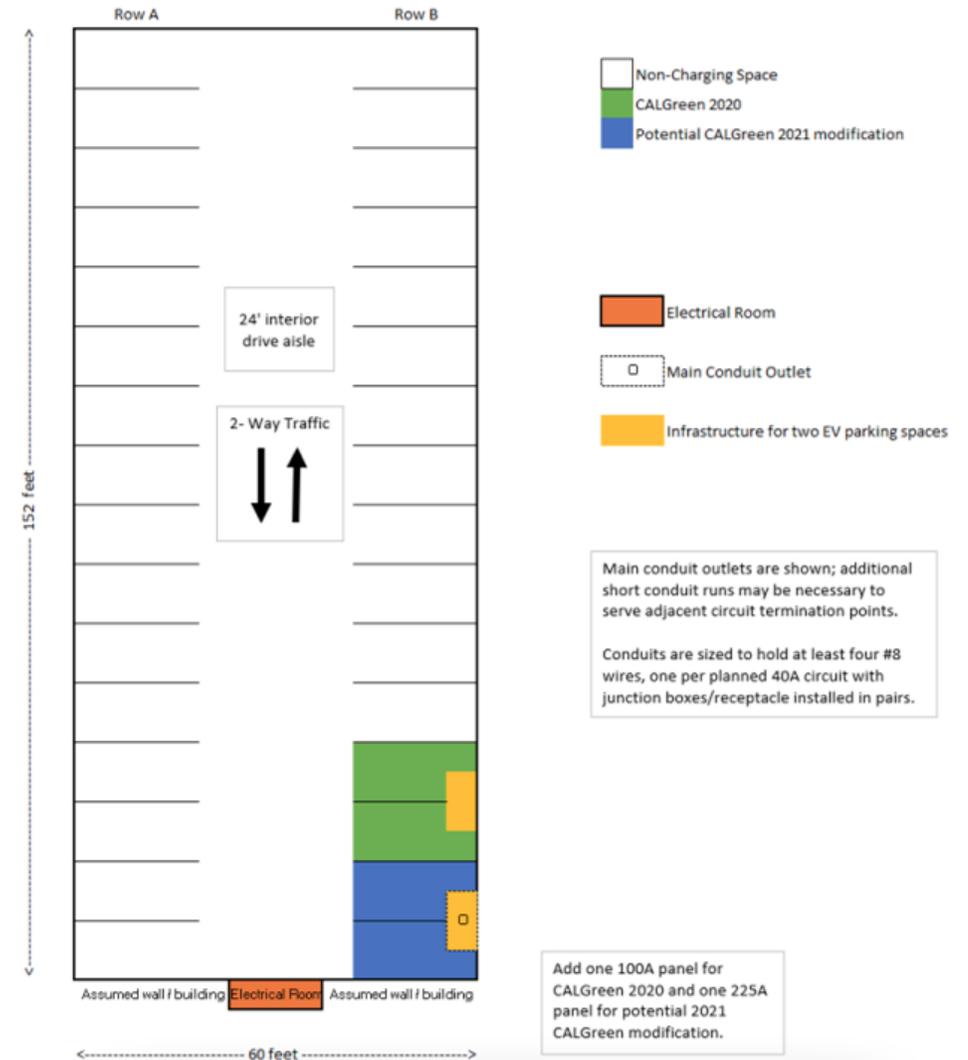
Install a minimum number of Level 2 charging stations

