

Oaks California Drive Apartments

Type: Market-rate rental apartment building

Size: 108 units in nine buildings

Location: 1203 West California Avenue, Saint Paul, Minnesota 55108

Year built: 1949

Parking: 38 parking spaces in unheated garages and 66 spaces in an outdoor lot

Website: <http://oaksproperties.com/>



Description: Oaks California Drive Apartments is located in St. Paul between Como Park and Rosedale Shopping Center, within walking distance to

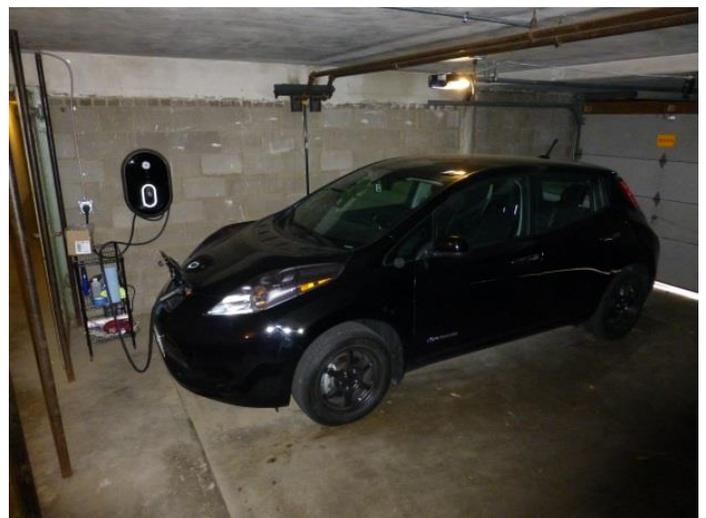
shopping areas, restaurants, parks, and close to the State Fair Grounds. The property is comprised of nine buildings with a total of 108 apartment homes. Oaks California Drive Apartments has won four Minnesota Multi-Housing awards, including the most prestigious MADACS Award for overall property excellence in 2000 and again in 2003.

Parking:

Oaks California Drive has 38 parking spaces in unheated garages and 66 spaces in an outdoor lot. Parking spots are assigned –garage spots cost \$45/month.

PEV charging plans and infrastructure:

Since Oaks California Drive is an older property, the existing electrical service is very limited. Every building has just one 400 Amp service which is shared among the 12 units and common areas. A resident who purchased a Nissan Leaf approached the management and asked about charging infrastructure. Management offered to provide a 120V outlet for charging but that wouldn't have provided fast enough charging for resident's needs. The resident requested a permission to install his own Level 2 station. After speaking with the utility company and an electrician, the management gave permission for the installation. In this case it was possible to supply the power for the charging station from resident's unit breaker box so the metering and billing is very simple. Electricity is metered by the unit's meter and the charging electricity will be part of the owners monthly electricity bill from the utility company.



MultiHousingCharging.com Case Report

Metering and billing:

Since the EVSE electric supply line comes from the resident's unit breaker box, the electricity is metered by the unit's meter (Option 1 in Metering and Payment Systems table www.multihousingcharging.com/Tools.html). This way he will get a bill for his total electricity consumption directly from the utility company. From a metering and billing standpoint this is the easiest and most cost effective setup, but it is not a very commonly available option because in newer buildings the breaker boxes are located inside the units and not in central electrical rooms.



Purchase and ownership of EVSEs:

The vehicle owner purchased and owns the Level 2 EVSE.

Installation cost sharing:

The vehicle owner paid for the installation.

Signage and parking enforcement: Parking spots are assigned to residents and parking enforcement will operate as with any other assigned parking space in the facility.

Insurance needs: There will be no extra insurance requirements for PEV owners.

Future expansion capability:

Since the electricity service is limited, the Oaks California Drive will have to consider every request on a case-by-case basis. Sooner or later they will need to upgrade the service and at that point they can make a more comprehensive plan for future charging infrastructure.

Public charging availability nearby: The closest public charging stations are in Como Park, about a mile south of the Oaks California Drive Apartments.