Denver: 5% EV-Installed for MFU & Commercial



# Multi-Family EV Charging Challenges

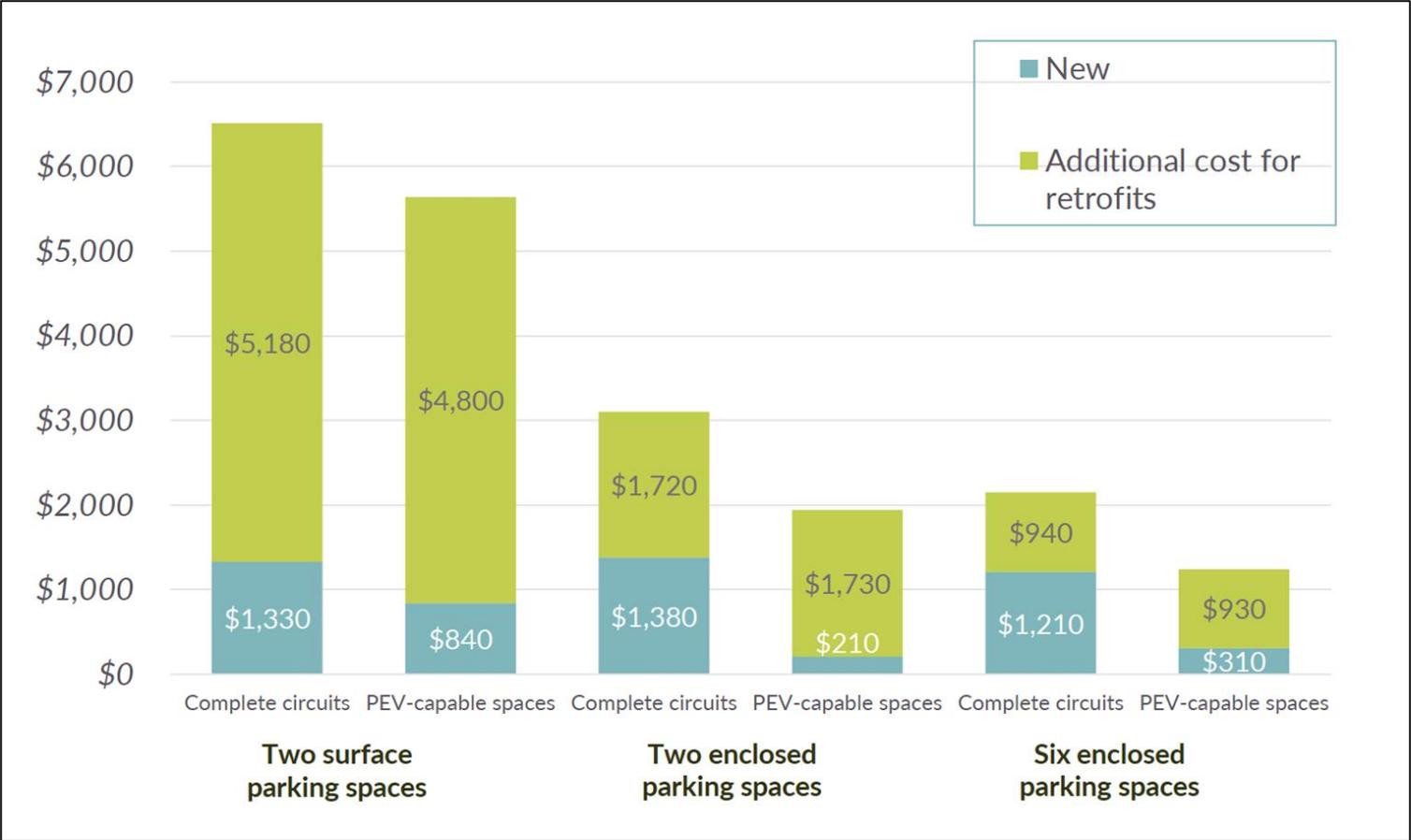
- **50% of Americans do not have access to a dedicated off-street parking space at their residence.**
- **Logistical barriers of installation:**
  - HOA rules
  - Shared or non-deeded parking spaces
  - Split incentive for renters
- **Nearly 50% of Californians reside in multi-unit dwellings (MUD) and about 20% of the state's light-duty vehicle fleet is located at these residences – Equity problem.**



# Avoid EV Charging Infrastructure Costs Skyrocket For Retrofits.

“Installing EV capable parking spaces in stand-alone retrofits is typically 4 to 6 times more expensive compared to installing EV capable parking spaces during new construction. If EV capable parking spaces are installed during new construction, \$2,040 - \$4,635 per parking space is saved over the retrofit scenario.”

- Energy Solutions (2019)



Costs modeled for the City of Oakland

# Examples of Municipal Adopted EV-Ready Building Codes

Municipality	State	Year	Location	Single-family	Multi-family	Commercial
<b>Sedona</b>	AZ	2019	IBC / IRC	1 EV-Capable Space per dwelling Unit		5% EV-Capable
<b>Flagstaff</b>	AZ	2019	IBC / IRC	1 EV-Ready Space per dwelling Unit	3% EV-Ready	3% EV-Ready
<b>Seattle</b>	WA	2019	Ordinance	1 EV-Ready Space per dwelling Unit	100% EV-Ready up to 6 space, 20% EV-Capable for 7+ spaces	10% EV-Ready
<b>Denver</b>	CO	2019	IBC / IRC	1 EV-Ready Space per dwelling Unit	5% EV-Installed, 15% EV-Ready, 80% EV-Capable	5% EV-Installed, 10% EV-Ready, 10% EV-Capable
<b>San Jose</b>	CA	2019	Ordinance	1 EV-Ready Space per dwelling Unit	10% EV-Installed, 20% EV-Ready, 70% EV-Capable	10% EV-Installed, 40% EV-Capable
<b>Vancouver</b>	BC	2019	IBC / IRC	1 EV-Ready Space per dwelling Unit	100% EV-Ready	10% EV-Ready
<b>2021 IECC</b>	International	2021	IBC / IRC	1 EV-Ready Space per dwelling Unit	2 EV-Ready Spaces, 20% EV-Capable	2 EV-Ready Spaces, 20% EV-Capable